

FEES:

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

06-170 RECEIVED
 DEC 19 2006

RECEIVED
 DEC 29 2006

Kittitas County
 CDS

KITTITAS COUNTY
 ELLENBURG, WA 98926

Assessor's Office
 County Courthouse Rm.101

Planning Department
 County Courthouse Rm. 182

Treasurer's Office
 County Courthouse Rm. 102

KITTITAS COUNTY
 PART OF CDD WORK

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.

HARTMAN, DON AND KENNETH, TRUSTEES

%ENCOMPASS ENGINEERING AND SURVEYING

Applicant's Name
 CLE ELUM

Address
 WA 98922

City

State, Zip Code

Phone (Home)

Phone (Work)

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

Action Requested
 INTERVENING (Co. Road)
 SEGREGATED INTO 2 LOTS

New Acreage
 (Survey Vol. ____, Pg ____)

20-17-28010-0004 37.93 AC.

34.75 AC.

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

3.18 AC.

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

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. *No further intervening ownership allowed 4/11/07*
- 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: Rural 3

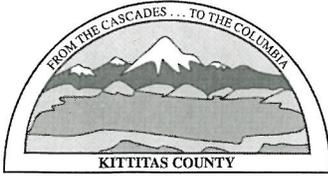
Review Date: 1-11-07

By: [Signature]

**Survey Approved: 1-11-07

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.



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

JAN 03 2007

Kittitas County
CDS

MEMORANDUM

TO: Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: January 2, 2007
SUBJECT: Hartman SEG-06-170, 20-17-28010-0004.

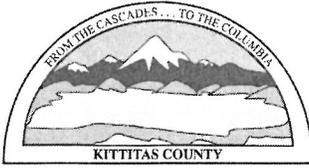
The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

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 or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements 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.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

MEMORANDUM

TO: Don and Kenneth Hartman, Trustees c/o Encompass Engineering and Surveying

FROM: Dan Valoff, Planner I DV✓

DATE: January 11, 2007

SUBJECT: Hartman SEG-06-170

DESCRIPTION: Boundary Line Adjustment/Administrative Segregation in the Rural 3 zone.

PARCEL
NUMBER(s): 20-17-28010-0004 & 20-17-28020-0006

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:

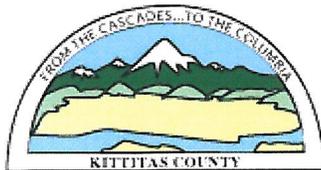
1. New legal descriptions of the Boundary Line Adjustment/Administrative Segregation reflecting the new acreage and lot dimensions of the affected properties must be submitted to our office and reviewed for final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
3. Please refer to the attached Kittitas County Public Works Memo for additional information regarding additional requirements.

Attachments: BLA Application
Preliminary Segregation Drawing
KC Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

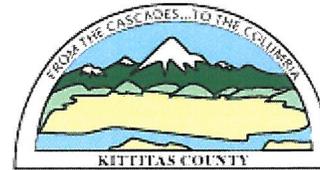
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



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: 15041
Map Number: 20-17-28010-0004
Situs: ISR 970 CLE ELUM
Legal: ACRES 37.93, CD. 7731-2; SEC. 28, TWP. 20,
RGE. 17; PTN. NE1/4 NLY SR97

Ownership Information

Current Owner: HARTMAN, DON ETUX TRUSTEES &
HARTMAN, KENNETH ETUX TRUSTEES
Address: 1000 HARTMAN RD
City, State: CLE ELUM WA
Zipcode: 98922

Assessment Data

Tax District: 32
Open Space: YES
Open Space Date: 1/1/1974
Senior Exemption:
Deeded Acres: 37.93
Last Revaluation for Tax Year:

