

Patricia A Thomason, Nancy Carmody & Helen F Warner

cg

November 26, 2008

26/83

2008 Taxes Paid In Full

SEG

Sales Info:

Adjusted Acres: (+2.43 Non-OS acres per survey)
 (-2.02 OS acres per survey)

Recorded/Received: 11/14/2008

Balanced Back: 08 for 09

New Value: 09 for 10

08 for 09

	Map Number	Acres	Improv Value	Land Value	Total Value	Levy/DOR
Original	17-20-07030-0008	3.27	0	3,270	3,270	26/81
New	P215736	2.67	0	1,530	1,530	26/81
	Ptn SW1/4 (Ptn Parcel 1, B35/P17-18)(MBSW 17-20-18000-0003)					
New	17-20-07030-0013	3.03	0	1,740	1,740	26/81
	Ptn NW1/4 (Ptn Parcel 2, B35/P17-18)(MBSW 17-20-18000-0003)					
Original	17-20-18000-0002	46.70	11,800	22,290	34,090	26/83
New	P500733	17.53	0	1,300	1,300	26/83
	Ptn NW1/4 (Ptn Parcel 1, B35/P17-18)(MBSW 17-20-07030-0008)					
Original	17-20-18000-0003	123.30	0	44,160	44,160	26/83
New	P510733	17.41	0	6,210	6,210	26/83
	Ptn NW1/4 (Ptn Parcel 2, B35/P17-18)(MBSW 17-20-07030-0013)					
New	17-20-18000-0022	3.27	0	2,110	2,110	26/83
	Ptn NW1/4 (Parcel 3, B35/P17-18)					
New	17-20-18000-0023	20.00	0	5,100	5,100	26/83
	Ptn NW1/4 (Parcel 4, B35/P17-18)					
New	17-20-18000-0024	20.00	0	9,500	9,500	26/83
	Ptn NW1/4 (Parcel 5, B35/P17-18)					
New	17-20-18000-0025	21.68	0	10,300	10,300	26/83
	Ptn NW1/4 (Parcel 6, B35/P17-18)					
New	17-20-18000-0026	21.68	0	9,740	9,740	26/83
	Ptn NW1/4 (Parcel 7, B35/P17-18)					
New	17-20-18000-0027	21.23	11,800	7,630	19,430	26/83
	Ptn NE1/4 (Parcel 8, B35/P17-18)					
New	17-20-18000-0028	25.18	0	14560	14560	26/83
	Ptn NE1/4 (Parcel 9, B35/P17-18)					

FEES: 425 \$375 Administr. Segregation per page
 \$100 Major Boundary Line Adjustment per page
 \$50 Minor Boundary Line Adjustment per page
 \$50 Combination

RECEIVED
 APR 30 2007
 Richard T. Cole PS.
 Treasurer's Office
 County Courthouse Rm. 102

SEB-07-102
 Assessor's Office
 County Courthouse Rm. 101

KITTITAS COUNTY
 ELLENSBURG, WA 98926

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.

PATRICIA A THOMASON
 Applicant's Name

C/O Chuck Cruse
 10240 SW Wasco Way
 Address
 Tualatin, OR 97062
 State, Zip Code
 503-781-9704
 Phone (Work)

City
 503-885-2448
 Phone (Home)

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

Action Requested

New Acreage
 (Survey Vol. ____, Pg ____)

17-20-18000-0003 123.3

SEGREGATED INTO 8 LOTS

5-20'A, 23.3

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

SEGREGATED FOREST IMPROVEMENT SITE

17-20-18000-0002 46.7

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

23, 23.7

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

COMBINED AT OWNERS REQUEST

RECEIVED
 NOV 1 2008

Applicant is: Owner

Purchaser

Lessee

Other

Patricia Thomas
 Owner Signature Required

Other

Treasurer's Office Review

Tax Status: 2008 Taxes Paid

By: *[Signature]*
 Kittitas County Treasurer's Office

Date: 11-14-08

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: 7-27-07

By: *[Signature]*

**Survey Approved: 11-14-08

By: *[Signature]*

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:

\$375 Adminis' ve Segregation per page
\$100 Major Boundary Line Adjustment per page
\$50 Minor Boundary Line Adjustment per page
\$50 Combination

2

KITTITAS COUNTY
ELLENSBURG, WA 98926

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County Courthouse Rm.101

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503-481-9404
Phone (Work)

PART OF
17-20-18000-0003 2.0

Action Requested	New Acreage (Survey Vol. _____, Pg _____)
<input type="checkbox"/> SEGREGATED-INTO _____ LOTS	
<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	2.0
<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	
<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	3.27
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	
<input checked="" type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
<input type="checkbox"/> COMBINED AT OWNERS REQUEST	

17-20-07030-0008 3.27

Applicant is: Owner Purchaser Lessee Other

X Patricia Thomas
Owner Signature Required

Treasurer's Office Review

Tax Status: 2008 Taxes Paid

By: [Signature]
Kittitas County Treasurer's Office

Date: 11-14-08

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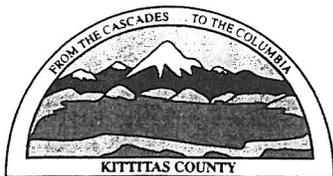
Review Date: 7-27-07

By: [Signature]

**Survey Approved: 11-14-08

By: [Signature]

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KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

February 26, 2008

Chuck Cruse
PO Box 959
Ellensburg, WA 98926

Re: Thomason SEG 07-102
Parcels 17-20-18000-0002, 17-20-18000-0003 & 17-20-07030-0008

Dear Chuck,

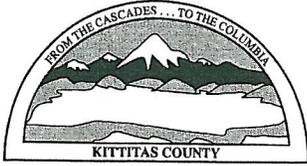
Our office has reviewed the Segregation Application and determined that the existing 40' wide access from the end of Camozzy Road, south, to the north boundary of the subject property complies with current Kittitas County Road Standards.

Prior to final approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

Sincerely,

Brandon Drexler,
Director of Public Works

Cc: Development Review File
Christina Wolman, Planner II
Randy Carbury, Planner II



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

July 27, 2007

Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

*Rec'd copy
10/8/07
from Chuck Cruse*

RE: Thomason, File Number SEG 07-102

Dear Chuck,

*Comozzy Comozzy Rd
only 40' R/W*

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 proposed segregation.
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 information regarding additional requirements.

Sincerely,

Dan Valoff
Staff Planner

*1260 Jantzer @ end of
Comozzy Rd*

Attachments: Segregation 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

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Lessee Other

X Patricia Thomas
Owner Signature Required

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By: _____
Kittitas County Treasurer's Office

