

Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

TO: Chris Cruse, Authorized Agent for Brian Frederick
FROM: Scott Turnbull, Staff Planner
DATE: November 30, 2006
SUBJECT: KRDEberhart LLC (BLA/SEG-06-120)
DESCRIPTION: Segregation in Commercial Agricultural Zone
**PARCEL
NUMBER(s):** 16-19-02010-0009

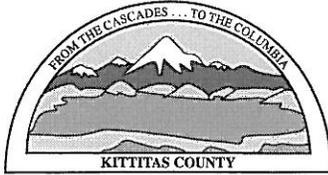
Kittitas County Community Development Services has reviewed the proposed Segregation application and hereby grants:

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. A legal description of the Segregation 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: September 13, 2006

SUBJECT: KRD-Eberhart SEG-06-120 16-19-02010-0009

RECEIVED
SEP 20 2006
KITITAS COUNTY
CDS

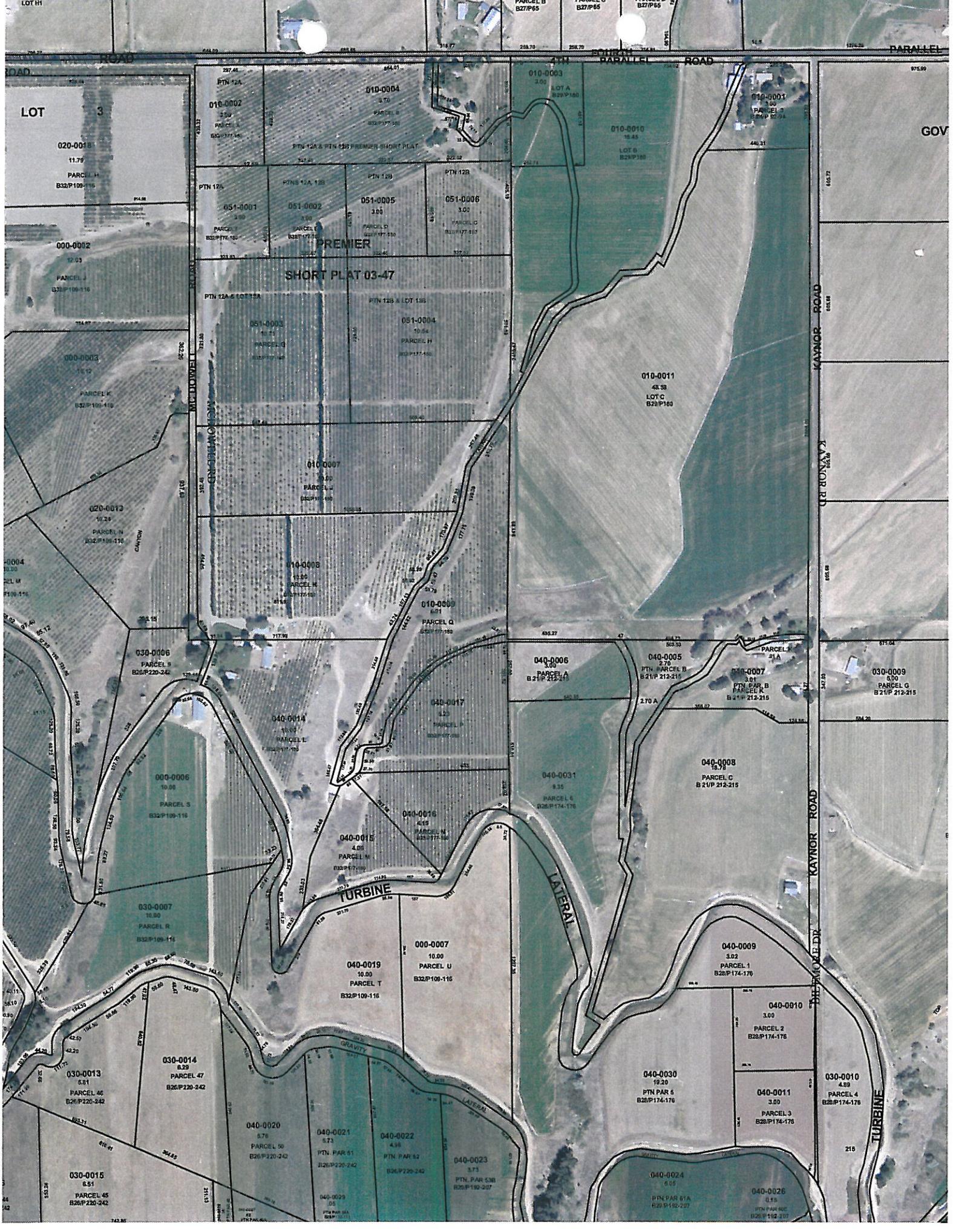
The Public Works Department has reviewed the Request for Parcel Segregation Application and in order to ensure that it meets current Kittitas County Road Standards the applicant needs to provide the following:

