

## 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

November 26, 2007

Chris Cruse  
Cruse & Associates  
PO Box 959  
Ellensburg, WA 98926

RE: Ebert/Carney SEG-06-134  
Map Numbers: 16-23-18000-0000.

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Kittitas County Community Development Services has reviewed the proposed Administrative Segregation application and hereby grants Final Approval to the referenced boundary line application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed and submitted to Community Development Services, and subsequently approved, prior to final approval of the Administrative Segregation:

1. Full year's taxes may need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office. The Treasurer's office will need to sign off on the attached Administrative Segregation form prior to applicant submittal to the Assessor's office. After which, the complete application packet will need to be submitted to the Assessor's office for further processing.
2. Please refer to the attached Kittitas County Public Works Memo for additional information

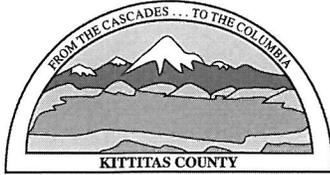
Attachments: Boundary Line Adjustment application  
Public Works comments

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

TO: Community Development Services

FROM: Randy Carbery, Planner II *rc*

DATE: Oct 6, 2006

SUBJECT: Ebert / Carney SEG-06-134, 16-23-18020-0004

RECEIVED  
OCT 10 2006  
KITITAS COUNTY  
CDS

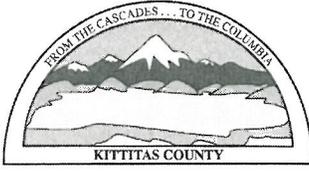
1. Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

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.



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**RECEIVED**

**NOV 13 2007**

**KITTTITAS COUNTY  
DEPT. OF PUBLIC WORKS**

## MEMORANDUM

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TO: Randy Carbary, Public Works

FROM: Dan Valoff, Planner I

DATE: July 25, 2007

SUBJECT: Request for final SEG approval – Ebert/Carney SEG-06-0134

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Attached is the survey received from Cruse & Associates who is requesting final approval of the Ebert/Carney Administrative Segregation. Please review and comment in order to issue the final approval.

If you have any questions, please feel free to get in touch with me.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

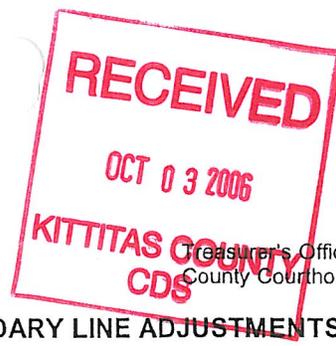
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FEES: \$375 Adminis ve Segregation per page  
 \$100 Major B dary 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.

Ebert / Carney Co Cruise Assoc. P.O. Box 959  
 Applicant's Name Address  
Ellensburg WA 98926  
 City State, Zip Code  
902-8242  
 Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>16-23-18020-0004</u> <u>96.17 AC</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS	
<u>16-23-18000-0000</u>	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	<u>21 and 75.17</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  
George Carney - Valerie Ebert  
 Owner Signature Required Other

Treasurer's Office Review

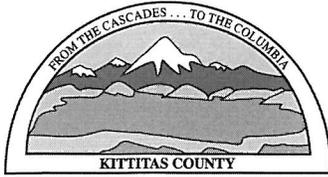
Tax Status: \_\_\_\_\_ By: \_\_\_\_\_  
 Kittitas County Treasurer's Office  
 Date: \_\_\_\_\_

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: 10/31/06 By: [Signature]  
 \*\*Survey Approved: 11-26-07 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.



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Community Development Services

FROM: Randy Carbery, Planner II *RC*

DATE: Oct 6, 2006

SUBJECT: Ebert / Carney SEG-06-134, 16-23-18020-0004

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.

PART OF THE NORTHEAST QUARTER OF SECTION 18,  
 TOWNSHIP 16 NORTH, RANGE 23 EAST, W.M.

