

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

June 10, 2008

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

**RE: Venture Farms Land Co. Segregation, File Number SEG-07-28
Map Number: 18-20-20030-0002**

Dear Mr. Cruse,

Kittitas County Community Development Services has reviewed the proposed administrative segregation and hereby grants **final approval** to the referenced segregation application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed to complete the process.

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Kittitas County Assessor's Office on June 10, 2008 to finalize the administrative segregation.
3. No future division of the subject parcels and parcels created based on claims of intervening ownership shall be permitted.

Sincerely,

Trudie Pettit
Staff Planner

cc: Kittitas County Assessors Office

Attachments: Final Segregation Application
Segregation survey
Kittitas County Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

FEES:

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

RECEIVED

NOV 08 2007

Kittitas County Assessor's Office
County Courthouse Rm. 101
CDS

KITTITAS COUNTY
ELLENSBURG, WA 98926

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

Step 1
App Revised 11/8/2007
Chris Cruise
2 pages

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.

Venture Farms
Land Co. LLC to Cruise And Assoc
Applicant's Name
Ellensburg
City

PO Box 957
Address
WA 98926
State, Zip Code
962-8242
Phone (Work)

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

18-20-20030-0002
115.27 AC

Action Requested

- SEGREGATED INTO ~~2~~ 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

New Acreage
(Survey Vol. ____, Pg ____)

107.27
27.27 SW of KRD
8ac NE of KRD

Applicant Is: _____ Owner

Harold M Ladmore
Owner Signature Required

____ Purchaser

Chris Cruise
Other

Tax Status: 2008 James Paulin Full

Treasurer's Office Review

By: A. Faye
Kittitas County Treasurer's Office

Date: 5-27-08

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. KRD Canal
- 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)

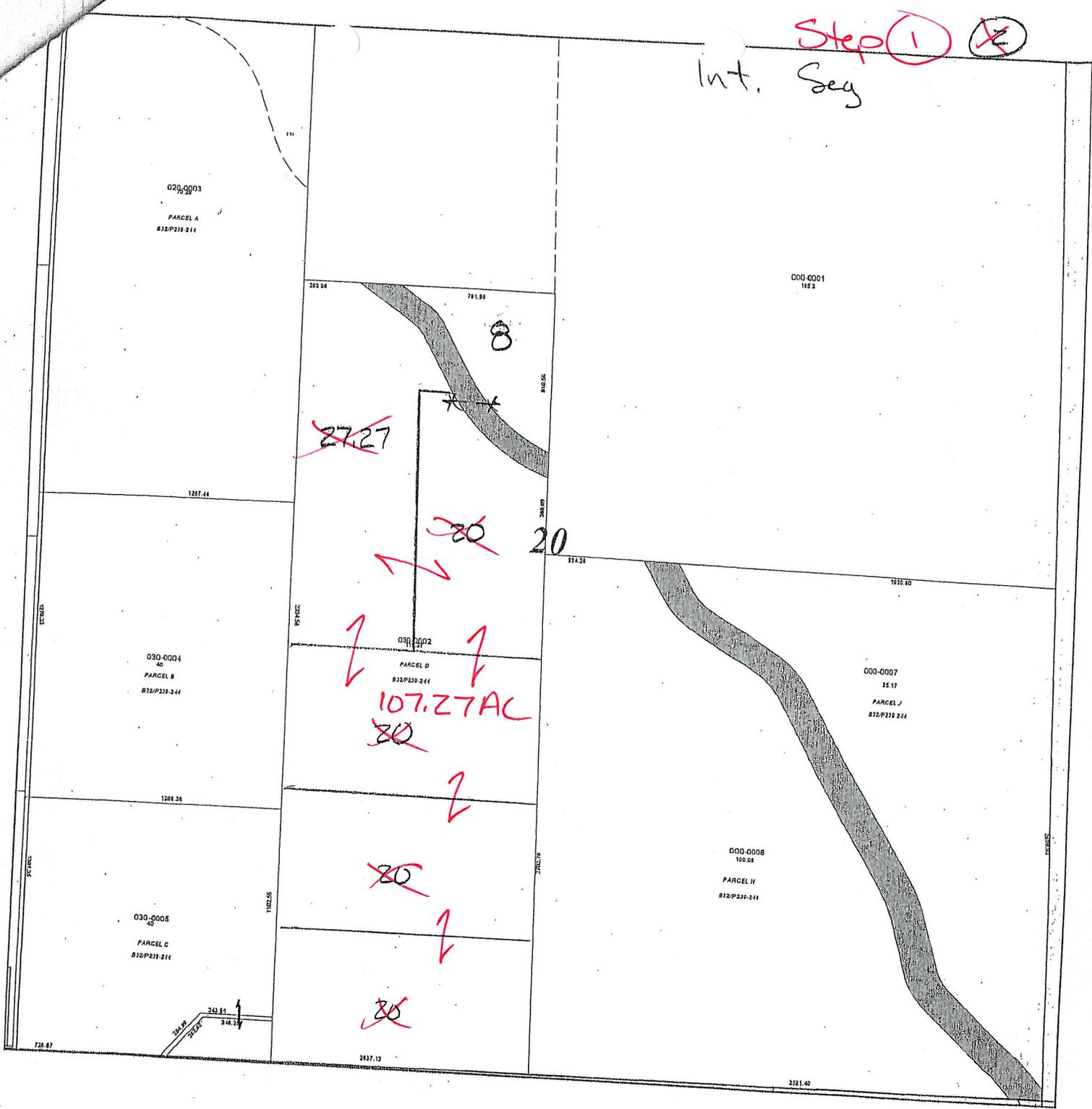
Card #: _____
Last Split Date: _____
Review Date: _____
**Survey Approved: 6/10/08

Parcel Creation Date: _____
Current Zoning District: A-20
By: DP 4/28/08
By: JMA

Notice: Kittitas County does not guarantee a building site, legal access, available water or other things for parcels receiving approval for BLA's or...

