

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

**RECEIVED**

APR 25 2006

**KITTITAS COUNTY**  
 ELLENSBURG, WA 98926

Assessor's Office  
 County Courthouse Rm. 101

Planning Department  
 County Courthouse Rm. 182

**KITTITAS COUNTY**  
 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.

FREDERICK  
 Applicant's Name

C/O CHUCK CRUSE  
 Address

City

State, Zip Code

Phone (Home)

962-8242

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

Phone (Work)

20116-29000-0008 42.47

Action Requested

New Acreage  
 (Survey Vol. \_\_\_\_\_, Pg \_\_\_\_\_)

SEGREGATED INTO 2 LOTS

21, 21.47

"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

Applicant is:  Owner

Purchaser

Lessee

Other

[Signature]  
 Owner Signature Required

Other

Tax Status: 2006 [Signature]

Treasurer's Office Review

By: [Signature]  
 Kittitas County Treasurer's Office

Date: 5/24/06

**Planning Department Review**

- ( ) This segregation meets the requirements for observance of intervening ownership.
- (X) 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: \_\_\_\_\_

Review Date: 5/17/06

By: [Signature]

LEGAL  
 \*\*Survey Approved: 6/20/06

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.

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State, Zip Code

Phone (Home)

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 (1 parcel number per line)

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 (Survey Vol. \_\_\_\_\_ Pg \_\_\_\_\_)

PARTS OF  
 2016-29000-0008 21, 21.47

\_\_\_ SEGREGATED INTO \_\_\_ LOTS

10.76105, 31.97 31.71

\_\_\_ "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  
 JUN 20 2005  
 KITTITAS COUNTY TREASURER'S OFFICE

Applicant is:  Owner

\_\_\_ Purchaser

\_\_\_ Lessee

*[Signature]*  
 Owner Signature Required

Other \_\_\_\_\_

Treasurer's Office Review

Tax Status: 2006 Taxes Paid

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

Date: 5.26-06

Planning Department Review

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Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Review Date: 5/7/06

By: *[Signature]*

LEGAL  
 \*\*Survey Approved: 6/20/06

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 Brian Frederick etux  
June 20, 2006 43/83 & 11 2006 Taxes PD In Full  
**Seg (Results in change of legal only)**

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>	<u>LEVY/DOR</u>
--------------	----------------------	--------------	---------------	---------------	---------------	-----------------

**Change in legal only:**

	20-16-29000-0008	31.71	Value to be determined by appr			43/83
	Ptn S1/2 (Lot 1, B32/P188)					

	20-16-29000-0021	10.76	Value to be determined by appr			43/11
	Ptn S1/2 (Lot 2, B32/P188)					

# Tax Receipt

AMY J. MILLS  
 Kittitas County Treasurer  
 205 W 5th Ave Suite 102  
 Ellensburg, WA 98926 (509)962-7535  
 LEGAL ACRES 42.47, CD. 6840-1-2; SEC. 29, TWP. 20, RGE. 16;  
 PTN. S1/2 (SURVEY B15/P136-138)

ROLL YEAR 2006  
 TYPE OF TAX REAL  
 TAX DISTRICT 43

RECEIVED  
 MAY 10 2006  
 KITTITAS COUNTY  
 CDS

PARCEL # 405035  
 PAID BY FREDERICK, BRIAN  
 DATE OF PAYMENT 05/09/2006  
 RECEIPT # 2006-0029598  
 LOAN PAYMENT CODE  
 METHOD CHECK  
 PAYMENT 2nd HALF  
 INITIALS Michele  
 CHECK # 2992

INSTALLMENT	1,161.29
INTEREST	0.00
TOTAL COLLECTED	1,161.29

FREDERICK, BRIAN ETUX

3201 AIRPORT ROAD  
 CLE ELUM WA 98922

COMMENTS

# Tax Receipt

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 Kittitas County Treasurer  
 205 W 5th Ave Suite 102  
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 TYPE OF TAX REAL  
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Kittitas County Treasurer

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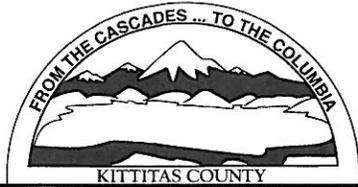
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 INITIALS Michele  
 CHECK # 2992

