

# 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"

## MEMORANDUM

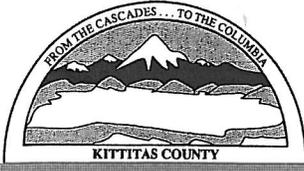
TO: Christy Garcia, Cadastral Tech  
FROM: Dan Valoff, Staff Planner  
DATE: June 18, 2009  
SUBJECT: Williams BL-08-00062

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The memo is in reference to the March 20, 1997 letter from Debbie Randall, Planning Director for Community Development Services regarding Mitch William's request to perform a boundary line adjustment and parcel segregation through an intervening ownership. At the time of the aforementioned letter, the County did not have a definition of intervening ownership. On July 19, 2007 the Board of County Commissioner's adopted Ordinance 2007-22. As part of that ordinance a definition of intervening ownership was adopted:

**KCC 17.08.322 Intervening Ownership.** A parcel of land which is physically separated from a main tract by a public road or ownership by utility, including irrigation entities. Identification of intervening ownership shall be processed consistent with Kittitas County Code 17.60B Administrative Uses. (Ord. 2007-22, 2007)

In review the request to create the 0.37 acres off of the 1.98 acre parcel can now be accomplished via intervening ownership since it is physically separated by a public road, Manastash Road, which meets the definition of intervening ownership.



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"Building Partnerships – Building Communities"

December 5, 2008

Mitch Williams  
Encompass Engineering  
Cle Elum, WA 98922

**RE: Williams Segregation, File Number SG-08-00034**  
**Assessor's map number: 17-17-13020-0024**

Dear Mr. Williams,

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:

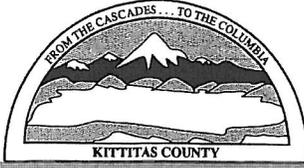
1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Kittitas County Assessor's Office on December 5, 2008 to finalize the segregation.

Sincerely,

Scott Turnbull  
Staff Planner

cc: Kittitas County Assessor's Office

Attachments: Segregation Application  
Kittitas County Public Works Memo



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

December 1, 2008

Mitch Williams %Encompass Engineering  
Cle Elum, WA 98922

RE: Williams Segregation, SEG-08-00034

Dear Mr. Goodrich,

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. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

Scott Turnbull  
Staff Planner

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

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

SG-08-000314

KITTITAS COUNTY  
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

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 SUBMITTING TO THE ASSESSOR'S OFFICE.

RECEIVED  
OCT 10 2008  
Kittitas County  
CDS

MITCH WILLIAMS  
Property Owner Name  
509-674-7433  
Contact Phone

% ENCOMPASS ENGINEERING AND SURVEYING  
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 \_\_\_\_\_)

17-17-13020-0024 (0.59) 1.98AC

SEGREGATED INTO 2 LOTS

1.61 AC

INTERVENING

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

0.37 AC

MANASTASH ROAD

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

*Mitch Williams*  
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: \_\_\_\_\_

Review Date: 12-5-08 By: [Signature]

\*\*Survey Approved: 12-5-08 By: [Signature]

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

E-5

WILLIAMS SHORT PLAT  
PART OF SECTION 13, T.17N., R.17E., W.M.  
KITITAS COUNTY, WASHINGTON

RECEIVING No. \_\_\_\_\_  
SP-95-23

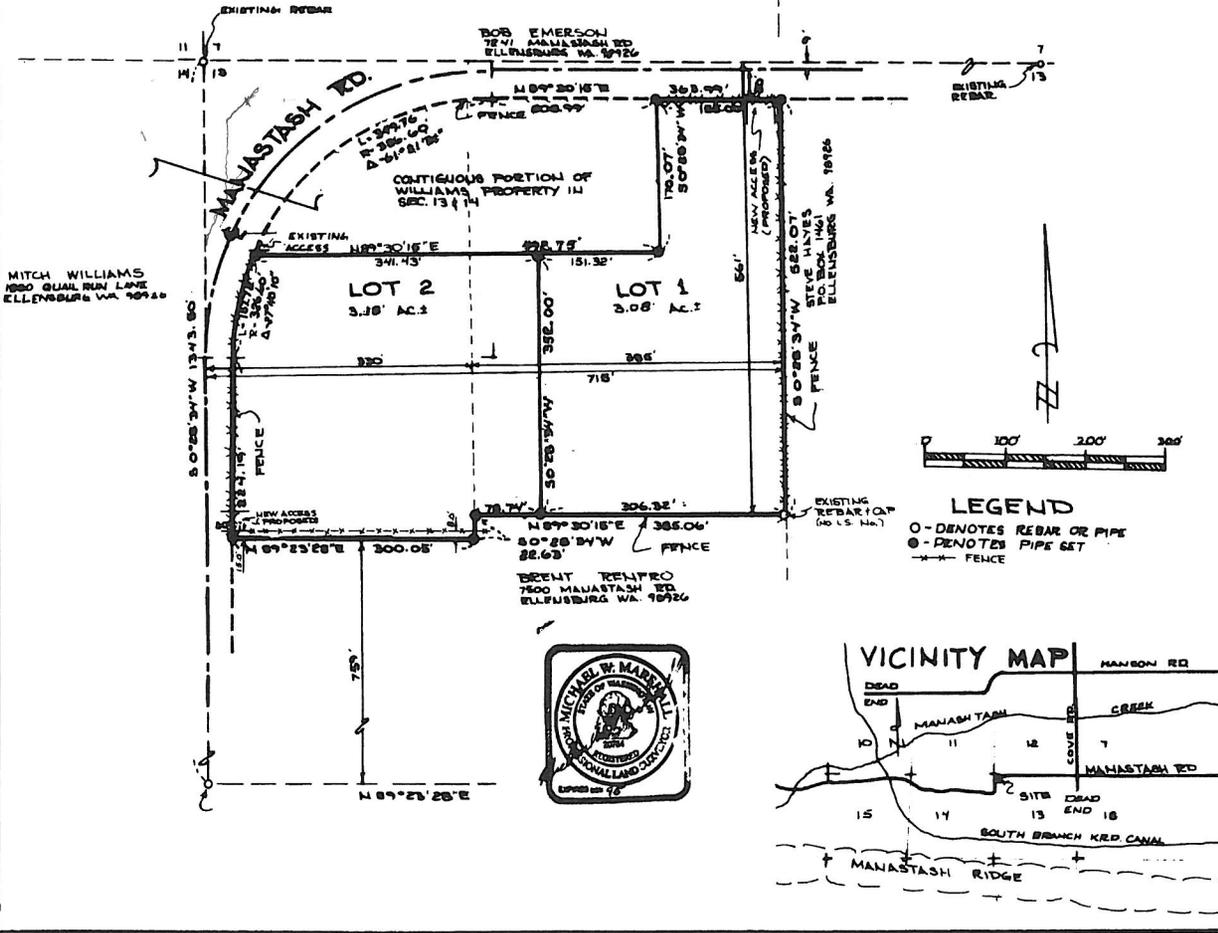
KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 29<sup>th</sup> DAY OF August A.D., 1995  
*[Signature]*  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.  
DATED THIS 28<sup>th</sup> DAY OF August A.D. 1995.  
*[Signature]*  
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE WILLIAMS SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS 28<sup>th</sup> DAY OF August A.D. 1995.  
*[Signature]*  
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
PARCEL NO. 17-17-322-0224  
DATED THIS 28<sup>th</sup> DAY OF August A.D. 1995.  
*[Signature]*  
KITITAS COUNTY TREASURER

NAME AND ADDRESS- ORIGINAL TRACT OWNERS  
NAME: MITCHEL WILLIAMS  
ADDRESS: 1880 QUAIL RUN LANE  
ELLENSBURG WA 98924  
PHONE: 362-8828  
EXISTING ZONE: A4-3  
SOURCE OF WATER: PRIVATE WELL  
SEWER SYSTEM: SEPTIC TANKS  
WIDTH AND TYPE OF ACCESS: PUBLIC ROAD (MANASTASH)  
NO. OF SHORT PLATTED LOTS: TWO  
SCALE: 1"=100 FEET



SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

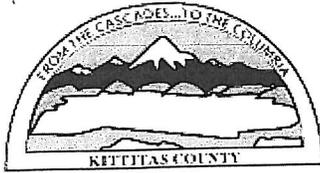
SHEET 1 OF 2

RECORDED CERTIFICATE  
584779 584779  
Filed for record this 28<sup>th</sup> day of August 1995 at 3:30 PM  
in book E sheet 192 page 5 of the request of  
M.W. Marshall  
Map. *[Signature]*  
Dept. of Records

SURVEYOR'S CERTIFICATE  
This map accurately represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of \_\_\_\_\_  
MITCH WILLIAMS on AUG 1995  
*[Signature]*  
Certificate No. 20764

M.W. MARSHALL  
PROFESSIONAL LAND SURVEYOR  
7834 D.E. 28th • 888-8888 • MERCER ISLAND, WASHINGTON 98040

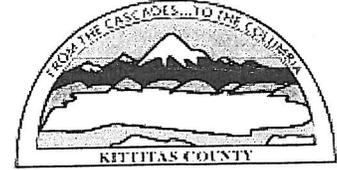
DWN	M.W.M.	SCALE	DATE
BVD	F.B. NO.	1"=100'	8-17-95
APP'D	PAGE	612	1
	JOB NO.		3603



Marsha Weyand  
Assessor

# Kittitas County 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: 845133  
Map Number: 17-17-13020-0024  
Situs: 07150 MANASTASH RD ELLENSBURG  
Legal: ACRES .59, CD. 7014-G; SEC. 13; TWP. 17; RGE. 17; PTN. NW1/4 NW1/4 NW1/4

### Ownership Information

Current Owner: WILLIAMS, MITCHELL F ETUX  
Address: 1880 QUAIL RUN LANE  
City, State: ELLENSBURG WA  
Zipcode: 98926

### Assessment Data

Tax District: 22  
Open Space: YES  
Open Space Date: 1/1/1978  
Senior Exemption:  
Deeded Acres: 0.59  
Last Revaluation for Tax Year:

### Market Value

Land: 35,000  
Imp: 115,850  
Perm Crop: 0  
Total: 150,850

### Taxable Value

Land: 35,000  
Imp: 115,850  
Perm Crop: 0  
Total: 150,850

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
01-01-1997	3195	5	OLDS, FRETA L. ESTATE	WILLIAMS, MITCHELL F ETUX	
08-01-1995	40674	5	OLDS, FRETA L. ESTATE	WILLIAMS, MITCHELL F ETUX	228,000
01-09-1991	3277600	10	OLDS, FRETA L.	OLDS, FRETA L ESTATE	

