

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 21, 2008

Stephen Ristine
PO Box 493
Preston, WA 98050

Chuck Cruse
PO Box 959
Ellensburg, WA 98926

RE: Ristine Segregation, File Number SEG-07-164
Parcel Numbers: 19-16-07020-0001

Dear Mr. Ristine,

Kittitas County Community Development Services has reviewed the proposed administrative segregation and hereby grants **final approval** to the referenced segregation application. As a condition of approval for the requested segregation, no future claims for segregation of the subject parcels based on Intervening Ownership shall be allowed. This condition of approval shall apply to existing parcels as well as any parcels which may be created through future division, alteration or adjustment of the subject parcels.

Pursuant to Kittitas County Subdivision Code Chapter 16, please note that the following items must be completed and submitted to Community Development Services, and subsequently approved, prior to final approval of the administrative segregation:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. The final administrative segregation packet must be submitted to the Assessor's Office to finalize the parcel segregation.

Sincerely,

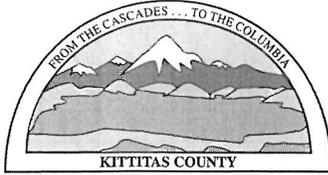
Mike Elkins
Staff Planner

Attachments: Parcel Segregation Application
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

RECEIVED
FEB 20 2008
KITITAS COUNTY
CDS

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: February 20, 2008
SUBJECT: STEPHEN RISTINE SEG 07-164 19-16-07020-0001

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.

Mike Elkins

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Thursday, February 21, 2008 9:25 AM
To: Mike Elkins
Subject: Re: Ristine Segregation

RECEIVED
FEB 21 2008
Kittitas County
CDS

Mike;
KRD has no assessed/irrigable ground in 7-19-16. If you need additional information, please let me know.
Keli

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

From: Mike Elkins
To: Keli Bender
Sent: Thursday, February 21, 2008 9:06 AM
Subject: Ristine Segregation

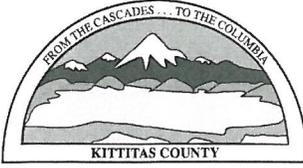
Hello Keli,

Last week I was discussing the administrative segregation of Stephen Ristine with Marsha from Cruse & Associates and she called you to confirm that Mr. Ristine's property was not within KRD service boundaries. Would you please respond to this email to confirm the status of Mr. Ristine's property? It's best if I have documentation to submit to the file which indicates that Mr. Ristine has either met KRD requirements or is outside of KRD service boundaries.

The map number of the subject parcel is 19-16-07020-0001.

Thank you,

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



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 8, 2008

Stephen Ristine
PO Box 493
Preston, WA 98050

Chuck Cruse
PO Box 959
Ellensburg, WA 98926

RE: Ristine Segregation, File Number SEG-07-164
Parcel Numbers: 19-16-07020-0001

Dear Mr. Ristine,

Community Development Services is in receipt of the above referenced application. In consideration of RCW 58.17.040(3) and RCW 11.12.170, Community Development Services has determined that the Ristine Segregation is a complete application and preliminary approval is hereby granted. Please note that all parcels created by the referenced segregation shall be subject to Kittitas County Code requirements and regulations in place at time of lot creation.

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,

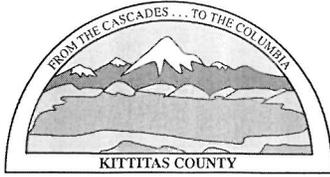
Mike Elkins
Staff Planner

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



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

JAN 29 2008

**KITTITAS COUNTY
CDS**

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: January 28, 2008
SUBJECT: Stephen Ristine SEG 07-164 19-16-07020-0001

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. 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.
- 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.

FEES: \$425 Administrative 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

RECEIVED

NOV 29 2007
Treasurer's Office
County Courthouse Rm. 102
KITTITAS COUNTY
CDS

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.