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. 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.



11.34
LOT H

PARCEL B
B27/P65

PARCEL C
B27/P65

PARCEL D
B27/P65

PARALLEL ROAD

LOT 3

GOV

020-0018
11.79
PARCEL H
B32/P109-116

000-0002
12.03
PARCEL J
B32/P109-116

000-0003
10.12
PARCEL K
B32/P109-116

020-0013
16.24
PARCEL N
B32/P109-116

000-0004
10.00
PARCEL M
B32/P109-116

030-0006
10.00
PARCEL S
B26/P220-242

000-0005
10.00
PARCEL S
B32/P109-116

030-0007
10.00
PARCEL R
B32/P109-116

030-0013
5.81
PARCEL 46
B26/P220-242

030-0015
5.51
PARCEL 45
B26/P220-242

PTN 12A
297.46

PTN 12A
051-0001
3.00

PTN 12A & LOT 12A
051-0003
10.21

010-0007
10.00
PARCEL J
B32/P109-116

040-0014
10.00
PARCEL L
B32/P109-116

040-0015
4.00
PARCEL M
B32/P109-116

030-0014
8.29
PARCEL 47
B26/P220-242

040-0020
5.78
PARCEL 50
B26/P220-242

010-0004
3.70
PARCEL B
B32/P109-116

PTN 12B
051-0005
3.00

PTN 12B & LOT 12B
051-0004
10.54

010-0008
11.24
PARCEL M
B32/P109-116

040-0017
1.20
PARCEL I
B32/P109-116

040-0016
4.15
PARCEL N
B32/P109-116

040-0021
5.73
PTN PAR 51
B26/P220-242

040-0022
4.39
PTN PAR 52
B26/P220-242

010-0003
2.00
LOT A
B29/P180

PTN 12C
051-0006
3.00

PTN 12C & LOT 12C
051-0004
10.54

010-0009
10.00
PARCEL Q
B32/P109-116

040-0019
10.00
PARCEL T
B32/P109-116

040-0018
10.00
PARCEL U
B32/P109-116

040-0023
5.73
PTN PAR 53B
B26/P192-207

040-0024
5.00
PTN PAR 51A
B29/P192-207

010-0010
15.45
LOT B
B29/P180

010-0011
45.58
LOT C
B29/P180

040-0006
3.00
PARCEL A
B21/P212-215

040-0005
3.70
PTN PARCEL B
B21/P212-215

040-0031
9.35
PARCEL C
B26/P174-176

040-0030
19.20
PTN PAR 5
B26/P174-176

040-0024