Step 1

Int. Sec



Township: 18 Range: 20 Section: 20

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 2/15/2007 6:21:05 PM



ParcelView 4.0.1

This Map is maintained only
 as an aid in the appraisal and
 assessment of real property.
 The County Assessors Office
 does not warrant its accuracy.

FEES:

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

Step 2 
 2 pages

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

Venture Farms Co
 Land Co. LLC c/o Cruise And Assoc.
 Applicant's Name
 Ellensburg
 City

PO Box 959
 Address
 WA 98926
 State, Zip Code
 962-8242
 Phone (Work)

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

Action Requested

New Acreage
 (Survey Vol. ____, Pg ____)

18-20-20 030-0002
 45.27 AC
 107.27

- SEGREGATED INTO ~~20~~ ⁵ 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

4-20's, 35.27
 27.27
 20, 20, 20, 20.10, 20.05
 as per Survey
 CLL 6/10/2008

Applicant Is: _____ Owner

 Purchaser

 Lessee

Other

Harold M Kadonah
 Owner Signature Required

Chris Cruise
 Other

Treasurer's Office Review

Tax Status: 2008 Taxes Paid in Full

By: *A. Jogle*
 Kittitas County Treasurer's Office

Date: 5/29/08

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: Ag-20

Review Date: _____

By: *DR* 4/26/08

**Survey Approved: 6/10/08

By: *USWA*

Notice: Kittitas County does not guarantee a building site, legal access, available water, or similar access for parcels receiving approval for BLA's or segregation.

Step 2

1

Seq



Township: 18 Range: 20 Section: 20

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 2/15/2007 6:21:05 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.

FEES: \$375 Administra. 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.

Venture Farms
Land Co. LLC Co Crose And Assoc.
Applicant's Name
Ellensburg
City

PO Box 959
Address
WA 98926
State, Zip Code
962-8242
Phone (Work)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

18-20-20030-0002

27.27 and 8

SEGREGATED INTO ____ LOTS

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

SEGREGATED FOREST IMPROVEMENT SITE

15.27 and 20

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

15.12 and 20.10

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

as per Survey

COMBINED AT OWNERS REQUEST

6/10/2008

Applicant is: Owner

Purchaser

Lessee

Other

Harold M Radomski
Owner Signature Required

Chris Crose
Other

Treasurer's Office Review

Tax Status: 2008 Taxes Paid in Full

By: [Signature]

Kittitas County Treasurer's Office

Date: 5-29-08

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: Ag-20

Review Date: _____

By: [Signature]

**Survey Approved: 6/10/08

By: [Signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA or segregation.

PART OF THE WEST HALF OF SECTION 20,
TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

