

Jeff Watson

From: Jeff Watson
Sent: Thursday, January 30, 2014 5:19 PM
To: Johnson Meninick (johnson@yakama.com); jmarvin@yakama.com;
'pds@spurginlawoffice.com'
Cc: Doc Hansen
Subject: SG-04-10271 Eason
Attachments: SG-04-10271 Eason Final Approval Signed.pdf; SG-04-10271 Eason Approval Planning Official.pdf

[SG-04-10271 Eason On Line File](#)

Kittitas County Community Development Services has issued final approval for the above Segregation Application. Use the above link to access the documentation related to this file, 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: Thursday, January 30, 2014 5:03 PM
To: Chuck Cruse (cruseandassoc@kvalley.com)
Subject: SG-04-10271 Eason
Attachments: SG-04-10271 Eason Master File.pdf

[SG-04-10271 Eason](#)

Kittitas County Community Development Services has issued final approval for the above 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
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Jeff Watson

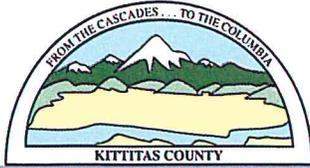
From: Jeff Watson
Sent: Thursday, January 30, 2014 4:48 PM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: SG-04-10271 Eason

[SG-04-10271 Eason](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment 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
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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"

January 30, 2014

Chuck Cruse
Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

RE: Eason Administrative Segregation, SG-04-10271

Map Number: 18-18-08040-0003
18-18-08040-0004
18-18-17000-0024

Dear Mr. Cruse,

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 January 30, 2014 to finalize the administrative segregation.

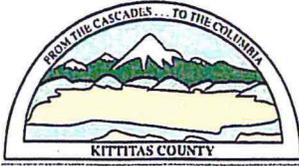
If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: cruseandassoc@kvalley.com

SG-04-10271 Eason Master File @ T: \CDS\Projects\Segregations\SG 2004\SG-04-10271 Eason



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

October 15, 2013

Mr. Darrell Eason
c/o Mr. Chris Cruse
Cruz and Associates
P.O. Box 959
Ellensburg, WA 98926

RE: Consideration of Administration Segregation #SG-04-10271, Eason

Dear Mr. Eason;

After review of the circumstances and comments upon the application for Administration Segregation at parcels 18-18-08030-0004&0006, parcels 18-18-08040-0003 & 0004, and parcel 18-18-17000-0024, we have determined that your application can be approved at this time.

Ordinance 2012-006 passed on September 18, 2012 outlines actions that must occur before administrative segregation can be approved. Specifically, in Section 16.04.010 of the Kittitas County Code, it states:

Nothing in this section exempts applicants for administrative segregations from any applicable laws including, but not limited to, the Washington Department of Ecology's Upper Kittitas ground Water Rule, Chapter 173-539A WAC, the Kittitas County Zoning Ordinance, Title 17 KCC, the Kittitas County Critical Areas Ordinance, Title 17A KCC, or the Kittitas County Shoreline Master Program.

If your proposed administrative segregation is subject to any of these ordinances or laws, these laws must be met before we can finalize the action. The action currently proposed is not subject to any of these laws.

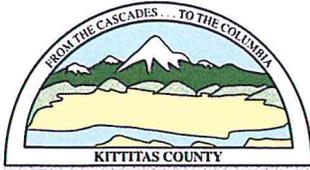
Subsequent development upon these properties, such as building permits, will be subject to any other regulations, including the Critical Areas Ordinance, KCC 17A. If you have any questions regarding this matter, please call at 962-7506. Thank you.

Sincerely

Robert "Doc" Hansen
Planning Official

Cc

Neil Caulkins
Obie Obrien, Chair, Board of County Commissioner



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”

October 10, 2013

Mr. Phil Rigdon
Deputy Director of Natural Resources
Yakama Nation
P.O. Box 151, Fort Road
Toppenish, WA 98948

RE: Administrative Segregations – Process of Final Administrative Segregations Received in 2012

Mr. Rigdon;

This letter is in response to the memorandum from your staff dated February 26, 2013 regarding the administrative segregation whose applicants have requested finalization of their proposals. This response has been long in coming because of the short number of County planning staff, the large number of other applications needing to be processed, and the amount of work required to review each application. As stated in Kittitas County Ordinance 2012-006, such applications are not exempted from any other zoning, water, critical areas ordinance or shoreline regulations (KCC 16.04.010).

A memorandum from John Marvin to you on February 26, 2013 outlines a number of issues and assumptions that I should address before indicating how each application will be handled. On the second page of the memo, your staff assumes that the County “maintains that administrative segregations are categorically exempt from SEPA under 9 lots.” However, per WAC 197-11-800(1)(a), “The exemptions in this subsection apply to all *licenses* required to undertake the construction in question...” (emphasis mine), and a “license” is defined as:

...any form of written permission given to any person, organization, or agency to engage in any activity, as required by law or agency rule. A license includes all or part of an agency permit, certificate, approval, registration, charter, or plat approvals or rezones to facilitate a particular proposal. (WAC 197-11-760)

In this particular case, because administrative segregations are considered divisions of land which would permit a lot of record, they are considered the necessary “license” as defined by SEPA, and construction of 20 units or less are exempt from SEPA per WAC 197-11-800(1)(d). Therefore, all of the administrative segregations received per Kittitas County Ordinance 2012-006, are exempt from SEPA in regards to the number of resulting lots.

In a subsequent paragraph of the memorandum, Mr. Marvin states that “a number of the applications are excluded from the SEPA categorical exemption in WAC 197-11-800(1)(b) because they are ‘undertaken wholly or partly on lands covered by water.’” We agree. While administrative segregations are not “constructions,” they are “licenses” as defined by WAC 197-11-760 which enable construction, and if are “wholly or partly on lands covered by water,” they will require SEPA review.

Mr.Phil Rigdon, Deputy Director of Natural Resources
Yakama Nation
September 26, 2013

Therefore, those administrative segregations that are near streams or waters of significance will be required to submit a SEPA checklist.

On the next page of the memo, there is reference to the Critical Areas Ordinance and its application to the administrative segregations. The memorandum states that administrative segregations require "CAO review if critical areas are present..." Per KCC 17A.03.015 land use actions, including short plats are required to receive Critical Area review. All of the proposed segregations will receive Critical Area Analysis for the applications when and if SEPA is received when applicable. If SEPA review is required for the action, notice of the threshold determination with appeal procedure, and finding for the threshold determination will be made per KCC 15A.06 and RCW 43.21C. Upper Kittitas County groundwater rules shall apply to those segregations within those designated areas.

The administrative segregation proposals will not be subject to the Shorelines Management Program or any other ordinance not mentioned unless there is a structure or road proposed upon the property divided. The bridge example within Mr. Marvin's memorandum would require the substantial development permit and would be subject to any other regulations pertinent to the development. It is not possible to subject the administrative segregation to any shoreline requirement if there is no particular and specific construction project by which to process and evaluate the proposal. The example bridge provided in Mr. Marvin's memo may not be necessary to the site, and the access to the property may not be subject to the regulations. Therefore, we have concluded that the act of the administrative segregation is not subject to Shorelines Management. Only proposed projects upon such lands are subject to Shorelines Management.

