KITTITAS COUNTY
LAND USE HEARING EXAMINER

IN THE MATTER OF	)	
	)	
	)	
Nunnally Holdings, LLC –	)	FILE NO: SE-21-00006
Administrative Interpretation	)	
Requiring Plat Alteration Application	)	
	)	

APPELLANT'S OPENING BRIEF

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Nunnally Holdings, LLC ("Nunnally Holding" or "Appellant") submits this opening brief and supporting declarations[1] with respect to its appeal of the administrative determination issued by Dan Carlson, Community Development Services Director, requiring an application for plat alteration as a condition to review of a grading permit application to construct private roadway serving pre-existing legal parcels created through subdivision exempt processes ("*Code Interpretation*"). *Attachment A.*[2]

I. INTRODUCTION

This appeal involves a novel and unprecedented interpretation of both state and local subdivision law and ordinances. Kittitas County interpreted state subdivision law to require plat alteration application to develop a private road serving thirteen (13) rural parcels created through subdivision exempt parcel segregations and boundary line adjustments.[3] A "Long Plat Amendment Application" was required even though there was no existing plat to be altered or amended. The sole land use application at issue is a grading permit to construct a private roadway to serve the 13 existing legal parcels.

By way of background, state and local subdivision law have allowed creation of large rural parcels through subdivision exempt parcel segregations and boundary line adjustments. *AR 104-108.* CDS Director acknowledged the lawful creation of the subject parcels through subdivision exempt processes and stated:

> The above-referenced SEPA application proposed to develop a new road to access 13 existing lots, *including 12 lots that were created via exempt segregation and are shown on the attached record of survey.* This new road would provide access to the 12 lots via Strande Road. *The attached record of survey that created the lots through exempt segregation, however, shows a proposed road providing access via Hanson Road. Therefore, the proposed change would alter the proposed access to these 12 lots.*

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[1] In addition to *Appellant's Opening Brief,* Nunnally Holdings file the *Declaration of Vic Jansen ("Jansen Decl."), Travest Story ("Story Decl.), David Taylor ("Taylor Decl.")* and *Chris Cruse ("Cruse Decl.").*

[2] Kittitas County Community Development Services ("County" or "CDS") filed the administrative record on June 22, 2021. References to the Administrative Record shall be denominated "AR" with the page(s) of the relevant document.

[3] Kittitas County Planning Official – Jeremy Johnston – initially issued a hold on further processing of the grading permit application. *AR 85-87.* The correspondence submitted with the Administrative Record is incomplete and did not include the "Long Plat Amendment Application" included in the hold letter correspondence. The "Long Plat Amendment Application" that was included with the hold letter is attached as *Attachment B.*

(Italics added). The Nunnally parcels were actually created by boundary line adjustment that followed an exempt segregation. Kittitas County acknowledges that the parcels were legally created through subdivision exempt processes; there is no new or further division of parcels; and no prior "plat" or "short plat" was being altered or amended. Over more than two decades, Kittitas County had never required a *plat amendment* for modifications or adjustments to exempt parcels. In fact, the established practice was to adjust or modify boundaries and easements *without* a plat amendment application.[4]

CDS Director found authority only through a strained analysis under RCW 58.17.020 and RCW 58.17.215. There is no local ordinance provision or policy supporting the interpretation. CDS Director summarized the basis of the interpretation as follows:

> KCC 16.04.010 (adopted in 2005) provides that "*Every division* ... within the unincorporated area of Kittitas County shall proceed in compliance with this title and Kittitas County Code." That title is denominated at "16, Subdivisions". *Therefore, all of Ch. 58.17 applies to this subject property.* RCW 58.17.215 states that anyone interested in altering a subdivision *or any portion thereof* shall submit an application for alteration to the county and that the application shall be processed in accordance with the procedures contained therein. The proposed access change would be an alteration to a subdivision as defined by RCW 58.17, because altering the access is altering *any portion of a subdivision* and therefore a plat alteration application is required.

Code Interpretation – 2. The fundamental flaw in the analysis is the fact that RCW 58.17.040(2) and (6) states that "...[t]he provisions of this chapter [RCW Chapter 58.17] shall not apply to ... "exempt parcel segregations of boundary line adjustments." The sole factual predicate for imposition of subdivision review requirements is the misconception that the "proposed access change" is an alteration of a "subdivision" invoking RCW 58.17.215. This determination fails on may levels: (1) the segregation and boundary line adjustment process does not review access easements; (2) a record of survey does not create a legal easement; (3) changes to exempt parcels, including access easements, were processed over nearly three decades without a plat amendment

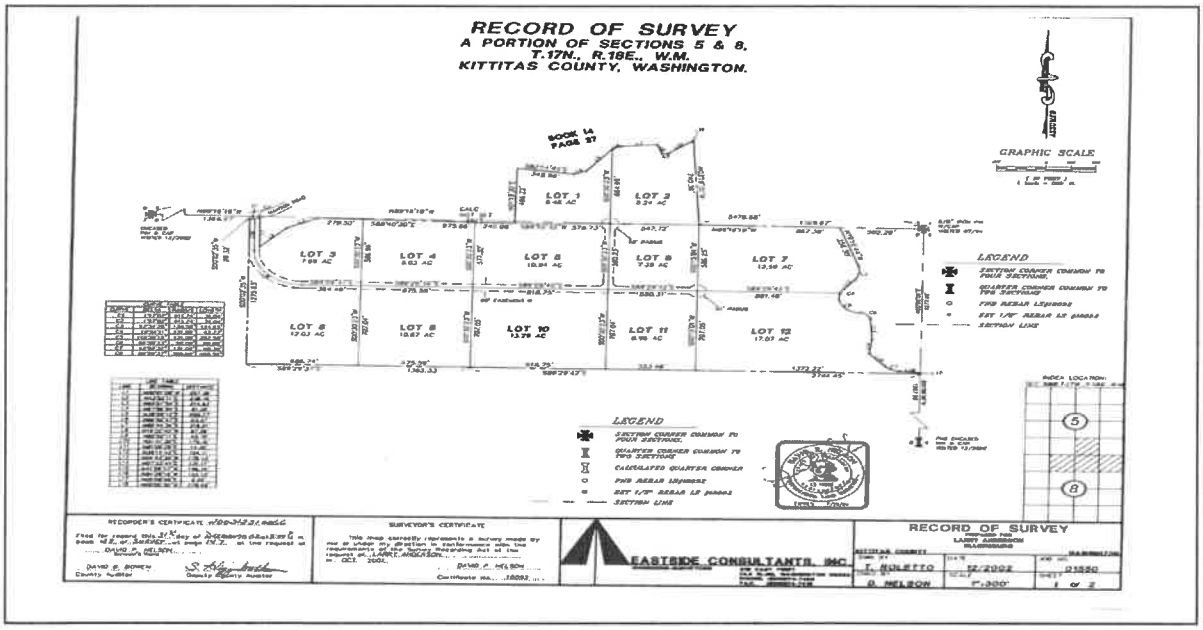
[4] Former planning and Community Development Services (CDS) Director David Taylor provided direct testimony regarding the exempt segregation/boundary line adjustment processes in place at the time the Nunnally Holdings properties were created and established. (*Taylor Decl. ¶¶6-8).* In reviewing land use records of Kittitas County, the only plat amendment applications submitted and/or processed related to alterations of prior plats or short plats. See, e.g. LP-7-00057 (High Valley Ranchette Plat Amendment); LP-9-00001 (Suncadia Phase I, Division 13); LP-9-00007 (Pine Valley Ranch Plat Alteration); LP-10-00001 (Little Creek Ranches Plat Alteration); LP-14-00001 (Wagon Wheel Plat Amendment); and LP-15-00002 (Hidden Valley Vistas Amendment).

application; and (4) there is no case authority or adopted policy or practice supporting the interpretation. In fact, the courts have held that the addition of a private roadway easement does not constitute an "alteration" to a plat that requires compliance with RCW 58.17.215. *Hanna v. Margitan,* 193 Wn. App. 596, 373 P.3d 300 (2016).

II. FACTUAL BACKGROUND

2.1 Historic Law and Practice in Kittitas County With Respect to Parcel Segregations and Boundary Line Adjustments.

Nunnally Holdings is the current owner of thirteen (13) rural parcels of property.[5] Twelve of the parcels were all legally created through a parcel segregation and boundary line adjustment process consistent with state and local law. Planning Department approval documents are provided for this appeal. *Cruse Decl. ¶6(c) and Exh. C.* The final step in the subdivision exempt process was approval of a boundary line adjustment *Attachment B.* Eastside Consultants filed a record of survey that delineated the new parcels on December 31, 2002.



[5] Nunnally Holdings purchased twelve (12) parcels from Chaparral Country Estates, LLC on November 9, 2020. The purchase price was $924,215. The property was originally developed by Anderville Farms, Inc. which went into title following conveyance from its owners – Lawrence A. and Arlien Anderson on February 2, 2001. Anderville Farms sold the parcels to Chaparral Country Estates on October 25, 2007. The thirteenth parcel (Parcel No. 748433) was separately purchased by Victor C. Jansen from Trina H. Myklebust on October 20, 2020. Copies of Assessor Parcel information in attached as *Attachment C.* Parcel No. 748433 was separately created and not part of the Anderville Farms exempt segregation process.

Attachment D. The record of survey was signed only by the surveyor and did not convey, grant, establish or dedicate any easements. *Cruse Decl. ¶8(a).* Vic Jansen acquired an adjoining parcel (Assessor Parcel No. 74833) on October 20, 2020. *Jansen Decl. ¶4.* That parcel provided access to Strande Road. Nunnally Holdings has not requested any changes to the legally established parcels. The sole request is to construct a private roadway meeting county standards to serve the parcels.

(a) Large lot segregations and boundary line adjustments were exempt from both state and local subdivision requirements. This appeal and code interpretation requires an understanding of statutory and ordinance procedures governing creation of the Nunnally Holding properties. Each parcel was created through an exempt parcel segregation and boundary line adjustment process. The lot creation process was specifically authorized by state and local law and exempt from all subdivision regulation law. There were no "plats" or "short plats" required or utilized for parcel creation.

To begin, RCW 58.17.040 establishes exemptions from the subdivision law including large lot segregations and boundary line adjustments. RCW 58.17.040(2) and (6) provide as follows:

> *The provisions of this chapter shall not apply to*:
>
> (2) Division of land into lots or tracts each of which is one-one hundred twenty-eighth of a section of land or larger, *or five acres* or larger if the land is not capable of description as a fraction of a section of land, *unless the governing authority of the city, town or county in which the land is situated shall have adopted a subdivision ordinance requiring plat approval of such divisions*: PROVIDED, That for purposes of computing the size of any lot under the side on which boarders on a street or road, the lot size shall be expanded to include that area which would be bounded by the centerline of the road or street and the side lot lines of the lot running perpendicular to such center line;
>
> ***
>
> (6) *A division made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both*, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site or division which contains

> insufficient area and dimension to meet minimum requirements for width and area for a building site; …

RCW 58.17.040(2) and (6) (Italics added).[6] The statute in mandatory – "…[t]he provisions of this chapter *shall not apply to*…."[7] KCC 16.08.010 recognizes that "…the word 'shall' is always mandatory."

At times relevant hereto and in a manner consistent with state subdivision law, Kittitas County recognized that large lot segregations and boundary line adjustments were exempt from the subdivision ordinance. KCC 16.04.020 specifically provided the following exemptions:

> (1) Division of land into fewer than five lots or tracts where no parcel is less than twenty acres, provided that the parent parcel was not created by prior division within a ten-year period;
>
> ***
>
> (5) A division made for the purpose of adjusting boundary lines which does not create any additional lots or tracts nor create any lot or tract which contains insufficient area and/or dimensions to meet minimum requirements for a building site; …

Attachment E. Kittitas County established a minimum lot size of 20-acres for exempt parcel segregations. The large parcels created through the exempt segregation process could be further adjusted through a boundary line adjustment. *Taylor Decl. ¶6.* Parcel segregations and boundary line adjustments are separate and distinct processes. The permitted parcel size for a boundary line adjustment was determined by the minimum lot size within the applicable zoning district.