RECEIVED 200805070063

MAY 12 2008

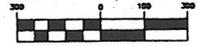
Kittitas County
CDS



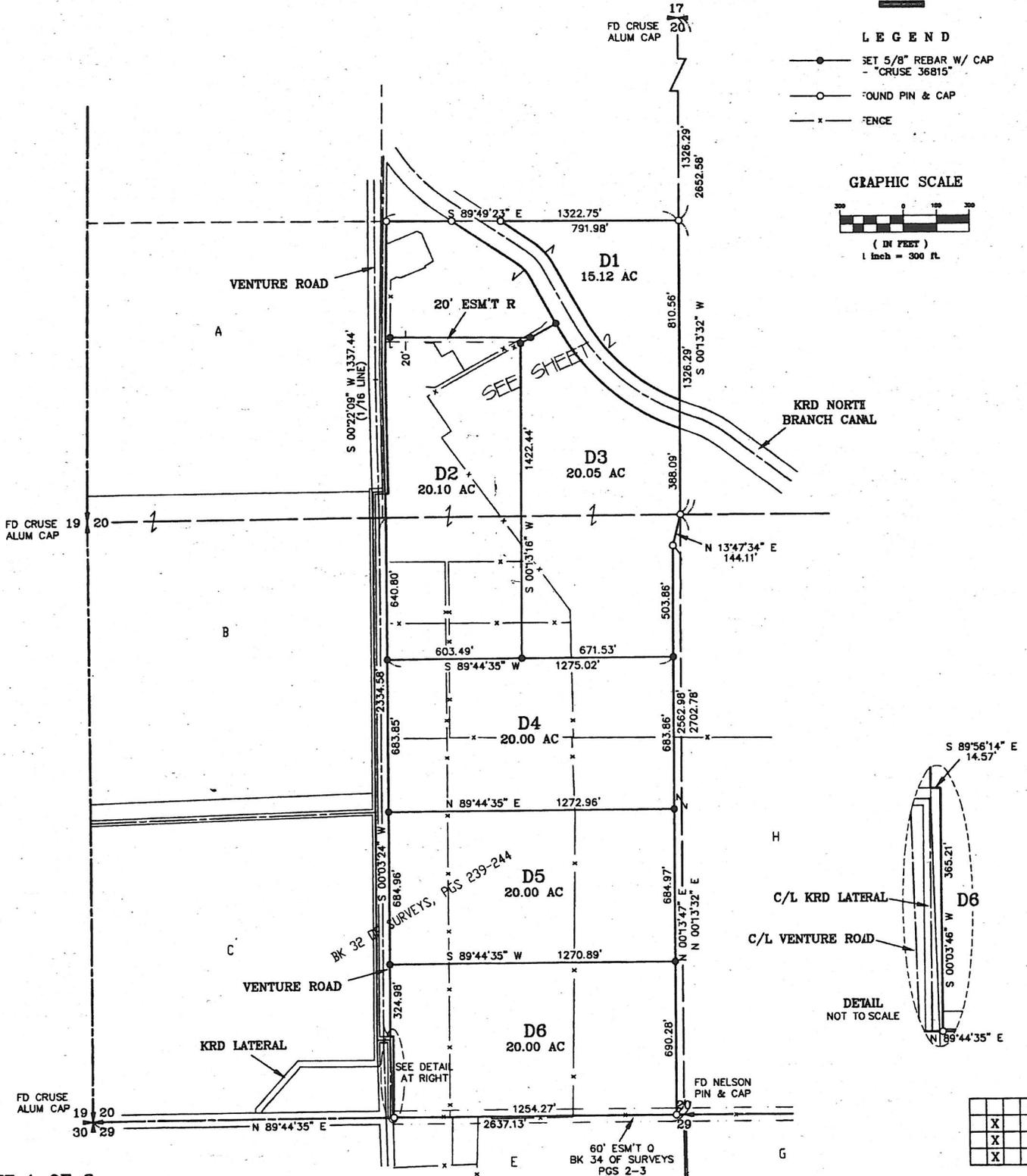
LEGEND

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

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



SHEET 1 OF 3

AUDITOR'S CERTIFICATE

Filed for record this 7th day of MAY, 2008, at 10:15 A.M., in Book 35 of Surveys at page(s) 34 at the request of Cruse & Associates.

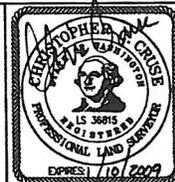
GERALD V. PETTIT BY: *[Signature]*
KITITITAS COUNTY AUDITOR

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 VENTURE FARMS LAND CO. LLC in MARCH of 2007.

[Signature]
CHRISTOPHER C. CRUSE
Professional Land Surveyor

5/16/2008
DATE
License No. 36815



CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

VENTURE FARMS LAND CO.

PART OF THE WEST HALF OF SECTION 20,
TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

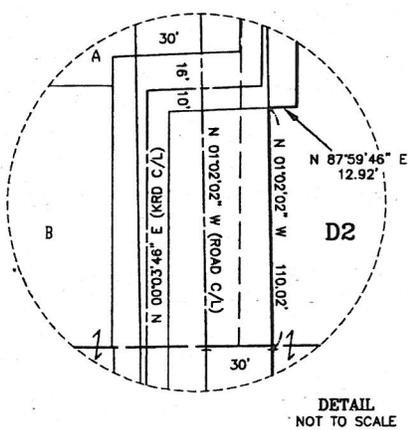
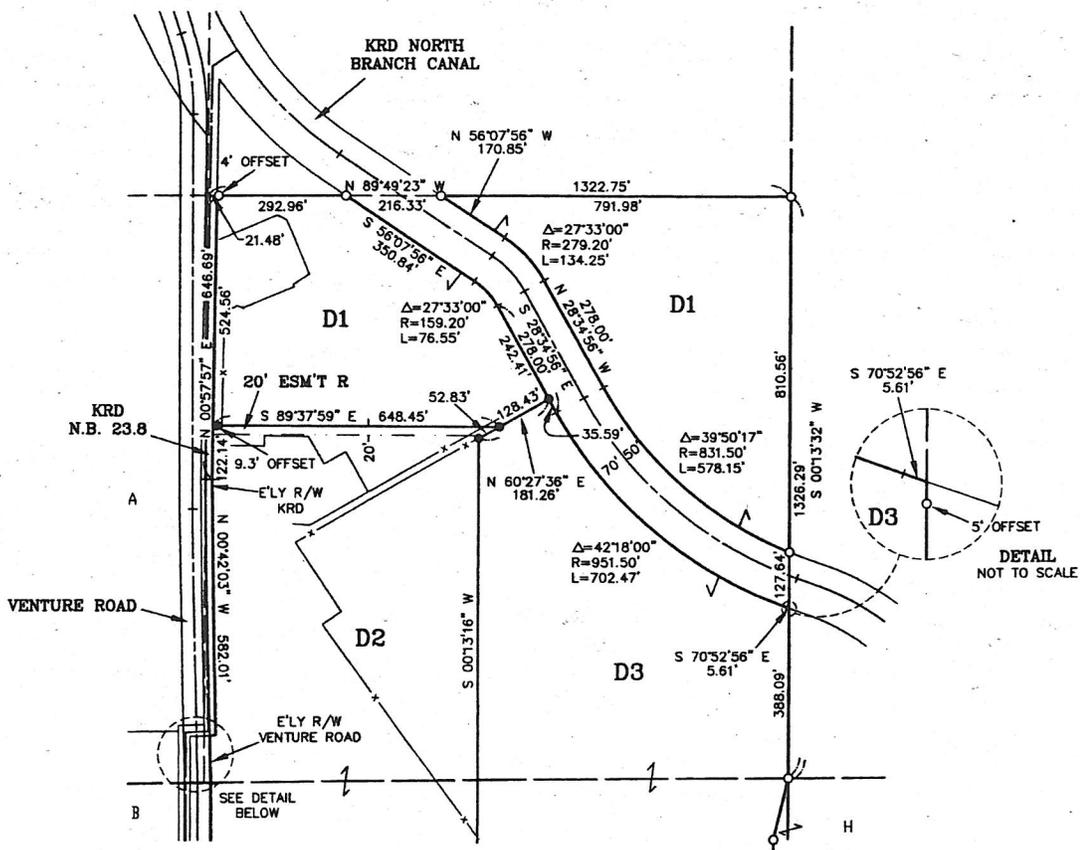
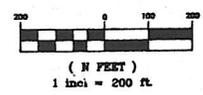
26080567008