Date: _____

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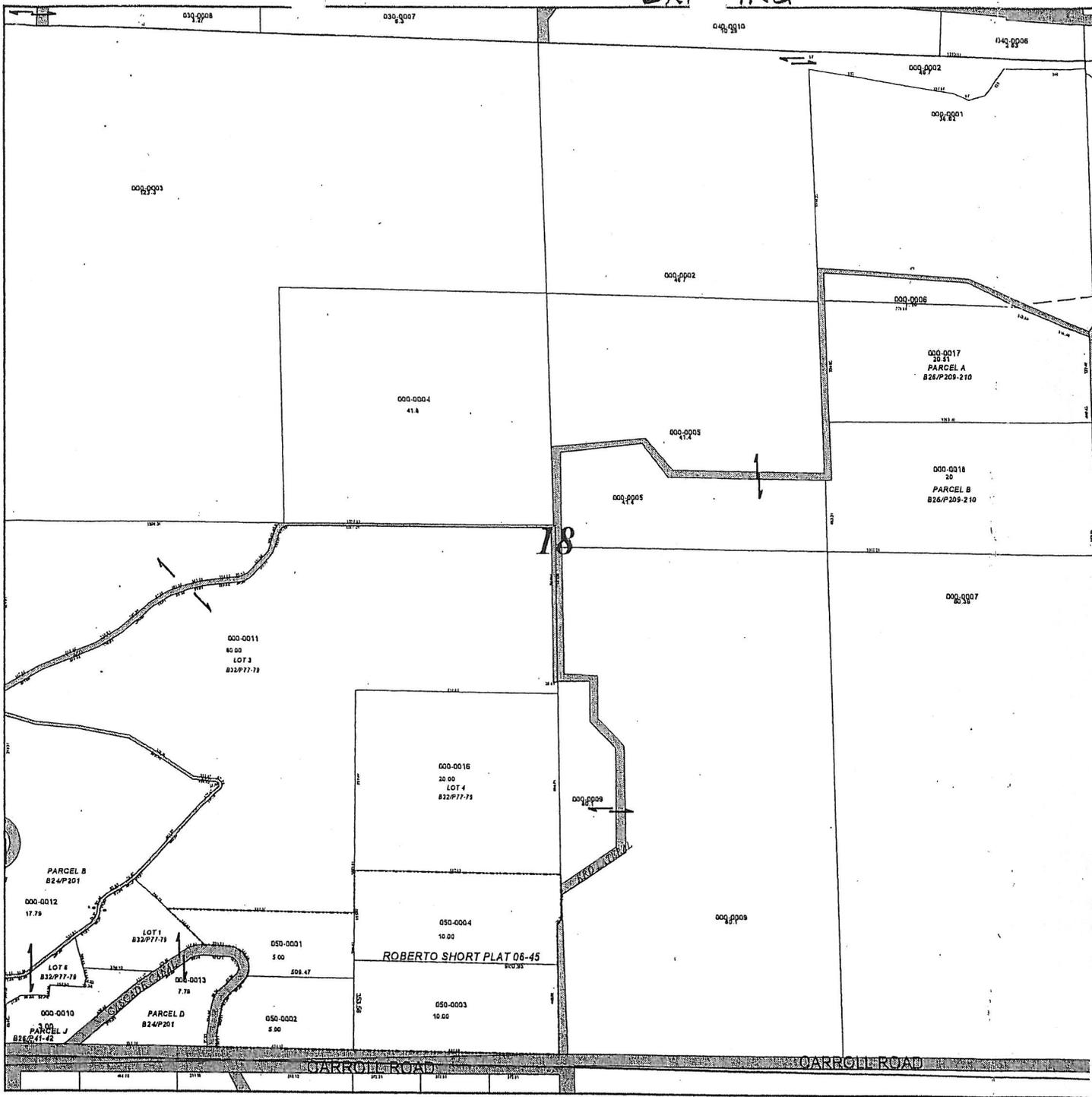
By: Dan Haloff

