

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

April 11, 2007

*TYPO
See Application
Signature*

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

**RE: Instant Choice Segregation, File Number SEG-07-47
Map Numbers: 18-20-29000-0001, 18-20-29000-0004**

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 must be submitted to the Kittitas County Assessor's Office for processing and approval.

Sincerely,

Trudie Pettit
Staff Planner

Cc: Kittitas County Assessors Office

Attachments: Parcel 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:

405
\$375 Administrative Segregation per page
\$100 Major Boundary Line Adjustment per page
\$50 Minor Boundary Line Adjustment per page
\$50 Combination



RECEIVED KITTITAS COUNTY ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

APR 05 2007

Planning Department
County Courthouse Rm. 182

APR 05 2007

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.

Instant Choice UGLO Crose And Assoc.
Applicant's Name
Elleensburg
City

PO Box 1959
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 ____)

18-20-29000-0001 40.00

SEGREGATED INTO 4 LOTS

18-20-29000-0004 40.00

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

SEGREGATED FOREST IMPROVEMENT SITE

4-20's

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

Arland M Radomski
Owner Signature Required

Chris Crose
Other

Treasurer's Office Review

Tax Status: 2007 Tax Paid

By: [Signature]
Kittitas County Treasurer's Office

Date: 11-15-07

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: 4/20/07

By: [Signature]

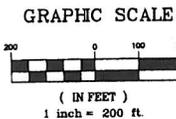
**Survey Approved: 4/11/08

By: [Signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 24 hours for...

PART OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

200705080023



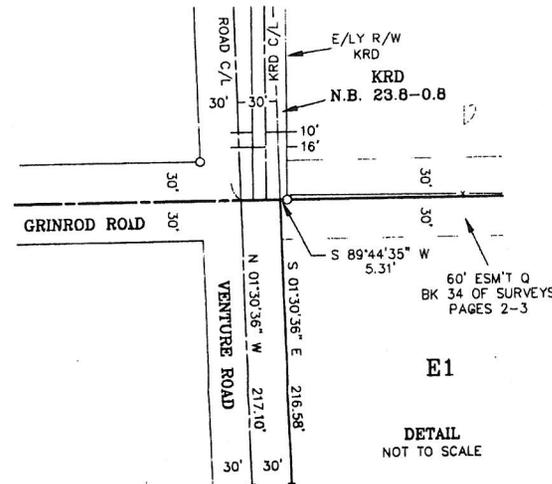
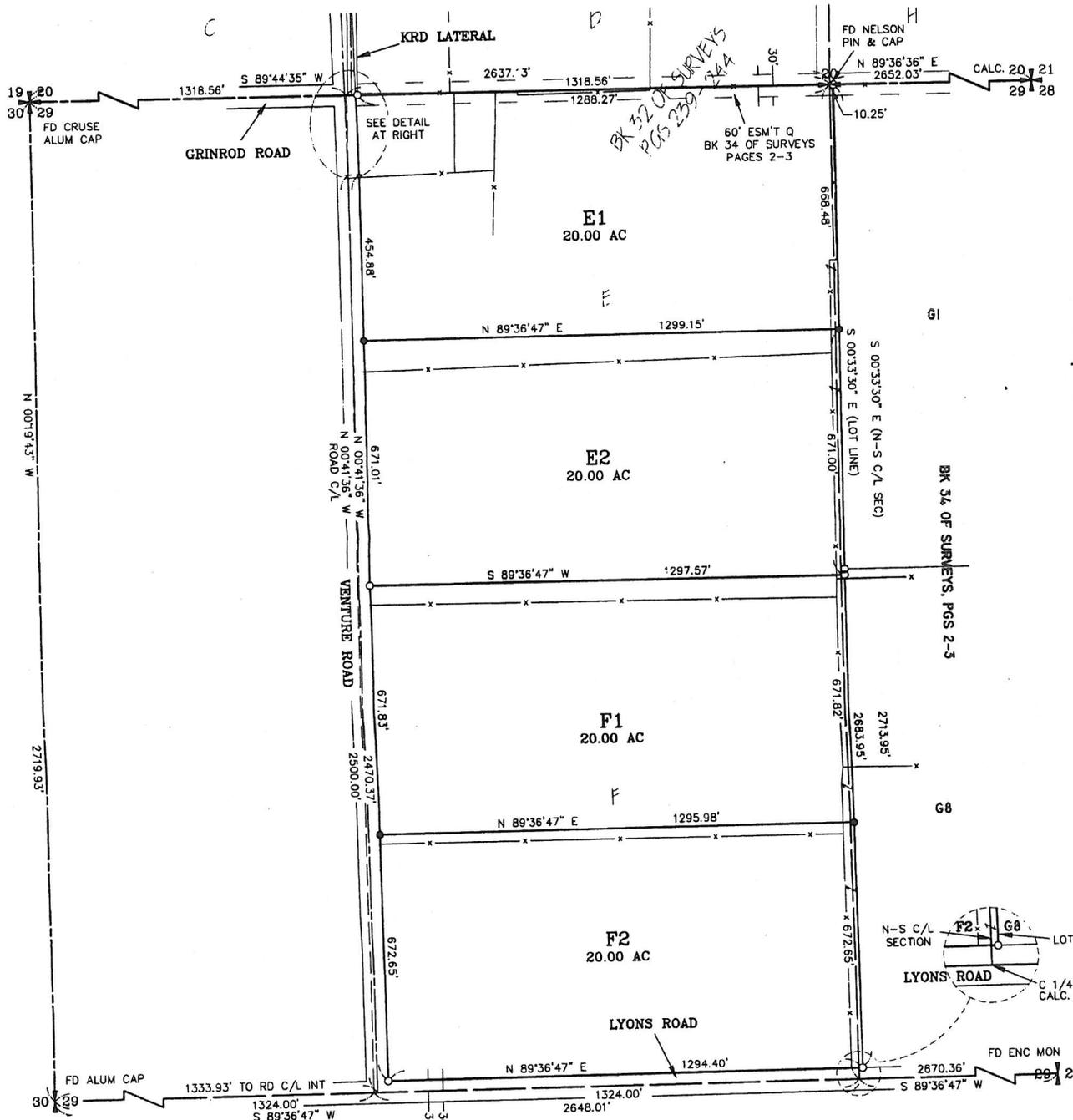
RECEIVED