LEGEND

- SET 1/8" REBAR W/ CAP
- "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE

GRAPHIC SCALE



SHEET 2 OF 3

AUDITOR'S CERTIFICATE
 Filed for record this 7th day of MAY,
 2008, at 10:15 A.M., in Book 35 of Surveys at
 page(s) 35 at the request of Cruse & Associates.
 JERALD V. PETTIT
 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
 VENTURE FARMS LAND CO. LLC in MARCH of 2007.
 Christopher C. Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 DATE 5/6/2008
 License No. 36815



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

PART OF THE WEST HALF OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

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. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL D1 HAS 10 IRRIGABLE ACRES; PARCEL D2 HAS 20 IRRIGABLE ACRES; PARCEL D3 HAS 20 IRRIGABLE ACRES; PARCEL D4 HAS 20 IRRIGABLE ACRES; PARCEL D5 HAS 20 IRRIGABLE ACRES; PARCEL D6 HAS 20 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND VISITATION DATES, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 32 OF SURVEYS, PAGES 239-244.

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 200703070004

PARCEL D1

PARCEL D1 OF THAT CERTAIN SURVEY AS RECORDED MAY 7, 2008 IN BOOK 35 OF SURVEYS AT PAGES 34-36 UNDER AUDITOR'S FILE NO. 20080507 0003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D2

PARCEL D2 OF THAT CERTAIN SURVEY AS RECORDED MAY 7, 2008 IN BOOK 35 OF SURVEYS AT PAGES 34-36 UNDER AUDITOR'S FILE NO. 20080507 0003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D3

PARCEL D3 OF THAT CERTAIN SURVEY AS RECORDED MAY 7, 2008 IN BOOK 35 OF SURVEYS AT PAGES 34-36 UNDER AUDITOR'S FILE NO. 20080507 0003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D4

PARCEL D4 OF THAT CERTAIN SURVEY AS RECORDED MAY 7, 2008 IN BOOK 35 OF SURVEYS AT PAGES 34-36 UNDER AUDITOR'S FILE NO. 20080507 0003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D5

PARCEL D5 OF THAT CERTAIN SURVEY AS RECORDED MAY 7, 2008 IN BOOK 35 OF SURVEYS AT PAGES 34-36 UNDER AUDITOR'S FILE NO. 20080507 0003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D6

PARCEL D6 OF THAT CERTAIN SURVEY AS RECORDED MAY 7, 2008 IN BOOK 35 OF SURVEYS AT PAGES 34-36 UNDER AUDITOR'S FILE NO. 20080507 0003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED MAY 7, 2008 IN BOOK 35 OF SURVEYS AT PAGES 34-36 UNDER AUDITOR'S FILE NO. 20080507 0003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL D2 OF SAID SURVEY.

SHEET 3 OF 3

AUDITOR'S CERTIFICATE

Filed for record this 7TH day of MAY, 2008, at 10:15 A.M., in Book 35 of Surveys at page(s) 36 at the request of Cruse & Associates.

JERALD V. PETTIT
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 VENTURE FARMS LAND CO. LLC in MARCH of 2007.

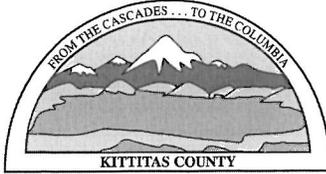
Christopher C. Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor

DATE 5/6/2008
License No. 36815



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98923 (509) 962-8242

VENTURE FARMS LAND CO.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

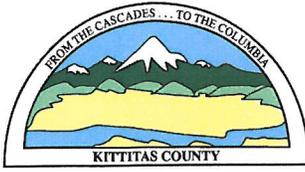
MEMORANDUM

TO: Trudie Pettit, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: June 4, 2008
SUBJECT: Venture Farms Land Company SEG-07-28. 18-20-20030-0002.

