

FEES: \$375 Administrative Segregation per page
 \$100 Major Boundary Line Adjustment per page
 \$50 Minor Boundary Line Adjustment per page
 \$50 Combination

AUG 2006

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

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.

ENCOMPASS Engineerig & Surveying 108 E. 2nd ST.
 Applicant's Name Address
 Cle Elum WA 98922
 City State, Zip Code
 509-674-7433
 Phone (Home) Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
19-16-02000-0016, 1.00 Ac.(to be sold together)	<input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS	25.52 Ac.
19-16-02000-0035, 48.71 Ac. (to be sold together)	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	24.19 Ac.
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	
	<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: _____

By: _____
 Kittitas County Treasurer's Office

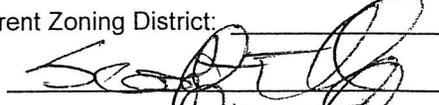
Date: _____

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)

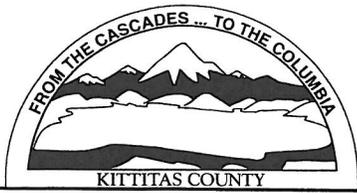
Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Review Date: 9/5/06 By: 

**Survey Approved: 9/5/06 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.



Kittitas County
Community Development Services

Darryl Piercy, Director

M E M O R A N D U M

TO: David Nelson, Authorized agent for Huff and Pollack

FROM: Scott Turnbull, Staff Planner

DATE: September 5, 2006

SUBJECT: Huff/Pollack (BLA/SEG-06-114)

DESCRIPTION: Segregation in Forest and Range Zone

PARCEL
NUMBER(s): 19-16-02000-0016 & 19-16-02000-0035

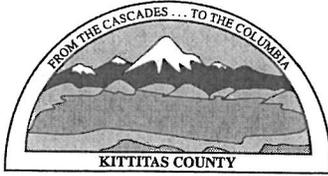
Kittitas County Community Development Services has reviewed the proposed Segregation application and hereby grants:

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:
KC Public Works Comments



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *rc*

DATE: September 5, 2006

SUBJECT: Encompass-Huff-Polack SEG-06-114 19-16-02000-0016, 0035

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:

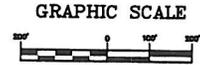
- a. An approved Access Permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the County Road Right of Way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they 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.

RECORD OF SURVEY

A PORTION OF THE SE 1/4 OF SECTION 2,
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON.



NOTES:

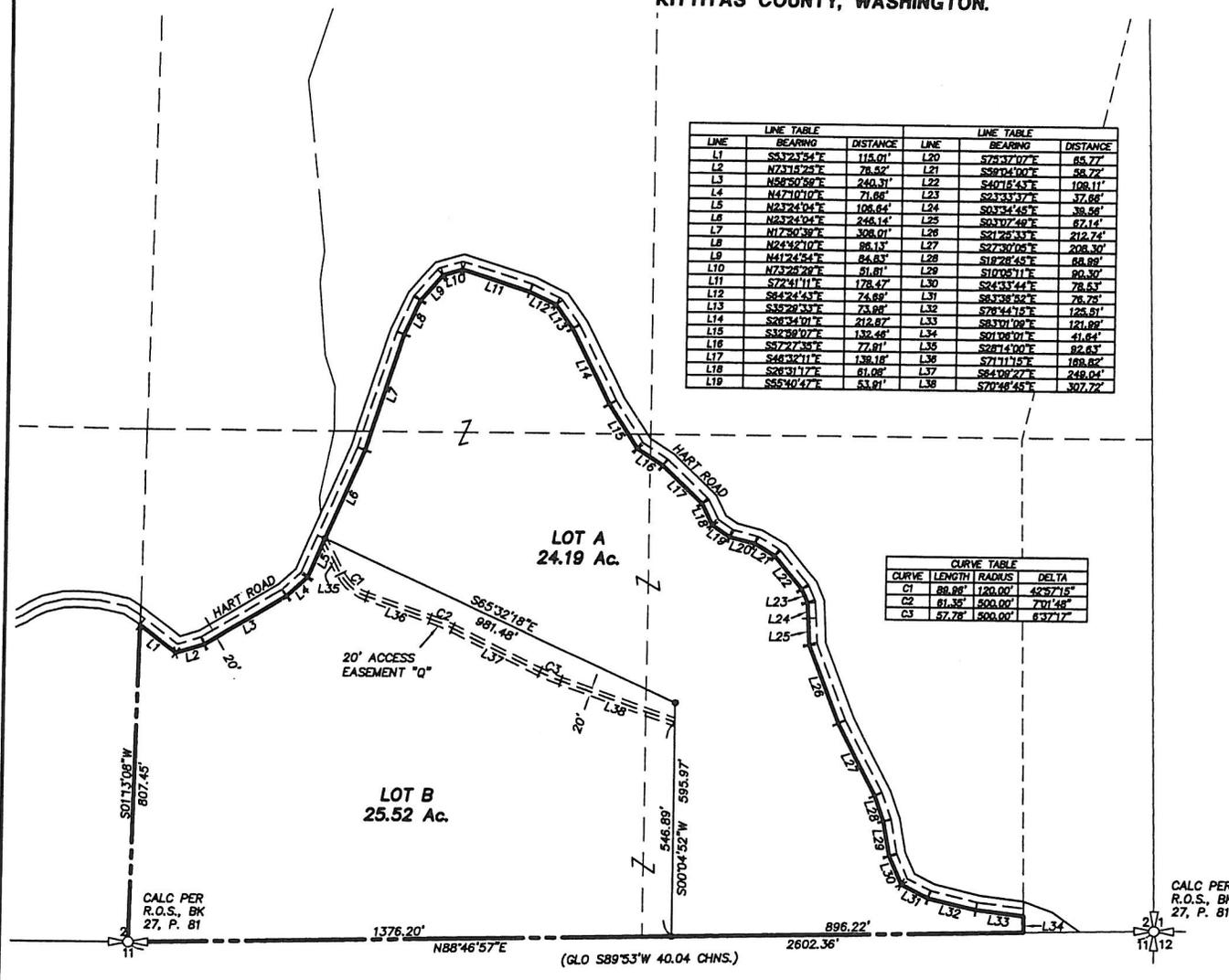
1. THE PURPOSE OF THIS SURVEY IS SEGREGATE PARCELS 1 AND 2 OF THAT CERTAIN SURVEY, RECORDED IN BOOK 27 OF SURVEYS, AT PAGE 81, UNDER AUDITOR'S FILE No. 200202070046, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON INTO TWO SEPARATE PARCELS.
2. FOR ADDITIONAL SURVEY INFORMATION, SEE THE SURVEYS RECORDED IN BOOK 22 OF SURVEYS, AT PAGES 37-39, UNDER AUDITOR'S FILE No. 199607080038 AND BOOK 27 OF SURVEYS, A PAGE 81, UNDER AUDITOR'S FILE No. 200202070046, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION AND A NIKON NPL-522 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED, AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

LEGAL DESCRIPTION:

PARCELS 1 AND 2 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 7, 2002, IN BOOK 27 OF SURVEYS, PAGE 81, UNDER AUDITOR'S FILE NO. 200202070046, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

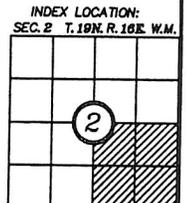
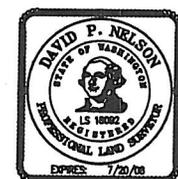
CURVE	LENGTH	RADIUS	DELTA
C1	88.88'	120.00'	42°57'15"
C2	81.35'	500.00'	7°01'48"
C3	87.28'	500.00'	8°37'17"

