

MEMORANDUM

TO: Cruse and Associates, Authorized Agent

FROM: Scott Turnbull, Staff Planner

DATE: September 28, 2006

SUBJECT: Busch (BLA-06-88)

DESCRIPTION: Segregation in Ag-3 Zone

PARCEL
NUMBER(s): 19-15-01000-0033 (total of approximately 20.00 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. A legal description or survey 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. The subject properties are shown to be located within the KRD jurisdictions.

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

FEES:

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

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.

Dosier Yo Cruise \$ Assoc
 Applicant's Name
Ellensburg
 City

PO Box 959
 Address
WA, 98926
 State, Zip Code
9102-8242
 Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>19-15-01000-0033</u> <u>20 AC</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS	
	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	<u>13,7</u>
	<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

[Signature]
 Owner Signature Required

[Signature]
 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. KRD lateral
- 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: 9/28/08 By: [Signature]

**Survey Approved: 1/25/07 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.

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

DOSIER DESCRIPTION

9/7/06

Parcel B of that certain survey as recorded September 18, 1996 in Book 22 of Surveys at pages 79 and 80, under Auditor's File No. 199609180018, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 1, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion which lies westerly of the westerly right of way boundary of the Kittitas Reclamation District right of way.



CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

DOSIER DESCRIPTION

9/7/06

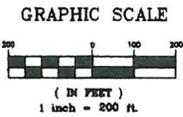
Parcel B of that certain survey as recorded September 18, 1996 In Book 22 of Surveys at pages 79 and 80, under Auditor's File No. 199609180018, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 1, Township 19 North, Range 15 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion which lies westerly of the westerly right of way boundary of the Kittitas Reclamation District right of way.

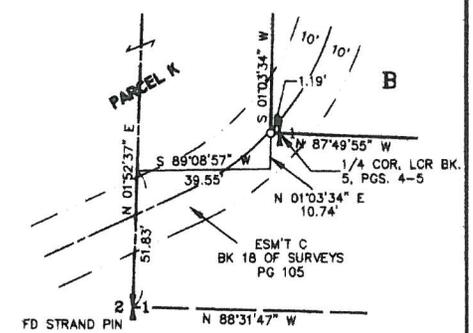


PART OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.