5.00
PTN PAR 61A
B29/P192-207

010-0001
3.00
PARCEL 1
B29/P180

010-0010
15.45
LOT B
B29/P180

040-0008
15.79
PARCEL C
B21/P212-215

040-0009
3.02
PARCEL 1
B26/P174-176

040-0010
3.00
PARCEL 2
B26/P174-176

040-0011
3.00
PARCEL 3
B26/P174-176

040-0025
0.15
PTN PAR 60C
B29/P192-207

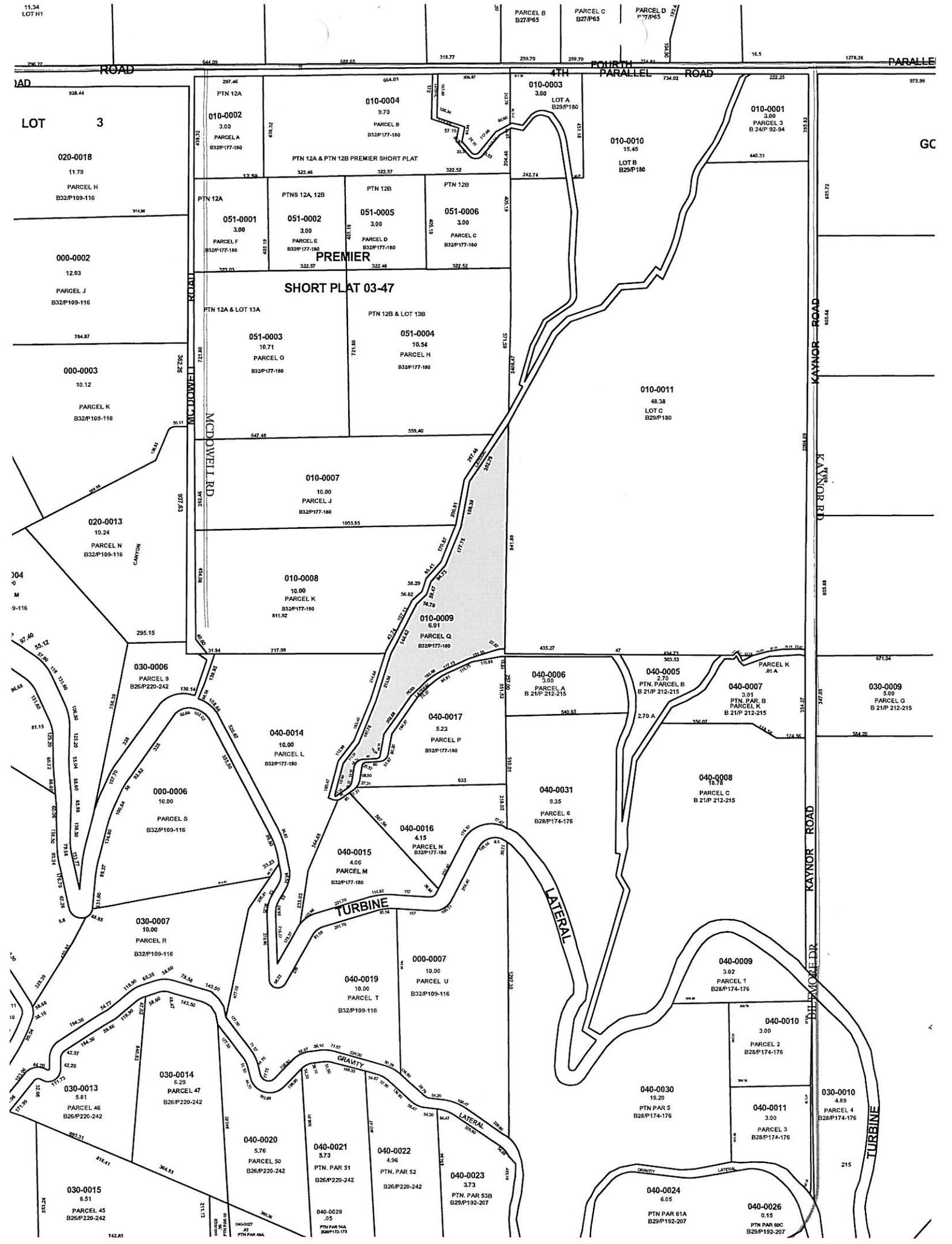
KAYNOR ROAD

KAYNOR RD

KAYNOR ROAD

DREYFUS DR

TURBINE



11.34
LOT H1

PARCEL B
B27/P65

PARCEL C
B27/P65

PARCEL D
P77/P65

ROAD

4TH PARALLEL ROAD

PARALLEL

LOT 3

GC

PREMIER
SHORT PLAT 03-47

010-0002
3.00
PARCEL A
B32P/177-180

010-0004
9.70
PARCEL B
B32P/177-180

010-0003
3.00
LOT A
B29/P180

010-0001
3.00
PARCEL 3
B 24/P 92-94

010-0010
15.45
LOT B
B29/P180

051-0001
3.00
PARCEL F
B32P/177-180

051-0002
3.00
PARCEL E
B32P/177-180

051-0005
3.00
PARCEL D
B32P/177-180

051-0006
3.00
PARCEL C
B32P/177-180

000-0002
12.03
PARCEL J
B32P/109-116

000-0003
10.12
PARCEL K
B32P/109-116

051-0003
10.71
PARCEL G
B32P/177-180

051-0004
10.54
PARCEL H
B32P/177-180

010-0011
48.38
LOT C
B29/P180

020-0013
10.24
PARCEL N
B32P/109-116

010-0007
10.00
PARCEL J
B32P/177-180

010-0008
10.00
PARCEL K
B32P/177-180

010-0009
6.91
PARCEL Q
B32P/177-180

030-0006
PARCEL 9
B26/P220-242

040-0006
3.00
PARCEL A
B 21/P 212-215

040-0005
2.70
PTN, PARCEL B
B 21/P 212-215

040-0007
3.01
PTN, PAR. B
PARCEL K
B 21/P 212-215

030-0009
5.00
PARCEL G
B 21/P 212-215

040-0014
10.00
PARCEL L
B32P/177-180

040-0017
5.23
PARCEL P
B32P/177-180

040-0031
9.35
PARCEL 6
B28/P174-176

040-0008
16.78
PARCEL C
B 21/P 212-215

000-0006
10.00
PARCEL S
B32P/109-116

040-0015
4.06
PARCEL M
B32P/177-180

040-0016
4.15
PARCEL N
