

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

May 8, 2008

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Weaver Segregation, File Number SEG-07-50
Map Number: 19-18-34000-0014

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.
3. No future division of the subject parcel and parcels created based on claims of intervening ownership shall be permitted.

Sincerely,

Trudie Pettit
Staff Planner

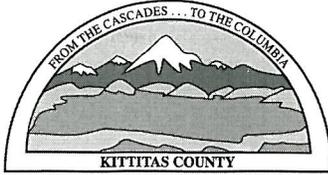
cc: Kittitas County Assessors Office

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



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mike Elkins, Community Development Services
FROM: Christina Wollman, Planner II
DATE: April 26, 2007
SUBJECT: Weaver SEG-07-50. 19-18-34000-0014.

RECEIVED

MAY 08 2007

Kittitas County
CDS

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. 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.

Seg 01-20

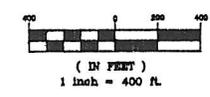
34.194

01/04/2008 11:06:42 AM V: 34 P: 194 200801040005
Page 1 of 3

200801040005

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M.

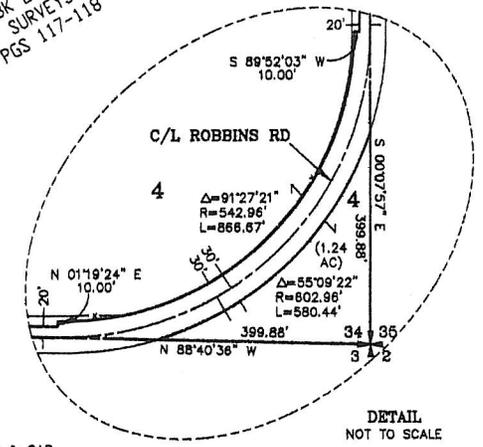
GRAPHIC SCALE



LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUSE 38815"
- FOUND PIN & CAP
- x— FENCE

BK 21 OF SURVEYS PGS 117-118



AUDITOR'S CERTIFICATE

Filed for record this 4TH day of JANUARY 2008, at 11:06 A.M., in Book 34 of Surveys at page(s) 194 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *H. Harnad*
KITITAS 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 PAUL WEAVER in NOVEMBER of 2007.

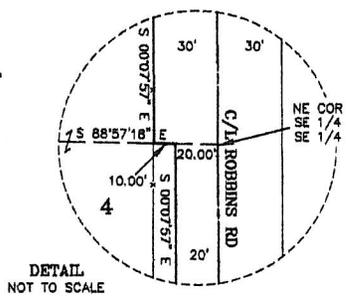
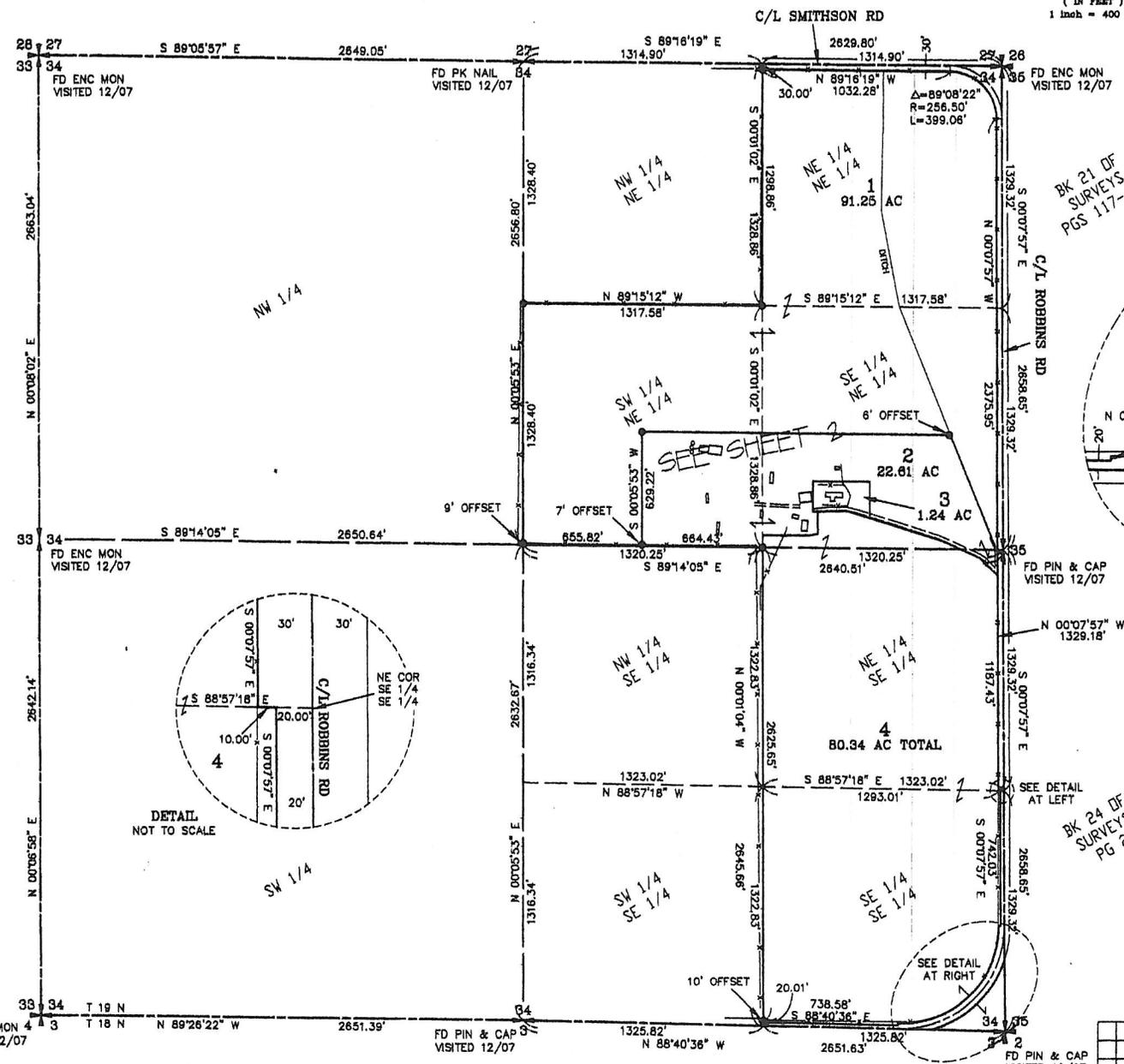
Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
1/4/2008
DATE