Given this criteria, final approval of the following administrative segregations that were received by Kittitas County and mentioned within Mr. Marvin's memorandum will be processed as follows.

SG-04-10271 Eason

The proposal for only 15 separate lots and is not near or adjacent to a stream. Therefore, the applicant will not be required to provide a SEPA checklist for review. Because the segregation is located in the Upper Kittitas County area per WAC 173-539A, any proposed residential development will require determination of availability of potable water.

SG-04-11093 Poulsen

The proposed 27 lot division proposes 3 lots between Naneum and Coleman Creeks, and therefore the applicant will be required to provide a SEPA checklist for review. If the lots are removed from the proposal, no additional work would be required since the western 24-lot division is not adjacent to or near these waters. Notice of decision will be made once a threshold determination is issued and appeal period will begin. No other action will be required to complete the segregation. Any development upon the segregation will have to meet all other ordinances including the Shorelines Management Program.

SG-05-03091 Terra Design

The parcels proposed result into four lots along the Yakima River, and therefore are subject to SEPA review. Notice of decision will be made once a threshold determination is issued and appeal would begin. The applicant property is located in Upper Kittitas County area and any building activity will be

Mr.Phil Rigdon, Deputy Director of Natural Resources
Yakama Nation
September 26, 2013

subject to the Groundwater Rule in WAC 173-539A. Any proposed residential development will require determination of adequate potable water. No other action will be required to complete the segregation.

SG-06-154 – Morgan

The proposed division is not near or adjacent to a stream and is not anticipated to be on lands wholly or partially covered by water. Therefore, the applicant will not be required to provide a SEPA checklist for review. No other action will be required to complete the segregation.

SG-05-09011-Clarke

The proposed division of land into 9 lots exists within potential wetlands and Dry Creek, and therefore is subject to SEPA. A checklist will have to be completed and a notice of decision will be made once a threshold determination is issued and appeal period begins. No other action will be required to complete the segregation. Any development upon the segregation will have to meet all other ordinances including the Shorelines Management Program.

SG-07-00099/SG-07-00100/SG-07-00101 Three Bar G Ranch, Inc.

The proposed segregation is adjacent to or near waters of significance, and therefore will require a SEPA checklist for review. No other action will be required to complete the segregation. The proposed division is located in Upper Kittitas County area, and any building activity will be subject to the Groundwater Rule in WAC 173-539A and any other County regulations.

SG-07-00139 M. Charlton

The proposed division is not near or adjacent to a stream. Therefore, the applicant will not be required to provide a SEPA checklist for review. No other action will be required to complete the segregation.

SG-08-00029 M. Charlton

The proposal for division of land spans Caribou and Cooke Creeks, and could be “wholly or partly on lands covered by water.” Therefore, the proposal will require SEPA review. No other action will be required to complete the segregation. Any development upon the segregation will have to meet all other ordinances including the Shorelines Management Program.

SG-07-00126 M. Charlton

The proposed division of land abuts Caribou Creek, and therefore, will require SEPA review. No other action will be required to complete the segregation. Any development upon the segregation will have to meet all other ordinances including the Shorelines Management Program.

SG-08-00030 Western Pacific

The proposal for division of land is located at Dry Creek and various wetlands, and therefore will require SEPA review. No other action will be required to complete the segregation. Any development upon the segregation will have to meet all other ordinances including the Shorelines Management Program.

Mr.Phil Rigdon, Deputy Director of Natural Resources
Yakama Nation
September 26, 2013

SG-10-00018 Brian

The proposal for division of land is adjacent Taneum Creek, and therefore, will require SEPA review. No other action will be required to complete the segregation. Any development upon the segregation will have to meet all other ordinances including the Shorelines Management Program.

SG-11-00005 Mystic Land

The proposal for division of land is located in Upper Kittitas County area and any building activity will be subject to the Groundwater Rule. This information will be passed to the land owner. No other action will be required to complete the segregation. Any development upon the segregation will have to meet all other ordinances including the Shorelines Management Program.

SG-12-00001 Mellergaard

The proposal for division is adjacent to the Yakima River, and may be undertaken "wholly or partly on lands covered by water." Therefore, SEPA review will be required prior to approval of the division. No other action will be required to complete the segregation. Any development upon the segregation will have to meet all other ordinances including the Shorelines Management Program.

All applicants who filed timely to the application process will be notified of requirement necessary to finish the segregation. You will be copied those letters via email. If you have any questions, please call me at (509) 962-7046.

Sincerely,



Robert "Doc" Hansen
Planning Official

Cc Neil Caulkins, Deputy Prosecuting Attorney
Jeff Watson, Planner II
Mr. Obie O'Brien, County Commissioner



Confederated Tribes and Bands
of the Yakama Nation

Established by the
Treaty of June 9, 1855

Kittitas County Board of Commissioners
205 W 5th AVE STE 108
Ellensburg WA 98926-2887

Tuesday, February 26th, 2013

RE: Administrative Segregations

The Confederated Tribes and Bands of the Yakama Nation is a federally recognized Indian tribe under the Treaty of June 9, 1855 (12 Stat. 951). Under Article III of the Treaty, the Yakama Nation reserved rights to fish at all usual and accustomed places, together with the privilege of hunting and gathering roots and berries, both within and outside of its reservation. The Yakama Nation has a vested interest in any land use decision that has the potential to affect any of its treaty reserved rights, in addition to Yakama Nation water rights. Kittitas County is completely within the Yakama Nation's ceded lands under the Treaty of June 9, 1855.

Please find attached correspondence to me from my fisheries staff. I concur with the findings of the report for the protection of treaty reserved rights. As you may know, substantial funding is being invested in the Yakima River Basin, to allow it to once again support a viable salmonid and resident fish population. The proposed land divisions may add to the cumulative negative effects that result in a degraded watershed.

Please contact my staff regarding your response to in the attached memo. John Marvin can be reached at 509-966-7406.

Sincerely,

Phil Rigdon
Deputy Director of Natural Resources
Yakama Nation

CC Yakama Nation Office of Legal Council
File

MEMORANDUM

TO: Phil Rigdon, Deputy Director, DNR
THROUGH: Mel Sampson, YKFP Manager
Pat Spurgin, Legal Policy Analyst
FROM: John Marvin, Habitat Biologist, YKFP
DATE: Tuesday, February 26th, 2013
RE: Kittitas County Administrative Segregations

Background

In January 2012, a petition for review of Kittitas County's 2011 administrative segregation ordinance was filed with the Growth Management Hearings Board on behalf of the Yakama Nation. Administrative segregations have been used in the county as an alternative to land subdivision. They cause concern because they have not historically been subject to a careful review to assure protection of water resources and other environmental values important to Treaty reserved rights.

On May 14, 2012, the FWLO Committee took action authorizing counsel to execute a settlement agreement that had been negotiated with Kittitas County that would eliminate segregations.

Kittas County adopted Ordinance 2012-006 on 09/18/2012, which eliminates any future segregation applications and provides existing applicants a three-month opportunity to complete the approval process for segregation or to convert the application to a subdivision application. The ordinance expressly terminates pending applications that are not acted upon within the three-month period. It further provides that applications are not exempted from any other zoning, water rights or environmental review requirements. The ordinance also specifies that the Yakama Nation would be given notice by the County of any application for final approval within the three month period, thus allowing tribal staff to identify any particularly objectionable applications.