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 with the following conditions:

- 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.



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

May 1, 2008

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Venture Farms Land Company Segregation, SEG-07-28

Dear Mr. Cruse,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to 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. In order to provide irrigation water to newly created lots, Segregations must meet Kittitas County 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 Kittitas Reclamation District.
4. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.
5. No future division of the subject parcel and parcels created based on claims of intervening ownership shall be permitted.

Sincerely,

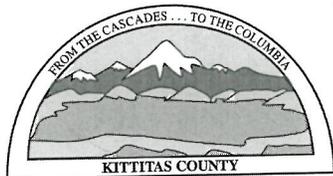
Trudie Pettit
Staff Planner

Attachments: SEG Application
Preliminary SEG Drawings
Kittitas County Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: March 26, 2007

SUBJECT: Venture Farms Land Company SEG 07-28 18-20-20030-0002

RECEIVED
APR 02 2007
KITTTITAS 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 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.

Page 1 of 1

FEES:

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

565-0722

①
D
2 pages

RECEIVED
MAR 08 2007
KITTITAS COUNTY
CDS

RECEIVED
MAR 08 2007
KITTITAS COUNTY
CDS

Assessor's Office
County Courthouse Rm. 101

KITTITAS COUNTY
ELLENBURG, WA 98926
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

**VENTURE FARMS
LAND CO. LLC**
Applicant's Name
Ellensburg
City

PO Box 959
Address
WA 98926
State, Zip Code
962-8242
Phone (Work)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg. ____)

18-20-20 030-0002
115.27 AC

- SEGREGATED INTO 6 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

4-20's, 35.27

Applicant Is: _____ Owner

Purchaser

Lessee

Other

Harold M. Adams
Owner Signature Required

Chris Cruise
Other

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

- () This segregation meets the requirements for observance of intervening ownership. **Planning Department Review**
- () 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 #: _____

Last Split Date: _____

Parcel Creation Date: _____

Review Date: _____

Current Zoning District: AG-20

**Survey Approved: _____

By: _____

By: _____

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.

FEES:

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



(2)
D
2 pages

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

Venture Farms
Land Co. LLC Co Crose And Assoc
Applicant's Name
Ellensburg
City

PO Box 959

Address
WA 98926

State, Zip Code
962-5242

Phone (Work)

Phone (Home)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

18-20-20030-0002

SEGREGATED INTO 6 LOTS

115.27 AC

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

SEGREGATED FOREST IMPROVEMENT SITE

27.27 SW of KRD

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

8ac NE of KRD

- BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS
- BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP
- COMBINED AT OWNERS REQUEST

Applicant is: _____ Owner

____ Purchaser

____ Lessee

Other

Richard M. Ladmore
Owner Signature Required

Chris Crose
Other

Tax Status: _____

Treasurer's Office Review

By: _____
Kittitas County Treasurer's Office

Date: _____

- Planning Department Review
- () This segregation meets the requirements for observance of intervening ownership. *KRD Canal*
 - () 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: _____

By: _____

**Survey Approved: _____

By: _____

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.

FEES: \$375 Administrat 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



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.

Venture Farms
Land Co. LLC to Cruise And Assoc.
Applicant's Name
Ellensburg
City

PO Box 959
Address
WA 98926
State, Zip Code
962-8242
Phone (Work)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

18-20-20030-0002
27.27 and 8

- 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

15.27 and 20

Applicant is: _____ Owner

_____ Purchaser

_____ Lessee

Other

Harold M Radomski
Owner Signature Required

Chris Cruise
Other

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

- () 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: _____

By: _____

**Survey Approved: _____

By: _____

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 call _____

3

BLA



Township: 18 Range: 20 Section: 20

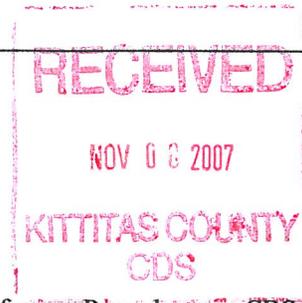
Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 2/15/2007 6:21:05 PM



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.

Main Identity

From: "Mike Elkins" <mike.elkins@co.kittitas.wa.us>
To: "Cruse and Associates" <Cruseandassoc@kvalley.com>
Sent: Thursday, November 08, 2007 11:30 AM
Subject: Venture Farms



Hi Chris,

Venture Farms SEG-07-28 is the file that we discussed on May 9, 2007 in the CDS Conference Room because CDS had indicated that the Intervening Ownership needed to be applied in the first step of the process. As proposed, the application creates a lot with intervening ownership in step One, then applies the intervening ownership in step Two to create a new lot. Step three then adjusted that lot line back across the canal, again creating a lot with an intervening ownership.

When we originally met to discuss the file, I had outlined CDS's concerns. I believe that we had agreed that you would revise the application and re-submit. Since that time I have not reviewed the file further.

Please let me know how Cruse & Associates would like to proceed with this file.

Mike Elkins
Staff Planner
Kittitas County
Community Development Services
(509)933-8274
mike.elkins@co.kittitas.wa.us

Mike - Revised Seg 07-28 App. Review
and contact me with any questions.