FREDERICK, BRIAN ETUX

3201 AIRPORT ROAD  
 CLE ELUM WA 98922

COMMENTS

5-10-06  
 Scott -  
 FOR YOU  
 FILE. I  
 WILL CHECK  
 WITH YOU  
 P MARRON RE  
 STATUS.  
 THANKS!  
 Brian



# *Kittitas County Community Development Services*

*Darryl Piercy, Director*

## **MEMORANDUM**

---

TO: Chris Cruse, Authorized Agent for Brian Frederick

FROM: Scott Turnbull, Staff Planner

DATE: May 9, 2006

SUBJECT: Frederick (BLA/SEG-06-50)

DESCRIPTION: Boundary Line Adjustment in Agricultural 3 Zone

PARCEL  
NUMBER(s): 20-16-29000-0008

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

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FREDERICK  
 Applicant's Name

C/O CHUCK CRUSE  
 Address

City

State, Zip Code

Phone (Home)

902-8242  
 Phone (Work)

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

Action Requested

New Acreage  
 (Survey Vol. \_\_, Pg \_\_)

20110-29000-0008 42.47

- 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

21, 21.47

Applicant is:  Owner  Purchaser  Lessee  Other

[Signature]  
 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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Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Review Date: 5/7/06

By: [Signature]

LEGAL

\*\*Survey Approved: \_\_\_\_\_

By: \_\_\_\_\_

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KITTITAS COUNTY  
CDS

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PARTS OF  
2016-29000-0008 21,21.47

\_\_\_ SEGREGATED INTO \_\_\_ LOTS

\_\_\_ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY

105, 31.97

\_\_\_ SEGREGATED FOREST IMPROVEMENT SITE

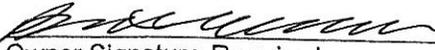
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\_\_\_ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

\_\_\_ 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: \_\_\_\_\_

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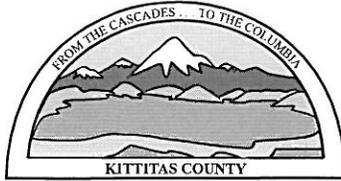
By: 

LEGAL

\*\*Survey Approved: \_\_\_\_\_

By: \_\_\_\_\_

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# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

TO: Community Development Services  
FROM: Randy Carbary, Planner II *RC*  
DATE: May 8, 2006  
SUBJECT: Frederick Segregation and BLA

RECEIVED  
MAY 8 2006  
KITTTITAS COUNTY  
CDS

Our department has reviewed the Request for Boundary Line Adjustment and 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.

