

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

September 12, 2008

Jerry & Barbara Phillips
291 Bohannon Road
Ellensburg, WA 98926

RE: Phillips Segregation, SEG-06-70

Dear Mr. and Mrs. Phillips,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and all conditions to preliminary approval have been met at this time. **Final approval** is hereby granted.

Please see the enclosed memo from Public Works that describes other issues you should be aware of regarding this parcel segregation.

If you have any questions, please contact our office.

Sincerely,

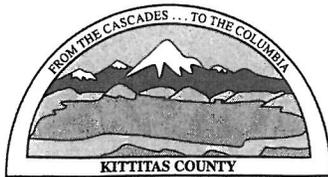
Mackenzie Moynihan
Staff Planner

cc: Kittitas County Assessor's Office

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *rc*

DATE: June 7, 2006

SUBJECT: Jerry & Barbara Phillips Parcel Segregation 16-20-16050-0001

RECEIVED

JUN 8 2006

KITTITAS COUNTY
CDS

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.

Mackenzie Moynihan

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Tuesday, September 09, 2008 1:58 PM
To: Mackenzie Moynihan
Subject: Fw: Phillips

Barbara Phillips was in this afternoon and completed all of the KRD requirements. If you need additional information, please let me know.

Keli

----- Original Message -----

From: Keli Bender
To: Mackenzie Moynihan
Sent: Wednesday, July 30, 2008 3:50 PM
Subject: Re: Phillips

Barbara was in and we are working on it. Not complete yet.

----- Original Message -----

From: Mackenzie Moynihan
To: Keli Bender
Sent: Wednesday, July 30, 2008 1:15 PM
Subject: Phillips

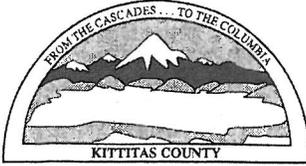
Hey Keli,

Has Jerry and/or Barbara Phillips been in to talk to you? I have an administrative segregation of Joanna's that I'm trying to get finalized for them and I told them they needed to get in touch with you and provide me with proof that they've met all of your requirements. The property is at 291 Bohannon Road.

Thanks. Happy hump day! ☺

Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926
mackenzie.moynihan@co.kittitas.wa.us
Phone: 509.962.7024 Fax: 509.962.7682

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under Chapter 42.56 RCW and is subject to archiving and review by someone other than the recipient.



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

MEMORANDUM

TO: Jerry and Barbary Phillips, applicant

FROM: Joanna Valencia, Staff Planner *JV*

DATE: October 13, 2006

SUBJECT: Phillips SEG-06-70

DESCRIPTION: Administrative Segregation/Intervening Ownership in the Ag-20 Zone

PARCEL
NUMBER(s): 16-20-16050-0001 (approx. 20.9 acres)

Kittitas County Community Development Services has reviewed the proposed Administrative Segregation/Intervening Ownership 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:

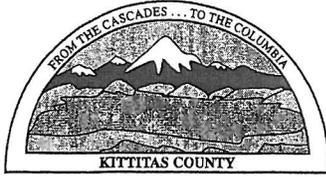
1. A survey of the Administrative Segregation/Intervening Ownership reflecting the new acreage and lot dimensions must be submitted to our office and reviewed for final approval.
2. No further intervening ownership divisions will be allowed.
3. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office. Please notify our office once the appropriate payments have been made.
4. In order to provide irrigation water to newly created lots, administrative segregations must meet KCC Subdivision Code Chapter 16.18 Irrigation requirements. The subject properties are shown to be located within the KRD Irrigation District. It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements. A certificate/letter of approval must be received and submitted to Kittitas County Community Development Services from the irrigation entity representative stating that the proposed parcel creation meets the irrigation entity requirements (KCC 16.18.030) prior to final approval.
5. Please refer to the attached Kittitas County Public Works Memo for additional information regarding additional requirements.

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

MEMORANDUM

RECEIVED

TO: Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: June 7, 2006
SUBJECT: Jerry & Barbara Phillips Parcel Segregation 16-20-16050-0001

JUN - 8 2006

KITTITAS COUNTY
CDS

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 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.

FEE: \$300 Exempt (re) line per page
 \$100 Major Boundary Line Adjustment per page
 \$50 Minor Boundary Line Adjustment per page
 \$50 Combination

RECEIVED

RECEIVED
 MAY 22 2006
 KITTITAS COUNTY
 CDS

KITTITAS COUNTY
 ELLENSBURG, WA 98926

MAY 25 2006

Assessor's Office
 County Courthouse Rm. 101
 DEPT. OF PUBLIC WORKS

Planning Department
 County Courthouse Rm. 182

Treasurer's Office
 County Courthouse Rm. 182

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.

