

FEE:

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KITTITAS COUNTY
ELLENSBURG, WA 98926

Planning Department
411 N. Ruby Suite 2

Assessor's Office
County Courthouse Rm. 101

RECEIVED

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.

Originally submitted
7-8-09 JV

JACK C. TALLMAN
Applicant Name

7874 SO. SAN CUEVAN AVE.
Address

CLINTON
City

WA 98236
State, Zip Code

360-579-3655
Phone (Home)
(360) 969-5069

CELL 425-754-0111
Phone (Work)

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

Action Requested

New Acreage
Survey Vol. 35 Pg. 91

19-15-0800-0004-00
(80+ ACRES)

- Segregated into 4 Lots 20.29
- Segregated by Intervening Ownership 20.29
- "Segregated" for Mortgage Purposes Only 20.29
- Eliminate (Segregate) Mortgage Purpose Only Parcel 20.29
- Boundary Line Adjustment between property owners
- Boundary Line Adjustment between properties in the same ownership
- Combine Parcels at Owner's request

RECEIVED

JUL 22 2009

Applicant is: X Owner*

Purchaser

Lessors MARSHA EYAN Other**
KITTITAS COUNTY ASSESSOR

*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: 2009 taxes paid

By: JRH/jit

Date: 7/22/09

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. 020)
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04:020 (5) BLA'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.: 6142-1

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: Forest + Range

Review Date: 6/30/06

By: [Signature]

***Survey Approved: 7/22/09

By: [Signature]

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

Deanne S Tallman Etvir Trustees Etal
 August 7, 2009 31/88 2009 Taxes Paid

cg

SEG

Sales Info: (+1.16 acres per survey)

Adjusted Acres:

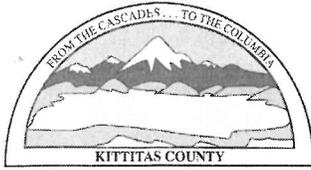
Recorded/Received: 7/22/2009

Balanced Back: 09 for 10

New Value: 10 for 11

09 for 10

	Map Number	Acres	Improv Value	Land Value	Total Value	Levy/DOR
Original	19-15-08000-0004	79.00	0	5,450	5,450	31/88
New	P355734	19.29	0	1,310	1,310	31/88
	Ptn E1/2 NW1/4 (Ptn Parcel A, B35/P91)(Less Improv Site, MBSW 19-15-08000-0005)					
New	19-15-08000-0006	20.29	0	1,380	1,380	31/88
	Ptn E1/2 NW1/4 (Parcel B, B35/P91)					
New	19-15-08000-0007	20.29	0	1,380	1,380	31/88
	Ptn E1/2 NW1/4 (Parcel C, B35/P91)					
New	19-15-08000-0008	20.29	0	1,380	1,380	31/88
	Ptn E1/2 NW1/4 (Parcel D, B35/P91)					



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

MEMORANDUM

TO: Jack Tallman, applicant

FROM: Joanna Valencia, Staff Planner *JV*

DATE: July 17, 2006

SUBJECT: Tallman Administrative Segregation

DESCRIPTION: Administrative Segregation in the Forest & Range Zone

PARCEL
NUMBER(s): 19-15-08000-0004 (approximately 80 acres into four 20 acre lots)

Kittitas County Community Development Services has reviewed the proposed Administrative Segregation and hereby grants:

PRELIMINARY APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed prior to final approval of the boundary line adjustment and must be submitted to our office for review:

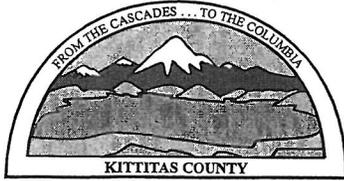
1. A survey of the Segregation reflecting the new acreage and lot dimensions must be submitted to our office and reviewed for final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
3. Please refer to the attached Kittitas County Public Works Memo for additional information regarding additional requirements.

Attachments: BLA Application and maps
Preliminary BLA/Segregation Drawing
KC Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS



KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services Planner II

FROM: Randy Carbary, Planner II *RC*

DATE: June 27, 2006

SUBJECT: Jack Tallman Segregation

Our department has reviewed the Request for Parcel Segregation Application and in order to ensure that it meets current Kittitas County Road Standards. The applicant needs to provide the following:

- 1. Prior to Final Approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.**

The applicant needs to be aware of the following:

- An approved Access Permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the County Road Right of Way.
- Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements, state easements or cities may require higher road standards. The higher of the road standards shall apply.
- Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- Access is not guaranteed to any existing or created parcel on this application.**

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information.

