

Jeff Watson

From: Dave Nelson <dnelson@encompasses.net>
Sent: Tuesday, December 18, 2012 3:40 PM
To: Jeff Watson
Subject: FW: SEG/BLA

Hello Jeff,

I have been contracted to provide Professional Services for the following projects and am asking for a 90 day extension for the following projects MELLERGAARD SG-12-00001 AND BLA12-00019, BRAIN SG-10-00018, MYSTIC LAND SG-11-00005. We are in the process of completing the projects and depending on the weather we may get them completed.

Regards,

David P. Nelson, P.L.S.
DPNelson@EncompassES.net

Encompass Engineering & Surveying

Together With

Baima & Holmberg

Western Washington Division | 165 NE Juniper Street, Suite 201 | Issaquah, WA 98027 | Phone: (425) 392-0250 | Fax: (425) 391-3055

Eastern Washington Division | 108 East 2nd Street | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419

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From: Dave Nelson [mailto:dnelson@encompasses.net]
Sent: Tuesday, December 18, 2012 2:11 PM
To: 'Jeff Watson'
Cc: 'Brent Møllergaard'
Subject: SEG/BLA

Good morning Jeff,

Just checking in on Brian Møllergaard's Segregation (Sg-12-00001) and the Boundary Line Adjustment (12-00019). Remember the BLA was required because the assessor's acreage was deficient for 4-20 acre parcels.

Give me a call when you get a chance to discuss.

David P. Nelson, P.L.S.
DPNelson@EncompassES.net

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Jeff Watson

From: Brenda Larsen
Sent: Wednesday, January 30, 2013 9:41 AM
To: Jeff Watson
Subject: RE: SG-10-00018 Brain

Follow Up Flag: Follow up
Flag Status: Flagged

The old comments are fine! Thanks for checking, though!

Brenda Larsen
Fire Marshal

From: Jeff Watson
Sent: Thursday, November 01, 2012 5:21 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: SG-10-00018 Brain

[SG-10-00018 Brain](#)

This is a revised configuration of an old segregation that had Preliminary Approval. I re-did the master file to reflect the new application but left your prior comments in for reference. Take a look; let me know what you think.... Thanks.

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Holly Duncan
Sent: Monday, November 05, 2012 8:59 AM
To: Jeff Watson
Subject: RE: SG-10-00018 Brain

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff,

Sorry, I meant I didn't see anything that indicated a well or on-site sewage system was located on the property near the proposed new line.

Holly

From: Jeff Watson
Sent: Thursday, November 01, 2012 5:22 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: SG-10-00018 Brain

[SG-10-00018 Brain](#)

This is a revised configuration of an old segregation that had Preliminary Approval. I re-did the master file to reflect the new application but left your prior comments in for reference. Take a look; let me know what you think.... Thanks.

Christina, Holly, and Brenda,

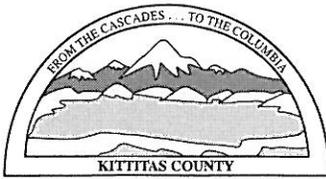
Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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message id: 38eb45916c6cbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: November 2, 2012
SUBJECT: Brain Segregation SG-10-00018

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.

Jeff Watson

From: Jeff Watson
Sent: Thursday, November 01, 2012 5:22 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: SG-10-00018 Brain

[SG-10-00018 Brain](#)

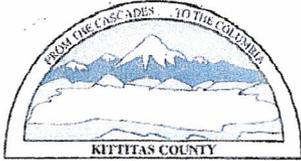
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Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PERMIT NUMBER: SG-10-00018

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

Assessor's Office
Kittitas County Courthouse
205 W 5th, 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 5th, Suite 102
Ellensburg, WA 98926

KITTTITAS 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 of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

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:

- \$875 Administrative Segregation (\$630 CDS/\$130 FM/\$115PW)
 - SEGREGATED INTO 8 LOTS,
 - 2
- \$380 Boundary Line Adjustment (\$225 CDS/\$65 FM/\$90PW)
 - B LA BETWEEN PROPERTY OWNERS
 - BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$50 COMBINATION
 - COMBINED AT OWNERS REQUEST

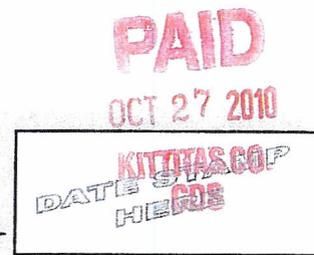
FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE:
10-27-10

RECEIPT #
9510



NOTES:

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.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: GENE BRAIN/TANEUM CREEK RANCH
Mailing Address: 7714 WEST TANEUM ROAD
City/State/ZIP: THORP, WA 98946
Day Time Phone: 509-964-2297
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: DAVID P. NELSON
Mailing Address: 108 EAST SECOND STREET
City/State/ZIP: CLE ELUM, WA
Day Time Phone: 509-674-7433
Email Address: dpnelson@encompasses.net

4. Street address of property:

Address: 7714 WEST TANEUM ROAD
City/State/ZIP: THORP, WA 98946

5. Legal description of property (attach additional sheets as necessary):

SEE ATTACHMENT

6. Property size: 348.74 AC. ASSESSED 343.⁴⁹~~50~~ AC. SURVEYED (acres)

7. Land Use Information: Zoning: F & R - COMMERCIAL FOREST Comp Plan Land Use Designation: F & R COMMERCIAL FOREST

8. Existing and Proposed Lot Information:

Original Parcel Number & Acreage
(1 parcel number per application)

New Acreage (1 parcel per line)
(Survey Vol. ____, Pg ____)

336333 - 18-16-01000-0010 266.95 AC

213.27 Ac

MUST BE SOLD WITH 956644-18-16-01000-0014
88.79 AC.

130.22 Ac

ASSESSED TOTAL 348.74

SURVEYED TOTAL 343.48

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X Gene Braun (date) _____

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

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

- () This Administrative Segregation meets the requirements of Kittitas County Code (Ch. 16.08.015).

Deed Recording Vol. _____ Page _____ Date _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

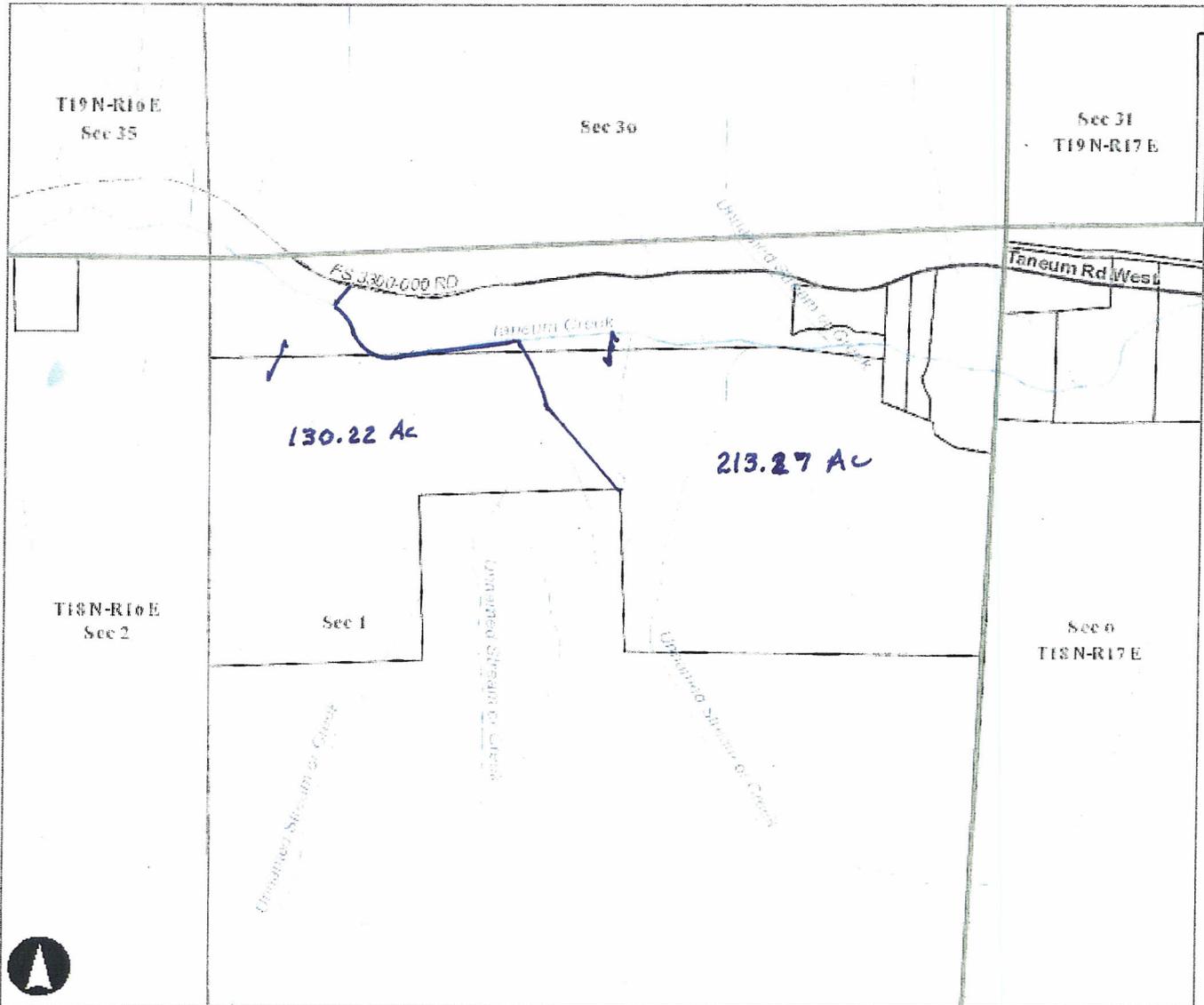
Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