On February 13, 2013, Kittitas County provided notification of 15 administrative segregations that had been accepted for final approval prior to the December 18, 2012 deadline. Yakama Nation has fourteen days to submit comments on the final 15 administrative segregations.

Staff Review

While administrative segregations may be permissible by state law (RCW 58.17.040(2)), the Kittas County review standards only exempt administrative segregations from specific sections of the subdivision code (Title 16) and not the remainder of the county code, comprehensive plan or state law. Administrative segregations are not reviewed for consistency with the State Environmental Policy Act (SEPA) (RCW 43.21C), Growth Management Act (RCW 36.7A), the

Shoreline Management Act (RCW 90.58), the Regulation of Public Groundwaters (RCW 90.44) or State Water Code (RCW 90.03). It is this lack of review that has the potential for significant adverse impacts to treaty-reserved resources, including fish and wildlife habitat and water resources.

State Environmental Policy Act

Kittitas County maintains that administrative segregations are categorically exempt from SEPA if under 9 lots. The SEPA rules (WAC 197-11), require a threshold determination for any proposal which meets the definition of action and is not categorically exempt (WAC 197-11-310(1)). Applications for administrative segregations meet the definition of action.

Nowhere in the SEPA (RCW 43.21C), its administrative code (WAC 197-11) or Kittitas County Code (KCC Title 15) can a categorical exemption be found for administrative segregations. State subdivision law (RCW 58.17.020) allows jurisdictions the flexibility of increasing the threshold for a short-subdivision from five to a limit of nine, but this flexibility does not affect environmental review under SEPA other than consistency with the categorical exemption for subdivisions of nine or less. Kittitas County code and state rules (KCC 15.04.090 and WAC 197-11-800(1)) exempt the construction of up to 9 dwelling units and WAC 197-11-800(6) exempts subdivisions; administrative segregations are not construction or a subdivision. Therefore, it is staff's opinion that administrative segregations require a threshold decision under SEPA, regardless of the number of parcels being created.

In addition, a number of the applications are excluded from from the SEPA categorical exemption in WAC 197-11-800(1)(b) because they are "*undertaken wholly or partly on lands covered by water*". When an agency is presented with an action that is "*undertaken wholly or partly on lands covered by water*", a threshold decision is required under WAC 197-11-310.

The failure to conduct SEPA environmental review on the individual segregations has the potential for significant adverse impacts to treaty-reserved resources, including fish and wildlife habitat and water resources. The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers. Such a proliferation of consumptive groundwater use reduces the amount of flow in the Yakima River and its tributaries that is necessary for fish migration and passage, spawning and rearing unless appropriate mitigation for such impacts is required. Additional unmitigated development reduces the capacity of riparian and aquatic ecosystems and habitat necessary for fish migration, spawning and rearing.

Critical Areas, Shorelines and Flood Hazards

The administrative segregations in Kittitas County came to the staff's attention in December of 2010 when a letter from the Washington Department of Fish and Wildlife (WDFW) was received concerning File No SG-10-00018 (Brain). The application proposed eight lots spanning Taneum Creek, a critical area and Shoreline of the State, and included an easement and future bridge location over Taneum Creek. In its conditional approval dated 12/01/10, Kittitas County required the applicant to "*consult with the Washington Department of Fish and Wildlife and any*

other interested agencies to determine if a crossing over Taneum Creek will be allowed at the proposed location to serve lots 1-6.” Brent Renfrow, Area Habitat Biologist for WDFW, was consulted and submitted a letter to the applicant and the County indicating that the proposed bridge location is not a desirable location on the property. The Yakama Nation was never contacted for consultation on the proposed bridge, even though it is an “other interested agencies”.

A road and a bridge over Taneum Creek require a Substantial Development Permit under the Shoreline Management Act (SMA) (RCW 90.58) and the Kittitas County Shoreline Master Program (SMP), which would require the County to conduct SEPA review per KCC 15 and KCC 15A. A Substantial Development Permit also triggers CAO review per KCC 17A.03.015 and KCC 17A.03.015, which includes review for compliance with the Kittitas County Flood Prevention Ordinance No. 93-18.

Taneum Creek is a designated Shoreline of the State under the SMA (RCW 90.58) and the Kittitas County SMP. While administrative segregations do not meet the definition of “development” under the SMP (Section 5(3)(b)), the road and bridge are “development” and qualify as a “Substantial Development” (Section 5(3)(r)) and subject to a permit under Section 38 of the SMP. While administrative segregations do not themselves trigger a substantial development permit, Section 7 of the SMP (Application of Regulations) states that:

“These regulations shall apply to all lands and waters within the jurisdiction of these regulations which are deemed by the Act and the guidelines to be under the jurisdiction of the Act. Except as provided hereafter, all sections of these regulations and the Goals and Policy statements adopted as part of the Master Program, apply to all developments and uses whether or not a permit is required.”

The standard of Section 7 of the SMP is not a permit, but does require the proposal to be reviewed for consistency with the SMP. The example administrative segregation (File No SG-10-00018 - Brain) was never reviewed for consistency with the SMA or the Kittitas County SMP and was approved with an easement and bridge location in an inappropriate location.

Section 17A.03.015 of the CAO (land use activities to which this chapter applies) requires CAO review for “*Any activity which is not exempt from a threshold determination under the State Environmental Policy Act, as subject to the threshold exemptions established by the county SEPA ordinance.*”. As stated above, administrative segregations are not categorically exempt from SEPA review and therefore require a threshold determination and CAO consistency review if critical areas are present and require protection.

The failure to conduct Shoreline, Critical Areas and Flood Hazard review on the individual segregations that contain such natural features, has the potential for significant adverse impacts to treaty-reserved resources, including fish and wildlife habitat and water resources.

Project Permit Application Process

Section 15A.03.100 (Criteria for review of all project actions) of Title 15A (Project Permit Application Process) requires Kittitas County to analyze consistency between the proposed project and applicable regulations and the comprehensive plan. The consistency analysis integrates land use and environmental impact analysis, so that governmental and public review of a proposed project, involving development regulations under GMA (36.70A RCW) and environmental process under SEPA (43.21C RCW) run concurrently and not separately. Administrative segregations meet the definition of “Project Permit” in section 15A.02.080 and are not categorically exempt under SEPA. Section 15A.06.010 (Notice of decision issuance) requires a notice of decision to be provided that includes a statement of any threshold determination made under SEPA (43.21C RCW) and the procedures for administrative appeal, if any. Section 15A.06.020 (Order to include finding of fact) requires Kittitas County, in making an order, requirement, decision or determination, include in a written record of the case and the findings of fact upon which the action is based.

The Washington State Supreme Court in *Kittitas County v. Eastern Washington Growth Management Hearings Board* (Board) (No. 84187-0) held that “*several relevant statutes indicate that the County must regulate to some extent to assure that land use is not inconsistent with available water resources.*”.

A consistency analysis provides the opportunity to determine whether an administrative segregation is within the definition of either a large lot subdivision (KCC 16.08.100), short subdivision (KCC 16.08.186) or standard subdivision (KCC 16.08.200) based on the definitions adopted in the subdivision ordinance (KCC 16). Such analysis would find that the only divisions left under administrative segregations are divisions “not for sale” or subject to full compliance with YCC Title 16, and therefore subject to the potable water determination in RCW 58.17.110(2)).