Kittitas County subsequently amended its subdivision ordinance through iterative changes to the rules governing exempt and administrative parcel segregations. Kittitas County

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[6] In 1969, the Washington State Legislature enacted a new platting law, RCW Chapter 58.17, to regulate the division of land. *Friends of Ebeys v. Island County,* 27 Wn. App. 54, 57, 614 P.2d 1330 (1980). The legislation included RCW 58.17.040 which stated that the new law shall not apply to subdivisions of five acres or more "…unless the governing authority of the city, town, or county in which the land is situated shall have adopted a subdivision ordinance requiring plat approval (for) such subdivisions…." The court in *Friends of Ebeys* upheld the five-acre exemption from subdivision regulation and recognized the validity of parcels established under the exempt process. In 1981, the Legislature approved certain amendments to RCW Ch. 58.17 which included an expansion of the definition of "subdivision", elimination of the term "resubdivision" and creation of a exemption from platting processes for adjustment of boundary lines which do not result in the creation of a new lot, or tract, or parcel. *Island County v. Dillingham Development Co.,* 99 Wn.2d 215, 218, 662 P.2d 32 (1983) (upholding five-acre exemption and boundary line adjustments that did not result in the creation of any additional lots).

[7] KCC 17.08.010 provides that "…the word 'shall' is mandatory and not directive."

ultimately repealed the exemption for large lot segregations in 2014 – Ordinance No. 2014-015. *Cruse Decl.* ¶5. The exemption for boundary line adjustments has remained in place to the current date.

(b) Kittitas County procedures applicable to large parcel segregations and boundary line adjustments. At times relevant to this matter, Kittitas County had established administrative processes for review and approval of large lot segregations and associated boundary line adjustments. The review and approval process was under the direction of David Taylor, Community Development Services and Planning Director. *Taylor Decl.* ¶¶5-7. The review of subdivision exempt applications was through staff review of a *Request for Parcel Segregation and Boundary Line Adjustment* application.[8]

(i) *Review of exempt parcel segregation application.* Applications for exempt parcel segregations were reviewed under KCC 16.04.020(1). The ordinance allowed a large parcel to be divided into four or fewer smaller parcels (but not less than 20 acres) without being subjected to plat or short plat procedures. For example, an 80-acre parcel could be divided into four (4) 20-acre parcels without being subjected to subdivision regulations or requirements. The review process did not include findings or determinations that were required for subdivisions or short plats under RCW 58.17.110 (e.g. appropriate provisions for open spaces, drainage ways, streets or roads, alleys, other public ways, potable water supplies, sanitary wastes, etc.).[9] The application form specifically disclaimed review of any of these matters.

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[8] The *Request for Parcel Segregation and Boundary Line Adjustments* application included separate categories of review including parcel segregation under KCC 16.04.020; segregation by intervening ownership or for mortgage purposes; and boundary line adjustments between property owners or for properties under the same ownership. Examples of applications for subdivision exempt applications are included in declarations submitted with this brief. *Taylor Decl.* ¶7 *and Attachment D;* and *Cruse Decl.* ¶7(c) *and Exhibit D.*

[9] RCW 58.17.110 requires that the local jurisdiction make inquiry and findings with respect to "...[a] proposed subdivision and dedication..."

> (1) The city, town or county legislative body shall inquire into the public use and interest proposed to be served *by the establishment of the subdivision and dedication.* It shall determine: (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the *subdivision and dedication.*

Large lot segregations and boundary line adjustments are exempt from these provisions. RCW 58.17.040(2) and (6).

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

Planning Director David Taylor confirmed that "...[n]either a parcel segregation nor boundary line adjustment review included review of typical subdivision components such as access, internal road configuration, water and waste disposal, or other similar considerations." *Taylor Decl. ¶7(c).* This practice was confirmed by land surveyor Chris Cruse. *Cruse Decl. ¶7(a).*

(ii) *Boundary Line Adjustment.* KCC 16.04.020(5) allowed for boundary line adjustments between legally established parcels. Boundary line adjustments were reviewed utilizing the same forms as those used for parcel segregations. Once the large parcel segregations were approved, a property owner could further adjust boundaries through the boundary line adjustment process and create smaller parcels that were compliant with minimum lot size requirements of the applicable zoning district. For example, five 20-acre parcels created through the exempt segregation process could be reconfigured into four (4) 10-acre parcels and one (1) 60-acre parcel. The boundary line adjustment was separately evaluated by the Planning Department for compliance with KCC 16.04.020(5).

(iii) *Filing of Record of Survey.* Since large parcel segregations and boundary line adjustments are exempt from subdivision and plat requirements, the parcels are created through administrative approvals followed by survey and filing of a "record of survey". A record of survey is significantly different than a plat or short-plat.[10] Planning Director Taylor confirmed that. A record of survey simply reflects a description and delineation of parcels approved through the County's subdivision exempt review process. *Cruse Decl. ¶8.* Kittitas County did not review or approve a record of survey as part of the parcel segregation or boundary line adjustment process. *Taylor Decl. ¶7(e).*

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[10] Chris Cruse explained both the requirements for a "record of survey" as well as the differences between a record of survey and plat and short plat recordings. *Cruse Decl. ¶8(a) and (b).* A record of survey delineates and describes the boundaries of the new or adjusted parcels. RCW 58.09.040. It does not include property owner signature, creation of easements, dedication of public roadways or established other real property encumbrance. On the other hand, the recording of a "plat" or "short plat" must be in compliance with the specific provisions of RCW Ch. 58.17. A plat requires complete survey of the property; engineering or county review and approval of streets, rights of way, bridges, sewage and water systems, and other structures. Acknowledgment by the county auditor and certification that all taxes and assessments have been paid, satisfied or discharged. RCW 58.17.160. None of these requirements apply to a record of survey.

It is clear that Kittitas County does not currently understand the nature and substance of a record of survey. The purpose of a record of survey is to delineate and establish corners and locations for new parcels of land. RCW 58.09.040. The record of survey requires disclosure of (a) corners established for parcels authorized that vary from the description of record, (b) the establishment of one or more property corners not previously existing, (c) any evidence that reasonable analysis would disclose with respect to any ambiguity in the description, and (d) the re-establishment of any lost governmental land office corners. RCW 58.09.040(1)(a) through (d). Planning Department advises the auditor with respect to the creation of new parcels and the surveyor records the record of survey. The creation of new parcels and/or adjusted boundaries requires the recordation of a "record of survey". RCW 58.09.040. The record of survey is filed with the county auditor. RCW 58.09.110. A record of survey simply identifies property lines and corners. A record of survey does not comply with the statute of frauds and does not create or establish easements.[11]

(c) Nunnally Holdings properties were created under legal parcel segregation and boundary line adjustment provisions that were exempt from both state and local subdivision law and ordinances. The Nunnally Holdings properties were originally owned by Larry and Arlein Anderson. The current parcel configuration was a result of a combination of exempt parcel segregations and boundary line adjustments that occurred approximately nineteen (19) years ago. The parcel reconfigurations were prepared by a recognized local surveyor – David Nelson.[12]

The iterative process began with five (5) parent parcels. *Cruse Decl. Exhibit C.* Each step in the process was documented and approved by Kittitas County Planning Department and Treasurer. The final parcel configuration was approved through a boundary line adjustment.

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[11] The courts have consistently recognized that "...because easements are 'encumbrance[s] upon real estate' any contract creating or evidencing an easement must be in writing and comply with the statute of frauds as set forth in RCW 64.04.010." *Proctor v. Huntington,* 146 Wn. App. 836, 853, 192 P.3d 958 (2008), *citing Berg v. Ting,* 125 Wn.2d 544, 551, 886 P.2d 564 (1995). The reference to an access easement in the Record of Survey for the Nunnally Holdings Property does not independently establish an easement because it does not comply with the statute of frauds.

[12] David Nelson was a partner in the surveying firm of Cruse & Nelson at the outset of the project. Prior to completion of the project, he became a member of Eastside Consultants, Inc., a surveying firm in Cle Elum, Washington. The exempt segregation and boundary line adjustment was completed while he was employed by Eastside Consultants. Mr. Nelson is retired at this time. Records regarding the exempt segregation and boundary line adjustment were obtained from Encompass Engineering (the successor to Eastside Consultants) and Cruse & Associates.

Attachment B. Twelve parcels were created ranging from 6.46 acres to 17.07 acres. The approved parcels were then surveyed and delineated on a record of survey. The record of survey was not signed by the property owner and did not include dedication of conveyance of roadways or easements. The record of survey identifies a potential location for an easement – Easement "Q". Chris Cruse confirmed that the record of survey did not create an easement but rather identified only a potential location for an easement. *Cruse Decl. ¶6(d).* The record of survey did not create an easement because it was only signed by the surveyor and the property owner did not sign or convey an easement with the recording of the Record of Survey.

2.2 Grading Permit and Environmental Review Process Culminating in Requirement for Submission of Plat Amendment and/or Alteration Application.

This case involves a single land use application - a grading permit for construction of a private roadway serving thirteen (13) rural parcels under common ownership. Nunnally Holdings submitted a complete Grading Permit Application with Kittitas County Department of Public Works on December 4, 2020 (GP – 20-00020). The project was described as follows:

> Approximately 1 mile of proposed roadway to serve existing parcels. Roadway construction will be off of Strande Rd. The proposed roadway will be a 20' wide private roadway with BST surface treatment and CSTC gravel base.

The application included a site plan together with roadway design plans and details. *Story Decl. ¶4.* Nunnally Holdings did not request adjustments or modifications to the pre-existing parcels; seek to establish new or modified parcels; or amend any aspect of the exempt segregation or boundary line adjustment that occurred 18 years ago. The owner extended potential access over an adjacent parcel to Strande Road. No easements were extinguished by the proposal.

(a) Nunnally Holdings submitted a complete application for grading permit to construct a private roadway serving thirteen (13) rural parcels. The Grading Permit Application filed with Kittitas County included a completed form together with engineering design for the private roadway. In addition to the permit application, Kittitas County requested a traffic scoping report. *Story Decl. ¶5.* Kittitas County advised that Nunnally Holdings "…start with a traffic generation (residential land use code ITE – we use 10 ADT/Lot) and then a distribution onto our road network. *Id.*

Nunnally Holdings complied with the request and submitted a Technical Memo prepared by SCJ Alliance dated November 18, 2020. *Story Decl. Exhibit A.*

Kittitas County reviewed the grading permit application and traffic scoping memo. On January 26, 2021, Department of Public Works provided a list of questions and comments relating to the grading permit. Nunnally Holdings provided responses on the same day. Kittitas County also commented on the traffic scoping letter:

> 29. A traffic scoping letter has previously been provided. This document includes two alternatives for access to Strande Road, please revise.
>
> 30. The traffic scoping letter describes directional traffic from the development onto Strande Road, please provide additional information on directional traffic split.

Nunnally Holdings complied with the request and SCJ Alliance submitted an updated Technical Memo on February 2, 2021. The proposed private road access and design complied with applicable development standards – KCC Ch. 12.05 (Driveways and Accesses) and KCC 12.04.070 (Private Road Design Requirements).

(b) Kittitas County subsequently required preparation and submission of a SEPA Environmental Checklist. Kittitas County later requested submission of a SEPA Environmental Checklist.[13] Nunnally Holdings submitted a complete SEPA Environmental Checklist on March 4, 2021. *Story Decl.* ¶7. The environmental review was required with respect to a grading permit which contemplated the movement of more than 500 cubic yards of soil and material. The project was described as follows:

> This project proposes to develop the existing 13 parcels located between Strande Rd. and Hanson Rd. Each parcel will be developed with a single-family residence and associated private access driveways. A private roadway, approximately 1 mile long, will provide access to each of the existing parcels. Access will be provided from Strande Rd. The total area for the development is approximately 160 acres.

[13] Kittitas County has established a categorical exemption for excavations up to 500 cubic yards. KCC 15.04.090(1)(e). Since the private roadway construction would include excavations greater than 500 cubic yards, the submission of a SEPA Environmental Checklist was required as part of the grading permit review process.

The only permits identified with respect to environmental review were a grading and access permit. Kittitas County did not require, at the time of submission, the filing of an application for plat alteration.

