

FEES: \$300 Exempt Segregation per page
 \$100 Major Boundary Line Adjustment per page
 \$50 Minor Boundary Line Adjustment per page
 \$50 Combination

RECEIVED
 RECEIVED
 JAN 27 2006

KITTITAS COUNTY
 ELLENSBURG, WA 98926

Assessor's Office
 County Courthouse Rm. 101

Planning Department
 County Courthouse Rm. 182

KITTITAS COUNTY
 DEPT. OF PUBLIC WORKS
 JAN 27 2006
 Treasurer's Office
 County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

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

Applicant's Name Jim and Susan Vandeventer

City Ellensburg WA

Phone (Home) 925-4466 (956-7747)

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

189-08010-0002 10.00

Address 862 BAR 14 Road

City WA 98926

State, Zip Code 963-1756

Phone (Work)

New Acreage (Survey Vol. ____, Pg ____)

1.25 AC

8.75 AC

- Action Requested
- SEGREGATED INTO 2 LOTS
 - "SEGREGATED" FOR MORTGAGE PURPOSES ONLY
 - SEGREGATED FOREST IMPROVEMENT SITE
 - ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL
 - BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS
 - BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP
 - COMBINED AT OWNERS REQUEST

RECEIVED

MAY 23 2006

FRIS ROMINGER
 KITTITAS COUNTY ASSESSOR

Applicant is: Owner Purchaser Lessee

Owner Signature Required [Signature]

Tax Status: All Taxes Paid

Treasurer's Office Review

By: [Signature]
 Kittitas County Treasurer's Office

Date: 5-23-06

- Planning Department Review
- This segregation meets the requirements for observance of intervening ownership. KRD R/W
 - This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 312/06)
 - This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Deed Recording Vol. ____ Page ____ Date ____
 - This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____
 Last Split Date: _____
 Review Date: 3/21/06
 Legal or Survey
 **Survey Approved: _____

Parcel Creation Date: _____
 Current Zoning District: _____
 By: [Signature]
 By: _____

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.

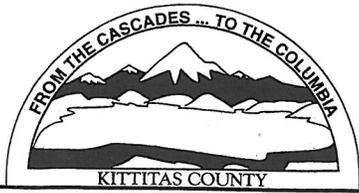
BLA/SEG-00-09

to Vandeventer, Susan
May 30, 2006 22/11 2006 Taxes PD 05/23/06
Seg

Sales Info:
Adjusted Acres:

06 for 07

	<u>Owner</u>	<u>Parcel Number</u>	<u>Acres</u>	<u>Lvalue</u>	<u>Ivalue</u>	<u>Tvalue</u>
Original:		18-19-08010-0002	10.00	49,100	119,690	168,790
New:		P554234	8.75	Values to determined by Appraiser		
		Ptn W1/2 NE1/4; Ptn B8/P9				
New:		18-19-08010-0011	1.25	Values to determined by Appraiser		
		Ptn W1/2 NE1/4; Ptn B8/P9				



Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

TO: Cruse and Associates, Authorized Agent
KRD Irrigation District

FROM: Joanna Valencia, Staff Planner *JV*

DATE: February 3rd, 2006

SUBJECT: Van de Venter Administrative Segregation

DESCRIPTION: Administrative Segregation into 2 lots (1.25 acres and 8.75 acres) using Intervening Ownership (KRD Right of Way)

PARCEL
NUMBER(s): 18-19-08010-0002

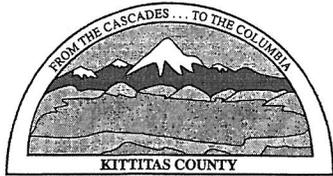
Kittitas County Community Development Services has reviewed the proposed administrative segregation application and hereby grants:

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 segregation:

- 1.) A legal description or survey of the proposed segregation reflecting the new acreage and lot dimensions must be submitted to our office and reviewed for final approval.
- 2.) In order to provide irrigation water to newly created lots, administrative segregations must meet KCC Subdivision Code Chapter 16.18 Irrigation requirements. A certificate/letter of approval must be received from the irrigation entity representative stating that the proposed parcel creation meets the irrigation entity requirements (KCC 16.18.030). It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements. The subject properties are shown to be located within the KRD Irrigation District.
- 3.) Full year's taxes needs to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
- 4.) Please see Kittitas County Public Works comment letter attached for additional information.