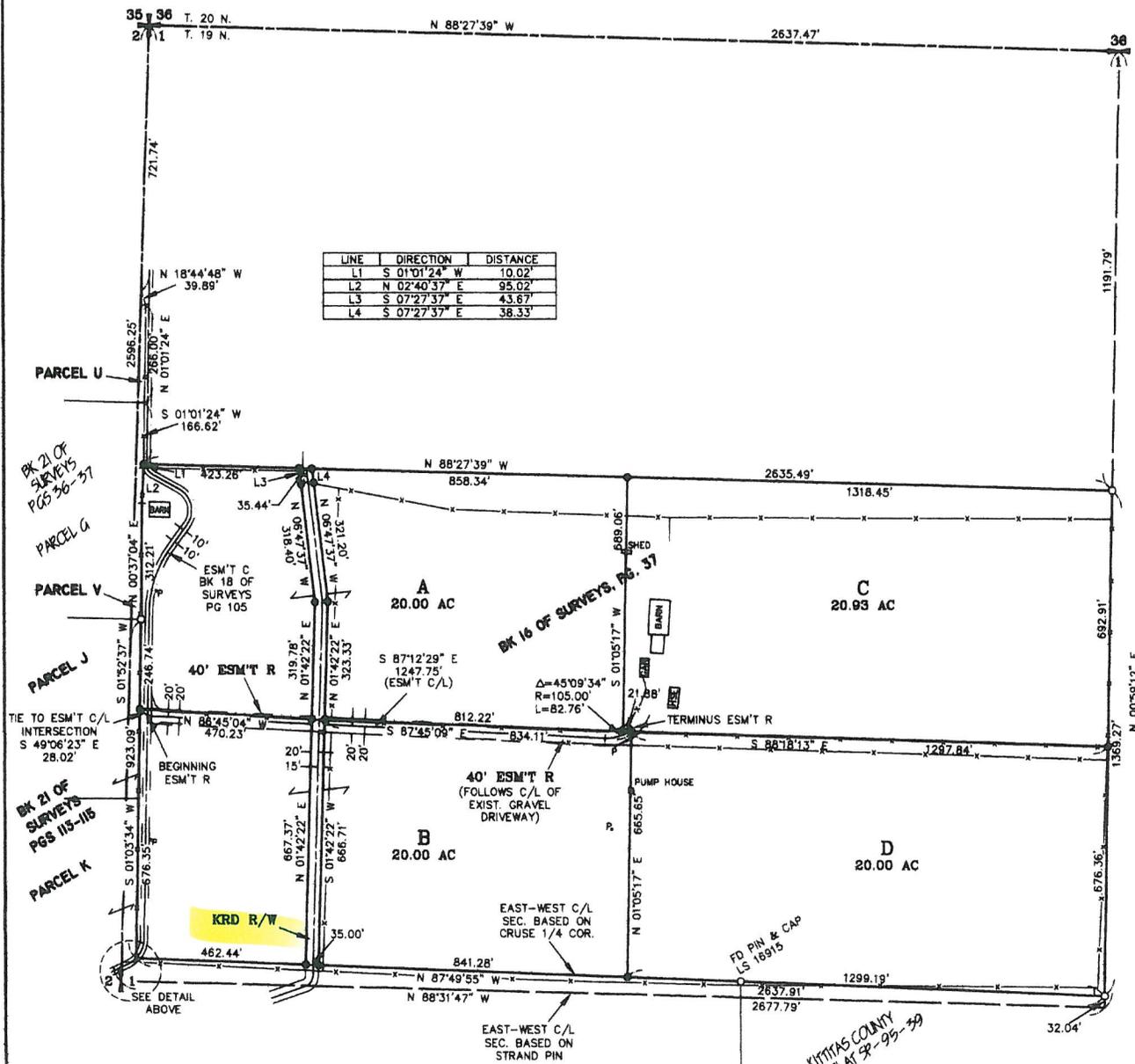
199609180018



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
 - FOUND PIN & CAP
 - X — FENCE



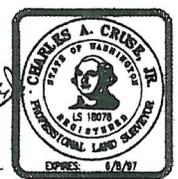
LINE	DIRECTION	DISTANCE
L1	S 01°01'24" W	10.02'
L2	N 02°40'37" E	95.02'
L3	S 07°27'37" E	43.67'
L4	S 07°27'37" E	38.33'



AUDITOR'S CERTIFICATE
 Filed for record this 18TH day of SEPTEMBER, 1996, at 3:09 P.M., in Book 22 of Surveys at page(s) 79 at the request of Cruse & Nelson.
 BEVERLY M. ALLENBAUGH BY: *Phyllis, Deputy*
 KITTITAS 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 PHILIP WIDNER & TIMOTHY DOSIER in AUGUST of 1996.

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078



SEPTEMBER 18, 1996
 DATE

CRUSE & NELSON
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 925-4747
WIDNER/DOSIER PROPERTY

X	X	
X	X	

KITTITAS COUNTY
 SHORT PLAT 97-95-39

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS

DOSIER

SOUTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

GOVERNMENT LOTS 3 AND 4, EXCEPT THE NORTH 72.15 ACRES THEREOF; AND THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.; EXCEPT A STRIP OF LAND 35 FEET IN WIDTH AS CONVEYED TO THE KITTITAS RECLAMATION DISTRICT BY DEED DATED JUNE 11, 1928 AND RECORDED IN BOOK 46 OF DEEDS, PAGE 431;

AND EXCEPT PARCELS J AND K OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 10, 1995 IN BOOK 21 OF SURVEYS, PAGES 113 THROUGH 115, UNDER AUDITOR'S FILE NO. 586066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

WIDNER

WEST 1/2 OF THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

GOVERNMENT LOTS 3 AND 4, EXCEPT THE NORTH 72.15 ACRES THEREOF; AND THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.; EXCEPT A STRIP OF LAND 35 FEET IN WIDTH AS CONVEYED TO THE KITTITAS RECLAMATION DISTRICT BY DEED DATED JUNE 11, 1928 AND RECORDED IN BOOK 46 OF DEEDS, PAGE 431;

AND

EAST 1/2 OF THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

GOVERNMENT LOTS 3 AND 4, EXCEPT THE NORTH 72.15 ACRES THEREOF; AND THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.; EXCEPT A STRIP OF LAND 35 FEET IN WIDTH AS CONVEYED TO THE KITTITAS RECLAMATION DISTRICT BY DEED DATED JUNE 11, 1928 AND RECORDED IN BOOK 46 OF DEEDS, PAGE 431;

EXCEPTING FROM ALL OF THE ABOVE:

PARCELS J AND V OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 10, 1995 IN BOOK 21 OF SURVEYS, PAGES 113 THROUGH 115, UNDER AUDITOR'S FILE NO. 586066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79-80 UNDER AUDITOR'S FILE NO. 19960918 0018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79-80 UNDER AUDITOR'S FILE NO. 19960918 0018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79-80 UNDER AUDITOR'S FILE NO. 19960918 0018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79-80 UNDER AUDITOR'S FILE NO. 19960918 0018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED SEPTEMBER 18, 1996 IN BOOK 22 OF SURVEYS AT PAGES 79-80 UNDER AUDITOR'S FILE NO. 19960918 0018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS A, B, C AND D OF SAID SURVEY.