The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers. Such a proliferation of consumptive groundwater use reduces the amount of flow in the Yakima River and its tributaries that is necessary for fish migration and passage, spawning and rearing unless appropriate mitigation for such impacts is required. Additional unmitigated development reduces the capacity of riparian and aquatic ecosystems and habitat necessary for fish migration, spawning and rearing.

Upper Kittitas County Groundwater Rules

On July 16, 2009, the Department of Ecology filed a temporary, emergency rule that closed northern Kittitas County to all new groundwater withdrawals. Ecology closed the upper basin to new withdrawals after two years of negotiations with the Kittitas County Board of Commissioners. A September 21, 2009 opinion from the Attorney General’s office confirmed Ecology’s legal authority to withdraw a water source within its jurisdiction from all new water uses, unless mitigated.

The Department of Ecology adopted a permanent rule (Chapter 173-539A WAC) for managing state law based ground water resources in upper Kittitas County. The rule was adopted on December 22, 2010, and became effective on January 22, 2011.

The rule withdraws from appropriation all unappropriated or unreserved groundwater in Upper Kittitas County with the exception of uses for structures for which a building permit was granted and vested prior to July 16, 2009 and uses which are determined to be water budget neutral (Chapter 173-539A WAC). The rule establishes a pathway for developers, contractors, and/or individuals to construct water budget neutral projects.

The rule applies to new uses of groundwater whether otherwise subject to the permit exempt provisions of RCW 90.44.050 or requiring a permit within the upper Kittitas area boundaries issued on or after July 16, 2009 (173-539A-025). Under WAC 173-539A-030, an "Applicant" is defined as:

"the owner(s) of parcels that are the subject of a land use application, a person making a request for water budget neutral determination, or a person requesting a permit to appropriate public groundwater."

Under WAC 173-539A-030, a "Land use application" is defined as:

- *Subdivision;*
- *Short subdivision;*
- *Large lot subdivision;*
- *Administrative or exempt segregation;*
- *Binding site plan; or*
- *Performance based cluster plat.*

The failure to determine compliance with WAC 173-539A on the individual segregations within the designated area has the potential for significant adverse impacts to treaty-reserved resources, including fish and wildlife habitat and water resources.

General Comments

It is staff's opinion that the administrative segregations provided by Kittitas County are inconsistent with state law and County code for failure to require environmental review under SEPA, in addition to a consistency analysis with the county code and comprehensive plan, including an analysis of impacts on water resources. Therefore, all of the proposals should be denied or processed under the appropriate standards in the County subdivision code (KCC Title 16).

File Specific Comments

SG-04-10271 Eason – A confusing mixture of boundary line adjustments and segregations to create what looks like 15, 3-acre lots in the Agriculture 20 zone. Even under current county interpretation of SEPA, this application would require SEPA review. It appears that 15, 3-acre lots are inconsistent with zoning and the comprehensive plan. The application requires a determination of adequacy for potable water. The proposed segregation is not consistent with

the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-04-11093 Poulsen - A confusing mixture of boundary line adjustments and segregations to create what looks like 18, 3-acre lots in the Commercial Agriculture zone. Even under current county interpretation of SEPA, this application would require SEPA review. It appears that 18, 3-acre lots are inconsistent with zoning and the comprehensive plan. This application spans Naneum and Coleman Creeks, both of which are Shorelines of the State and regulated by the Shoreline Management Act (RCW 90.58), the Kittitas County Shoreline Master Program, the Kittitas County Critical Areas Ordinance (KCC 17A), and the Kittitas County Flood Prevention Ordinance No. 93-18. The license request is *“undertaken wholly or partly on lands covered by water”*, and therefore excluded from the SEPA categorical exemption in WAC 197-11-800(1)(b) and KCC 15.04.090, and a threshold decision is required under WAC 197-11-310. The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-05-03091 Terra Design – The application and the survey do not match. A segregation to create 2, 20+ acre lots, and 1, 6-acre lot in the Rural 3 zone. The 2, 20+ acre lots span the the Yakima River, a Shorelines of Statewide Significance and regulated by the Shoreline Management Act (RCW 90.58), the Kittitas County Shoreline Master Program, the Kittitas County Critical Areas Ordinance (KCC 17A), and the Kittitas County Flood Prevention Ordinance No. 93-18. The majority of the 2, 20+ acre lots are within the FEMA designated floodway, which is severely limited in development potential. The parent parcel contains numerous wetlands, in addition to a spring-fed side channel to the Yakima River. Side channels are valuable as off-channel habitat for a number of aquatic species.

The Yakima River, in this reach, is known to contain populations of Spring Chinook, Coho, Summer Steelhead and Bull Trout. Both Steelhead and Butt Trout are listed as Threatened under the Endangered Species Act (ESA). The main stem Yakima River between the Teanaway River and Keechelus Dam is the premier spring Chinook spawning and rearing area in the entire Yakima River basin. Roughly 50% of all spawning spring Chinook in the entire basin utilize this reach. Over 75% of the upper Yakima stock relies on this reach. Habitat quality is very good in this reach and is surpassed in the sub basin by perhaps only the American River. The large volumes of wood in the river, combined with a lack of natural confinement and perhaps a greater frequency of floods and disturbances, create a very complex habitat system.

The application is subject to the Upper Kittitas County Groundwater Rule (WAC 173-539A), and should be reviewed for conformity to such rule.

The license request is *“undertaken wholly or partly on lands covered by water”*, and therefore excluded from the SEPA categorical exemption in WAC 197-11-800(1)(b) and KCC 15.04.090, and a threshold decision is required under WAC 197-11-310.

The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-05-09011 Clarke - A confusing mixture of boundary line adjustments, segregation by intervening ownership, and segregations to create what looks like 5 lots in a variety of sizes ranging from 2 to 70 acres in the Agriculture 20 zone. It appears that 2-acre lots are inconsistent with zoning and the comprehensive plan. This application is located in an odd confluence of Dry Creek and a large irrigation canal. In addition to Dry Creek, there are a number of wetlands, floodplains, and un-named creeks, which are regulated by the Kittitas County Critical Areas Ordinance (KCC 17A), and the Kittitas County Flood Prevention Ordinance No. 93-18. The license request is "*undertaken wholly or partly on lands covered by water*", and therefore excluded from the SEPA categorical exemption in WAC 197-11-800(1)(b) and KCC 15.04.090, and a threshold decision is required under WAC 197-11-310. The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-06-00154 Morgan - A confusing mixture of boundary line adjustments, segregation by intervening ownership, and segregations to create what looks like 4 lots in a variety of sizes ranging from 4 to 7.5 acres in the Agriculture 20 zone. The application received a denial in 2007 for creating non-conforming lots in the Ag-20 zone. It appears that the lot configuration is inconsistent with zoning and the comprehensive plan. The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-07-00099/ SG-07-00100/ SG-07-00101 Three Bar G Ranch Inc - A confusing mixture of boundary line adjustments, segregation by intervening ownership, and segregations to create what looks like 20 lots in a variety of sizes ranging from 1 to 130 acres in the Forest and Range and Highway Commercial zones. It is unclear why the application is split into three separate applications when they were all applied for simultaneously in 2007, other than an attempt to circumvent SEPA review. The application should be considered as one consistent with WAC 197-11-305(1)(a)(ii). Even under current county interpretation of SEPA, this application would require SEPA review. It appears that the lot configuration is inconsistent with zoning and the comprehensive plan. The application contains a portion of the the Yakima River, a Shorelines of Statewide Significance and regulated by the Shoreline Management Act (RCW 90.58), the Kittitas County Shoreline Master Program, the Kittitas County Critical Areas Ordinance (KCC 17A), and the Kittitas County Flood Prevention Ordinance No. 93-18.