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S53°23'34"E	115.01'	L20	S73°37'07"E	85.77'
L2	N73°15'25"E	78.52'	L21	S58°14'00"E	58.72'
L3	N58°50'59"E	240.31'	L22	S40°18'43"E	108.11'
L4	N47°10'10"E	71.86'	L23	S23°33'37"E	37.86'
L5	N27°24'04"E	108.84'	L24	S03°34'45"E	38.56'
L6	N57°24'04"E	248.84'	L25	S03°07'49"E	87.14'
L7	N17°50'39"E	308.01'	L26	S21°28'33"E	218.74'
L8	N24°42'10"E	86.13'	L27	S27°30'05"E	208.30'
L9	N41°24'54"E	84.63'	L28	S18°28'45"E	84.88'
L10	N73°28'28"E	51.81'	L29	S10°05'11"E	80.30'
L11	S72°41'11"E	178.47'	L30	S24°33'44"E	78.53'
L12	S64°24'43"E	74.88'	L31	S83°38'52"E	78.75'
L13	S38°24'34"E	73.88'	L32	S78°44'15"E	125.51'
L14	S28°34'01"E	218.87'	L33	S83°01'02"E	121.88'
L15	S32°58'07"E	132.48'	L34	S01°06'01"E	41.64'
L16	S57°27'36"E	77.61'	L35	S28°14'00"E	82.63'
L17	S48°32'11"E	138.18'	L36	S71°11'15"E	188.82'
L18	S28°31'17"E	61.08'	L37	S84°08'27"E	248.04'
L19	S58°40'47"E	53.91'	L38	S70°48'45"E	307.72'



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET 1/2" REBAR & CAP



RECORDER'S CERTIFICATE

Filed for record this.....day of 20..... at.....M in book.....of.....at page.....at the request of
DAVID P. NELSON
 Surveyor's Name
 ..ERLINDA V. PETTIT
 County Auditor
 Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of.....
 in.....AUG.....20RR.

 DAVID P. NELSON
 DATE
 Certificate No.....18082.....

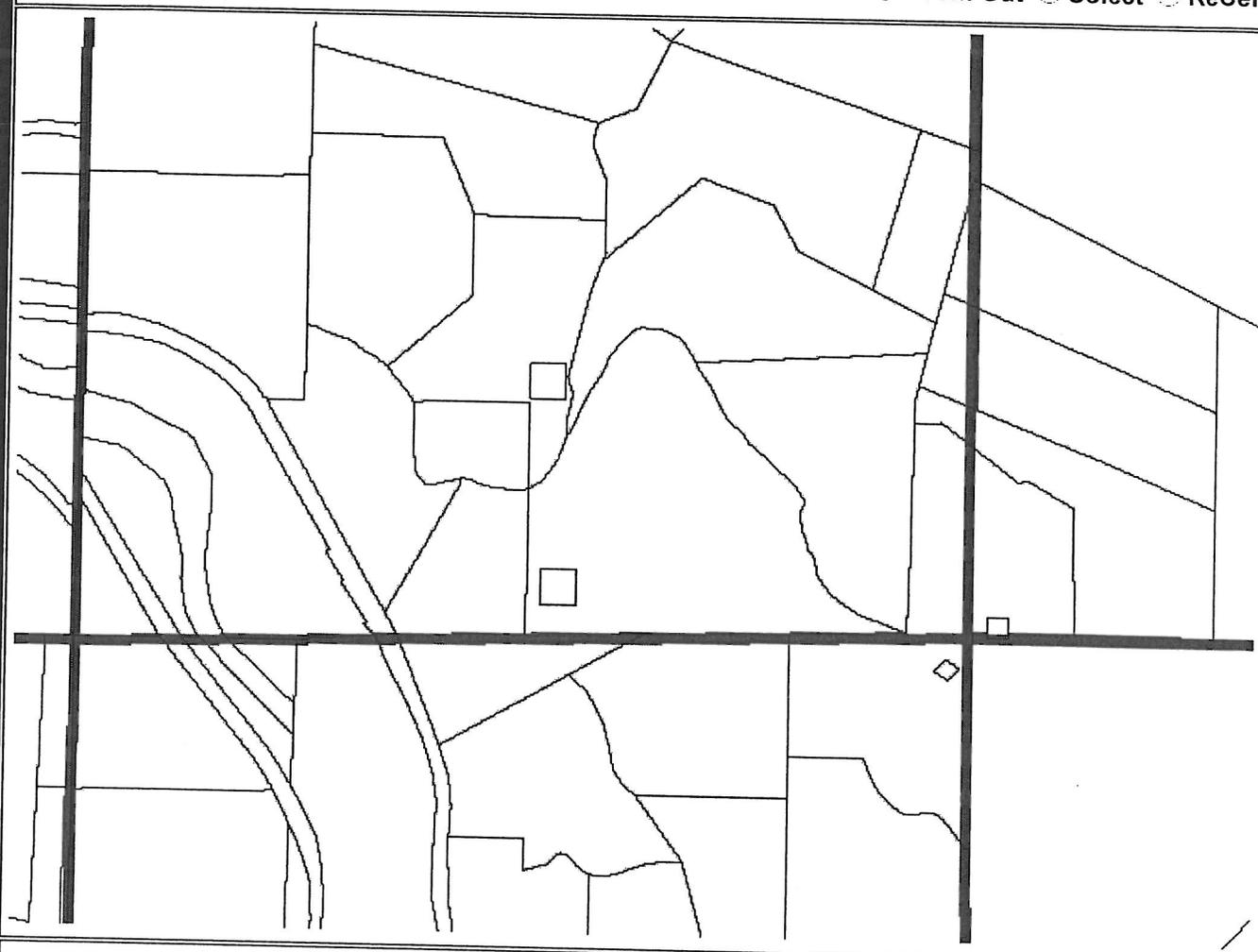
Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