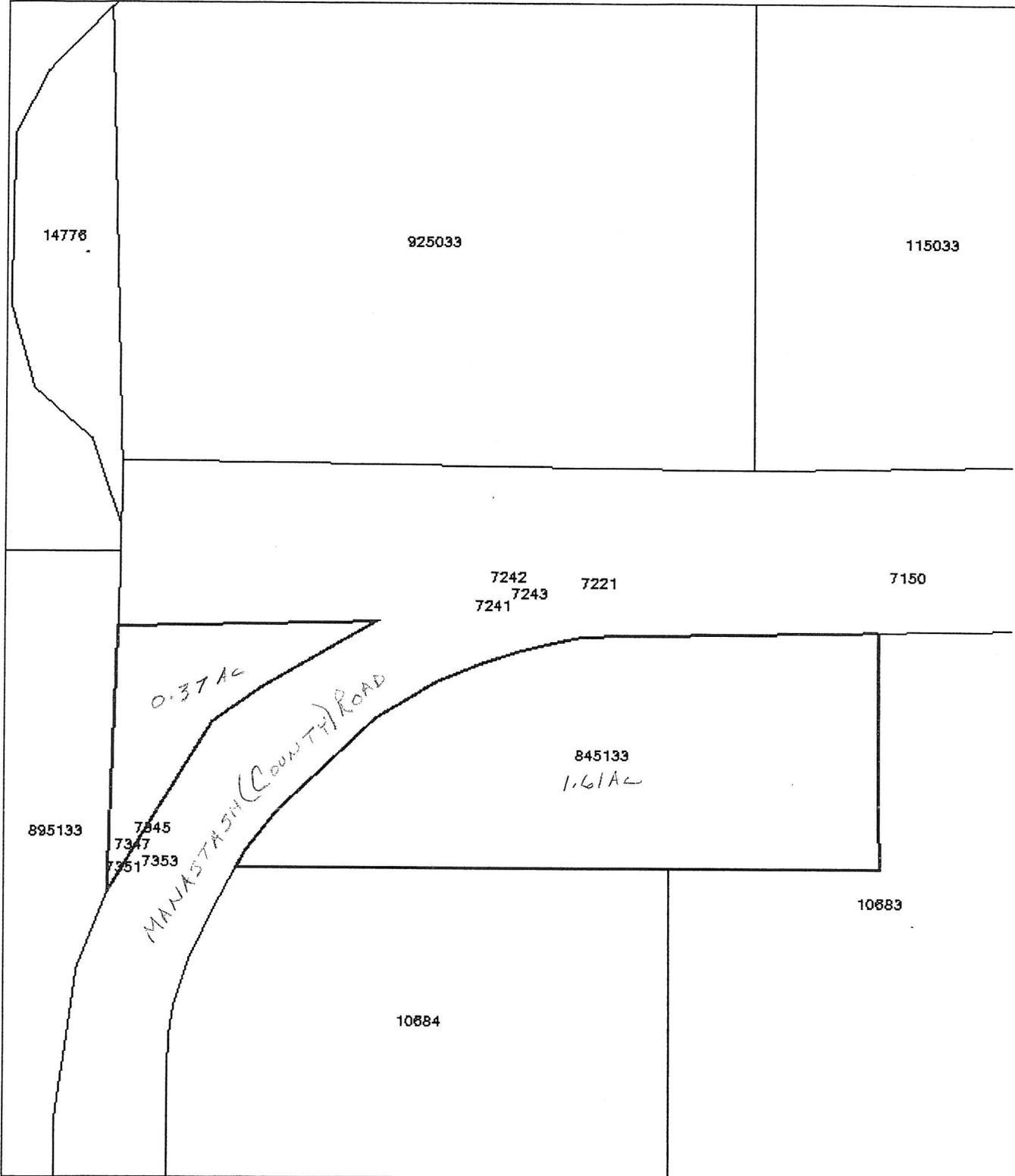
### Building Permits

Permit No.	Date	Description	Amount
96-10054	10/18/1996	RNEW SFR 1,560 SF	59,153

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2008	WILLIAMS, MITCHELL F ETUX	35,000	115,850	0	150,850	0	150,850	<a href="#">View Taxes</a>
2007	WILLIAMS, MITCHELL F ETUX	35,000	115,850	0	150,850	0	150,850	<a href="#">View Taxes</a>
2006	WILLIAMS, MITCHELL F ETUX	35,000	115,850	0	150,850		150,850	<a href="#">View Taxes</a>
2005	WILLIAMS, MITCHELL F ETUX	31,500	92,190		123,690		123,690	<a href="#">View Taxes</a>
2004	WILLIAMS, MITCHELL F ETUX	31,500	92,190		123,690		123,690	<a href="#">View Taxes</a>
2003	WILLIAMS, MITCHELL F ETUX	31,500	92,190		123,690		123,690	<a href="#">View Taxes</a>

### 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.



0.37  
acres

1.61 acres

WILLIAMS SHORT PLAT  
PART OF SECTION 13, T. 17 N., R. 17 E., W.M.  
KITITAS COUNTY, WASHINGTON

RECEIVING No  
SP-95-23

ORIGINAL DESCRIPTION

THAT PORTION OF THE WEST 330 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, LYING SOUTH AND EAST OF THE COUNTY ROAD, EXCEPT THE SOUTH 759 FEET THEREOF.

AND

TOGETHER WITH THE NORTH 561 FEET OF THE EAST 385 FEET OF THE WEST 715 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, EXCEPT THE RIGHT OF WAY OF MANASTASH COUNTY ROAD.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MITCHELL WILLIAMS AND JULIE WILLIAMS HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON WHICH SHALL BE MAINTAINED BY THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 28 DAY OF AUG. A.D. 1995

*Mitchell Williams*

*Julie A. Williams*

ACKNOWLEDGEMENT

STATE OF WASHINGTON ) S S  
COUNTY OF KITITAS )

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF August, A.D. 1995, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MITCHELL WILLIAMS AND JULIE WILLIAMS HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

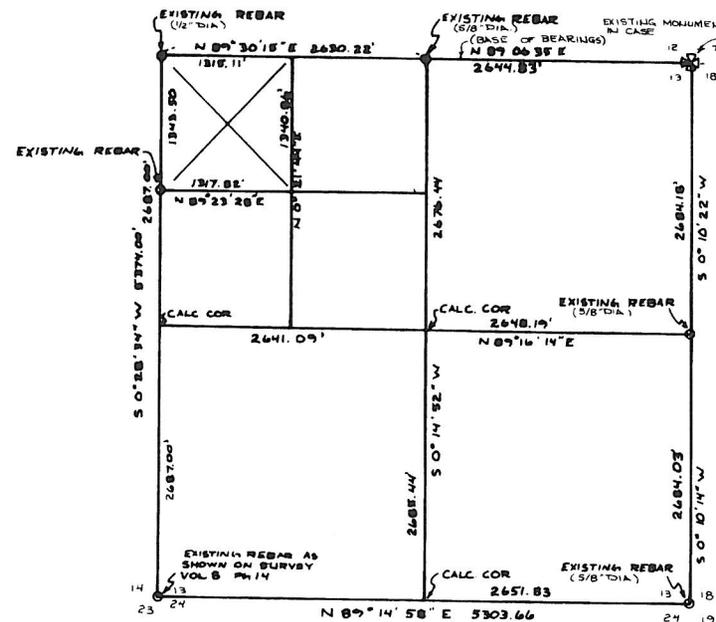
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN

*James B. Shrum*

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg, WA  
MY COMMISSION EXPIRES 3/2/98

NOTES:

- ACCORDING TO KITITAS COUNTY RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 1 IRRIGABLE ACRE AND LOT 2 HAS 2 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- PRIOR TO THE DELIVERY OF KRD WATER TO LOTS 112, A LOCKABLE METERING DEVICE SHALL BE INSTALLED TO THE SPECIFICATIONS OF THE KRD.
- THE DIVERSION STRUCTURE AFTER CONSTRUCTION AND THE MEASURING DEVICES AFTER INSTALLATION SHALL BECOME PROPERTY OF THE KRD. INSTALLATION AND MAINTENANCE OF CONVEYANCE FACILITIES ATTACHED TO THE STRUCTURE ARE THE RESPONSIBILITY OF THE LAND OWNERS, WHICH KRD MAY MAINTAIN AT THE EXPENSE OF THE LANDOWNER.
- FULL PAYMENT OF KRD ANNUAL ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.

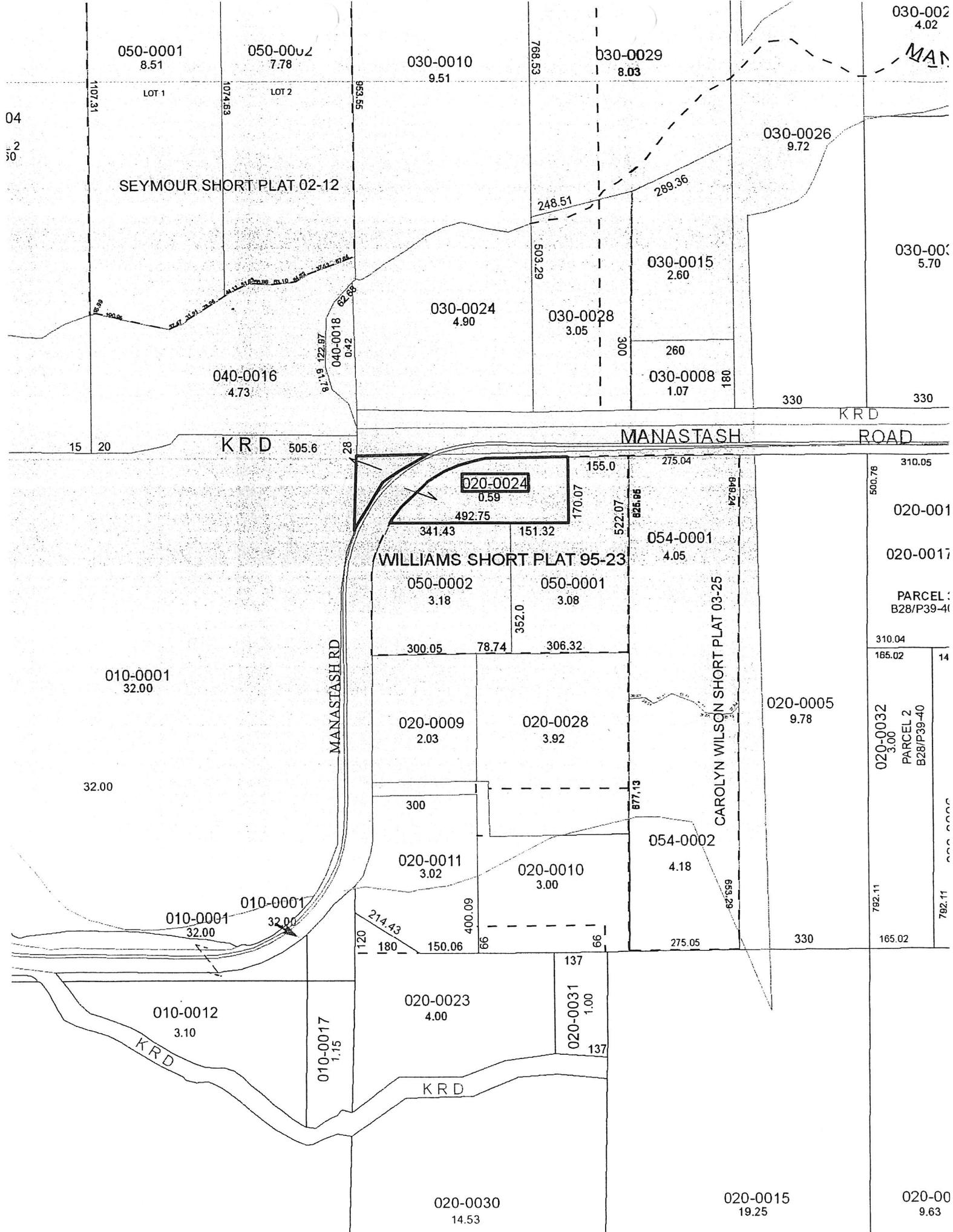


NOTES:

- BEARINGS BASED ON SURVEY RECORDED IN VOLUME 8 OF SURVEYS, PAGE 14 & 15. SURVEY BY WESTERN PACIFIC ENGINEERING. (N 89°06'35\"E- NORTH 1/4 CORNER TO NORTHEAST SECT. CORNER)
- THIS SURVEY WAS PERFORMED USING A TOPCON GTS-2. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FOR CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.

SHEET 2 OF 2

<b>RECORDER'S CERTIFICATE</b> Filed for record this <u>28th</u> day of <u>August</u> 19 <u>95</u> at <u>3:25 PM</u> in book <u>E</u> sheet <u>102</u> page <u>6</u> at the request of <u>M.W. Marshall</u> Rec. <u>[Signature]</u> Sect. of Records		<b>SURVEYOR'S CERTIFICATE</b> 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 _____ in _____, 19____ Certificate No. _____		<b>M.W. MARSHALL</b> PROFESSIONAL LAND SURVEYOR 7834 B.E. 32ND - 232-9282 - MERCER ISLAND, WASHINGTON 98040	
DWN TMM.	SCALE	DATE			
SVD MWM.	NO SCALE	F.B. NO.	PAGE	JOB NO.	
APP'D				3805	