STEPHEN RISTINE
Applicant's Name

C/O Chuck Cruse
Address

City

State, Zip Code

Phone (Home)

962-8242

Phone (Work)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

19-16-07020-0001 2.98-4.95

SEGREGATED INTO 2 LOTS

2, 2.95

"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 Paid

By: *Lisa C...*

Kittitas County Treasurer's Office

Date: 2-21-08

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: RURAL 3

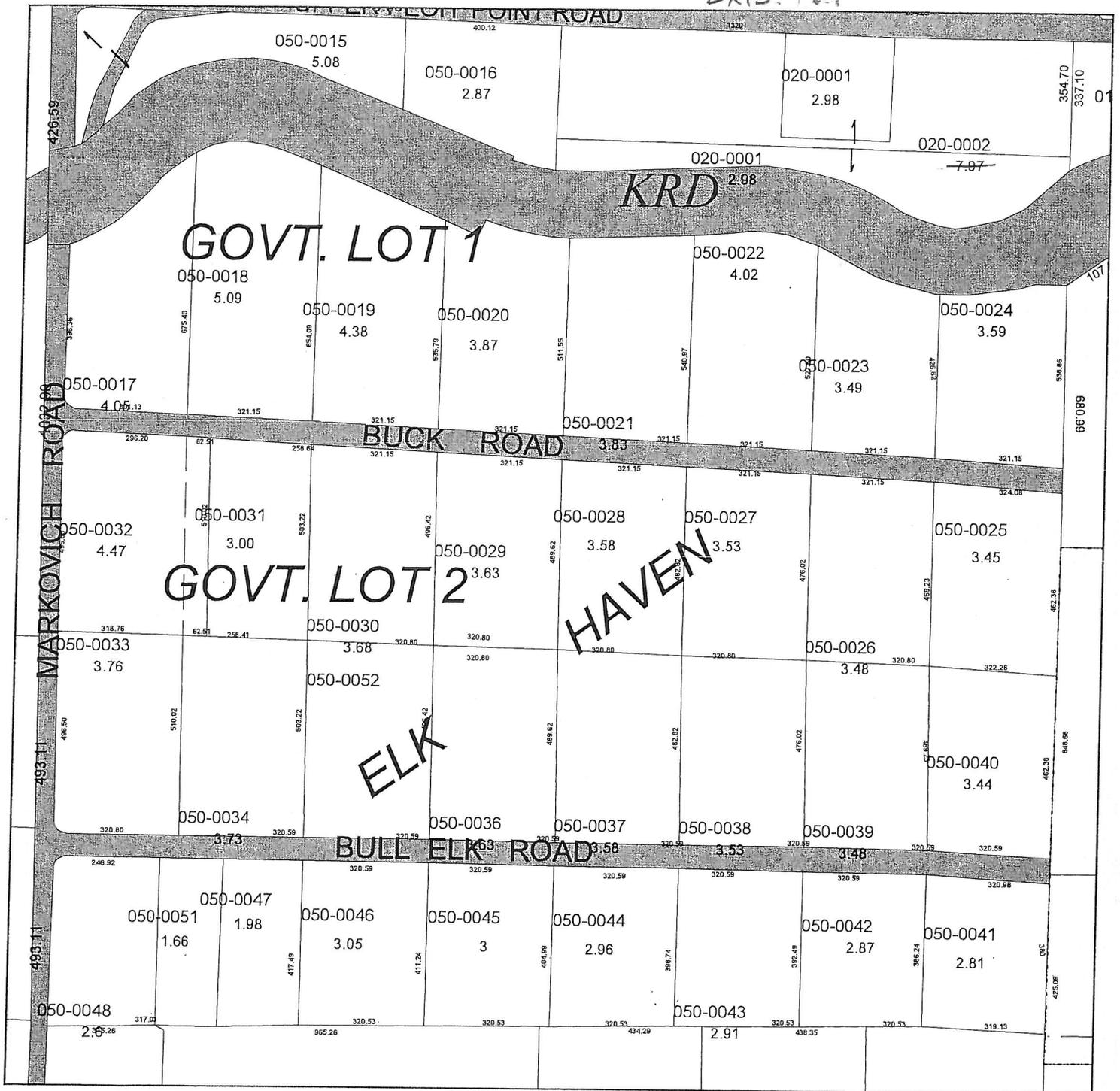
PRELIM Review Date: 2/8/08

By: *[Signature]*

FINAL **Survey Approved: 2/21/08

By: *[Signature]*

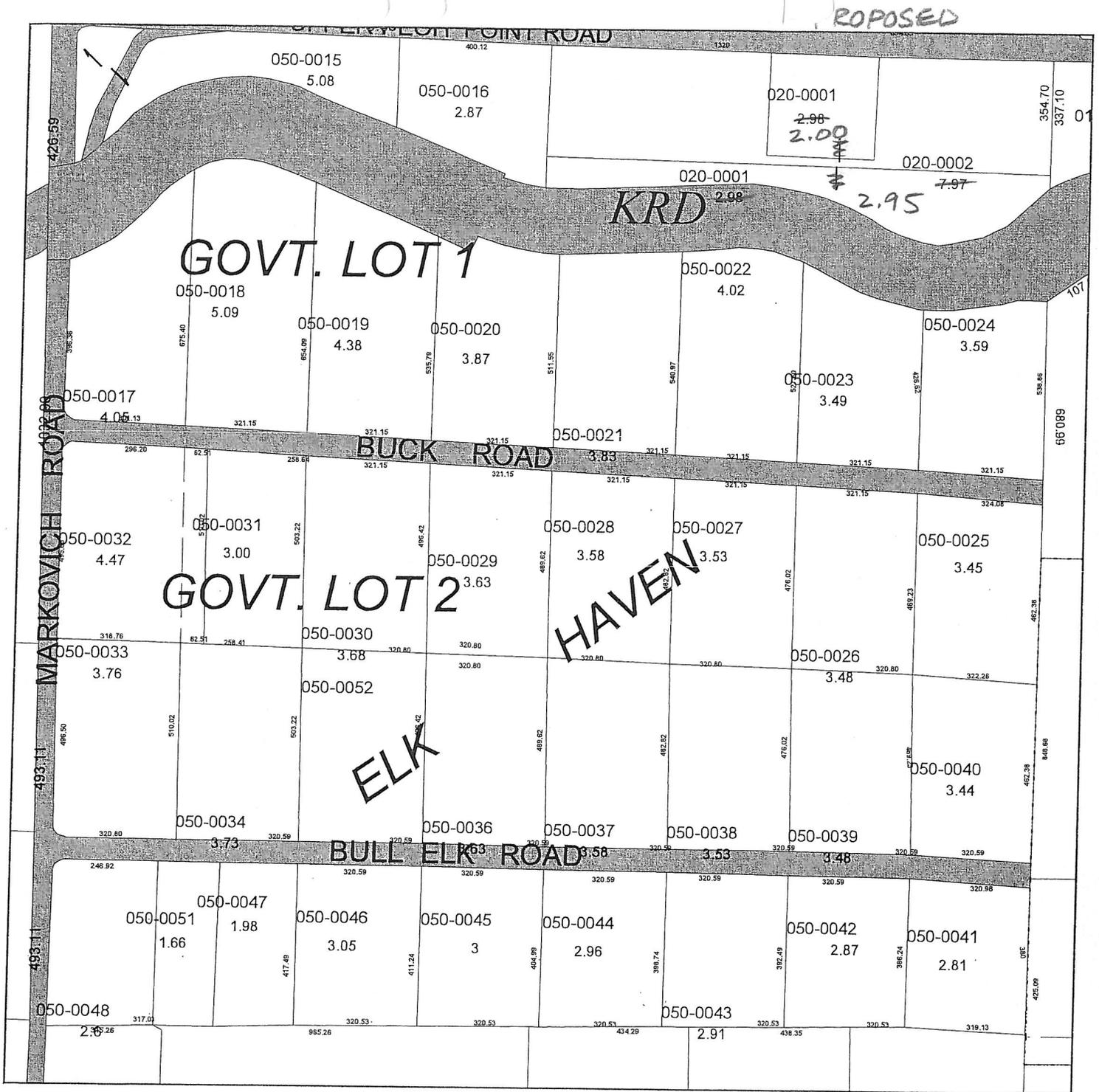
Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.



