

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PERMIT NUMBER: BL10-00048

KITITAS COUNTY REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

KITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED FOR SUBMITTAL

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Legal descriptions of the proposed lots.
- Assessor Compas Information about the parcels.

APPLICATION FEE:

- \$875 Administrative Segregation (\$630 CDS/\$130 FM/\$115PW)
___ SEGREGATED INTO ___ LOTS,
- \$380 Boundary Line Adjustment (\$225 CDS/\$65 FM/\$90PW)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$50 COMBINATION
___ COMBINED AT OWNERS REQUEST



FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

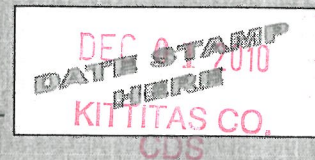
X Mandy Weed

DATE:

12/1/10

RECEIPT #

00009878



NOTES:

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

1. Contact information:

ANDERSON / FREDERICKSON
Applicant's Name

C/O CRUSE & ASSOC.
Address

City
962-8242
Phone number

State, Zip Code
Email Address

2. Street address of property:

Address: 1671/2013 THOMAS RD.

City/State/ZIP: ELLENSBURG, WA 98926

3. Zoning Classification:

Original Parcel Number(s) & Acreage
(1 parcel number per line)

New Acreage
(Survey Vol. ____, Pg ____)

19-19-33051-0002 6.98

6.54

19-19-33030-0013 9.30

9.74

Applicant is: [x] Owner [] Purchaser [] Lessee [] Other

Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
() This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
() This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____
() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Review Date: _____