JERRY & BARBARA PHILLIPS
 Applicant's Name
 E-BURG
 City
 968-3763
 Phone (Home)
 291 BOHANNON RD.
 Address
 WA. 98926
 State, Zip Code
 968-3763
 Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg __)
16-20-16050-000 (20.9) Acres	<input checked="" type="checkbox"/> SEGREGATED INTO 2 LOTS	ROUGHLY 7 ACRES
	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	CURRENT LOT 2 WILL HAVE
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	~ 13 ACRES
	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	

Applicant is: Owner Purchaser Lessee Other

Owner Signature Required _____ Other _____

Treasurer's Office Review

Tax Status: 2008 taxes pd in full
 By: Linda J. Dinit
 Kittitas County Treasurer's Office
 Date: 9-11-2008

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. No more intervening allowed
- 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)

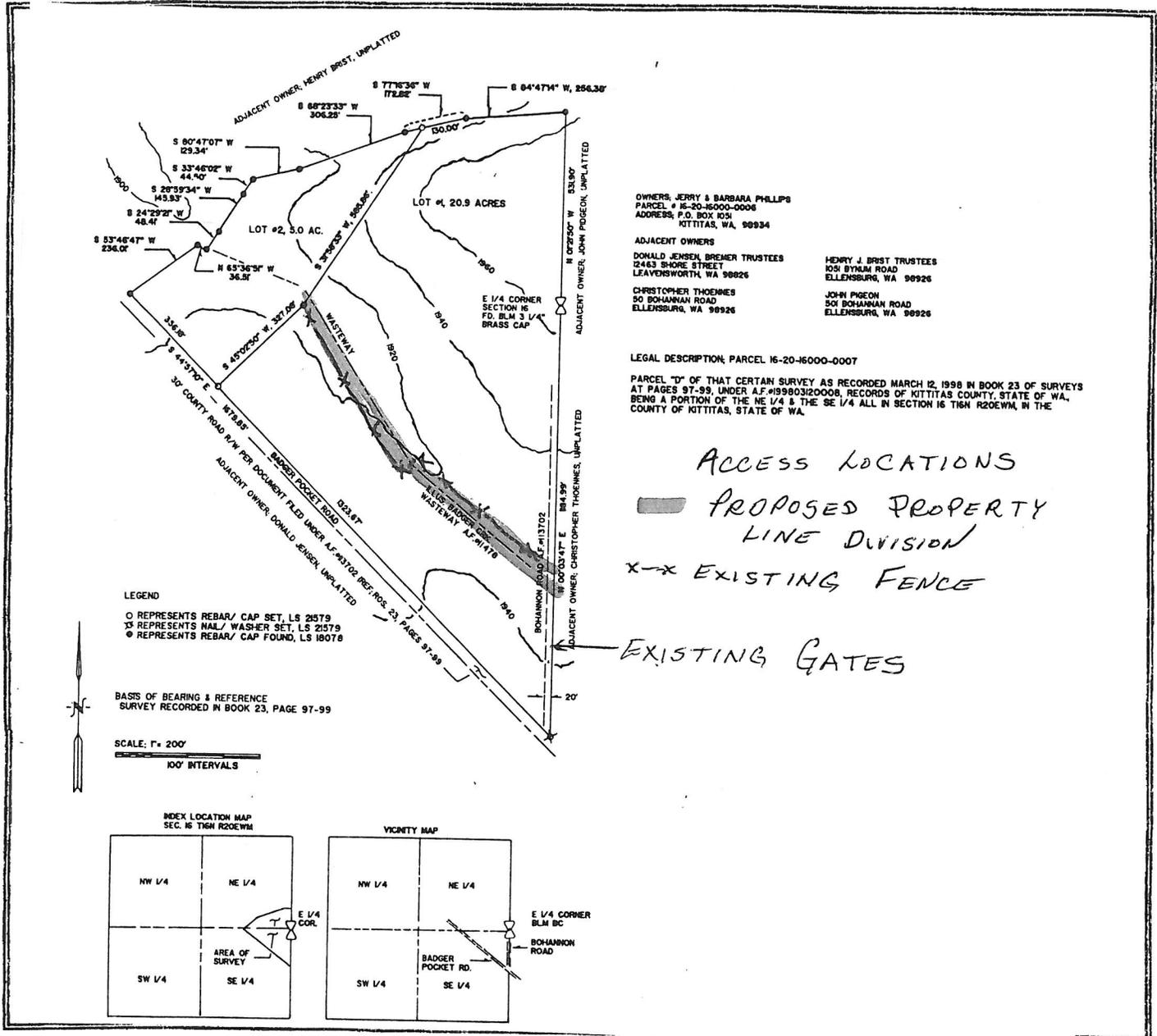
Card #: _____ Parcel Creation Date: _____
 Last Split Date: Phillips Short Plat 02-25 Current Zoning District: Ag-20
 Review Date: 10/13/06 By: _____
 **Survey Approved: 8/4/08 By: _____

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.

