

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

"Building Partnerships – Building Communities"

October 31, 2008

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Case Segregation, File Number SEG-07-152
Assessor's map number: 18-19-24010-0014

Dear Mr. Cruse,

Kittitas County Community Development Services has reviewed the proposed parcel segregation application and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that 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 October 31, 2008 to finalize the boundary line adjustment.

Sincerely,

Trudie Pettit
Staff Planner

cc: Kittitas County Assessor's Office

Attachments: Segregation Application
Kittitas County Public Works Memo

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

RECEIVED

NOV 02 2007

Sign & Return
 With Check
 \$425 to KLLDS

KITTITAS COUNTY
 ELLENSBURG, WA 98926
 Kittitas County
 CDS

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.

Case 40 Cruise & Assoc
 Applicant's Name
 Ellensburg
 City

PO Box 959
 Address
 WA 98926
 State, Zip Code
 902-8242
 Phone (Work)

Phone (Home)

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

Action Requested

New Acreage
 (Survey Vol. ____, Pg ____)

18-19-24010-0014
 46.73 AC

- 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

20, 26.73 AC

Applicant is: Owner Purchaser Lessee Other

Dan Co
 Owner Signature Required

Other

Treasurer's Office Review

Tax Status: pd in full

By: Linda Dunit
 Kittitas County Treasurer's Office

Date: 10-29-08

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: Commercial Agriculture

Preldm Review Date: 2/11/08

By: [Signature]

**Survey Approved: 10/31/08

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 3-4 weeks for processing.

PART OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

RECEIVED
JUN 23 2008
KITITAS COUNTY
CDS

200806170019



LEGEND

- SET 5/8" REBAR W/ CAP
- FOUND PIN & CAP
- FENCE

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 206003260001
 PARCEL 5A
 PARCEL 5A OF THAT CERTAIN SURVEY RECORDED JUNE 17, 2008 IN BOOK 35 OF SURVEYS AT PAGE 222, UNDER AUDITOR'S FILE NO. 2008081720022, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.
 PARCEL 5B
 PARCEL 5B OF THAT CERTAIN SURVEY RECORDED JUNE 17, 2008 IN BOOK 35 OF SURVEYS AT PAGE 222, UNDER AUDITOR'S FILE NO. 2008081720022, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Fees for record this 17th day of JUNE, 2008, at 1:50 P.M., in Book 35 of Surveys at page(s) 222, at the request of Cruse & Associates.

GERALD V. PETTY BY *[Signature]*
KITITAS COUNTY CLERK

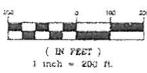
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act at the request of CARREN CASE in MSY of 2008.

[Signature]
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815
 DATE 6/17/2008

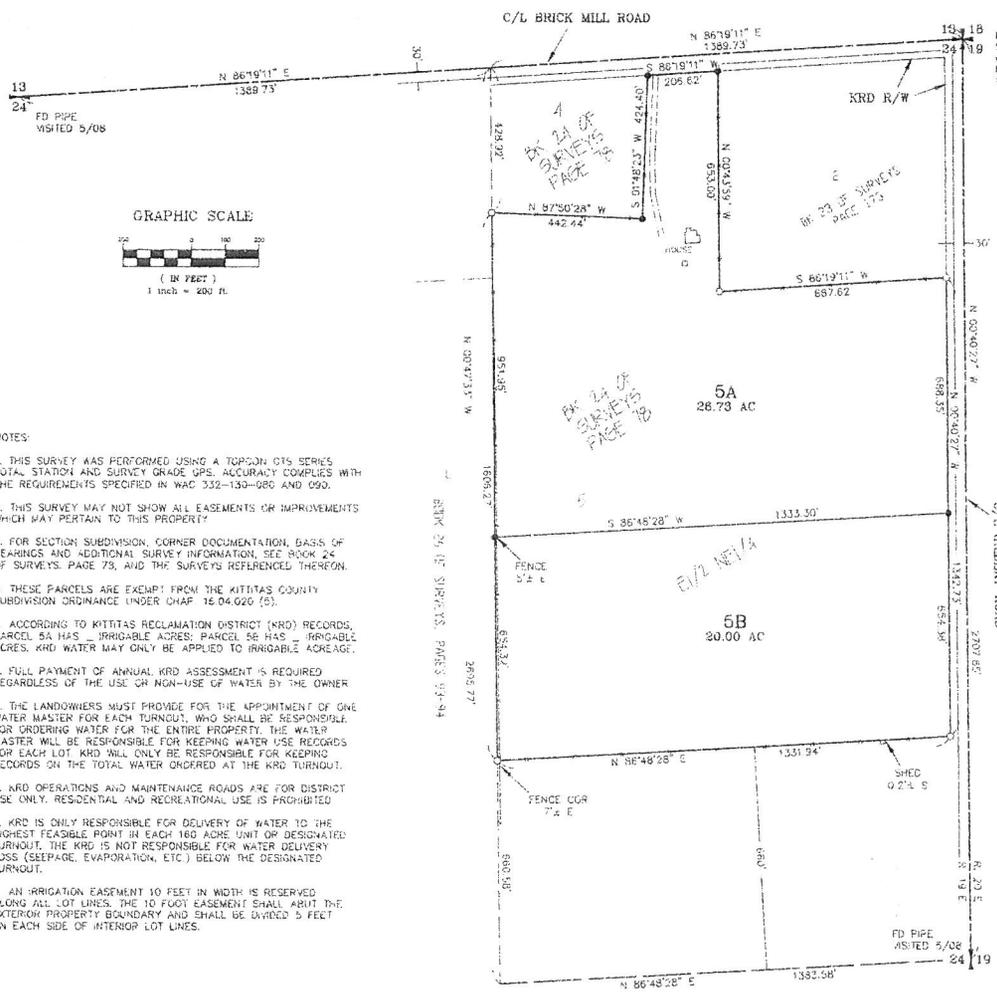
CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
 CASE PROPERTY

