

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PERMIT NUMBER: BL-11-00001

KITTITAS 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

KITTITAS 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

PAID
JAN 04 2011
KITTTITAS CO.
CDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X _____

DATE:

01-04-11

RECEIPT # _____



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:

Bob O. & Dawn Kissinger
Applicant's Name
Easton
City
Phone number

P.O. Box 728
Address
WA, 98925
State, Zip Code
Email Address

2. Street address of property:

Address: 800 Pioneer Trail Road
City/State/ZIP: Cle Elum, WA 98922

3. Zoning Classification: AG-3

Original Parcel Number(s) & Acreage
(1 parcel number per line)
415436 - 14.35 acres
Ptn of 420434 - .32 acres

New Acreage
(Survey Vol. 37, Pg 7)
14.67 acres

Applicant is: [X] Owner [] Purchaser [] Lessee [] Other
Dawn Kissinger
Owner Signature Required
[Signature]
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: No Taxes Paid in Full
By: [Signature]
Kittitas County Treasurer's Office
Date: 1-4-11

Community Development Services Review

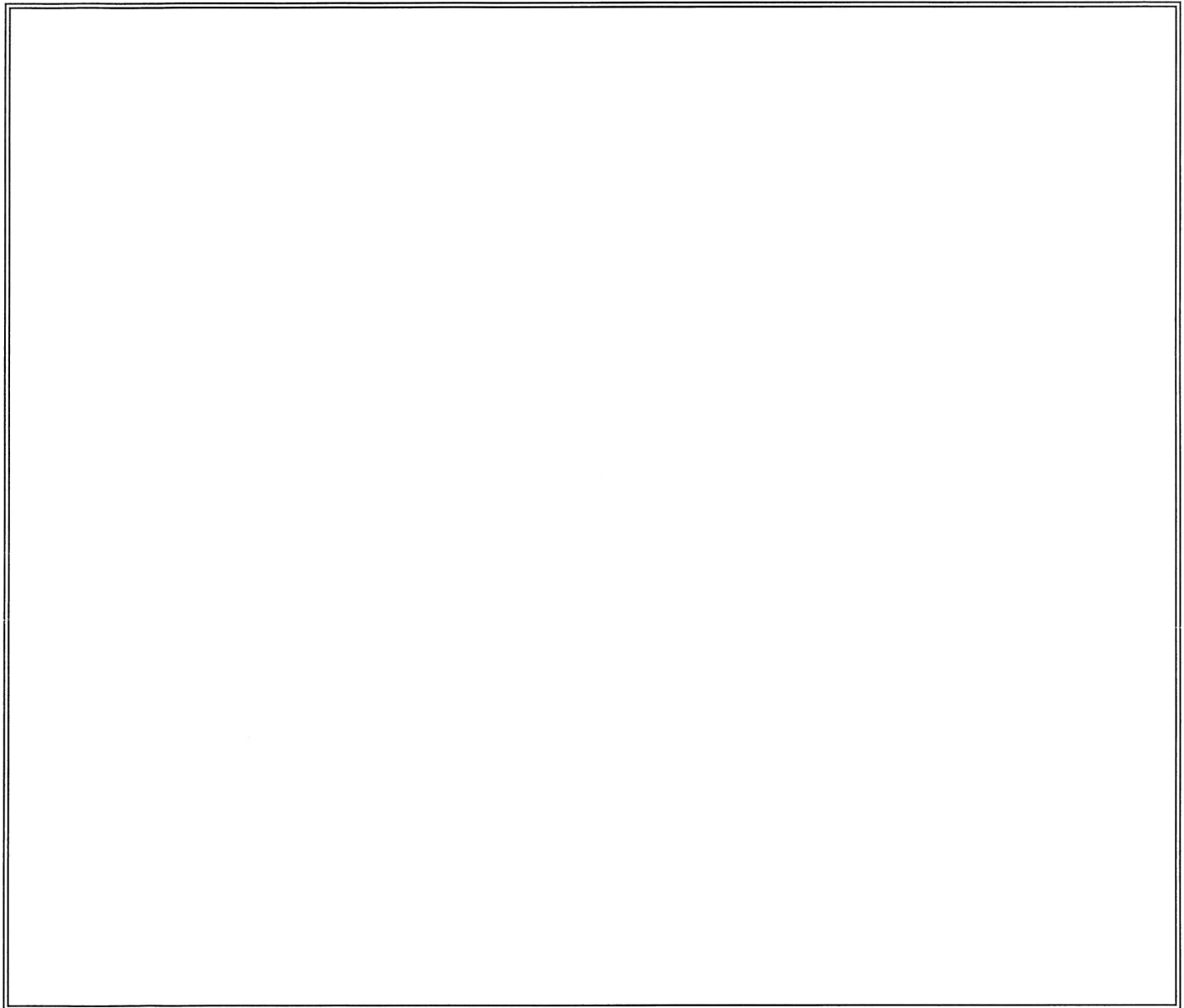
- () This segregation meets the requirements for observance of intervening ownership.
() This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.)
() This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5)
Deed Recording Vol. Page Date **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.

