

## 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

February 18, 2010

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

**RE: Stewart Administrative Segregation, SG-09-00012**

Map Number: 18-19-24030-0005 (11774)

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 16.08.015, 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 and appropriate access easements 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. This property is within the boundaries of the Kittitas Reclamation District. The applicant will need to comply with all KR D requirements prior to final approval of the Administrative Segregation.
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 via E-Mail to: [cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)  
Segregation Application  
Preliminary Segregation Drawings  
Kittitas County Public Works Comments

**Segregation Preliminary Submittal Requirements For:**

**SG-09-00012 Stewart**

Date Received: June 4, 2009

Review Date: July 7, 2009

Map Number: 18-19-24030-0005 Parcel Number: 11774

Planner: Jeff Watson Zoning: Commercial Agriculture

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Subdivision conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

**Critical Areas**

Yes  No Within a Shoreline of the State Environment:

Yes  No Within a FIRM Floodplain Panel #:

Yes  No Within a PHS Habitat Habitat Type:

Yes  No Wetland in Parcel Wetland Type:

Yes  No Seismic Rating Category:

Yes  No Within Coal Mine Area

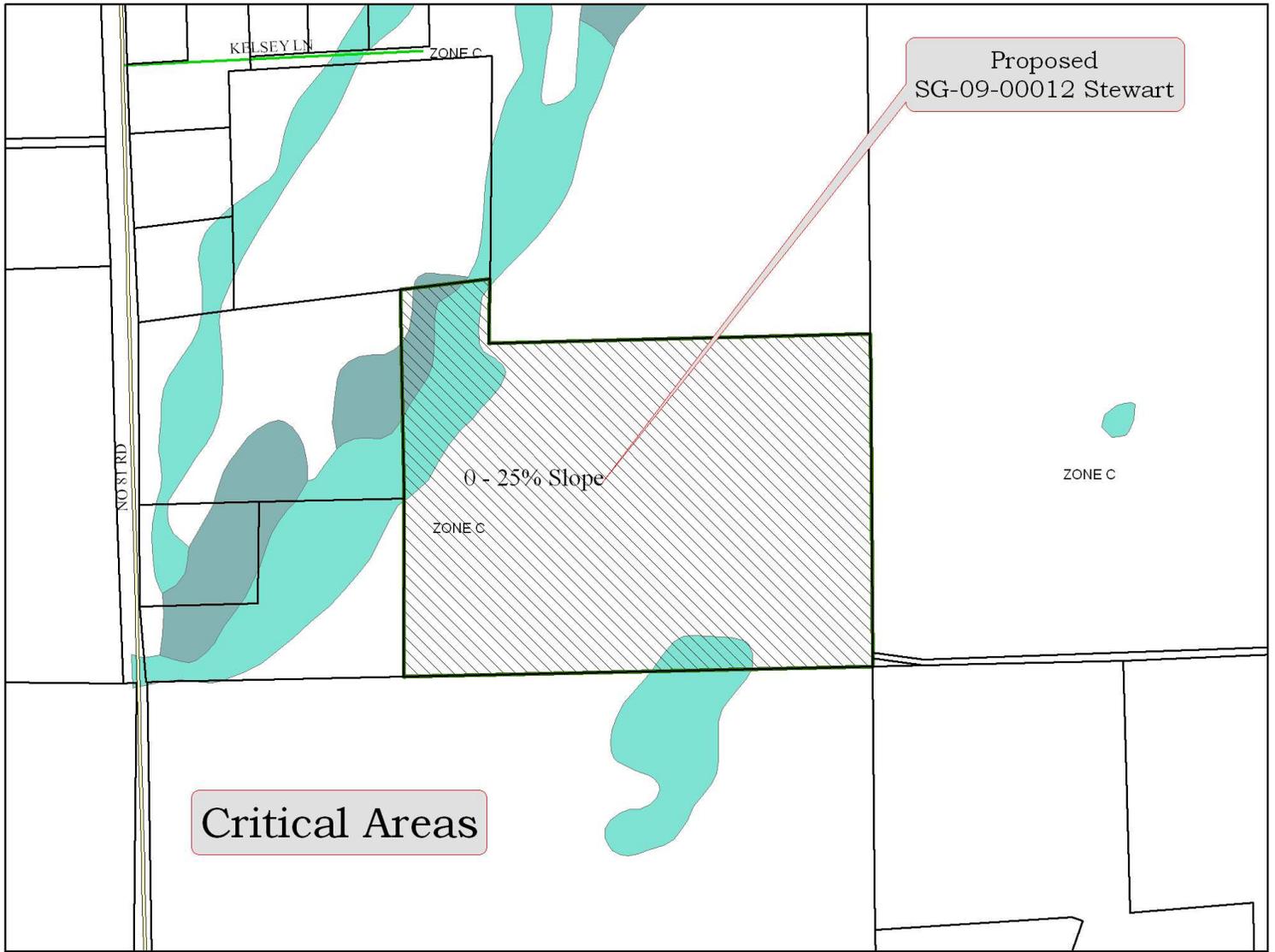
Yes  No Hazardous Slope in Parcel Category:

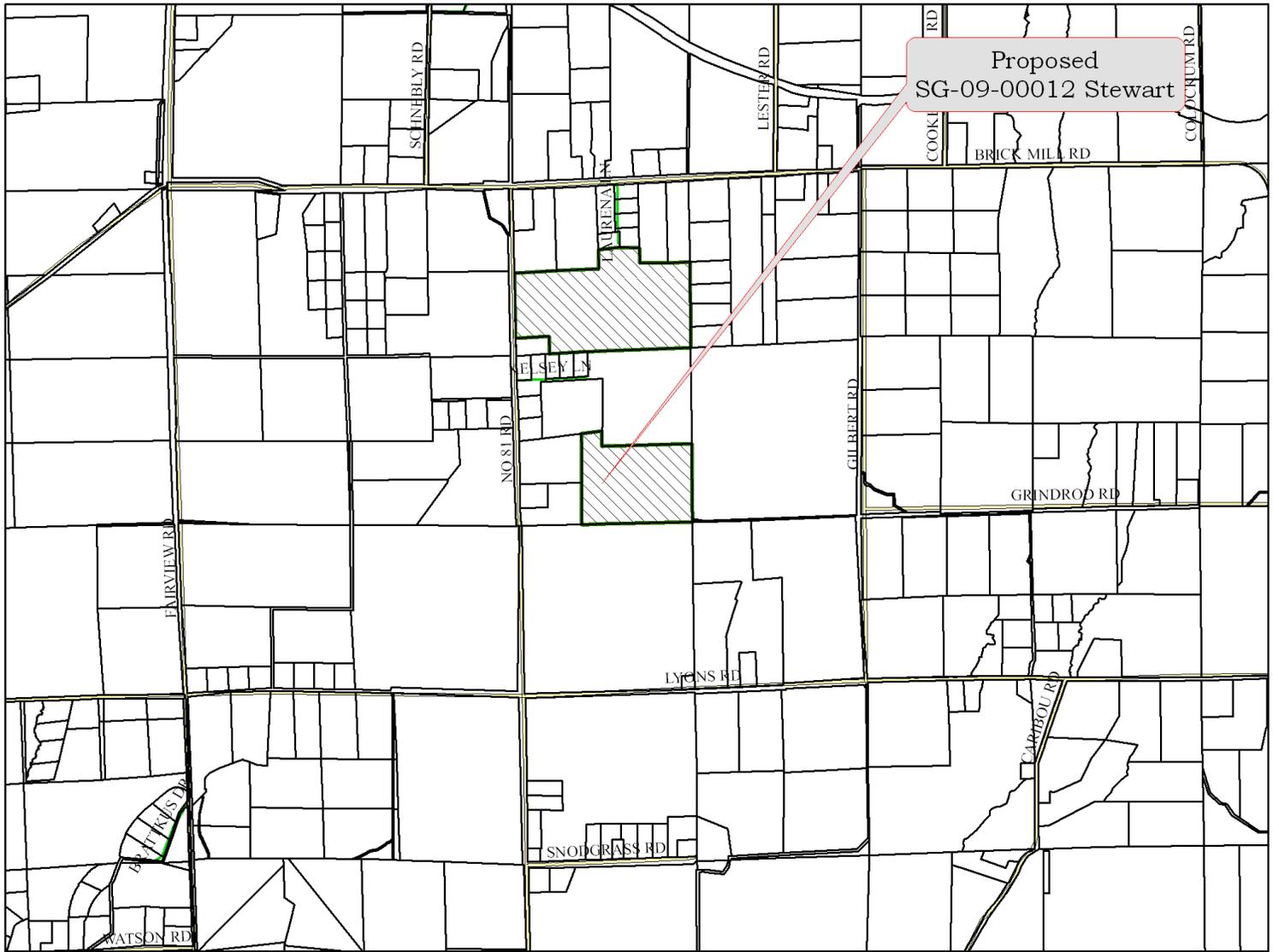
Yes  No Airport Zones within Parcel Zone:

Yes  No Adjacent to Forest Service Road Road:

Yes  No Adjacent to BPA Lines or Easement

Yes  No Within 1000' of Mineral Land of LTS





Proposed  
SG-09-00012 Stewart

SCHINBLY RD

LESTEY RD

COOK RD

BRICK MILL RD

COLQUHOUN RD

LARENA

NO 81 RD

ELSEY LN

GILBERT RD

GRINDROD RD

FAIRVIEW RD

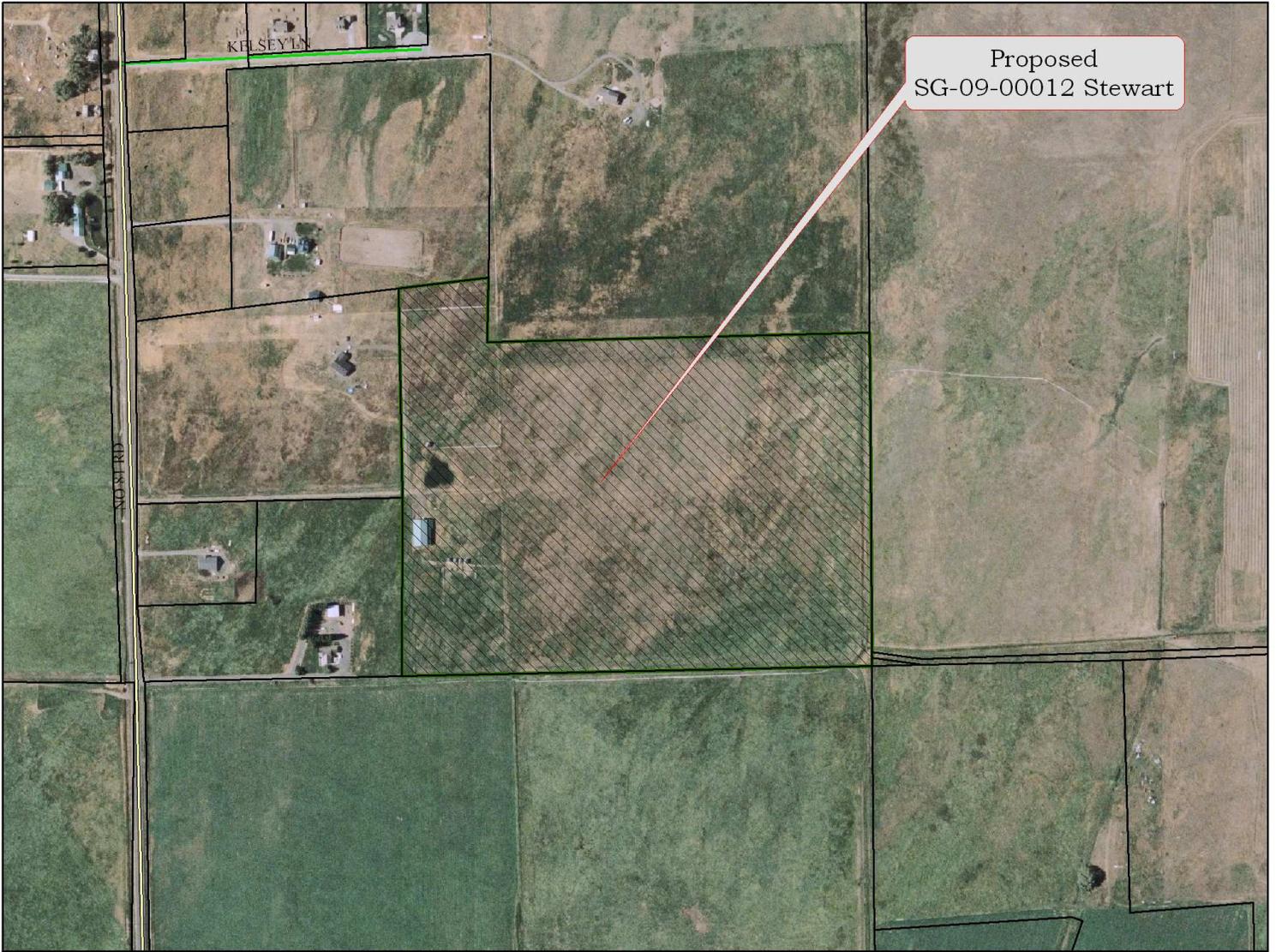
LYONS RD

SNODGRASS RD

CARIBOU RD

WATSON RD

KINGS DR



Proposed  
SG-09-00012 Stewart

KELSEY LN

NOST RD

19971223050

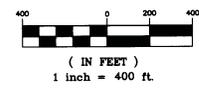
# PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.



### LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - LS 18092
- FOUND PIN & CAP
- x— FENCE
- ⊙ WELL

### GRAPHIC SCALE



### LEGAL DESCRIPTIONS

#### ORIGINAL PARCEL DESCRIPTIONS

PARCELS B, C AND D OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 14, 1996 IN BOOK 22 OF SURVEYS AT PAGE 99, UNDER AUDITOR'S FILE NO. 199610140023, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL E

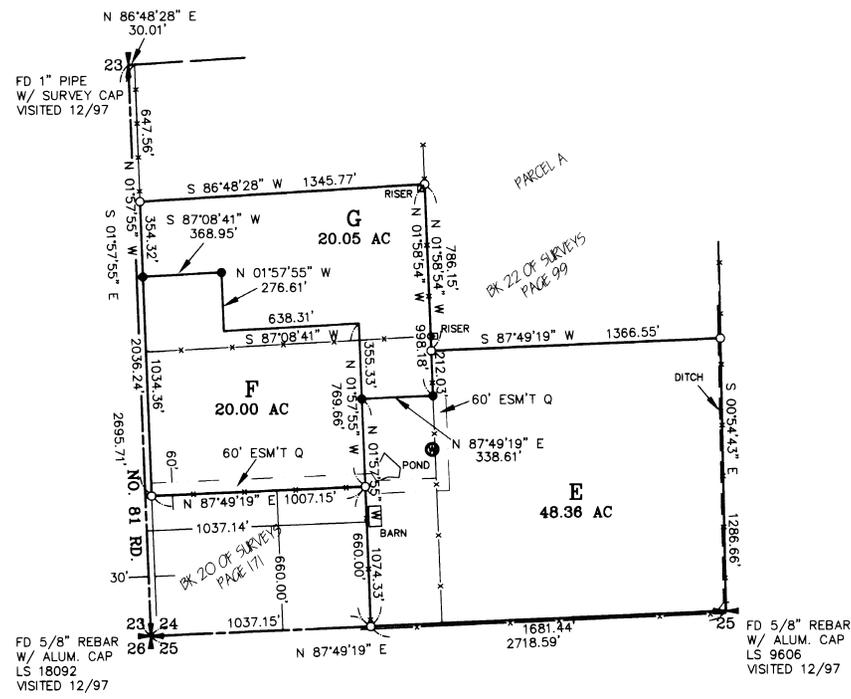
PARCEL E OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 23, 1997 IN BOOK 23 OF SURVEYS AT PAGE 44, UNDER AUDITOR'S FILE NO. 19971223.050, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL F

PARCEL F OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 23, 1997 IN BOOK 23 OF SURVEYS AT PAGE 44, UNDER AUDITOR'S FILE NO. 19971223.050, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL G

PARCEL G OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 23, 1997 IN BOOK 23 OF SURVEYS AT PAGE 44, UNDER AUDITOR'S FILE NO. 19971223.050, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



### NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND VISITATION DATES, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 22 OF SURVEYS, PAGE 99, AND THE SURVEYS REFERENCED THEREON.
4. THE PURPOSE OF THIS SURVEY IS TO FACILITATE A BOUNDARY LINE ADJUSTMENT.

### AUDITOR'S CERTIFICATE

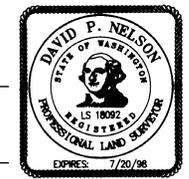
Filed for record this 23RD day of DECEMBER, 1997, at 4:22 A.M., in Book 23 of Surveys, at page(s) 44 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by: Police, deputy  
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 STEVE WILLARD in DECEMBER of 1997.