050-0001  
8.51

050-0002  
7.78

030-0010  
9.51

030-0029  
8.03

030-002  
4.02

04  
2  
30

SEYMOUR SHORT PLAT 02-12

030-0026  
9.72

030-003  
5.70

030-0024  
4.90

030-0028  
3.05

030-0015  
2.60

040-0016  
4.73

030-0008  
1.07

330

330

KRD 505.6

MANASTASH ROAD

020-0024  
0.59

WILLIAMS SHORT PLAT 95-23

054-0001  
4.05

020-001

020-0017

PARCEL :  
B28/P39-41

010-0001  
32.00

050-0002  
3.18

050-0001  
3.08

310.04

165.02

14

32.00

MANASTASH RD

020-0009  
2.03

020-0028  
3.92

020-0005  
9.78

020-0032  
3.00

PARCEL 2  
B28/P39-40

MANASTASH RD

010-0001  
32.00

010-0001  
32.00

020-0011  
3.02

020-0010  
3.00

054-0002  
4.18

792.11

792.11

010-0012  
3.10

010-0017  
1.15

020-0023  
4.00

020-0031  
1.00

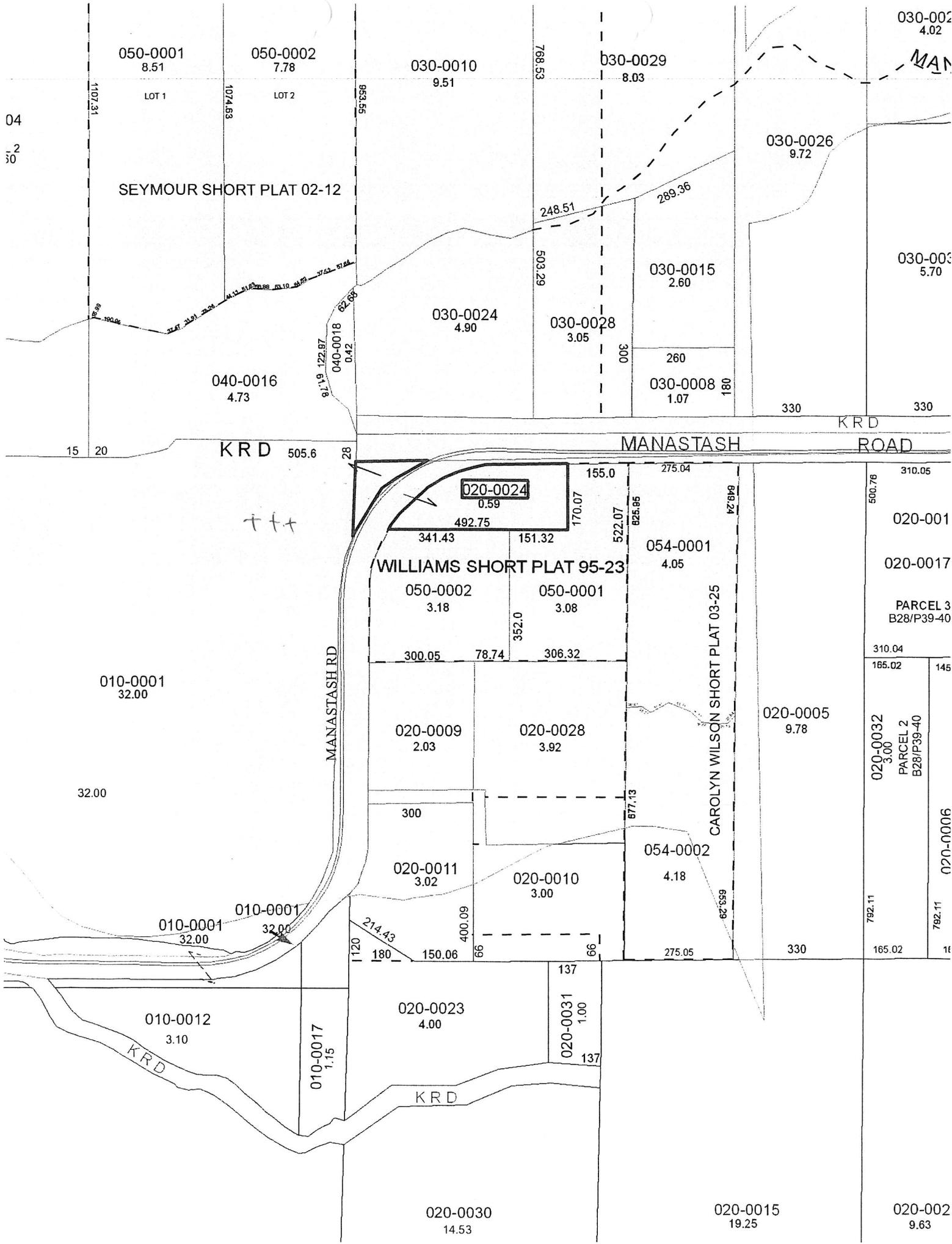
KRD

KRD

020-0030  
14.53

020-0015  
19.25

020-003  
9.63



050-0001  
8.51

050-0002  
7.78

030-0010  
9.51

030-0029  
8.03

030-002  
4.02

LOT 1

LOT 2

SEYMOUR SHORT PLAT 02-12

030-0026  
9.72

030-003  
5.70

030-0024  
4.90

030-0028  
3.05

030-0015  
2.60

040-0016  
4.73

040-0018  
0.42

030-0008  
1.07

KRD

MANASTASH ROAD

KRD 505.6

**020-0024**  
0.59

WILLIAMS SHORT PLAT 95-23

054-0001  
4.05

020-001

020-0017

PARCEL 3  
B28/P39-40

010-0001  
32.00

050-0002  
3.18

050-0001  
3.08

310.04

MANASTASH RD

020-0009  
2.03

020-0028  
3.92

020-0005  
9.78

165.02

145

020-0032

3.00

PARCEL 2

B28/P39-40

020-0006

792.11

165.02

11

32.00

010-0001  
32.00

010-0001  
32.00

020-0011  
3.02

020-0010  
3.00

054-0002  
4.18

330

010-0012  
3.10

010-0017  
1.15

020-0023  
4.00

020-0031  
1.00

KRD

020-0030  
14.53

020-0015  
19.25

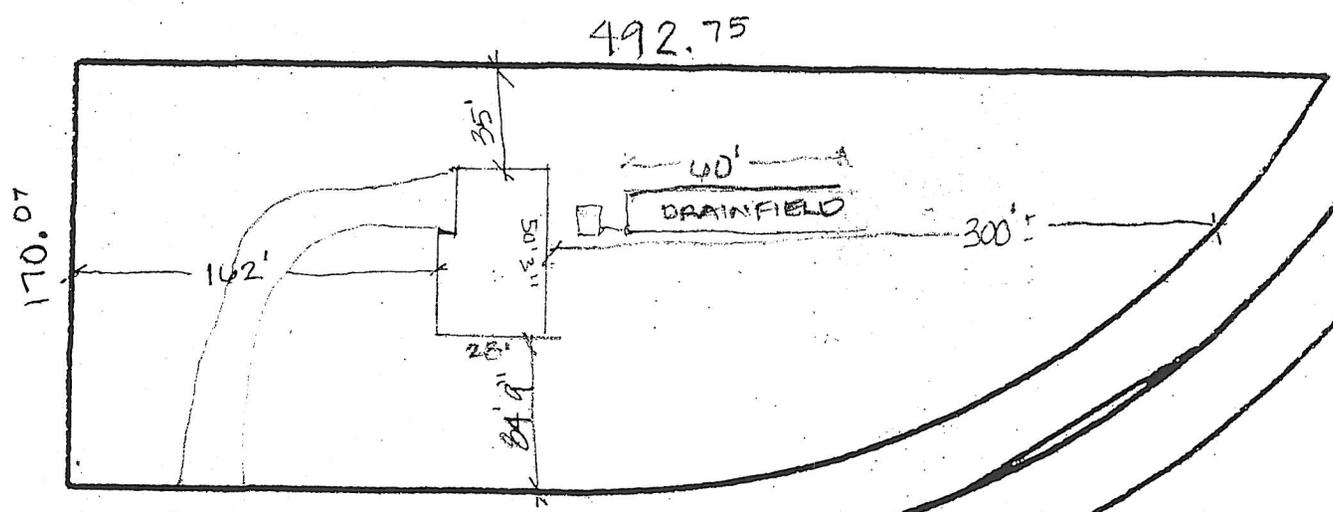
020-002  
9.63

1.61A.C.  
O GROUP B  
WELL  
(ADJACENT LOT)

RECEIVED

NOV 04 2008

Kittitas County  
CDS



7150 MANASTASH RD.

SITE MAP

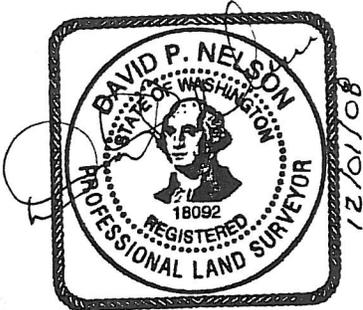


LEGAL DESCRIPTION  
TAX PARCEL 17-17-13020-0024A  
PREPARED FOR MITCH WILLIAMS

THAT PORTION OF THE WEST 715.00 FEET OF THE NORTH 561.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LYING SOUTH AND EAST OF THE SOUTH AND EAST RIGHT-OF-WAY BOUNDARY OF MANASTASH COUNTY ROAD;

EXCEPT LOTS 1 AND 2 OF THE WILLIAMS SHORT PLAT (SP-95-23) AS PER SHORT PLAT RECORDED IN BOOK E OF SHORT PLATS, PAGES 5 AND 6, UNDER AUDITOR'S FILE NUMBER 584779, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

CONTAINING 1.61 ACRES

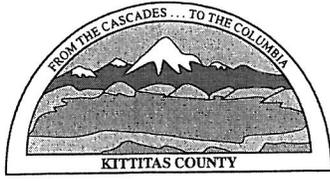


LEGAL DESCRIPTION  
TAX PARCEL 17-17-13020-0024B  
PREPARED FOR MITCH WILLIAMS

THAT PORTION OF THE WEST 715.00 FEET OF THE NORTH 561.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LYING NORTH AND WEST OF THE NORTH AND WEST RIGHT-OF-WAY BOUNDARY OF MANASTASH COUNTY ROAD, ALL SITUATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 17 EAST.

CONTAINING .37 ACRES





# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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## MEMORANDUM

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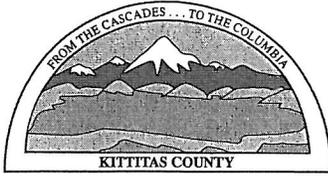
TO: Scott Turnbull, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: December 5, 2008  
SUBJECT: Williams SG-08-34. 17-17-32020-0024.

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. No new access will be granted to this parcel directly from Manastash Road. An existing access shall be used.
- 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. 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: Trudie Pettit, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: November 3, 2008  
SUBJECT: Williams SG-08-34. 17-17-32020-0024.

The Public Works Department has reviewed the Request for Boundary Line Adjustment 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. No new access will be granted to this parcel directly from Manastash Road. An existing access shall be used.
- 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. 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:** Trudie Pettit  
**Sent:** Wednesday, October 29, 2008 2:33 PM  
**To:** 'Noah Goodrich'  
**Subject:** Williams Segregation

Hi Noah,

I need a site plan showing all existing structures, septic and well or wells. EH needs to know if the existing house is hooked up to a Group B water system. Thanks.

**Trudie Pettit**  
**Staff Planner**

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[trudie.pettit@co.kittitas.wa.us](mailto:trudie.pettit@co.kittitas.wa.us)  
P: 509.933-8276  
F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under Chapter 42.56 RCW and is subject to archiving and review by someone other than the recipient.*

**Preliminary Submittal Requirements:**

Review Date:

Tax Parcel: 17-17-13020-0024

Date Received: 10/22/08

File Number: 56-08-00034

Date Project Completed

Planner

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: \_\_\_\_\_ Date Completed: \_\_\_\_\_

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # 2
- Located within Irrigation District: KRD
- School District: Ellensburg
- UGA NO
- UGN NO
- Rezone NO
- Adjacent Subdivisions

Letter sent to Irrigation District Date: \_\_\_\_\_

Critical Areas Check

Date \_\_\_\_\_ Planner Signature: \_\_\_\_\_

Zoning: Ag-3

Lot Size:

Required Setbacks: F                      S                      R

Y N

- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0530C Zone: Manastash Creek
- Fish & Wildlife Conservation Area? Type of Habitat: \_\_\_\_\_ Water Type: \_\_\_\_\_
- Wetland? Buffer requirement:

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
- Hazardous Materials containment required if checked

- Airport Zone? Zone: \_\_\_\_\_
- Forest Service Roads? Road: \_\_\_\_\_
- BPA Easement Located on Property? Letter Sent to BPA  Date: \_\_\_\_\_
- Additional Approvals Required? Type \_\_\_\_\_

CRITICAL AREA NOTES:

- Existing structures

PR TEAM  
PROJECT REVIEW FORM

NOTES

Project Name: WILLIAMS SEC

Planner: TRUDIE

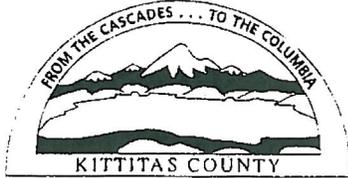
Date: 10/29/08

NEED TO SEE <sup>PLANNING</sup> WELLS + BUFFER  
SHOWN. FLOOD PERMIT MAY BE  
ST NEED PRIOR TO ANY  
BUILDING PERMIT

<sup>PUBLIC WORKS</sup>  
ACCESS? NO new access from curve will  
be allowed.  
Existing okay. Need to look at aerials.

<sup>ENVIRONMENTAL HEALTH</sup>  
H<sub>2</sub>O - Group B - Hook-ups?? How many?  
Location of well. Site plan  
SEPTIC - Soil Type? Existing Septics  
2 Group B water systems, one on each side of  
road

<sup>FIRE / BUILDING</sup>  
NO ISSUES  
DFD



## Kittitas County Planning Department

Room 182, Courthouse • Ellensburg, WA 98926  
(509) 962-7506 • Fax (509) 962-7697

March 20, 1997

Mitch Williams  
1880 Quail Run Lane  
Ellensburg, WA 98926

Dear Mr. Williams,

It has been brought to my attention that an inappropriate request for parcel segregation occurred involving property under your ownership in October/November, 1996. The 0.59 acre<sup>1</sup> site in question is located in the northwest quarter of Section 13, T. 17N., R. 17E., W.M., being tax parcel 17-17-1320-0024. The history of this site is complicated, in that an inappropriate action has occurred previously with this site.