This page must be completed for segregations and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

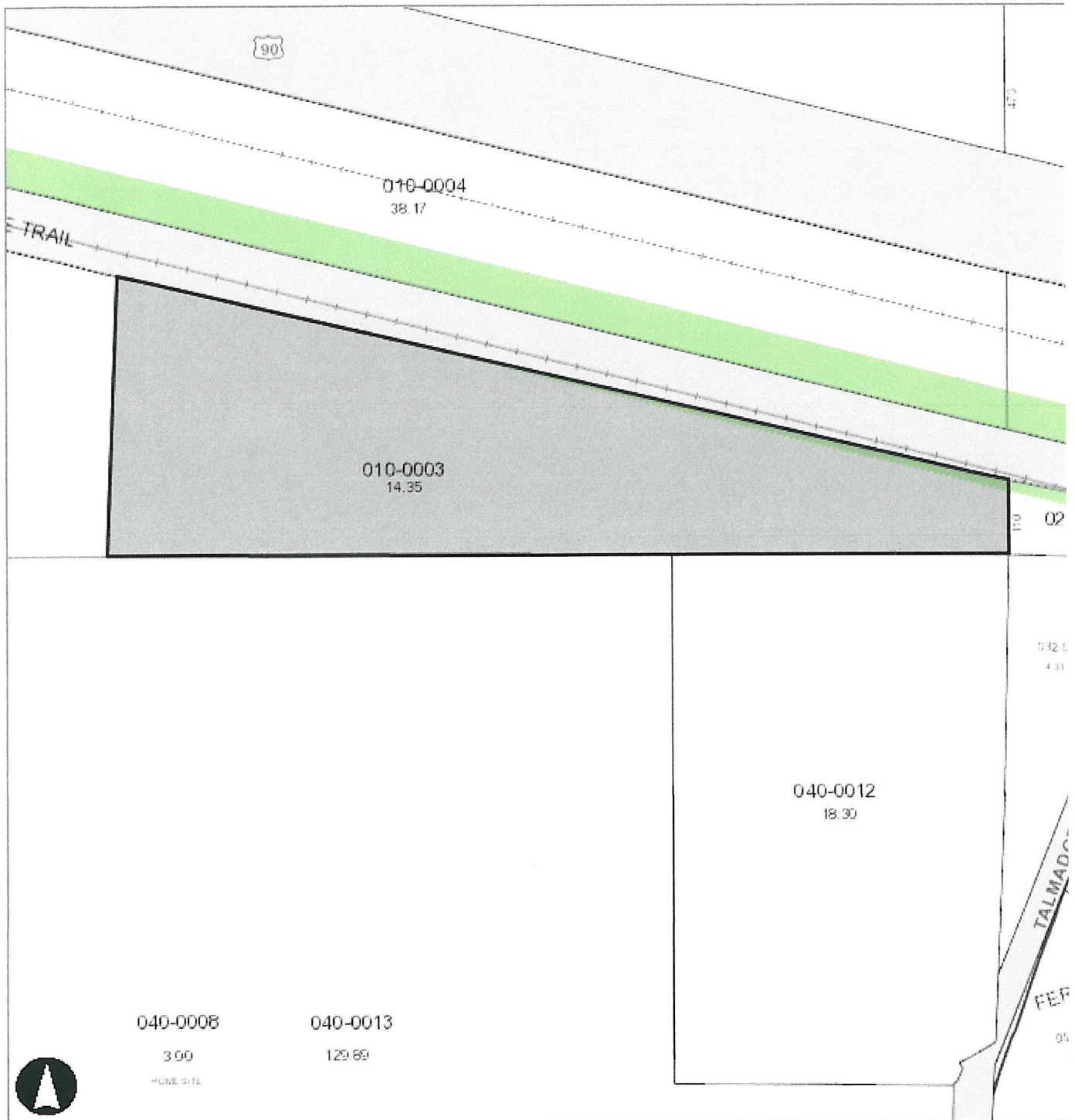
THIS AREA FOR USE BY APPLICANT
(Use additional sheets as needed)