**Survey Approved: _____

By: _____

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EXISTING



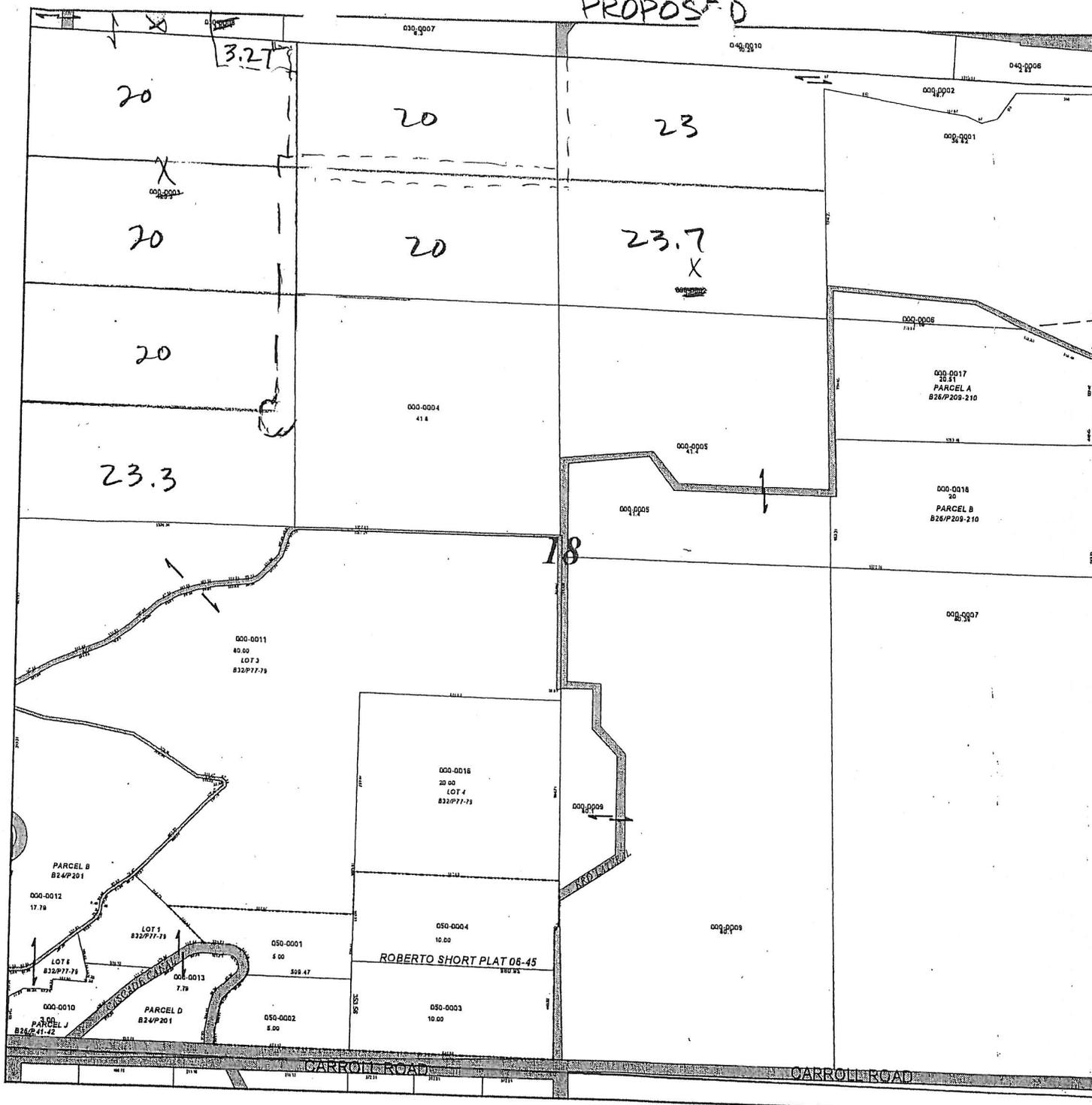
Township: 17 Range: 20 Section: 18

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 1/24/2007 6:17:13 PM



ParcelView 4.
 This Map is maintained c
 as an aid in the appraisal
 assessment of real prop
 The County Assessors Of
 does not warrant its accur

