

Jeff Watson

From: Jeff Watson
Sent: Friday, September 21, 2012 1:51 PM
To: Dave Nelson
Cc: 'alcab@whidbey.com'; 'obf@whidbey.com'
Subject: SG-04-06181 Wagner
Attachments: SG-04-06181 Wagner Master File.pdf

SG-04-06181 Wagner

Kittitas County Community Development Services has issued final approval for the above Boundary Line Adjustment/Segregation Application. See attached Master File. The signed original final approval letter has been sent to the applicant via U.S. Mail, please feel free to contact me if you have additional concerns or questions.

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Jeff Watson

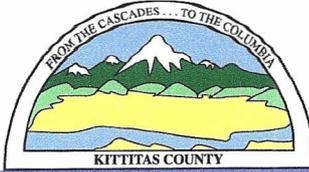
From: Jeff Watson
Sent: Friday, September 21, 2012 1:49 PM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-04-06181 Wagner

[BL-04-06181 Wagner](#)

Community Development Services has issued final approval for the above Segregation Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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"

September 21, 2012

Vicki Wagner
Wally Matson
PO Box 639
Chattaroy WA 99003

RE: Wagner Administrative Segregation, SG-04-06181

Dear Applicant,

Kittitas County Community Development Services has reviewed the proposed administrative segregation and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, a final packet has been submitted to the Assessor's Office on September 21, 2012 to finalize the administrative segregation.

If you have any questions or need assistance, please contact our office at 509-933-8274.