Directions:

1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.

Kissinger--415436



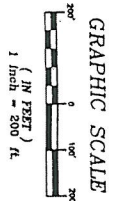
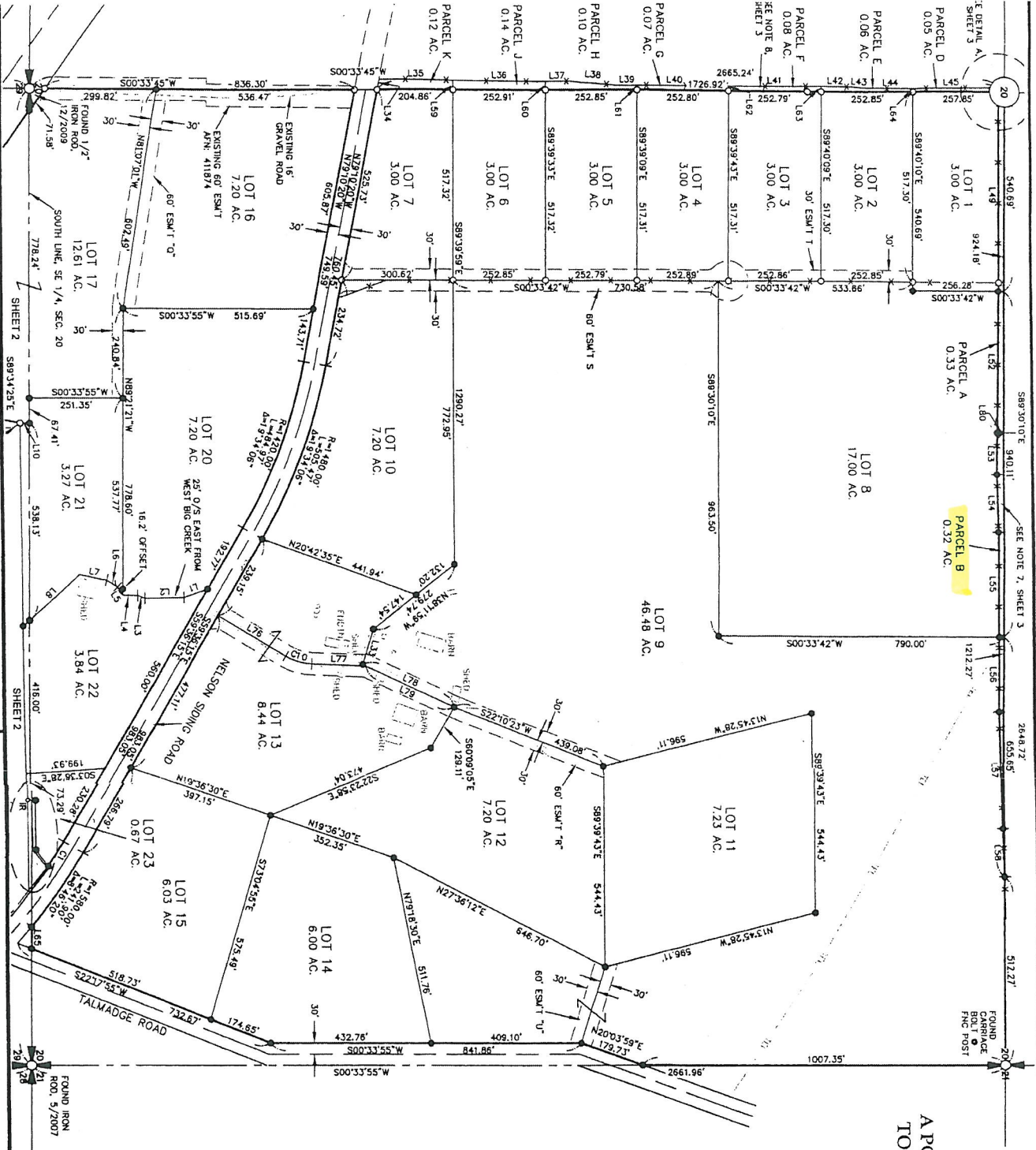
Map Center: Township:20 Range:14 Section:21