BRAIN PROPERTY

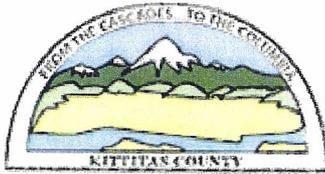


Map Center: Township:18 Range:16 Section:1

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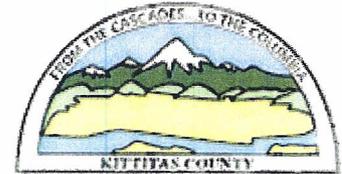




Marsha Weyand
Assessor

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: 336333
Map Number: 18-16-01000-0010
Situs: 07712 W TANEUM RD THORP
Legal: ACRES 266.95, CD # 6596; SEC. 1; TWP. 18; RGE. 16; LOTS 5,6,7,8,9,10~, & 12; (MUST BE SOLD WITH 18-16-01000-0014)~

Ownership Information

Current Owner: TANEUM CREEK RANCH LIMITED PARTNERSHIP
Address: 7710 TANEUM RD W
City, State: THORP WA
Zipcode: 98946

Assessment Data

Tax District: 10
Land Use/DOR Code: 81
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 266.95
Last Revaluation {Reval} for Tax Year:

Market Value

Land: 414,430
Imp: 34,130
Perm Crop: 0
Total: 448,560

Taxable Value

Land: 414,430
Imp: 34,130
Perm Crop: 0
Total: 448,560

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-01-1993	3734000	3	WARREN BRAIN ETUX	TANEUM CREEK RANCH	

Building Permits

Permit No.	Date	Description	Amount
97-09007	09/03/1997	RALT SFR 3,840 S.F.	21,500
2011-00090	03/29/2011	CKRV MISC BRIDGE 1020 SQFT	150,000

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	TANEUM CREEK RANCH	414,430	34,130	0	448,560	0	448,560	View Taxes
2011	TANEUM CREEK RANCH	414,430	34,130	0	448,560	0	448,560	View Taxes
2010	TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	View Taxes
2009	TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	View Taxes

2008 TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	View Taxes
2007 TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
2	BLA WITH 18-16-01000-0012, 0014, (CHANGE IN LEGAL ONLY), 09 FOR 10~
3	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
4	(1) 10/95, IMPR. TRANSFER TO 50-19-04456~

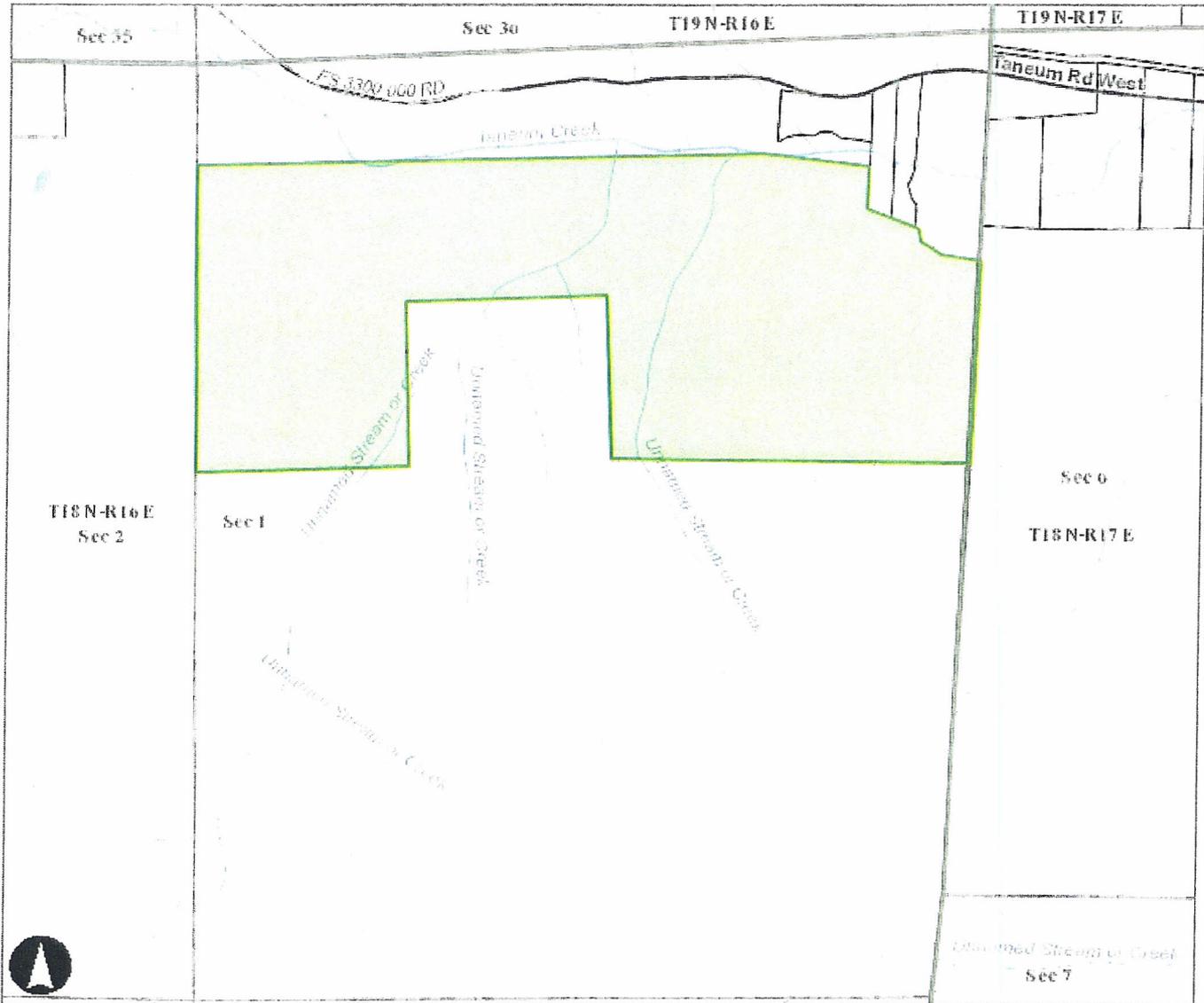


no sketch on file

Filedate: 6/29/2012 5:29:00 PM



BRAIN PROPERTY

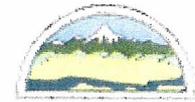


Map Center: Township:18 Range:16 Section:1

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Kittitas County Parcel Report Printout

Parcel Info

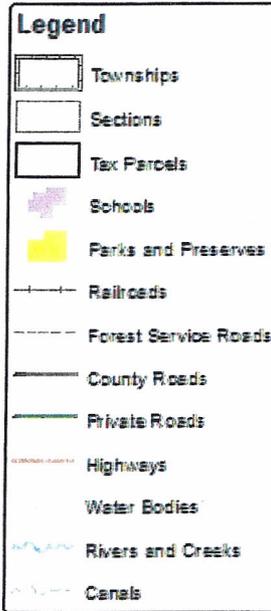
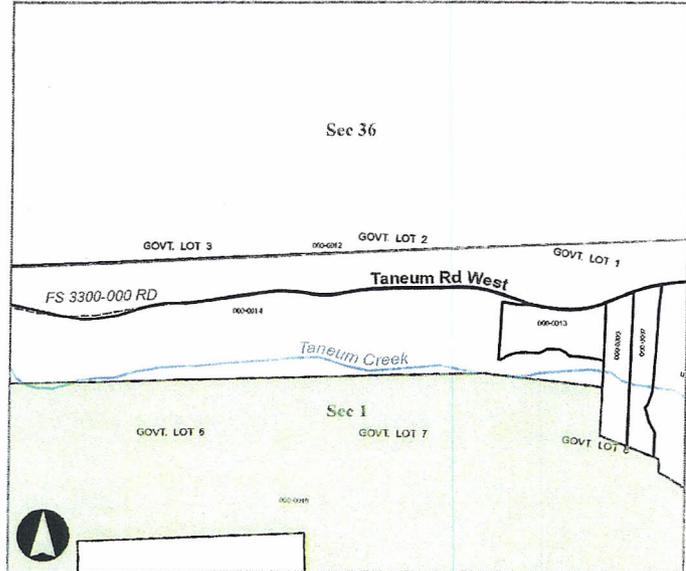
Parcel #	336333
Map #	18-16-01000-0010
Acres Recorded	266.95000000
Situs Address	07712 W TANEUM RD THORP
Owner Name	TANEUM CREEK RANCH
Mailing Address	LIMITED PARTNERSHIP
Address Cont.	7710 TANEUM RD W
City/State	THORP WA
Zipcode	98946