B32P/177-180

030-0007
10.00
PARCEL R
B32P/109-116

040-0019
10.00
PARCEL T
B32P/109-116

000-0007
10.00
PARCEL U
B32P/109-116

040-0009
3.82
PARCEL 1
B28/P174-176

040-0010
3.00
PARCEL 2
B28/P174-176

030-0010
4.89
PARCEL 4
B28/P174-176

030-0013
5.81
PARCEL 46
B26/P220-242

030-0014
6.29
PARCEL 47
B26/P220-242

040-0020
5.76
PARCEL 50
B26/P220-242

040-0021
5.73
PTN, PAR 51
B26/P220-242

040-0022
4.96
PTN, PAR 52
B26/P220-242

040-0023
3.73
PTN, PAR 53B
B29/P192-207

040-0030
19.20
PTN PAR 5
B28/P174-176

040-0011
3.00
PARCEL 3
B28/P174-176

030-0015
6.51
PARCEL 45
B26/P220-242

040-0029
.05
PTN PAR 54A
B29/P175-175

040-0024
6.05
PTN PAR 61A
B29/P192-207

040-0026
0.15
PTN PAR 60C
B29/P192-207

040-0024
6.05
PTN PAR 61A
B29/P192-207

040-0026
0.15
PTN PAR 60C
B29/P192-207

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

RECEIVED

SEP 11 2006

KITTITAS COUNTY
 ELLENSBURG, WA 98926

Kittitas County
 Treasurer's Office
 County Courthouse Rm. 102

Assessor's Office
 County Courthouse Rm. 101

Planning Department
 County Courthouse Rm. 182

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.

KRD/EBERHART ASSOC.
 Applicant's Name

C/O CHUCK CRUSE
 Address

City

State, Zip Code

962-8242

Phone (Home)

Phone (Work)

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

Action Requested

New Acreage
 (Survey Vol. ____, Pg ____)

1619-02010-0009 6.91

SEGREGATED INTO 2 LOTS

4.78, 2.07

"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

Applicant is: Owner Purchaser Lessee Other

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 R/W
- 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: _____