TAX LOT SEGREGATION
 PREPARED FOR
 JOHN POLAK
 A PORTION OF THE SE 1/4 OF SECTION 2,
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.
 KITITITAS COUNTY, WASHINGTON

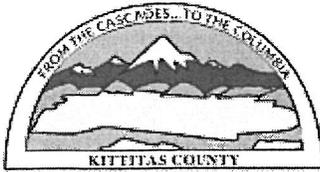
DWN BY D. PIERCE	DATE 8/2006	JOB NO. 06201
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 1

Aerials **Extents** Zoom In Zoom Out Select ReCen



Assessor's Documents [Treasurer's Documents](#) [District Information](#)

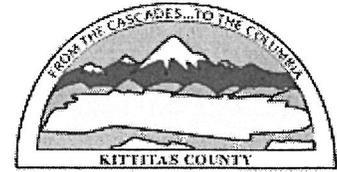
The map displays a complex set of land parcels with irregular boundaries. A grid of thick black lines is overlaid on the map. Several small squares are placed on the map, likely indicating specific parcels of interest. The interface includes a toolbar at the top with options for Aerials, Extents, Zoom In, Zoom Out, Select, and ReCen. At the bottom, there are links for Assessor's Documents, Treasurer's Documents, and District Information.



Iris Rominger
Assessor

Kittitas County 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: 17407
Map Number: 19-16-02000-0035
Situs: 01660 HART RD CLE ELUM
Legal: ACRES 48.71, CD. 6636-5-1; SEC. 2, TWP. 19, RGE. 16; PTN. SE1/4 LY S & W OF HART CO. RD. (PARCELS 1 & 2, B27/P81) (LESS IMP. SITE, MUST BE SOLD WITH PARCEL 19-16-02000-0016 CD. 6636-5)

Ownership Information

Current Owner: HUFF, FRANK D ETUX
Address: 1530 NW 46TH ST
City, State: SEATTLE WA
Zipcode: 98107

Assessment Data

Tax District: 44
Open Space: YES
Open Space Date: 1/1/2002
Senior Exemption:
Deeded Acres: 48.71
Last Revaluation for Tax Year:

Market Value

Land: 680
Imp: 0
Perm Crop: 0
Total: 680

Taxable Value

Land: 680
Imp: 0
Perm Crop: 0
Total: 680

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-04-2002	14432	2	KATE, MICHAEL	HUFF, FRANK D ETUX	580,000
04-01-1997	3455	3	RAINIER NW DEVEL. CORP.	KATE, MICHAEL	46,680
08-01-1988	3126600	3	COUNTRY INN ENTERPRISES	RAINIER NW DEVEL. CORP.	