On October 21, 1996, a Request for Parcel Segregation was submitted to the Planning Department, requesting that the 0.59 acre site be segregated from the main parcel of 32.00 acres under tax parcel 17-17-1410-0001. On November 6, 1996, this request was approved by John Rorhbaugh, staff planner with the Planning Department. This request should not have been approved by Mr. Rorhbaugh, as it was in direct conflict with a previous County approval given October 1, 1995.

On October 1, 1995, approval was given by David Taylor, staff planner with the Planning Department, for a boundary line adjustment involving the 0.59 acre site. This October 1, 1995 boundary line adjustment attached the 0.59 acre site to a 32.00 acre site to the west, in order to rectify an error that occurred with the Williams Short Plat SP-95-23. The Williams Short Plat was inappropriately submitted, and subsequently approved August 28, 1995, because the entire underlying lot, tax parcel 17-17-1320-0024 @ 6.85 acres, was not included in the short plat site. That there was a 0.59 acre remainder portion from the Williams Short Plat action was discovered by the County Assessor's Office when the short plat lots 1 and 2 were recorded on the Assessor's map set (see attached maps). The net effect of the short plat would have been the creation of a third lot at a size of 0.59 acres. The Williams short plat application and approval was for only two lots. And, the County zoning district for the sites in question is Agriculture-3 which does not allow the creation of lots less than three acres in size. Therefore, in order to correct for this remainder, an application was submitted to which Mr. Taylor gave approval for the 0.59 acre site to be permanently attached to property under your ownership to the west, under tax parcel 17-17-1410-0001. Mr. Taylor's note on the application approval is fairly explicit:

*Note - Parcels must be sold together. At no time will intervening ownership be observed for parcels by Manastash Road. DT*

In summary, the 0.59 acre site can not stand alone for separate sale, as that would be a violation of both the County Subdivision (KCC 16.04.010) and Zoning (KCC 17.28.030) codes. I see only two options available in this circumstance. The 0.59 acre site must be sold as a portion of the 32.00 acre property across Manastash Road to the west. If the 0.59 acre site is not to be a portion of the 32.00 acre property, then it must be a portion of either Lot 1 or Lot 2 of the Williams Short Plat. Please let me know if you foresee any additional options for resolution.

If you believe there has been a misunderstanding, please provide the additional information to me as soon

---

<sup>1</sup>It would appear that the site is closer to 1.5 acres based on its dimensions.

Williams  
March 20, 1997  
page 2

as possible. I look forward to your response in the above matter.

Sincerely,  
KITTITAS COUNTY PLANNING DEPARTMENT



Debbie Randall, Planning Director

cc: Jim Hurson, County Deputy Prosecuting Attorney  
Iris Rominger, County Assessor

REPUTED OWNER

Freta L. Olds  
 Rt. 2, Box 1190  
 Ellensburg, Washington  
 (Aff. 6541-71-\$10,000.)

~~22-85~~  
 22-81  
 22-83

7014-G

17 1713.20 0024

Sub. Ptn. N<sup>1</sup>/<sub>2</sub>NW<sup>1</sup>/<sub>4</sub> Sec. 13 Twp. 17 Rge. 17

RCW 84.34 Farm and Agricultural Value

Rd. 1 Sch. 401 Fire 2 Hosp. 1/ Port 1/

Probate No. Vol. Page

Photo No. Vol. Page

Vol. Page

Year	Total Acres	Road Acres	A C R E S		V A L U E		TOTAL VALUATION		Aggregate Equalized Valuation
			Improved	Unimproved	Improved	Unimproved	Land	Buildings	
1971	11.41						190.	10.	200.
<b>1971</b>	<b>11.41</b>						<b>190.</b>	<b>10.</b>	<b>200.</b>
72	4.69						<del>5125</del> 80	-	<del>5135</del>
1972	4.69						80.	10.	90.
72	4.69						2110.	-	2110.
72	4.69						2,110		2,110
74	4.69						4220		4220 100%
74	4.69						4,220		4,220
77	4.69						2,350.		2,350.
77	4.69						2,350		2,350
78	4.69						1180.		1180.
78	4.69					JF	1,180 ✓		1,180 ✓
78	6.85		(combined w/owners request 10/23/80) (card 7014-F-2 form & old card in folder)				1730 ✓		1730 ✓
81	6.85					RC	1,900.		1,900.
85	6.85					RC RA.5	1,860.	-0-	1,860.
89	6.85					BK 3 RC	1,950.	0	1,950.

	HIGHEST AND BEST USE		VALUE
	Land	Imp.	T. Value
For 1979 Taxes	<del>2350</del> 3430	0	<del>2350</del> 3430
FOR 1982 TAXES	6900	-0-	6900
1986 Taxes -	6,900	-0-	6,900
FOR 1990 TAXES -	5,500.	<del>0</del>	5,500.

<p>COMPUTER INFOR. JAN 28 ENT'D          Added # to legal 1-572          Added # to misc          Enter OS - 4.69 Pas          Comp. # were 171713200008 0          171713200007 9</p>	<p>to be combined w/ numbers OK 10/23/80</p>		
<p>COMPUTER INFOR. OCT 27 1980          Merge 7014-F-2 + 7014-G to 7014-G</p>			
<p>COMPUTER INFOR. OCT 29 1980          Enter OS - 6.85 Pas</p>			
<p>COMPUTER INFOR. MAR 19 1981          81 Reval Bk 5 + OS</p>			
<p>COMPUTER INFOR. SEP 19 1984          chg. address</p> <p>COMPUTER INFOR. MAY 13 1985          REVAL INF.</p> <p>COMPUTER INFOR. OCT 28 1987          ADD. CHG.</p> <p>COMPUTER INFOR. JUL 11 1989          REVAL INF.</p>			

REPUTED OWNER

7014-F-1  
7014-F-2

10 17 13 2000 8

① Freta L. Olds

~~22-55~~  
~~22-81~~  
22-83

Sub. Ptn. NW $\frac{1}{2}$ NW $\frac{1}{2}$  Sec: 13 Twp. 17 Rge. 17

Rt. 1  
Ellensburg, Washington

RCW 84.34 Farm and Agricultural Value  
Rd. 1 Sch. 401 Fire 2: Hosp. 1 Port 1

Probate No. Vol. Page

Photo No. Vol. Page

Vol. Page

Year	Total Acres	Road Acres	A C R E S		V A L U E		TOTAL VALUATION		Aggregate Equalized Valuation
			Improved	Unimproved	Improved	Unimproved	Land	Buildings	
1972	2.16						25	-	25.
1972	2.16						25.		25.
72	2.16						970.	-	970.
72	2.16						970		970
74	2.16						1940		1940 100%
74	2.16						1,940		1,940
77	2.16						1,080.		1,080.
77	2.16						1,080		1,080
78	2.16						550.		550.
78	2.16 ✓						550 ✓		550 ✓

HIGHEST AND BEST USE VALUE

Land                      Imp.                      T.Value  
1080                      1080                      1080

For 1979 Taxes

<p>COMPUTER INFOR. JAN 28 ENT'D, Added # to legal 1-572 Added # to misc Enter OS - 2.16 Das</p>			





PROPERTY ID AND LEGAL DESCRIPTION CARD: PROPERTY ID: P845133 TAX ACCT. NO.: 17-17-1320-0024-00

SITUS 7150 MANASTASH RD ELLENSEBURG, ARES 0.5926 Eff: 35.29  
 LEVY CODE: 922 COMMENTS

LEGAL DESCRIPTION: ACRES 59 CD 7014-G SEC 13; TWP. 17; RGE. 17; PTN. NW1/4 NW1/4 NW1/4

PROPERTY REMARKS: APPRAISAL: SITE REVIEW FOR 97, NC 9/10/95 (SEGGED TO GREG ZEMPEL, S PARCEL)

IMPROVEMENT: 2) 12/02/97 -FIELDDED 08/12/97 HOUSE IS 100% COMPLETE. 1) 04/06/97 -FIELDDED 11/15/96 SETTING LAND: 1) 04/06/97 -FIELDDED 11/15/96 IN THE PROCESS OF SETTING FORMS FOR IN THE FOUNDATION. LOOKS LIKE THEY ARE IN THE

SALES HISTORY

DATE	PRICE	AF #	TYPE
01/01/97	0		RC
08/01/95	228000		RC
01/07/91	0		GD

PERMIT NO. TYPE AMT ISSUED % COM

96-10054	RNEW	59153	10/18/96	100
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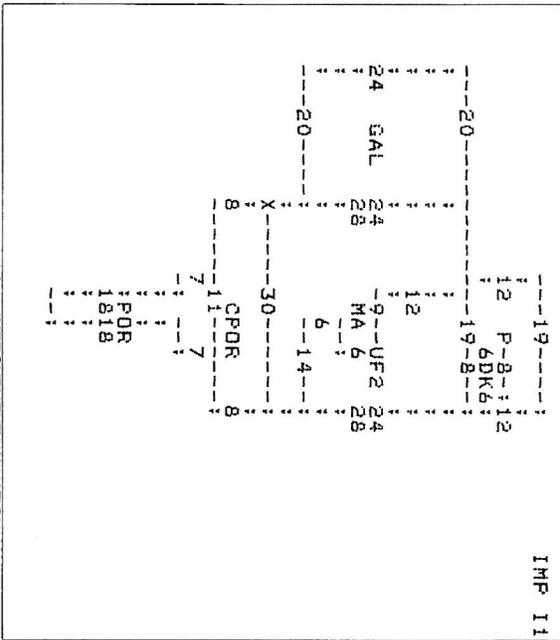
OWNER NAME AND ADDRESS: WILLIAMS, MICHELLE F ET 1880 QUAIL RUN LAKE ELLENSEBURG, WA 98926  
 OWNER ID (51999)

ACTIVITY: DATE PRINTED 02/19/98 LAST NOTICE 01/29/98 LAST APPRAISAL 01/01/97 APPRAISER SF

PROPERTY DETAILS: LAND USE CODE 083 ZONE KC-A-3 NEIGHB. CODE JC REVAL AREA 1 PROPERTY CODE 08 EXEMPTION

TAXABLE VALUE: IMPROVEMENT 82280 (1998) LAND 11800 TOTAL 94080

SKETCH NOTES: IMP 11



RECORD # ROLL ID STATUS DEC CD DEC DATE FINAL MKT

YEAR	IMPROVEMENT	LAND	ASSESSED	CLASS	EX
1997	0	180	180	083	
1996	0	180	180	083	
1995	0	180	180	083	
1994	0	2080	2080	083	
1993	0	1950	2080	083	

APPEAL HISTORY: 1950

CONSTRUCTION DETAIL:

ELEMENT	CODE	DESCRIPTION
FOUNDATION	C	CONCRETE
EXTERIOR WALL	CDR	CEDAR SIDING
ROOF COVER	F	METAL
ROOF STYLE	C/V;MSF	PITCHED
FLOORING	FF	CARPET/VINYL;WOOD
INT FINISH	FF	FULLY FINISHED
PLUMBING	B	BASEBOARD ELECTRIC
HEATING	B	DISHWASHER
INT COMPONENT	DW	
EXT COMPONENT		
ELECTRIC		
BEDROOMS	3	NUM BEDROOMS
SHAPE	A	SHAPE
ADD FACTOR 1		
ADD FACTOR 2		
TOTAL REPL COST NEW	1197	

IMPROVEMENT VALUATION

IMPROVE SEGMNT	TYPE	DESCRIPTION	MTHD BLDCLASS	QUAL CLASS	DIMENSION	AREA	UNIT PRICE	REPLACEMENT COST NEW	EFF AGE	YR BLT	COND	DEPR	ADJUSTMENTS	MKT MOD	TOTAL	MARKET VALUE	OS MKT TABLE MTHD UNIT PRICE	OS MKT TABLE MTHD UNIT PRICE	ASSESSED VALUE	ZONING
1.1	FR	MA MAIN AREA LIVING	R1	1.5		840	46.31	96	96	A					125	82,280	50,430	50,430		
1.2	UF2	2ND FLOOR LOW CST	R1			354		96	96	A					125	12,470	12,470	12,470		
1.3	CPOR	GAR ATT COVERED PORCH	R1			480		96	96	A					125	3,090	3,090	3,090		
1.4	CPOR	COVERED PORCH	R1			240		96	96	A					100	410	410	410		
1.5	CPOR	FORCH	R1			145		96	96	A					100	310	310	310		
1.6	FOR	FORCH	R1			226		96	96	A					100	310	310	310		
1.7	DK	DECK	R1			46		96	96	A					100	310	310	310		
1.8	WELL	WATER SUPPLY	R1			1		96	96	A					100	310	310	310		
1.9	PTIC	SEPTIC DR TANK	R1			1		96	96	A					100	310	310	310		