Township: 19 Range: 16 Section: 7-NW Qtr

ParcelView 4.0.1





Township: 19 Range: 16 Section: 7-NW Qtr

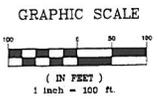
ParcelView 4.0.1



25-69

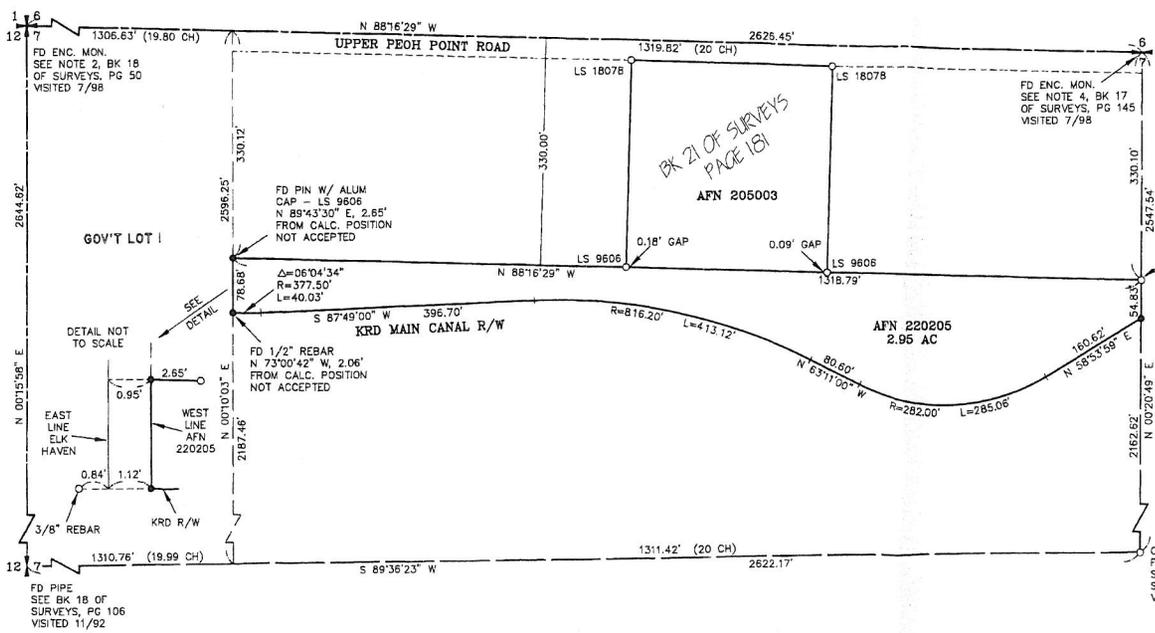
2000630020

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "NELSON 18092"
- FOUND PIN & CAP
- FENCE



- 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 OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
 3. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS BOOK 21 OF SURVEYS, PAGE 181.
 4. A GAP (SHOWN ABOVE) EXISTS BETWEEN THE PROPERTIES DESCRIBED IN THE DOCUMENTS FILED UNDER AFN'S 205003 AND 220205, RECORDS OF KITTITAS COUNTY, WA.

- NOTES:
5. A GAP EXISTS BETWEEN THE PLAT OF ELK HAVEN AND THE WEST LINE OF THE PROPERTY DESCRIBED IN THE DOCUMENT FILED UNDEER AFN 220205, RECORDS OF KITTITAS COUNTY, WA.
 6. THE KRD R/W LOCATION IS BASED ON THE INFORMATION SHOWN ON THE ELK HAVEN PLAT FILED IN BOOK 5 OF PLATS, PAGES 32-33, RECORDS OF KITTITAS COUNTY, WA.

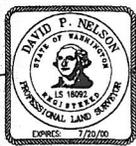
LEGAL DESCRIPTIONS - AFN'S 205003 & 220205

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 of the document FILED UNDEER AFN 220205, RECORDS OF KITTITAS COUNTY, WA.

DAVID P. NELSON
Professional Land Surveyor
License No. 18092

6/30/00
DATE



AUDITOR'S CERTIFICATE

Filed for record this 30th day of June 2000, at 1:10 P.M., in Book 25 of Surveys at page(s) 67 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: S. Nisbide
KITTITAS COUNTY AUDITOR

X	

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

PEHO POINT GRANGE PROP.

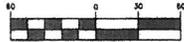
PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.