Chris Cruse
902-8242

52/139

40.0 feet outside of said Sect 17.

All curves are measured on the arc.

The combined area of the four above described tracts is 8.01 acres more or less.

(Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by the grantee, its successors or assigns, over and upon the premises herein conveyed.)

Together with all and singular the tenements, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said party of the second part, and to its heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of P. E. Wilson (SEAL) Orpha Wilson (SEAL)

STATE OF WASHINGTON,) ss County of Kittitas)

I, A. C. Kresse, a notary public in and for the State of Washington, do hereby certify that on this 30th day of January, 1932, personally appeared before me P. E. Wilson and Orpha Wilson, his wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate first above written.

(Notary Seal)

A. C. Kresse

Com. Exp. Mar. 4, 1932.

Notary Public in and for the state of Washington, residing at Ellensburg.

Filed for record March 3, 1932 at 11:52 A.M.

Request of F. A. Kern Mollie R. Dixon, Auditor Alice E. Herbison, Deputy.

Mike Elkins KRD Reeds For Venture Farms Land Co. Sec

RECEIVED

MAY 10 2007

Kittitas County CDS

MBB O.E.H

HERBERT SNOWDEN, ET AL

RECORDING NO. 108179

TO

WARRANTY DEED

KITTITAS RECLAMATION DISTRICT

THE GRANTORS, Herbert Snowden and James M. Snowden, who own as their separate property the land hereinafter described, for and in consideration of ONE (and other valuable consideration) DOLLARS in hand paid, convey and warrant to KITTITAS RECLAMATION DISTRICT, an irrigation district organized and existing under and by virtue of the Laws of the State of Washington, the following described Real Estate:

A tract of land within the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Twenty (20), Township Eighteen (18) North, Range Twenty (20) East, Willamette Meridian, having an initial width of 26 feet, being 16 feet on the northerly or right hand side (looking down stream) and 10 feet on the Southerly or left hand side (looking down stream) of a line described as follows:

Beginning at a point on the East boundary of the said SW1/4NW1/4 of Section 20, which point is North 83°33' East, 1340.0 feet from the West Quarter corner of said Section 20, thence South 87°35' West, 41.9 feet (said tangent at East boundary also extends 10.0

feet outside of the said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20); thence South 0°21' East, 118.6 feet to a point on the South boundary of the said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, which point is North 24° 56' East, 2991.2 feet from the Southwest corner of said Section 20, (said tangent at South boundary also extends 2450.0 feet outside of the said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20)

The area of the above described tract is 0.09 acre, more or less.

Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the land herein conveyed, by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by the grantee, its successors or assigns, over and upon the premises herein conveyed.

Situated in the County of Kittitas, State of Washington.

Dated this 6th day of October, 1931.

WITNESSES:

Herbert Snowden

James M. Snowden

STATE OF WASHINGTON,)
County of Kittitas) ss

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that on this 6th day of October, 1931, personally appeared before me, HERBERT SNOWDEN and JAMES M. SNOWDEN, to me known to be the individuals described in, and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes herein mentioned.

Given under my hand and official seal, this 6th day of October, A. D. 1931.

(Notary Seal)

A. G. Kresse

Com. Exp. Mar. 4, 1932.

Notary Public in and for the State of Washington, residing at Ellensburg.

Filed for record March 3, 1932 at 11:53 A.M.

Request of F. A. Kern

Mollie R. Dixon, Auditor

By Alice E. Herbison, Deputy

F. A. KERN, ET UX

RECORDING NO. 108180

TO

QUIT CLAIM DEED

KITTITAS RECLAMATION DISTRICT.

THIS INDENTURE, Made this 18th day of February, 1932, between F. A. KERN and MARY V. KERN, his wife, and who was his wife at the time of obtaining title to the herein-after described real estate the parties of the first part, and KITTITAS RECLAMATION DISTRICT, an irrigation district organized and existing under and by virtue of the laws of the State of Washington the party of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One and other valuable consideration Dollars to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these premises remise, release and forever quit claim unto the said party of the second part, and to its heirs and assigns, all the real property situate in the County of Kittitas and state of Washington, bounded and particularly described as follows, to-wit:

A tract of land within Lot Three (3) of Section Four (4) Township Seventeen (17) North, Range Twenty (20) East, Willamette Meridian, having an initial width of 35 feet, being 15 feet on the right hand side (looking downstream), and 20 feet on the left hand side (looking downstream), of a line described as follows:

MB.S.
A.E.H.

M.B.
M.H.