The application is subject to the Upper Kittitas County Groundwater Rule (WAC 173-539A), and should be reviewed for conformity to such rule.

The license request is "*undertaken wholly or partly on lands covered by water*", and therefore excluded from the SEPA categorical exemption in WAC 197-11-800(1)(b) and KCC 15.04.090, and a threshold decision is required under WAC 197-11-310.

The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-07-00126 Charlton - A segregation to create 5, 20-acre lots in the Commercial Agriculture zone. The application spans Caribou and Cooke Creeks, In addition to Caribou and Cooke Creeks, there are a number of wetlands and floodplains, which are regulated by the Kittitas County Critical Areas Ordinance (KCC 17A), and the Kittitas County Flood Prevention Ordinance No. 93-18. The license request is "*undertaken wholly or partly on lands covered by water*", and therefore excluded from the SEPA categorical exemption in WAC 197-11-800(1)(b) and KCC 15.04.090, and a threshold decision is required under WAC 197-11-310. The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-07-00139 M Charlton - A segregation to create 8, 20-acre lots in the Commercial Agriculture zone. The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-08-00029 Charlton - A segregation to create 8 lots, in a variety of sizes ranging from 20 to 37 acres in the Commercial Agriculture zone. It appears that the two parent parcels used to create the segregation are over a mile apart. This application should be split into two separate proposals. The application spans Caribou and Cooke Creeks, In addition to Caribou and Cooke Creeks, there are a number of wetlands and floodplains, which are regulated by the Kittitas County Critical Areas Ordinance (KCC 17A), and the Kittitas County Flood Prevention Ordinance No. 93-18. The license request is "*undertaken wholly or partly on lands covered by water*", and therefore excluded from the SEPA categorical exemption in WAC 197-11-800(1)(b) and KCC 15.04.090, and a threshold decision is required under WAC 197-11-310. The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-08-00030 Western Pacific - A segregation to create 7, 20-acre lots and a 475-acre lot in the Agriculture 20 zone. This application is located in Dry Creek. In addition to Dry Creek, there are a number of wetlands, floodplains, and un-named creeks, which are regulated by the Kittitas County Critical Areas Ordinance (KCC 17A), and the Kittitas County Flood Prevention Ordinance No. 93-18. The license request is "*undertaken wholly or partly on lands covered by water*", and therefore excluded from the SEPA categorical exemption in WAC 197-11-800(1)(b) and KCC 15.04.090, and a threshold decision is required under WAC 197-11-310. The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-10-00018 Brain - A segregation to create 8 lots, in a variety of sizes ranging from 21.1 to 136.6 acres in the Forest and Range zone. The application proposes to create lots and access

spanning Taneum Creek, a Shorelines of the State and regulated by the Shoreline Management Act (RCW 90.58), the Kittitas County Shoreline Master Program, the Kittitas County Critical Areas Ordinance (KCC 17A), and the Kittitas County Flood Prevention Ordinance No. 93-18. The license request is *“undertaken wholly or partly on lands covered by water”*, and therefore excluded from the SEPA categorical exemption in WAC 197-11-800(1)(b) and KCC 15.04.090, and a threshold decision is required under WAC 197-11-310. The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-11-00005 Mystic Land - A segregation to create 4, 29-acre lots in the Forest and Range zone. The application is subject to the Upper Kittitas County Groundwater Rule (WAC 173-539A), and should be reviewed for conformity to such rule. The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

SG-12-00001 Møllergaard - A segregation to create 4, 20-acre lots in the Agriculture 20 zone. The proposed segregations are along the right bank of the Yakima River, a Shorelines of Statewide Significance and regulated by the Shoreline Management Act (RCW 90.58), the Kittitas County Shoreline Master Program, the Kittitas County Critical Areas Ordinance (KCC 17A), and the Kittitas County Flood Prevention Ordinance No. 93-18. The license request is *“undertaken wholly or partly on lands covered by water”*, and therefore excluded from the SEPA categorical exemption in WAC 197-11-800(1)(b) and KCC 15.04.090, and a threshold decision is required under WAC 197-11-310. The proposed segregations would divide property that is not consistent with the protection of water resources due to an increased the risk of groundwater resource development demands by property purchasers.

cc Yakama Nation Office of Legal Counsel
File

PART OF THE WEST HALF OF SECTION 5,
TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- EASEMENT