While Kittitas County did not issue a notice of completeness, the application was deemed complete for processing.[14] A Notice of Application was issued on April 6, 2021. *Story Decl. ¶8.* The Notice of Application described the proposal as follows:

> **Proposal:** Nunnally Holdings, LLC is proposing the construction of the private access roads to thirteen existing tax parcels. The SEPA application is associated with Kittitas County Public Works Grading Permit GP-20-00020. The project is proposed on a site that is zoned Agriculture 20 within a Rural Working Land Use designation.

The Notice of Application indicates that "...[a] Mitigated Determination of Non-significance is expected to be issued." Comments were requested from departments, agencies and the public. Kittitas County advised that comments must be received by April 21, 2021.

(c) Kittitas County placed land use review on hold and refused to continue timely processing of the grading permit application. Prior to the end of the SEPA comment period, Kittitas County placed the administrative review of the grading permit application on hold and required submission of a plat alteration application. CDS advised that it had "recently received a legal interpretation that will impact the processing requirements for your project." Kittitas County never provided a copy of the legal interpretation.

The hold letter set fort the basis for the unilateral action as follows:

> The SEPA review noted in the subject line is associated with a Grade and Fill Application (GP-20-00020) to accommodate an access easement alteration. Under 58.17.215,
>
> *"when any person is interested in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW 58.17.040(6), that person shall submit an application to request the*

[14] Kittitas County is required to make a determination of completeness within 28 days after receiving a permit application. KCC 15A.03.040(1). An application is deemed complete if the county does not issue a written determination that the application is complete or incomplete. *Id.* The Notice of Application must be issued within 14 days after the determination of completeness. KCC 15A.03.060(1). The Notice of Application is required to include "...[t]he identification of other permits not included in the application to the extent known by Kittitas County." KCC 15A.03.060(2)(c). Kittitas County did not identify any other permits required for review of the grading permit application, including a plat amendment permit application. Kittitas County did not utilize the optional SEPA process authorized by WAC 197-11-355.

> *alteration to the legislative authority of the city, town, or county where the subdivision is located."*
>
> Compliance with this regulation will require CDS to place you SEPA application on hold until a Plat Amendment Application is submitted to approve the change in access. Please note, RCW 58.17.215 has specific submittal requirement for subdivision alterations which will need to be included in your Plat Amendment application.

(Italics original). Nunnally Holdings did not propose an "access easement alteration." There was no legal easement on the property. The site plan simply incorporated an adjacent parcel and sought to construct a private roadway serving 13 parcels. A "Long Plat Amendment Application" was provided with the hold letter. *Attachment F.* The filing fee was $4,664.00. Nunnally Holdings objected to both the hold and the requirement to submit a plat amendment application.

Kittitas County remained recalcitrant and argued "...that 'every division' of land [is required] to comport with Title 16 of its code and the platting requirements are set forth in Ch. 16.12 KCC." Nunnally Holdings noted that there was no proposed division of land but only an application for a grading permit to construct a private roadway. Kittitas County then pivoted and argued that the subdivision ordinance no longer recognizes exempt parcel segregations and the plat alteration application is required because RCW 58.17.020(1) defines a "subdivision" as any division of land into five or more lots. The County position ultimately evolved to the following argument:

> They need a plat amendment at this point because they cannot create this new road system because it constitutes amendment of what is defined as a subdivision under state law. Until a plat amendment is granted, this road cannot be put in. I hope this is helpful.

It was not helpful. And it was wrong both factually and legally. The legal parcel segregation and boundary line adjustment were (1) not a plat or short subdivision subject to amendment or alteration; (2) prior administrative approvals did not identify, require or establish a road system; and (3) the record of survey does not and cannot establish legal easements or road systems.

(d) Kittitas County unilateral "Code Interpretation" required filing of a "Long Plat Amendment Application" for construction of a private roadway serving legally established parcels of land. The parties reached an impasse regarding the "hold" on permit

grading permit processing. On June 4, 2021, Dan Carlson, Community Development Services Director, unilaterally issued an administrative determination that a grading permit for private roadway serving legally established parcels constitutes a plat amendment or alteration requiring submission of a plat amendment application. The interpretation was purportedly issued under authority of KCC 15A.01.040(2)(b).

CDS Director set fort the basis for the interpretation and specifically determined as follows:

> The above-referenced SEPA application proposed to develop a new road to access 13 existing lots, including 12 lots that were created via exempt segregation and are shown on the attached record of survey. This new road would provide access to 12 lots via Strande Rd. *The attached record of survey that created the lots through exempt segregation, however, shows a proposed road providing access via Hanson Rd. Therefore, the proposed change would alter the proposed access to these 12 lots.*

(Italics added). Ignored is the fact that Nunnally Holdings owns *thirteen (13)* parcels and the added parcel has direct access to Strande Road. The legal basis for the interpretation was stated as follows:

> *KCC 16.04.010 (adopted in 2005) provides that "every division...within the unincorporated area of Kittitas County shall proceed in compliance with this title and Kittitas County Code." That title is denominated as "16, Subdivisions". Therefore, all of Ch. 58.17 applies to this subject property.* RCW 58.17.215 states that anyone interested in altering a subdivision *or any portion thereof* shall submit an application for alteration to the county and that the application shall be processed in accordance with the procedures contained therein. The proposed access change would be an alteration to a subdivision as defined by RCW 57.17, because altering the access is altering *any portion of the subdivision* and therefore a plat alteration application is required.

The Code Interpretation does not reference or identify any adopted or established policies or practices supporting the interpretation. Nunnally Holdings filed a timely appeal of the administrative interpretation on June 16, 2021.

III. STANDARD OF REVIEW

The interpretation of a statute or ordinance presents an issue of law which is reviewed *de novo.*[15] *Ellensburg Cement Products, Inc. v. Kittitas County,* 179 Wn.2d 737, 743, 317 P.3d 1037 (2014). The rules of statutory interpretation are well established. Statutory interpretation is to "discern and implement" the legislature's intent. *State v. J.P.,* 149 Wn.2d 444, 450, 69 P.3d 318 (2003). Where the plain language of the statute is unambiguous, the legislative intent is therefore apparent, and a court or appellate officer will not construe the statute or ordinance otherwise. *Ellensburg Cement Products,* 179 Wn.2d at 743. Ordinances with plain meanings are not subject to construction. Only ambiguous ordinances may be construed. *Sleasman v. City of Lacey,* 159 Wn.2d 639, 646, 151 P.3d 990 (2007). If a statute or ordinance is "susceptible to two or more reasonable interpretations," it is ambiguous. *Five Corners Family Farmers v. State,* 173 Wn.2d 296, 305, 268 P.3d 892 (2011). The fact that two or more interpretations are conceivable does not render a statute ambiguous. *Id.*

A local entity "bears the burden to show its interpretation was a matter of pre-existing policy." *Ellensburg Cement Products,* 179 Wn.2d at 753. No deference is due a local entity's interpretation that "was not part of a pattern of past enforcement, but a by-product of current litigation." *Id.* The court in *Sleasman v. City of Lacey,* 159 Wn. 2d 639, 646, 151 P.3d 990 (2007) elaborated on the burden and deference afforded local agency interpretation:

> However, even if the ordinance were ambiguous, Lacey's interpretation would not be entitled to deference. *Lacey's claimed definition was not part of a pattern of past enforcement, but a bi-product of current litigation. Often when an agency or executive body is charged with an ordinance's administration and enforcement, it will interpret ambiguous language within that ordinance. But the agency must show is adopted its interpretation as a "matter of agency policy". Cowiche Canyon Conservancy v. Bosley,* 118 Wn.2d 801, 815, 828 P.2d 549 (1992). While the construction does not have to be memorialized as a formal rule, it cannot merely "bootstrap a legal argument into the place of agency interpretation," but must prove an established practice of enforcement. *Id.*

[15] Hearing Examiner has authority to review and make final decision with respect to appeal of administrative determinations including code interpretations. KCC 15A.01.040(4)(i).

In the present case, Kittitas County has neither identified nor established the existence of an agency policy or practice supporting is current interpretation of the ordinance. In fact, the *Code Interpretation* is inconsistent with two decades of established policy and practice with respect to creation and established modification to parcels created through lawful processes exempt from subdivision regulation.

IV. ARGUMENT AND AUTHORITIES

4.1 Code Interpretation is Erroneous Interpretation and Application of Law.

Kittitas County provided little legal or factual foundation for its *Code Interpretation.* The interpretation is based on state subdivision law – RCW 58.17.215 – and does not involve interpretation of local subdivision ordinance. The operative factual predicate is that the property owner has changed the access location for a private roadway serving the legally established parcels. And, there is no plat or short-plat to amend or alter.

(a) Kittitas County's articulated basis and analysis for submission of a plat alteration application. Kittitas County begins with a fundamentally flawed legal proposition:

> KCC 16.04.010 (adopted in 2005) provides that "*every division* ... within the unincorporated area of Kittitas County shall proceed in compliance with this title and Kittitas County Code." That title is denominated as "16, Subdivisions". Therefore, all of Ch. 58.17 applies to this subject property.

(Italics original). The *Code Interpretation* ignores the fact that the Nunnally Holdings properties were exempt from subdivision regulation and procedures. RCW 58.17.040 specifically provided that "...[t]he provisions of this chapter [RCW Ch. 58.17] shall not apply to ..." exempt parcel segregations and boundary line adjustments. Kittitas County is simply incorrect in its conclusion that "...all of Ch. 58.17 applies to this subject property."[16] Kittitas County acknowledges that the Nunnally Holding parcels were created nearly nineteen (19) years ago through processes that were exempt from subdivision laws and ordinances. The records reflect the land use approvals. Nunnally Holdings has not proposed the further division of parcels or the adjustment or

[16] It is also significant that Kittitas County references the fact that KCC 16.04.010 was "...adopted in 2005." The Nunnally parcels were created and approved by Kittitas County through exempt processes ending with the filing of a Record of Survey on December 31, 2002. No evidence is provided to suggest or establish that subsequent amendment of the subdivision ordinances were to have retroactive effect and be binding upon prior legally established parcels.

modification of the parcels. All that has been proposed is the construction of a private roadway over adjacent commonly-owned real property.

The *Code Interpretation* begins and ends with RCW 58.17.215. The operative language is as follows:

> When any person interested in the alteration of any *subdivision* or the altering of any portion thereof, except as provided in RCW 58.17.040(6), that person shall submit an application to request the alteration to the legislative authority of the city, town or county where the subdivision is located. The application shall contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered.

RCW 58.17.215.[17] Kittitas County's legal analysis ignores the exemption provisions of RCW 58.17.040 and attempts to boot-strap through the statutory definition of "subdivision":

> RCW 58.17.020 defines "subdivision" as the division of land into five or more lots. Therefore, even though the exempt segregation process no longer exists, the twelve lots shown on the attached Record of Survey are considered a subdivision according to RCW 58.17. *RCW 58.17.040(2) provides that the entire chapter shall apply to divisions of land creating lots larger than five (5) acres in size if the governing authority adopted a subdivision ordinance requiring plat approval of such divisions.* KCC 16.04.010 (adopted in 2005) provides that "*every division ... within the unincorporated area of Kittitas County shall proceed in compliance with this title and Kittitas County Code.*" That title is denominated as "16, Subdivision". Therefore, all of Ch. 58.17 applies to this subject property.

The Nunnally Holdings parcels are not considered "...a subdivision according to RCW 58.17" because they were exempt from the "provisions of this chapter."

The factual basis for the *Code Interpretation* was summarized as follows:

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[17] RCW 58.17.218 establishes a specific procedure for alteration of a subdivision where such alteration involves "easements by dedication". The alteration must comply with RCW 64.04.175 which provides "...[e]asements *established by a dedication* are property rights that cannot be extinguished or altered without the approval of the easement owner or owners, unless the plat or other document creating the dedicated easement provides for an alternative method or methods to extinguishment or alter the easement." This case does not involve an easement established by dedication. The courts have also recognized that a short plat amendment is not required for creation of new or additional easements between property owners. *Hanna v. Margitan,* 193 Wn. App. 596, 608, 373 P.3d 300 (2016). This provision is applicable to both long and short plats. *Hanna v. Margitan,* 193 Wn. App. 596, 608, 373 P.3d 300 (2016). There is no case authority applying this statutory provision to parcels created through exempt parcel segregations or boundary line adjustments.

