



PART OF THE SOUTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

03/18/2009 11:36:20 AM V: 36 P: 60 200903180009  
KITITAS COUNTY AUDITOR  
Page 2 of 2

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 A HAS 13 IRRIGABLE ACRES; PARCEL B HAS 16 IRRIGABLE ACRES; PARCEL C HAS 14 IRRIGABLE ACRES; PARCEL D HAS 16 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 29 OF SURVEYS, PAGES 217-220 AND THE SURVEYS REFERENCED THEREON. CORNERS VISITED 1/09.
10. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(5).
11. RADER ROAD RIGHT OF WAY IS LOCATED BASED ON PHYSICAL LOCATION OF THE EXISTING ROAD AND RIGHT OF WAY FENCES AS PER KITTITAS COUNTY DEPT. OF PUBLIC WORKS MEMO.

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 562356

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED MARCH 18, 2009 IN BOOK 36 OF SURVEYS AT PAGES 59-60 UNDER AUDITOR'S FILE NO. 20090318-0009, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED MARCH 18, 2009 IN BOOK 36 OF SURVEYS AT PAGES 59-60 UNDER AUDITOR'S FILE NO. 20090318-0009, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

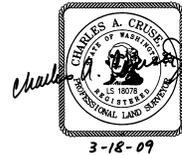
PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED MARCH 18, 2009 IN BOOK 36 OF SURVEYS AT PAGES 59-60 UNDER AUDITOR'S FILE NO. 20090318-0009, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED MARCH 18, 2009 IN BOOK 36 OF SURVEYS AT PAGES 59-60 UNDER AUDITOR'S FILE NO. 20090318-0009, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

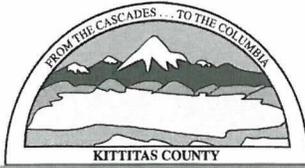
AUDITOR'S CERTIFICATE 200903180009  
Filed for record this 18TH day of MARCH,  
2009, at 11:36 A.M., in Book 36 of Surveys  
at page(s) 60 at the request of Cruse & Associates.



JERALD V. PETTIT BY: *K. Duran*  
KITITAS COUNTY AUDITOR

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

**WILLIAMS PROPERTY**



## 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

“Building Partnerships – Building Communities”

April 17<sup>th</sup>, 2009

Chuck Cruse  
Cruse and Associates  
P.O. Box 959  
Ellensburg WA 98926

**RE: Williams Segregation, File Number SG-08-0025**  
**Parcel Number: 18-19-11000-0009**

Dear Mr. Cruse,

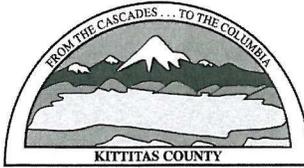
Kittitas County Community Development Services has reviewed the proposed segregation application and hereby grants *final approval* to the referenced segregation. Pursuant to Kittitas County Code Title 16, 17.08.322, and 17.60B please note the following items which must be addressed to complete the process:

1. Refer to the attached Kittitas County Public Works Memo for additional information.
2. It is my understanding that you wish to submit this application to the Kittitas County Assessor's Office to finalize the segregation.

Sincerely,

Jeff Watson  
Staff Planner

Attachments: Kittitas County Public Works Comments  
Parcel Segregation Application  
Segregation Survey



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

Fax (509) 962-7682

August 11, 2008

Chuck Cruse  
P.O. Box 959  
Ellensburg, WA 98926

RE: Williams Segregation SG-08-00025

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 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.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson  
Staff Planner

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

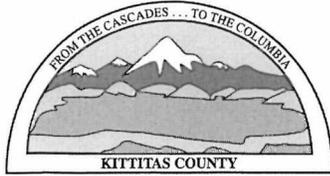
cc: Kittitas Reclamation District

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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

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## MEMORANDUM

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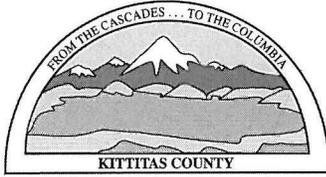
TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: April 1, 2009  
SUBJECT: Williams SG-08-00025. 18-19-11000-0009.

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.



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: July 29, 2008  
SUBJECT: Williams SG-08-25

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 survey and 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. Fairview Road has an access spacing requirement of 300'. All new accesses must meet the 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. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- 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.