AG LAND IMPROVED ( AG TYPE 1-HS-2. F: A VAL UNITS TAXABLE 0.59AF27500 MKT RATES 75 ADJUSTMENTS 75 MARKET VALUE 20,630 OS MKT TABLE MTHD UNIT PRICE 20000 ASSESSED VALUE 11,800

Total 0.59A

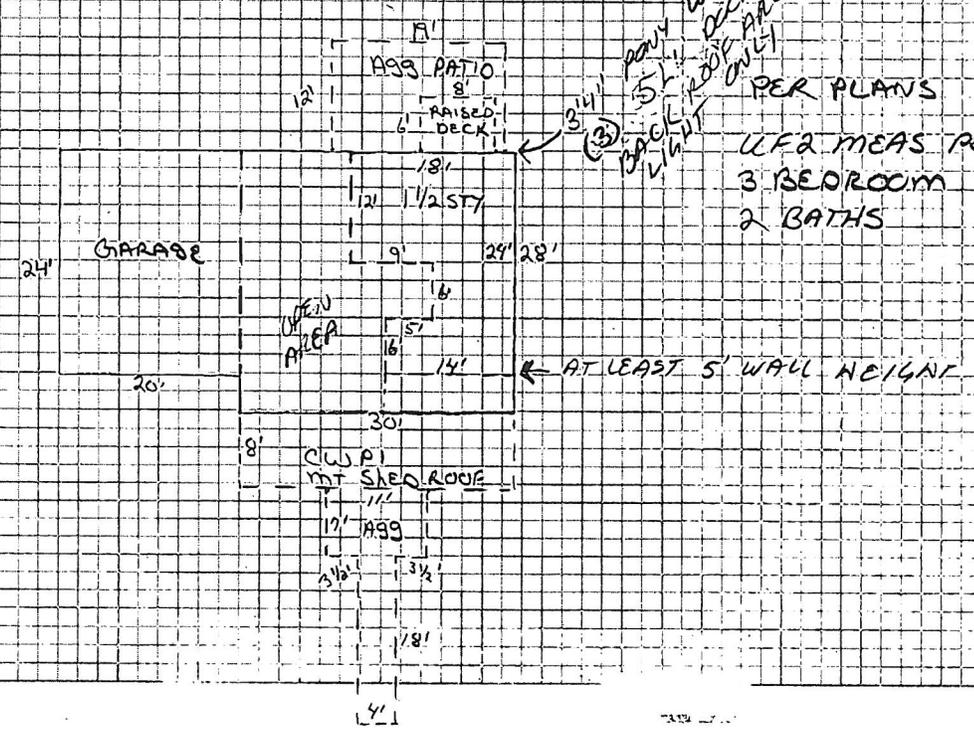
LAND VALUATION: 0.59AF27500 ADJUSTMENTS 75 MARKET VALUE 20,630 OS MKT TABLE MTHD UNIT PRICE 20000 ASSESSED VALUE 11,800

MARKET VALUE 20,630 OS MKT TABLE MTHD UNIT PRICE 20000 ASSESSED VALUE 11,800

MARKET VALUE 20,630 OS MKT TABLE MTHD UNIT PRICE 20000 ASSESSED VALUE 11,800

17-17-1320-0024  
 P845133  
 CD # 7014-6

ON 1/12 DITCH  
 PER PLANS  
 UFA MEAS PER PLANS  
 3 BEDROOM  
 2 BATHS



No.	Type	DESCRIPTION					Dimensions	Area	Rate	Qual. Index % MDF	Repl. C	Dep. %	Depreciated Replacement Cost
		Found.	Floor	Roof	Walls	Condition							
Garage Class													
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

REMARKS:

Revaluation Year 1

Personal Computer No. \_\_\_\_\_

Mortgage Code \_\_\_\_\_

Memo \_\_\_\_\_

Affidavit No. \_\_\_\_\_ Date of Sale \_\_\_\_\_

Sale Price \_\_\_\_\_

Assessor's Card No. \_\_\_\_\_

7014-G \_\_\_\_\_ Tray No. \_\_\_\_\_

Document Type	Levy
GB 12-19-96	08
SEG FORM	022-083

Assessor's Copies — White & Pink  
Treasurer's - Yellow

Previous Owner PLEASE CHANGE LEGAL DESCRIPTION

Description Ptn. NW $\frac{1}{4}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$

Computer No. 17-17-1320-0024

Taxpayer Name Mitchell F. Williams ETUX

1880 Quail Run Lane

Ellensburg, WA 98926

KITTITAS COUNTY  
Ellensburg, WA 98926

Assessor's Office  
County Courthouse Room 101

Planning Department  
County Courthouse Room 182



REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

MITCH WILLIAMS  
Applicant Name



1880 QUAIL RUN LN  
City ELLensburg  
962-8558

DEC 06 1996

State, Zip Code

RECEIVED  
OCT 21 1996

Phone (Home)

Phone (Work)

Original Parcel Number (s) and Acreage

KITTITAS COUNTY ASSESSOR  
Action Requested

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

17-17-1410-0001 32.0  
17-17-1320-0024 .59

- Segregated into 2 lots
- Segregated for Mortgage Purposes
- Segregated Forest Improvement Site
- Boundary adjustment between property owners
- Boundary adjustment between properties in the same ownership
- Combined at Owners request

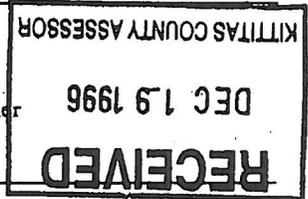
30.18 32.0 \* 0.59 \*

Applicant is: Owner  
Mitch Williams

Purchaser  Lessee  Other

Owners Signature Required

Other



Treasurer's Office Review

Tax Status: 1996 taxes pd in full

By: S Johnson  
Kittitas County Treasurer's Office

Date: 12-6-96

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) Boundary Line Adjustments) 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. (Page 2 required)

ard #: CD# 7017

Parcel Creation Date: -OK-

st Split Date: -OK-

Current Zoning District: A9-20

view Date: 12 NOV 96

By: [Signature]

Survey Approved: 12-6-96

By: [Signature]

otice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary adjustments or segregation.

iv. 12.8.95 PD\PW\EH\AO\SEGFM \* Removing "must be sold together" status from 0024  
JCR

# WILLIAMS SHORT PLAT PART OF SECTION 13, T.17 N., R KIT TITAS COUNTY, WASHING'

WORKS  
F

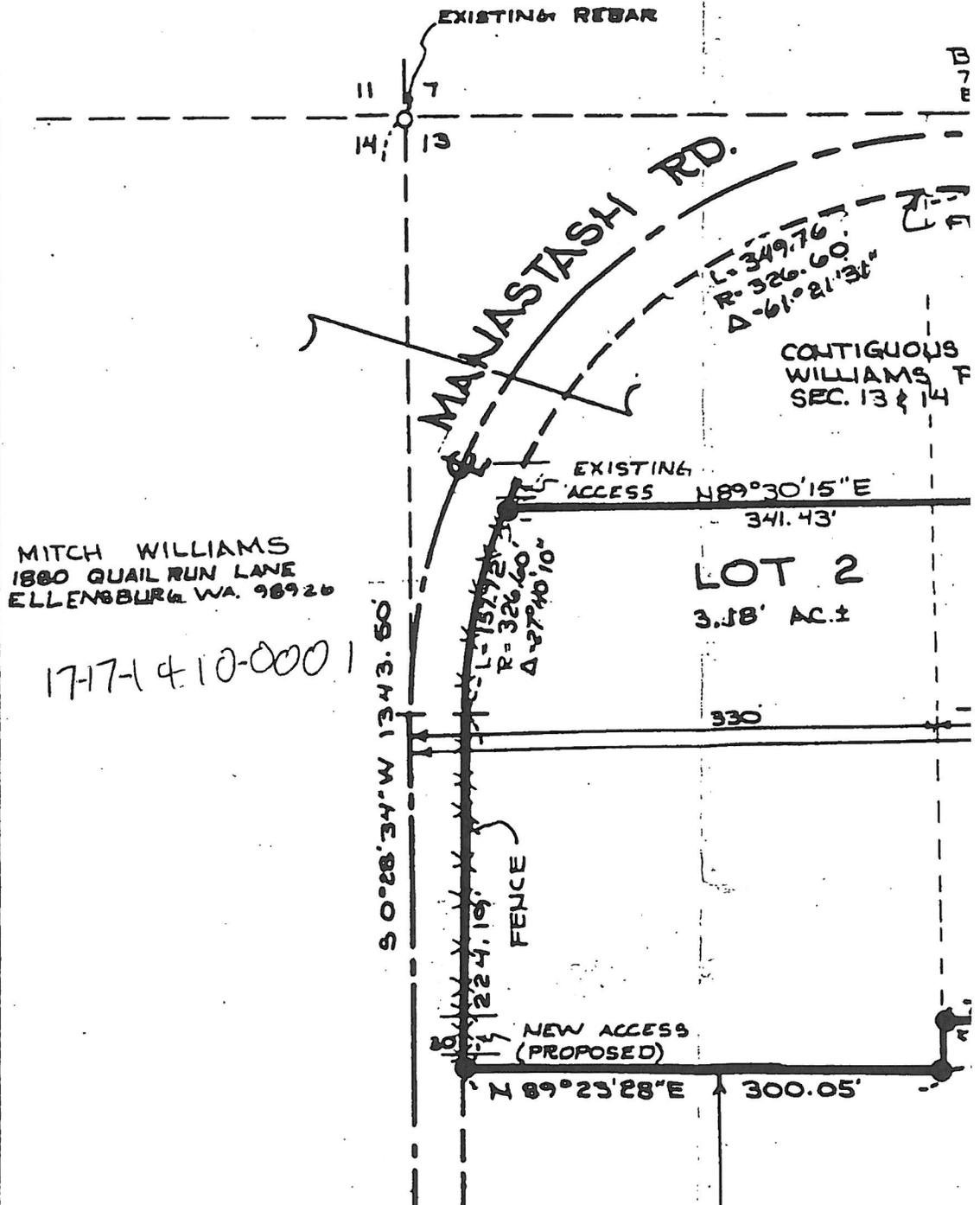
CONDITIONS  
EMPORARY  
NOT  
THIS SHORT  
ARE URGED  
TH  
TANK PERMITS

199\_\_.

FOR

SHORT PLAT  
IT CONFORMS  
KIT TITAS

PER



# M.W. MARSHALL

## PROFESSIONAL LAND SURVEYOR

7834 S.E. 32ND SUITE 205 • MERCER ISLAND, WASHINGTON 98040 • 232-5282 • 1-888-230-5282

JOB No. 3805

NOV. 30, 1996

LEGAL DESCRIPTION OF M.F. WILLIAMS PROPERTY IN SECTION 13,  
TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13 THENCE  
S 0°28'34"W ALONG THE WEST LINE OF SAID SECTION 13 AS SHOWN  
ON THE WILLIAMS SHORT PLAT ( KITTITAS COUNTY SHORT PLAT No.  
95-23 ) A DISTANCE OF 209.08 FEET; THENCE N 89°30'15"E  
A DISTANCE OF 67.36 FEET MORE OR LESS TO THE NORTHWEST CORNER  
OF LOT 2, WILLIAMS SHORT PLAT AND THE TRUE POINT OF BEGINNING;  
THENCE N 89°30'15"E ALONG THE NORTH LINE OF LOTS 1 AND 2,  
WILLIAMS SHORT PLAT A DISTANCE OF 492.75 FEET MORE OR LESS  
TO AN ANGLE POINT IN LOT 1, WILLIAMS SHORT PLAT; THENCE N 0°28'  
34"E ALONG THE WEST LINE OF LOT 1, WILLIAMS SHORT PLAT A  
DISTANCE OF 170.07 FEET MORE OR LESS TO THE NORTHWEST CORNER OF  
LOT 1, WILLIAMS SHORT PLAT AND THE SOUTHERLY MARGIN OF MANASTASH  
ROAD; THENCE S 89°30'15"W ALONG THE SOUTHERLY MARGIN OF MANASTASH  
ROAD A DISTANCE OF 208.99 FEET TO A POINT OF CURVATURE; THENCE  
WESTERLY AND SOUTHERLY ALONG (MARGIN OF MANASTASH ROAD) AN ARC  
OF A CURVE TO THE LEFT HAVING A RADIUS OF 326.60 FEET A DISTANCE  
OF 349.76 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.