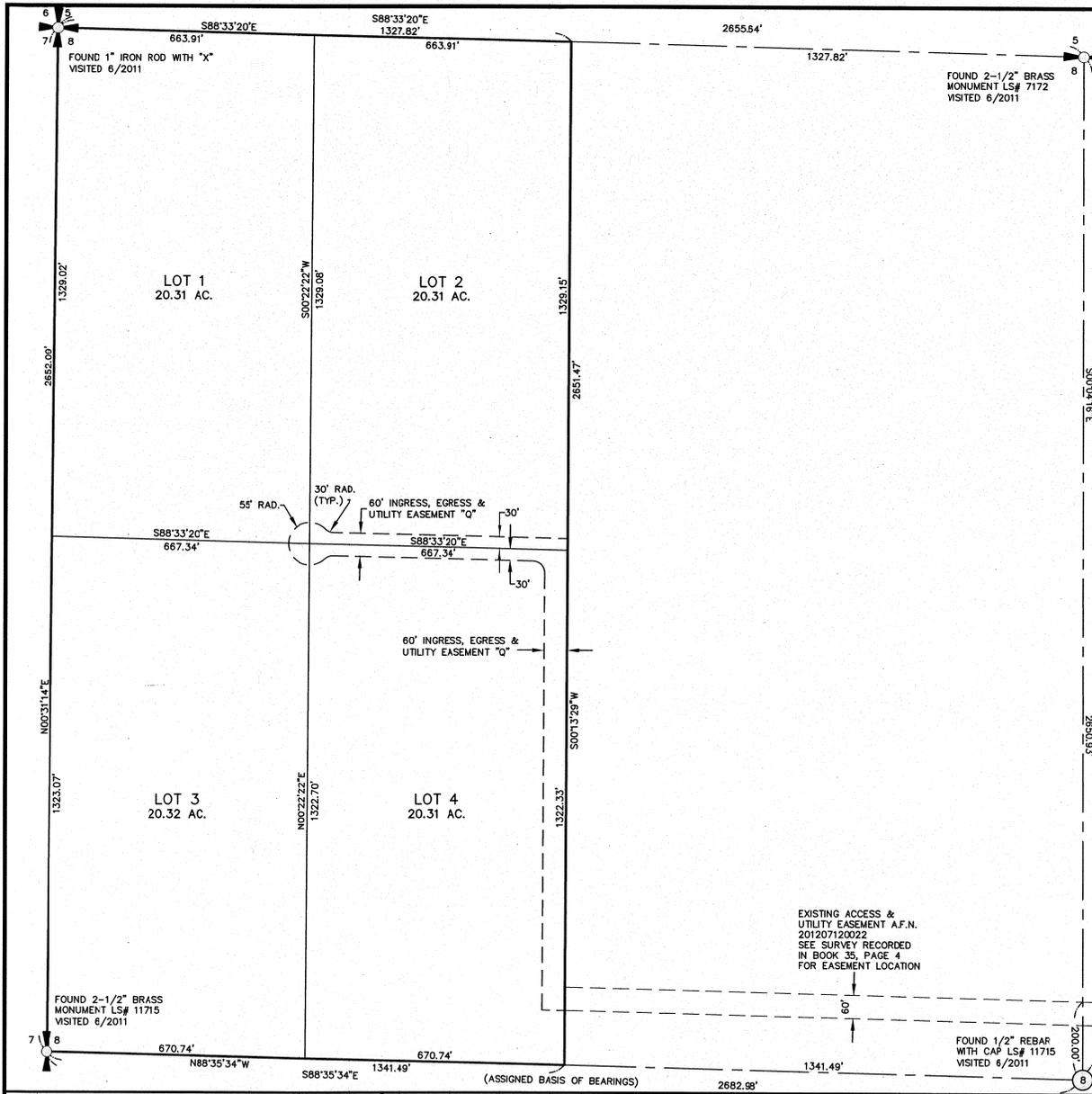
Sincerely,

Jeff Watson
Staff Planner

Attachments via E-Mail to: dpnelson@encompasses.net

\\Arda\teams\CDS\Projects\Segregations\SG 2004\SG-04-06181 Wagner\ SG-04-06181 Wagner Master File

3832



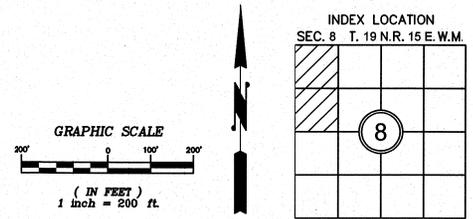
07/23/2012 04:46:04 PM V: 38 P: 32 201207230061
 8:08:00 ENCOMPASS ENGINEERING & SURVEYING Page 1 of 1
 Surveyor DAVID P. NELSON
 Kittitas County Auditor

RECORD OF SURVEY
 THE WEST 1/2 OF THE NORTHWEST 1/4,
 SECTION 8, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

- NOTES:**
1. THE PURPOSE OF THIS SURVEY IS TO SEGREGATE KITTITAS COUNTY PARCEL NUMBER 345734 (MAP NUMBER 19-15-08000-0003) TO THE CONFIGURATION SHOWN HEREON. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO STAKE THE PROPERTY CORNERS.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 3. THIS SURVEY WAS PERFORMED USING A NIKON NPL 522 TOTAL STATION AND A TRIMBLE R8 GPS. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1-10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

EXISTING LEGAL DESCRIPTION:
 THE WEST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., SITUATED IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - CENTER OF SECTION, AS NOTED



RECORDER'S CERTIFICATE 201207230061
 FILED FOR RECORD THIS 23 DAY OF July 2012 AT 4:46 P.M.
 IN BOOK 38 OF Surveys AT PAGE 32 AT THE REQUEST OF
 DAVID P. NELSON
 SURVEYOR'S NAME
 JERALD V. PETTIT
 County Auditor
 Deputy 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 AT THE REQUEST OF ALCAB ASSOCIATES LLC
 IN JULY 2012
 DAVID P. NELSON
 DATE 07/23/2012
 CERTIFICATE NO. 18092

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper 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

