

KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: November 13, 2006

SUBJECT: Duncanson Co SEG-06-115, 19-18-32000-0019

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.



DUNCANSON
Company, Inc.

TRANSMITTAL LETTER

RECEIVED

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00731

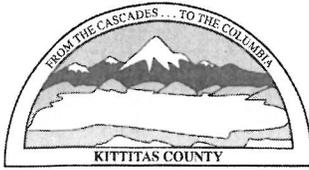
KITTITAS COUNTY
DEPT. OF PUBLIC WORKS

DATE: October 11, 2006
TO: Noah Goodrich
Planning Department Kittitas County
411 N. Ruby, Suite 2
Ellensburg, Washington 98926
FROM: Kevin Walker
RE: Segregation in Section 32

THE FOLLOWING DOCUMENTS ARE ENCLOSED:

<u>Quantity</u>	<u>Description</u>
1	Mylar Record of Survey in Section 32
1	Memorandum Letter

NOTES:
Please call if you have any questions. (206)244-4141



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

MEMORANDUM

TO: Duncanson Co.

FROM: Noah Goodrich, Planner I

DATE: September 12, 2006

SUBJECT: Duncanson Segregation (File # SEG-06-115)

DESCRIPTION: Segregation of a 211.25 acre parcel into 10 parcels ((8) 20, (1) 00.76 and (1) 28.49 acre lots)

PARCEL

NUMBER(s): 19-18-32000-0019

Kittitas County Community Development Services has reviewed the proposed administrative 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 segregation:

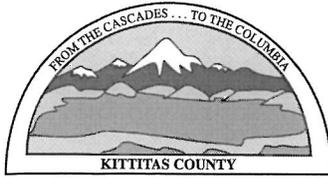
1. A survey of the proposed segregation must be received and approved.
2. Taxes must be paid in full for the lot stated above prior to final approval
3. Please see Kittitas County Public Works comment letter attached for additional information.

Attachments: Segregation Application
KC Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: September 5, 2006
SUBJECT: Duncanson Co SEG-06-115, 19-18-32000-0019

RECEIVED
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KITITAS COUNTY
CDS

The Public Works 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.



DUNCANSON
Company, Inc.

TRANSMITTAL LETTER

RECEIVED
SEP 6 1 2006
SECURITY
00731

DATE: September 1, 2006
TO: Noah Goodrich
Planning Department Kittitas County
411 N. Ruby, Suite 2
Ellensburg, Washington 98926
FROM: Kevin Walker
RE: Segregation in Section 32

THE FOLLOWING DOCUMENTS ARE ENCLOSED:

<u>Quantity</u>	<u>Description</u>
2	Recorded Survey in Section 32
1	Subdivision Guarantee
1	Check for \$375.00
1	Segregation Application

NOTES:
Please call if you have any questions. (206)244-4141

SURVEYING

LAND PLANNING

EXHIBIT "A"

The West half of the Northeast Quarter and the Northwest Quarter of Section 32, Township 19 North, Range 18 East, W.M., records of Kittitas County, Washington;

EXCEPT:

Right-of-way for County Road along the North boundary line thereof;

And except tracts of land within the West half of the Northeast Quarter heretofore conveyed to the Kittitas Reclamation District by deed date November 9, 1931, and recorded in Volume 52, of deeds, Pages 532;

And Except that portion of land within the West half of the Northeast Quarter lying East of the most Easterly line of said Kittitas Reclamation District tracts;

And Except that portion of the Northeast Quarter of the Northwest Quarter of said Section 32 which is bounded by a line described as follows:

Commencing at the Northwest corner of said Northwest Quarter;

Thence South $88^{\circ} 35'23''$ East along the North boundary of said Northwest Quarter, 1850.97 Feet;

Thence South $1^{\circ}24'35''$ West 36.04 feet to the true point of beginning;

Thence South $5^{\circ} 21'08''$ East, 329.04 feet;

Thence South $85^{\circ} 34'08''$ East, 171.27 feet;

Thence South $15^{\circ} 57'03''$ East, 85.63 feet;

Thence North $87^{\circ} 02'57''$ East, 162.20 feet;

Thence North $2^{\circ} 21'09''$ West, 306.47 feet;

Thence North $86^{\circ} 36'56''$ East, 119.08 feet;

Thence North $2^{\circ} 50'22''$ East, 88.87 feet;

Thence North $88^{\circ} 18'56''$ West, 436.46 feet to the true point of beginning.