Market Value

Land: 1,290
Imp: 0
Perm Crop: 0
Total: 1,290

Taxable Value

Land: 1,290
Imp: 0
Perm Crop: 0
Total: 1,290

Sales History

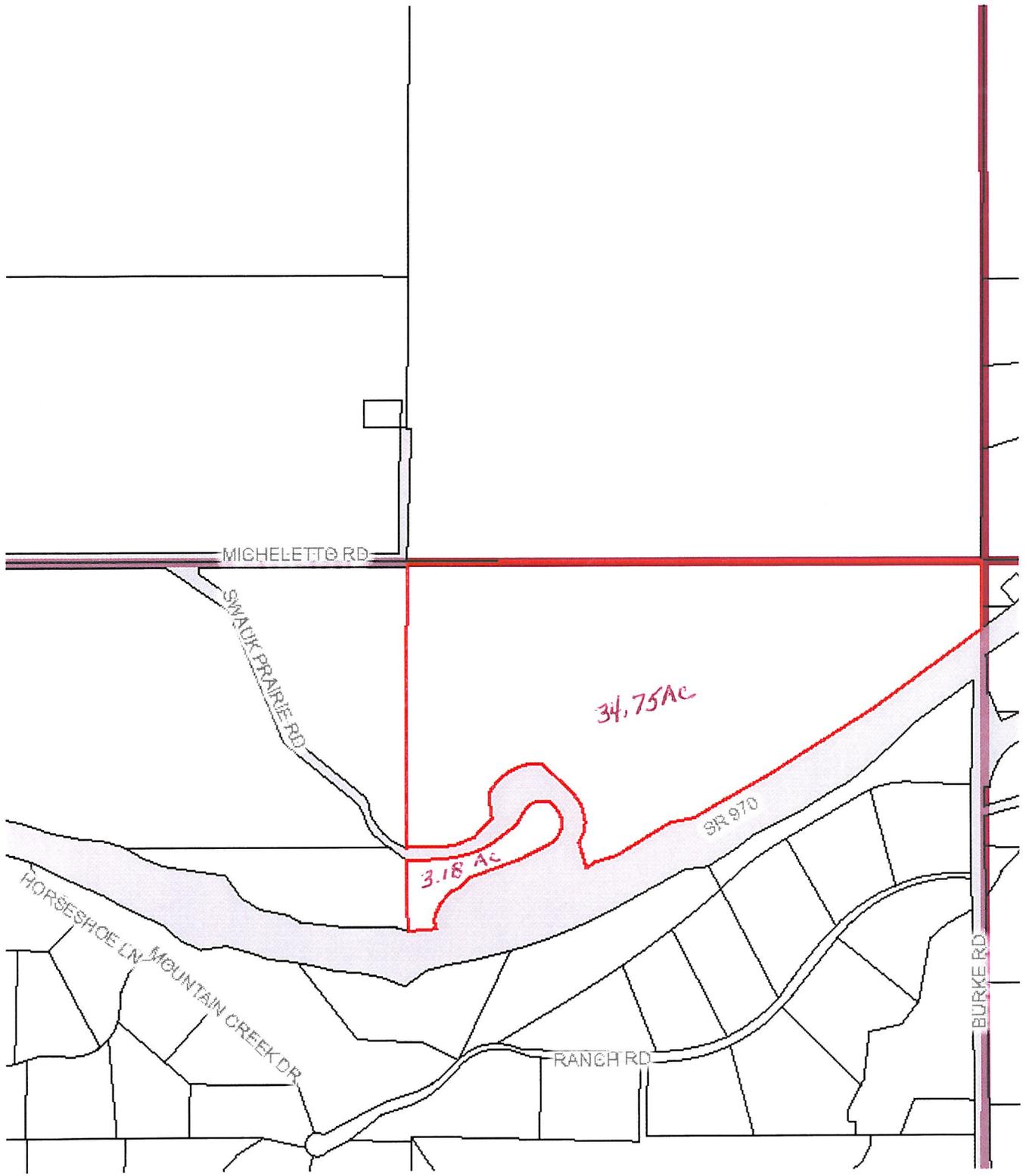
Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-01-1999	9339	21	HARTMAN, DON ETUX TRUSTEES &	HARTMAN, DON ETUX TRUSTEES &	
12-01-1999	9338	21	HARTMAN, DON ETUX TRUSTEES &	HARTMAN, DON ETUX TRUSTEES &	
05-01-1995	40204	1	GRANITE FALLS STATE BANK	KITTITAS COUNTY	
05-01-1995	40204	21	HARTMAN, DON A ETU TRUSTEE	HARTMAN, DON ETUX TRUSTEES &	
09-01-1993	3676200	26	DONALD & KENNETH HARTMAN	HARTMAN, DON A ETU TRUSTEE	

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2006	HARTMAN, DON ETUX TRUSTEES &	1,330	0	0	1,330		1,330	View Taxes
2005	HARTMAN, DON ETUX TRUSTEES &	1,360	0		1,360		1,360	View Taxes
2004	HARTMAN, DON ETUX TRUSTEES &	1,410	0		1,410		1,410	View Taxes



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KITTITAS COUNTY
 ELLENSBURG, WA 98926

Assessor's Office
 County Courthouse Rm.101

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 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.