# Kittitas County Environmental Health

507 Nanum Street, Room 30, Ellensburg, WA 98926-2898  
 Telephone: (509) 962-7698 Fax: (509) 962-7052

## PERMIT APPLICATION

### KITTITAS COUNTY HEALTH DEPARTMENT

Environmental Health Programs  
 507 N. Nanum Street Ellensburg, WA 98926 (509) 962-7698

### On-site Sewage Installation Permit

Type of Permit:  New  Repair  Alteration  Privy

Name: MITCH WILLIAMS Date Issued: 10/17/96

Subdivision/Address: WILLIAMS SP RESIDUAL LOT

Parcel #: 17-17-1320-0024

Installer: ALDERSON Designer: ALDERSON

No. Bedrooms: 2 Type of Building: FIRETRUCK

Septic Tank (gals): 1000 Pump Chamber (gals): N/A

Application Rate: 24 Square Foot of Drainfield Area: 300 GALLONS

Comments: INSTALL AS DESIGNED

Issued by: MARK NELSON Inspected by: \_\_\_\_\_

*This Permit expires one year from date of issuance. The above specifications are minimum. Changes in specifications shall be approved before construction. Seventy-two (72) hours advance notice required for inspections.*

Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Reason for disapproval: \_\_\_\_\_

d thereon to install an on-site disposal system according to the specifications rather than that described on the permit application, the permit will, without advance approval of the Health Department, expire one year from date of issuance. If more than one year from date of Permit must be renewed before installation. A new permit form must be attached to this application.

### THE FOLLOWING SECTIONS

#### SITE:

Assessor's Parcel Number: 17-17-1320-0024

Parcel Size: 1.8 ACRES

Directions to site: MANASTASH RD WEST at COVERED  
1 mi on S-TURN

Subdivision: WILLIAMS SHORT PLAT-RESIDUAL LOT

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Legal description, if not in a subdivision: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

#### WATER SUPPLY:

\_\_\_\_\_ public

Name of system: WILLIAMS SHORT PLAT

private well

other: 3 HOMES ON WELL

#### TYPE OF SYSTEM:

Conventional

\_\_\_\_\_ Pressure

Other: \_\_\_\_\_

#### LIQUID WASTE GENERATED:

240 Gallons per day

#### DRAINFIELD AREA:

600 Square Footage

\_\_\_\_\_ Existing Gallons: 1000

\_\_\_\_\_ Existing Gallons: \_\_\_\_\_

#### DESIGNER'S NAME:

JUAN ALDERSON

#### DESIGNER'S SIGNATURE:

Juan Alderson

DATE: 10/15/96

#### INSTALLER'S NAME:

JUAN ALDERSON

Application Reviewed: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

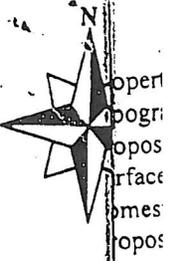
Permit Issued: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Date: 10-17-96 Fee: 185.00 Service: Auto issue Receipt: 011628

1250 Newloss Bldg + 10

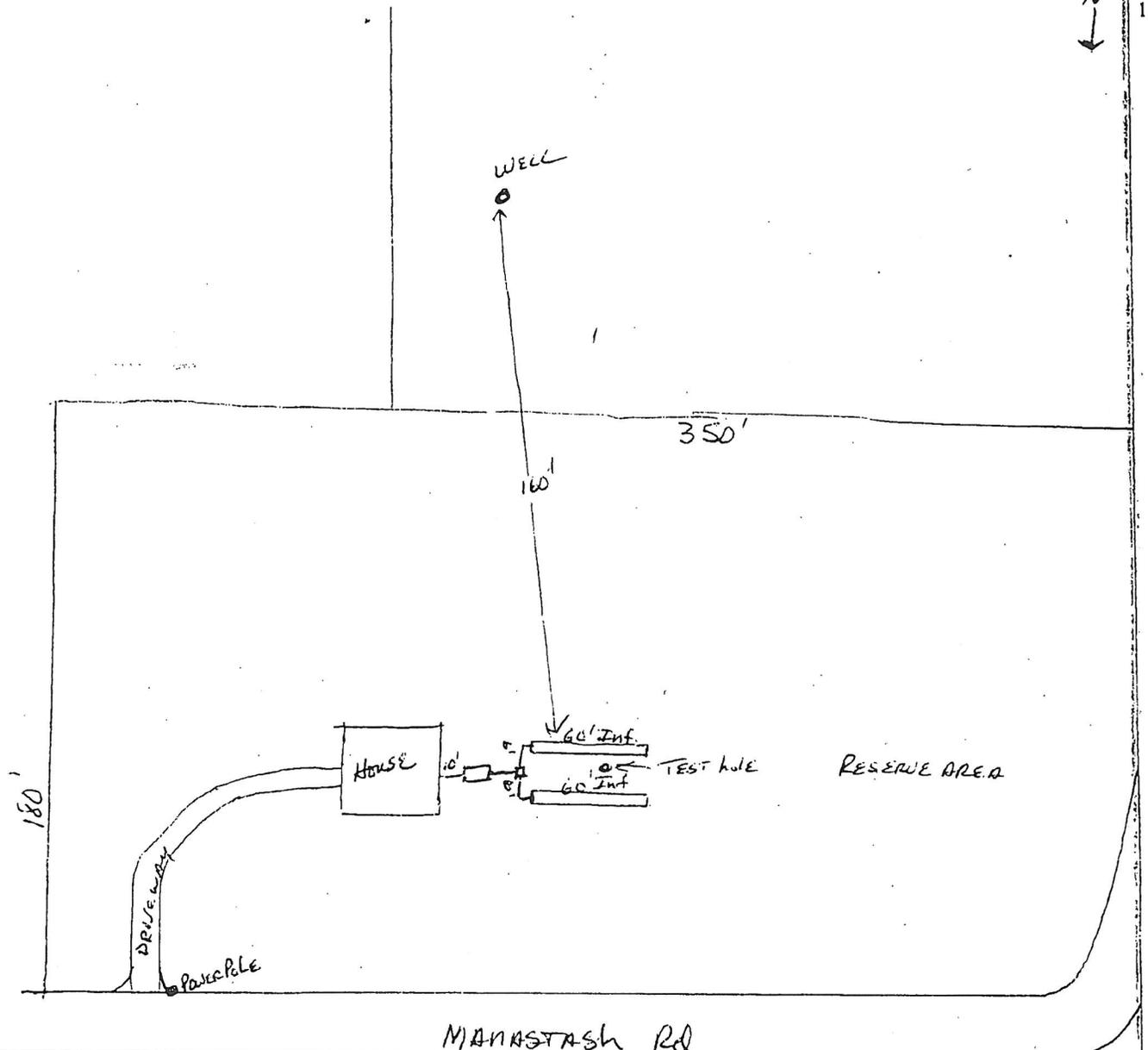
**DRAW AND DESIGNATE THE FOLLOWING:**

- 1) property lines (with dimensions), roads, driveways, fences, utility lines, easements
- 2) topography - banks, swales, cuts and fills, drainage ways, ground slope (%)
- 3) proposed and existing dwellings, garages, pump house, outbuildings, etc.
- 4) surface waters (within 300 feet) - creeks, ponds, irrigation ditches, interceptor drain
- 5) domestic water source with 100' radius shown and water lines (including neighbors' within 300 feet)
- 6) proposed systems (with dimensions) existing systems (within 300 feet), location of soil log holes

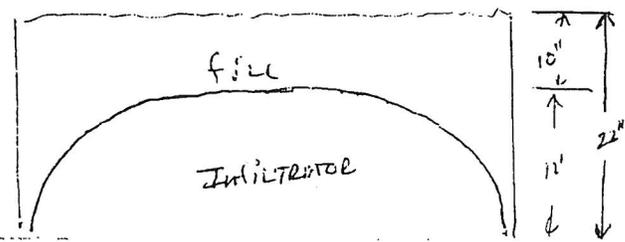


Scale: 1" = \_\_\_\_\_

**PRIMARY SYSTEM**



**CROSS SECTION**



Segregation  Affidavit No. \_\_\_\_\_  
 Consolidation  Date of Sale \_\_\_\_\_  
 Assessor's Card No. \_\_\_\_\_ Transaction Date \_\_\_\_\_  
 7014-G GB 10-2-95

Taxpayer Name  
 Olds, Preta L. Estate  
 C/O Mitch Williams  
 1880 Quail Run Lane  
 Ellensburg, WA 98926  
 White copy - Assessor; Canary copy - Data Processing; Pink copy - Treasurer; Goldenrod copy - Title Companies.

	Computer Number	Acres	Land	Improvements	Total
Delete Card: 7014-G	17-17-1320-0024	6.85	2,080	0	2,080
New Parent Card: 7014-G	17-17-1320-0024	.59	180	0	180
Description: Pln. NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ (Must be sold with card #7017) AA58 .59A					
TRAY 08					
New Card:	17-17-1350-0001	3.08	930	0	930
Description: Williams Short Plat 95-23; Lot 1 AA58 3.08A					
Land Grades	Taxes	Tray Number	Levy Code	Type of Document	
OK	OK	17	022-083	Short Plat	

Segregation  Affidavit No.   
 Consolidation  Date of Sale   
 Assessor's Card No.  Transaction Date   
 7014-G GB 10-2-95

Taxpayer Name  
 Olds, Freta L. Estate  
 C/O Mitch Williams  
 1880 Quail Run Lane  
 Ellensburg, WA 98926  
 White copy - Assessor; Canary copy - Data Processing;  
 Pink copy - Treasurer; Goldenrod copy - Title Companies.

		Computer Number		Acres	Land	Improvements	Total
Delete Card:							
New Parent Card:	17-17-1350-0002	3.18	970	0	970		

Description Williams Short Plat 95-23; Lot 2 AA58 3.18A

Description	New Card:	Taxes	Tray Number	Levy Code	Type of Document
Land Grades		OK	17	022-083	Short Plat
OK		OK			

**KITTITAS COUNTY ASSESSOR'S OFFICE**  
**KITTITAS COUNTY COURTHOUSE, ROOM 101**  
**205 WEST FIFTH STREET**  
**ELLENSBURG, WA 98926**

**REQUEST FOR PARCEL SEGREGATION**

Must be signed by Planning Department and the Treasurer's Office and will not be accepted by the Assessor's Office without copy of recorded survey attached

FRETA L. OLDS ESTATE % MITCH WILLIAMS  
**Applicant Name**

ELLENSBURG  
**City**

962-8558  
**Phone (Home)**

1880 QUAIL RUN LANE  
**Address**

WA 98926  
**State, Zip Code**

-  
**(Work)**

**RECEIVED**  
**OCT 02 1995**

<b>Original Parcel Numbers and acreage</b>	<b>Action Requested</b>	<b>New Acreage</b>
<u>17-17-1320-0024 .59A*</u>	<input type="checkbox"/> Segregated into _____ (Separately saleable)	<u>32.59A</u>
<u>17-17-1410-0001 32.00A</u>	<input type="checkbox"/> Segregated for Mortgage Purposes	
	<input type="checkbox"/> Segregated Improvement Site on Forest Land	

\* REMAINING ACREAGE FROM PARCEL AFTER SHORT PLAT 95-23 COMPLETED

Applicant is:  Owner\*       Purchaser       Lessee       Other\*\*

*Freta L. Olds*  
**\*Owner's Signature (Required)**

DUE TO SECTION LINES, THIS WILL BE MADE INTO TWO SEPARATE PARCELS THAT MUST BE SOLD TOGETHER.