SEGREGATION SURVEY
 PREPARED FOR
 ALCAB ASSOCIATES LLC
 THE W 1/2 OF THE NW 1/4,
 SECTION 8, TOWNSHIP 19 N., RANGE 15 E., W.M.
 KITTITAS COUNTY WASHINGTON

OWN BY	DATE	JOB NO.
G. WEISER	07/2012	110621
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 1

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926



Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

Vicki WAGNER
Applicant Name
CLE ELUM
City

Phone (Home)

9/0 EASTSIDE CONSULTANTS
Address
WA, 98922
State, Zip Code
674-7433
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	Survey Vol.	New Acreage Pg.
<u>19-15-08000-0003 (80)</u>	<input checked="" type="checkbox"/> Segregated into <u>4</u> Lots	<u>20</u>	
_____	<input type="checkbox"/> Segregated by Intervening Ownership	<u>20</u>	
_____	<input type="checkbox"/> "Segregated" for Mortgage Purposes Only	<u>20</u>	
_____	<input type="checkbox"/> Eliminate (Segregate) Mortgage Purpose Only Parcel	<u>20</u>	
_____	<input type="checkbox"/> Boundary Line Adjustment between property owners		
_____	<input type="checkbox"/> Boundary Line Adjustment between properties in the same ownership		
_____	<input type="checkbox"/> Combine Parcels at Owner's request		

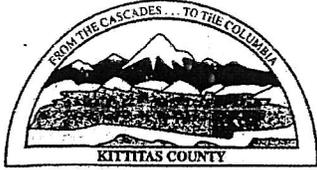
Applicant is: _____ Owner* _____ Purchaser _____ Lessee _____ Other**
[Signature]
*Owner's Signature (Required) **Other

TREASURER'S OFFICE REVIEW
Tax Status: 2012 paid in full By: A. Engle Date: 9/21/12

- PLANNING DEPARTMENT 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) B.A.'s)
Deed Recording Vol. _____ Page _____ Date _____ ***Survey Required Yes No _____ (See Pg.2)
 - This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: _____ Parcel Creation Date: _____
Last Split Date: _____ Current Zoning District: Forest Park
Review Date: 8/19/09 By: [Signature]
***Survey Approved: 9/21/2012 By: [Signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director