> The above-referenced SEPA application proposes to develop a new road to access thirteen existing lots, including twelve lots that were created via exempt segregation and are shown on the attached Record of Survey. This new road would provide access to twelve lots via Strande Rd. The attached Record of Survey that created the lots through exempt segregation, however, shows a proposed road providing access via Hanson Rd. Therefore, the proposed change would alter the proposed access to these twelve lots.

Kittitas County relies solely upon an assumed change in access to the exempt parcels as the sole factual basis for requiring a "Long Plat Amendment Application."[18] In its hold letter, Kittitas County elaborated on this point with respect to submission of a plat alteration application.

> RCW 58.17.215 states that anyone interested in altering a subdivision *or any portion thereof* shall submit an application for alteration to the county and that the application shall be processed in accordance with procedures contained therein. The proposed access change would be an alteration to a subdivision as defined by RCW 58.17, because altering the access is altering *any portion of a subdivision,* and therefore a plat alteration application is required.

Kittitas County did not review, require or establish legal access or easements for parcels through the exempt parcel segregation and boundary line review process. The established policy and procedure was summarized by David Taylor – the Planning and CDS Director for Kittitas County in 2002. Taylor summarized the policy and procedure as follows:

> *Review Did Not Include Access Review.* Neither a parcel segregation nor boundary line adjustment review included review of typical subdivision components such as access, internal road configuration, water and waste disposal, or other similar considerations. The *Request for Parcel Segregation and Boundary Line Adjustments applications specifically provided notice that the parcel segregation and boundary line adjustment approval process did not include guarantees or determinations with respect to certain development and property considerations:*

[18] The "Long Plat Amendment Application" provided by Kittitas County to Nunnally Holdings requires (1) two large copies of *plat* with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for *plat drawing* requirements); (2) a SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800); and (3) a project narrative including description of project size, location, water supply, sewage disposal and all qualitative features of the proposal.

> ***Notice**: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels approval for boundary line adjustments or segregation.*
>
> *Those considerations were addressed as part of the subsequent use of the property such a construction of a single-family residence.*

Taylor Decl. ¶7(c). In addition, a record of survey (signed only by the land surveyor) does not legal establish an easement. *Cruse Decl. ¶8(a).* The factual predicate for the *Code Interpretation* is incorrect from both a factual and legal perspective.

(b) Exempt segregations and boundary line adjustments are exempt from all provisions of RCW Ch. 58.17. To begin with a simple proposition, RCW 58.17.040 and KCC 16.04.020 exempt parcels created through exempt processes from "all provisions of this chapter" [i.e. RCW 58.17]. All means all. RCW 58.17.040 is clear and unambiguous in its language that "…[t]he provisions of this chapter *shall not apply to* …" large parcel segregations and boundary line adjustments. KCC 16.08.010 provides "…the word 'shall' is always mandatory." There is no ambiguity in the statutory and ordinance language. The statutory intent is clear that subdivision processes and requirements are not applicable to parcels validly created under exempt processes.

Second, the *Code Interpretation* leads to absurd results. *Waverly Park Neighborhood Ass'n v. City of Kirkland,* 103 Wn. App. 1031, 2000 WL 1726997 (2000) ("Under the principles of ordinance interpretation, courts avoid interpretations that lead to absurd or illogical results."). It is illogical to subject legally established parcels to unknown future subdivision amendments that are imposed 18 years after parcel creation and approvals. What are the subdivision standards and requirements that will be retroactively applied to the properties? Are the requirements for appropriate provision under RCW 58.17.110 to be applied when a property owner simply seeks to construct a private roadway serving their property? The exempt parcels were legally established and logic suggests that they should be treated as any other legal parcel that was created outside the statutory subdivision process.

Third, it is illogical to apply "long plat amendment" processes where there is no "plat" or "short plat." The absurdity of the argument is evidenced by the fact that Kittitas County has never taken this position in the past three decades when administering the subdivision ordinance. Planning Director Taylor declared as follows:

> Let me be clear – the parcel segregation and boundary line adjustment processes were exempt from all subdivision regulation. The record of survey was neither a plat nor short plat. The creation of easements, construction of private roadways and development of community water and septic systems were not subject to subdivision review and approval. Kittitas County did not interpret such improvements and "plat amendments" or "plat alterations." The improvements were, however, subject to other regulatory processes such as review of grading permits and compliance with private road development standards. To my knowledge, Kittitas County has never required changes in easements related to exempt parcel segregations or boundary line adjustments … to be reviewed as "plat amendments" or "plat alterations".

Taylor Decl. ¶9. Chris Cruse confirmed this historic practice.

> In my experience over the past twenty (20) years, Kittitas County has never required a property owner to file a plat alteration application for revisions of parcels created through the exempt segregation and boundary line adjustment process. Our office has processed countless adjustments to prior "records of survey" with respect to both boundary lines and access and utility easements reflected on such "records of survey". Any adjustment to the boundaries are processed through a boundary line adjustment. If there is a change in an established easement, that change is made through separate documents amending a prior recorded easement. Changes in private easements do not require planning review.

Cruse Decl. ¶9(b).[19]

Fourth, the plat alteration provisions of RCW 58.17.215 do not apply to parcels created by boundary line adjustments. The Code Interpretation ignores the clear and unambiguous language of RCW 58.17.215 which provides, in relevant part, as follows:

> When any person is interested in the alteration of any subdivision or the altering of any portion thereof, *except as*

[19] Chris Cruse provided a specific example of Kittitas County practice with respect to boundary line adjustments and modifications to proposed easements shown on a "record of survey". *Cruse Decl. ¶9(a).* That example involved Flying M Ranch reconfiguration of parcels and access easements established under a prior "record of survey". The parcels were created through a recording of a record of survey filed by Dave Nelson on January 20, 2009. Kittitas County approved the modifications on December 20, 2020. Kittitas County did not request or require the submission of a "Long Plat Amendment Application".

> *provided in RCW 58.17.040(6)*, that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located.

(Italics added). RCW 58.17.215 *excepts* subdivisions created through boundary line adjustment (i.e. RCW 58.17.040(6)). The Nunnally parcels were created through an exempt boundary line adjustment authorized by RCW 58.17.040(6). *Cruse Decl. Exhibit C.*

(c) Kittitas County erroneously interprets and improperly boot-straps from the statutory definition of "subdivision". Kittitas County construes RCW 58.17.215 reference to "subdivision" as applying to *any* division of land into five or more lots, tracts, parcels, sites or divisions, including parcels created through exempt processes.[20] No legal authority, adopted policy or established practice supports this interpretation. The interpretation is also inconsistent when reading the statute as a whole.

Kittitas County offered the following argument in support of its interpretation:

> My understanding is that this property was subdivided under our old exempt seg provisions.[21] … The current land owner now desires to change the road system. Just because these lots were created by a system that had no review does not mean that that is still the case. Our exempt seg process no longer exists. So the question becomes – how can this subdivision be altered? *RCW 58.17.020(1) defines a "subdivision" as any division of land into 5 or more lots. So this, even though done through our old exempt seg process, is legally a subdivision. RCW 58.17.215 states that anyone wanting to alter a subdivision, or any portion thereof, must apply for a plat alteration or go through the process for such set forth in both RCW 58.17.215 and .217. These folks are seeking to redo the road system, and so need to go through the plat amendment process.*

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[20] Kittitas County references the definition of "subdivision" under RCW 58.17.020(1). "Subdivision" is defined as "…the division or redivision of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership …." Neglected in the analysis is the fact that KCC 16.04.020(1) limited exempt parcel segregations to "…fewer than five lots or tracts where no parcel is less than 20 acres…." The exempt segregation component creating the Nunnally Holdings parcels was limited to four or less parcels and would, therefore, not fall within the definition of "subdivision" under RCW 58.17.020(1) (i.e. "the division or redivision of land into five or more lots, …..").

[21] The parcels were actually created through a combination of parcel segregation and boundary line adjustments. The final step in the review process was the approval of the boundary line adjustment which created the current existing parcels. There has been no change to the local subdivision ordinance and boundary line adjustments remain exempt from procedures and requirements of the subdivision ordinance.

(Italics added). To begin and for one additional time, exempt segregations are not subject to RCW Ch. 58.17 and its definitions.

The state subdivision statues distinguishes between three categories of land division: (1) exempt divisions under RCW 58.17.040; (2) short subdivisions (4 lots or less unless adjusted by local ordinance) under RCW 58.17.060; or (3) the subdivision of land into 5 or more lots under the provisions of RCW 58.17.070 - .150. In the context of the entire subdivision statue, the word "subdivision" applies to long plat or long subdivision application processes. RCW 58.17.020(1) and (6) describe two types of subdivision through its definitions:

> (1) "Subdivision" is the division or redivision of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer or ownership, except as provided in subsection (6) of this section.
>
> ***
>
> (6) "Short subdivision" is division or redivision of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership. However, the legislative authority of any city or town may by local ordinance increase the number lots, tracts, or parcels to be regulated as short subdivisions to a maximum of nine. The legislative authority of any county planning under RCW 36.70A.040 that has adopted a comprehensive plan and development regulations in compliance with chapter 36A RCW may by ordinance increase the number of lots, tracts or parcels to be regulated as short subdivision to a maximum of nine in any urban growth area.

The legislature, through its definitions, sought to distinguish between two procedures governed by RCW 58.17 – long plats and short plats. And none of these procedures apply to exempt segregations or boundary line adjustments. The goal of statutory interpretation is to ascertain legislative intent, which is gleaned from "the text of the statutory provision in question, as well as 'the context of the statute in which the provision is found, related provisions, and the statutory scheme as a whole.'". *Dep't of Ecology v. Campbell & Gwinn, LLC,* 146 Wn.2d 1, 9, 43 P.3d 4 (2002). Stated in another way, the courts recognize that a statute or ordinance's plain meaning is discerned "...from the ordinary meaning of its language in the context of the whole statute, related statutory provisions and the statutory scheme as a whole." *Lake v. Woodcreek Homeowners Ass'n.,* 169 Wn.2d 516, 526, 243 P.3d 1283 (2010).

The word "subdivision" is used throughout RCW Ch. 58.17 as referring to formal plat processes under the statute. As an example, the word "subdivision" is used in the following provisions:

- RCW 58.17.070 – "A preliminary plat of proposed *subdivisions* and dedications of land shall be submitted for approval to the legislative body of the city, town, or county within which the plat is situated.

- RCW 58.17.110(1) – The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the *subdivision* and dedication.

- RCW 58.17.110(2) – "A proposed *subdivision* and dedication shall not be approved unless the city, town, or county legislative body makes written findings that …." Appropriate provision for open spaces, drainage ways, streets or roads, potable water supplies, schools and school grounds and other factors.

- RCW 58.17.120 – "the city, town, or county legislative body shall consider the physical characteristics of a proposed *subdivision* site and may disapprove a proposed plat because of flood, inundation, or swamp conditions.

- RCW 57.17.140 – "Preliminary plats of any proposed *subdivision* and dedication shall be approved, disapproved, or returned to the applicant for modification or correction within ninety days from the date of filing thereof unless the applicant consents to an extension of such time. Or the ninety day limitation is extended to include up to twenty-one days as specified under RCW 58.17.095(3): …."[22]

- RCW 58.17.170(1) – "When the legislative body of the city, town, or county, or such other agency as authorized by RCW 58.17.100, finds that the *subdivision* proposed for final plat

[22] RCW 58.17.020(4) defines "preliminary plat" as "a neat and approximate drawing of a proposed *subdivision* showing the general layout of streets and alleys, lots, blocks, and other elements of the subdivision consistent with the requirements of this chapter. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a *subdivision.*" A "final plat" is the final drawing of the *subdivision* and dedication prepared for filing for record with the county auditor and containing all elements and requirements set forth in this chapter and in local regulations adopted under this chapter." RCW 58.17.020(5). Separate inconsistent definitions are provided for "short subdivision" and "short plat". RCW 58.17.020(6) and (8). This statutory definition distinguish between "subdivision" and "short subdivision". The definitions do not extend to the creation of exempt parcels under RCW 58.17.040.