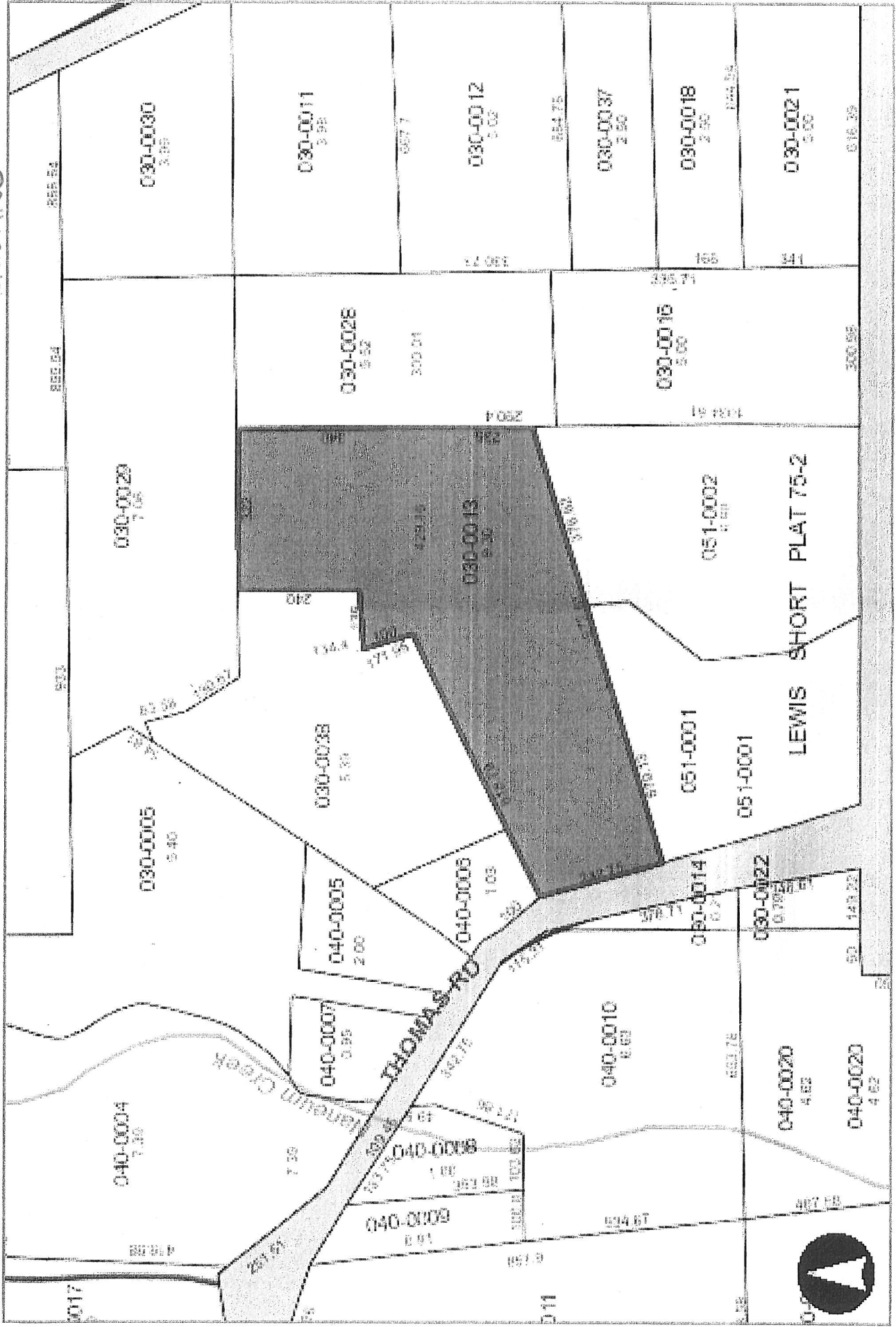
By: _____

**Survey Approved: _____

By: _____

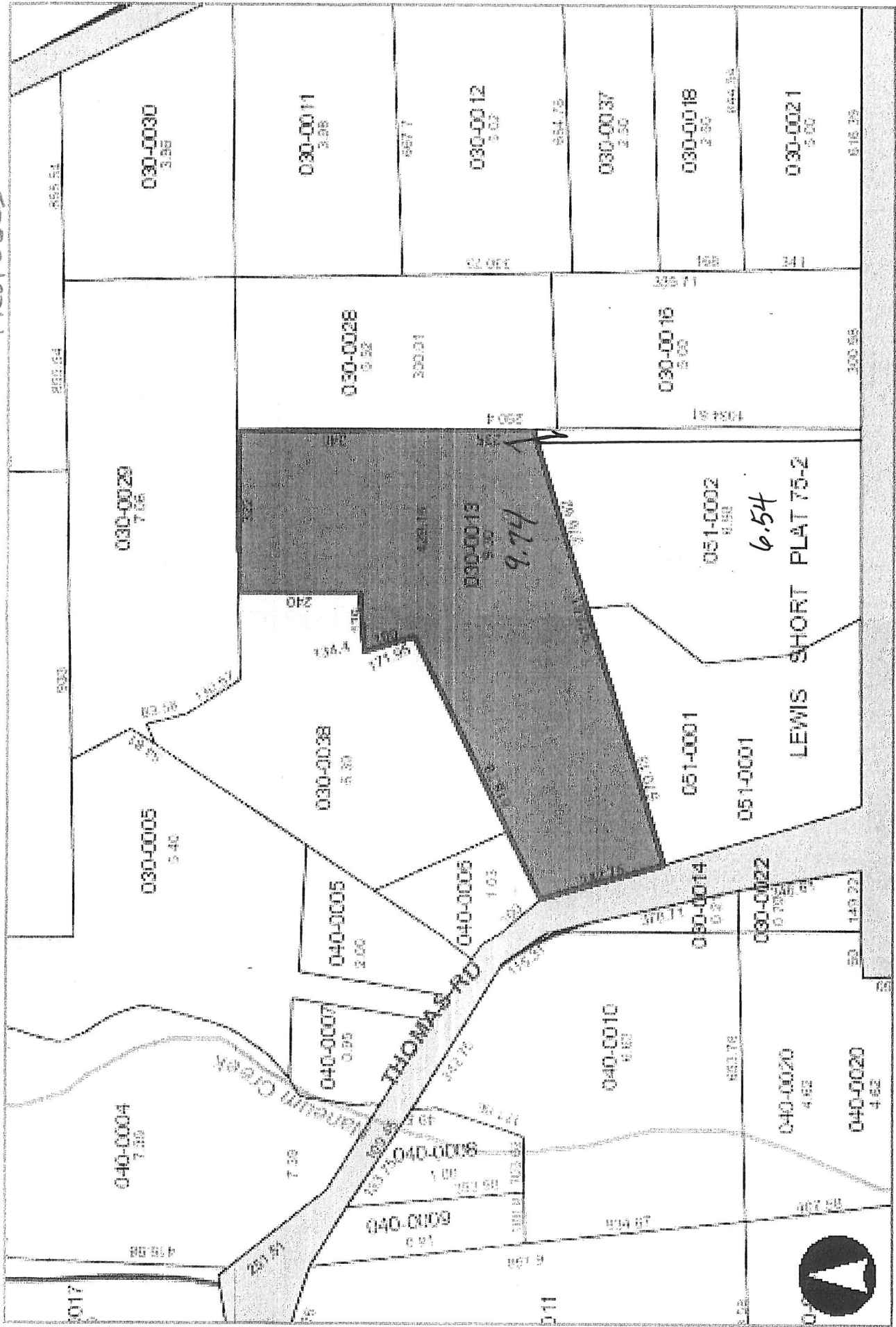
Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.