MEMORANDUM

TO: Community Development Services

FROM: Joseph Sheridan, Development Review Technician *JS*

THRU: Paul D. Bennett, P.E., Director of Public Works

DATE: July 12, 2004

SUBJECT: Vicki Wagner

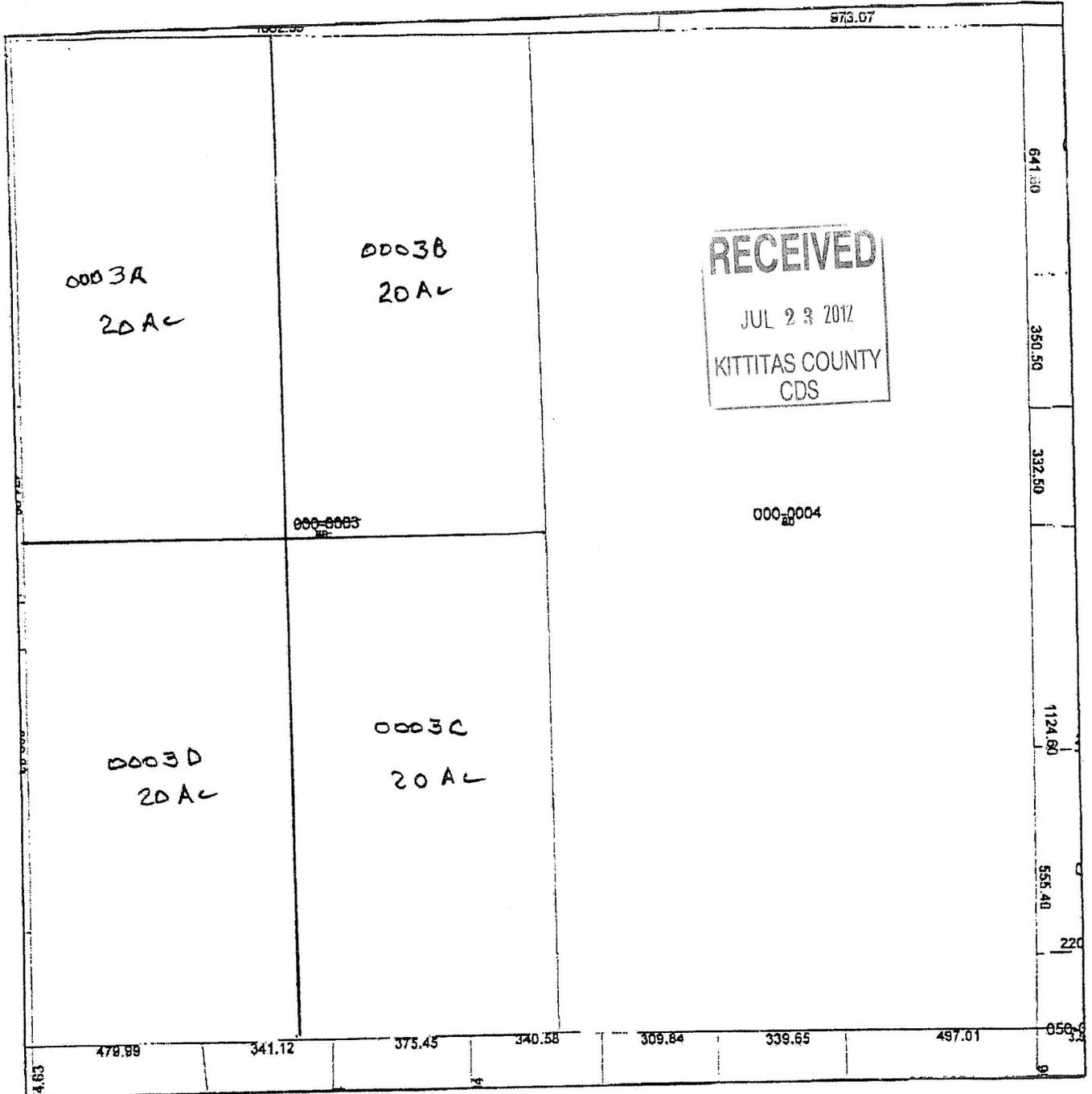
PARCELS: 19-15-08000-0003 80 acres segregated into 4 20 acre parcels

Exempt Segregation and Boundary Line Adjustments

This is a non-project specific application. Any future development will first consider the use of an existing access, including the improvement or construction of an internal road system. Existing accesses and/or internal road systems shall be improved or meet current Kittitas County Road Standards. No additional accesses will be approved unless they conform to current Kittitas County Road Standards. **Access is not guaranteed to any existing or created parcel on this application.**

In accordance with Kittitas County Code 12.01.090B, the final recorded survey shall reflect County road right of way, with a minimum of 30' identified from centerline to adjoining parcels and/or affected property.

Filing a permit application with Kittitas County, such as a building permit or the submittal of a Short Plat/Long Plat, will trigger this proposal to a project specific status. At that time, Public Works will review the permit for access, identifying the specific requirements. All requirements shall meet the current Kittitas County Road Standards. Prior to the issuance of an occupancy permit from Community Development Services, all needed access improvements shall be completed and approved by Public Works.



