

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

RECEIVED
 JUN 02 2006
 KITTITAS COUNTY
 County Courthouse Rm. 102

Assessor's Office
 County Courthouse Rm. 101

RECEIVED
 KITTITAS COUNTY
 ELLENSBURG, WA 98926
 JUN 1 2006
 Planning Department
 County Courthouse Rm. 182
 KITTITAS COUNTY
 DEPT. OF PUBLIC WORKS

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.

Pison Springs
 Applicant's Name

PO Box 1015
 Address
Kittitas WA 98934
 State, Zip Code
902-8242
 Phone (Work)
C/O Cruise & Assoc

City

Phone (Home)

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

17-20-11000-0001 532.07

Action Requested
 SEGREGATED INTO 3 LOTS

New Acreage
 (Survey Vol. _____, Pg _____)

- "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

20ac & Remainder
20ac - 512.07AC
492.07AC

RECEIVED

AUG 28 2006

Applicant is: IRIS ROMINGER
 KITTITAS COUNTY ASSESSOR
 Owner

Purchaser _____ Lessee _____ Other _____

Judy A. Wells
 Owner Signature Required

Treasurer's Office Review

Tax Status: 2006 taxes paid in full

By: [Signature]
 Kittitas County Treasurer's Office

Date: 8-28-06

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: _____

Review Date: 8/28/06

By: [Signature]

**Survey Approved: 8/28/06

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.

Poison Springs LLC

cg

September 1, 2006 26/83

2006 Taxes Pd In Full

Seg

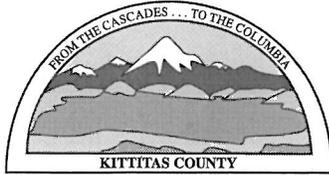
Sales Info:

Adjusted Acres:

06 for 07

Owner	Map Number	Acres	Lvalue	Ivalue	Tvalue	Levy/DOR
Original	17-20-11000-0001	532.07	4,590	200	4,790	26/83
New	P190633	492.07	Value to be determined by appr			26/83
	All of the N1/2 of Sec E of KRD; SE1/4; Ptn SW1/4; 19.43 Co Rd Acres					
New	17-20-11000-0015	20.00	Value to be determined by appr			26/83
	Ptn SW1/4 (Parcel 1, B33/P14)					
New	17-20-11000-0016	20.00	Value to be determined by appr			26/83
	Ptn SW1/4 (Parcel 2, B33/P14)					

Leave improvements on P190633



KITITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: August 28, 2006

SUBJECT: Poison Springs (BLA/SEG-06-78)

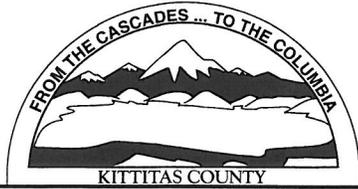
1. Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

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. It appears that access to some of the lots created thru this Boundary Line Adjustment and Parcel Segregation involve KRD crossings. The applicant should contact the Kittitas Reclamation District regarding any additional requirements they may have.
- g. . 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.



Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

TO: Chris Cruse, Authorized Agent for Poison Springs
FROM: Scott Turnbull, Staff Planner *ST*
DATE: August 2, 2006
SUBJECT: Poison Springs (BLA/SEG-06-78)
DESCRIPTION: Segregation in Agricultural 20 Zone

PARCEL

NUMBER(s): 17-20-11000-0001

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

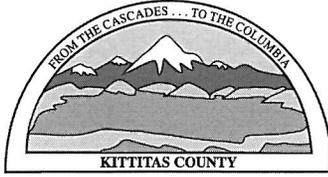
PRELIMINARY APPROVAL

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.
4. 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.

Attachments:

KC Public Works Comments



KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: June 27, 2006
SUBJECT: Poision Springs 2 Lot Parcel Segregation

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JUN 29 2006
KITITAS 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.
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Page 1 of 1

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 ELLENSBURG, WA 98926
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 County Courthouse Rm. 182

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 Phone (Work)

City

Phone (Home)

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Action Requested

New Acreage
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20ac & Remainder
512.07 AC