EXISTING



Map Center: Township: 19 Range: 19 Section: 33

PROPOSED



Map Center: Township:19 Range:19 Section:33

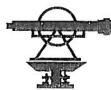
CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

Jerry Anderson-Larry Frederickson

11/23/10

A strip of land 25.00 feet in width lying west of, adjacent to and abutting the east line of Lot 2 of that certain Short Plat as recorded in Book A of Short Plats at page 10, Records of Kittitas County, State of Washington under Auditor's File Number 411840. The sidelines of said strip are to be lengthened or shortened to intersect with the north boundary and the south boundary of said Lot 2.

Being across a portion of the SW 1/4 of Section 33, Township 19 North, Range 19 East, W.M., Kittitas County, State of Washington.



KITTITAS COUNTY AUDITOR
FILED REQUEST OF:
De Fe G
1982 JUL 23 AM 10: 56

Real Estate Excise Tax
Exempt
BETTE J. SPENCE
Kittitas County Treasurer
By [Signature]
7/23/82
114421

QUIT CLAIM DEED

THE GRANTORS, MARY MINOR, formerly MARY STEPHENSON, and BRENT W. MINOR, husband and wife, for and in consideration of love and affection and other valuable considerations do hereby convey and quit claim to GERALD E. ANDERSON and JANIS ANDERSON, husband and wife, the following described real estate situated in Kittitas County, State of Washington, together with all after-acquired title of the Grantors therein:

That part of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 19 North, Range 19 East, W.M., described as follows: Beginning at the Southeast corner of said Southeast corner of said Southwest 1/4 of the Southwest 1/4, thence North 2°10'34" West along the East boundary of said Southwest 1/4 of the Southwest 1/4, 30.00 feet; thence South 88°39' West, 17.79 feet; thence South 83°28'11" West, 300.98 feet; thence North 1°54'44" West, 799.61 feet to the true point of beginning; thence North 1°54'44" West, 235.00 feet; thence South 88°39'00" West, 429.16 feet; thence South 65°45'46" West, 618.79 feet; thence South 15°29'01" East, 242.75 feet; thence North 74°17'58" East, 972.61 feet to the true point of beginning;

EXCEPT: The right of way of the County Road.