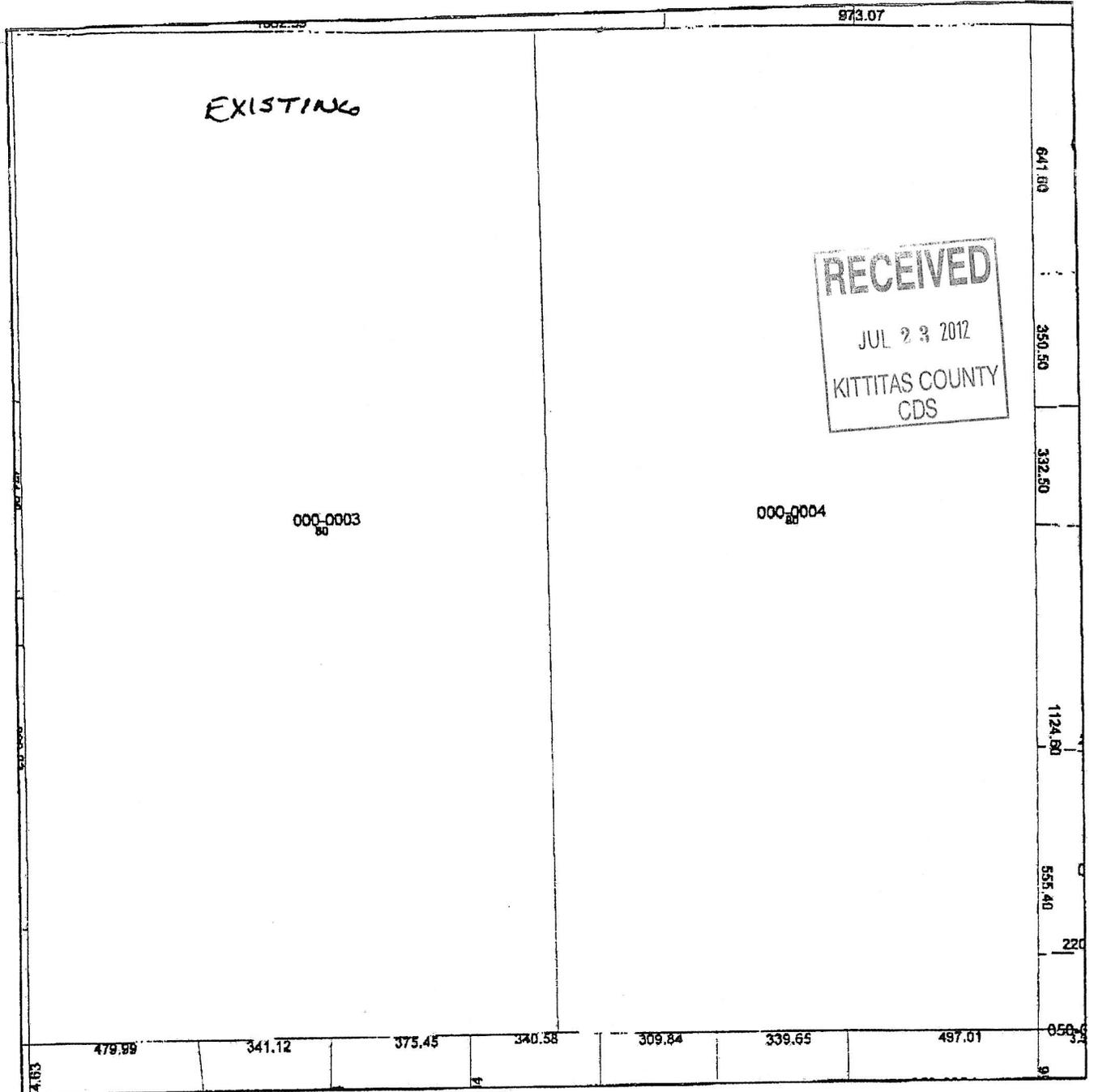
Township: 19 Range: 15 Section: 8-NW Qtr

ParcelView 4.0.1

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509) 962-7601
 Data Set: 6/16/2004 6:30:33 PM



This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessor's Office does not warrant its accuracy.



Township: 19 Range: 15 Section: 8-NW Qtr

ParcelView 4.0.1

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 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Date Ser: 6/16/2004 6:30:33 PM



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