48/564

TO

KITTITAS RECLAMATION DISTRICT

WARRANTY DEED

THE GRANTOR HERBERT SNOWDEN and FAY SNOWDEN, his wife, and JAMES M. SNOWDEN, a bachelor for and in consideration of One (\$1.00) and other valuable consideration DOLLARS in hand paid, convey and warrant to KITTITAS RECLAMATION DISTRICT, an irrigation district organized and existing under and by virtue of the laws of the state of Washington the following described Real Estate:

A tract of land within the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Twenty (20), Township Eighteen (18) North, Range Twenty (20) East, Willamette Meridian, having a width of 240 feet, or so much thereof as may be within the premises, being 70 feet on the easterly or left hand side (looking downstream) and 170 feet on the westerly or right hand side (looking downstream) of a line described as follows:

Beginning at a point on the east boundary of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, which point is South 71° 54' West, 1387.0 feet from the north quarter corner of said section 20; thence South 15° 02' West, 150.0 feet (said tangent also extends outside of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 20, North 15° 02' East, 187.5 feet; thence to the left on a 286.5 feet radius curve, 171.5 feet; thence North 19° 16' West, 59.0 feet; and thence to the right on a 238.8 feet radius curve, 137.3 feet); thence continuing within the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 20 to the left on a 382.0 feet radius curve, 274.1 feet; thence South 26° 05' East, 48.2 feet to a point on the East boundary of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 20, which point is South 55° 42' East, 1598.1 feet from the northwest corner of said section 20, said tangent also extends 28.0 feet outside of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 20 and said line continues thence to the left on a 818.6 feet radius curve, 434.5 feet. The lengths of all curves are measured on the arc.

Said tract contains 4.35 acres, more or less.

Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by grantee, its successors or assigns, over and upon the premises herein conveyed.

Situated in the County of Kittitas, State of Washington.

Dated this 7th day of July, 1930.

WITNESSES:

Herbert Snowden
Fay Snowden
James M. Snowden

STATE OF WASHINGTON)
:SS
County of Kittitas)

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that on this 7th day of July, 1930, personally appeared before me, Herbert Snowden and Fay Snowden, his wife, and James M. Snowden, a bachelor to me known to be the individuals described in, and who executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the use and purpose herein mentioned.

Given under my hand and official seal, this 7th day of July, A.D. 1930.

(Notary Seal)

H. B. Carroll

Com. Exp. Feb. 18, 1934

Notary Public in and for the State
of Washington, residing at Ellensburg
Request of F.A. Kern
Beaumont Appbe, County Auditor

52/136

STATE OF WASHINGTON,)
County of Kittitas) ss

I, A. C. KRESSE, a notary public in and for the State of Washington, do hereby certify that on this 8th day of October, 1931, personally appeared before me JOHN G. CLERF and HENRY N. CLERF to me known to be the individuals described in and who executed the within instrument and acknowledged that They signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate first above written.

(Notary Seal)

A. C. Kresse

Com. Exp. Mar. 4, 1932.

Notary Public in and for the state of Washington, residing at Ellensburg.

Filed for record March 3, 1932, at 11:50 A.M.

Request of F. A. Kern

Mollie R. Dixon, Auditor

By Alice E. Herbison, Deputy

HARRY A. MANNERS, ET UX

RECORDING NO. 108177

TO

WARRANTY DEED

KITTITAS RECLAMATION DISTRICT

THE GRANTORS, HARRY A. MANNERS and Martha MANNERS, his wife, for and in consideration of ONE (and other valuable consideration) DOLLARS in hand paid, convey and warrant to KITTITAS RECLAMATION DISTRICT an irrigation district organized and existing under and by virtue of the Laws of the State of Washington, the following described Real Estate:

A tract of land within the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty (20), Township Eighteen (18) North, Range Twenty (20) East, Willamette Meridian, having a width of 25 feet, being 15 feet on the Westerly or right hand side (looking downstream) and 10 feet on the Easterly or left hand side (looking downstream) of a line described as follows:

Beginning at a point on the North boundary of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, which point is North 24°56' East, 2991.2 feet from the Southwest corner of said Section 20; thence South 0°21' East, 1311.0 feet to a point on the South boundary of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20 (said tangent at North Boundary extends 118.6 feet outside of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20); said point on South boundary is South 46°19' East, 1853.5 feet from the West quarter corner of said Section 20 (said tangent at South boundary also extends 1139.0 feet outside of the said NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20).

The area of the above described tract is 0.75 acres, more or less.

Said grantors, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the land herein conveyed, by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by the grantee, its successors or assigns, over and upon the land herein conveyed.

Situated in the County of Kittitas, State of Washington.

Dated this 8th day of October, 1931.

WITNESSES:

Harry A. Manners

Martha Manners

STATE OF WASHINGTON,)
County of Kittitas) SS

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that on this 8th day of October, 1931, personally appeared before me HARRY A. MANNERS and MARTHA MANNERS, his wife,

M.B.S.
A.E.H.

Mike Elkins

From: Cruse and Associates [Cruseandassoc@kvalley.com]
Sent: Friday, May 04, 2007 11:27 AM
To: Mike Elkins
Subject: Venture Farms Land Co.

Mike,

I was just checking on to see where this app is in process or if I missed any correspondence. Please contact me at the number below with an update or if you have any questions or concerns.

Thanks,

Chris Cruse, P.L.S.

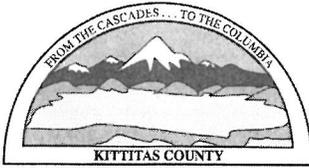
Cruse & Associates

217 East 4th. Ave.

Ellensburg, WA 98926

(509)962-8242

cruseandassoc@kvalley.com



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

April 20, 2007

Kittitas Reclamation District
Attn: Keli Bender
P.O. Box 276
Ellensburg, WA 98926

Keli,

I wanted to bring these SEGs and BLAs to your attention since they're being proposed on property which is adjacent to the other Cruse SEGs I've included. These proposed SEGs and BLAs are still under review.