FEE:

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JUN 06 2006

KITTITAS COUNTY
ELLENSBURG, WA 98926

Originally submitted
7-8-04 JV

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County Courthouse Rm. 101

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411 N. Ruby Suite 2

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CLINTON
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State, Zip Code

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Survey Vol. _____ Pg. _____

19-15-0800-0004-00
(90+ ACRES)

Segregated into 4 Lots

20

Segregated by Intervening Ownership

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"Segregated" for Mortgage Purposes Only

20

Eliminate (Segregate) Mortgage Purpose
Only Parcel

20

Boundary Line Adjustment between
property owners

Boundary Line Adjustment between
properties in the same ownership

Combine Parcels at Owner's request

Applicant is: Owner*

____ Purchaser

____ Lessee

____ Other**

*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: _____

By: _____

Date: _____

PLANNING DEPARTMENT REVIEW

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Last Split Date: _____

Current Zoning District: Forest + Range

Review Date: 6/30/06

By: [Signature]

***Survey Approved: _____

By: _____

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

LEGAL DESCRIPTIONS

PARCEL A:

THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B:

THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL C:

THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D:

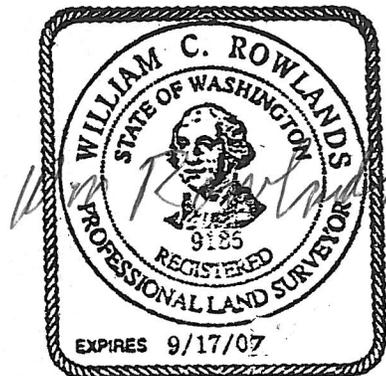
THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PREPARED BY:

CASCADE LAND SURVEYING
WILLIAM ROWLANDS, L.S.9185
P.O. BOX 588
CLINTON, WA 98236
PH 360-221-8630

OWNER:

DEANNE S. TALLMAN
7874 SOUTH SAN JUAN AVE.
CLINTON, WA. 98236
PH 360-579-3655





LEGAL DESCRIPTION OF THE ONE (1.0) ACRE
FOREST IMPROVEMENT SITE FOR JACK C. TALLMAN AND DEANNE S. TALLMAN

A PORTION OF THE 20 AC. SEGREGATION KNOWN AS PARCEL A AS FOLLOWS:

A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE
NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON AS FOLLOWS:

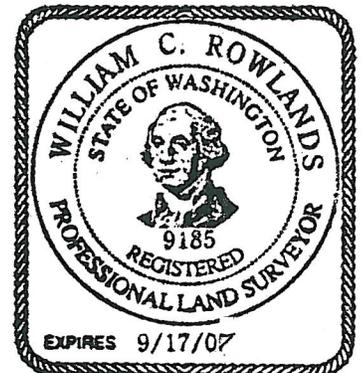
BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, BEING
THE CENTER OF SAID SECTION 8;
THENCE N 00°05'52" W 200.00 FT. ALONG THE EASTERLY LINE OF SAID NORTHWEST
QUARTER TO THE TRUE POINT OF BEGINNING;
THENCE N 88°35'04" W 217.80 FT. PARALLEL TO THE SOUTHERLY LINE OF SAID
NORTHWEST QUARTER;
THENCE N 00°05'52" W 200.00 FT. PARALLEL TO SAID EASTERLY LINE;
THENCE S 88°35'04" E 217.80 FT. PARALLEL TO SAID SOUTHERLY LINE TO SAID
EASTERLY LINE OF THE NORTHWEST QUARTER;
THENCE S 00°05'52" E ALONG SAID EASTERLY LINE TO THE TRUE POINT OF
BEGINNING.