LEGEND

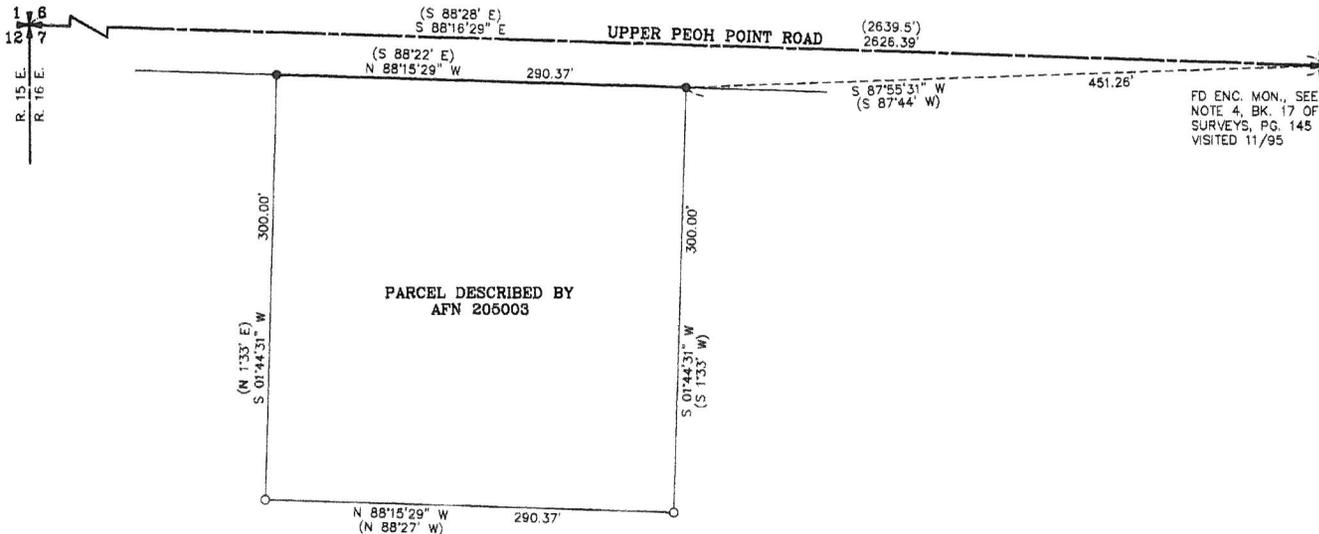
- SET 5/8" PIN & CAP
- FOUND 5/8" PIN & CAP
- x — FENCE
- () DEED INFORMATION

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

FD ENC. MON., SEE
NOTE 2, BK. 18 OF
SURVEYS, PG. 50
VISITED 11/95



NOTES:

- 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.
- THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- FORMERLY EXISTING MONUMENTS LOCATING THE BOUNDARIES BETWEEN ADJACENT PRIVATE LANDOWNERS WERE OBLITERATED BY ROAD IMPROVEMENT ACTIVITIES. THE PURPOSE OF THIS SURVEY IS TO REMONUMENT THE EXISTING BOUNDARIES AS SHOWN.
- THE ENCASED MONUMENTS USED AS A BASIS FOR BOUNDARY LOCATION HEREON WERE SET AS A RESULT OF THE PEOH POINT ROAD IMPROVEMENT PROJECT (WORK ORDER RC 1465 U1).
- LEGAL DESCRIPTIONS FOR R/W ACQUISITION DOCUMENTS WERE PREPARED BY KITTITAS COUNTY ROAD DEPARTMENT STAFF. FIELD WORK, MAPPING, CALCULATIONS AND DESCRIPTION REVIEW PURSUANT TO THIS RECORD OF SURVEY WAS PERFORMED BY MYSELF OR MEMBERS OF CRUSE & NELSON STAFF. BASIS OF BEARINGS IS ASSIGNED TO THE SECTION LINE BEARINGS USED FOR THE PERTINENT RIGHT OF WAY ACQUISITION DOCUMENTS.

AUDITOR'S CERTIFICATE

Filed for record this 5th day of January,
1996, at 2:24 P.M., in Book 21 of Surveys
at page(s) 181 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *[Signature]*
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 KITTITAS COUNTY ROAD DEPT.
in NOVEMBER of 1995.