David P. Nelson  
DAVID P. NELSON  
Professional Land Surveyor  
License No. 18092

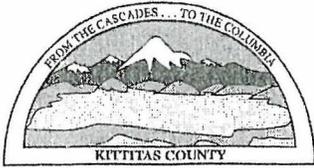


DECEMBER 23, 1997  
DATE

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

**WILLARD PROPERTY**

|   |   |  |
|---|---|--|
|   |   |  |
| X | X |  |
| X | X |  |



# 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"

PERMIT NUMBER: SG-09-00012

## 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

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

### REQUIRED FOR SUBMITTAL

- Unified Site Plan(s) of current lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all owners and/or applicants (if more than one).

### OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Legal descriptions of the proposed lots.
- Assessor Compas Information about the parcels.

### APPLICATION FEE:

- \$760 Administrative Segregation (\$630 CDS/\$130 FM)
- SEGREGATED INTO 2 LOTS,
- SEGREGATED FOREST IMPROVEMENT SITE
- "SEGREGATED" FOR MORTGAGE PURPOSES ONLY
- ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL
- \$50 Combination
- COMBINED AT OWNERS REQUEST
- \$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
  - B LA BETWEEN PROPERTY OWNERS
  - BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$166 Minor Boundary Line Adjustment (\$101 CDS/\$65 FM)
  - B LA BETWEEN PROPERTY OWNERS
  - BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$50 Mortgage Purposes Only Segregation

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

6.4.09

RECEIPT #

4914



NOTES:

1. Name, mailing address and day phone of land owner(s) of record:  
*Landowner(s) signature(s) required on application form.*

Name: Charlie Stewart  
Mailing Address: 13112 195th Place SE  
City/State/ZIP: Issaquah, WA 98027  
Day Time Phone: 206-419-7429  
Email Address: \_\_\_\_\_

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Chris Cruse  
Mailing Address: P.O. Box 959  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 962-8242  
Email Address: \_\_\_\_\_

3. Street address of property:

Address: 5102 No. 81 Rd  
City/State/ZIP: Ellensburg, WA 98926

4. Zoning Classification: COM-AG

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

18-19-24030-0005 45.81 Ac.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

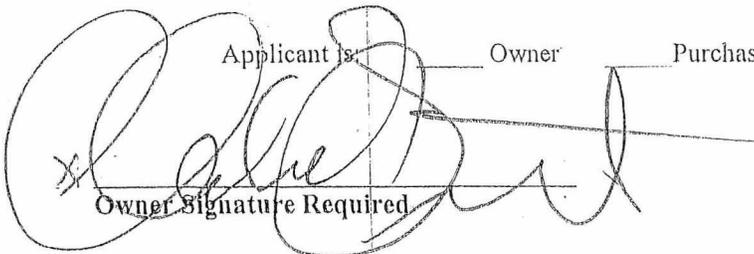
New Acreage  
(Survey Vol. \_\_\_\_\_, Pg \_\_\_\_\_)

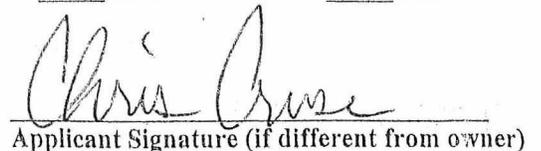
20 Ac. and 25.81 Ac.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant is \_\_\_\_\_ Owner \_\_\_\_\_ Purchaser \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Lessee

Other

  
Owner Signature Required

  
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: \_\_\_\_\_

By: \_\_\_\_\_  
Kittitas County Treasurer's Office

Date: \_\_\_\_\_

Community Development Services 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) 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)
- ( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: COMMERCIAL AGRICULTURE

Review Date: 7/7/2009

By: Jeff Watson

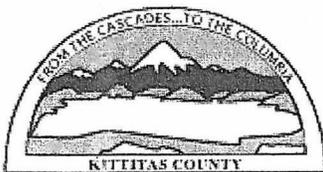
\*\*Survey Approved: \_\_\_\_\_

By: \_\_\_\_\_

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.

NOTE:

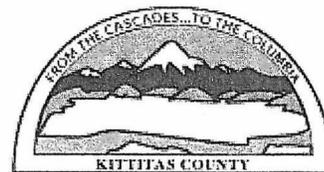
**BOUNDARY LINE ADJUSTMENT DEFINITION IN KITTITAS COUNTY CODE 16.08.055:** Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.