Attachments: Segregation Application
Preliminary Segregation Drawing
KC Public Works Comments



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

MEMORANDUM

TO: Marco Rains, Staff Planner, Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: Jan 27, 2006

SUBJECT: Van de Venter Segregation Application 18-19-08010-0002

1. Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

The applicant needs to be aware of the following:

- a. 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.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. 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.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. **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.

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

Jim and Susan Vandeventer

Applicant's Name

Elleensburg WA

City

925-4466 (856-7747)

Phone (Home)

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

189-08010-0002

862 BAR 14 Road

Address

WA 98926

State, Zip Code

963-1756

Phone (Work)

New Acreage
 (Survey Vol. ____, Pg __)

1.25 AC

8.75 AC

Action Requested

- SEGREGATED INTO 2 LOTS
- "SEGREGATED" FOR MORTGAGE PURPOSES ONLY
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- BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS
- BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP
- COMBINED AT OWNERS REQUEST

Applicant is:

Owner

Purchaser

Lessee

Other

Susan Vandeventer

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: _____

By: _____

Kittitas County Treasurer's Office

Date: _____

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. *KRD R/W*
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 3/21/06)
No more intervening allowed w/ irrigation canal. JV 3/21/06
- 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
Legal or Survey
- This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: _____

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Current Zoning District: _____