**TREASURER'S OFFICE REVIEW**

Taxes must be current prior to segregation review by Planning Department

Tax Status: 1995 pd in full  
 Year

By: *D. Johnson*  
 Kittitas County Treasurer's Office

Date: 10-2-95

**PLANNING DEPARTMENT REVIEW**

- ( ) This segregation does meet Kittitas County Code Subdivision Regulations.(Ch.16.04, Sec. \_\_\_\_)
- xxx (-) This segregation is exempt from Kittitas County Code Subdivision Regulations by virtue of a boundary adjustment.  
 Deed Recording No. \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ Survey required: Yes \_\_\_\_\_ No \_\_\_\_\_
- ( ) This segregation is for mortgage purposes only/improvement site on forest land only -- Segregated lot shall not be considered a separate saleable lot. (Recorded survey not required, page 2 required)

Reviewed. Date: 10-1-95

By: *Dend V. Taylor*  
 Kittitas County Planning Department

Survey approved. Date: Not Required

By: \_\_\_\_\_  
 Kittitas County Planning Department

Rev. 7.21.93 PC2LETTER\SEGFM

xxx - Note - Parcels must be sold together. At no time will I return ownership be observed for parcels separated by Maranda Road. (D)

CARD #7014-G  
6.85 ACRES

93 for 94 & 95

HIGHEST & BEST VALUES  
LAND GRADES

#7014-G 6.85A  
ORIGINAL AMOUNTS

LOT 1 3.08A  
SEGD. AMOUNTS

LOT 2 3.18A  
SEGD. AMOUNTS

#7014-G .59A  
REMAINDER AMOUNTS

6000 pm Acre

6.85A \$ 41100

3.08A \$ 18500

3.18A \$ 19100

.59A \$ 3500

LAND VALUE  
TMP. VALUE  
TOTAL VALUE

6.85A \$ 41100  
0  
\$ 41100

3.08A \$ 18500  
0  
\$ 18500

3.18A \$ 19100  
0  
\$ 19100

.59A \$ 3500  
0  
\$ 3500

OPEN SPACE VALUES

LAND GRADES

ORIGINAL AMOUNTS

SEGD. AMOUNTS

SEGD. AMOUNTS

REMAINDER AMOUNTS

AA58 | 303

6.85A \$ 2080

3.08A \$ 930

3.18A \$ 970

.59A \$ 180

LAND VALUE  
TMP. VALUE  
TOTAL VALUE

6.85A \$ 2080  
0  
\$ 2080

3.08A \$ 930  
0  
\$ 930

3.18A \$ 970  
0  
\$ 970

.59A \$ 180  
0  
\$ 180

PRELIM.SEG DONE

FINAL SEG DONE 10-2-95

SEG TO 17-17-1350-0001, 0002 FROM  
17-17-1320-0024



CARD #7014-G  
6.85 ACRES

89' for 90, 91, 92 & 93

HIGHEST & BEST VALUES  
LAND GRADES

#7014-G 6.85A  
ORIGINAL AMOUNTS

LOT 1 3.08A  
SEGD. AMOUNTS

LOT 2 3.18A  
SEGD. AMOUNTS

#7014-G .59A  
REMAINDER AMOUNTS

800 per Acre

6.85A \$ 5500

3.08A \$ 2500

3.18A \$ 2500

.59A \$ 500

LAND VALUE  
IMP. VALUE  
TOTAL VALUE

6.85A \$ 5500  
0  
\$ 5500

3.08A \$ 2500  
0  
\$ 2500

3.18A \$ 2500  
0  
\$ 2500

.59A \$ 500  
0  
\$ 500

OPEN SPACE VALUES

LAND GRADES

ORIGINAL AMOUNTS

SEGD. AMOUNTS

SEGD. AMOUNTS

REMAINDER AMOUNTS

AA58 | 284

6.85A \$ 1950

3.08A \$ 880

3.18A \$ 900

.59A \$ 170

LAND VALUE  
IMP. VALUE  
TOTAL VALUE

6.85A \$ 1950  
0  
\$ 1950

3.08A \$ 880  
0  
\$ 880

3.18A \$ 900  
0  
\$ 900

.59A \$ 170  
0  
\$ 170

PRELIM. SEG DONE

FINAL SEG DONE 10-2-95

SEG TO 17-17-1350-0001, 0002 FROM  
17-17-1320-0024



CARD #7014-G  
6.85 ACRES

85 AN 86, 87, 88 & 89

HIGHEST & BEST VALUES  
LAND GRADES

#7014-G 6.85A  
ORIGINAL AMOUNTS

LOT 1 3.08A  
SEGD. AMOUNTS

LOT 2 3.18A  
SEGD. AMOUNTS

#7014-G .59A  
REMAINDER AMOUNTS

#5 PAST / 1000

6.85A \$ 6900

3.08A \$ 3100

3.18A \$ 3200

.59A \$ 600

LAND VALUE  
IMP. VALUE  
TOTAL VALUE

6.85A \$ 6900

3.08A \$ 3100

3.18A \$ 3200

.59A \$ 600

\$ 0

\$ 3100

\$ 3200

\$ 600

OPEN SPACE VALUES

LAND GRADES

ORIGINAL AMOUNTS

SEGD. AMOUNTS

SEGD. AMOUNTS

REMAINDER AMOUNTS

AA5B / 272

6.85A \$ 1860

3.08A \$ 840

3.18A \$ 860

.59A \$ 160

LAND VALUE  
IMP. VALUE  
TOTAL VALUE

6.85A \$ 1860

3.08A \$ 840

3.18A \$ 860

.59A \$ 160

\$ 0

\$ 840

\$ 860

\$ 160

PRELIM. SEG DONE -

FINAL SEG DONE 10-2-95

SEG TO 17-17-1350-0001, 0002 FROM  
17-17-1320-0024

LETTER LEFT YES      NO       
 INSIDE INSPECTED YES      NO       
 REFUSED ENTRY YES      NO     

RESIDENTIAL 022-083 17-17-1320-0024700  
 OLDS, FRET A L.

Owner: \_\_\_\_\_  
 Address: RT. 1 Bx 1040  
 ELLENSBURG, WA 98926  
 Additio CD. 7014-G; SEC. 13; TWP. 17; RGE. 17;  
 PTN. N1/2 NW1/4  
 L- 1,900 I- 00 A- 6.85

Monthly Rent.....  
 Remodeled 19..... Cost \$.....  
 Sold 19..... Amount \$.....  
 Sold 19..... Amount \$.....

6900 N.Y.B.

MAY 15 1985 NOTICE SENT

BUILDING	CONSTRUCTION	STORIES	1	1/2	2	A	B		
Dwelling	Single	No. Rooms							
Duplex	Double	No. Baths							
FOUNDATION		No. Bedrooms							
Conc. 6 8 10	Insulation								
Concrete Block		PARTITIONS							
Brick		Plaster							
Stone	HEATING	Drywall							
Piers	Forced	Compo.							
EXT. WALLS		Paper							
Bevel	Floor or Wall	Wood Panel							
Rustic		Plywood							
B. and B.	Hot Water	CEILING							
Vertical	Baseboard	Plaster							
Wood Shingles	C. I. Rad.	Drywall							
Comp. Shingles	Floor Rad.	Compo.							
Aluminum		Plywood							
Comp. Shakes	Electric	Tile							
Wood Shakes	Wall Units	Paper							
Low Cost	Baseboard	Wood Panel							
Average	Glass Panel								
Good	Ceiling Rad.	FLOORS							
Concrete Block	Floor Rad.	Single							
Stucco		Double							
Brick		Softwood							
Common		Hardwood							
Roman	FIREPLACE	Plywood							
Stone	1 Sty. Single	Carpet							
	1 Sty. Bkd.	Tile							
	2 Sty. Single	Concrete							
ROOF	2 Sty. Bkd.	Linoleum							
Flat	2 Sty. Stkd.								
Hip		BASEMENT							
Gable	EXTRAS	None							
	B. I. Oven	Full							
Pitch	B. I. Range	Part							
Low	Hood and Fan	No. Rooms							
Medium	Water Soft.	Class Rooms							
Steep		Daylight							
Shingles									
Wood	BUILT-INS	PLUMBING							
Composition	Fir	1st G.			2nd G.				
Aluminum	Hardwood	Toilet			Shower Stall				
	Metal	Tub			Tub Shower				
Shakes		Lav.			Sink				
Light	LIGHTING	Laundry Fac.							
Medium	Good	Garbage Disp.							
Heavy	Average	Dishwasher							
Built-up	Poor	Hot Water Heater							
Roll									
Tile		No. Fixtures							

Class..... Perimeter.....  
 Condition..... Square ft.....  
 Year Built..... Const. Cost \$.....

Rate Adj. - +  
 Base Rate

TOTAL RATES

ADJ. BASE RATE

ADDED FEATURES - +

Basement  
 Basement Rooms  
 Heating  
 Plumbing  
 Fireplace  
 Attached Garage  
 Upper Stories  
 Extras

TOTALS

Adjusted Total  
 Area..... x ..... P.S.F.

Added Features

Total Base Cost  
 19..... Cost Index..... % x Base C.

Depreciation..... % Phy.-Func.-Econ.

Additional Buildings

Total Value  
 Assessed Value

Remarks: Approved 7014-F-2 4 S. Postum e. 1000 Land 6900  
6,900

L-1730.  
I-0-

OPEN SPACE VALUE

Parcel No. 7014-G

Owner: Freta L. Olds

Legal Description: Ptn. N 1/2 NW 1/4 13-17-17

Interest Rate	= 10.5	Net Cash Rent	= 32.
Tax Rate	= 1.1		
Capitalization Rate	= 11.6		

Total Acres: 6.85

Land Type:

- 1
- 2
- 3
- 4
- 5 8      6.85 acres @ 276 = 1890
- 6
- 7
- 8
- 9
- 10
- 11
- 12

Land 84.34 value 1900.

Imp. value 0

1981 Total value 1900.

APR - 7 1981

MAR 19 1981

COMPUTER INFOR.

Z. V. YES NO

70 0007

# RESIDENTIAL APPRAISAL OPEN SPACE

Roll No. 7014-G Page No. Code 83  
 Map No. \_\_\_\_\_ Photo No. \_\_\_\_\_  
 Monthly Rent \_\_\_\_\_  
 Remodeled 19 \_\_\_\_\_ Cost \$ \_\_\_\_\_  
 Sold 19 \_\_\_\_\_ Amount \$ \_\_\_\_\_  
 Sold 19 \_\_\_\_\_ Amount \$ \_\_\_\_\_

Owner FRETA L. OLDS  
 Address RTE. 1  
ELLENSBURG WA.

Addition 6.85 @  
4.69 @

1 401 1 1 2 13 17 17

3430  
 PTN. N $\frac{1}{2}$  NW $\frac{1}{4}$  - 7014-G  
~~2350 N $\frac{1}{2}$  B~~  
~~L-180~~ I -  $\odot$

BUILDING	CONSTRUCTION	STORIES	1	1/2	2	A	B
Dwelling	Single	No. Rooms					
Duplex	Double	No. Baths					
FOUNDATION	Block	No. Bedrooms					
Conc. 6 8 10	Insulation						
Concrete Block		PARTITIONS					
Brick		Plaster					
Stone	HEATING	Drywall					
Piers	Forced	Compo.					
EXT. WALLS	Gravity	Paper					
Bevel	Floor or Wall	Wood Panel					
Rustic		Plywood					
B. and B.	Hot Water	CEILING					
Vertical	Baseboard	Plaster					
Wood Shingles	C. I. Rad.	Drywall					
Comp. Shingles	Floor Rad.	Compo.					
Aluminum		Plywood					
Comp. Shakes	Electric	Tile					
Wood Shakes	Wall Units	Paper					
Low Cost	Baseboard	Wood Panel					
Average	Glass Panel						
Good	Ceiling Rad.	FLOORS					
Concrete Block	Floor Rad.	Single					
Stucco		Double					
Brick		Softwood					
Common		Hardwood					
Roman	FIREPLACE	Plywood					
Stone	1 Sty. Single	Carpet					
	1 Sty. Bkd.	Tile					
	2 Sty. Single	Concrete					
ROOF	2 Sty. Bkd.	Linoleum					
Flat	2 Sty. Sld.						
Hip		BASEMENT					
Gable	EXTRAS	None					
	B. I. Oven	Full					
Pitch	B. I. Range	Part					
Low	Hood and Fan	No. Rooms					
Medium	Water Soft.	Class Rooms					
Steep		Daylight					
Shingles							
Wood	BUILT-INS	PLUMBING					
Composition	Fir	1st G.					
Aluminum	Hardwood	Toilet					
	Metal	Tub					
Shakes		Lav.					
Light	LIGHTING	Sink					
Medium	Good	Laundry Fac.					
Heavy	Average	Garbage Disp.					
Built-up	Poor	Dishwasher					
Roll		Hot Water Heater					
Tile		No. Fixtures					

Class	Perimeter	
Condition	Square ft.	
Year Built	Const. Cost \$	
Rate Adj.	-	+
Base Rate		
TOTAL RATES		
ADJ. BASE RATE		
ADDED FEATURES	-	+
Basement		
Basement Rooms		
Heating		
Plumbing		
Fireplace		
Attached Garage		
Upper Stories		
Extras		
TOTALS		
Adjusted Total		
Area	x	P.S.F.
Added Features		
Total Base Cost		
19	Cost Index	% x Base C.
Depreciation	%	Phy.-Func.-Econ.
Additional Buildings		
Total Value		
Assessed Value		

Remarks: Blue Lava - Posters 7-22-80 R LAND 6900  
6.85 @ #5 Posters @ 1000 per App Value 7014 P. 2 Posters value H & B (6900)  
 FORM REV. 61 0010 (6-74)

ASSESSOR'S NOTICE OF CHANGE OF VALUE  
RCW 84.40.045

79

KITTITAS COUNTY ASSESSOR  
ELLENSBURG, WASHINGTON 98926

PREVIOUS CURRENT USE VALUE  
Land Buildings Total

NONE

NEW CURRENT USE VALUE  
Land Buildings Total

Property Owner or Taxpayer

1,180 — 1,180

FRETA L. OLDS  
RTE. 1  
ELLENSBURG WA.