PROPOSED

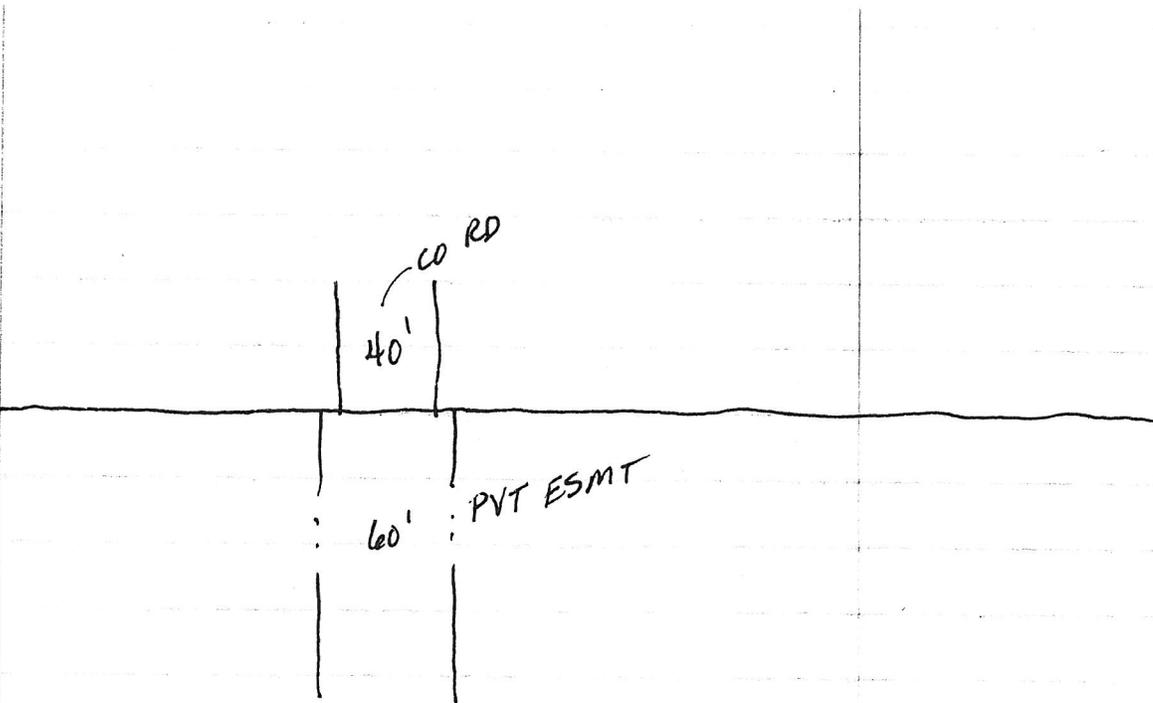


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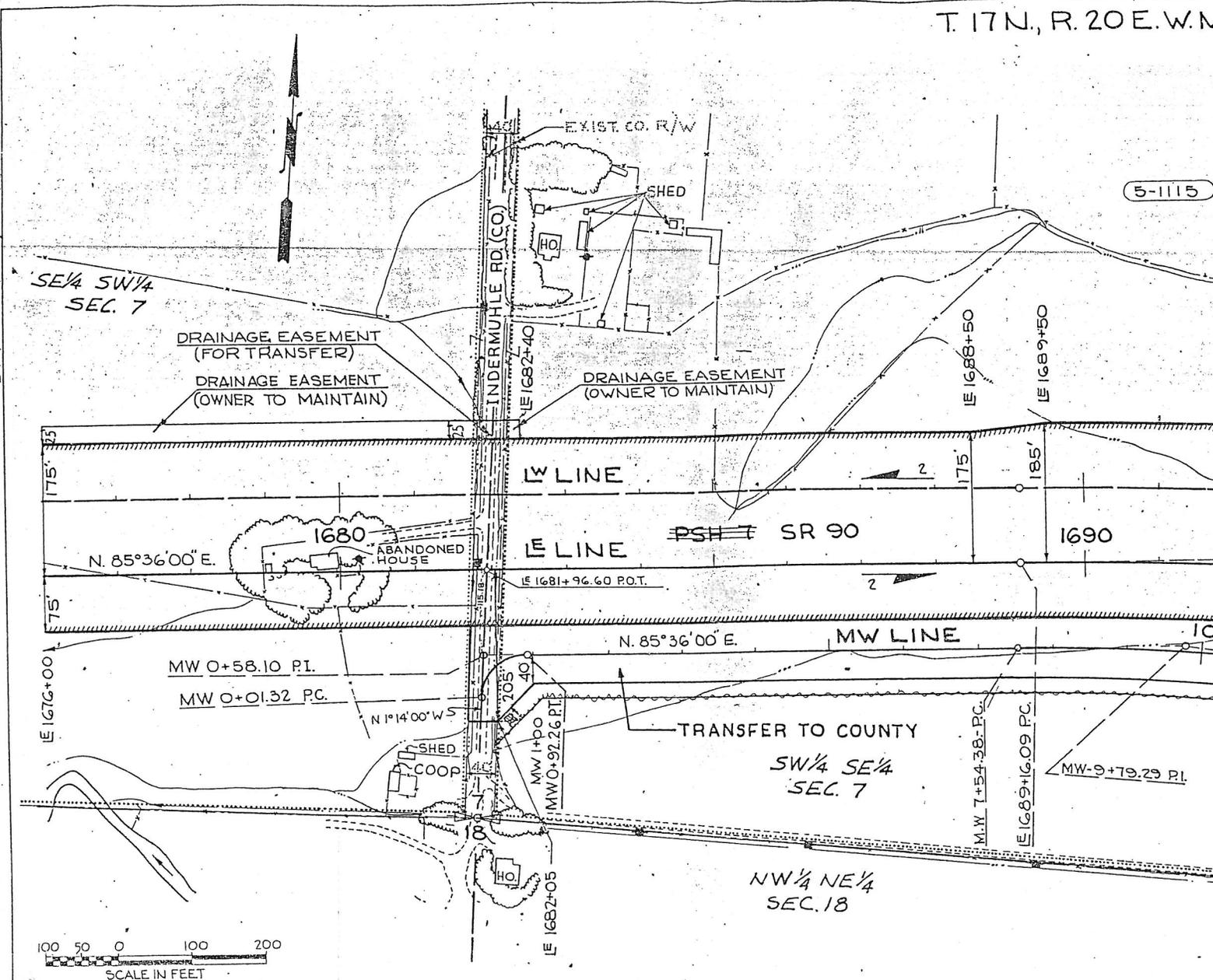