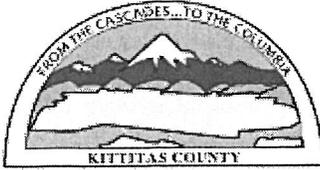
Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2006	HUFF, FRANK D ETUX	680	0	0	680		680	View Taxes
2005	HUFF, FRANK D ETUX	720	0		720		720	View Taxes
2004	HUFF, FRANK D ETUX	760	0		760		760	View Taxes
2003	HUFF, FRANK D ETUX	800	0		800		800	View Taxes

Parcel Comments

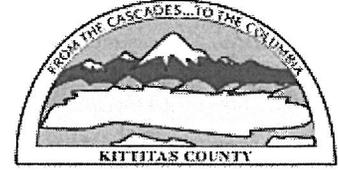
NO PARCEL COMMENTS FOR THIS RECORD!



Iris Rominger
Assessor

Kittitas County 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: 625636
Map Number: 19-16-02000-0016
Situs: 01660 \HART RD CLE ELUM
Legal: ACRES 1.00, CD. 6636-5; SEC. 2, TWP. 19, RGE. 16; PTN. SE1/4 LY S & W OF HART CO. RD. (PARCELS 1 & 2, B27/P81) (IMP. SITE, MUST BE SOLD WITH PARCEL 19-16-02000-0035)

Ownership Information

Current Owner: HUFF, FRANK D ETUX
Address: 1530 NW 46TH ST
City, State: SEATTLE WA
Zipcode: 98107

Assessment Data

Tax District: 44
Open Space:
Open Space
Date:
Senior Exemption:
Deeded Acres: 1
Last Revaluation for Tax Year:

Market Value

Land: 70,000
Imp: 226,290
Perm Crop: 0
Total: 296,290

Taxable Value

Land: 70,000
Imp: 226,290
Perm Crop: 0
Total: 296,290

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-04-2002	14432	2	KATE, MICHAEL	HUFF, FRANK D ETUX	580,000
04-01-1997	3455	3	RAINIER NW DEVEL. CORP.	KATE, MICHAEL	46,680
08-01-1988	3126600	3	COUNTRY INN ENTERPRISES	RAINIER NW DEVEL. CORP.	

Building Permits

Permit No.	Date	Description	Amount
2003-08003	8/2/2003	RESOB SHOP 1320 SQ FT	13,662
2002-04028	4/11/2002	RNEW HOUSE 1536SQFT	124,000

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2006	HUFF, FRANK D ETUX	70,000	226,290	0	296,290		296,290	View Taxes
2005	HUFF, FRANK D ETUX	40,000	178,090		218,090		218,090	View Taxes
2004	HUFF, FRANK D ETUX	40,000	94,190		134,190		134,190	View Taxes
2003	HUFF, FRANK D ETUX	40,000	74,610		114,610		114,610	View Taxes
2002	HUFF, FRANK D ETUX	35,000	18,630		53,630		241,050	View Taxes
2001	HUFF, FRANK D ETUX	221,710	19,700		241,410		241,410	View Taxes

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

CASH RECEIPT

Date 8-31-06 048027

Received From Jodi Krowe

Address 21808 54th Ave W
Mountlake Terrace, WA 98043 Dollars \$ 375.00

For Parcel Segregation, 19-116-02000-0016, 0035

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>375.00</u>	CHECK	<u>375.00</u>

By T. S. [Signature]