Page 1 of 1

FEES: \$575 Administrative Segregation per page  
\$50 Combination  
\$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page  
\$95 Minor Boundary Line Adjustment per page

RECEIVED  
JUL 10 2008

RECEIVED  
KITITAS COUNTY  
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT  
Kittitas County  
CDS

Assessor's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, Suite 101  
Ellensburg, WA 98926

Community Development Services  
Kittitas County Permit Center  
411 N Ruby, Suite 2  
Ellensburg, WA 98926

Treasurer's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, Suite 102  
Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

WILLIAMS  
Property Owner Name  
962-8242  
Contact Phone

C/O CHUCK CRUSE  
Mailing Address, City, State, ZIPcode  
Zoning Classification AG-20  
(required)

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

Action Requested

New Acreage  
(Survey Vol. \_\_\_\_\_, Pg \_\_\_\_\_)

18-19-11000-0009 82.30AC

✓ SEGREGATED INTO 4 LOTS

3-20.6, 20.5

\_\_\_ "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

X Jerald A. Williams, Trustee  
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
Kittitas County Treasurer's Office

Community Development Services Review

- ( ) This segregation meets the requirements for observance of intervening ownership.
- ( ) This exemption meets the requirements for a Boundary Line Adjustment pursuant to Kittitas County Code Chapter 16.04.020 (2)
- ( ) This exemption meets the requirements for an Administrative Segregation pursuant to Kittitas County Code Chapter 16.04.020 (5)
- 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 the applicable 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

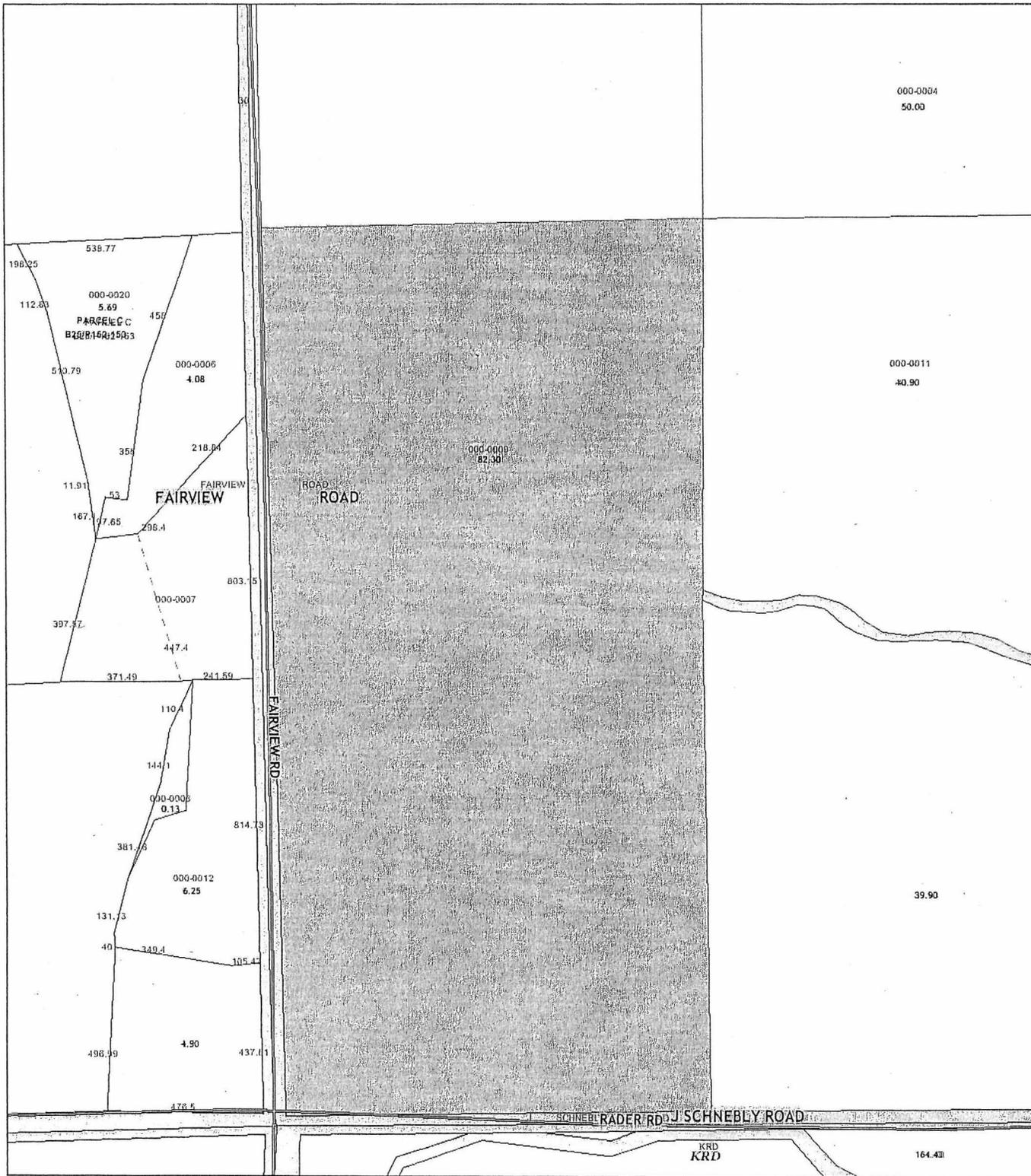
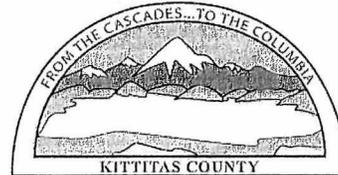
Review Date: 11 AUG 2008