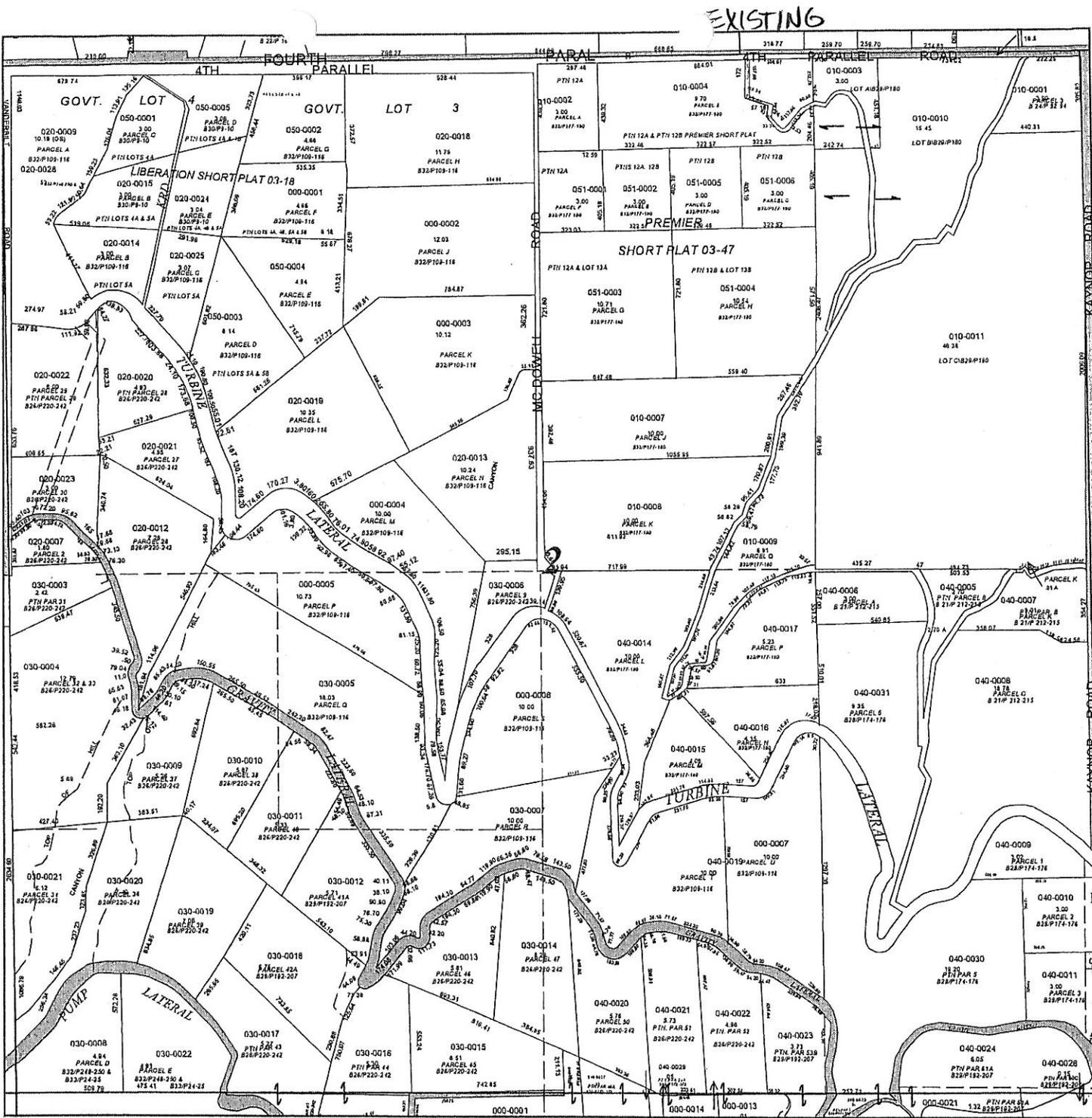
Review Date: 11/30/06

By: [Signature]

**Survey Approved: 11/30/06

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.