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 969
Ellensburg, WA 98928 (509) 962-8242

WEAVER PROPERTY

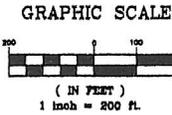
		X
	X	X
	X	X
	X	X



BK 24 OF SURVEYS PG 2

200801040005

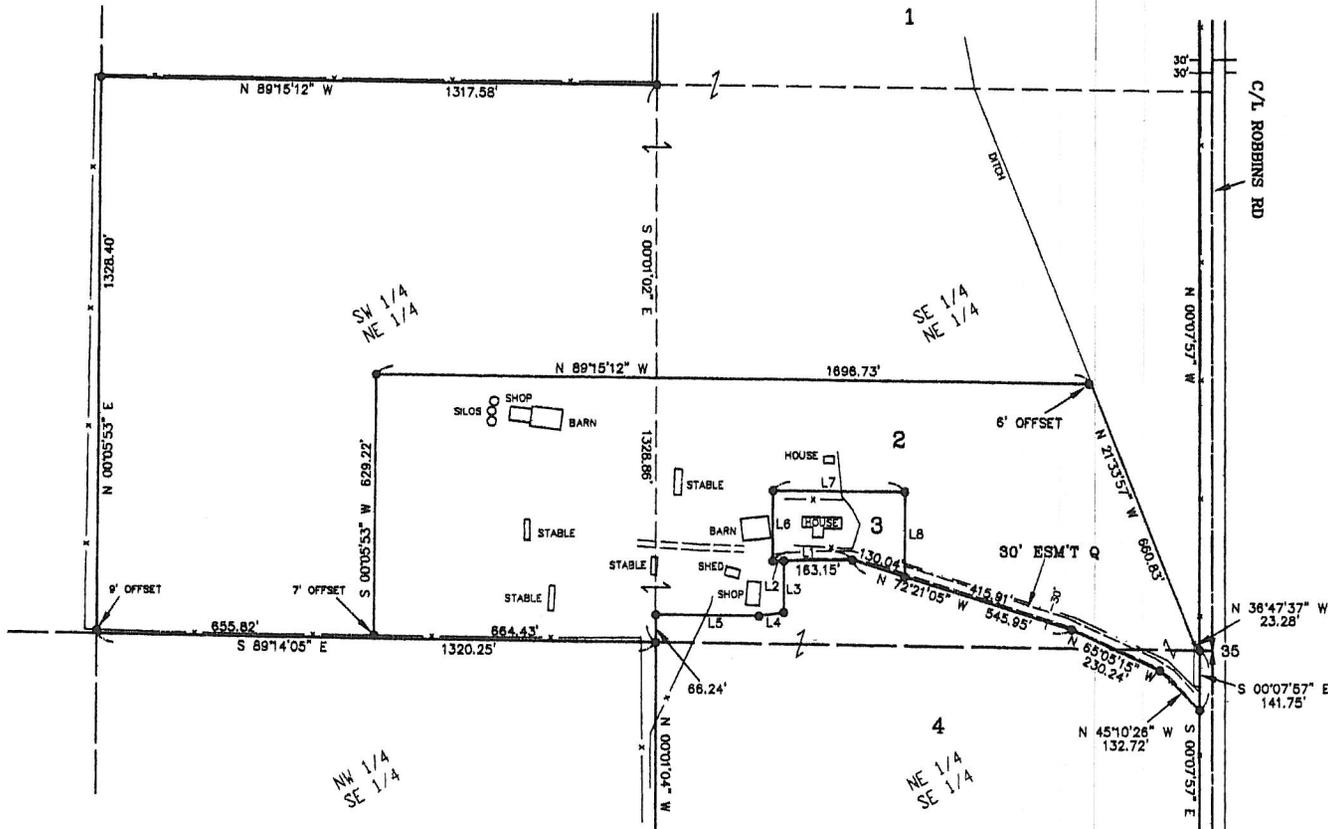
PART OF THE EAST HALF OF SECTION 34,
 TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M.