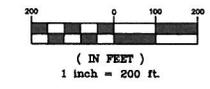
34-127



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x - FENCE

GRAPHIC SCALE



LEGAL DESCRIPTIONS

ORIGINAL PARCEL - PART OF AFN 200004210005  
 PARCEL 1  
 PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 28, 2007 IN BOOK 34 OF SURVEYS AT PAGES 127-128, UNDER AUDITOR'S FILE NO. 200708280018, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 23 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

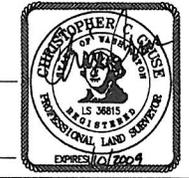
Filed for record this 28TH day of AUGUST, 2007, at W. Stea W.M., in Book 34 of Surveys at page(s) 127 at the request of Cruse & Associates.

JERALD V. PETTIT, BY [Signature]  
 KITTITAS COUNTY AUDITOR

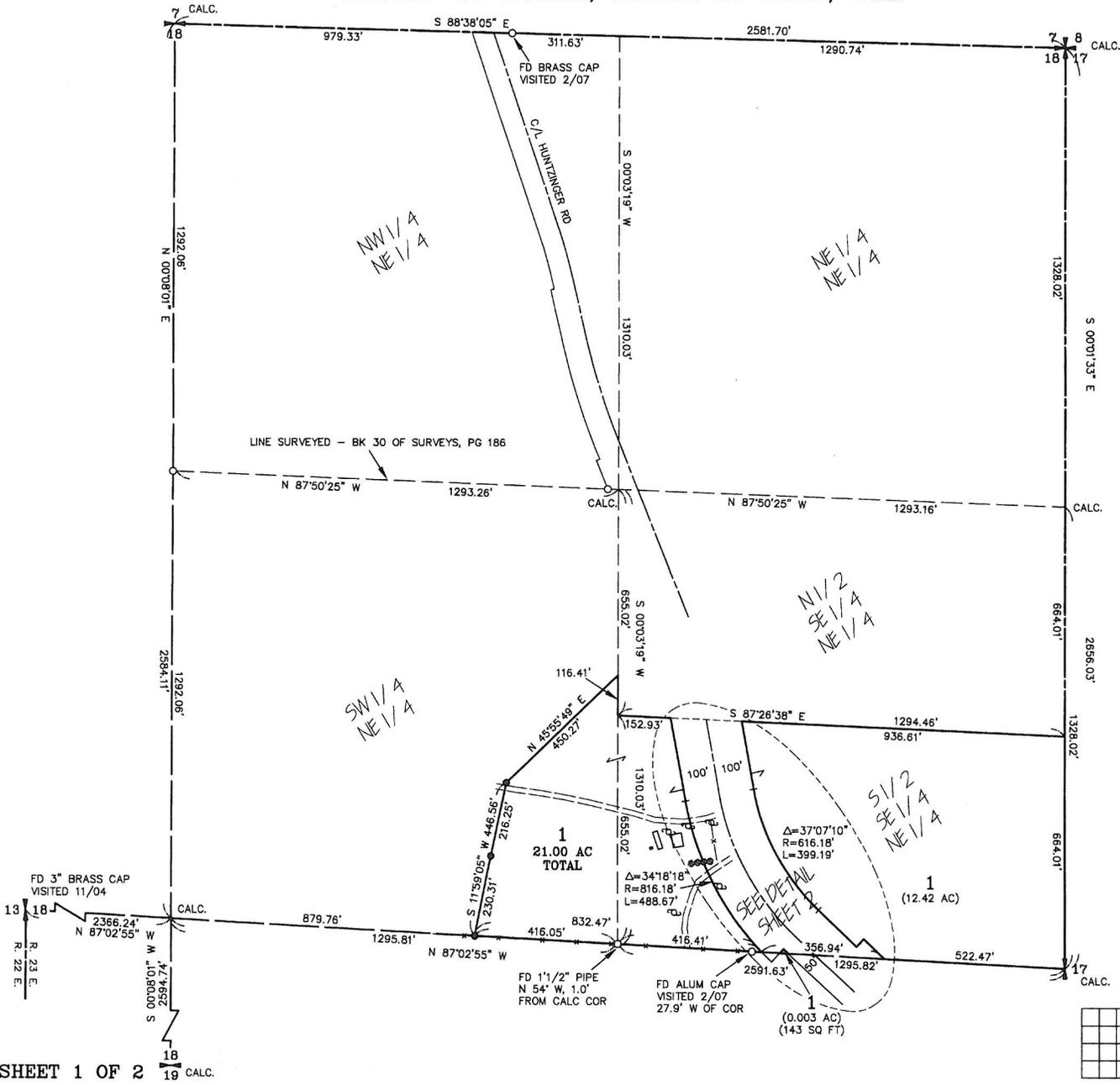
SURVEYOR'S CERTIFICATE

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 GEORGE CARNEY in FEBRUARY of 2007.

[Signature]  
 CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 License No. 36815  
 8/27/2007  
 DATE