EXISTING

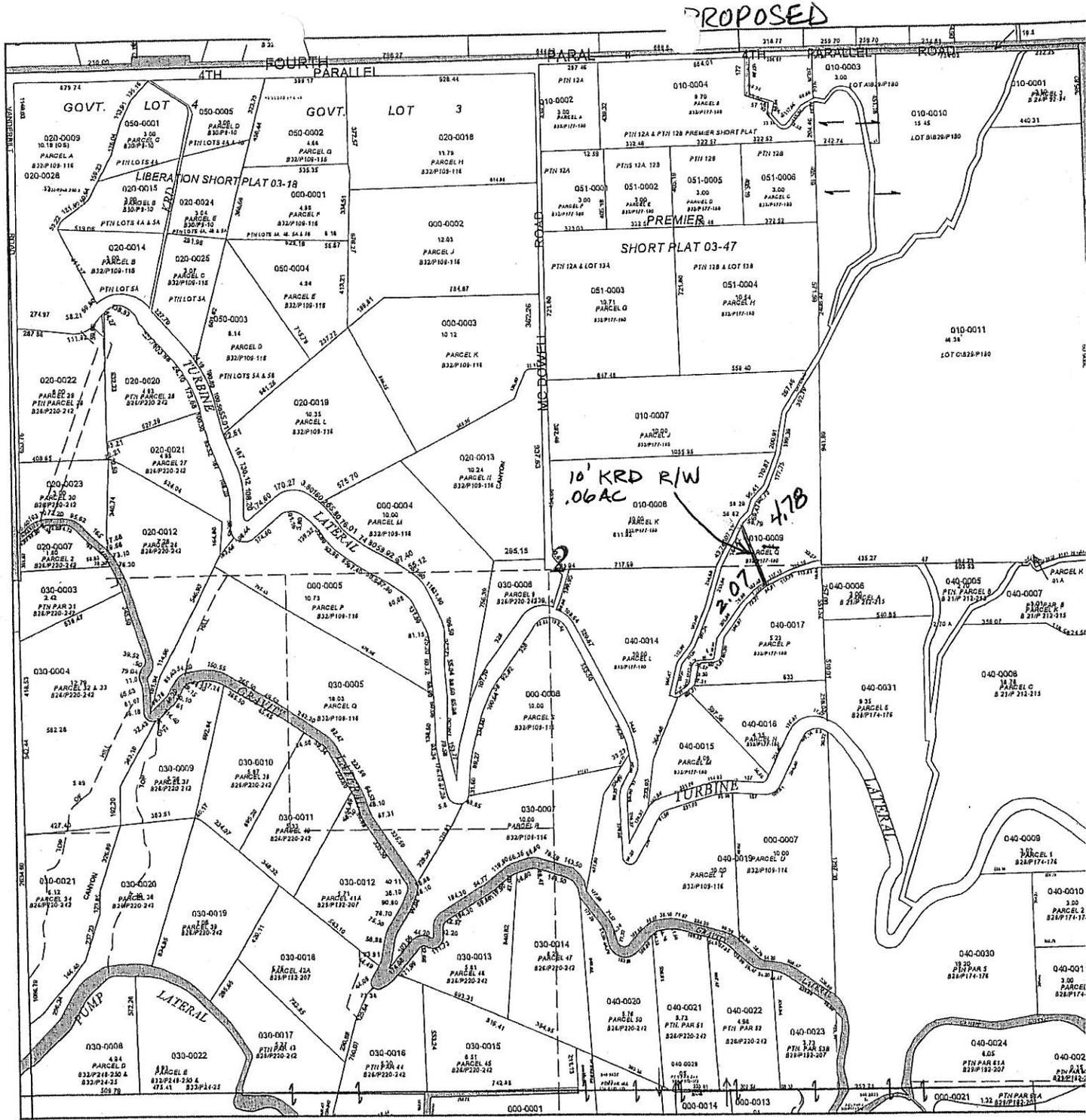
Township: 16 Range: 19 Section: 2

ParcelView 4.0.1

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 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 9/8/2006 6:25:11 PM



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



Township: 16 Range: 19 Section: 2

ParcelView 4.

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 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
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 Data Set: 9/8/2006 6:25:11 PM



This Map is maintained (as an aid in the appraisal assessment of real prop The County Assessors Office does not warrant its accu

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

EBERHART DESCRIPTIONS - 9/8/06

Easterly Parcel

That portion of Parcel Q of that certain survey recorded May 19, 2006 in Book 32 of Surveys at pages 177 through 180, under Auditor's File No. 200605190021, records of Kittitas County, Washington, lying easterly of a line described as follows:

Beginning at the southeast corner of said Parcel Q; thence along the southerly boundary of said Parcel Q the following three courses: S 88°55'00" W, 22.57 feet; S 71°43'00" W, 121.10 feet; and S 65°22'00" W, 117.13 feet to the point of curvature of a 301.50 radius curve to the left; thence along said curve an arc distance of 15.51 feet, through a central angle of 2°56'48" to the center of an existing concrete irrigation flume and the true point of beginning for said described line; thence N 27°45'04" W, along said flume centerline and centerline projected, 257.75 feet to the northwesterly boundary of said Parcel Q and the terminus of said described centerline;

EXCEPT the westerly 5.00 feet, perpendicular measure, lying adjacent to said described line;

Being a portion of the Northeast Quarter and of the Southeast Quarter, all in Section 2, Township 16 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