TOGETHER WITH all water rights and irrigation ditches appurtenant thereto, it being understood that Grantors do not warrant the existence of any water rights.

SUBJECT TO any and all reservations, restrictions, easements and rights of way apparent or of record.

SUBJECT TO reservation by Grantors, their heirs or assigns of 1/2 of the nonexecutive mineral rights, if any, including oil and gas.

DATED this 14th day of July, 1982.

Mary Minor
Mary Minor

Brent W. Minor
Brent W. Minor

GRANTORS

-1-

Law Offices of
D. F. DANO, CONE, FRASER & GILREATH
200 East 3rd Avenue P.O. Box 499
Ellensburg, Washington 98926
509 925-3191



200608280060
Page: 1 of 4
08/28/2006 03:43P
35.00

Kittitas Co Auditor KEN BECKLEY QCD

Filed for Recording at the Request of
and AFTER RECORDING MAIL TO:

Kenneth D. Beckley
Attorney at Law
701 North Pine
Ellensburg, WA 98926

Real Estate Excise Tax
Exempt
Kittitas County Treasurer

By: [Signature]
Affidavit No. 2006-0151
Date: 8-28-06

DOCUMENT TITLE(S):	QUIT CLAIM DEED
GRANTOR(S):	Mary Ann Cool, an unmarried woman
GRANTEE(S):	Larry D. Frederickson, an unmarried man
LEGAL DESCRIPTION:	Lot 2 of Lewis Short Plat, SP No.77-4, in Book A of Short Plats, page 10; Section 33, Township 19 North, Range 19 East, W.M. Southwest Quarter Southwest Quarter
ASSESSOR'S TAX PARCEL NUMBER:	19-19-33051-0002 (R978534)
REFERENCE NUMBERS OF DOCUMENTS ASSIGNED OR RELEASED:	N/A

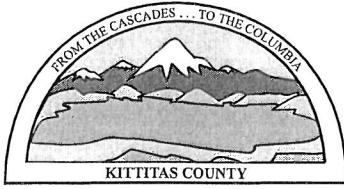
QUIT CLAIM DEED

THE GRANTOR, Mary Ann Cool, an unmarried woman, to ~~repurpose community interest~~ ^{clear title}
~~in dissolution of non-marital relationship~~, conveys and quit claims all of her interest to Larry D.
Frederickson, an unmarried man, in the following described real estate, situated in the County of
Kittitas, State of Washington, including any after acquired title:
dissolution of non-marital relationship

See attached Exhibit "A" for legal description.
See attached Exhibit "B" for exceptions.

DATED this 24 day of August, 2006.

[Signature]
Mary Ann Cool



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

October 1, 2010

Gerald E. Anderson
1671 Thomas Road
Ellensburg, WA 98926

RE: Map # 19-19-33030-0013

Dear Mr. Anderson:

After review of the access issue to the northeasterly portion of your property and taking into consideration the access issue the creek presents, Kittitas County will allow for a secondary access onto your property. An access permit will need to be applied for with Public Works.

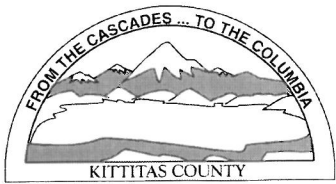
The agreed upon location of this access is at approximately mile post 1.3 pending a transaction between yourself and property owner Larry Frederickson. I have attached a map showing the location of the proposed secondary access.

If you have any further questions, please contact me directly at (509) 962-7673.

Sincerely,

A handwritten signature in black ink that reads "Kelly Bacon". The signature is written in a cursive, flowing style.

Kelly Bacon
Engineer Technician



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00009878

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 023228

Date: 12/1/2010

Applicant: ANDERSON, GERALD E ETUX

Type: check # 5227

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-10-00048	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-10-00048	PUBLIC WORKS BLA	90.00
BL-10-00048	BLA FM FEE	65.00
	Total:	380.00