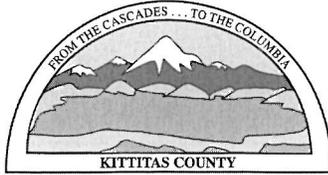
GRAPHIC SCALE



NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE OPS. 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 24 OF SURVEYS, PAGE 79, AND THE SURVEYS REFERENCED THEREON.
4. THESE PARCELS ARE EXEMPT FROM THE KITITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 18.04.020 (5).
5. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 5A HAS 0 IRRIGABLE ACRES; PARCEL 5B HAS 0 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
6. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
7. 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.
8. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
9. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OF DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
10. 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.





KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED
JUL 07 2008
KITITAS COUNTY
CDS

MEMORANDUM

TO: Trudie Pettit, Community Development Services
FROM: Christina Wollman, Planner II CW
DATE: July 7, 2008
SUBJECT: Case SEG-07-152. 18-19-24010-0014.

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 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.

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.

Trudie Pettit

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Friday, October 17, 2008 9:40 AM
To: Trudie Pettit
Subject: Case

This is in regards to the Case Segregation, SEG-07-152. All conditions set forth in the KRD General Guidelines have been met, therefore, this seg has been approved. If you need additional information, please let me know.

Keli

Keli R. Bender
KRD Lands Clerk/RRA
krd.keli@elltel.net



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

February 11, 2008

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Case Segregation, SEG-07-152

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 legal description or 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.

Sincerely,

Trudie Pettit
Staff Planner

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

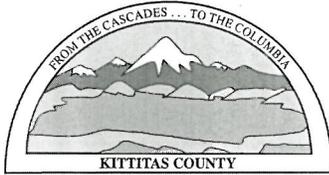
cc: Kittitas Reclamation District

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

RECEIVED
JUN 23 2008
KITTTITAS COUNTY
CDS



KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

JAN 09 2008

Kittitas County
CDS

MEMORANDUM

TO: Trudie Pettit, Community Development Services
FROM: Christina Wollman, Planner II *W*
DATE: January 2, 2008
SUBJECT: Case SEG-07-152. 18-19-24010-0014.

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:

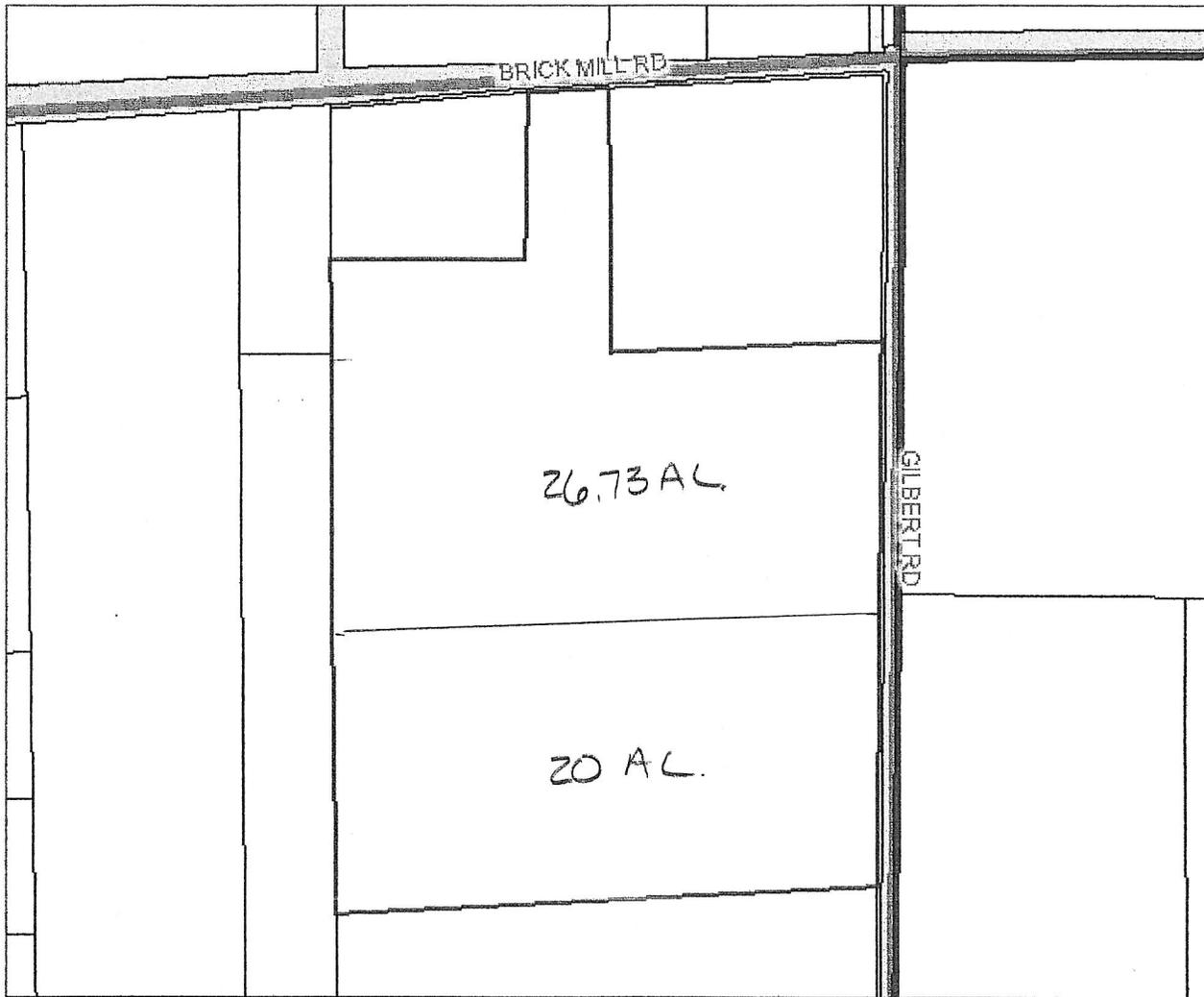
1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. 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. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

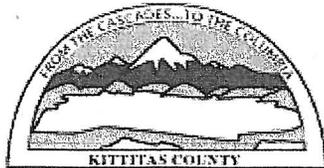
In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

Kittitas County Mapsifter

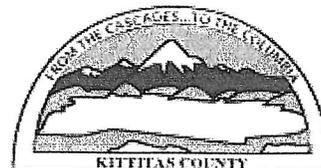


For information only; not for commercial publication. Kittitas County makes no warranties on the information or accuracy on this site.

TerraScan Inc.



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 13958
Map Number: 18-19-24010-0014
Situs: 09700 \BRICK MILL RD ELLENSBURG
Legal: ACRES 46.73, CD. 10395-3; SEC. 24, TWP. 18, RGE. 19; PTN. E1/2 NE1/4 (PARCEL 5, SURV. B24/P78)

Ownership Information

Current Owner: CASE, DARREN ETUX
Address: 9700 BRICK MILL RD
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 26
Open Space: YES
Open Space Date: 11/1/1978
Senior Exemption:
Deeded Acres: 46.73
Last Revaluation for Tax Year:

Market Value

Land: 164,110
Imp: 132,740
Perm Crop: 0
Total: 296,850

Taxable Value

Land: 17,350
Imp: 132,740
Perm Crop: 0
Total: 150,090

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-01-2000	10052	1	MARTIN, M DAVID ETUX	CASE, DARREN ETUX	110,000

Building Permits

Permit No.	Date	Description	Amount
2000-11028	11/15/2000	RNEW SFR 1400 SF	92,434

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	CASE, DARREN ETUX	17,350	132,740	0	150,090	0	150,090	View Taxes
2006	CASE, DARREN ETUX	14,590	105,390	0	119,980		119,980	View Taxes
2005	CASE, DARREN ETUX	14,590	105,390		119,980		119,980	View Taxes
2004	CASE, DARREN ETUX	14,590	105,390		119,980		119,980	View Taxes
2003	CASE, DARREN ETUX	14,590	105,390		119,980		119,980	View Taxes
2002	CASE, DARREN ETUX	14,840	103,170		118,010		118,010	View Taxes

Photos/Sketches

Filedate: 10/26/2007 7:00:02 PM

19990608001

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x— FENCE
- FORMER LOT BOUNDARY

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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 WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 23 OF SURVEYS, PAGE 173, AND THE SURVEYS REFERRED THEREON.
4. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020 (5).