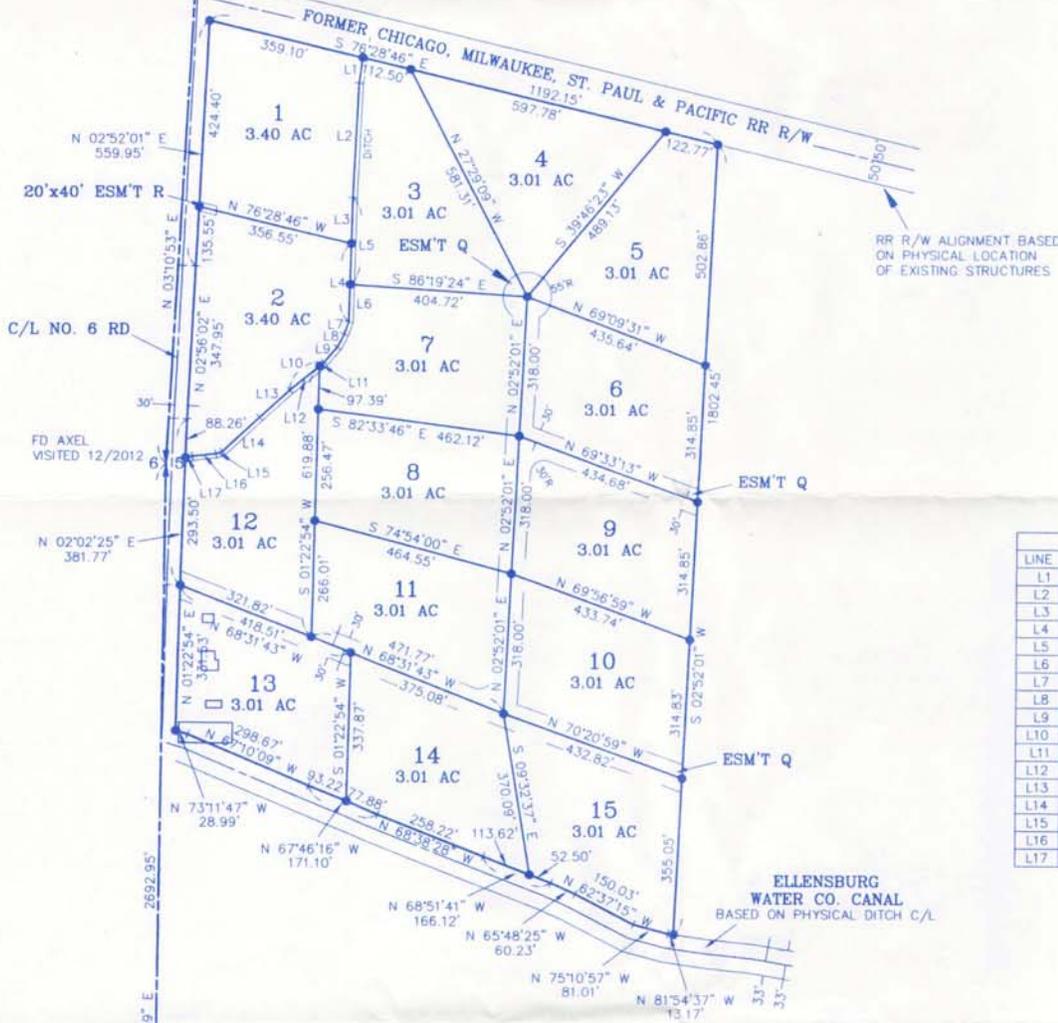
GRAPHIC SCALE



FD ENCASED MON
VISITED 12/2012

31 32 T 18 N
6 5 T 17 N

BK 21 OF SURVEYS, PGS 131-132



LINE TABLE		
LINE	LENGTH	BEARING
L1	58.58'	S 07°56'03" W
L2	261.20'	S 02°48'28" W
L3	104.41'	S 01°33'00" W
L4	178.28'	S 01°33'00" W
L5	197.21'	S 01°33'00" W
L6	85.48'	S 01°33'00" W
L7	30.08'	S 19°37'39" W
L8	33.21'	S 27°16'12" W
L9	45.85'	S 40°49'24" W
L10	100.16'	S 50°53'11" W
L11	13.28'	S 50°53'11" W
L12	86.88'	S 50°53'11" W
L13	92.38'	S 48°05'58" W
L14	114.38'	S 47°02'14" W
L15	15.97'	S 71°07'12" W
L16	53.91'	S 84°19'41" W
L17	15.78'	S 76°42'45" W

FD ENCASED
PIN & CAP
BK 21 OF SURVEYS
PGS 131-132
VISITED 12/2012

6 5
7 8

SHEET 1 OF 2

AUDITOR'S CERTIFICATE *20130310044*
Filed for record this 1ST day of MARCH,
2013, at 2:10 P.M. in Book 38 of Surveys at
page(s) 149 at the request of Cruse & Associates.

JERALD V. PETTIT BY *[Signature]*
KITITITAS 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
DARREL EASON in DECEMBER of 2012.

[Signature]
CHARLES A. CRUSE, JR.
Professional Land Surveyor
DATE 3-1-2013
License No. 18078



RECEIVED
MAR 05 2013
KITITITAS COUNTY
CDS

X	
X	

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

EASON PROPERTY

PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. 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.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
4. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(1) AND (5). DATE OF APPLICATION: 10/27/04.
5. FOR ADDITIONAL INFORMATION, SEE THE FOLLOWING RECORDS OF SURVEY: BK 21, PGS 131-132; BK 24, PGS 103-106; BK 35, PGS 61-62.
6. ANY CHANGE OF OWNERSHIP OR BUILDING PERMIT APPLICATION SHALL CREATE THE REQUIREMENT TO HAVE AN IRRIGATION PLAN FOR ALL PARCELS IN THE SUBDIVISION, APPROVED BY THE CASCADE IRRIGATION DISTRICT BOARD OF DIRECTORS AND BE CONSTRUCTED BY THE OWNER(S) OF RECORD.
7. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
8. BASIS OF BEARINGS = BK 21 OF SURVEYS, PGS 131-132.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - AFN 200301100061

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 5

PARCEL 5 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 6

PARCEL 6 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 7

PARCEL 7 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 8

PARCEL 8 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 9

PARCEL 9 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 10

PARCEL 10 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 11

PARCEL 11 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 12

PARCEL 12 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 13

PARCEL 13 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 14

PARCEL 14 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 15

PARCEL 15 OF THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 3 THROUGH 15, INCLUSIVE, OF SAID SURVEY.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MARCH 1, 2013 IN BOOK 38 OF SURVEYS, PAGES 148-150, UNDER AUDITOR'S FILE NO. 20130301 0044, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 1 AND 2 OF SAID SURVEY.

SHEET 2 OF 2

AUDITOR'S CERTIFICATE

201302010044

Filed for record this 1ST day of MARCH, 2013, at 2:10 P.M., in Book 38 of Surveys at page(s) 150 at the request of Cruse & Associates.

HERALD V. PETTIT BY: [Signature]
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 at the request of DARREL EASON IN DECEMBER OF 2012.

[Signature]
CHARLES A. CRUSE, JR.
Professional Land Surveyor

DATE 3-1-2013
License No. 18078



CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

EASON PROPERTY

RECEIVED

MAR 05 2013

KITTITAS COUNTY

Jeff Watson

From: Richard Lee <cid@fairpoint.net>
Sent: Thursday, February 28, 2013 9:04 AM
To: Jeff Watson
Cc: cruseandassoc@kvalley.com
Subject: Eason Segregation #04-10271

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Jeff,

Mr. Darryl Eason has informed me that he is in need of irrigation approval for his 15 lot Segregation. Mr. Eason has satisfied the requirements of the Cascade Irrigation District for the Segregation of the following:

SG 04-10271
PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

Lot 1: 3.40 acres
Lot 2: 3.40 acres
Lots 3 -15: 3.01 acres

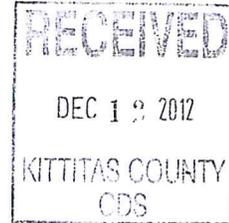
Please contact me if you have any questions.

Thank you,

Richard P Lee
District Manager
Cascade Irrigation District
8063 Hwy 10
Ellensburg, WA 98926
(509) 962-9583

December 11, 2012

Robert 'Doc' Hansen
Planning Official
Kittitas County Community Development Services
411 North Ruby, Suite 2
Ellensburg, WA 98926



RE: Request Pursuant to Ordinance No. 2012-006 for Extension of Time to Complete Preliminarily Approved Administrative Segregation

Dear Mr. Hansen:

I have been granted preliminary approval for an exempt/administrative segregation, a copy of which is attached hereto as Exhibit A.

I am under contract with Cruse & Associates to complete a survey and therefore, pursuant to Ordinance No. 2012-006. I request a 90-day extension of the time within which to complete the survey. A copy of my contract with Cruse & Associates is attached as Exhibit B.

Unless I hear otherwise from you, I will assume that this request for an extension is the only document I need to submit to the County in order to receive an extension pursuant to Ordinance No. 2012-006.

Sincerely,

A handwritten signature in cursive script that reads "Daniel Eason". The signature is written in black ink and is positioned below the word "Sincerely,".

