

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Fees: \$300 Exempt segregation per page, \$100 major boundary line adjustment per page, \$50 minor boundary line adjustment per page, \$50 Combination
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.

Ellison Thorp Property LLC
Applicant's Name
Ellensburg
City
509-925-6264
Phone (Home)
5900 Weaver Rd.
Address
WA, 98926
State, Zip Code
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
18-17-14010-0011 (23.3)	<input checked="" type="checkbox"/> SEGREGATED INTO 4 LOTS	Parcel 1 - approx 5 ac. see legal
	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	Parcel 2 - approx 3 ac. see legal
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	Parcel 3 - approx 6 ac. see legal
	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	Parcel 4 - approx. 9.3 ac <i>see legal</i>
	<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
Connie Dunnington
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.
- () 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)

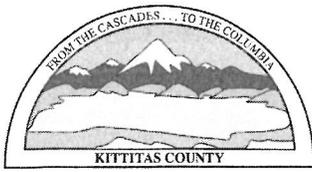
Card #: _____ Parcel Creation Date: _____
Last Split Date: _____ Current Zoning District: _____
Review Date: *6/29/06* By: *[Signature]*
**Survey Approved: *6/29/06* By: *[Signature]*

RECEIVED

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.

Revised 6/22/05

Kittitas County
CDS



MEMORANDUM

TO: David Hull, Authorized Agent

FROM: Scott Turnbull, Staff Planner

DATE: June 29, 2006

SUBJECT: Ellison Thorp Property SEG

DESCRIPTION: Segregation in Agriculture-20 Zone

PARCEL
NUMBER(s): 18-17-14010-0011 (total of approximately 23.30 acres)

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

PRELIMINARY APPROVAL

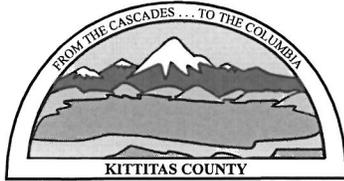
Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed prior to final approval of the boundary line adjustment and must be submitted to our office for review:

1. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
2. 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



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services Planner II
FROM: Randy Carbary, Planner II *RC*
DATE: June 27, 2006
SUBJECT: Ellison Thorp Property LLC Segregation

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JUN 29 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:

- 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.
- Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- 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.
- 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.



RECEIVED

JUN 14 2006

KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

June 14, 2006

Scott Turnbull
Planner I
Kittitas County Community Development Services
411 North Ruby Street
Ellensburg, WA 98926

In regards to: Parcel Segregation Application

Dear Scott Turnbull:

On behalf of the Ellison Thorp Property LLC, we are submitting a request for parcel segregation.

Per my recent pre-application review with you of the subject parcel segregation, please see the attached application, a check for \$300.00, a parcel map and legal descriptions for four parcels. Due to intervening ownership adjacent to the original parcel (# 18-17-14010-0011), the Owner's intent is to clean up the intervening ownership and identify each parcel separately.

Please contact the undersigned at 509-933-7323, if you have any questions.

Sincerely,

David B. Hull
Realtor
ReMax Community Realty

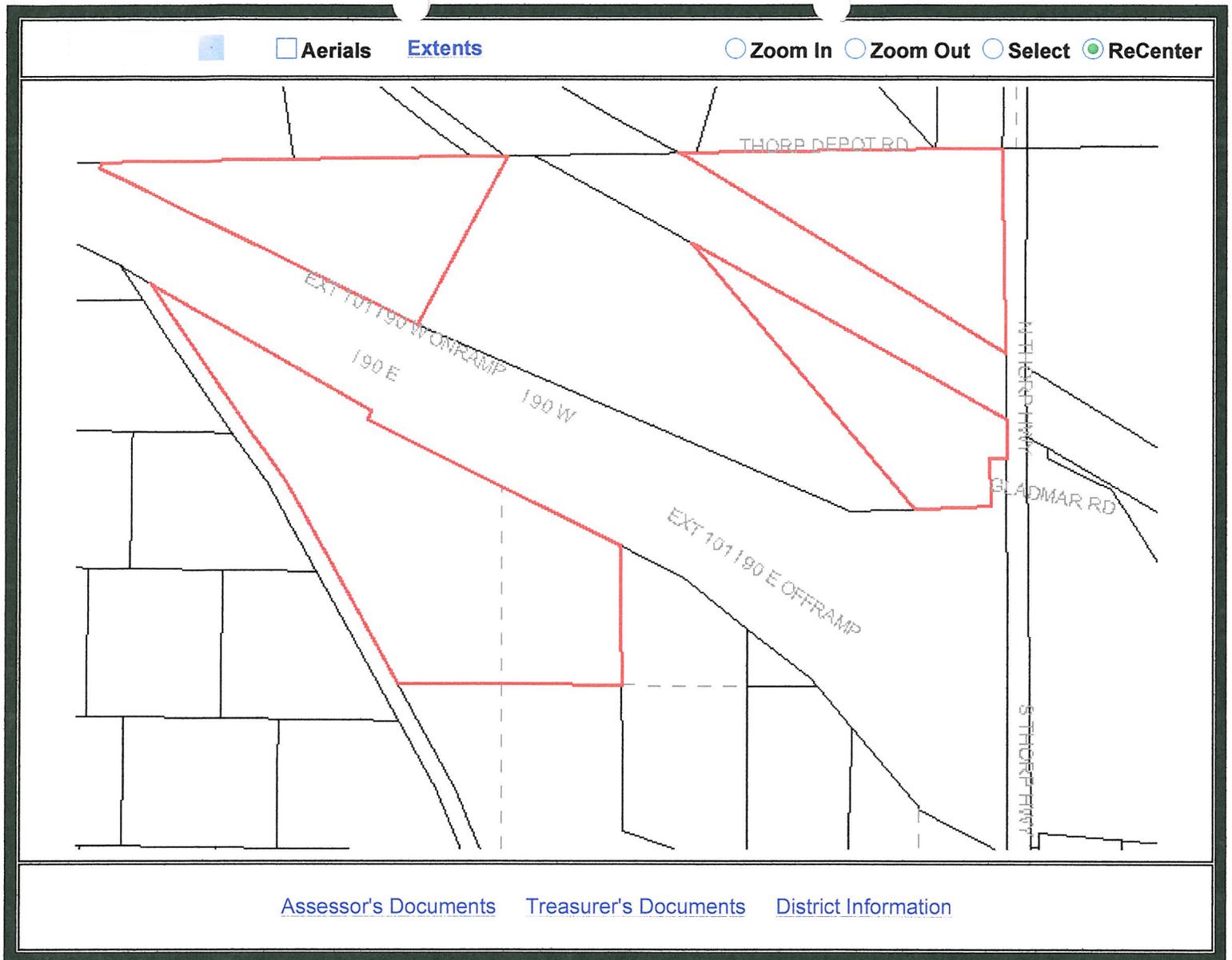
Enclosures (6 items)

