

FEES:

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

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
County Courthouse Rm. 182

RECEIVED
RECEIVED
APR 13 2006
KITTITAS COUNTY
ASSASSOR'S OFFICE
COUNTY COURTHOUSE
KITTITAS COUNTY
CDSS

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.

Littlejohn
Applicant's Name

40 Cruise & Assoc
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

19-17-12000-0004 BDA AC

SEGREGATED INTO 4 LOTS

4-20's

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

SEGREGATED FOREST IMPROVEMENT SITE

RECEIVED

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

COMBINED AT OWNERS REQUEST

APR 13 2005

IRIS ROMINGER
KITTITAS COUNTY ASSESSOR

Applicant is: Owner

Purchaser Lessee

Other

Chris Littlejohn
Owner Signature Required

Other

Tax Status: 2006 Taxes Paid

Treasurer's Office Review

By: *[Signature]*
Kittitas County Treasurer's Office

Date: 4-13-06

Planning Department Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____
- () 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: _____

Last Split Date: _____

Current Zoning District: _____

PRELIM Review Date: 3/3/06

By: *[Signature]*

**Survey Approved: 4/14/06

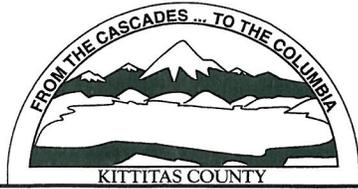
By: *[Signature]*

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.

cg Chris E Littlejohn Etux Etal
 April 14, 2006 36/91 2006 Taxes PD 04/13/06
Seg

Sales Info:
 Adjusted Acres: +7.09 acres per survey
 06 for 07

Owner	Parcel Number	Acres	Lvalue	Ivalue	Tvalue	Lv/Lu	
Original	19-17-12000-0004	80.00	48,050	0	48,050		
New	P941836 Ptn NE1/4 (Parcel A, B32/P131)	21.89	Value to be determined by appr				
New	19-17-12000-0011 Ptn NE1/4 (Parcel B, B32/P131)	21.81	Value to be determined by appr				
New	19-17-12000-0012 Ptn NE1/4 (Parcel C, B32/P131)	21.73	Value to be determined by appr				
New	19-17-12000-0013 Ptn NE1/4 (Parcel D, B32/P131)	21.66	Value to be determined by appr				



Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

TO: Chuck Cruse, Authorized Agent for Littlejohn

FROM: Scott Turnbull, Staff Planner

DATE: March 3, 2006

SUBJECT: Littlejohn (BLA/SEG-06-21)

DESCRIPTION: Boundary Line Adjustment in Forest and Range Zone

PARCEL
NUMBER(s): 19-17-12000-0004

RECEIVED
APR 13 2006
KITTITAS COUNTY
CDS

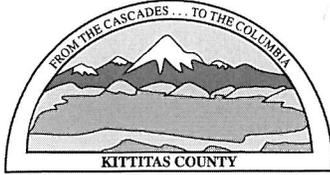
Kittitas County Community Development Services has reviewed the proposed Boundary Line Adjustment application and hereby grants:

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 boundary line adjustment and must be submitted to our office for review:

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

Attachments:
KC Public Works Comments



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II

DATE: March 2, 2006

SUBJECT: Little John 4 Lot Parcel Segregation

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

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

The applicant needs to be aware of the following:

- 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 provides 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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 ELLENSBURG, WA 98926

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KITTITAS COUNTY
 DEPT. OF PUBLIC WORKS
 COUNTY COURTHOUSE

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Littlejohn
 Applicant's Name

40 Cruise St Assoc
 Address

City

State, Zip Code

962-824/2
 Phone (Work)

Phone (Home)

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

Action Requested

New Acreage
 (Survey Vol. ____, Pg ____)

19-17-12100-0004 BOPAL

SEGREGATED INTO 4 LOTS

4-20's

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

21.89, 21.81, 21.73

SEGREGATED FOREST IMPROVEMENT SITE

21.66

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

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COMBINED AT OWNERS REQUEST

Applicant is: Owner

Purchaser

Lessee

Other

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.
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Review Date: 3/3/06

By: _____

**Survey Approved: _____

By: _____

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PRELIM

Existing

8/04



Township: 19 Range: 17 Section: 12

Copyright (C) 2002 Kiltitas County
 Kiltitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 8/10/2004 6:18:33 PM