5/22/06 F300.W 046364

This page must be completed for the purpose only segregations, improvement on forest land and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

THIS AREA FOR USE BY APPLICANT
(Use additional sheets as needed)



Directions:

- Identify the boundary of the segregation:
 - The boundary lines and dimensions
 - Sub-Parcel identification (i.e. Parcel A, B, C or Lot 1, 2, 3, etc.)
- Show all existing buildings and indicate their distances from the original exterior property lines. Attach a copy of recorded survey
- Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.

Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.

RECORDING NO. 114788

STATE OF WASHINGTON

TO

EASEMENT OF RIGHT OF WAY

UNITED STATES OF AMERICA

H.L.W.

DEPARTMENT OF PUBLIC LANDS
OFFICE OF COMMISSIONER

BUREAU OF RECLAMATION
Jan 2, 1934

In Re Application No. 14465 for Right of Way Westway Channel over Certain State Lands in Kittitas County. ORDER

January 15, 1934
Ellensburg, Washington

M B D
A F

It appearing to the Commissioner at this time that application No. 14465 was filed in this office by the United States of America, Department of the Interior, Bureau of Reclamation, for an easement for right of way for Badger Creek Westway Channel through the W¹/₂ of NE¹/₄, the SE¹/₄ of NE¹/₄ and the NE¹/₄ of SE¹/₄ of section 16, township 16 north, range 20 east, in the south part of Kittitas County, more particularly described hereinafter and

It further appearing that said application was filed in accordance with the provisions of Section 5 of Chapter 88 of the Session Laws of 1905 which provides that the United States of America obtain rights of way over state lands for canals, ditches or laterals or sites for reservoirs and structures for the operation and maintenance of irrigation work; that in accordance with said law, said right of way is available without cost; that the application is accompanied by the proper plats showing the location of said westway channel, and the Commissioner being fully advised and believing that the application should be granted: it is, therefore

ORDERED AND DETERMINED that an easement be and the same is hereby granted to the United States of America, Department of the Interior, Bureau of Reclamation, for right of way for Badger Creek Westway Channel over and across and to include the following described lands:

Those portions of the W¹/₂ of NE¹/₄, the SE¹/₄ of NE¹/₄ and the NE¹/₄ of SE¹/₄ of section 16, township 16 north, range 20 east, W.M. included in a strip of land 50 feet in width, having 25 feet of such width on each side of the following described center line;

Beginning at a point on the north line of said section 16 which is N89°16' E 457 feet distant from the quarter section corner on said north line and running thence S 32°27' E 337.4 feet; thence on a 20° curve to the left, turning through an angle of 33°20', a distance of 166.7 feet thence S. 65°45' E 34.9 feet; thence on a 30° curve to the right, turning through an angle of 44°50', a distance of 118 feet; thence S 20° 57' E 245.3 feet; thence on a 20° curve to the left, turning through an angle of 17°50', a distance of 89.2 feet; thence S 38°47' E 162.8 feet; thence on an 18' curve to the right, turning through an angle of 18°10' a distance of 100.9 feet; thence S 20°37' E 192.4 feet; thence on a 30° curve to the right, turning through an angle of 23° a distance of 93.3 feet; thence S 7°23' W 345.8 feet; thence on a 16° curve to the left turning through an angle of 36°28' a distance of 240.2 feet; thence S51°35' E 451.1 feet; thence on a 10° curve to the left, turning through an angle of 37°20' a distance of 373.3 feet; thence S 69°25' E 256.6 feet; thence on a 20° curve to the right, turning through an angle of 35°30' a distance of 177.5 feet; thence S 35° 55' E 441.1 feet; thence on a 20° curve to the left, turning through an angle of 17°30', a distance of 87.5 feet; thence S 50°25' E 373.1 feet; thence on a 50° curve to the left, turning through an angle of 33°, a distance of 76 feet; thence S 35°25' E 13.2 feet to a point on the east line of said section 16 which is S 0°02' W 713.3 feet distant from the quarter section corner on said east line.

LEED RECORD NO. 54

KITTITAS COUNTY, WASHINGTON

TAYLOR BROS. PRINTING CO. 121120

The right of way hereinabove described has an area of 5.02 acres according to the plat thereof on file in the office of the Commissioner of Public Lands at Olympia, Washington.