LEGEND

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

LINE	DIRECTION	DISTANCE
L1	S 89°11'50" W	189.59'
L2	S 89°11'50" W	26.43'
L3	S 00°01'02" E	123.61'
L4	S 82°04'29" W	59.63'
L5	N 88°14'05" W	245.14'
L6	N 00°01'02" W	187.96'
L7	S 89°32'51" E	313.49'
L8	S 00°01'02" E	202.25'



AUDITOR'S CERTIFICATE
 Filed for record this 4TH day of JANUARY,
 2008, at 11:06 A.M., in Book 34 of Surveys at
 page(s) 195 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *[Signature]*
 KITTITAS COUNTY AUDITOR



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

WEAVER PROPERTY

1/4/2008

PART OF THE EAST HALF OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
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 1 HAS 59 IRRIGABLE ACRES; PARCEL 2 HAS 7 IRRIGABLE ACRES; PARCEL 3 HAS 1 IRRIGABLE ACRES; PARCEL 4 HAS 34 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.
10. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL INFORMATION, SEE BOOK 27 OF SURVEYS, PAGES 182-183.
11. THE RIGHTS OF WAY OF ROBBINS ROAD AND SMITHSON ROAD AS SHOWN HEREON ARE BASED ON DOCUMENTS AND PLANS ON FILE WITH KITTITAS COUNTY DEPT. OF PUBLIC WORKS.
12. BASIS OF BEARINGS IS THE SAME AS BOOK 21 OF SURVEYS, PAGES 117-118.
13. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(2) AND (5).

LEGAL DESCRIPTIONS

ORIGINAL PARCELS -- AFN 200512280017

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 4, 2008 IN BOOK 34 OF SURVEYS AT PAGES 194-196 UNDER AUDITOR'S FILE NO. 20080104-0005, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 4, 2008 IN BOOK 34 OF SURVEYS AT PAGES 194-196 UNDER AUDITOR'S FILE NO. 20080104-0005, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 4, 2008 IN BOOK 34 OF SURVEYS AT PAGES 194-196 UNDER AUDITOR'S FILE NO. 20080104-0005, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 4, 2008 IN BOOK 34 OF SURVEYS AT PAGES 194-196 UNDER AUDITOR'S FILE NO. 20080104-0005, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED JANUARY 4, 2008 IN BOOK 34 OF SURVEYS AT PAGES 194-196 UNDER AUDITOR'S FILE NO. 20080104-0005, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL 2 OF SAID SURVEY.

AUDITOR'S CERTIFICATE

Filed for record this 4TH day of JANUARY, 2008, at 11:06 AM, in Book 34 of Surveys at page(s) 196 at the request of Cruse & Associates.