HARTMAN, DON AND KENNETH, TRUSTEES
 Applicant's Name
 CLE ELUM
 City

%ENCOMPASS ENGINEERING AND SURVEYING
 Address
 WA 98922
 State, Zip Code

Phone (Home)

Phone (Work)

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

Action Requested

New Acreage
 (Survey Vol. ____, Pg ____)

20-17-28010-0004A 3.18 AC
 20-17-28020-0006 4.78 AC

___ SEGREGATED INTO ____ LOTS
 ___ "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

4.27 AC
 3.69 AC

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. 020)
- () 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)

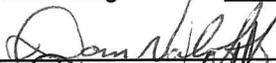
Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: Rural 3

Review Date: 1-11-07

By: 

**Survey Approved: 1-11-07

By: 

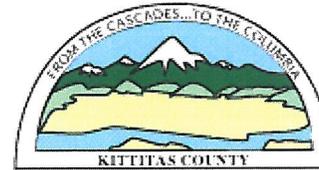
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Iris Rominger
Assessor

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: 15042
Map Number: 20-17-28020-0006
Situs: ISR 970 CLE ELUM
Legal: ACRES 4.78, CD. 7735-2; SEC. 28, TWP. 20, RGE. 17; PTN. S1/2 NW1/4 NLY SR97

Ownership Information

Current Owner: HARTMAN, DON ETUX TRUSTEES & HARTMAN, KENNETH ETUX TRUSTEES
Address: 1000 HARTMAN RD
City, State: CLE ELUM WA
Zipcode: 98922

Assessment Data

Tax District: 32
Open Space: YES
Open Space Date: 1/1/1974
Senior Exemption:
Deeded Acres: 4.78
Last Revaluation for Tax Year:

Market Value

Land: 160
Imp: 0
Perm Crop: 0
Total: 160

Taxable Value

Land: 160
Imp: 0
Perm Crop: 0
Total: 160

Sales History

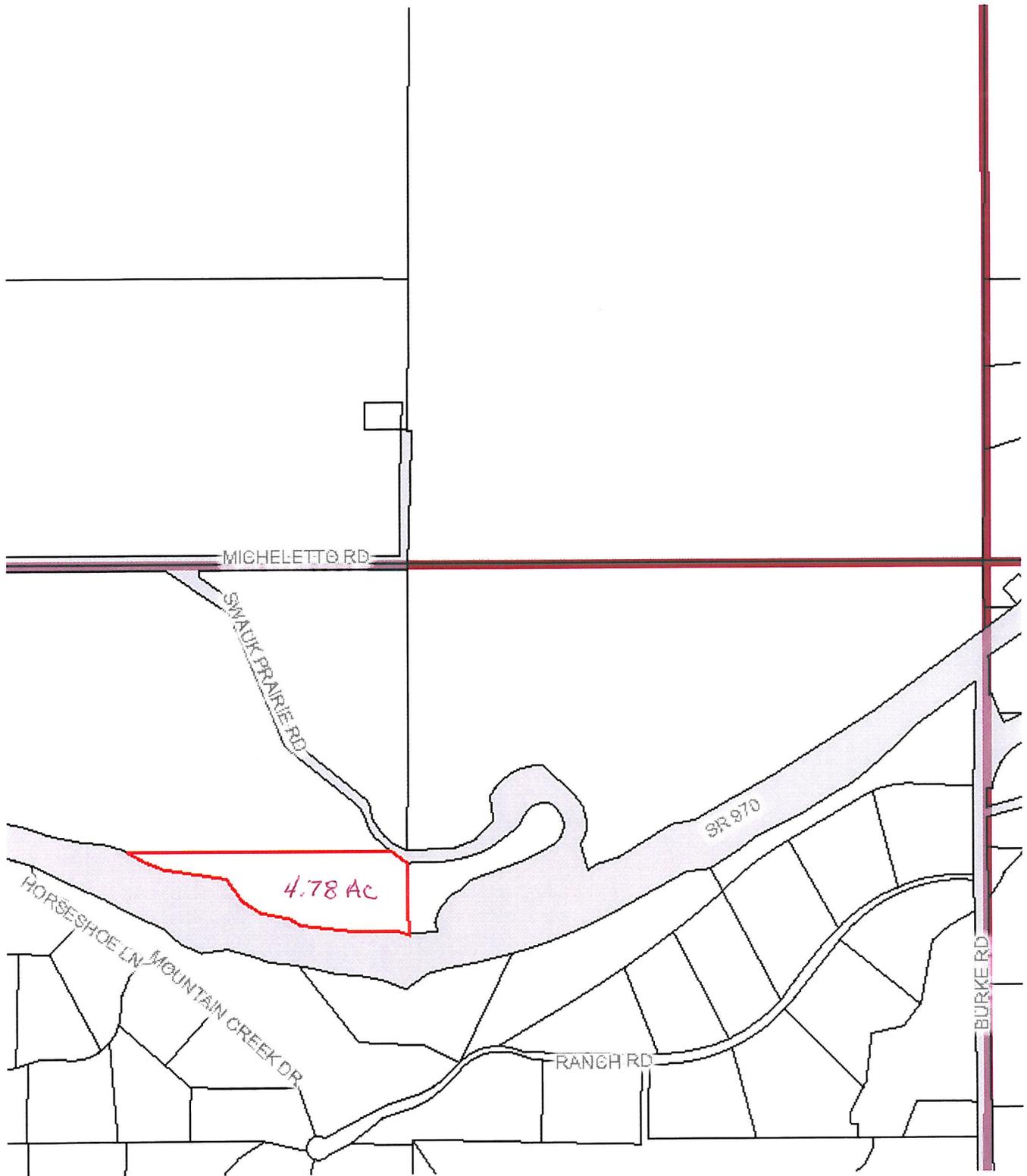
Date	Book & Page	# Parcels	Grantor	Grantee	Price
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05-01-1995	40204	1	GRANITE FALLS STATE BANK	KITTITAS COUNTY	
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Building Permits