**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98926 (509) 962-8242  
**CARNEY PROPERTY**



		X	X

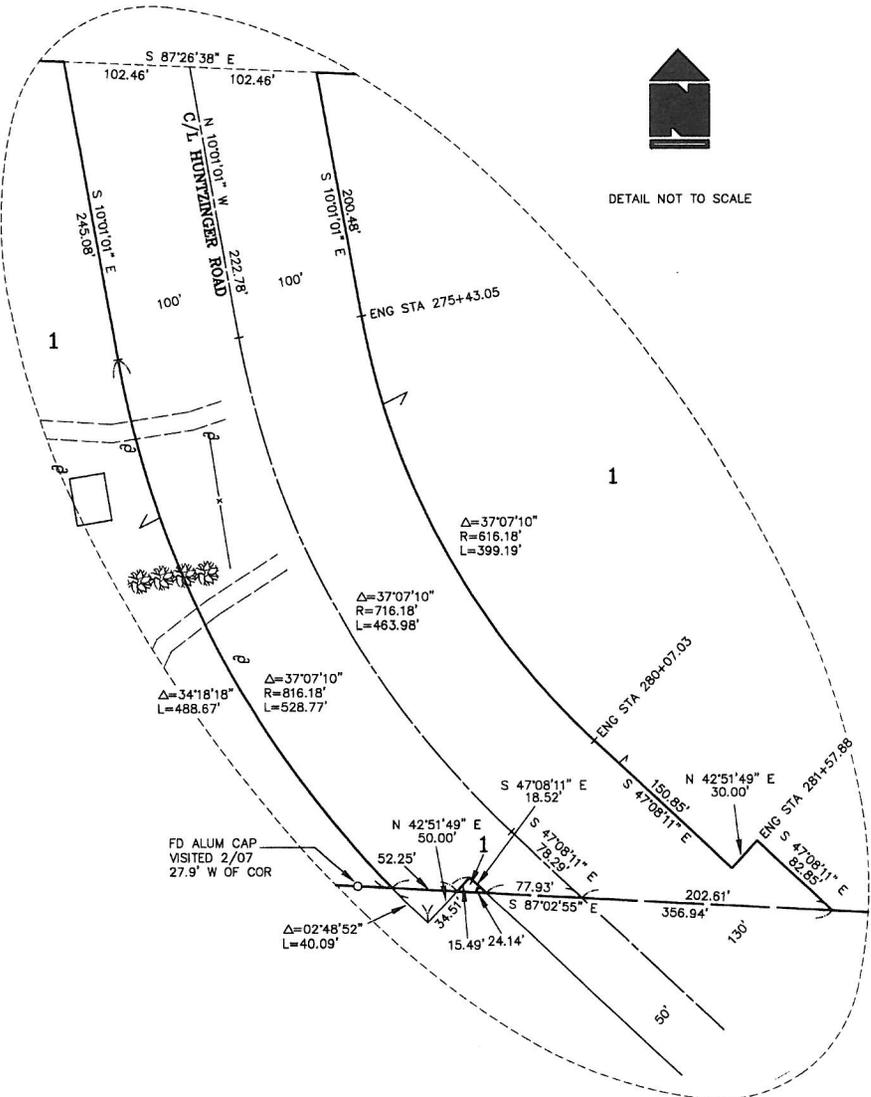
34-128

# PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 23 EAST, W.M.

08/28/2007 11:56:26 AM V: 34 P: 128 200708280018  
\$111.00  
Survey CRUSE Assoc  
Kittitas County Auditor Page 2 of 2

### NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. THE ROAD RIGHT OF WAY SHOWN HEREON IS BASED ON THE QUIT CLAIM DEED RECORDED UNDER AFN 310660.
4. THE ORIGINAL PARCEL DESCRIPTION EXCEPTS OUT THAT PORTION GRANTED TO PUD #2 OF GRANT COUNTY IN BOOK 109 OF DEEDS, PAGE 536. SAID DEED GRANTS AN EASEMENT ACROSS A PORTION OF THIS PROPERTY AND IS NOT EXCEPTED FOR THIS SURVEY.
5. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 30 OF SURVEYS, PAGE 186 AND THE SURVEYS REFERENCED THEREON.
6. THE PURPOSE OF THIS SURVEY IS TO COMPLETE A SEGREGATION APPLICATION AND IS EXEMPT FROM KITTITAS COUNTY SUBDIVISION CODE UNDER KCC 16.04.020(5).



DETAIL NOT TO SCALE

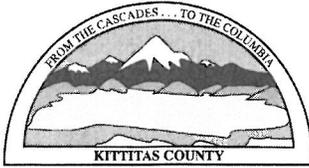
AUDITOR'S CERTIFICATE 200708280018  
 Filed for record this 28TH day of AUGUST,  
 2007, at 11:56 A.M., in Book 34 of Surveys  
 at page(s) 128 at the request of Cruse & Associates.



JERALD V. PETTIT BY *Jerald V. Pettit*  
 KITTITAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98926 (509) 982-8242  
**CARNEY PROPERTY**

8/27/2007



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

Fax (509) 962-7682

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### MEMORANDUM

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TO: Ebert/Carney, c/o Cruse & Associates

FROM: Noah Goodrich, Planner I

DATE: October 31, 2006

SUBJECT: Ebert/Carney Segregation (File # SEG-06-134)

DESCRIPTION: Segregation of a 96.17 acre parcel into 2 parcels (1-21 and a 75.17 acres lot)

**PARCEL**

NUMBER(s): 16-23-18000-0000

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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