Enclosure

EXHIBIT B

CONTRACT FOR SURVEYING SERVICES

This CONTRACT FOR SURVEYING SERVICES is made this 10th day of Dec, 2012 between Cruse & Associates, PLLC, having a principal place of business at 217 East 4th Avenue, Ellensburg, Washington 98926 (hereinafter referred to as "Surveyor") and DARREL EASON (hereinafter referred to as "Client").

ARTICLE 1: SERVICES TO BE PERFORMED BY SURVEYOR

1.1 Specific Services. Surveyor shall complete a survey of Client's property in order to finalize the preliminarily approved exempt/administrative segregation application, a copy of which is attached hereto as Exhibit A. Surveyor will, to the best of Surveyor's ability, endeavor to complete and submit the survey to complete the segregation process as set forth in KCC 16.06.040(1), as adopted by Ordinance No. 2012-006 on September 18, 2012.

1.2 Method of Performing Services. Surveyor will determine the method, details and means of performing the above-described services.

ARTICLE 2: COMPENSATION

2.1 Fee. In consideration of the services to be performed by Surveyor, Client agrees to pay Surveyor a retainer fee of \$1,000.00.

2.2 Method of Payment of Compensation. Payment of the final fee shall be made within fourteen (14) days of the survey being complete and filed with the Kittitas County Auditor.

EXECUTED at ELLENSBURG, Washington on the date and year first above written.

CRUSE & ASSOCIATES, PLLC

CLIENT:

By: Charles A. Cruse, Jr.

Darrel Eason

Print Name: Charles A. Cruse, Jr.

Print Name: DARREL EASON

Its: _____

FEE:

KITITAS COUNTY
ELLENSBURG, WA 98926

OCT 27 2004

Assessor's Office
County Courthouse Rm. 101.

Planning Department
411 N. Ruby Suite 2

KITITAS COUNTY
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.

DARREL EASON
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

9102-8242
Phone (Work)

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

Action Requested

New Acreage
Survey Vol. _____ Pg. _____

1719-05020-0013 39.43

___ Segregated into ___ Lots

80

1719-05030-0022 63.89

___ Segregated by Intervening Ownership

23.32

___ "Segregated" for Mortgage Purposes Only

___ Eliminate (Segregate) Mortgage Purpose
Only Parcel

___ 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**

X Darrel Eason
*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status:

paid 2014

By:

BOBBI

Date:

1-28-14

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- () This segregation does meet Kititas 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.: 9702-1 9701-1

Parcel Creation Date: N/A

Last Split Date: 1996 Assessor uncomb

Current Zoning District: AG-20

Review Date: 11-28-04

By: [Signature]

***Survey Approved: 1/30/2014

By: [Signature]

Notice: Kititas 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.

FEE:

KITITAS 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.

DARREL EASON
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

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

Action Requested

New Acreage
Survey Vol. _____ Pg. _____

1719-05020-0013 80

Segregated into 4 Lots

4-20's

Segregated by Intervening Ownership

"Segregated" for Mortgage Purposes Only

Eliminate (Segregate) Mortgage Purpose Only Parcel

Boundary Line Adjustment between property owners

Boundary Line Adjustment between properties in the same ownership

Combine Parcels at Owner's request

Applicant is: Darrel Eason Owner* Purchaser Lessee Other**
*Owner's Signature (Required) **Other

TREASURER'S OFFICE REVIEW
Tax Status: paid 2014 By: [Signature] Date: 1-28-14

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. 0201)
- () This segregation does meet Kititas 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.: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: UG 20

Review Date: 11-28-04 By: [Signature]

***Survey Approved: 1/30/2014 By: [Signature]

Notice: Kititas 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.

FEE:

KITITAS COUNTY
ELLENSBURG, WA 98926

3

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.

DARREL EASON
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line) Action Requested New Acreage Survey Vol. Pg.

PARTS OF 1719-05020-0013 4-20A Segregated into Lots 4-31A

1719-05030-0022 23.32 Segregated by Intervening Ownership 91.32

___ "Segregated" for Mortgage Purposes Only

___ Effiliate (Segregate) Mortgage Purpose Only Parcel

___ Boundary Line Adjustment between property owners

Boundary Line Adjustment between properties in the same ownership

___ Combine Parcels at Owner's request

Applicant is: Darrel Eason Owner* Purchaser ___ Lessee ___ Other**
*Owner's Signature (Required) **Other

Tax Status: Paid 2014 TREASURER'S OFFICE REVIEW By: BARB Date: 1-28-14

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. ___)
- () This segregation does meet Kititas 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.: _____ Parcel Creation Date: _____
Last Split Date: _____ Current Zoning District: Cg 20
Review Date: 11-28-04 By: [Signature]
***Survey Approved: 1/30/2014 By: [Signature]

Notice: Kititas 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.

FEE:

KITITAS COUNTY
ELLENSBURG, WA 98926

4

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Sulte 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.

DAKREL EASON
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

9162-8242
Phone (Work)

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

Action Requested

New Acreage
Survey Vol. _____ Pg. _____

1719-05030-0022 91.32

Segregated into 4 Lots

3-2014, 31.32

Segregated by Intervening Ownership

"Segregated" for Mortgage Purposes Only

Effluinate (Segregate) Mortgage Purpose Only Parcel

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** _____
Dakrel Eason
*Owner's Signature (Required) **Other

TREASURER'S OFFICE REVIEW

Tax Status: Paid 2014 By: BREB Date: 1-28-14

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of intervening ownership.
- (X) This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec 1401)
- () This segregation does meet Kititas 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.: _____ Parcel Creation Date: _____
Last Split Date: Assessor 1996 Current Zoning District: AG-20
Review Date: 11-28-04 By: _____
***Survey Approved: 1/30/2014 By: _____

Notice: Kititas 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

FEE:

KITITAS COUNTY
ELLENSBURG, WA 98926

5

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.

DARREL EASON
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

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

Action Requested

New Acreage
Survey Vol. _____ Pg. _____

1719-05030-0022 3-20¹/₂, 31.32 Segregated into _____ Lots

4-3¹/₂

____ Segregated by Intervening Ownership

1719-05040-0003 58.90

____ "Segregated" for Mortgage Purposes Only

138.22

____ Effminate (Segregate) Mortgage Purpose Only Parcel

____ 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**

X Darrel Eason

*Owner's Signature (Required)

**Other

Tax Status:

Paid 2014

TREASURER'S OFFICE REVIEW

By: [Signature]

Date: 1-28-14

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- () This segregation does meet Kititas 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.: _____

Parcel Creation Date: _____

Last Split Date: Assessor random since 1996

Current Zoning District: _____

Review Date: 11-28-09

By: [Signature]

***Survey Approved: 1/30/2014

By: [Signature]

Notice: Kititas 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.

FEE:

KITITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Sulte 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.

DARREL EASON
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

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

Action Requested

New Acreage
Survey Vol. _____ Pg. _____

1719-05040-0003 138.22

Segregated into 4 Lots

3-20 1/2, 78.22

Segregated by Intervening Ownership

"Segregated" for Mortgage Purposes Only

Eliminate (Segregate) Mortgage Purpose Only Parcel

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**

X Darrel Eason
*Owner's Signature (Required)

**Other

Tax Status: Paid 2014 TREASURER'S OFFICE REVIEW
By: [Signature] Date: 1-28-14

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of Intervening ownership.
- (x) This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. 020.1)
- () This segregation does meet Kititas 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.: _____ Parcel Creation Date: _____

Last Split Date: Assessor line combine '96 Current Zoning District: SG-20

Review Date: 11-28-04 By: [Signature]

***Survey Approved: 1/30/2014 By: [Signature]

Notice: Kititas 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.