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

DATE January 5, 1996

X		

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

WHEN RECORDED RETURN TO:

Name: Stephen Ristine
Address: P.O. Box 493
Preston, WA 98050

Escrow Number: 16178
Filed for Record at Request of: Stewart Title of Kittitas County

STATUTORY WARRANTY DEED

The Grantors, Kip A. Read and Kameon A. Read Smith, as tenants in common and Fred Smith and Bernice Smith, husband and wife for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Stephen Ristine, a single man, and Mary Jane Thorson, a single woman the following described real estate, situated in the County of Kittitas, State of Washington:

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 19 North, Range 16 East, W.M., in the County of Kittitas, State of Washington which is described as follows:
Beginning at the Northwest corner of said Section 7;
Thence South 88°28' East, 2,639.5 feet to the North quarter corner of said section;
Thence South 87°44' West, 451.26 feet to the true point of beginning;
Thence South 1°33' West, 300 feet;
Thence North 88°27' East, 290.37 feet;
Thence North 1°33' East, 300 feet;
Thence South 88°27' East, 290.37 feet to the true point of beginning.
EXCEPT any portion of said premises lying within County Road (now known as Upper Peoh Point Road) as conveyed to Kittitas County by deed recorded April 13, 1914 in Volume 23, page 369, records of said County; AND EXCEPT that portion of said premises conveyed to Kittitas County by Deed recorded July 12, 1994 in Volume 356, Page 1041, records of said County.

AND

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 19 North, Range 16 East W.M., in the County of Kittitas, State of Washington lying North of a line parallel with and distant 100 feet Northerly, measured at right angles for the centerline of the main canal of the Kittitas Reclamation District now constructed over and across said premises and South of a line parallel with and distant 330 feet Southerly, measured at right angles for the North line of said Northeast 1/4 of Northwest 1/4 of Section 7

TOGETHER WITH all water rights and irrigation ditches appurtenant thereto, if any.

SUBJECT TO: All matters, including reservations, restrictions, exceptions, easements and rights-of-way, apparent or of record.

Assessor's Property Tax Parcel/Account Number: 19-16-07020-0001

Dated: April 5, 2004

Kip A. Read

Kameon A. Read Smith

Fred Smith

Bernice Smith

Recording in Counterpart

STATE OF Washington)

COUNTY OF KING) ss.

I certify that I know or have satisfactory evidence that Kip A. Read and Kameon A. Read Smith and Fred Smith and Bernice Smith are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 8th, 2004

NOTARY PUBLIC
JODIE M. WILSON
STATE OF WASHINGTON
My Commission Expires Dec. 19, 2006

Jodie M. Wilson
Notary Public in and for the State of Washington
My appointment expires: 12-19-06

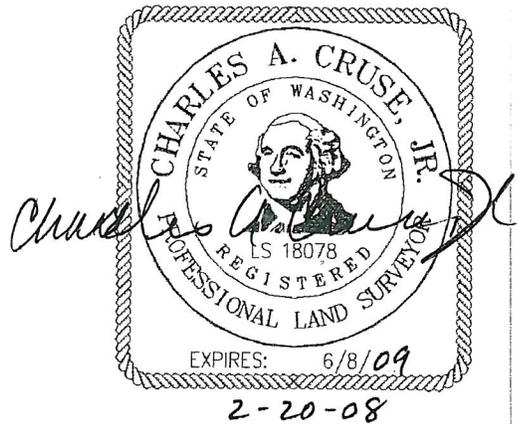
CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