Kittitas County Disclaimer

Kittitas County makes every effort to produce and publish the most current and accurate information



RECORD OF SURVEY
 A PORTION OF THE SOUTH 1/2 OF SECTION 20,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- SET 5/8" IRON ROD & CAP, L.S. 18092
- FOUND IRON ROD & CAP, L.S. 18894
- FOUND IRON ROD
- UTILITY POLE
- () RECORD INFORMATION
- FENCE LINE
- BURIED TELE LINE



RECORD OF SURVEY

PREPARED FOR THE DARLING ESTATE
 PORTIONS OF THE SOUTH 1/2 OF SEC. 20 AND THE NE 1/4 OF
 SEC. 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

CHKD BY	DATE	JOB NO.
D. PIERCE	4/2010	07211
SCALE	1"=200'	SHEET 1 OF 3

RECORDED'S CERTIFICATE No. 04-13-2010-11

Filed for record this 13th day of April 2010 at 9:26 AM in book 37 of State Equal page 7 of the request of DAVID P. NELSON Surveyor's Name

FRANK V. PETTIT
 County Auditor
 Kittitas County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of: DAVID P. NELSON In: APRIL, 2010.

DAVID P. NELSON
 Certificate No. 18092

Encompass
 ENGINEERING & SURVEYING

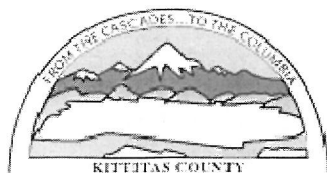
Western Washington Division
 145 NE Millport Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

RESULTING DESCRIPTION OF KISSINGER PARCEL

The East half in the area of that portion of the South half of the Northeast quarter of Section 20, Township 20 North, Range 14 East, W.M., Kittitas County, Washington; lying South of South boundary line of the former right-of-way of the Chicago Milwaukee St. Paul and Pacific Railroad Company.

AND

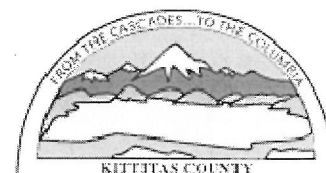
Parcel B as reflected in that certain survey recorded under Kittitas County Auditor's Recording No. 201004130016, Book 37 of Surveys, page 7, records of Kittitas County, Washington; being a portion of the South half of Section 20, Township 20 North, Range 14 East, W.M., Kittitas County, Washington.



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 415436
Map Number: 20-14-20010-0003
Situs: 00800 W PIONEER TRAIL RD CLE ELUM
Legal: ACRES 14.35, CD.#5894-1; SEC. 20; TWP. 20;
RGE. 14; E1/2 IN AREA OF NE1/4 LYING S. RR
R/W

Ownership Information

Current Owner: KISSINGER, BOB O ETUX
Address: PO BOX 728
City, State: EASTON WA
Zipcode: 98925

Assessment Data

Tax District: 41
Open Space:
Open Space
Date:
Senior
Exemption:
Deeded Acres: 14.35
Last Revaluation
for Tax Year:

Market Value

Land: 200,130
Imp: 181,670
Perm Crop: 0
Total: 381,800

Taxable Value

Land: 200,130
Imp: 181,670
Perm Crop: 0
Total: 381,800

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
09-17-2003	18527	1	KISSINGER, DAWN D	KISSINGER, BOB O ETUX	
12-10-2002	16457	1	KISSINGER, DAWN D	KISSINGER, DAWN D	
04-23-2002	47655	1	MINER, DAWN D	KISSINGER, DAWN D	
09-05-2000	11076	1	MINER, LYNN J ETUX	MINER, DAWN D	
07-01-1995	40554	1	MINER, DAWN D.	MINER, LYNN J ETUX	