By: Jeff Watson

\*\*Survey Approved: 17 April 2009

By: J. Watson

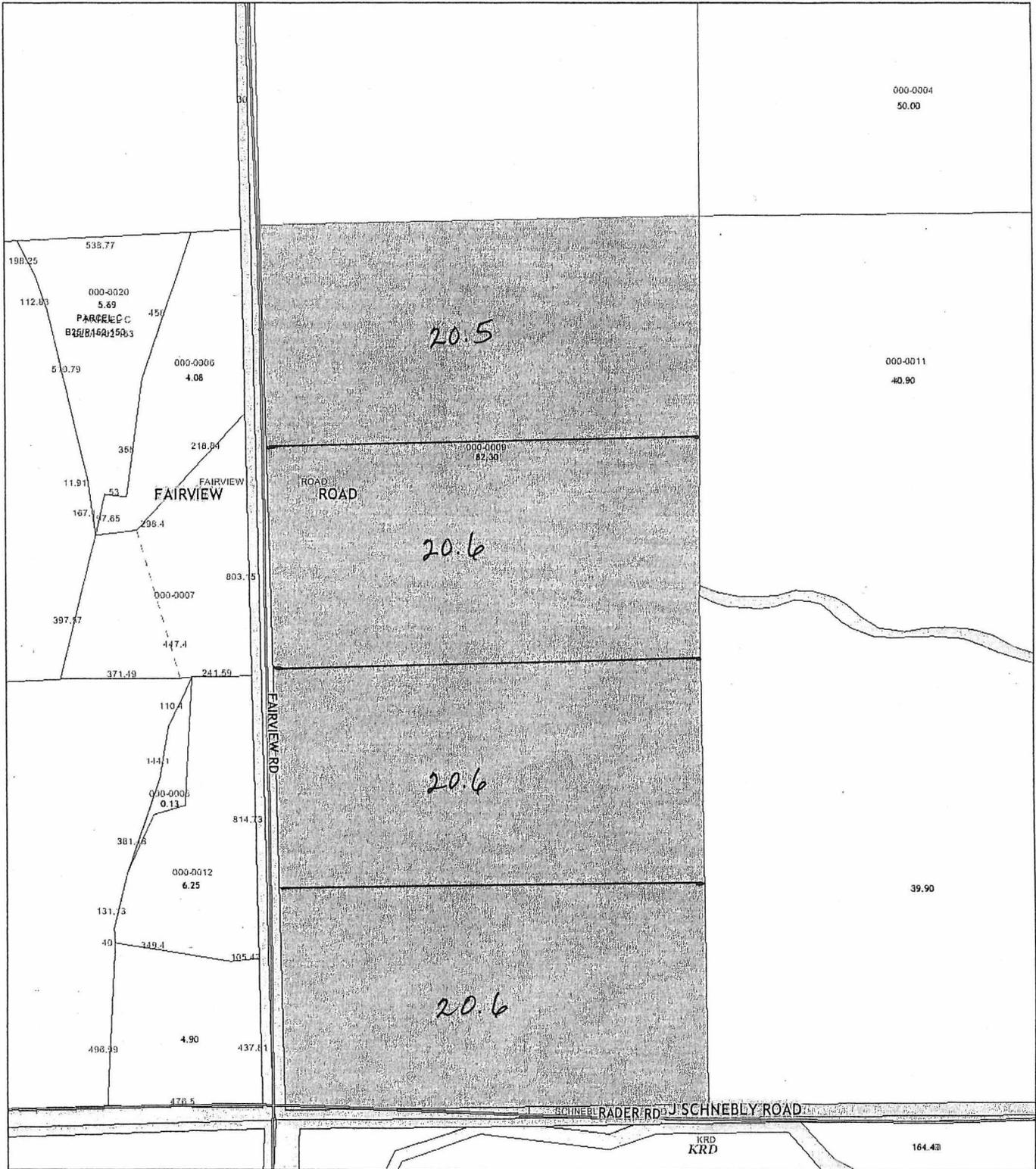
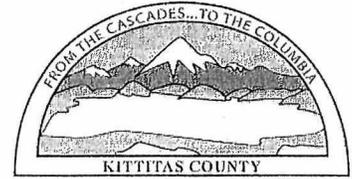
Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 6/1/08



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PROPOSED

COMPAS Mapping System



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