MAY 07 2007

Kittitas County, CDS

LEGEND

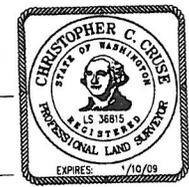
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x — FENCE



AUDITOR'S CERTIFICATE
 Filed for record this 8TH day of MAY, 2007, at 12:24 P.M., in Book 34 of Surveys at page(s) 40 at the request of Cruse & Associates.
 JERALD V. PETTIT BY: *S. Higginbotham*
 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 INSTANT CHOICE, LLC in APRIL of 2007.

Chris Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 MAY 8, 2007
 DATE



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
 INSTANT CHOICE, LLC PROP.

X	X
X	X

PART OF SECTION 29, 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 E1 HAS 18 IRRIGABLE ACRES; PARCEL E2 HAS 12 IRRIGABLE ACRES; PARCEL F1 HAS 14 IRRIGABLE ACRES; PARCEL F2 HAS 13 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 WATER 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.
9. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 32 OF SURVEYS, PAGES 239-244 AND THE SURVEYS REFERENCED THEREON.
10. 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.
11. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITTITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
12. THIS SURVEY IS TO COMPLETE AN ADMINISTRATIVE SEGREGATION AND IS EXEMPT BY KITTITAS COUNTY CODE 16.04.020(5).