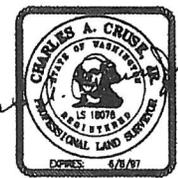
NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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 OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

3. FOR PROPERTY PERIMETER LOCATION, SEE THE SURVEYS RECORDED IN BOOK 16 OF SURVEYS, PAGE 37, BOOK 21 OF SURVEYS, PAGES 36-37, AND BOOK 21 OF SURVEYS, PAGES 113-115. CORNER DOCUMENTATION AND VISITATION DATES AS STATED THEREON.

Charles



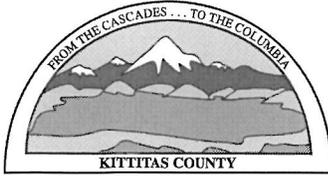
SEPTEMBER 18, 1996

AUDITOR'S CERTIFICATE

Filed for record this 18th day of SEPTEMBER, 1996, at 2:05 P.M., in Book 22 of Surveys at page(s) 80 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: Police, deputy
KITTITAS COUNTY AUDITOR

CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 925-4747
WIDNER/DOSIER PROPERTY



KITITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED
SEP 5 2006
KITITITAS COUNTY
CDS

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: September 5, 2006

SUBJECT: Dossier SEG-06-116, 19-15-01000-0033

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. It appears that access to some of the lots created through this Boundary Line Adjustment and Parcel Segregation involve Kittitas Reclamation District (KRD) crossings. The applicant should contact the KRD 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.

Recorded in the County of Kittitas WA
Beverly M. Allenbaugh Auditor



No Fee

199706050018 2:52pm 06/05/97

001 4004499 04 06
001 1 3772 8 00 0 00

Return Address

Philip Widner
640 Iron Mountain Rd
Cle Elum, WA 98922

Real Estate Excise Tax
Exempt
SALLY SCHORMANN, TREAS.
Kittitas County Treasurer

By *[Signature]*
3772
6-5-97

QUIT CLAIM DEED (Statutory Form)

Indexing information prepared by the Washington State Auditor's Records Office (RCW 46.18 and RCW 65.04.07)

(Please print last name first)

Reference # (if applicable)

Grantor(s) (Seller): (1) Philip M. Widner
Grantee(s) (Purchaser): (1) Timothy A. Dosier

(2) Kimberly J. Widner Add'l on pg

(2) Thelma J. Dosier Add'l on pg

Legal Description (abbreviated): See below

Add'l legal is on pg

Assessor's Property Tax Parcel / Account #

THE GRANTORS: Philip M. and Kimberly J. Widner (husband and wife)
of 640 Iron Mountain Road City of Cle Elum
County of Kittitas State of Washington

of \$0.00 (gift) for and in consideration
Timothy A. and Thelma J. Dosier P.O. Box 312 convey and quit claim to
of Woodinville County of King State of Washington all interest
in the following described Real Estate

Lots B and D as described on survey #199609180018 and recorded
in Book of surveys #22 page 80

situated in the County of Kittitas State of Washington Dated this 19th day
of May 1997

[Signature]
Grantor(s)

STATE OF WASHINGTON

County of Kittitas } ss. (INDIVIDUAL ACKNOWLEDGEMENT)

I certify that I know and have satisfactory evidence that *[Signature]* is the
person who appeared before me, and said person acknowledged that *[Signature]* signed this instrument and acknowledged it to be
his act and deed for the uses and purposes mentioned in the instrument.



[Signature]
Print Name *James D Williams*
Notary Public in and for the State of *Washington*
My appointment expires *4-15-98*

Quit Claim Deed (Statutory Form)
© Washington Legal Blank, Inc. Issaquah WA Form No. 289 10-96
MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER

11124

CASH RECEIPT

048043

Date 9.1.06

Received From

Crusey Assoc.
217 E 4th Ave

Address

Ellensburg, WA

Dollars \$

375.00

For

Parcel Seg App
Dossier

19-15-0100-0033

ACCOUNT

HOW PAID

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

T. S. ...

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