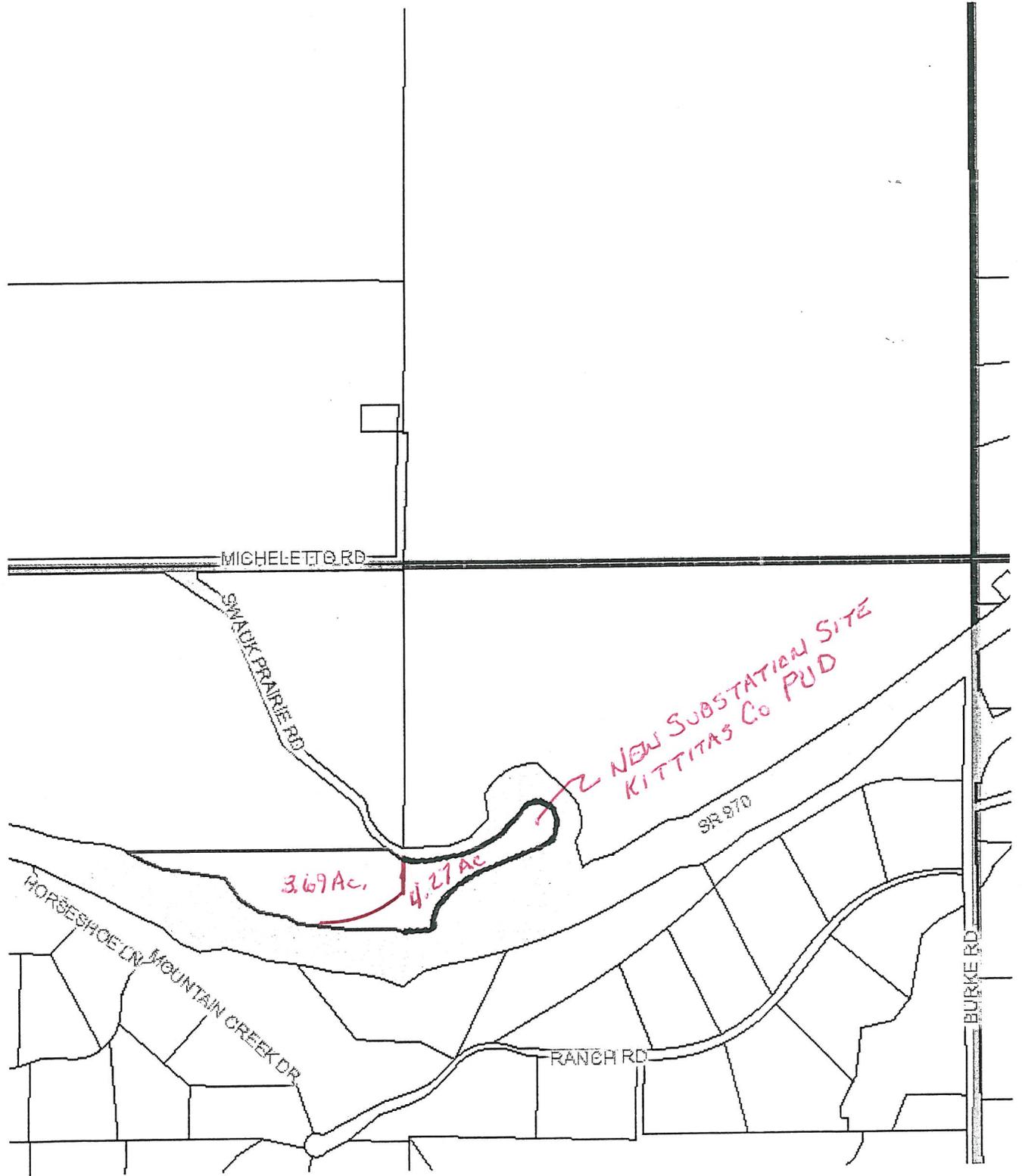
NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2006	HARTMAN, DON ETUX TRUSTEES &	170	0	0	170		170	View Taxes
2005	HARTMAN, DON ETUX TRUSTEES &	170	0		170		170	View Taxes
2004	HARTMAN, DON ETUX TRUSTEES &	180	0		180		180	View Taxes



EXISTING

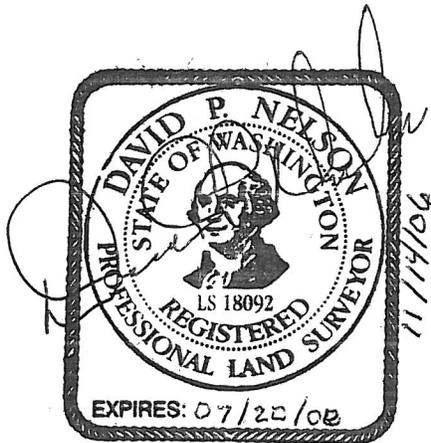


PROPOSED

LEGAL DESCRIPTION FOR KITTITAS COUNTY PUBLIC UTILITY
DISTRICT

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH LIES NORTHERLY OF THE NORTHERLY RIGHT OF WAY OF SR 970 AND NORTHWESTERLY, WESTERLY AND SOUTHEASTERLY OF THE NORTHWESTERLY, WESTERLY AND SOUTHEASTERLY RIGHT OF WAY OF SWAUK PRAIRIE COUNTY ROAD (FORMERLY EAST BALLARD HILL COUNTY ROAD), AND THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 28, WHICH LIES SOUTHEASTERLY OF THE CENTERLINE OF VACATED SR 970 AS SAID VACATED RIGHT OF WAY IS DELINEATED ON SHEET 8 OF 9 SHEETS, TEANAWAY RIVER VICINITY TO VIRDEN (JCT. S.R. 97), STATION 572+00 TO STATION 596+00, WASHINGTON STATE HIGHWAY COMMISSION PLANS OF FILE WITH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.

CONTAINING 4.27 ACRES



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

CRB 111-3

CASH RECEIPT

Date 12.19.06

049297

Received From Encompass

Address 108 E 2nd St.

Cle Elum, WA 98922 Dollars \$ 425.00

For Intervening Seq - Don Hartman

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>425.00</u>	CHECK	<u>425.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

20172810 0004

By MRice