Review Date: 3/21/06

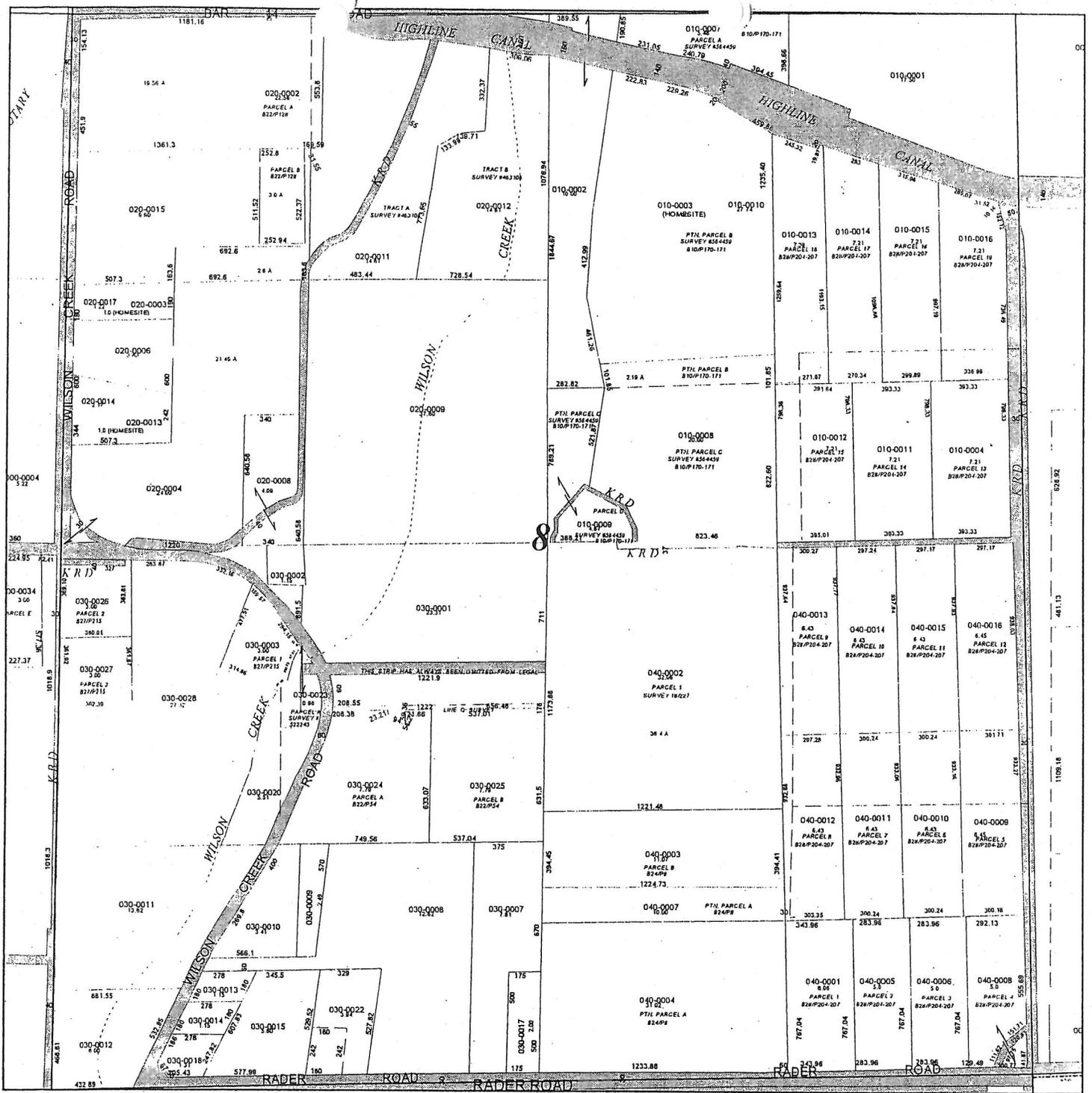
By: *J Van*

Legal or Survey
 **Survey Approved:

By: _____

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.

21A18961-010-09



Township: 18 Range: 19 Section: 8

ParcelView 4.0.1

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 6/6/2003 6:36:19 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.

A Portion of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 8, Township 18N, Range 19E, W.M.

447806

8/9

Legal Description

That portion of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 18 North, Range 19 East, E.M., County of Kittitas, State of Washington, which is bounded by a line described as follows:

From the Northwest corner of said West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 8; thence South 00°47'34" East, along the West boundary of said West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, 30.00 feet to the South right of way boundary of the county road (Bar 14 Road), which is the true point of beginning; thence North 88°27'34" East, along the South right of way boundary of said county road, 389.55 feet; thence South 08°54'52" East, 273.57 feet; thence South 09°07'52" West; 726.38 feet; thence South 02°30'22" West, 412.99 feet; thence South 13°39'38" East, 461.26 feet; thence South 88°27'34" West, 282.82 feet, more or less, to the West boundary of said West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$; thence North 00°47'34" West, 1844.67 feet, more or less, along the West boundary of said West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ to the true point of beginning.

EXCEPT: The tract of land conveyed to the Kittitas Reclamation District by deed dated September 26, 1929, and recorded in Book 47 of Deeds, page 628.

Area 10.70 acres

SURVEYOR'S CERTIFICATE

This map correctly represents a survey done by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Glen Cooke in October of 1980.