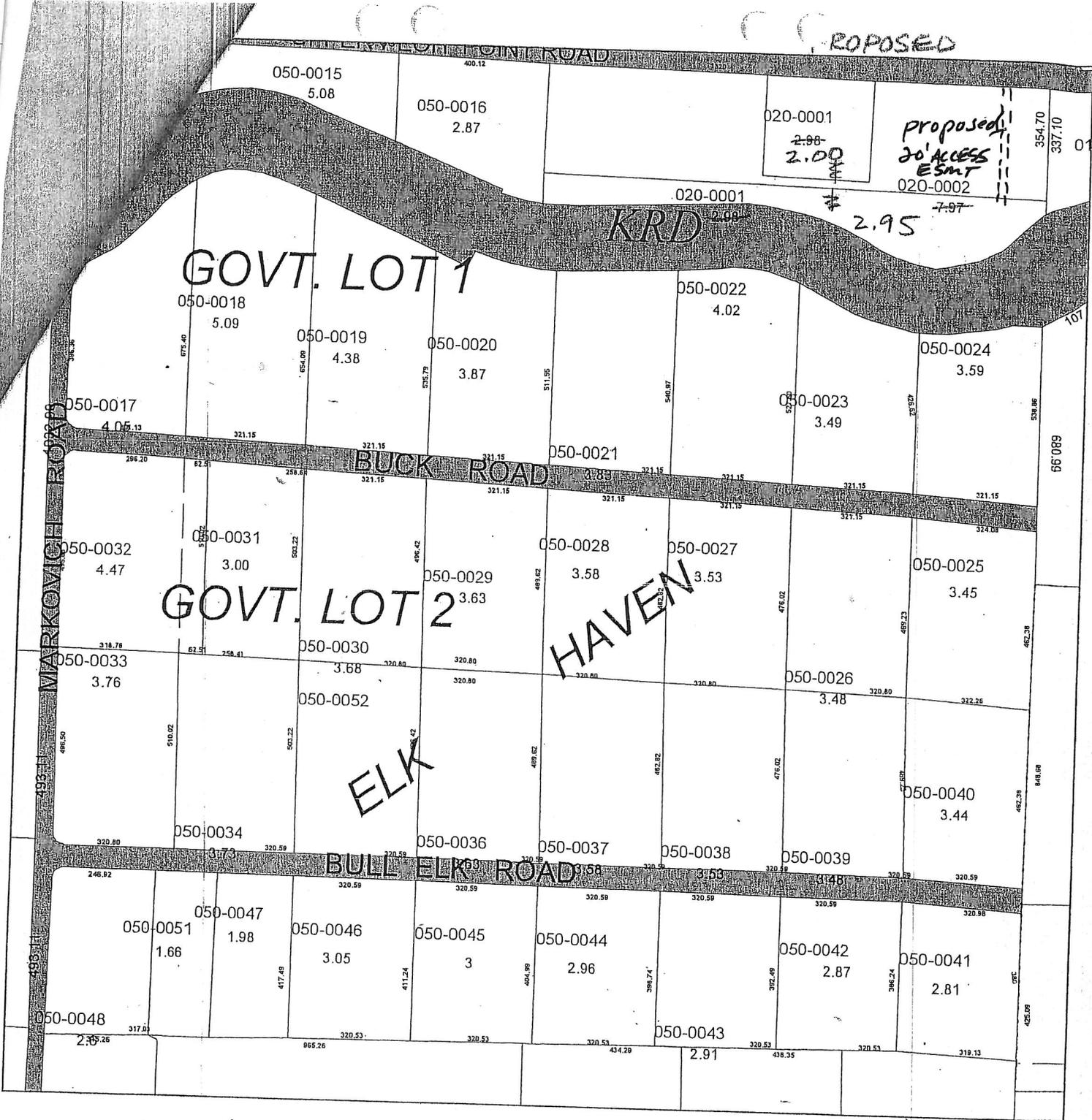
RECEIVED
FEB 20 2008
KITITAS COUNTY
DEPT. OF PUBLIC WORKS

RISTINE EASEMENT DESCRIPTION
2/20/08

An easement 20.00 feet in width across a portion of the Northeast Quarter of the Northwest Quarter of Section 7, Township 19 North, Range 16 East, W.M., Kittitas County, State of Washington, 10.00 feet on each side of the following described centerline:

Beginning at the northeast corner of said Northeast Quarter of the Northwest Quarter, thence S 00°20'49" W, along the east boundary of said Northeast Quarter of the Northwest Quarter, 330.10 feet; thence N 88°16'29" W, 150.00 feet to the true point of beginning for said described centerline; thence N 00°20'49" E, parallel with and 150.00 feet distant from the east boundary of said Northeast Quarter of the Northwest Quarter, 300.10 feet, more or less, to a point on the southerly right of way boundary of Upper Peoh Point County Road and the terminus of said described line.





Township: 19 Range: 16 Section: 7-NW Qtr

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 10/10/2007 10:06:21 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 CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CRB 111-3

CASH RECEIPT

Date 11.29.07 054622

Received From Mary Jane Thorson

Address PO Box 493
Preston, WA 98050 Dollars \$ 425.00

For Administrative Seg App - Kristine
19-116-07020-001

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>425.00</u>	CHECK	<u>425.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By T. Swenberg