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 200702280060

PARCEL E1

PARCEL E1 OF THAT CERTAIN SURVEY RECORDED MAY 8, 2007 IN BOOK 34 OF SURVEYS AT PAGES 40-41, UNDER AUDITOR'S FILE NO. 20070508 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL E2

PARCEL E2 OF THAT CERTAIN SURVEY RECORDED MAY 8, 2007 IN BOOK 34 OF SURVEYS AT PAGES 40-41, UNDER AUDITOR'S FILE NO. 20070508 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL F1

PARCEL F1 OF THAT CERTAIN SURVEY RECORDED MAY 8, 2007 IN BOOK 34 OF SURVEYS AT PAGES 40-41, UNDER AUDITOR'S FILE NO. 20070508 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL F2

PARCEL F2 OF THAT CERTAIN SURVEY RECORDED MAY 8, 2007 IN BOOK 34 OF SURVEYS AT PAGES 40-41, UNDER AUDITOR'S FILE NO. 20070508 0023, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record this 8TH day of MAY,

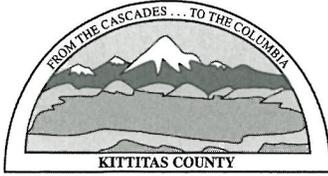
2007, at 12:24 P.M., in Book 34 of Surveysat page(s) 41 at the request of Cruse & Associates.

JERALD V. PETTIT BY: J. Higginbotham
KITTITAS COUNTY AUDITOR



MAY 8, 2007

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
INSTANT CHOICE, LLC PROP.



KITTTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

MAY 22 2007

Kittitas County
CDS

MEMORANDUM

TO: Mike Elkins, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: May 16, 2007
SUBJECT: Instant Choice SEG-07-47. 18-20-29000-0001, -0004.

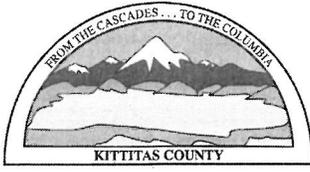
Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

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.



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

April 20, 2007

Instant Choice
C/O Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Instant Choice, File Number SEG-07-47

Dear Cruse & Associates,

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 boundary line adjustment and must be submitted to our offices for review:

1. A legal description of the Boundary Line Adjustment reflecting the new acreage and lot dimensions.
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, administrative segregations must meet KCC Subdivision Code Chapter 16.18 Irrigation requirements. A certificate/letter of approval must be received from the irrigation entity representative stating that the proposed parcel creation meets the irrigation entity requirements (KCC 16.18.030). It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements. The subject properties are shown to be located within the Kittitas Reclamation District.
4. Please refer to the attached Kittitas County Public Works Memo for additional information regarding additional requirements.

Sincerely,

Mike Elkins
Staff Planner

Attachments: BLA Application
Preliminary BLA Drawing
Kittitas County Public Works Comments

Cc: Kittitas Reclamation District

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Trudie Pettit

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Friday, April 11, 2008 2:18 PM
To: Trudie Pettit
Subject: Re: Instant Choice SEG-07-47

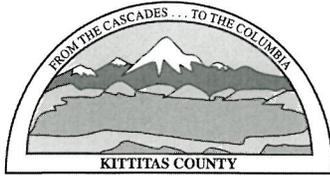
yes, he is good to go on that one.

----- Original Message -----

From: [Trudie Pettit](#)
To: [Keli Bender](#)
Sent: Friday, April 11, 2008 1:22 PM
Subject: Instant Choice SEG-07-47

Hi Keli,
Has this Segregation met the KRD requirements?

Trudie Pettit
Staff Planner
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926
(509)933-8276
trudie.pettit@co.kittitas.wa.us



**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

MEMORANDUM

RECEIVED

APR 09 2007

KITTITAS COUNTY
CDS

TO: Community Development Services
FROM: Christina Wollman, Planner II
DATE: April 9, 2007
SUBJECT: Instant Choice SEG-07-47. 18-20-29000-0001, -0004.

The Public Works Department has reviewed the Request for Parcel Segregation 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. Venture Road and Lyons Road are classified as Rural Minor Collectors and accesses must meet the 300' spacing requirement.
- b. 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.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- e. 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.
- 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.