PREVIOUS TRUE & FAIR VALUE  
Land Buildings Total

2,350 — 2,350

1 401 1 1 2 13 17 17

NEW TRUE & FAIR VALUE  
Land Buildings Total

PTN. N $\frac{1}{2}$  NW $\frac{1}{4}$  - 7014-G

NO CHANGE

You are hereby notified that the value of the real property herein described and subject to assessment has been changed as indicated above.

Petitions for a hearing before the County Board of Equalization must be filed with the Board on or before July 15. Petitions received by the Board after July 15 shall be denied on the grounds of not being timely filed.

The July Board of Equalization will convene on the first Monday in July, (except on a legal holiday) in the Kittitas County Courthouse at Ellensburg, Washington and will continue in session for a period of four weeks, and shall be in session not less than three days during this lapsed time. The Board of Equalization is to review and equalize the assessments for the current year for taxes payable the following year.

DATED May 25, 1978

HUGH M. COLWELL,  
Kittitas County Assessor  
Telephone No. 925-4138

By HMC  
Appraiser

Information concerning this value may be obtained at the County Assessor's Office on May 31, 1978, or you may request, by petition, a hearing before the County Board of Equalization.

Under the provisions of the 1973 Open Space Act, certain parcels of agricultural, timber and open space land may qualify for "current use" valuation. A more detailed explanation of the requirements for classification and benefits under the Open Space Act can be obtained at the County Assessor's Office.

ASSESSOR'S NOTICE OF CHANGE OF VALUE  
RCW 84.40.045

79

KITTITAS COUNTY ASSESSOR  
ELLENSBURG, WASHINGTON 98926

PREVIOUS CURRENT USE VALUE  
Land Buildings Total

NONE

NEW CURRENT USE VALUE  
Land Buildings Total

550 — 550

PREVIOUS TRUE & FAIR VALUE  
Land Buildings Total

1,080 — 1,080

NEW TRUE & FAIR VALUE  
Land Buildings Total

NO CHANGE

Property Owner or Taxpayer

FRETA L. OLDS  
RT. 1  
ELLENSBURG WN. 98926

1 401 1 1 2

PTN. NW $\frac{1}{4}$ NW $\frac{1}{4}$  TX. 7014-F-2

13 17 17

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79

OPEN SPACE VALUE

Parcel No.: 7014-F-2

Owner: Fineta L. Alder

Legal Description: PTN NW 1/4 NW 1/4

SEC. 13-17-17

Interest Rate = 9.50  
Tax Rate = 1.40  
Capitalization Rate = 10.90

9  
/  
0

Land Type: N/R = 27.50

Dry Range

Irrigated permanent pasture poor

Irrigated permanent pasture good 2.16 acres @ 252 = 550

Average hay land

Good hay land

Row Crop land

Other

Total 84.34 value 550 Land

Total 84.34 value 0 Imp.

550 Total

79

OPEN SPACE VALUE

Parcel No.: 7014-G

Owner: Freda L Olds

Legal Description: PTN N 1/2 NW 1/4

SEC. 13-17-17

Interest Rate = 9.50

Tax Rate = 1.40

Capitalization Rate = 10.90

Land Type: NIR = 27.50

Dry Range

Irrigated permanent pasture poor

Irrigated permanent pasture good 4.69 acres @ 252 = 1180

Average hay land

Good hay land

Row Crop land

Other

Total 84.34 value 1180 Land

Total 84.34 value Imp. 1180 Total

# RESIDENTIAL APPRAISAL

Roll No. 7014-G Page No. \_\_\_\_\_  
 Map No. \_\_\_\_\_ Photo No. \_\_\_\_\_  
 Monthly Rent \_\_\_\_\_  
 Remodeled 19 \_\_\_\_\_ Cost \$ \_\_\_\_\_  
 Sold 19 71 Amount \$ 10,000  
 Sold 19 \_\_\_\_\_ Amount \$ \_\_\_\_\_

Owner \_\_\_\_\_  
 Address \_\_\_\_\_  
 Addition FRETA L. OLDS  
RTE. 1  
ELLENSBURG WA.

L-4220  
I-0

BUILDING	CONSTRUCTION	STORIES	1	1/2	2	A	B
Dwelling	Single	No. Rooms					
Duplex	Double	No. Baths					
FOUNDATION	Block	No. Bedrooms					
Conc. 6 8 10	Insulation						
Concrete Block		PARTITIONS					
Brick		Plaster					
Stone	HEATING	Drywall					
Piers	Forced	Compo.					
EXT. WALLS	Gravity	Paper					
Bevel	Floor or Wall	Wood Panel					
Rustic		Plywood					
B. and B.	Hot Water	CEILING					
Vertical	Baseboard	Plaster					
Wood Shingles	C. I. Rad.	Drywall					
Comp. Shingles	Floor Rad.	Compo.					
Aluminum		Plywood					
Comp. Shakes	Electric	Tile					
Wood Shakes	Wall Units	Paper					
Low Cost	Baseboard	Wood Panel					
Average	Glass Panel						
Good	Ceiling Rad.	FLOORS					
Concrete Block	Floor Rad.	Single					
Stucco		Double					
Brick		Softwood					
Common		Hardwood					
Roman	FIREPLACE	Plywood					
Stone	1 Sty. Single	Carpet					
	1 Sty. Bkd.	Tile					
	2 Sty. Single	Concrete					
ROOF	2 Sty. Bkd.	Linoleum					
Flat	2 Sty. Stkd.						
Hip		BASEMENT					
Gable	EXTRAS	None					
	B. I. Oven	Full					
Pitch	B. I. Range	Part					
Low	Hood and Fan	No. Rooms					
Medium	Water Soft.	Class Rooms					
Steep		Daylight					
Shingles							
Wood	BUILT-INS	PLUMBING					
Composition	Fir	1st G.					
Aluminum	Hardwood	Toilet					
	Metal	Tub					
Shakes		Lav.					
Light	LIGHTING	Sink					
Medium	Good	Laundry Fac.					
Heavy	Average	Garbage Disp.					
Built-up	Poor	Dishwasher					
Roll		Hot Water Heater					
Tile		No. Fixtures					

1 401 1 1 2	13 17 17
<u>4.69 acres</u>	
PTN. N 1/2 NW 1/4 - 7014-G	
Class _____	Perimeter _____
Condition _____	Square ft. _____
Year Built _____	Const. Cost \$ _____
Rate Adj.	- +
Base Rate	=====
TOTAL RATES	
ADJ. BASE RATE	=====
ADDED FEATURES	
Basement	- +
Basement Rooms	
Heating	
Plumbing	
Fireplace	
Attached Garage	
Upper Stories	
Extras	
TOTALS	
Adjusted Total	
Area _____ x _____	P.S.F.
Added Features	
Total Base Cost	
19 _____ Cost Index _____ % x Base C.	
Depreciation _____ % Phy.-Func.-Econ.	
Additional Buildings	
Total Value	
Assessed Value	0 -

Remarks: TD 11-4-76 4.69 acres @ 500 → Land Value  
OWNS ADDITIONAL LAND \$ 2350

# RESIDENTIAL APPRAISAL

Roll No. 7014-F-2 Page No. \_\_\_\_\_  
 Map No. \_\_\_\_\_ Photo No. \_\_\_\_\_  
 Monthly Rent \_\_\_\_\_  
 Remodeled 19\_\_\_\_ Cost \$ \_\_\_\_\_  
 Sold 19\_\_\_\_ Amount \$ \_\_\_\_\_  
 Sold 19\_\_\_\_ Amount \$ \_\_\_\_\_

Owner \_\_\_\_\_  
 Address \_\_\_\_\_  
 Addition \_\_\_\_\_  
**FRETA L. OLDS**  
**RT. 1**  
**ELLENSBURG WN. 98926**

**1 401 1 1 2**  
**PTN. NW $\frac{1}{4}$ NW $\frac{1}{4}$  TX. 7014-F-2**  
**2.16 acres**  
 Class. \_\_\_\_\_ 13 17 17  
 Perimeter \_\_\_\_\_  
 Condition \_\_\_\_\_ Square ft. \_\_\_\_\_  
 Year Built \_\_\_\_\_ Const. Cost \$ \_\_\_\_\_

**L. 1946**  
**J. O**

BUILDING	CONSTRUCTION	STORIES	1	1/2	2	A	B	
Dwelling	Single	No. Rooms						
Duplex	Double	No. Baths						
FOUNDATION	Block	No. Bedrooms						
Conc. 6 8 10	Insulation							
Concrete Block		PARTITIONS						
Brick		Plaster						
Stone	HEATING	Drywall						
Piers	Forced	Compo.						
EXT. WALLS	Gravity	Paper						
Bevel	Floor or Wall	Wood Panel						
Rustic		Plywood						
B. and B.	Hot Water	CEILING						
Vertical	Baseboard	Plaster						
Wood Shingles	C. I. Rad.	Drywall						
Comp. Shingles	Floor Rad.	Compo.						
Aluminum		Plywood						
Comp. Shakes	Electric	Tile						
Wood Shakes	Wall Units	Paper						
Low Cost	Baseboard	Wood Panel						
Average	Glass Panel							
Good	Ceiling Rad.	FLOORS						
Concrete Block	Floor Rad.	Single						
Stucco		Double						
Brick		Softwood						
Common		Hardwood						
Roman	FIREPLACE	Plywood						
Stone	1 Sty. Single	Carpet						
	1 Sty. Bkd.	Tile						
	2 Sty. Single	Concrete						
ROOF	2 Sty. Bkd.	Linoleum						
Flat	2 Sty. Stkd.							
Hip		BASEMENT						
Gable	EXTRAS	None						
	B. I. Oven	Full						
Pitch	B. I. Range	Part						
Low	Hood and Fan	No. Rooms						
Medium	Water Soft.	Class Rooms						
Steep		Daylight						
Shingles								
Wood	BUILT-INS	PLUMBING						
Composition	Fir	1st G.			2nd G.			
Aluminum	Hardwood	Toilet			Shower Stall			
	Metal	Tub			Tub Shower			
Shakes		Lav.			Sink			
Light	LIGHTING	Laundry Fac.						
Medium	Good	Garbage Disp.						
Heavy	Average	Dishwasher						
Built-up	Poor	Hot Water Heater						
Roll								
Tile		No. Fixtures						

Rate Adj.	-	+
Base Rate		
TOTAL RATES		
ADJ. BASE RATE		
ADDED FEATURES		
Basement	-	+
Basement Rooms		
Heating		
Plumbing		
Fireplace		
Attached Garage		
Upper Stories		
Extras		

Remarks: **TD 11-4-76** **2.16 acres @ 500** **→ Land Value**

**OWNS ADDITIONAL LAND** **\$ 1080**

Kittitas County Assessor  
Ellensburg, Wash. 98926

Dear

The Assessor's office is currently conducting a survey of the assessment rolls in an attempt to combine parcels of land under one ownership that are presently on separate assessment cards. The purpose of the program is to help create a more efficient office and at the same time make consolidations of tax descriptions and statements that will be more convenient and understandable to the taxpayers.

Many times there are personal reasons why a taxpayer may not want certain parcels combined. So, prior to any changes, we are taking this means of notifying each taxpayer of which parcels we propose to consolidate. If you have any objections to our combining the parcels listed below, please indicate your wishes in the appropriate place. No changes will be made without your approval.

Please be assured that this will in no way affect the total valuation or taxes on your property. If you have any further questions regarding this matter, please feel free to contact this office.

To help expedite this program, we will appreciate your prompt response.

6.85@

Hugh M. Colwell  
Hugh M. Colwell, Assessor

Parcel numbers we propose to combine: 7014 - F - 2 #

7014 - G

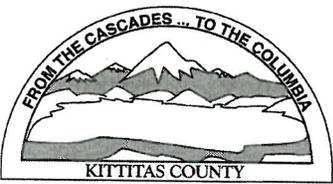
I approve of this combining of the above parcels X

I do not approve of the combining of the above parcels \_\_\_\_\_

Done 10/23/80  
85.

10-15-80  
Date

[Signature]  
Your Signature



KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.:** 00003424

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

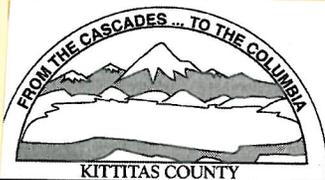
**Account name:** 001072

**Date:** 10/22/2008

**Applicant:** WILLIAMS, MITCHELL F ETUX

**Type:** check # 45133

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-08-00034	ADMINISTRATIVE SEGREGATION	385.00
	Total:	385.00



KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.:** 00003316

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 001072

**Date:** 10/10/2008

**Applicant:** WILLIAMS, MITCHELL F ETUX

**Type:** check # 45015

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-08-00057	BOUNDARY LINE ADJUSTMENT MAJOR	190.00