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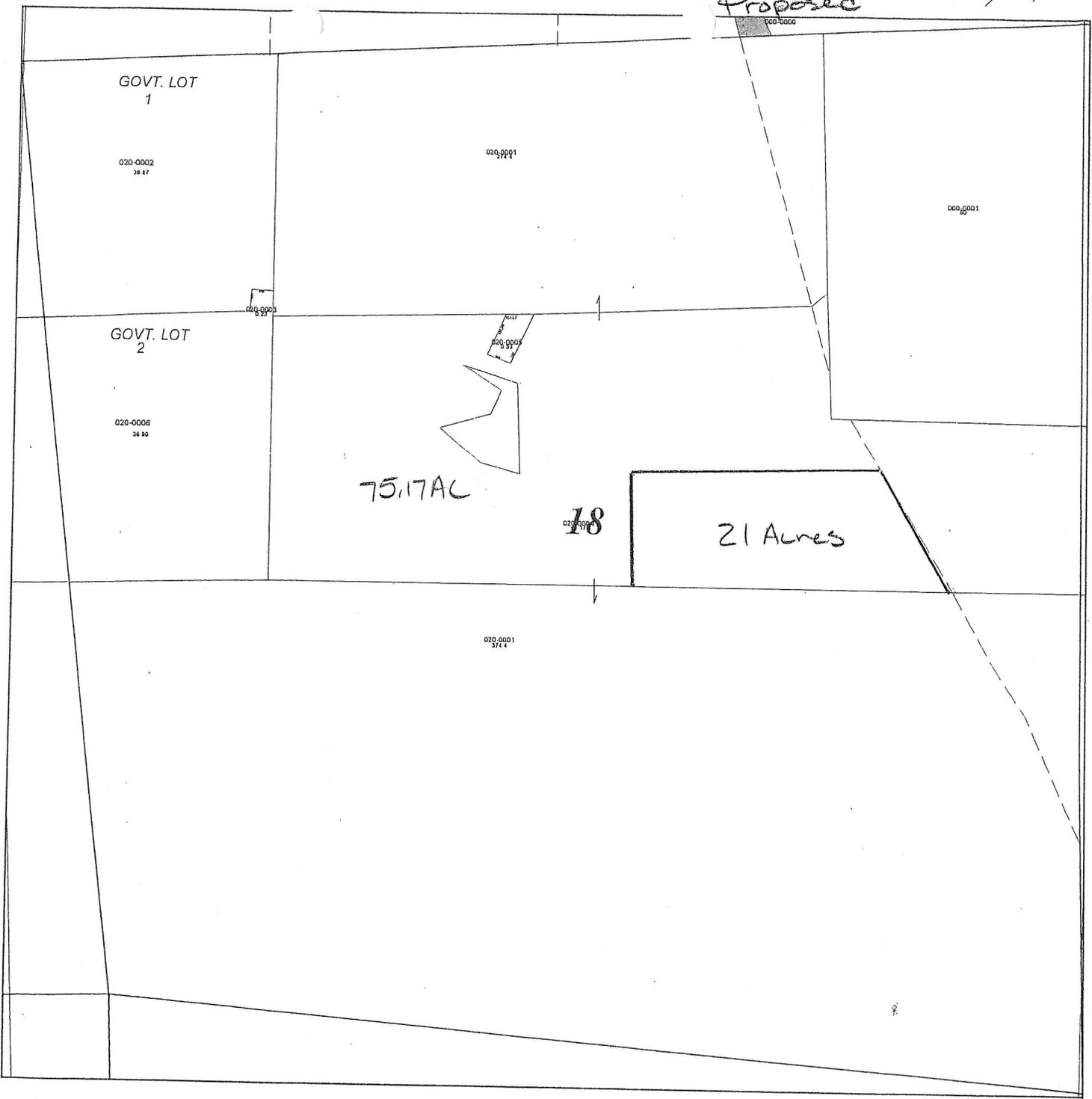
DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

10/07

Proposed



Township: 16 Range: 23 Section: 18

Copyright (C) 2002 Kittitas County  
 Kittitas County Assessor's Office  
 205 W 5th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)962-7501  
 Data Set: 10/12/2004 5:56:42 PM



ParcelView 4.0.1

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.