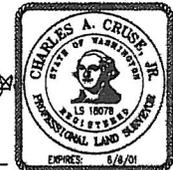
AUDITOR'S CERTIFICATE

Filed for record this 8th day of JUNE, 1999, at 9:15 AM., in Book 24 of Surveys at page(s) 78 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *B. Williams*
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 DAVE MARTIN in MAY of 1999.

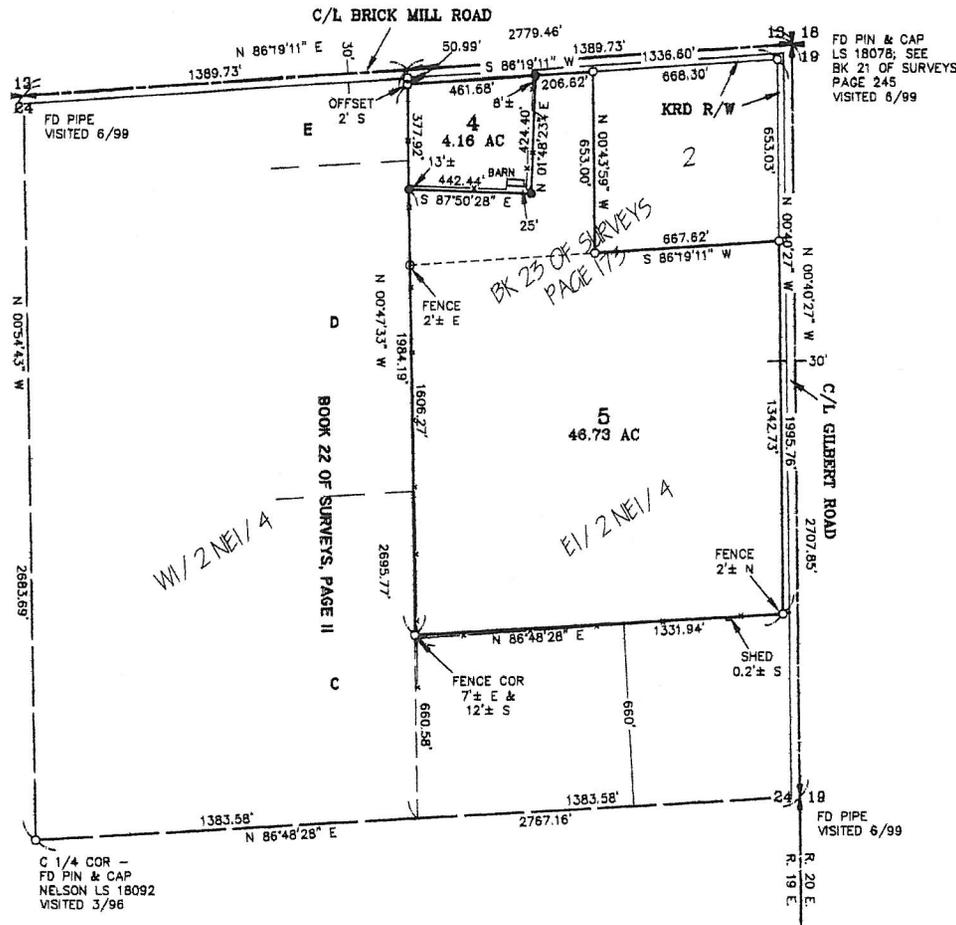


Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078

JUNE 8, 1999
DATE

CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747

MARTIN PROPERTY



LEGAL DESCRIPTIONS

ORIGINAL PARCEL

PARCELS 1 AND 3 OF THAT CERTAIN SURVEY RECORDED JULY 29, 1998 IN BOOK 23 OF SURVEYS AT PAGE 173, UNDER AUDITOR'S FILE NO. 199807290017, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY RECORDED JUNE 8, 1999 IN BOOK 24 OF SURVEYS AT PAGE 78, UNDER AUDITOR'S FILE NO. 19990608 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 5

PARCEL 5 OF THAT CERTAIN SURVEY RECORDED JUNE 8, 1999 IN BOOK 24 OF SURVEYS AT PAGE 78, UNDER AUDITOR'S FILE NO. 19990608 0001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

C 1/4 COR -
FD PIN & CAP
NELSON LS 18092
VISITED 3/96

	X
	X

Kittitas County Mapsifter



For information only; not for commercial publication. Kittitas County makes no warranties on the information or accuracy on this site.

TerraScan Inc.

Commercial Ag
 KRP
 Fire DR. #2

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

CRB 111-3

CASH RECEIPT

Date 11.2.07

054314

Received From Darren Case

Address 9700 Buck Mill Rd, EBRG

For SGapp. 18. 19. 24010. 0014

Dollars \$ 425⁰⁰

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 Yes