Page 1 of 1

Christina

VENTURE RD

GRINDROD RD

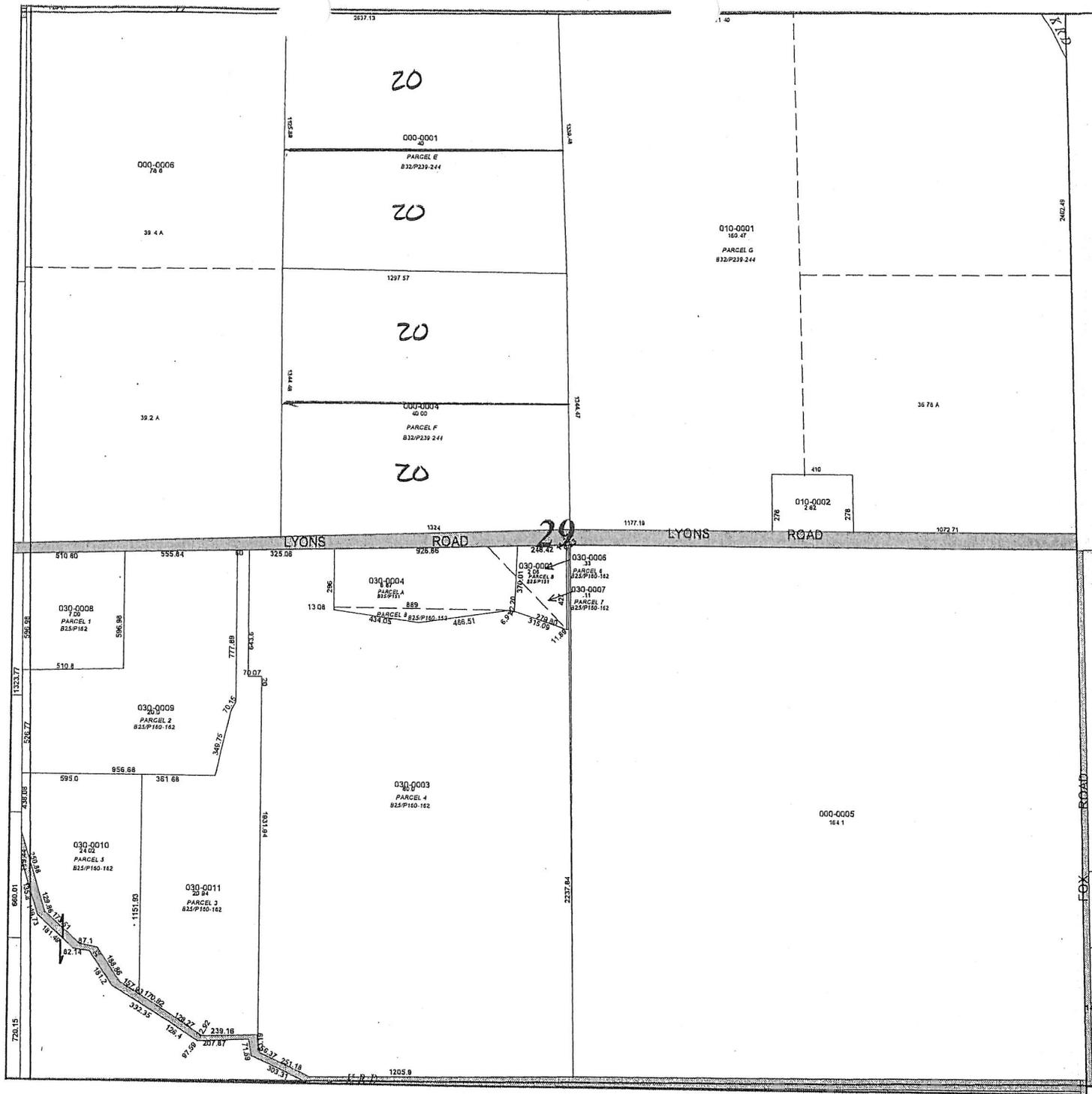
VENTURE RD

LYONS RD

LYONS RD

FOX RD





Township: 18 Range: 20 Section: 29

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.

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

CASH RECEIPT

Date 4/4/07 050417

Received From Cruzet Assoc LLC

Address 217 E 4th
Ellensburg, Wa. 98926

Dollars \$ 425⁰⁰

For Parcel Segregation, Instant Choice of parcels
18-20-29000-000 Land 0004

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>425⁰⁰</u>	CHECK	<u>425⁰⁰</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Katrina