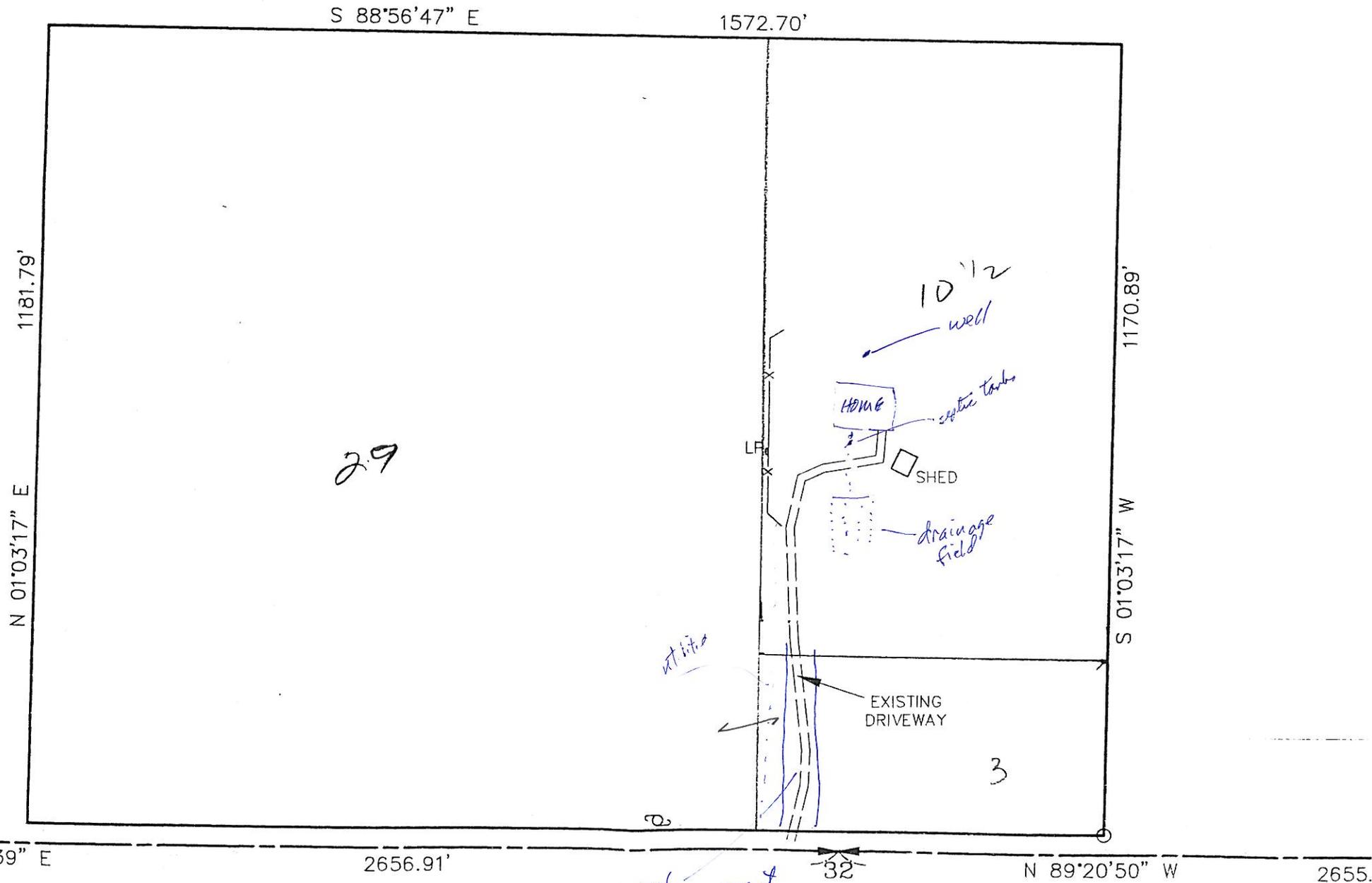
The applicant needs to be aware of the following:

- 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 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.

Ag 3



60' easement for access of utilities

2655.

**CRUSE**  
& ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

**RECEIVED**

APR 25 2006

**KITTITAS COUNTY  
CDS**

4-25-06

AFTER PRELIMINARY REVIEW, A SURVEY WILL BE COMPLETED AND/OR LEGAL DESCRIPTIONS PREPARED AND ACREAGES CALCULATED FOR THE PARCELS CONTAINED IN THIS APPLICATION.