Critical Areas

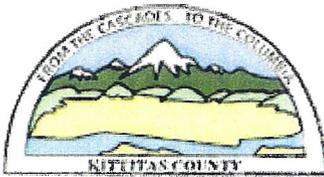
Contains > 30% Slope	Yes
DOE G.W. Moratorium	No
PHS Site Name	
Roof Hazard	HIGH_EXTREEME HAZARD RATING
Roof Class	CLASS A
Seismic Category	D1
Flood Zone	100 YEAR
Shore Line	TANEUM CREEK
Wetland Code	U,PFOA
FEMA Flood Map	5300950408B
FIRM Zone	ZONE C,100 YEAR
Coalmine Shaft	
Airport Zone	
Zone Name	Forest & Range,Commercial Forest
Land Use	RURAL,COMMERCIAL FOREST,COMMERCIAL AGRICULTURE
Max Elevation	2281
PG	89
ISO	0.039

Districts

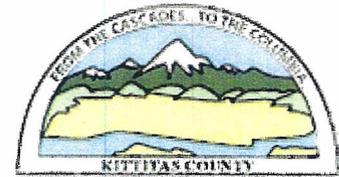
Fire District	Fire District 1 (Rural Thorp)
Hospital District	HOSPITAL DISTRICT 1
Irrigation District	
School District	Thorp School District
Voting District	Thorp
Commisioner District	2
Weed District	WEED DISTRICT # 9



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Kittitas County Assessor



Marsha Weyand
Assessor

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

Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 956644
Map Number: 18-16-01000-0014
Situs: 07710 W TANEUM RD THORP
Legal: ACRES 81.79; PTN N1/2 LYING S OF TANEUM CREEK RD (MUST BE SOLD WITH~18-16-01000-0010); SEC 01, TWP 18, RGE 16~

Ownership Information

Current Owner: TANEUM CREEK RANCH LIMITED PARTNERSHIP
Address: 7710 TANEUM RD W
City, State: THORP WA
Zipcode: 98946

Assessment Data

Tax District: 11
Land Use/DOR Code: 81
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 81.79
Last Revaluation (Reval) for Tax Year:

Market Value

Land: 177,340
Imp: 33,450
Perm Crop: 0
Total: 210,790

Taxable Value

Land: 177,340
Imp: 33,450
Perm Crop: 0
Total: 210,790

Sales History

NO SALES HISTORY RECORDS FOUND

Building Permits

NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	TANEUM CREEK RANCH	177,340	33,450	0	210,790	0	210,790	View Taxes
2011	TANEUM CREEK RANCH	177,340	33,450	0	210,790	0	210,790	View Taxes
2010	TANEUM CREEK RANCH	177,340	0	0	177,340	0	177,340	View Taxes

Parcel Comments

Number

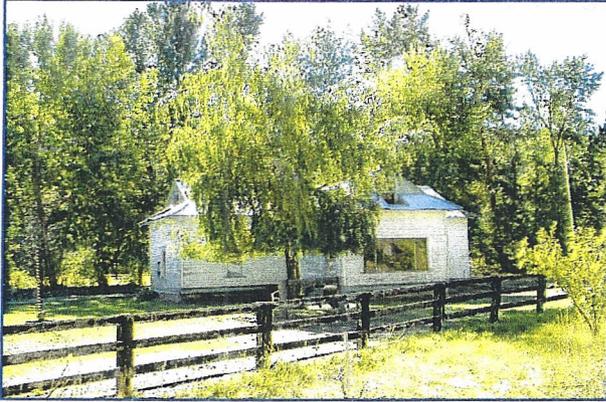
Comment

1

SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~

2

BLA WITH 18-16-01000-0012, -0010, 09 FOR 10~



no sketch on file

Filedate: 6/29/2012 5:29:00 PM



BRAIN PROPERTY



Map Center: Township:18 Range:16 Section:1

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Kittitas County Parcel Report Printout

Parcel Info

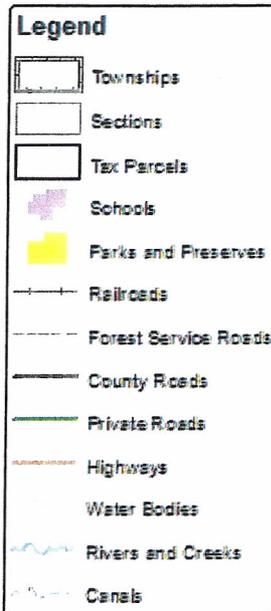
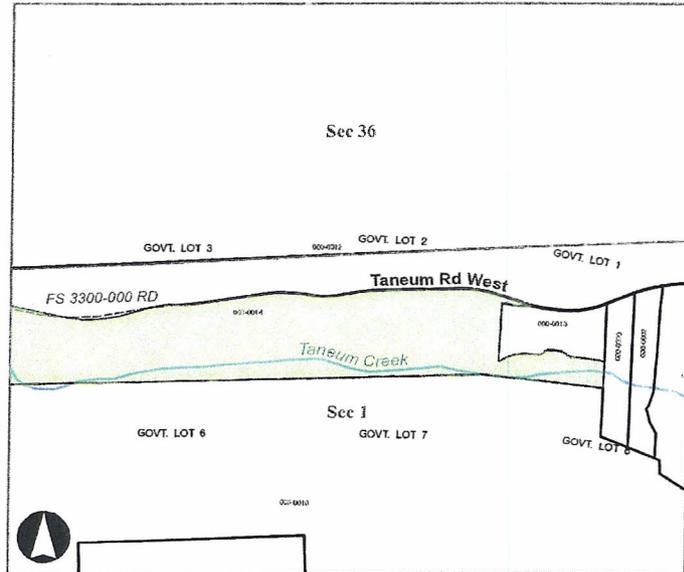
Parcel #	956644
Map #	18-16-01000-0014
Acres Recorded	81.79000000
Situs Address	07710 W TANEUM RD THORP
Owner Name	TANEUM CREEK RANCH
Mailing Address	LIMITED PARTNERSHIP
Address Cont.	7710 TANEUM RD W
City/State	THORP WA
Zipcode	98946

Critical Areas

Contains > 30% Slope	Yes
DOE G.W. Moratorium	No
PHS Site Name	
Roof Hazard	HIGH_EXTREEME HAZARD RATING
Roof Class	CLASS A
Seismic Category	D1
Flood Zone	100 YEAR
Shore Line	TANEUM CREEK
Wetland Code	U,PFOA
FEMA Flood Map	5300950408B
FIRM Zone	ZONE C,100 YEAR
Coalmine Shaft	
Airport Zone	
Zone Name	Forest & Range,Commercial Forest
Land Use	RURAL,COMMERCIAL FOREST
Max Elevation	2216
PG	86
ISO	0.039

Districts

Fire District	Fire District 1 (Rural Thorp)
Hospital District	HOSPITAL DISTRICT 1
Irrigation District	
School District	Thorp School District
Voting District	Thorp
Commisioner District	2
Weed District	WEED DISTRICT # 9



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LEGAL DESCRIPTION – SALE PARCEL
FOR
GENE BRAIN

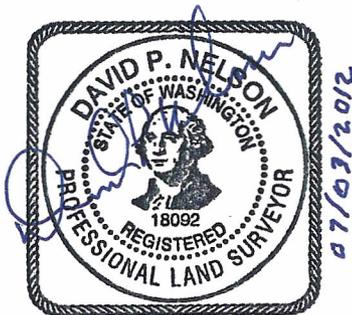
LOTS 1, 2, 3, 4, 5, 6, AND 7 AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 15, 2010 IN BOOK 37 OF SURVEYS AT PAGE 84, UNDER AUDITOR'S FILE NUMBER 201012150072, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

AND

THAT PORTION OF LOT 8 OF SAID SURVEY EXCEPT THAT PORTION OF SAID LOT 8 WHICH LIES NORTHERLY OF THE CENTERLINE OF TANEUM CREEK, SOUTHERLY OF THE SOUTHERN RIGHT OF WAY BOUNDARY OF TANEUM (COUNTY) ROAD AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON (REFERENCE BEARING SOUTH 87°13'33" WEST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER); THENCE SOUTH 74°20'18" WEST, 1656.33 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY BOUNDARY OF THE TANEUM (COUNTY) ROAD AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 48°28'43" WEST, 168.19 FEET TO THE CENTERLINE OF TANEUM CREEK AND THE TERMINUS OF SAID LINE.

SITUATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 213.27 ACRES.



Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



LEGAL DESCRIPTION - REMAINDER
FOR
GENE BRAIN

LOT 8 AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 15, 2010 IN BOOK 37 OF SURVEYS AT PAGE 84, UNDER AUDITOR'S FILE NUMBER 201012150072, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON EXCEPT THAT PORTION OF SAID LOT 8 WHICH LIES NORTHERLY OF THE CENTERLINE OF TANEUM CREEK, SOUTHERLY OF THE SOUTHERN RIGHT OF WAY BOUNDARY OF TANEUM (COUNTY) ROAD AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON (REFERENCE BEARING SOUTH 87°13'33" WEST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER); THENCE SOUTH 74°20'18" WEST, 1656.33 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY BOUNDARY OF THE TANEUM (COUNTY) ROAD AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 48°28'43" WEST, 168.19 FEET TO THE CENTERLINE OF TANEUM CREEK AND THE TERMINUS OF SAID LINE.

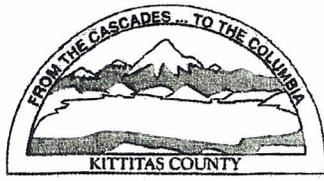
SITUATED IN SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 130.22 ACRES.



Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



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

RECEIPT NO.: 00009510

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

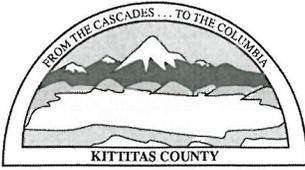
Account name: 023029

Date: 10/27/2010

Applicant: TANEUM CREEK RANCH

Type: check # 1177

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-10-00018	ADMINISTRATIVE SEGREGATION	630.00
SG-10-00018	FM ADMINISTRATIVE SEGREGATION	130.00
SG-10-00018	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00



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

December 1, 2010

Gene Brain
Taneum Creek Ranch
7714 West Taneum Road
Thorp WA 98946

RE: Brain Administrative Segregation, SG-10-00018

Map Number:

18-16-01000-0010 Parcel Number 336333

18-16-01000-0014 Parcel Number 956644

Dear Mr. Brain,

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. KCC 16.04.020(5) requires that “*Parcels created by administrative segregation ... shall be created by survey*” which “... *comply with all requirements of RCW 58.09 and chapter 332-130 WAC*”. Please be certain that a “... *specific statement of purpose of survey and the specific exemption claimed...*” are shown on the face of the title and record of survey.
2. Full year’s taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer’s Office.
3. The Kittitas County Public Works Department has substantial concerns and requirements regarding creek crossing and access. Please carefully read the attached comment 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

CC via email Dave Nelson at: dnelson@encompasses.net

SG-10-00018 Brain Master File@\\Arda\teams\CDS\Projects\Segregations\SG 2010\SG-10-00018 Brain

From: [Brenda Larsen](#)
To: [Jeff Watson](#)
Subject: RE: SG-10-00018 Brain
Date: Tuesday, November 30, 2010 3:51:48 PM

Jeff Watson
Public Works Department
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Brain SG-10-00018

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- Any new driveway or roadway must comply with fire apparatus access requirements, as stated in the International Fire Code and Kittitas County Code.
- New property lines cannot infringe upon existing structures.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7000.

Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

From: Jeff Watson
Sent: Friday, November 05, 2010 4:53 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: SG-10-00018 Brain

[SG-10-00018 Brain](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682

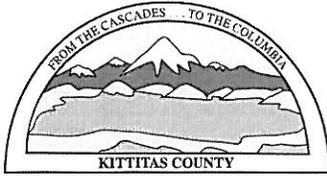


"Building Partnerships-Building Communities"

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: November 29, 2010
SUBJECT: Brain SG-10-00018

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 applicant shall consult with Washington Department of Fish and Wildlife and any other interested agencies to determine if a crossing over Taneum Creek will be allowed at the proposed location to serve lots 1-6. Documentation shall be submitted to Public Works prior to final approval.
2. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
3. A survey that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following private road requirements:

1. Taneum Creek Crossing Structure: Crossing designs shall be submitted to Public Works for review and approval in consultation with Washington Department of Fish and Wildlife and any other interested agencies. Crossings shall be designed to the most current agency requirements at the time of construction and shall conform to the requirements of Kittitas County Road Standards 12.07 Bridges and Major Drainage Structures. The applicant is responsible for securing all necessary permits from other agencies.
2. Proposed Access Location: Public Works has performed a preliminary review of the proposed access onto Lot 1. The access location appears to meet all spacing and site distance requirements. Prior to performing any work on the proposed approach, an access permit must be issued by Public Works. The access permit will detail construction requirements, which will include the construction of a landing with a grade of no more than +/- 6% for a distance of 20 feet from the edge of the pavement.
3. Access to Lots 3 and 4: Lots 3 and 4 must be accessed directly from the cul-de-sac. If the lots are to be accessed from a location beyond the cul-de-sac, the private road must be extended.
4. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas

Page 1 of 3

County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.

5. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. 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.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
6. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
9. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.

10. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
11. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
12. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

From: [Holly Duncan](#)
To: [Jeff Watson](#)
Subject: RE: SG-10-00018 Brain
Date: Monday, November 08, 2010 1:45:07 PM

Jeff,

I see no problems with this one.

Holly

From: Jeff Watson
Sent: Friday, November 05, 2010 4:53 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: SG-10-00018 Brain

[SG-10-00018 Brain](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
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 RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Jeff Watson](#)
To: [Christina Wollman](#); [Brenda Larsen](#); [Jan Ollivier](#); [Holly Duncan](#)
Subject: SG-10-00018 Brain
Date: Friday, November 05, 2010 4:53:00 PM

[SG-10-00018 Brain](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

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Segregation Preliminary Submittal Requirements For:

SG-10-00018 Brain

Date Received: October 27, 2010

Review Date: November 5, 2010

Map Number: 18-16-01000-0010, 18-16-01000-0014 Parcel Number: 336333, 956644

Planner: Jeff Watson Zoning: Forest & Range

Parcel History Parcel Created by Previous Segregation No Yes

Subdivision conforms to the county comprehensive plan and all zoning regulations

Second Page of Application turned in (Contact Page)

8.5 X 11 Site Plan

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:

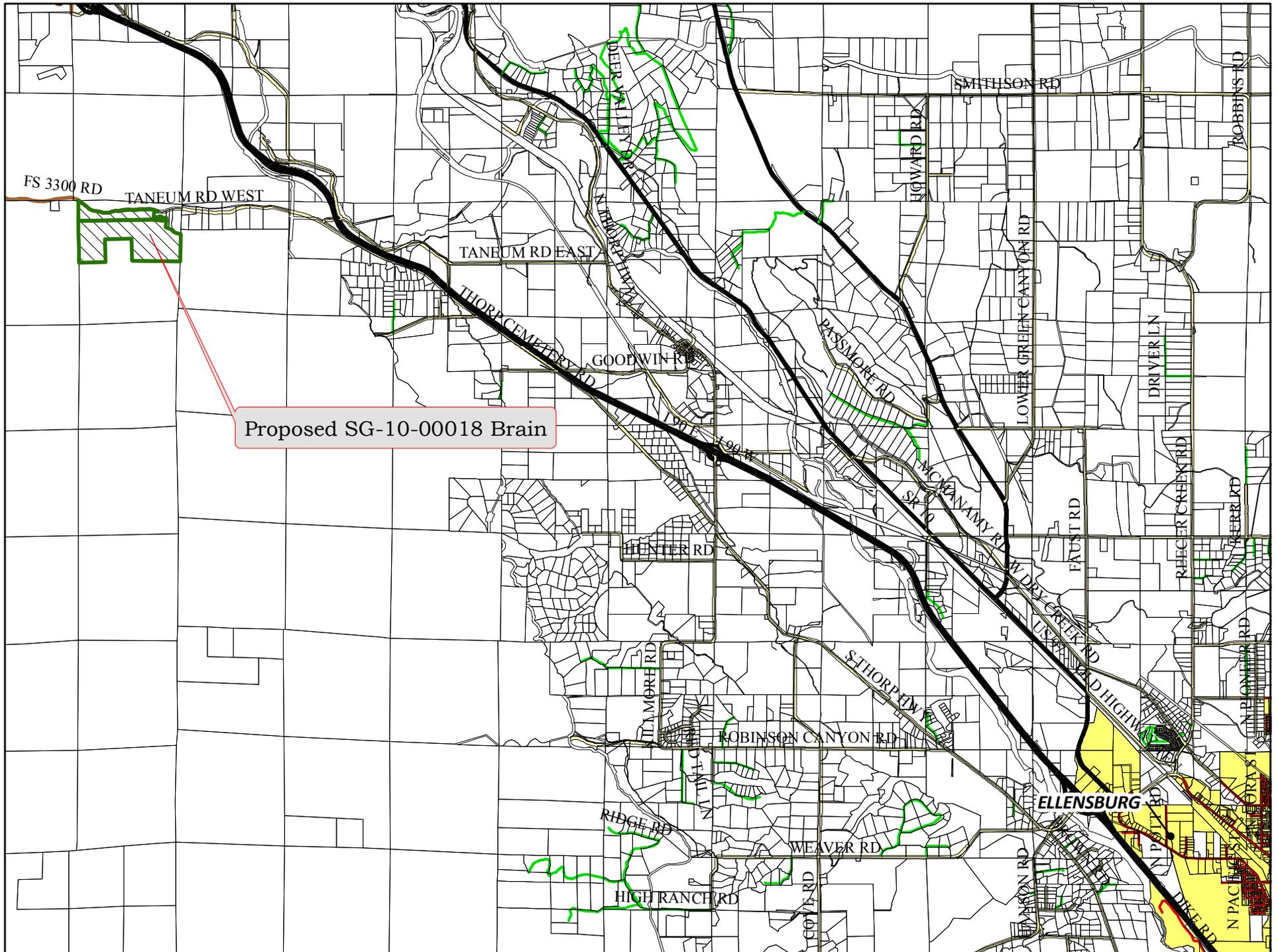
Yes No Adjacent to Forest Service Road Road:

Yes No Adjacent to BPA Lines or Easement

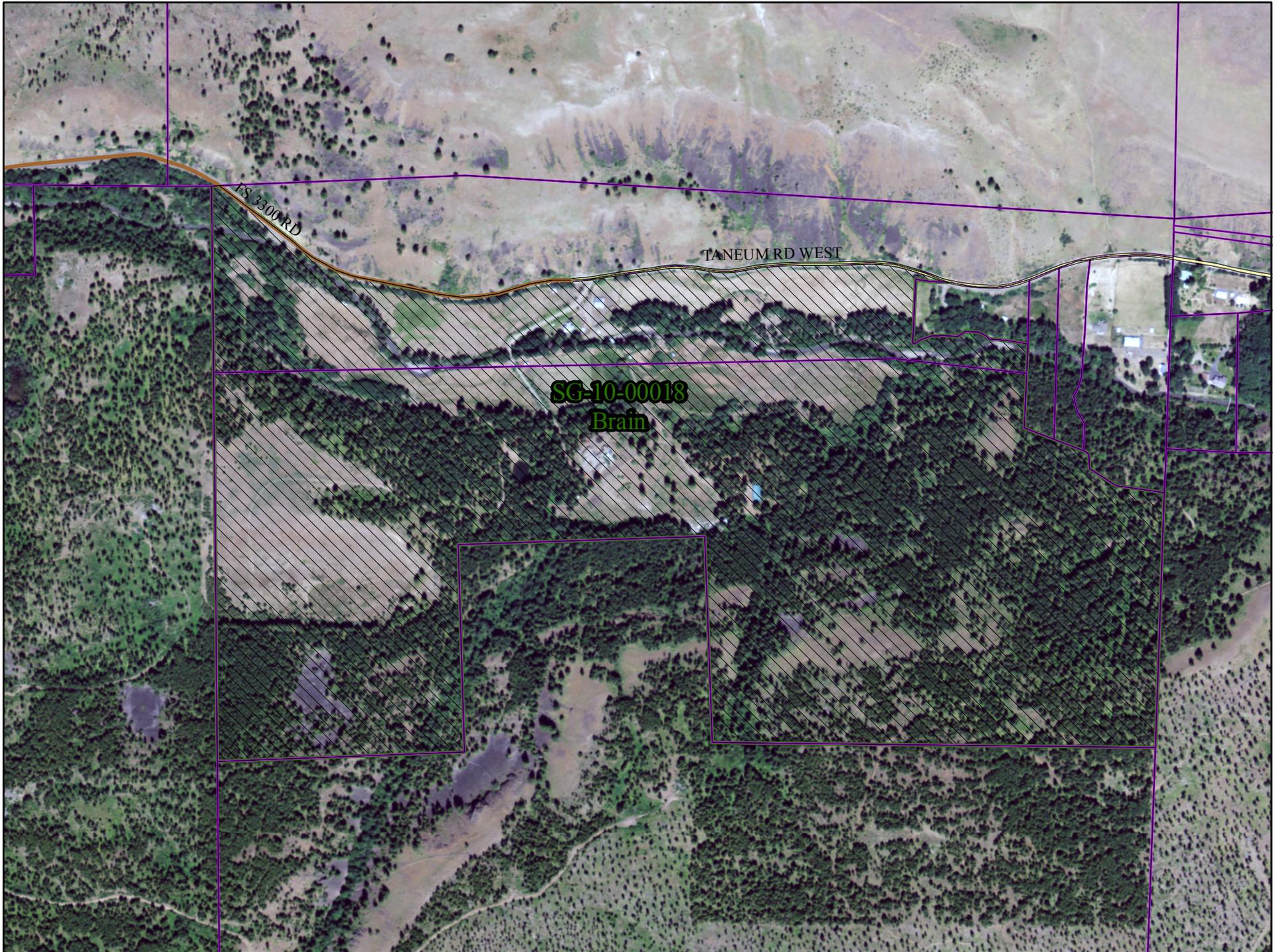
Yes No Within 1000' of Mineral Land of LTS

Yes No Landslide on Parcel

Yes No Gas Pipeline on Parcel



Proposed SG-10-00018 Brain



FS 3300 RD

TANEUM RD WEST

SG-10-00018
Brain

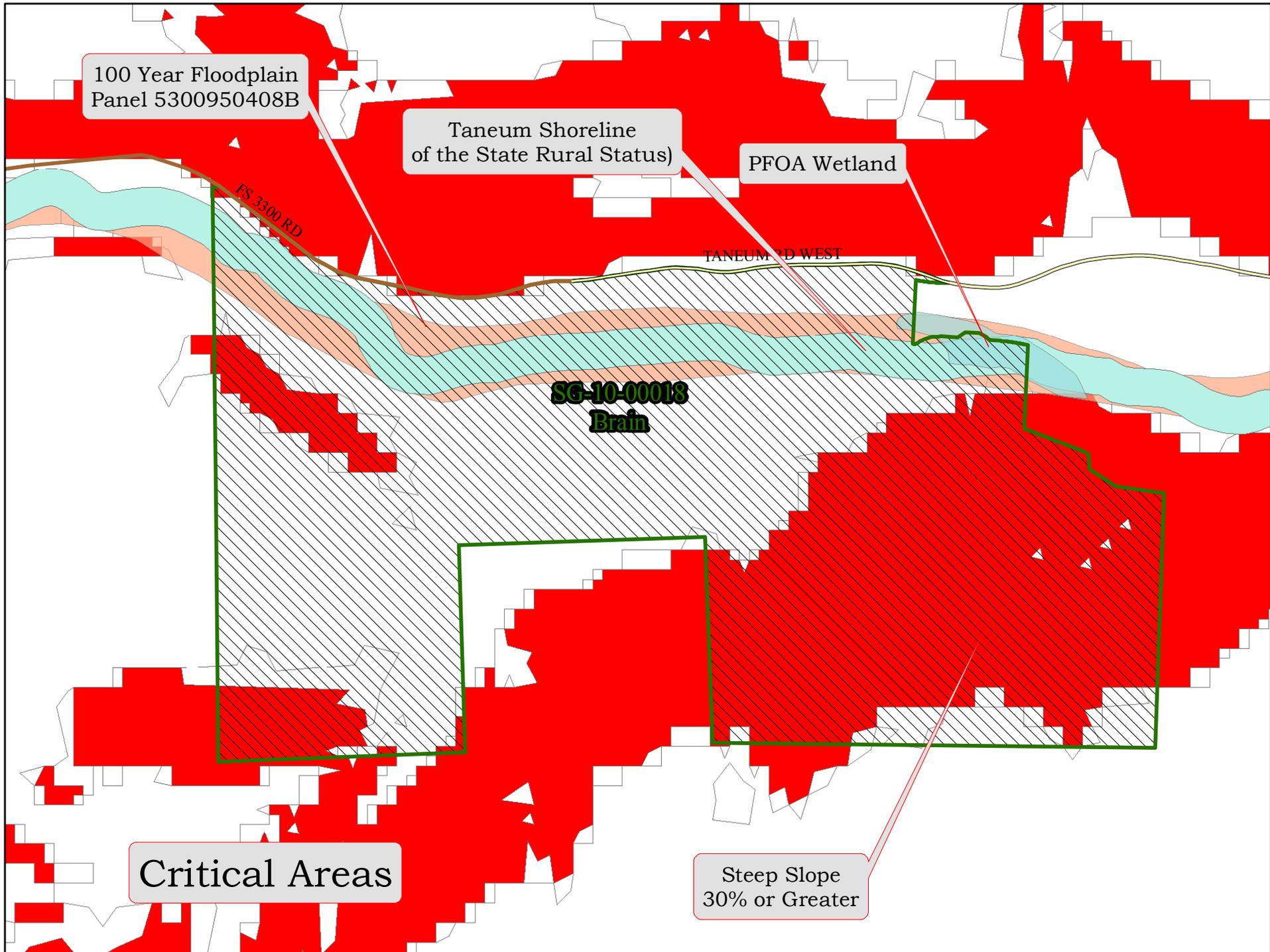


FS 3300 RD

TANEUM RD WEST

Fire District 1 (Rural Thorp)