David P. Nelson
David P. Nelson
Professional Land Surveyor
License No. 18092

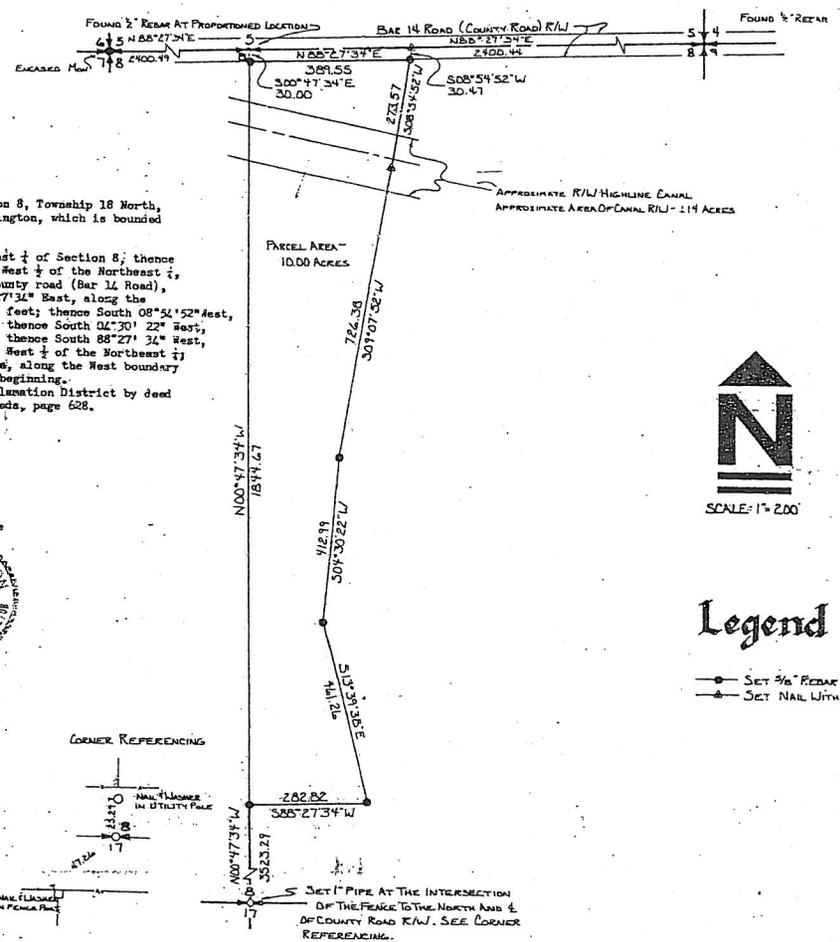
10/28/80
Date



AUDITOR'S CERTIFICATE

Filed for record this 4th day of December, 1980
at 2:00 P.M. in book 8 of Surveys at page 9
at the request of David Nelson.

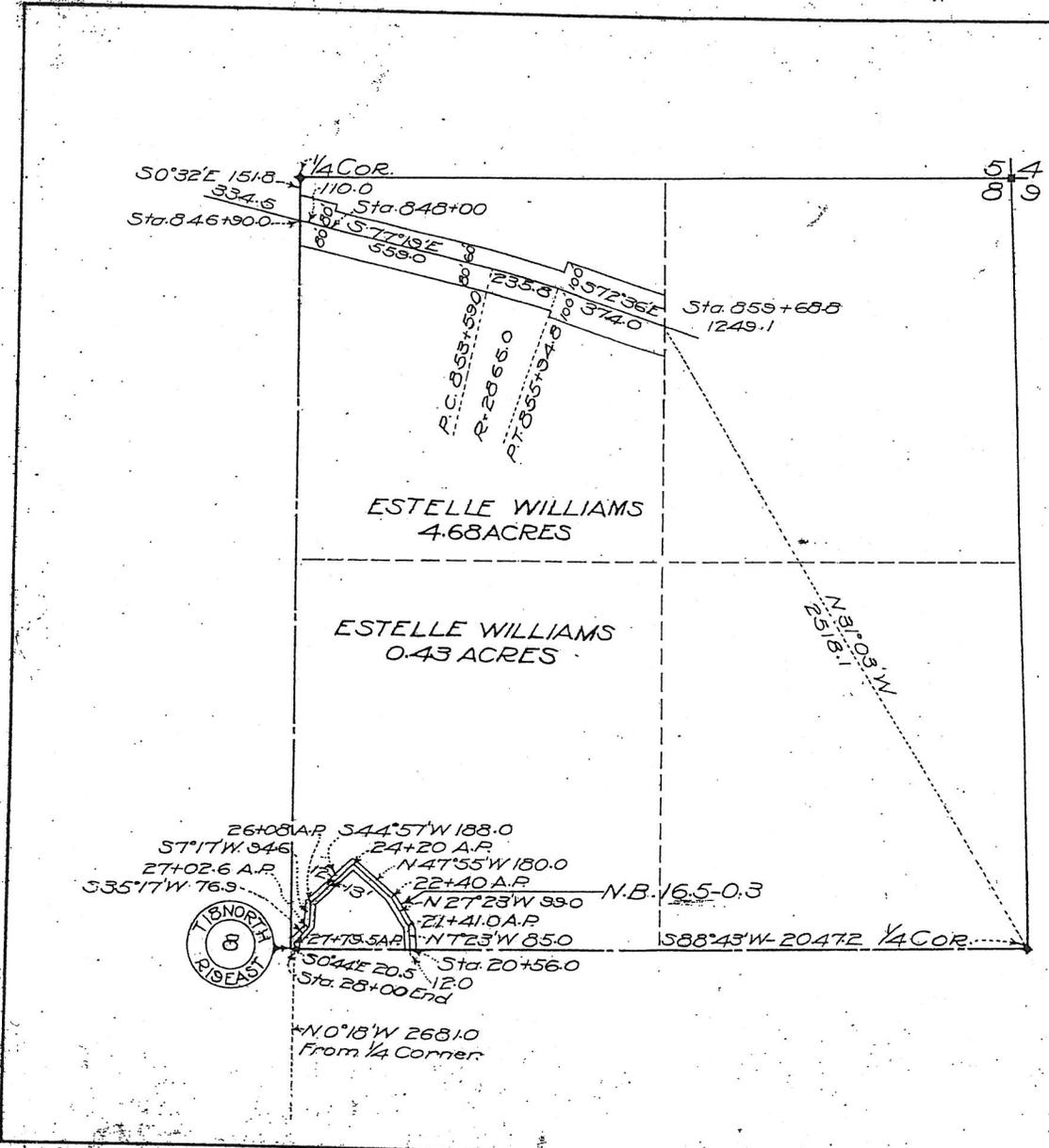
Wendy M. Olsenburg, Esq.
Wendy M. Olsenburg, Esq.
Kittitas County Auditor