Subject, however, to rights of way for county roads granted to the County of Kittitas September 7, 1933, under application No. 1457 and to the right of said County to remove gravel from a portion of the NE $\frac{1}{4}$ of said Section in accordance with the provisions of Permit No. 97 issued August 16, 1933 under application No. 1455.

Dated this 15th day of January, A.D. 1934.

(SEAL)

Filed for Record Jan. 25, 1934 at 10:50 A.M.

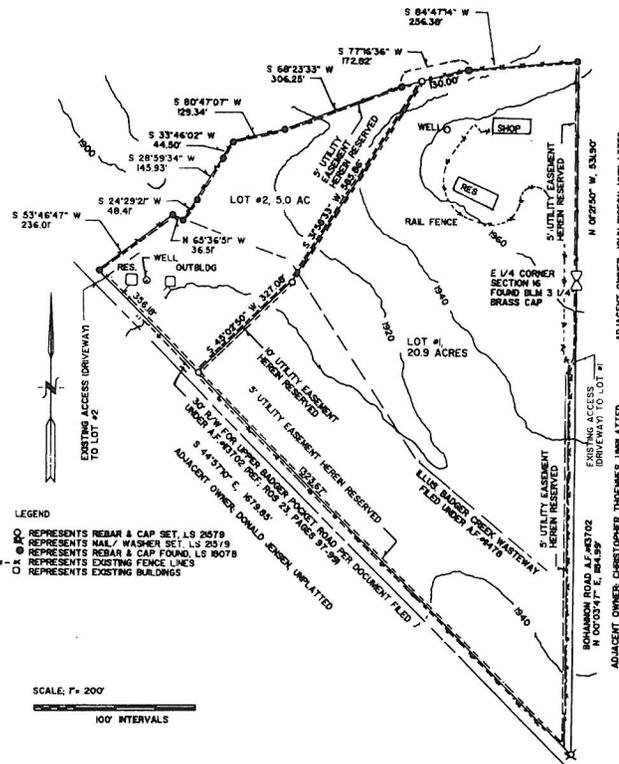
Charles R. Benson
Assistant Commissioner of Public Lands

Request R.E. Rudolph

Mollie R. Dixon County Auditor

By Roy A. Kinney Deputy

PHILLIPS SHORT PLAT, SP 02-25, W/IN THE E 1/2- E 1/2 SEC. 16 T16N R20EWM KITTITAS COUNTY, WASHINGTON



OWNERS, JERRY & BARBARA PHILLIPS
PARCEL #16-20-46000-0006
ADDRESS, P.O. BOX 100
KITTITAS, WA 98934

ADJACENT OWNERS
DONALD JENSEN BREMER TRUSTEES
2463 SHORE STREET
LEAVENWORTH, WA 98926

HENRY J. BRIST TRUSTEES
1041 BYHAM ROAD
ELLENBURG, WA 98926

CHRISTOPHER THOMES
50 BOHAMNON ROAD
ELLENBURG, WA 98926

LEGAL DESCRIPTION, PARCEL #16-20-46000-0006
PARCEL 17 OF THAT CERTAIN SURVEY AS RECORDED MARCH 12, 1998 IN BOOK 23 OF SURVEYS AT PAGES 37-38, UNDER A.F. #9940320008, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON BEING A PORTION OF THE NE 1/4 & THE SE 1/4 ALL IN SECTION 16 T16N R20EWM, IN THE COUNTY OF KITTITAS, STATE OF WA.

- NOTES:
1. EXISTING HOUSE ON PROPOSED LOT #1 HAS AN ADDRESS OF 291 BOHAMNON ROAD
2. EXISTING HOUSE ON PROPOSED LOT #2 HAS AN ADDRESS OF 1439 UPPER BADGER POCKET ROAD
3. EACH LOT HAS ITS OWN WELL & COUNTY APPROVED SEPTIC SYSTEM
4. ZONING AGRICULTURE 20
5. SEE ADDITIONAL NOTE BELOW RIGHT

OWNERS CERTIFICATE
KNOWN ALL MEN BY THESE PRESENTS THAT JERRY PHILLIPS & BARBARA PHILLIPS ARE THE OWNERS & ALL PARTIES HAVING INTEREST IN THE LAND HEREON DESCRIBED & HAVE WITH THEIR FREE CONSENT & IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SHORT PLATTED AS SHOWN HEREON & DO HEREBY GRANT & RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED

*Jerry Phillips
Barbara A. Phillips*

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF KITTITAS SS

ON THIS 22ND DAY OF Sept 2002, BEFORE ME APPEARED JERRY PHILLIPS & BARBARA PHILLIPS KNOWN TO BE THE PERSONS DESCRIBED IN & WHO EXECUTED THE FOREGOING INSTRUMENT & ACKNOWLEDGE TO ME THAT THEY SIGNED THE SAME AS THEIR FREE & VOLUNTARY ACT FOR THE PURPOSES & USES THEREIN MENTIONED. IN WITNESS THEREOF I HAVE SET MY HAND & AFFIXED MY OFFICIAL SEAL.