SG-10-00013
Brain





U.S. Fish & Wildlife Service

National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code: (Example: **L1UB1Hx**)

For geographically specific information* (optional), please enter a State code: (Example: **TX** for Texas)

Description for code **PFOA** :

P System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

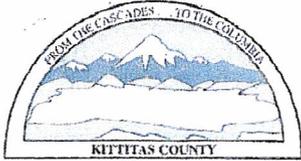
Subsystem :

FO Class **FORESTED**: Characterized by woody vegetation that is 6 m tall or taller.

Subclass :

Modifier(s):

A WATER REGIME **Temporary Flooded**: Surface water is present for brief periods during growing season, but the water table usually lies well below the soil surface for most of the growing season. Plants that grow both in uplands and wetlands may be characteristic of this water regime.



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PERMIT NUMBER: SG-10-00018

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

Assessor's Office
Kittitas County Courthouse
205 W 5th, 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 5th, Suite 102
Ellensburg, WA 98926

KITTTITAS 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 of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

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:

- \$875 Administrative Segregation (\$630 CDS/\$130 FM/\$115PW)
 - SEGREGATED INTO 2 LOTS,
- \$380 Boundary Line Adjustment (\$225 CDS/\$65 FM/\$90PW)
 - B LA BETWEEN PROPERTY OWNERS
 - BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$50 COMBINATION
 - COMBINED AT OWNERS REQUEST

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE: 10-27-10

RECEIPT # 9510

PAID
OCT 27 2010
KITTTITAS CO
DATE STAMP
HEBDS

NOTES:

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.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: GENE BRAIN/TANEUM CREEK RANCH
Mailing Address: 7714 WEST TANEUM ROAD
City/State/ZIP: THORP, WA 98946
Day Time Phone: 509-964-2297
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: DAVID P. NELSON
Mailing Address: 108 EAST SECOND STREET
City/State/ZIP: CLE ELUM, WA
Day Time Phone: 509-674-7433
Email Address: dpnelson@encompasses.net

4. Street address of property:

Address: 7714 WEST TANEUM ROAD
City/State/ZIP: THORP, WA 98946

5. Legal description of property (attach additional sheets as necessary):

SEE ATTACHMENT

6. Property size: 348.74 AC. ASSESSED 343.⁴⁹~~50~~ AC. SURVEYED (acres)

7. Land Use Information: Zoning: F & R - COMMERCIAL FOREST Comp Plan Land Use Designation: F & R COMMERCIAL FOREST

8. Existing and Proposed Lot Information:

Original Parcel Number & Acreage
(1 parcel number per application)

New Acreage (1 parcel per line)
(Survey Vol. ____, Pg ____)

336333 - 18-16-01000-0010 266.95 AC

213.27 Ac

MUST BE SOLD WITH 956644-18-16-01000-0014
88.79 AC.

130.22 Ac

ASSESSED TOTAL 348.74

SURVEYED TOTAL 343.48

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X Gene Braun (date) _____

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

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This Administrative Segregation meets the requirements of Kittitas County Code (Ch. 16.08.015).

Deed Recording Vol. _____ Page _____ Date _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

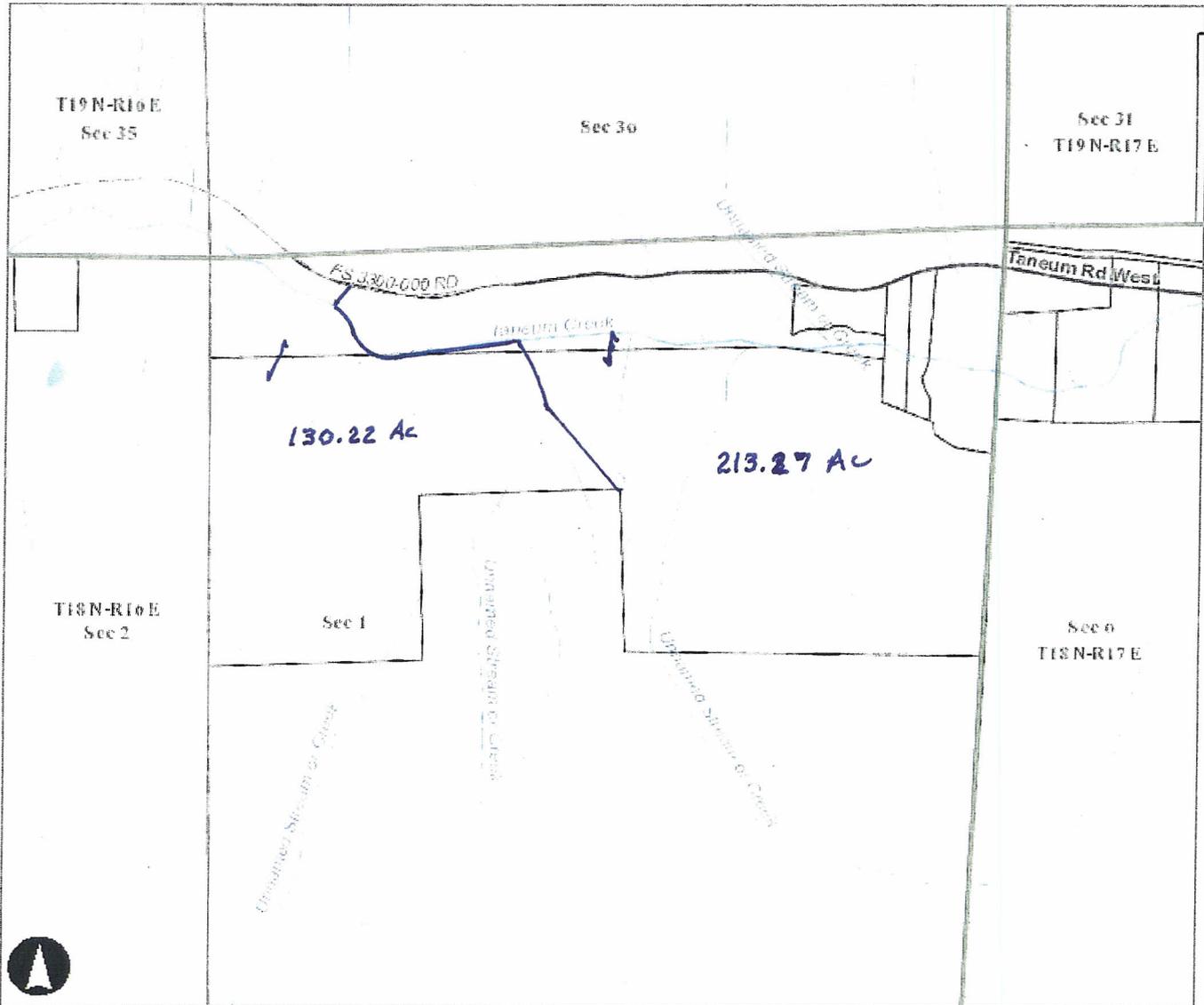
Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

BRAIN PROPERTY

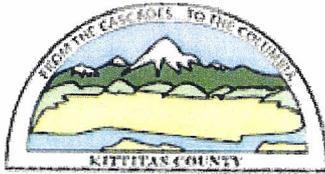


Map Center: Township:18 Range:16 Section:1

Kittitas County Disclaimer

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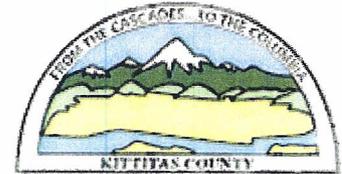




Marsha Weyand
Assessor

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: 336333
Map Number: 18-16-01000-0010
Situs: 07712 W TANEUM RD THORP
Legal: ACRES 266.95, CD # 6596; SEC. 1; TWP. 18; RGE. 16; LOTS 5,6,7,8,9,10~, & 12; (MUST BE SOLD WITH 18-16-01000-0014)~