> approval conforms to all terms of the preliminary plat approval, and that said *subdivision* meets the requirements of this chapter, other than applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the fact of the plat."
>
> - RCW 58.17.212 – "Whenever any person is interest in the vacation of any *subdivision or portion thereof* or any area designated or dedicated for public use, that person shall file an application for vacation with the legislative authority of the city, town, or county in which the *subdivision* is located."
>
> - RCW 58.17.215 – "When any person is interested in the alteration of any *subdivision or the altering of any portion thereof,* except as provided in RCW 58.17.040(6), that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located."[23]

When read as a whole, the statutory structure clearly intends that the word "subdivision" be interpreted and applied with respect to the division of properties under the plat processes subject to the statutory scheme. Statutes must be construed to avoid strained or absurd results. *Strain v. West Travel, Inc.,* 117 Wn. App. 251, 254, 70 P.3d 158 (2003). If Kittitas County's interpretation and application of "subdivision" is correct, every exempt segregation would be subject to all procedure related to long plats and subdivisions. The exemption language would be rendered meaningless. The courts have been clear that they should avoid "...an interpretation that renders any portion of the statue meaningless or superfluous." *Roe ex rel. Roe v. Washington State Patrol*, 185 Wn.2d 363, 392, 374 P.3d 63 (2016).

(d) Kittitas County's interpretation is inconsistent with twenty (20) prior years of practice interpretation and enforcement. Kittitas County's interpretation is also inconsistent with at least twenty (20) years of prior interpretation, enforcement and application of policies respecting revisions to exempt segregations and boundary line adjustments. Interpretation of a statute or ordinance considers legislative history as well as prior interpretations given a statue or ordinance by administrative officials.

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[23] RCW 58.17.215 specifically excepts boundary line adjustments as provided in RCW 57.17.040(6). The asserted alteration in this case relates to properties specifically established under authority of RCW 58.17.040(6).

> It is an elementary principle of statutory interpretation that legislative intention may be inferred from extrinsic evidence such as the legislative history of prior enactments, the legislative history of the enactment itself, *the interpretation given the statute by administrative officials,* etc.

Ropo, Inc. v. City of Seattle, 67 Wn.2d 574, 577, 409 P.2d 148 (1965). Kittitas County has never required the submission of a plat amendment application for revisions to legally established exempt segregations and/or boundary line adjustments. Kittitas County has not cited an adopted policy or single example of its current interpretation as applied to any legal parcel created through exempt processes or boundary line adjustments. Nunnally Holdings strongly suspects that this is the first time Kittitas County has required submission of a plat alteration application.

Nunnally Holdings has provided declarations from prior planning director, planners, and surveyors that have worked in this area over the past twenty (20) years. In each instance, the declarant has stated in unequivocal terms that adjustments to parcels created through the exempt segregation and boundary line process have been regularly modified, adjusted and changed without the requirement of a plat amendment application or review under some undefined set of terms and standards. Chris Cruse of Cruse & Associates provided a contemporaneous example in a significant reconfiguration of parcels for Flying M Ranch.[24]

(e) Kittitas County's reliance upon purported changes in ordinance provisions related to exempt parcel segregation is misplaced and incorrect. Kittitas County premises its Code Interpretation on the fact that there has been an amendment to ordinance provisions related to exempt parcel segregations.

> My understanding is that this property was subdivided under our old exempt SEG provisions.... The current land owner now desires to change the road system. Just because these lots were created by a system that had no review does not mean that that is still the case. Our exempt SEG process no longer exists. So the question becomes – how can this subdivision be altered?

[24] Flying M Ranch involved a significant modification of a record of survey which located parcels and easements. The modification relocated parcels, reconfigured the development and relocated easements set forth on the Record of Survey. No plat alteration was required for these alterations.

Kittitas County is incorrect in its assumption that the current parcel configuration was the product of an exempt segregation. That is not correct. The parcels were created through a boundary line adjustment. Boundary line adjustments are still exempt from state and local subdivision regulations. RCW 58.17.040(6) and KCC 16.04.020. The plat amendment processes under RCW 58.17.215 are simply inapplicable to boundary line adjustments.

4.2 Kittitas County Erroneously Relies Upon an Alleged "Change in Access" as the Predicate Requiring Plat Alteration.

Kittitas County relies solely upon the "proposed access change" as the predicate for imposing requirement for submission of a plat alteration application. The operative predicate is clear and unambiguous within the interpretation:

> RCW 58.17.215 states that anyone interested in altering a subdivision *or any portion thereof* shall submit an application for alteration to the county and that the application shall be processed in accordance with the procedures contained therein. *The proposed access change would be an alteration to a subdivision as defined in RCW 58.17,* because such altering the access is altering *any portion of a subdivision,* and therefore a plat alteration application is required.

The operative predicate is factually and legally incorrect.

(a) Kittitas County review processes did not include review, approval or requirements for access easements. Kittitas County's review of subdivision exempt applications filed by Larry and Arlein Anderson did not include access location or determination. The review process focused on two separate and distinct components: (1) compliance of the exempt segregation with the provisions of KCC 16.04.020(1); and (2) boundary line adjustment compliance with KCC 16.041.020(5). Copies of Planning approvals were provided. *Cruse Decl. Exhibit B.* Kittitas County did not require a survey or specific legal access to the exempt parcels. The approval included a specific disclaimer with respect to legal access:

> **Notice:** Kittitas County does not guarantee a building site, *legal access,* available water, or septic areas for parcel approval for boundary adjustments or segregation.

Cruse Decl. Exhibit C. There was no "proposed access" to alter.

(b) Reference to an access easement on a record of survey does not create or establish a legal easement. It is clear that Kittitas County does not understand a "record of survey." The administrative approval of a parcel segregation or boundary line adjustment is the procedural step that establishes new parcels. The parcels are delineated and described through the survey and recording of a "record of survey". RCW 58.09.040. A record of survey must be filed by a licensed land surveyor in order to establish new property corners for a new parcel. RCW 58.09.040(i). A record of survey is signed only by a licensed land surveyor and not by the property owner, planning officials or other county official. *Cruse Decl.* ¶8.[25]

A record of survey does not and cannot create an easement. An easement is an interest in property and can be created or conveyed only through a document complying with the applicable statute of frauds. Under RCW 64.04.010, "[e]very conveyance of real estate, or any interest therein, and every contract creating or evidencing any encumbrance upon real estate, shall be by deed …". Every deed "shall be in writing, signed by the party bound thereby, and acknowledged …". RCW 64.04.020. Although it is an incorporeal right, an easement is an interest in land. *Berg v. Ting,* 125 Wn.2d 544, 551, 886 P.2d 564 (1995). The courts have been clear with respect to the requirements for creation of easements.

> The statute of frauds requirements are set forth in RCW 64.04.010. An express conveyance of an easement by grant or reservation must be made by written deed. RCW 64.04.010. The deed must be in writing and signed by the party bound by the deed, and the deed must be acknowledged. RCW 64.04.020. Accordingly a deed of easement is required to convey an easement that encumbrances a specific servient estate. *Berg v. Ting,* 125 Wn.2d 544, 551, 886 P.2d 564 (1995). Similarly, "[a] deed of easement is not required to establish the actual location of an easement, but is required to convey an easement which encumb[ers] a specific servient estate."

Zunino v. Rajewski, 140 Wn. App. 215, 221, 165 P.3d 57 (2007). Chris Cruse specifically addressed this issue:

> The record of survey delineates and describes the boundaries of new or adjusted parcels. It does not establish public roads, access or utility easements or other features typical of a plat

[25] A record of survey is different than a plat or short plat. A record of survey does not establish public roads, access or utility easements or other features typical of a plat or short plat as the underlying owners do not sign dedications on surveys. *Cruse Decl.* ¶8(a).

> or short plat as the underlying owners do not sign dedications on surveys. There are times when the record of survey will delineate and describe the proposed easement locations for water, utilities, access and common areas. THE RECORD OF SURVEY DOES NOT, HOWEVER, CREATE OR LEGALLY ESTABLISH AN EASEMENT OR SIMILAR ENCUMBRANCE. An easement or encumbrance must be established through a document complying with the statute of frauds.

Cruse Decl. ¶*8(a)*. The record of survey filed in this case was signed only by the surveyor – David Nelson. It was not signed by the property owners and did not contain language dedicating or conveying any easements. It simply depicted a potential location for legal access but did not establish such access.

4.3 Kittitas County's Interpretation of RCW 58.17.215 is Contrary to Established Case Law Authorities.

Kittitas County argues that "…[t]he proposed access change would be an alteration to a subdivision as defined in RCW 58.17, because such altering the access is altering *any portion of a subdivision* and therefore a plat alteration application is required." This argument is in direct conflict with applicable case authorities.

(a) The addition of private easements to a short plat do not require compliance with the plat alteration provisions of RCW 58.17.215. While this case does not involve a plat or short plat, the courts have addressed and rejected the argument made by Kittitas County in this case. In *Hanna v. Margitan,* 193 Wn. App. 596, 373 P.3d 300 (2016), the court held that the addition of private easements to a short plat was not an *alteration* of any subdivision, or portion thereof, that required compliance with RCW 58.17.215. In *Hanna*, property owners added private roadway easements to a recorded short plat, The new easements were in addition to easements set forth or the short plat. The easements were challenged because they had not been approved under RCW 58.17.215. The court rejected the argument and the new easements were not a alteration of the short plat and were not subject to RCW 58.17.215. If the addition of a private easement to a short plat does not require compliance with the amendment process, there is certainly no legal basis to impose a requirement on private roadway easements serving exempt parcels created through a boundary line adjustment process. The ruling in *Hanna v. Margitan*

was affirmed by the court in *Guest v. Lang,* 8 Wn. App. 2d 1062 (2019). In *Guest,* the court stated:

> In *Hanna v. Margitan,* Division III of this court examined RCW 58.17.215 and held that the conveyance of an easement does not require amendment of a short plat unless such conveyance is prohibited by the notes on the short plat or there is a risk that the easement created an illegal use within the short plat.

The record of survey contains no notes prohibiting private easements or otherwise create an illegal use. It is also significant that the private road access does not extinguish any legally established easements or preclude alternative easements as depicted on the record of survey.

4.4 Kittitas County Improperly Applies Ordinance Amendments Retroactively to Pre-Existing Legal Parcels Established Under Exempt Segregation and Boundary Line Adjustment Processes.

Kittitas County does not deny that the parcels involved in this matter were legally established in accordance with all applicable rules, regulations and requirements. The argument is that the subdivision ordinance was amended in 2014 and such amendment retroactively subjected prior legally established parcels to the current subdivision rules and regulations. The retroactive application of an ordinance is disfavored in the law. *Lewis v. City of Medina,* 13 Wn. App. 501, 505, 535 P.2d 150 (1975). The court in *Lewis* set forth the following established principle of law:

> However, an ordinance is not considered retroactive merely because it relates to prior facts or transactions [citations omitted]. *But where the ordinance*
>
> > *"takes away or impairs vested rights acquired under existing laws, or creates a new obligation, imposes a new duty, or attaches a new disability, in respect to transactions or considerations already past, ..."*
>
> *It is deemed retroactive.*

Kittitas County seeks to apply current subdivision standards in a retroactive manner that takes away and impairs vested rights acquired under prior laws. It also creates a new

obligation, imposes a new duty, and attaches a new disability with respect to the legally established parcels.

CONCLUSION

Nunnally Holdings respectfully requests that the Hearing Examiner reject the code interpretation and hold that such plat alteration application is not necessary to process the private road grading permit application.

Dated this 22nd day of July, 2021

MEYER, FLUEGGE & TENNEY, P.S.
Attorneys for Nunnally Holdings, LLC

James C. Carmody, WSBA 5205

CERTIFICATE OF SERVICE

I hereby declare under penalty of perjury under the laws of the State of Washington that on the date stated below I served a copy of this document in the manner indicated:

Andrew Kottkamp Kittitas County Hearing Examiner	☑ E-Mail andy@wenatcheelaw.com Tracy@wenatcheelaw.com
Jeremy Johnston Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926	☑ First Class U.S. Mail ☑ E-Mail jeremy.johnston@co.kittitas.wa.us
Dan Carlson Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926	☑ E-Mail dan.carlson@co.kittitas.wa.us
Neil A. Caulkins Deputy Prosecuting Attorney Kittitas County Prosecutor Kittitas County Courthouse Ellensburg, WA 98926	☑ E-Mail neil.caulkins@co.kittitas.wa.us

DATED at Yakima, Washington, this 22nd day of July, 2021

Deborah Girard

Deborah Girard, Legal Assistant

ATTACHMENT A

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
"Building Partnerships -- Building Communities"

June 4, 2021

Trav Story
PO Box 745
Moses Lake, WA 98837

RE: SE-21-00006 Nunnally, Administrative Determination that Plat Alteration is Required

Mr. Story:

I have reviewed the record for the above-referenced SEPA application and determined that it is necessary to issue a written administrative interpretation in accordance with KCC 15A.01.040(2)(b) regarding the need for a plat alteration for the proposed project.