CC: Roger Weaver
Ellison Thorp Property LLC

RECEIVED

JUN 14 2006

Kittitas County
CDS



Existing 18-17-14010-0011

Parcel 1

That portion of the Northeast Quarter of Section 14, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which lies North and east of the Northeasterly right of way boundary of the John Wayne Trail, formerly Chicago, Milwaukee and St. Paul Railway Company right of way.

Excepting therefrom any portion of said premises which may be lying within the right of way of Thorp Highway.

Parcel 2

That portion of the Northeast Quarter of Section 14, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which lies North of the Northerly right of way of I-90, South and West of the Southwesterly right of way of the John Wayne Trail, formerly Chicago, Milwaukee and St. Paul Railway Company right of way and North and East of the following described parcel:

Beginning at the corner common to Sections 11, 12, 13, and 14, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;
Thence North $89^{\circ} 43' 34''$ West 1,188.75 feet to the true point of beginning;
Thence South $26^{\circ} 26' 15''$ West 444.48 feet;
Thence South $67^{\circ} 08' 20''$ East 1,202.34 feet;
Thence North $87^{\circ} 58' 16''$ East 113.75 feet;
Thence North $39^{\circ} 23' 00''$ West 876.95 feet;
Thence North $59^{\circ} 15' 45''$ West 357.07 feet;
Thence North $89^{\circ} 43' 34''$ West 160.35 feet, and returning to the true point of beginning.

Excepting therefrom any portion of said premises which may be lying within the right of way of Thorp Highway

Parcel 3:

That portion of the Northeast Quarter of Section 14, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington which lies North and East of the Northerly right of way of I-90 and West of the most Westerly portion of the following described parcel:

Beginning at the corner common to Sections 11, 12, 13, and 14, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington;
Thence North $89^{\circ} 43' 34''$ West 1,188.75 feet to the true point of beginning;
Thence South $26^{\circ} 26' 15''$ West 444.48 feet;
Thence South $67^{\circ} 08' 20''$ East 1,202.34 feet;
Thence North $87^{\circ} 58' 16''$ East 113.75 feet;
Thence North $39^{\circ} 23' 00''$ West 876.95 feet;
Thence North $59^{\circ} 15' 45''$ West 357.07 feet;
Thence North $89^{\circ} 43' 34''$ West 160.35 feet, and returning to the true point of beginning.

Parcel 4:

That portion of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 14, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which lies South and West of the Southerly right of way of I-90 and East of the Easterly right of way boundary of West Side Canal

EXCEPTING THEREFROM that portion of said premises lying East of the Westerly boundary of the following described parcel

That portion of the East Half of the Northeast Quarter of said Section 14 described as follows:

Commencing at a point 60.00 feet left of Station TH 256+04.73 as shown on S.R. 90 plan "West Side Canal to Bull Road", sheet 4 of 39 sheets, dated July 7, 1964; Thence

North 63° 33' 45" West, along the South right of way boundary of said S.R. 90, 219.25 feet;

Thence North 39° 55' 59" West, 436.61 feet;

Thence North 52° 56' 34" West, 194.39 feet to the true point of beginning;

Thence South 00° 07' 45" East, 617.00 feet;

Thence North 72° 06' 45" West, 340.00 feet;

Thence North 00° 07' 45" West, 717.32 feet, more or less, to the South right of way boundary of S.R. 90;

Thence South 63° 33' 45" East, along said right of way boundary, 172.15 feet;

Thence South 52° 56' 34" East, 212.58 feet, more or less, to the true point of beginning

CRB 111-3

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

CASH RECEIPT

Date 6-14-06

046730

Received From

Ellison Ranch

Address

5900 Weaver

Ellensburg WA 98926

Dollars \$ 300.00

For

Application for Exempt Seg

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"/>	

18-17-14010-0011

By MRice