Ownership Information

Current Owner: TANEUM CREEK RANCH LIMITED PARTNERSHIP
Address: 7710 TANEUM RD W
City, State: THORP WA
Zipcode: 98946

Assessment Data

Tax District: 10
Land Use/DOR Code: 81
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 266.95
Last Revaluation {Reval} for Tax Year:

Market Value

Land: 414,430
Imp: 34,130
Perm Crop: 0
Total: 448,560

Taxable Value

Land: 414,430
Imp: 34,130
Perm Crop: 0
Total: 448,560

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-01-1993	3734000	3	WARREN BRAIN ETUX	TANEUM CREEK RANCH	

Building Permits

Permit No.	Date	Description	Amount
97-09007	09/03/1997	RALT SFR 3,840 S.F.	21,500
2011-00090	03/29/2011	CKRV MISC BRIDGE 1020 SQFT	150,000

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	TANEUM CREEK RANCH	414,430	34,130	0	448,560	0	448,560	View Taxes
2011	TANEUM CREEK RANCH	414,430	34,130	0	448,560	0	448,560	View Taxes
2010	TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	View Taxes
2009	TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	View Taxes

2008 TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	View Taxes
2007 TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
2	BLA WITH 18-16-01000-0012, 0014, (CHANGE IN LEGAL ONLY), 09 FOR 10~
3	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
4	(1) 10/95, IMPR. TRANSFER TO 50-19-04456~

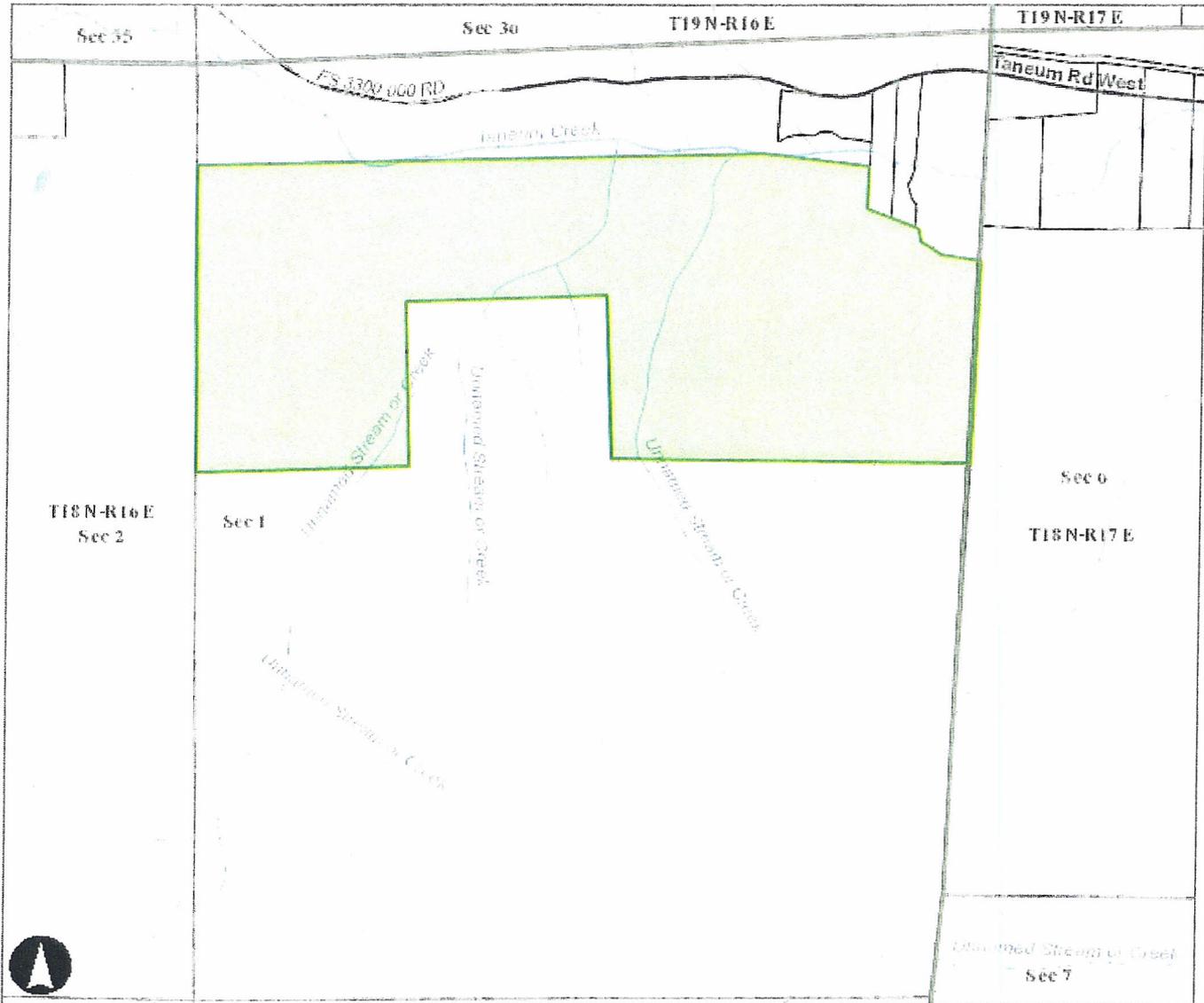


no sketch on file

Filedate: 6/29/2012 5:29:00 PM



BRAIN PROPERTY



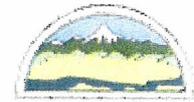
Map Center: Township:18 Range:16 Section:1

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Kittitas County Parcel Report Printout



Parcel Info

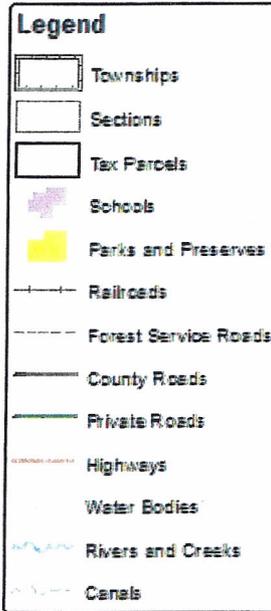
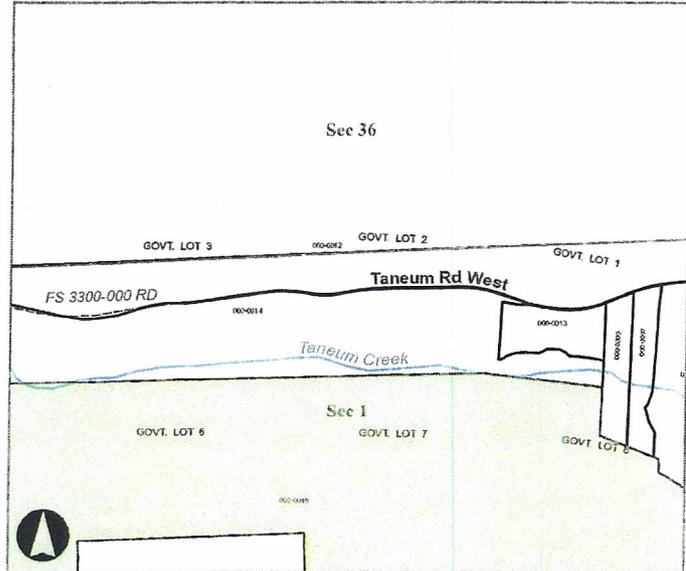
Parcel #	336333
Map #	18-16-01000-0010
Acres Recorded	266.95000000
Situs Address	07712 W TANEUM RD THORP
Owner Name	TANEUM CREEK RANCH
Mailing Address	LIMITED PARTNERSHIP
Address Cont.	7710 TANEUM RD W
City/State	THORP WA
Zipcode	98946

Critical Areas

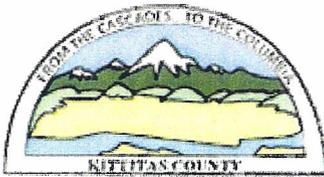
Contains > 30% Slope	Yes
DOE G.W. Moratorium	No
PHS Site Name	
Roof Hazard	HIGH_EXTREEME HAZARD RATING
Roof Class	CLASS A
Seismic Category	D1
Flood Zone	100 YEAR
Shore Line	TANEUM CREEK
Wetland Code	U,PFOA
FEMA Flood Map	5300950408B
FIRM Zone	ZONE C,100 YEAR
Coalmine Shaft	
Airport Zone	
Zone Name	Forest & Range,Commercial Forest
Land Use	RURAL,COMMERCIAL FOREST,COMMERCIAL AGRICULTURE
Max Elevation	2281
PG	89
ISO	0.039