KCC 15A.01.040(2)(a) authorizes the Community Development Services (CDS) Director to administer several Titles of Kittitas County Code, including Title 16, Subdivisions. Title 16 was enacted under the authority of RCW 58.17. RCW 58.17 contemplates local subdivision regulations and, indeed, relies upon them. RCW 58.17 and KCC Title 16 supplement each other to such a degree that they are inextricably intertwined. One cannot talk about subdivision in Kittitas County without discussing both RCW 58.17 and KCC Title 16.

The current subdivision code was adopted by ordinance 2005-31 which was expressly adopted to reflect new changes in RCW 58.17. RCW 58.17.030 provides that every subdivision shall comply with it and that short subdivisions comply with local regulations adopted pursuant to RCW 58.17.060. RCW 58.17.033 provides that proposed subdivisions are to be reviewed under the local regulation in effect at the time of application submittal and that a complete application is to be locally defined. RCW 58.17.040(2) contemplates local subdivision regulation and exempts certain division from the applicability of RCW 58.17 unless local regulation requires platting of such divisions, in which case the entire RCW 58.17 would then apply to such divisions. RCW 58.17.060 requires adoption of local regulation for short platting. RCW 58.17.095 allows the municipality to set what is to be a short or long plat (by number of lots created). RCW 58.17.100 provides that the sole authority to adopt and amend platting ordinances shall reside with the local legislative body. RCW 58.17.275 requires Kittitas County to give notice if we are contemplating amending ordinances adopted pursuant to Ch.58.17 RCW. RCW 58.17.320 intertwines enforcement of RCW 58.17 with that of local subdivision regulations. 15A.01.030 Applicability, provides that "The provisions of this title shall apply to all land use permits under KCC Titles 15, 15A, 16, 17, and 17A, county shoreline master program, *and to any related regulation or any other ordinance or law implementing these provisions*. This would sweep in Ch. 58.17 RCW.

KCC 15A.01.040(2)(b) gives the CDS Director the authority to issue written opinions upon, among other things, "Title 16, Subdivisions" and the application of such regulations upon specific parcels. Such written opinions are appealable to the Kittitas County Hearing Examiner pursuant to KCC 15A.01.040(4)(i). As described above, talking about subdivision regulation in Kittitas County is not possible to do without discussing RCW 58.17 because the two are necessarily intertwined. The state statute itself creates and requires this inextricable link.

The above-referenced SEPA application proposes to develop a new road to access 13 existing lots, including 12 lots that were created via exempt segregation and are shown on the attached record of survey. This new

road would provide access to the 12 lots via Strande Road. The attached record of survey that created the lots through exempt segregation, however, shows a proposed road providing access via Hanson Road. Therefore, the proposed change would alter the proposed access to these 12 lots.

RCW 58.17.020 defines "subdivision" as the division of land into five or more lots. Therefore, even though the exempt segregation process no longer exists, the twelve lots shown on the attached record of survey are considered a subdivision according to RCW 58.17. RCW 58.17.040(2) provides that the entire chapter shall apply to divisions of land creating lots larger than five (5) acres in size if the governing authority adopted a subdivision ordinance requiring plat approval of such divisions. KCC 16.04.010 (adopted in 2005) provides that "*Every division* ... within the unincorporated area of Kittitas County shall proceed in compliance with this title and Kittitas County Code." That title is denominated as "16, Subdivisions". Therefore, all of Ch. 58.17 applies to this subject property. RCW 58.17.215 states that anyone interested in altering a subdivision *or any portion thereof* shall submit an application for alteration to the county and that the application shall be processed in accordance with the procedures contained therein. The proposed access change would be an alteration to a subdivision as defined by RCW 58.17, because altering the access is altering *any portion of a subdivision,* and therefore a plat alteration application is required.

KCC 15A.01.040(4)(i) allows for administrative determinations such as code interpretations to be appealed to the Kittitas County Hearing Examiner. Appeals of an administrative decision shall be filed with Community Development Services within 10 working days of the decision in accordance with KCC 15A.07.010.

Please let me know if you have questions.

Sincerely,

Dan Carlson

Dan Carlson, AICP
Community Development Services Director

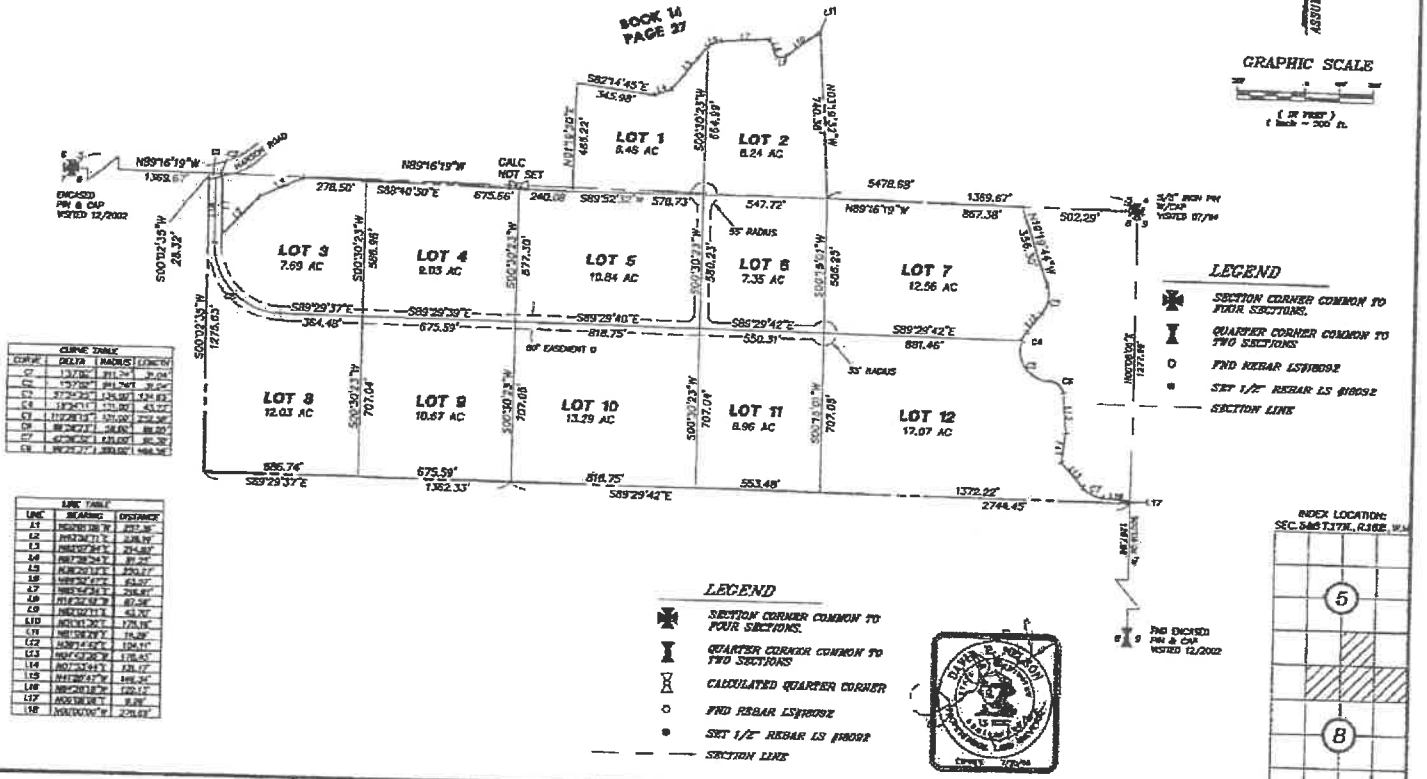
Enclosure: Record of Survey Creating 12 Lots

CC: James Carmody, Attorney at Law *(via email)*
Neil Caulkins, Deputy Prosecuting Attorney *(via email)*
Mark Cook, Public Works Director *(via email)*
Jeremy Johnston, Planning Official *(via email)*
Kelly Bacon, Planner *(via email)*

200212310066 29-147

RECORD OF SURVEY

A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, WASHINGTON.



GRAPHIC SCALE

(IN FEET)
(Inch = 200 ft.

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- CALCULATED QUARTER CORNER
- FND REBAR LS#18092
- SET 1/2" REBAR LS #18092
- SECTION LINE

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS:
- FND REBAR LS#18092
- SET 1/2" REBAR LS #18092
- SECTION LINE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	13°18'00"	811.24'	188.34'
C2	13°18'00"	811.24'	188.34'
C3	37°29'30"	175.00'	114.52'
C4	13°24'11"	175.00'	40.93'
C5	117°28'13"	120.00'	246.06'
C6	89°34'27"	35.00'	54.70'
C7	47°06'46"	120.00'	98.70'
C8	89°34'27"	35.00'	54.70'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°02'35"W	28.32'
L2	N89°57'25"E	278.50'
L3	N89°57'25"E	214.68'
L4	N89°29'42"E	81.72'
L5	N00°30'18"W	250.17'
L6	N89°57'25"E	63.57'
L7	N89°57'25"E	208.81'
L8	N89°29'42"E	87.24'
L9	N89°29'42"E	63.70'
L10	N00°30'18"W	178.16'
L11	N89°29'42"E	74.28'
L12	N89°29'42"E	104.11'
L13	N89°29'42"E	178.45'
L14	N00°30'18"W	131.17'
L15	N89°29'42"E	146.34'
L16	N89°29'42"E	102.12'
L17	N00°30'18"W	8.28'
L18	N00°30'18"W	275.69'

INDEX LOCATION: SEC.5&8 T.17N., R.18E. W.M.

RECORDER'S CERTIFICATE 200212310066

Filed for record this 31st day of December 2002 at 3:55 P.M. in book 32 of SURVEY at page 29-7 at the request of DAVID P. NELSON

DAVID B. BOWEN, County Auditor — Deputy 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 LARRY ANDERSON in OCT. 2001.

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.

RECORD OF SURVEY
PREPARED FOR LARRY ANDERSON ELLENSBURG
KITTITAS COUNTY WASHINGTON

DRAWN BY	DATE	JOB NO.
T. ROLETTO	12/2002	01550
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	1 OF 2

200218180040 33-178

RECORD OF SURVEY
A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 OF SURVEYS, PAGE 27, AND BOOK 15 OF SURVEYS, PAGE 97, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS THE SURVEY OF RECORD IN BOOK 15, PAGE 97.

3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).

4. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

5. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

7. THE PURPOSE OF THIS SURVEY IS FOR TAX LOT SEGREGATION AND BOUNDARY LINE ADJUSTMENT. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET LOT CORNERS OR IDENTIFY PROPERTY BOUNDARIES.

LEGAL DESCRIPTION

ORIGINAL PARCEL: 2001-0202-0005

LOT 1
LOT 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 2
LOT 2 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 3
LOT 3 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 4
LOT 4 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 5
LOT 5 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 6
LOT 6 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 7
LOT 7 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 8
LOT 8 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 9
LOT 9 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

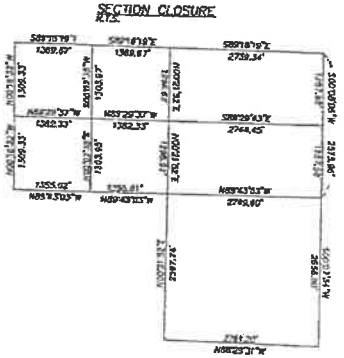
LOT 10
LOT 10 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 11
LOT 11 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 12
LOT 12 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT 9
EASEMENT C AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-155 UNDER AUDITOR'S FILE NO. 200212 31 0064, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, AFFECTING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

SECTION CLOSURE



RECORDER'S CERTIFICATE 200212310040

Filed for record this 31st day of December 2002, at 2:28 PM in book A-28 of Surveys at page 154 at the request of DAVID P. NELSON

DAVID B. BOWEN, County Auditor — Deputy 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 LARRY ANDERSON in Dec. 2001.