*Chuck*





STEP 1



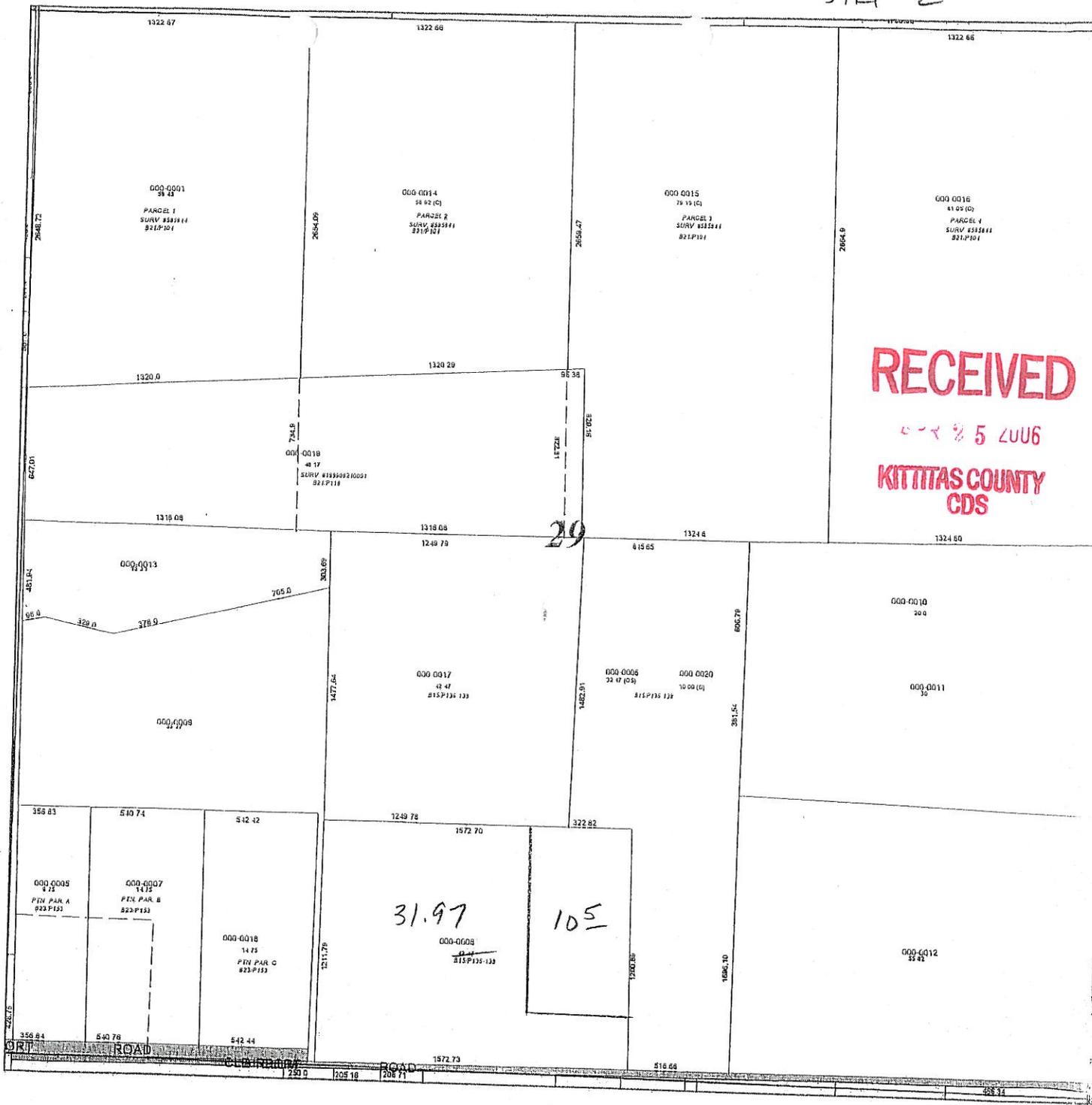
Township: 20 Range: 16 Section: 29

Copyright (C) 2002 Kittitas County  
 Kittitas County Assessor's Office  
 205 W 5th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)962-7501  
 Data Set: 4/14/2006 9:09:40 PM



**ParcelView 4.0.1**  
 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.

JIT C



**RECEIVED**  
 MAY 5 2006  
 KITTITAS COUNTY  
 CDS

Township: 20 Range: 16 Section: 29

Copyright (C) 2002 Kittitas County  
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 (509)962-7501  
 Data Set: 4/14/2006 9:09:40 PM



**ParcelView 4.0.1**  
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 The County Assessor's Office  
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CRB 111-3

KITTITAS COUNTY CDS

411 N. Ruby Suite #2  
ELLENSBURG, WA 98926

**CASH RECEIPT**

045942

Date 4.25.06

Received From Dorian & Elizabeth Frederick

Address 3201 Airport Road  
Cle Elum, WA 98922

Dollars \$ 300.00

For Exempt Segregation Application  
(Frederick)

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

CRB 111-3

KITTITAS COUNTY CDS

411 N. Ruby Suite #2  
ELLENSBURG, WA 98926

**CASH RECEIPT**

045941

Date 4.25.06

Received From Dorian & Elizabeth Frederick

Address 3201 Airport Road  
Cle Elum, WA 98922

Dollars \$ 100.00

For BVA Application (Frederick)

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>100.00</u>	CHECK	<u>100.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Amber Allen