Building Permits

Permit No.	Date	Description	Amount
32	1/1/1995	RALT CABIN RNEW	55,307

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	KISSINGER, BOB O ETUX	200,130	181,670	0	381,800	0	381,800	View Taxes
2009	KISSINGER, BOB O ETUX	131,130	198,730	0	329,860	0	329,860	View Taxes
2008	KISSINGER, BOB O ETUX	131,130	198,730	0	329,860	0	329,860	View Taxes
2007	KISSINGER, BOB O ETUX	131,130	198,730	0	329,860	0	329,860	View Taxes
2006	KISSINGER, BOB O ETUX	131,130	198,730	0	329,860		329,860	View Taxes
2005	KISSINGER, BOB O ETUX	106,570	81,990		188,560		188,560	View Taxes

Attribute	Value
Parcel #	415436
Map #	20-14-20010-0003
Parcels Sold With	none
Acres Recorded	14.35
Situs Address	00800 \PIONEER TRAIL RD CLE ELUM
Owner Name	KISSINGER, BOB O ETUX
Name Cont.	
Mailing Address	PO BOX 728
City/State	EASTON WA
Zipcode	98925

Critical Areas

Layer	Description
Contains > 30% Slope	No
DOE Ground Water Moratorium	Yes
PHS Site Name	
Roof Hazard	MODERATE HAZARD RATING
Roof Class	CLASS B
Seismic Category	D1
Flood Zone	
Shore Line	
Wetland Code	U
FEMA Flood Map	5300950229B
FIRM Zone	ZONE C
Coalmine Shaft	
Airport Zone	
Zone Name	<u>AG-3</u>
Land Use	RURAL
Max Elevation	2106
PG	135
ISO	0.064

Districts

Layer	Description
Commisioner District	<u>2</u>
Hospital District	HOSPITAL DISTRICT 2
School District	Easton School District,Cle Elum-Roslyn School District
Irrigation District	KRD
Voting Precinct	<u>EASTON</u>
Weed District	WEED DISTRICT # 5

CONE GILREATH LAW OFFICES

ELLENSBURG OFFICE
200 EAST 3RD AVENUE
P.O. BOX 499
ELLENSBURG, WASHINGTON 98926
TELEPHONE (509) 925-3191
FAX (509) 925-7640

DARREL R. ELLIS
DOUGLAS W. NICHOLSON

JENNIFER M. ELLIS
JOHN H.F. UFKES

Reply To:
✓ CLE ELUM OFFICE
105 EAST 1ST STREET
P.O. BOX 337
CLE ELUM, WASHINGTON 98922
TELEPHONE (509) 674-5501
FAX (509) 674-2435

December 9, 2010

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

Re: Boundary Line Adjustment/Estate of Christopher F. Darling/Bob O. and Dawn D. Kissinger

Gentlemen:

Enclosed please find the following:

1. Request for Boundary Line Adjustment;
2. Check in the amount of \$380.00;
3. Copy of Personal Representative's Deed from the Estate of Christopher F. Darling to Bob O. Kissinger and Dawn D. Kissinger;
4. Copy of Survey recorded under Kittitas County Auditor's Recording No. 201004130016;
5. Copy of Kissinger's Kittitas County Assessor's Property Summary;
6. Resulting Property description.

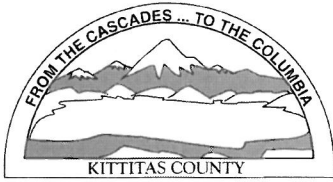
With respect to the above mentioned attachment the requested Boundary Line Adjustment is done for the purpose of reflecting existence of a long standing fence line which is located to the south of the Kissinger's existing south boundary line. If you require further documentation, please contact me at your convenience.

Yours very truly,

CONE GILREATH LAW OFFICES


DARREL R. ELLIS
DRE:ls

Enclosures noted above



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

RECEIPT NO.: 00010065

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 023312

Date: 1/4/2011

Applicant: KISSINGER, BOB O ETUX

Type: check # 1855

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00001	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00001	BLA FM FEE	65.00
BL-11-00001	PUBLIC WORKS BLA	90.00
	Total:	380.00