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:** 11774  
**Map Number:** 18-19-24030-0005  
**Situs:** 05102 W/O 81 RD ELLENSBURG  
**Legal:** ACRES 45.81, CD. 10398-4; SEC. 24, TWP. 18, RGE. 19; PTN. SW1/4 (PTN. LOT E & PTN. LOT G, SURV. B23/P44)

### Ownership Information

**Current Owner:** STEWART, CHARLIE  
**Address:** 13112 195TH PLACE SE  
**City, State:** ISSAQUAH WA  
**Zipcode:** 98027-

*(206)-419-7429  
bluedrifter@comcast.net*

### Assessment Data

**Tax District:** 26  
**Open Space:** YES  
**Open Space Date:** 1/1/1985  
**Senior Exemption:**  
**Deeded Acres:** 45.81  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 180,430  
**Imp:** 42,630  
**Perm Crop:** 0  
**Total:** 223,060

### Taxable Value

**Land:** 20,350  
**Imp:** 42,630  
**Perm Crop:** 0  
**Total:** 62,980

### Sales History

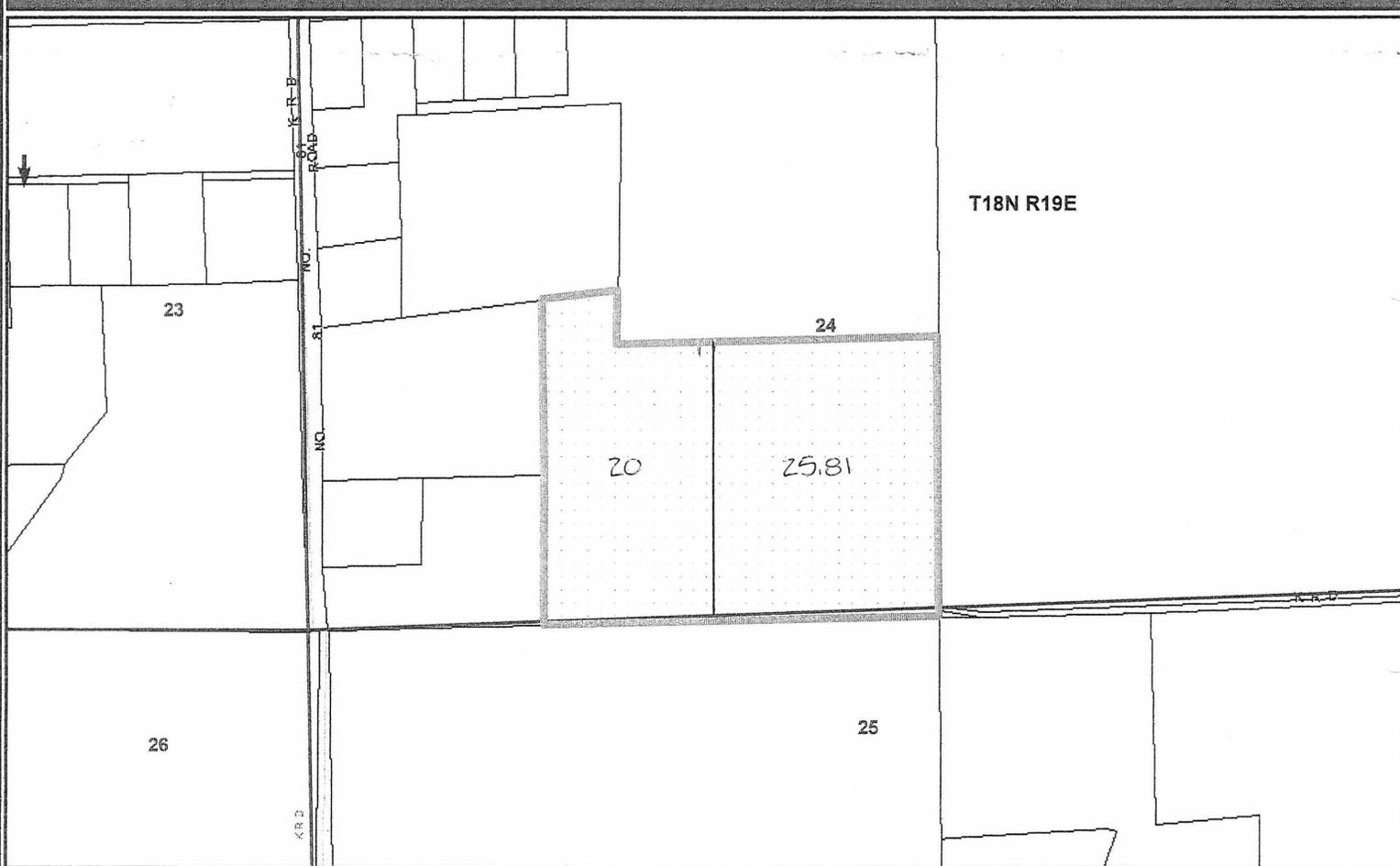
| Date       | Book & Page | # Parcels | Grantor                   | Grantee                   | Price   |
|------------|-------------|-----------|---------------------------|---------------------------|---------|
| 11-13-2007 | 2007-2386   | 1         | EADS, THOMAS E ETUX       | STEWART, CHARLIE          | 390,000 |
| 10-06-2004 | 2004-2485   | 1         | BOWER, RAYMOND ETUX       | EADS, THOMAS E ETUX       | 190,000 |
| 03-31-2000 | 10098       | 3         | WILLARD, STEVE A          | BOWER, RAYMOND ETUX       | 255,000 |
| 09-09-1999 | 8734        | 11        | WILLARD, STEVEN A &       | WILLARD, STEVE A          | 18,238  |
| 09-09-1999 | 8734        | 1         | CONVERSION MISSING OWNERS | CONVERSION MISSING OWNERS | 18,238  |
| 02-01-1997 | 3238        | 4         | WILLARD, STEVEN A &       | WILLARD, STEVEN A &       |         |
| 02-01-1997 | 3237        | 4         | WILLARD, STEVEN A &       | WILLARD, STEVEN A &       |         |
| 09-01-1996 | 2558        | 4         | WILLARD, STEVEN A &       | WILLARD, STEVEN A &       |         |
| 07-01-1996 | 2089        | 4         | WILLARD, STEVEN A-TRUSTEE | WILLARD, STEVEN A &       | 390,510 |
| 09-01-1991 | 3292900     | 5         | WILLARD PER. REP., STEVEN | WILLARD, STEVEN A-TRUSTEE |         |
| 08-01-1991 | 3253700     | 4         | MCCUNE ETUX, STANLEY M.   | WILLARD PER. REP., STEVEN | 262,500 |