If you have any comments or want to discuss these files, feel free to contact me directly at 933-8274.

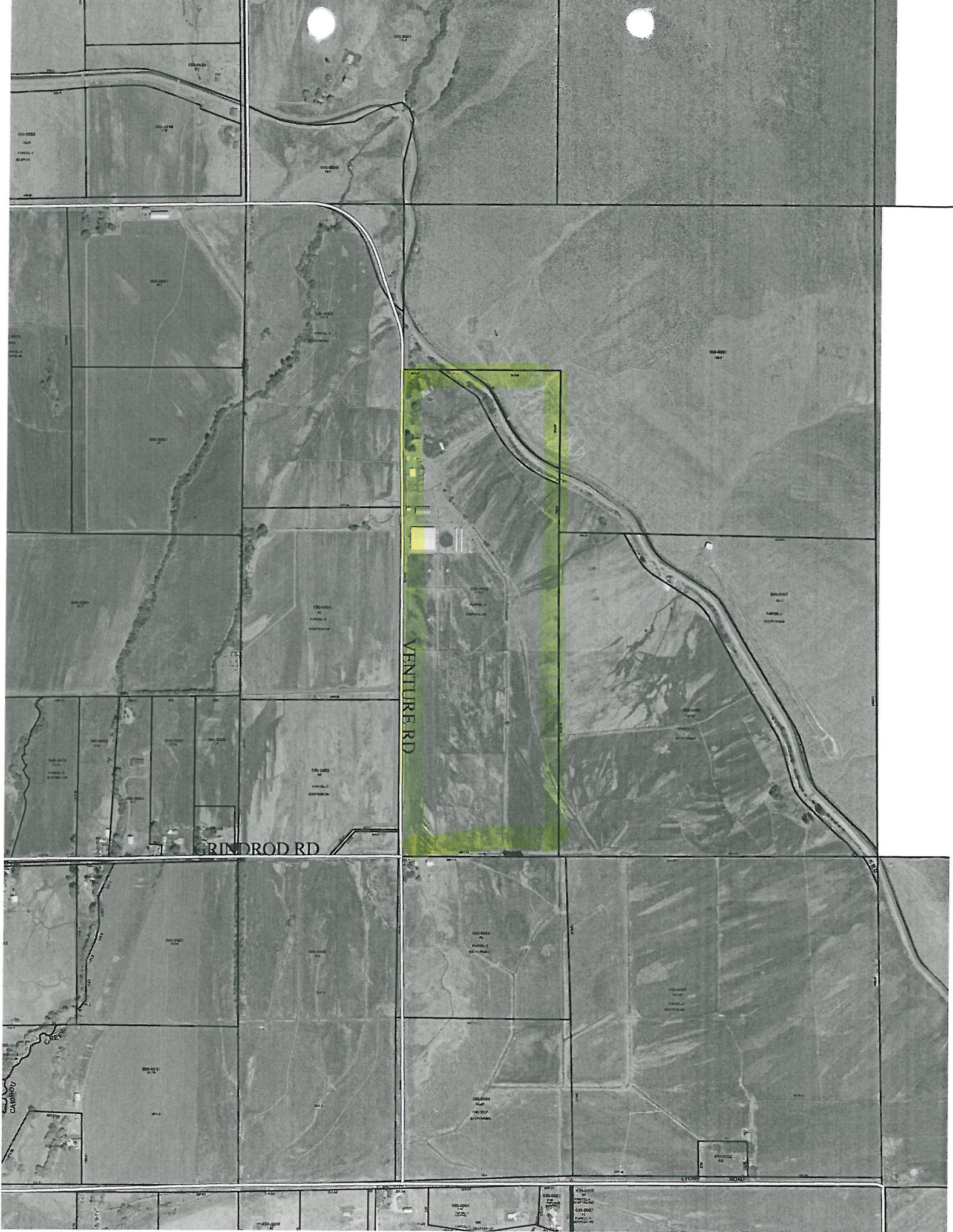
Sincerely,

Mike Elkins
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



VENTURE RD

GRINDROD RD

KYLE

CARBOY

REV

000-0003

000-0014

000-0001

000-0007

040-0001

040-0003

000-0020

000-0020

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MR. RADOMSKIE ON 3/21/08

INDICATED THAT HE
WOULD PREFER TO HAVE
8 ACRE LOT SPLIT BY KRD
DUE TO ACCESS ISSUES.

(ME)

PROVIDED BY
CHRIS CRUSE / CRUSE
& ASSOCIATES

DISCUSSED W/
CHRIS CRUSE
3/9/07

WILL APPLY INTERN.
OWN. IN 1ST STEP

CRB 111-3

KITTITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENBURG, WA 98926

CASH RECEIPT

Date 3-8-07

050008

Received From

Cruse & Assoc.

Address

217E 4th Ave

Ellensburg, WA 98926

Dollars \$

950.00

For

Seg App (2) 18-20-20030-0002

BYA App 18-20-20030-0002

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	950.00	CHECK	950.00
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By

T. Swenberg