Diana Johnson
NOTARY PUBLIC IN & FOR THE STATE OF WA
RESIDING AT Ellensburg

APPROVALS
KITTITAS COUNTY PUBLIC WORKS
EXAMINED & APPROVED THIS 14TH DAY OF SEP 2002
[Signature]
PUBLIC WORKS DIRECTOR

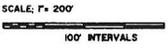
KITTITAS COUNTY PLANNING DEPARTMENT
I HEREBY CERTIFY THAT THE PHILLIPS SHORT PLAT HAS BEEN EXAMINED BY ME & I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION
[Signature] 9/9/02
PLANNING DEPARTMENT DIRECTOR DATED

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN EXAMINED BY ME & I FIND THAT THE SEWAGE & WATER SYSTEM HEREIN SHOWN DOES MEET & COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT
DATED THIS 4TH DAY OF SEPTEMBER 2002
[Signature]
KITTITAS COUNTY HEALTH OFFICER

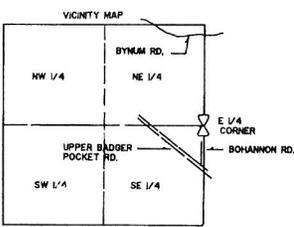
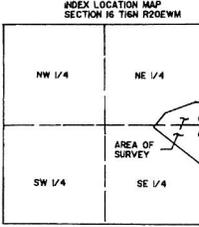
KITTITAS COUNTY TREASURERS OFFICE
I HEREBY CERTIFY THAT THE TAXES & ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS & FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED
[Signature] 9-9-02
KITTITAS COUNTY TREASURERS OFFICE DATED

ADDITIONAL NOTE
PER RCW 17.04.010, LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING & PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS
THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY

- LEGEND
○ REPRESENTS REBAR & CAP SET, LS 2078
○ REPRESENTS WALL W/ WASHER SET, LS 2079
○ REPRESENTS REBAR & CAP FOUND, LS 8078
- - - REPRESENTS EXISTING FENCE LINES
□ REPRESENTS EXISTING BUILDINGS



BASIS OF BEARING & REFERENCE,
SURVEY RECORDED IN BOOK 23, PAGES 97-99



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 23RD DAY OF Sept 2002 AT 11:32 AM IN BOOK 13 OF SHORT PLATS, PAGE 18 AT THE REQUEST OF CRAIG D. SUNDQUIST, PLS
RECORDER'S CERTIFICATE # 200209230017
AUDITOR *[Signature]*
DEPUTY AUDITOR *[Signature]*

SURVEYORS CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF
BARBARA PHILLIPS
CRAIG D. SUNDQUIST, PLS
LS 21879

BASIS OF BEARING & SCALE: AS NOTED
SURVEY METHOD: FIELD TRAVERSE W/
TOPCON GTS 2-06
MONUMENTATION VISITED: 6/ 2002
DRAWING BY: CDS



SUNDQUIST LAND SURVEYING
CRAIG D. SUNDQUIST, PLS
408 SO. 32ND AVE.
YAKIMA, WA. 98902
PHONE: 248-2256





000-0013

34.89

928.05

743.2

202.82

000-0008

20.0

000-0009

20.85

PARCEL 1

B22/P199

000-0007

20.0

000-0019

30.72

050-0002

5.00

PHILLIPS SHORT PLAT 02-25

050-0001

20.90

000-0007

67.26

000-0012

83.32

030-0001

25.00

030-0004

4.65

PARCEL A

B25/P245

Jerry & Barbara Phillips

968-3763

Irrigation: KRD
Zoning: Ag-20

Lat Segregation filed

5-22-06

Waiting for written okay
Have verbal go ahead

Surrey wants letter before
proceeding Thanks

CRB 111-3

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

CASH RECEIPT

Date 5.22.06

046364

Received From

Jerry & Barbara Phillips

Address

PO Box 1051

Kittitas WA 98934

Dollars \$

300.00

For

Application for Exempt Seg

ACCOUNT

HOW PAID

16.20-16050.0001

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

By MRice