### Building Permits

| Permit No. | Date      | Description              | Amount |
|------------|-----------|--------------------------|--------|
| 2009-00032 | 1/30/2009 | MFH 1719 SQFT, 09 FOR 10 | 85,950 |

### 5 Year Valuation Information

| Year | Billed Owner     | Land   | Impr.  | PermCrop Value | Total  | Exempt | Taxable | Taxes                      |
|------|------------------|--------|--------|----------------|--------|--------|---------|----------------------------|
| 2009 | STEWART, CHARLIE | 20,350 | 42,630 | 0              | 62,980 | 0      | 62,980  | <a href="#">View Taxes</a> |
| 2008 | STEWART, CHARLIE | 20,350 | 42,630 | 0              | 62,980 | 0      | 62,980  | <a href="#">View Taxes</a> |



T18N R19E

23

24

20

25.81

26

25

K R B ROAD

**Legend**

- Tax Parcels
- Townships
- Rights of Way
- Sections

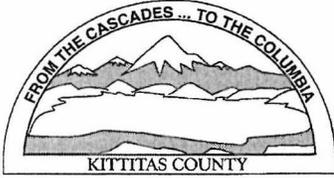
Scale = 1:7,200  
1 inch = 600 ft

Map Center: Township: **18** Range: **19** Section: **24** 6/2/2009

**Disclaimer:**

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.





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

**RECEIPT NO.: 00004914**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 020821

**Date:** 6/4/2009

**Applicant:** STEWART, CHARLIE

**Type:** check # 1105

| <u>Permit Number</u> | <u>Fee Description</u>        | <u>Amount</u> |
|----------------------|-------------------------------|---------------|
| SG-09-00012          | ADMINISTRATIVE SEGREGATION    | 630.00        |
| SG-09-00012          | FM ADMINISTRATIVE SEGREGATION | 130.00        |
|                      | Total:                        | 760.00        |