Abbreviated Legal: A portion of the West Half of the Northeast Quarter and the Northwest Quarter of Section 32, Township 19 North, Range 18 East, W.M.,

Subdivision Guarantee

Dated: ~~May 2, 2006~~ May 1, 2006

Attention: Paul Brown
LandAmerica Financial Services Inc.
1200 Sixth Ave. Ste. 1910
Seattle, Wa 98101

Charge: \$150.00
Sales Tax: \$11.55
Total: \$ 161.55

Reference No.: 20523

Order No. 20523

OWNERS: Development Services of America Inc., a Washington corporation

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

1. The company's liability for this report is limited to the compensation received. This report is based on the Company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or an opinion as to the marketability of title to the subject premises.

See Attached Exhibit "B" for General Exceptions.

I certify this is a true accurate reflection of those documents on file at the Kittitas County Court House, Ellensburg, Washington as of 8:00 a.m. on the above referenced date.

1. Shandi Garrison

Exhibit "B"

2. LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

Kittitas Reclamation District: (509) 925-6158

3. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

4. POTENTIAL TAXES, PENALTIES AND INTEREST incurred by reason of a sale of the land, a change in the use or a withdrawal from the classified use of the property herein described pursuant to RCW 84.26, RCW 84.33 or RCW 84.34.

5. GENERAL TAXES. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Year: **2006**
Amount billed: \$2,426.65
Amount paid: \$0.00
Amount due: \$2,426.65
Levy code: 22
Tax account no.: 19-18-32000-0019
Assessed value of land: \$53,430.00
Assessed value of improvement: \$154,810.00

6. LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

Kittitas Reclamation District: (509) 925-6158

7. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

8. WAIVER OF CLAIMS OF DAMAGES by reason of or occasioned by the location, maintenance and operation of irrigation canals by the Kittitas Reclamation District as described in deed recorded March 3, 1932, under Auditor's file number 108164.

9. EASEMENT, including terms and provisions contained therein:

Recorded: July 18, 1940
Recording no.: 155297
In favor of: Public Utility District No. 1 of Kittitas County
For: Electric transmission and distribution lines
Affects: The legal description contained in said easement is not sufficient to determine its exact location within Parcel D.

Reference is made to the recorded document for full particulars

10. A RECORD OF SURVEY and matters relating thereto:

Recorded: April 6, 1976
Recording no.: 403905
Book: 2

Exhibit "B"

Page: 71

11. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: December 29, 2000
Recording no.: 200012290001
Book: 25
Page: 187-192

12. TERMS AND CONDITIONS OF AMENDATORY CONTRACT:

Between: United States of America
And: Kittitas Reclamation District
Dated: January 20, 1949
Recording no.: 208267

13. RESTRICTIONS, CONDITIONS AND PROVISIONS as contained in the "Private Roadway and Crossing Agreement".

Dated: January 6, 1998
Issued to: Paul and Florence Weaver, husband and wife
Issued by: Kittitas Reclamation District
NOTWITHSTANDING PARAGRAPH 4 of the insuring clauses of the policy, the access coverage provided in said paragraph 4 is subject to the terms, conditions and provisions of said crossing agreement.

14. A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:

Recorded: December 29, 2000
Recording no.: 200012290001
Book: 25
Page: 187-192

KITTITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 99926

CASH RECEIPT

Date 9-1-00 048050

Received From Dunckanson Company

Address 145 SW 155th St 102
Burien, WA 98148

Dollars \$ 375.00

For Parcel Seg App 19-18-32000-0019

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	