JERALD V. PETTIT BY: K. Hernandez
KITTITAS COUNTY AUDITOR



1/4/2008

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98928 (509) 982-8242

WEAVER PROPERTY

Mike Elkins

From: Cruse and Associates [Cruseandassoc@kvalley.com]
Sent: Tuesday, January 29, 2008 2:41 PM
To: Mike Elkins
Subject: Fw: Paul Weaver

Mike,

Keli at Krd asked me to forward the message below that Paul Weaver has met KRD requirements.

Chris Cruse, P.L.S.
Cruse & Associates
217 East 4th. Ave.
Ellensburg, WA 98926
(509)962-8242
cruseandassoc@kvalley.com

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

From: Keli Bender
To: [cruse and associates](mailto:cruseandassoc@kvalley.com)
Sent: Tuesday, January 29, 2008 1:54 PM
Subject: Paul Weaver

Chris;

Just wanted to let you know that I talked to Paul Weaver this afternoon and we are good to go on his latest lot configuration. I wasn't sure who he was working with at CDS, so if you could pass this information on I would appreciate it. If you need additional information, please let me know.

Keli

Keli R. Bender
KRD Lands Clerk/RRA
(509) 925-6158

CRB 111-3

KITTITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

050549

Date 4-13-07

Received From Paul Weaver

Address 2491 Robbins Rd
Ellensburg WA 98926

Dollars \$ 525⁰⁰
\$ 425⁰⁰

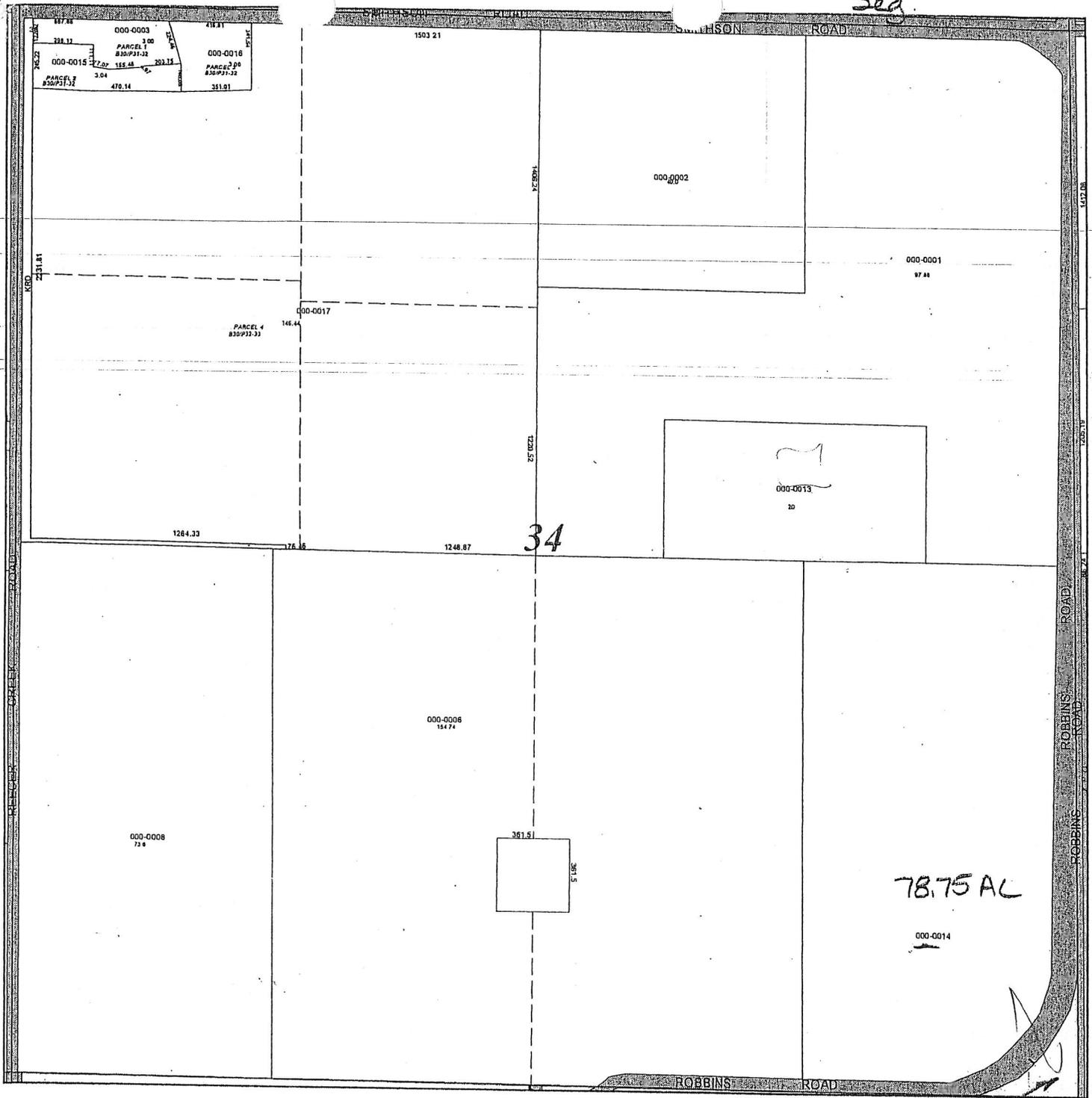
For Seg App - Weaver
BLA App - \$100⁰⁰

19-18-34000-0014

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>525⁰⁰</u>	CHECK	<u>525⁰⁰</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By KOO

See



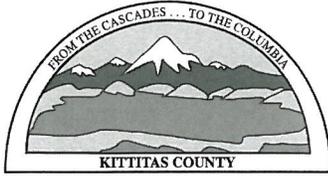
Township: 19 Range: 18 Section: 34

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 3/30/2007 4:24:10 AM



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.



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

MEMORANDUM

MAY 21 2007

Kittitas County
CBS

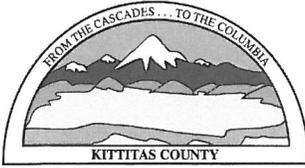
TO: Mike Elkins, Community Development Services
FROM: Christina Wollman, Planner II
DATE: April 26, 2007
SUBJECT: Weaver SEG-07-50. 19-18-34000-0014.

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. 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.



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

May 22, 2007

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

RE: Weaver, File Number SEG-07-50

Dear Mr. Weaver,

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 segregation and must be submitted to our offices for review:

1. A survey of the administrative segregation 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 information regarding additional requirements.