FEE:

KITITAS COUNTY
ELLENSBURG, WA 98926

7

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.

DARREL EASON
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

912-8242
Phone (Work)

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

Action Requested

New Acreage
Survey Vol. _____ Pg. _____

PARTS OF
1719-05040-0003 3-20¹/₂, 78.22 Segregated into _____ Lots 4-3¹/₂

____ Segregated by Intervening Ownership

1719-05030-0001 1.11 "Segregated" for Mortgage Purposes Only 127.33

____ Eliminate (Segregate) Mortgage Purpose Only Parcel

____ Boundary Line Adjustment between property owners

Boundary Line Adjustment between properties in the same ownership

____ Combine Parcels at Owner's request

Applicant is: Darrel Eason Owner* Purchaser Lessee Other**
*Owner's Signature (Required) **Other

TREASURER'S OFFICE REVIEW

Tax Status: Paid 2014 By: [Signature] Date: 1-28-14

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- () This segregation does meet Kititas 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.: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Review Date: 11-28-04 By: [Signature]

***Survey Approved: 1/30/2014 By: [Signature]

Notice: Kititas 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.

FEE:

KITITAS COUNTY
ELLENSBURG, WA 98926

8

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.

DARREL EASON
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

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

Action Requested

New Acreage
Survey Vol. _____ Pg. _____

1719-05030-0001 127.33

Segregated into 4 Lots

3-201A, 67.33

Segregated by Intervening Ownership

"Segregated" for Mortgage Purposes Only

Eliminate (Segregate) Mortgage Purpose Only Parcel

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** _____

X Darrel Eason
*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: Paid 2014 By: B. B. B. Date: 1-28-14

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. 2001)
- 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.: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: AG-20

Review Date: 11-28-04 By: [Signature]

***Survey Approved: 1/30/2014 By: [Signature]

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FEE:

KITITAS COUNTY
ELLENSBURG, WA 98926

9

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.

DARREL EASON

Applicant Name

C/O CHUCK CRUSE

Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

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

Action Requested

New Acreage
Survey Vol. _____ Pg. _____

PARTS OF

1719-05030-0001 3-20¹/₂, 67.33

Segregated into _____ Lots

3-3¹/₂, 118.33

Segregated by Intervening Ownership

"Segregated" for Mortgage Purposes Only

Eliminate (Segregate) Mortgage Purpose
Only Parcel

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**

Darrel Eason

*Owner's Signature (Required)

**Other

Tax Status:

Paid 2014

By:

B. Eason

Date:

1-28-14

PLANNING DEPARTMENT REVIEW

- () This segregation meets the requirements for observance of Intervening ownership.
- () This segregation does meet Kititas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- () This segregation does meet Kititas 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.:

Parcel Creation Date:

Last Split Date:

Current Zoning District:

Review Date:

11-28-04

By:

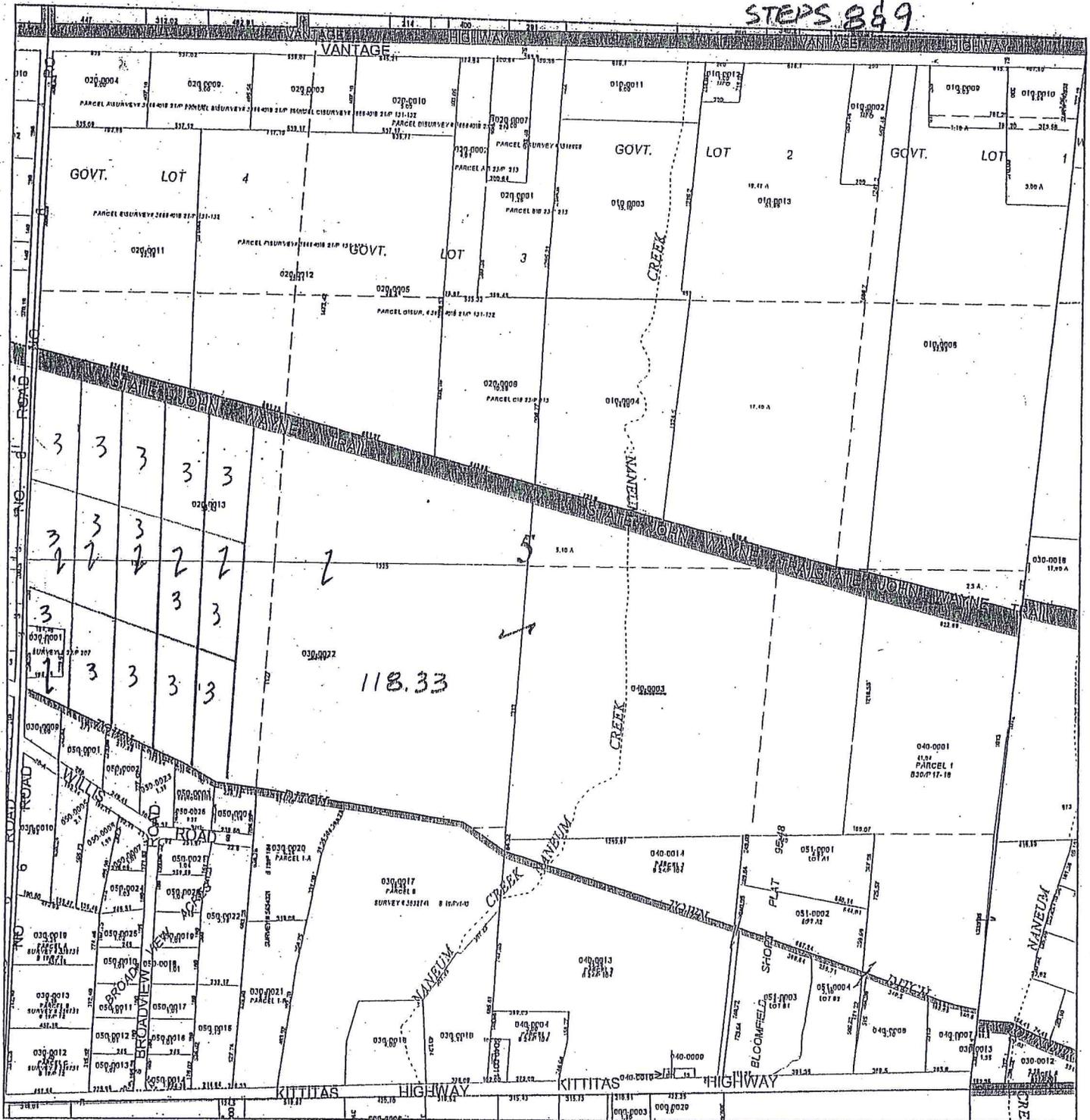
By:

***Survey Approved:

1/30/2014

Notice: Kititas 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.

STEPS 889



Township: 17 Range: 19 Section: 5

ParcelView 4.0.0

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 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)982-7501
 Data Set: 9/16/2004 6:13:35 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.