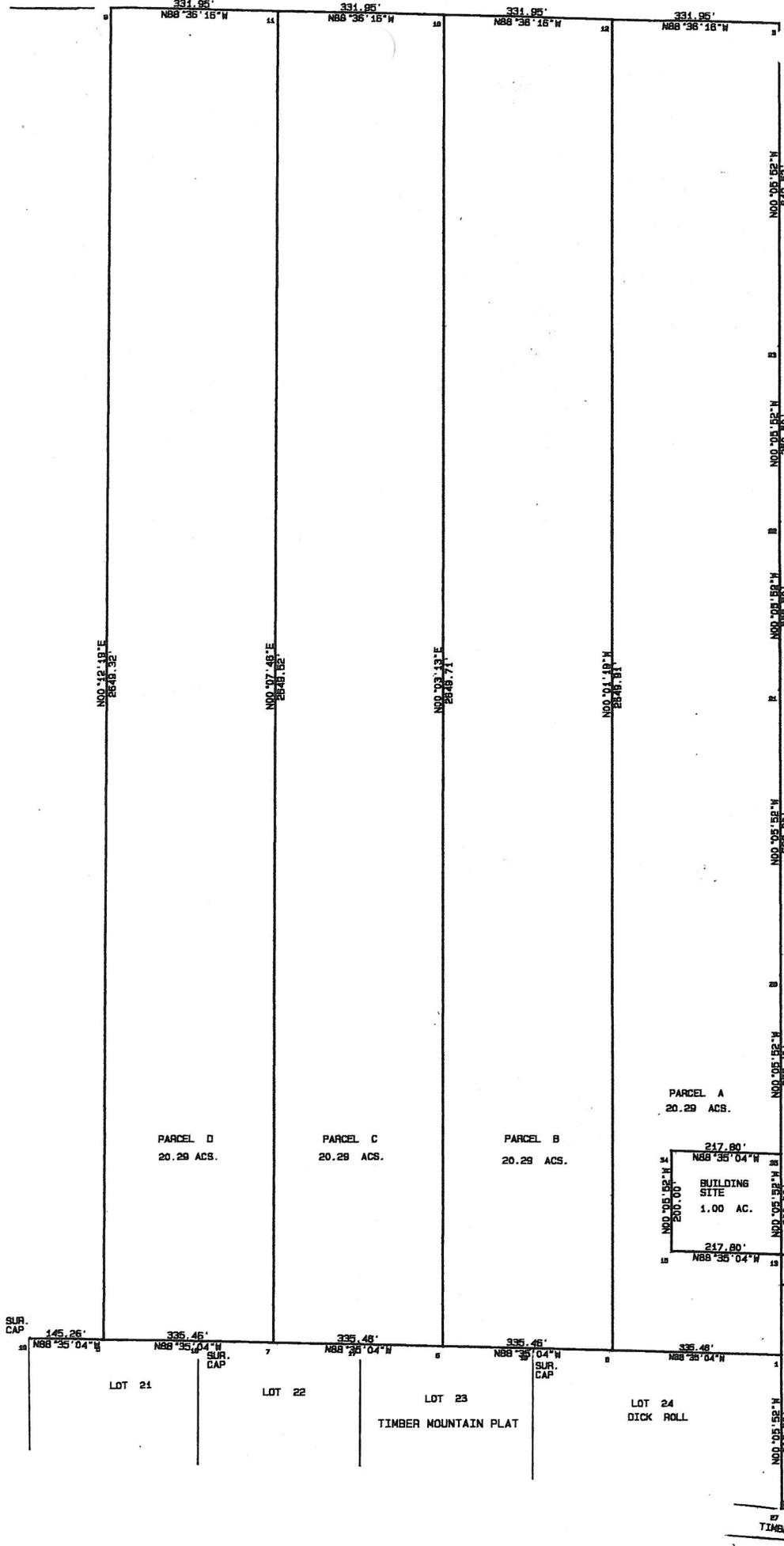
SITUATE IN COUNTY OF KITTITAS, STATE OF WASHINGTON

PREPARED FOR OWNERS:
JACK C. TALLMAN AND DEANNE S. TALLMAN
7874 SOUTH SAN JUAN AVE.
CLINTON, WA 98236 PH 360-579-3655 CELL 425-754-0111

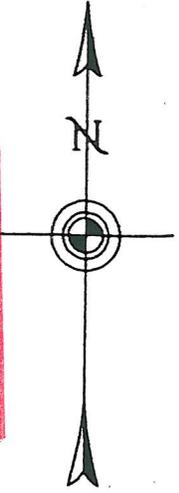
PREPARED BY:
CASCADE LAND SURVEYING
WILLIAM ROWLANDS, L.S. 9185
P.O. BOX 588
CLINTON, WA 98236 PH 360-221-8630 CELL 425-248-0231

DATE: JUNE 6, 2006
PARCEL NO. OF TOTAL 80 ACRE OWNERSHIP: 19-15-08000-0004
JOB NO. 1506





RECEIVED
 JUN 06 2006
 KITTITAS COUNTY
 CDS



CASCADE LAND SURVEYING
 WILLIAM ROWLANDS, L.S.9185
 P.O. BOX 588
 CLINTON, WA 98236
 360-221-8630

DATE: JUNE 5, 2006
 SCALE: 1 IN. = 300 FT.
 JOB NO. : 1506