Districts

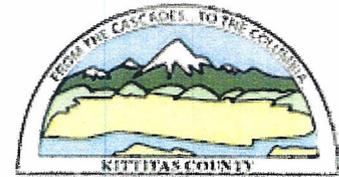
Fire District	Fire District 1 (Rural Thorp)
Hospital District	HOSPITAL DISTRICT 1
Irrigation District	
School District	Thorp School District
Voting District	Thorp
Commisioner District	2
Weed District	WEED DISTRICT # 9



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Kittitas County Assessor



Marsha Weyand
Assessor

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

Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 956644
Map Number: 18-16-01000-0014
Situs: 07710 W TANEUM RD THORP
Legal: ACRES 81.79; PTN N1/2 LYING S OF TANEUM CREEK RD (MUST BE SOLD WITH~18-16-01000-0010); SEC 01, TWP 18, RGE 16~

Ownership Information

Current Owner: TANEUM CREEK RANCH LIMITED PARTNERSHIP
Address: 7710 TANEUM RD W
City, State: THORP WA
Zipcode: 98946

Assessment Data

Tax District: 11
Land Use/DOR Code: 81
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 81.79
Last Revaluation (Reval) for Tax Year:

Market Value

Land: 177,340
Imp: 33,450
Perm Crop: 0
Total: 210,790

Taxable Value

Land: 177,340
Imp: 33,450
Perm Crop: 0
Total: 210,790

Sales History

NO SALES HISTORY RECORDS FOUND

Building Permits

NO ACTIVE PERMITS

5 Year Valuation Information

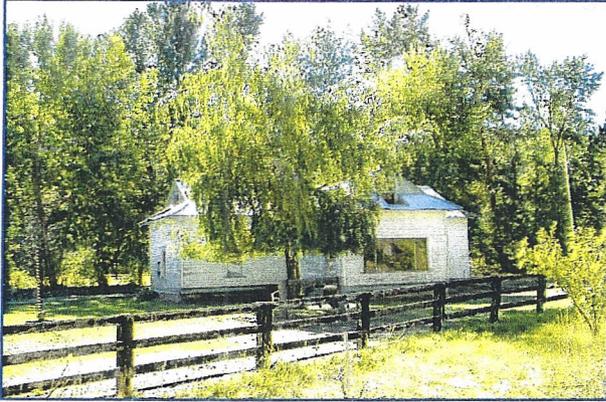
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	TANEUM CREEK RANCH	177,340	33,450	0	210,790	0	210,790	View Taxes
2011	TANEUM CREEK RANCH	177,340	33,450	0	210,790	0	210,790	View Taxes
2010	TANEUM CREEK RANCH	177,340	0	0	177,340	0	177,340	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~

2

BLA WITH 18-16-01000-0012, -0010, 09 FOR 10~



no sketch on file

Filedate: 6/29/2012 5:29:00 PM



BRAIN PROPERTY



Map Center: Township:18 Range:16 Section:1

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Kittitas County Parcel Report Printout

Parcel Info

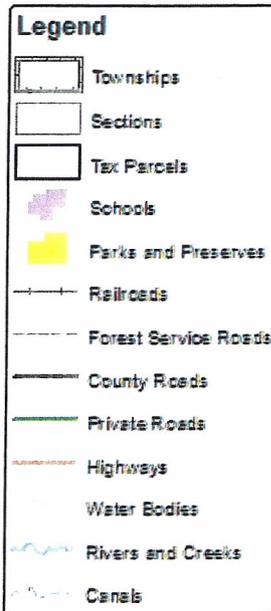
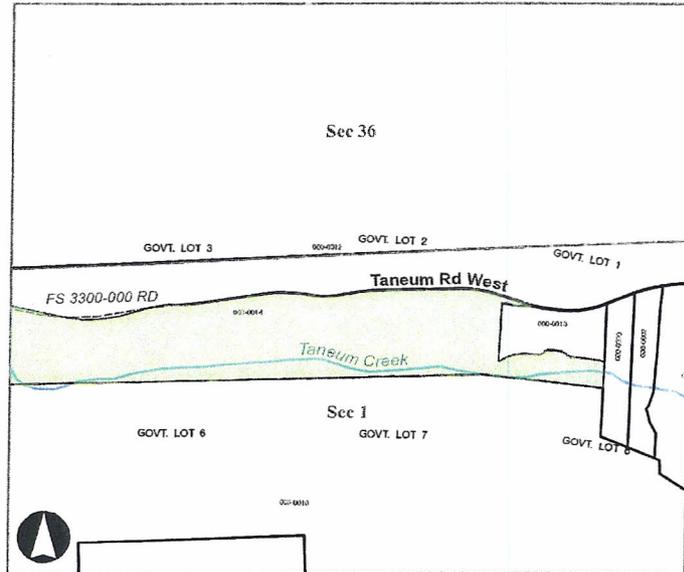
Parcel #	956644
Map #	18-16-01000-0014
Acres Recorded	81.79000000
Situs Address	07710 W TANEUM RD THORP
Owner Name	TANEUM CREEK RANCH
Mailing Address	LIMITED PARTNERSHIP
Address Cont.	7710 TANEUM RD W
City/State	THORP WA
Zipcode	98946

Critical Areas

Contains > 30% Slope	Yes
DOE G.W. Moratorium	No
PHS Site Name	
Roof Hazard	HIGH_EXTREEME HAZARD RATING
Roof Class	CLASS A
Seismic Category	D1
Flood Zone	100 YEAR
Shore Line	TANEUM CREEK
Wetland Code	U,PFOA
FEMA Flood Map	5300950408B
FIRM Zone	ZONE C,100 YEAR
Coalmine Shaft	
Airport Zone	
Zone Name	Forest & Range,Commercial Forest
Land Use	RURAL,COMMERCIAL FOREST
Max Elevation	2216
PG	86
ISO	0.039

Districts

Fire District	Fire District 1 (Rural Thorp)
Hospital District	HOSPITAL DISTRICT 1
Irrigation District	
School District	Thorp School District
Voting District	Thorp
Commisioner District	2
Weed District	WEED DISTRICT # 9



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LEGAL DESCRIPTION – SALE PARCEL
FOR
GENE BRAIN

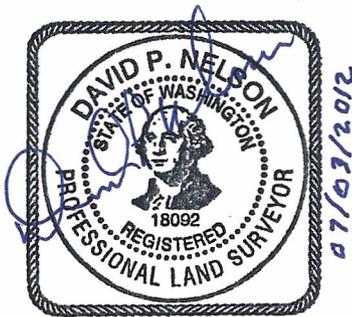
LOTS 1, 2, 3, 4, 5, 6, AND 7 AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 15, 2010 IN BOOK 37 OF SURVEYS AT PAGE 84, UNDER AUDITOR'S FILE NUMBER 201012150072, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

AND

THAT PORTION OF LOT 8 OF SAID SURVEY EXCEPT THAT PORTION OF SAID LOT 8 WHICH LIES NORTHERLY OF THE CENTERLINE OF TANEUM CREEK, SOUTHERLY OF THE SOUTHERN RIGHT OF WAY BOUNDARY OF TANEUM (COUNTY) ROAD AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON (REFERENCE BEARING SOUTH 87°13'33" WEST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER); THENCE SOUTH 74°20'18" WEST, 1656.33 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY BOUNDARY OF THE TANEUM (COUNTY) ROAD AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 48°28'43" WEST, 168.19 FEET TO THE CENTERLINE OF TANEUM CREEK AND THE TERMINUS OF SAID LINE.

SITUATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 213.27 ACRES.



Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



LEGAL DESCRIPTION - REMAINDER
FOR
GENE BRAIN

LOT 8 AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 15, 2010 IN BOOK 37 OF SURVEYS AT PAGE 84, UNDER AUDITOR'S FILE NUMBER 201012150072, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON EXCEPT THAT PORTION OF SAID LOT 8 WHICH LIES NORTHERLY OF THE CENTERLINE OF TANEUM CREEK, SOUTHERLY OF THE SOUTHERN RIGHT OF WAY BOUNDARY OF TANEUM (COUNTY) ROAD AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON (REFERENCE BEARING SOUTH 87°13'33" WEST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER); THENCE SOUTH 74°20'18" WEST, 1656.33 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY BOUNDARY OF THE TANEUM (COUNTY) ROAD AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 48°28'43" WEST, 168.19 FEET TO THE CENTERLINE OF TANEUM CREEK AND THE TERMINUS OF SAID LINE.

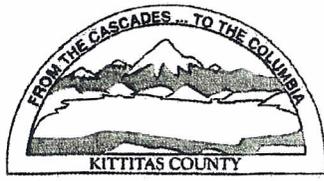
SITUATED IN SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 130.22 ACRES.



Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



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

RECEIPT NO.: 00009510

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 023029

Date: 10/27/2010

Applicant: TANEUM CREEK RANCH

Type: check # 1177

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-10-00018	ADMINISTRATIVE SEGREGATION	630.00
SG-10-00018	FM ADMINISTRATIVE SEGREGATION	130.00
SG-10-00018	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00