Applicant is: Owner Purchaser Lessee Other

Judy A. Wells
 Owner Signature Required

Other

Treasurer's Office Review

Tax Status: _____

By: _____
 Kittitas County Treasurer's Office

Date: _____

Planning Department Review

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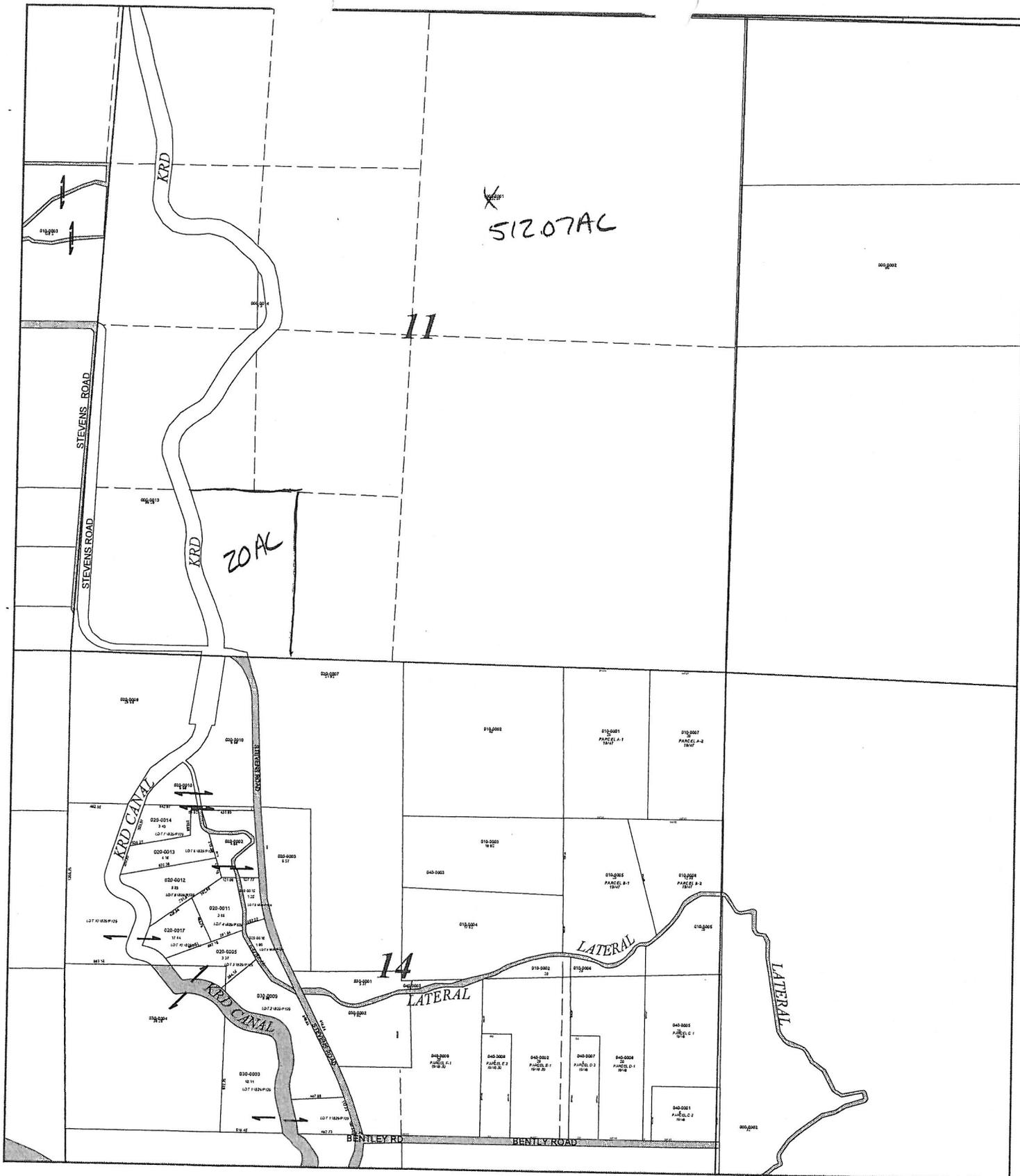
Review Date: _____

By: _____

**Survey Approved: _____

By: _____

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Township: 17 Range: 20 Section: 11

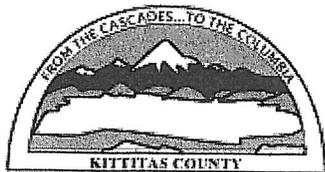
Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 5/31/2006 6:51:55 PM



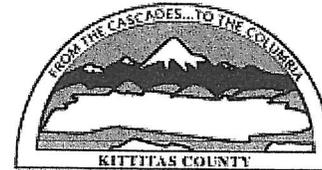
Scale: 1 inch = 1114 feet

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.



Kittitas County Assessor



Iris Rominger
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 190633
Map Number: 17-20-11000-0001
Situs: \STEVENS RD ELLENSBURG
Legal: ACRES 532.07, CD. 11011; SEC. 11; TWP. 17; RGE. 20; ALL OF SECTION EAST & ABOVE KRD; 19.43 CO. RD. ACRES

Ownership Information

Current Owner: POISON SPRINGS LLC
Address: PO BOX 1015
City, State: KITITITAS WA
Zipcode: 98934-

Assessment Data

Tax District: 26
Open Space: YES
Open Space Date: 1/1/1974
Senior Exemption:
Deeded Acres: 532.07
Last Revaluation for Tax Year:

Market Value

Land: 159,620
Imp: 200
Perm Crop: 0
Total: 159,820

Taxable Value

Land: 4,590
Imp: 200
Perm Crop: 0
Total: 4,790

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
11-14-2001	13795	1	KAHN, PHILLIP R ETUX &	POISON SPRINGS LLC	
03-01-1999	7573	1	CLERF, JOHN R. ETAL	KAHN, PHILLIP R ETUX &	
08-01-1995	40706	1	CLERF, JOHN R. ETUX	CLERF, JOHN R. ETUX	100
08-01-1995	40706	1	CLERF, JOHN R. ETAL	CLERF, JOHN R. ETAL	100

Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2006	POISON SPRINGS LLC	4,590	200	0	4,790		4,790	View Taxes
2005	POISON SPRINGS LLC	4,590	200		4,790		4,790	View Taxes
2004	POISON SPRINGS LLC	4,590	200		4,790		4,790	View Taxes
2003	POISON SPRINGS LLC	4,590	200		4,790		4,790	View Taxes
2002	POISON SPRINGS LLC	4,600	200		4,800		4,800	View Taxes
2001	POISON SPRINGS LLC	4,600	200		4,800		4,800	View Taxes

Parcel Comments

CRB 111-3

KITTITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

046515

Date 06-02-06

Received From

Poison Springs

Address

Po Box 1015, Kittitas

Dollars \$ 300.-

For

SEG

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID	<u>300</u>	<u>-</u>	CHECK	<u>300</u>	<u>-</u>
BALANCE DUE			MONEY ORDER <input type="checkbox"/>		
			CREDIT CARD <input type="checkbox"/>		

By

A.K.