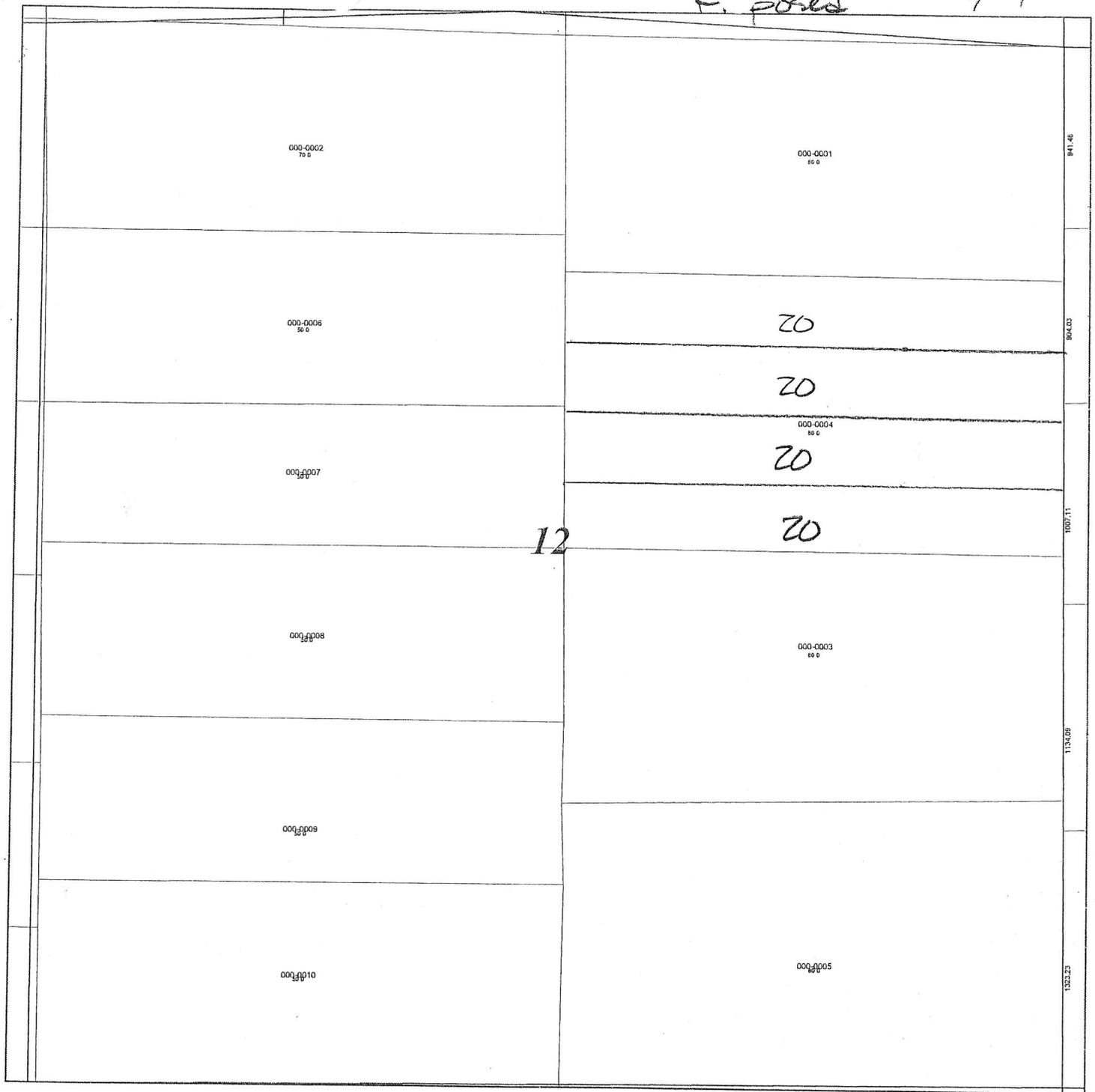


ParcelView 4.0.1

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

F. posed

8/04



Township: 19 Range: 17 Section: 12

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 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
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 Data Set: 8/10/2004 6:18:33 PM



ParcelView 4.0.1

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 as an aid in the appraisal and
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 does not warrant its accuracy.

ORB 111-3

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

CASH RECEIPT

Date 3-1-04

045308

Received From Chris Littlejohn

Address PO Box 418
Snoqualmie, WA 98065

Dollars \$ 300⁰⁰

For ~~BITA~~ / SEP - 19.17.12000.0204

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>300⁰⁰</u>
BALANCE DUE	<u>300⁰⁰</u>	MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By McMachew