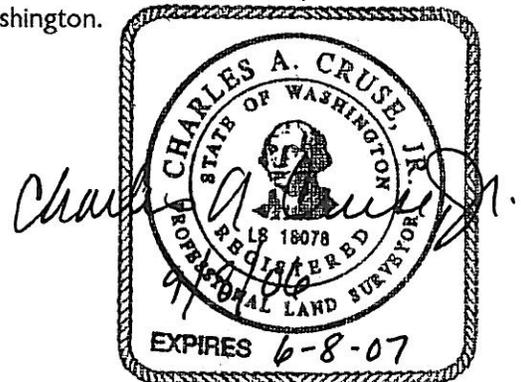
Westerly Parcel

That portion of Parcel Q of that certain survey recorded May 19, 2006 in Book 32 of Surveys at pages 177 through 180, under Auditor's File No. 200605190021, records of Kittitas County, Washington, lying westerly of a line described as follows:

Beginning at the southeast corner of said Parcel Q; thence along the southerly boundary of said Parcel Q the following three courses: S 88°55'00" W, 22.57 feet; S 71°43'00" W, 121.10 feet; and S 65°22'00" W, 117.13 feet to the point of curvature of a 301.50 radius curve to the left; thence along said curve an arc distance of 15.51 feet, through a central angle of 2°56'48" to the center of an existing concrete irrigation flume and the true point of beginning for said described line; thence N 27°45'04" W, along said flume centerline and centerline projected, 257.75 feet to the northwesterly boundary of said Parcel Q and the terminus of said described centerline;

EXCEPT the easterly 5.00 feet, perpendicular measure, lying adjacent to said described line;

Being a portion of the Northeast Quarter and of the Southeast Quarter, all in Section 2, Township 16 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.



CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

EBERHART TO KR D

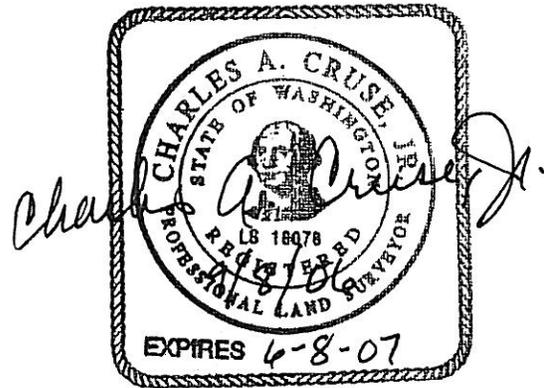
9/8/06

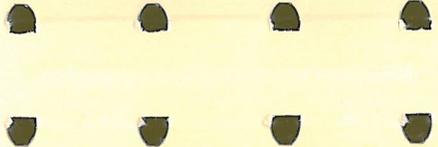
That portion of Parcel Q of that certain survey recorded May 19, 2006 in Book 32 of Surveys at pages 177 through 180, under Auditor's File No. 200605190021, records of Kittitas County, Washington, described as follows:

A strip of land, 10.00 feet in width, lying 5.00 feet on each side of the following described line: Beginning at the southeast corner of said Parcel Q; thence along the southerly boundary of said Parcel Q the following three courses: S 88°55'00" W, 22.57 feet; S 71°43'00" W, 121.10 feet; and S 65°22'00" W, 117.13 feet to the point of curvature of a 301.50 radius curve to the left; thence along said curve an arc distance of 15.51 feet, through a central angle of 2°56'48" to the center of an existing concrete irrigation flume and the true point of beginning for said described line; thence N 27°45'04" W, along said flume centerline and centerline projected, 257.75 feet to the northwesterly boundary of said Parcel Q and the terminus of said described centerline;

The sidelines of said strip to be lengthened or shortened to intersect the southeasterly and northwesterly boundaries of said Parcel Q;

Being a portion of the Northeast Quarter and of the Southeast Quarter, all in Section 2, Township 16 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.





CASH RECEIPT

Date 9/11/06 048144

Received From Chase

Address 217 E 4th
Ellensburg WA Dollars \$ 100.00

For MBLA KRD/EBERHART Assoc.

16-19-02010-0009

| ACCOUNT | | HOW PAID | |
|-----------------|---------------|----------|---------------|
| AMT. OF ACCOUNT | | CASH | |
| AMT. PAID | <u>100.00</u> | CHECK | <u>100.00</u> |

By M. Rill