Sincerely,

Mike Elkins
Staff Planner

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

DARRYL PIERCY, DIRECTOR

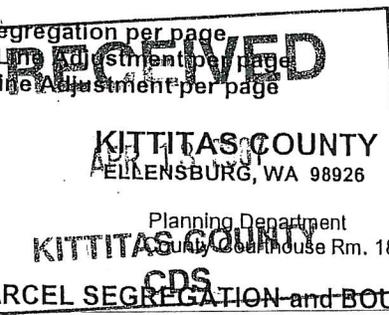
ALLISON KIMBALL, ASSISTANT DIRECTOR

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

FEES:

- \$525 ^{cal} - \$425 Admi. Fee Segregation per page
- \$100 Major Boundary Line Adjustment per page
- \$50 Minor Boundary Line Adjustment per page
- \$50 Combination

Seg-07-50



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

Weaver Co Cruise 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 ____)

19-18-34000-0014 80.00 AC

SEGREGATED INTO 2 LOTS

1.25 AC and 78.75 AC
1.24 as per Survey

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

SEGREGATED FOREST IMPROVEMENT SITE

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

COMBINED AT OWNERS REQUEST

Applicant is: Owner Purchaser Lessee Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: 2008 Indexed Paid

By: [Signature]
Kittitas County Treasurer's Office

Date: 5-5-08

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. Robbins Rd.
- 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: 5/22/07

By: [Signature] MIKE EWINS

**Survey Approved: 5/8/08

By: [Signature]

PRELIMINARY

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic area for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.

FEES:

- \$425 Administrative Segregation per page
- \$100 Major Boundary Line Adjustment per page
- \$50 Minor Boundary Line Adjustment per page
- \$50 Combination

\$525 Total



Seg-07-50

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.

Weaver Co Cruise 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 ____)

19-18-34000-0014 88.00 AC

SEGREGATED INTO 2 LOTS

1.25 AC and 78.75 AC

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

SEGREGATED FOREST IMPROVEMENT SITE

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

COMBINED AT OWNERS REQUEST

Applicant is: Owner Purchaser Lessee Other

Owner Signature Required

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. Robbins Rd.
- 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

PRELIMINARY Review Date: 5/22/07

By: MIKE EWINS

**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 allow 3-4 weeks for processing.



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

CASH RECEIPT

Date 4-13-07 050549

Received From Paul Weaver

Address 2491 Robbins Rd
Ellensburg WA 98924

Dollars \$ 525⁰⁰
 \$ 425⁰⁰

For Sea App - Weaver
BLA App - \$100⁰⁰

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	

19-18-34000-0014