ParcelView 4.0
 This Map is maintained only
 as an aid in the appraisal and
 assessment of real property
 The County Assessor's Office
 does not warrant its accuracy



SU 10/11/77 RE - Donna Juntze 968-3262

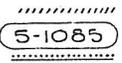
T. 17N., R. 20E. W.M



NOTE: SEE SHEET NO. 2 FOR TOTAL PARCEL DETAILS

LEGEND

ACCESS TO BE PROHIBITED SHOWN THUS
 PROPERTY OWNERSHIP NUMBERS
 PROPERTY LINES



PARCEL NO.	NAME	OWNERSHIPS		EASEMENT
		TOTAL AREA	TAKE	
5-1115	INDERMUHLE	(SEE SHEET NO. 18)		
5-1116 & 5-1117	FANN	338.37 Ac.	29.27 Ac.	7.05 Ac. 302.05 Ac. *0.76 Ac. **0.53 Ac.

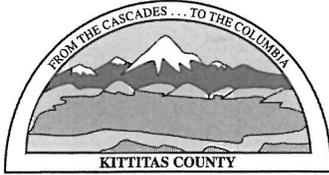
* OWNER TO MAINTAIN
 ** STATE TO MAINTAIN

BULL RD TO
 RENSLOW
 19?

CURVE DATA						
PI STATION	Δ	D	R	T	L	SUPER
1E 1693+43.42	08°34'30" RT.		5,700.00	427.33'	853.07'	0.04'/FT.
MW 0+58.10	86°50'00" RT.		6,000'	56.78'	90.94'	0.05'/FT.
MW 9+79.29	08°34'30" RT.		3,000.00	224.91'	448.99'	0.03'/FT.

ACCESS NOTE

Add a temporary Road Approach at Sta. 1E 1689+70
 This approach is to be utilized only during the
 repaving of the subject highway and is to be
 removed immediately upon completion of the
 repaving contract for the subject highway.
 A temporary median crossover may be reserved at
 Sta. 1E 1689+70 for use during the repaving of the



KITITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

JUL 24 2007

KITITITAS COUNTY
CDS

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbary, Planner II *rc*
DATE: July 24, 2007
SUBJECT: Patricia Thomason 17-20-18000-0003 & 0002 SEG-07-102

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 Boundary Line Adjustment and 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.

NIHILAS COUNTY CDS

411 N. Ruby Suite #2
ELLENBURG, WA 98926

CRB 111-3

CASH RECEIPT

Date 6/29/01

052133

Received From Cruse + Assoc

Address 217 E 4th
Ellensburg, WA 98926

Dollars \$ 525.00

For (425.00) Seg. (100.00) Major BCA

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>525.00</u>	CHECK	<u>525.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Thomason
[Signature]