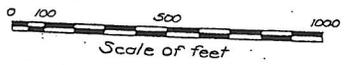
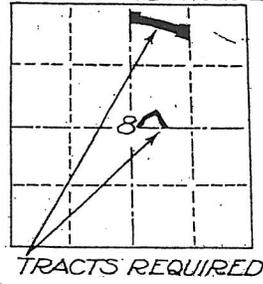
Legend

- SET 3/8" REBAR WITH SURVEY CAP
- SET NAIL WITH WASHER

Erise and Nelson
Professional Land Surveyors
P.O. Box 959-Elensburg, Wa. 98926
(509) 925-7747



SECTION 8 T.18 N. R.19 E. W.M.



ESTELLE WILLIAMS
 $1/2$ NE $1/4$ SECTION 8-T.18 N. R.19 E. W.M.
 5.11 ACRES

DEPARTMENT OF THE INTERIOR
 BUREAU OF RECLAMATION
 YAKIMA PROJECT - WASH.
 KITTITAS DIVISION
 N.B. CANAL LATERAL ROW
 PROJECT NO. 1274
 ORIGINAL DATE
 42-B-445 Olenberg & Wash 3/12

That portion of the West ½ of the Northeast 1/4 of Section 8, Township 18 North, Range 19 East, W.M., County of Kittitas, State of Washington, which is bounded by a line described as follows:

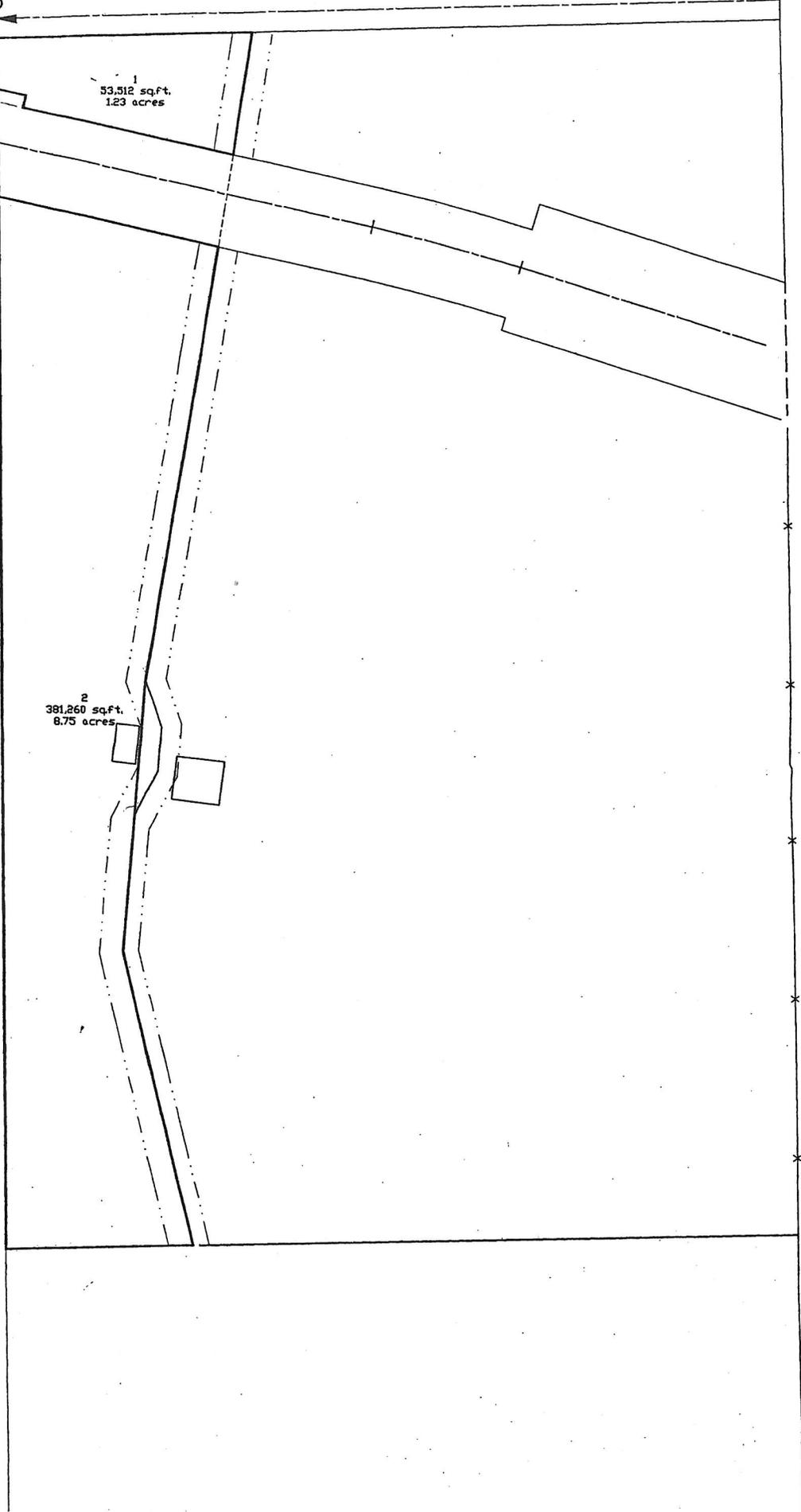
From the Northwest corner of said West ½ of the Northeast 1/4 of Section 8, thence South 00° 47' 34" East, along the West boundary of said West ½ of the Northeast 1/4, 30.00 feet to the south right of way boundary of the county road (Bar 14 Road), which is the true point of beginning; thence North 88° 27' 34" East, along the South right of way boundary of said county road, 389.55 feet; thence South 08° 54' 52" West, 273.57 feet; thence South 09° 07' 52" West, 726.38 feet; thence South 04° 30' 22" West, 412.99 feet; thence South 13° 39' 38" East, 461.26 feet; thence South 88° 27' 34" West 282.82 feet, more or less, to the West boundary of said West ½ of the Northeast 1/4; thence North 00° 47' 34" West, 1844.67 feet, more or less, along the West boundary of said West ½ of the Northeast 1/4 of the true point of beginning. EXCEPT: The tract of land conveyed to the Kittitas Reclamation District by deed dated September 26, 1929, and recorded in Book 47 of Deeds, page 628 and the tract of land lying on the south side of Highline Canal.

Area: 1.25 acres.

5

1
53,512 sq.ft.
1.23 acres

2
381,260 sq.ft.
8.75 acres



5

1
53,512 sq.ft.
1.23 acres

2
381,260 sq.ft.
8.75 acres

x

x

x

x

x

x

x

x

x

x

x

x

x

CRB 111-3

KITTITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date 1/27/06 044754

Received From VandeVenter

Address 862 Bar 14 Rd.
Ellensburg, WA 98926 Dollars \$ 300.00

For BLA Application (VandeVenter)

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>300.00</u>	CHECK	<u>300.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Amber Allen