000-0002  
160.43

JAPUN PARK ROAD

GOVT. LOT

4

GOVT. LOT

1

020-0001  
374.4

020-0002  
36.87

000-0001  
60

GOVT. LOT

2

020-0005  
0.33

020-0006  
36.90

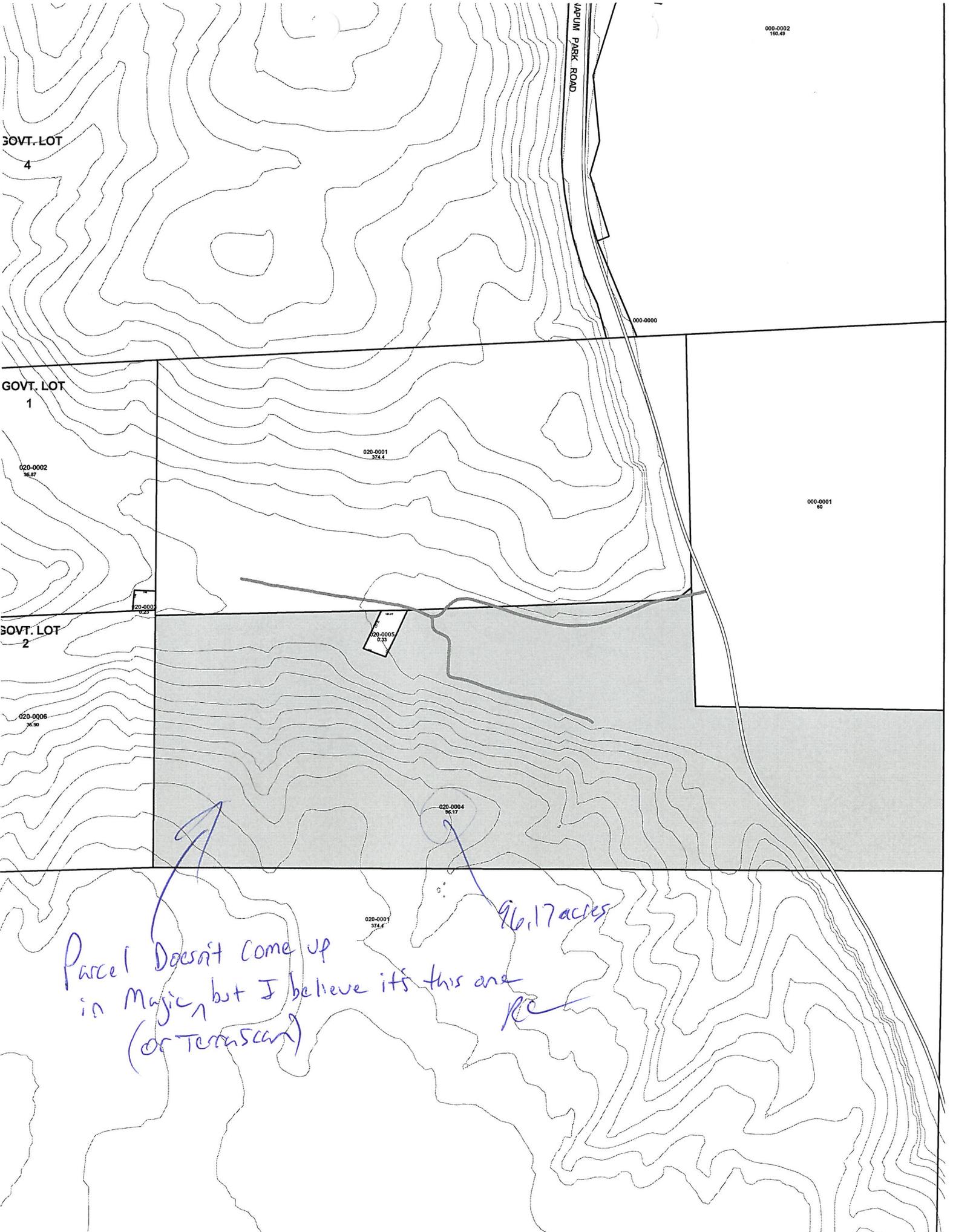
020-0004  
56.17

020-0001  
374.4

Parcel Doesn't come up  
in Magic, but I believe it's this one  
(or TerraScan)

96.17 acres

PC





ORB 1111-3

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

<b>CASH RECEIPT</b>		Date <u>10.4.06</u>	<b>048494</b>
Received From <u>Valerie Ebert</u>			
Address <u>8828 Windy Rd</u>			
<u>Apple Valley, CA 92308</u>		Dollars \$ <u>375.00</u>	
For <u>Parcel Segregation App - Ebert</u>			
		<u>116-23-18020-0004</u>	
ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>375.00</u>	CHECK	<u>375.00</u>
BALANCE		MONEY ORDER <input type="checkbox"/>	
		By <u>T. Swenberg</u>	