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
510 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433
FAX: (509)674-4376

RECORD OF SURVEY
PREPARED FOR
LARRY ANDERSON
ELLENSBURG

KITTITAS COUNTY, WASHINGTON

DWN BY: T. ROLETTO	DATE: 12/2002	JOB NO.: 01550	
CHKD BY: D. NELSON	SCALE: 1"=300'	SHEET: 2 OF 2	

ATTACHMENT B

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

LARRY : ARLEIN ANDERSON
Applicant's Name

% CRUSE : NELSON
Address

ELLENSBURG
City

WA 98926
State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage

17180800000004A 3AC
0004B 3AC
17180800 0003A 3AC
0003B 3AC
17180800 0001A 3AC
0001B 3AC
0001C 3AC
17180800 0001D 3AC
17180900 0018A 20.09
0018B 20
0018C 20
0018D 37.09

Action Requested

___ SEGREGATED INTO ____ LOTS

___ SEGREGATED FOR MORTGAGE PURPOSES ONLY

___ SEGREGATED FOREST IMPROVEMENT SITE

___ BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS

✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP

___ COMBINED AT OWNERS REQUEST

New Acreage
(Survey Vol. ____, Pg ____)

4A - 10 AC LOT 5 10.84 AC ✓
4B - 10 AC LOT 6 7.35 AC ✓
3A - 10 AC LOT 7 12.56 AC ✓
3B - 10 AC LOT 8 12.83 AC ✓
1A - 10 AC LOT 9 10.67 AC ✓
1B 10 AC LOT 10 13.29 AC ✓
1C 10 AC LOT 11 8.86 AC ✓
1D 10 AC LOT 12 17.07 AC ✓
1BA 10 AC LOT 1 6.96 AC ✓
1BB 10 AC LOT 2 8.29 AC ✓
1BC 10 AC LOT 3 7.69 AC ✓
1BD 10.09 LOT 4 9.03 AC ✓

Applicant is: ____ Owner ____ Purchaser ____ Lessee ✓ Other

Other

Owner Signature Required

Treasurer's Office Review

Tax Status: Current through 2002 **By:** K. Bostick
Kittitas County Treasurer's Office

Date: 2-3-03

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 8044, 8040, 8038, 8004

Parcel Creation Date: N/A

Last Split Date: N/A

Current Zoning District: AG-20

Review Date: 11-1-01

By: J. Sharar

**Survey Approved: 1-7-03

By: J. Sharar

Notice: **Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcel** approval for boundary adjustments or segregation

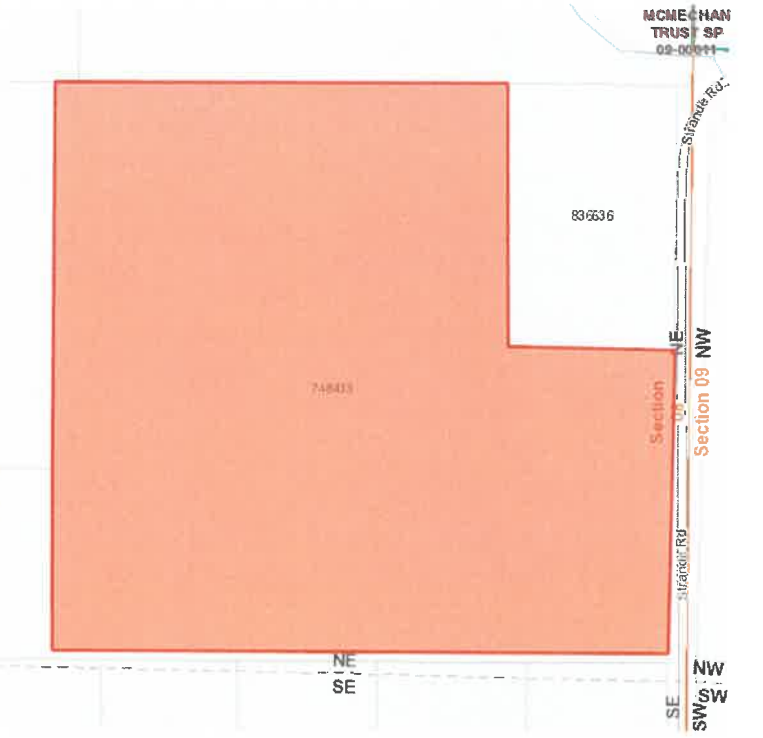
ATTACHMENT C

Property Report for Parcel#: 748433

Thursday, July 22, 2021

Parcel Information

Address:	STRANDE RD ELLENSBURG
Tax Parcel ID:	748433
Map Number:	17-18-08000-0010
Recorded Area:	34.14 a
Owner Name	JANSEN, VICTOR C
Name Cont:	
Mailing Address:	PO BOX 579
City/State/Zip:	MOSES LAKE WA 98837-0086



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	C
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	ZONE C
FEMA Flood Map:	5300950551C
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	1684
ISO:	0.028
PG:	47

Domestic Water Information

Over the Counter Water:	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, Burchak, KittitasCnty(Amerivest), KittitasCnty (Clennon), Reecer Creek, KittitasCnty (Roth), KittitasCnty(Williams), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, SC_Aggregate, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services
Sub Basin Watershed:	Manastash Creek

Administrative Information

Zone and Allowed Uses:	Agriculture 20
Land Use Category:	Rural Working, Allowed Use
Commisioner District:	
Voter Precinct:	Damman
Hospital District:	HOSPITAL DISTRICT 1
School District:	Damman School District, Ellensburg School District
Irrigation District:	KRD
Weed District:	
Fire District:	Kittitas Valley Fire and Rescue (Fire District 2)
Cemetery District:	N/A
Court District:	Lower District Court
PUD Comm District:	District 3
Parks and Rec District:	
Wildland Urban Interface:	IR 2
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

ATTACHMENT D

Chapter 16.04

GENERAL PROVISIONS

Sections:

16.04.010 Applicability.
16.04.020 Exemptions.
16.04.030 Administration.
16.04.040 Procedure – Application and fees.

16.04.010 Applicability. (a) Every subdivision of land within the area of Kittitas County shall proceed in compliance with this title. Lots or parcels created by the final platting of a subdivision and which are less than ten acres in size may not be further divided within a five-year period or without planning review.

(b) Specifically, this code applies to the following kinds of subdivision:

(1) Division or redivision of land into five or more lots, tracts, or sites for the purpose of sale, lease or transfer of ownership.

(2) Division of land into fewer than five lots or tracts where the smallest lot is less than twenty acres.

(3) Division of land into two or more lots or parcels regardless of size whenever the subject parcel was part of a previous division occurring within a ten-year period. (Ord. 92-11 (part), 1992; Ord. 92-3 (part), 1992; Ord. 90-5 (part), 1990; Ord. 87-5 §1, 1987; Ord. 84-6 (part), 1973).

16.04.020 Exemptions. The provisions of this title shall not apply to:

(1) Division of land into fewer than five lots or tracts where no parcel is less than twenty acres, provided that the parent parcel was not created by prior division within a ten-year period;

(2) Division of land into two lots or tracts when the total acreage is thirty acres or more, and provided that the parent parcel was not created by a division within a ten-year period;

(3) (Deleted by Ord. 92-3);

(4) The division of a farm/ranch among members of a resident family into fewer than five parcels;

(5) A division made for the purpose of adjusting boundary lines which does not create any additional lots or tracts nor create any lot or tract which contains insufficient area and/or dimensions to meet minimum requirements for a building site;

(6) Divisions made by testamentary provisions or the laws of descent;

(7) Cemeteries and other burial plots while used for that purpose;

(8) Other exemptions available under RCW 58.17.040;

(9) Exempt parcels shall be created by survey and shall comply with all requirements of RCW 58.09.010 and chapter 332-130 WAC. A specific statement of purpose of survey and the specific exemption claimed shall be shown on the face of the title and record of survey. (Ord. 92-11 (part), 1992; Ord. 92-3 (part), 1992; Ord. 89-3, 1989; Ord. 87-5 §2, 1987; Ord. 84-6 (part), 1984).

16.04.030 Administration. The county planning director, hereafter referred to as the administrator, is vested with the duty of administering subdivision and platting regulations within the unincorporated areas of the county, and may prepare and require the use of such forms as are essential to their administration. (Ord. 84-6 (part), 1984).

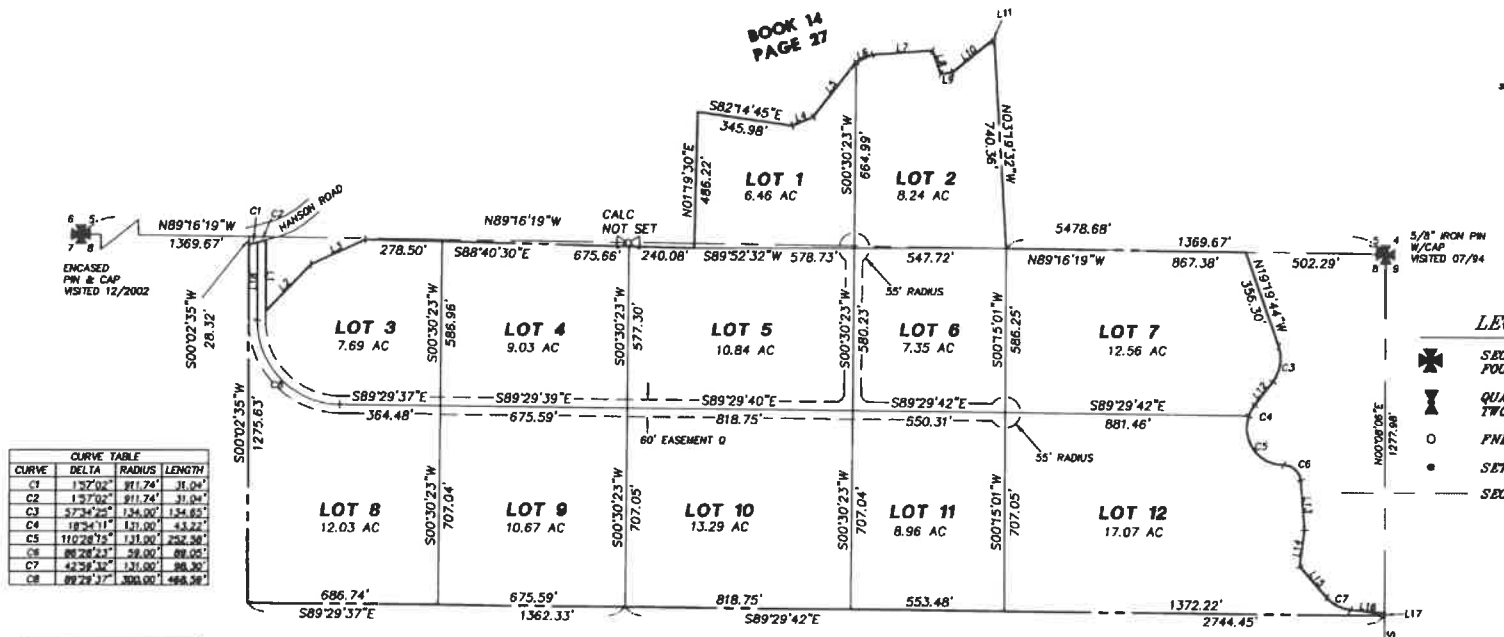
16.04.040 Procedure – Application and fees. Any person desiring to subdivide the land in an unincorporated area of the county shall submit a preliminary plat (see Chapter 16.12) to the administrator which shall be accompanied by filing fees established annually by the board of commissioners under separate ordinance. (Ord. 84-6 (part), 1984).

200212310066

28-147

RECORD OF SURVEY

A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, WASHINGTON.



GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°57'02"	911.74'	31.04'
C2	1°57'02"	911.74'	31.04'
C3	57°34'22"	134.00'	134.62'
C4	18°54'11"	131.00'	43.22'
C5	110°28'23"	131.00'	252.58'
C6	88°28'23"	58.00'	89.05'
C7	42°58'32"	131.00'	98.30'
C8	89°29'37"	300.00'	468.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°31'08"W	257.38'
L2	N43°52'11"E	238.16'
L3	N85°17'54"E	214.83'
L4	N87°38'54"E	81.23'
L5	N38°29'12"E	250.27'
L6	N86°32'47"E	83.37'
L7	N80°44'34"E	216.81'
L8	N18°32'42"W	87.39'
L9	N82°02'17"E	43.70'
L10	N51°41'30"E	175.16'
L11	N81°09'29"E	14.28'
L12	N36°14'42"E	104.11'
L13	N04°43'35"W	178.43'
L14	N07°33'44"E	131.17'
L15	N41°28'47"W	146.34'
L16	N84°28'18"W	122.13'
L17	N00°08'08"E	8.89'
L18	N00°00'00"W	276.69'

LEGEND

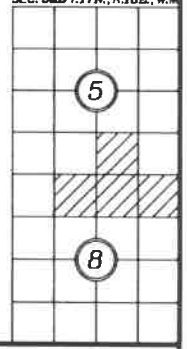
- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- CALCULATED QUARTER CORNER
- FND REBAR LS#18092
- SET 1/2" REBAR LS #18092
- SECTION LINE

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- FND REBAR LS#18092
- SET 1/2" REBAR LS #18092
- SECTION LINE

FND ENCASED PIN & CAP VISITED 12/2002

INDEX LOCATION:
SEC. 5&8 T.17N., R.18E., W.M.



RECORDER'S CERTIFICATE 200212310066

Filed for record this 31st day of December 2002 at 3:38 P.M. in book 28 of Surveys at page 147 at the request of DAVID P. NELSON

DAVID B. BOWEN, County Auditor

Deputy 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 LARRY ANDERSON in OCT 2001.

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
515 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433
FAX: (509)674-7419

RECORD OF SURVEY

PREPARED FOR
LARRY ANDERSON
ELLENSBURG

KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
T. ROLETTO	12/2002	01550
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	1 OF 2

200218310066 28-148

RECORD OF SURVEY
A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 OF SURVEYS, PAGE 27, AND BOOK 15 OF SURVEYS, PAGE 57, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS THE SURVEY OF RECORD IN BOOK 15, PAGE 57..

3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).

4. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

5. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

7. THE PURPOSE OF THIS SURVEY IS FOR TAX LOT SEGREGATION AND BOUNDARY LINE ADJUSTMENT. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET LOT CORNERS OR IDENTIFY PROPERTY BOUNDARIES.

LEGAL DESCRIPTION

ORIGINAL PARCEL: 2001-0202-0005

LOT 1
LOT 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE IF WASHINGTON: BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 2
LOT 2 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE IF WASHINGTON: BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 3
LOT 3 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON: BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 4
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LOT 5
LOT 5 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON: BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 6
LOT 6 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON: BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 7
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LOT 8
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LOT 9
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LOT 10
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LOT 11
LOT 11 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON: BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 12
LOT 12 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON: BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT O
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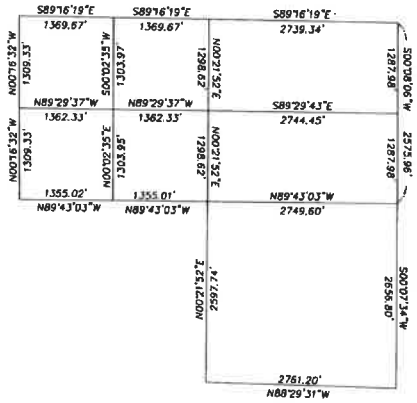
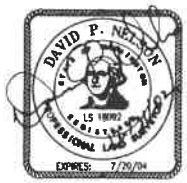
SECTION CLOSURE
N.T.S.





RECORDER'S CERTIFICATE 200212310066

Filed for record this 31st day of December 20 02 at 2:51 PM in book 28 of Surveys at page 148 at the request of DAVID P. NELSON (Surveyor's Name)

DAVID B. BOWEN, County Auditor — Deputy 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 LARRY ANDERSON in DEC. 2001.

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
516 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433
FAX: (509)674-7419

RECORD OF SURVEY
PREPARED FOR
LARRY ANDERSON
ELLENSBURG

KITTITAS COUNTY — WASHINGTON

DWN BY	DATE	JOB NO.
T. ROLETTO	12/2002	01550
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	2 OF 2

ATTACHMENT E

Chapter 16.04

GENERAL PROVISIONS

Sections:

16.04.010 Applicability.
16.04.020 Exemptions.
16.04.030 Administration.
16.04.040 Procedure – Application and fees.

16.04.010 Applicability. (a) Every subdivision of land within the area of Kittitas County shall proceed in compliance with this title. Lots or parcels created by the final platting of a subdivision and which are less than ten acres in size may not be further divided within a five-year period or without planning review.

(b) Specifically, this code applies to the following kinds of subdivision:

(1) Division or redivision of land into five or more lots, tracts, or sites for the purpose of sale, lease or transfer of ownership.

(2) Division of land into fewer than five lots or tracts where the smallest lot is less than twenty acres.

(3) Division of land into two or more lots or parcels regardless of size whenever the subject parcel was part of a previous division occurring within a ten-year period. (Ord. 92-11 (part), 1992; Ord. 92-3 (part), 1992; Ord. 90-5 (part), 1990; Ord. 87-5 §1, 1987; Ord. 84-6 (part), 1973).

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(1) Division of land into fewer than five lots or tracts where no parcel is less than twenty acres, provided that the parent parcel was not created by prior division within a ten-year period;

(2) Division of land into two lots or tracts when the total acreage is thirty acres or more, and provided that the parent parcel was not created by a division within a ten-year period;

(3) (Deleted by Ord. 92-3);

(4) The division of a farm/ranch among members of a resident family into fewer than five parcels;

(5) A division made for the purpose of adjusting boundary lines which does not create any additional lots or tracts nor create any lot or tract which contains insufficient area and/or dimensions to meet minimum requirements for a building site;

(6) Divisions made by testamentary provisions or the laws of descent;

(7) Cemeteries and other burial plots while used for that purpose;

(8) Other exemptions available under RCW 58.17.040;

(9) Exempt parcels shall be created by survey and shall comply with all requirements of RCW 58.09.010 and chapter 332-130 WAC. A specific statement of purpose of survey and the specific exemption claimed shall be shown on the face of the title and record of survey. (Ord. 92-11 (part), 1992; Ord. 92-3 (part), 1992; Ord. 89-3, 1989; Ord. 87-5 §2, 1987; Ord. 84-6 (part), 1984).

16.04.030 Administration. The county planning director, hereafter referred to as the administrator, is vested with the duty of administering subdivision and platting regulations within the unincorporated areas of the county, and may prepare and require the use of such forms as are essential to their administration. (Ord. 84-6 (part), 1984).

16.04.040 Procedure – Application and fees. Any person desiring to subdivide the land in an unincorporated area of the county shall submit a preliminary plat (see Chapter 16.12) to the administrator which shall be accompanied by filing fees established annually by the board of commissioners under separate ordinance. (Ord. 84-6 (part), 1984).

ATTACHMENT F

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
"Building Partnerships – Building Communities"

LONG PLAT AMENDMENT APPLICATION

(For proposed alteration or vacation, per KCC Title 16)

*A **preapplication conference is REQUIRED if proposing more than nine (9) lots** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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 ATTACHMENTS

- ☐ Two large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- ☐ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - Please pick up a copy of the SEPA Checklist if required)
- ☐ Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- ☐ Certificate of Title (Title Report)
- ☐ Computer lot closures

*****Final plat application and associated fees will be required at time of request for final plat processing. Please see the final plat application for current fees.**

APPLICATION FEES:

$2,950.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
$630.00	Kittitas County Department of Public Works
$524.00	Kittitas County Fire Marshal
$560.00	Kittitas County Public Health
$4,664.00	**Total fees due for this application submittal** (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): _____ DATE: _____ RECEIPT # _____

DATE STAMP IN BOX

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: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

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: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

4. **Street address of property:**

Address: _____

City/State/ZIP: _____

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

_____

_____

6. **Tax parcel number:** _____

7. **Property size:** _____ **(acres)**

8. **Land Use Information:**

Zoning: _____ Comp Plan Land Use Designation: _____

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

10. **Are Forest Service roads/easements involved with accessing your development?** Yes No (Circle)
If yes, explain:_____

11. **What County maintained road(s) will the development be accessing from?**

AUTHORIZATION

12. 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:
(REQUIRED if indicated on application)

Date:

X_____ _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X_____ _____

MEYER, FLUEGGE & TENNEY, P.S.

ATTORNEYS & COUNSELORS
230 SOUTH SECOND STREET, SUITE 101
P.O. BOX 22680
YAKIMA, WASHINGTON 98907-2680

DENNIS L. FLUEGGE
ROBERT C. TENNEY
MARK D. WATSON*
JEROME R. AIKEN*
JOHN A. MAXWELL, JR.
PETER M. RITCHIE**

*Also admitted in Oregon
**Also admitted in Virginia

JAMES C. CARMODY
SEAN M. WORLEY
JACOB A. LARA
KINDRA K. CRAWFORD
ROBERT S. URLOCKER

OF COUNSEL
GARY E. LOFLAND

carmody@mftlaw.com

July 22, 2021

Hand Delivered
Jeremy Johnston
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Nunnally Holdings, LLC – Administrative Interpretation
File No: SE-21-00006

Dear Jeremy:

Pursuant to your letter of June 21, 2021 I am delivering to you the originals of the following documents which were served electronically today.

1. Appellant's Opening Brief
2. Declaration of Travest Story
3. Declaration of Vic Jansen
4. Declaration of Chris Cruse
5. Declaration of David Taylor

Please do not hesitate to call if you have questions or comments.

Very truly yours,
MEYER, FLUEGGE & TENNEY, P.S.

James C. Carmody

Enclosures

RECEIVED
JUL 22 2021
Kittitas County CDS

RECEIVED
JUL 22 2021
Kittitas County CDS

KITTITAS COUNTY
LAND USE HEARING EXAMINER

IN THE MATTER OF	)	
	)	File No. SE-21-00006
Nunnally Holdings, LLC –	)	
Appeal of Administrative Interpretation	)	DECLARATION OF
Requiring Plat Alteration Application	)	TRAVEST STORY
	)	
	)	

I, Trav Story, hereby declare as follows:

1. My name is Travest "Trav" Story. I am over the age of 18, competent to testify herein and make this declaration upon facts of which I have personal knowledge.

2. I am a licensed professional engineer. I own Simpli Civil, LLC with offices in Moses Lake, Washington. Attached is my resume. *Attachment A.*

3. I was engaged by Nunnally Holdings, LLC to develop and process applications for construction of a private roadway to serve thirteen (13) parcels in rural Kittitas County, Washington. I am familiar with Kittitas County private road standards, applicable engineering standards and regulatory processes for construction of private roadways.

4. Prior to submission of the grading permit application, I worked with Kittitas County regarding permit requirements and submittal documents. I prepared engineering plans for construction of a roadway serving the Nunnally Holdings parcels. The designs were in accordance with applicable local road standards and consistent with sound engineering practice and design. A complete grading permit was submitted to Kittitas County on December 4, 2020. *AR 17-18 and 21-30.*[1]

5. In addition to the permit application, Kittitas County through Mark Cook requested a traffic scoping letter on October 29, 2020. Follow-up to the verbal request was that we "…start with a traffic generation (residential land use code ITE – we use 10 ADT/lot) and then a distribution onto our road network." We complied and submitted a Technical Memo prepared by

[1] References to the filed administrative record are referenced as "AR" and applicable pages.

SCJ Alliance dated November 18, 2020. *Exhibit A.* Kittitas County subsequently requested two modifications to the traffic scoping letter:

> 29. A traffic scoping letter has previously been provided. This document includes a two alternatives for access to Strande Road, please revise.
>
> 30. The traffic scoping letter describes directional traffic from the development onto Strande Road, please provide additional information on directional traffic split.

We complied with the request and SCJ Alliance submitted an updated Technical Memo dated February 2, 2021. *Exhibit B.*

6. Kittitas County reviewed our grading permit application and private roadway engineering and submission for Strande Road. Kittitas County (Department of Public Works) provided a list of questions and comments relating to the grading permit on January 26, 2021. I provided follow-up questions with regard to the County's comment letter on January 26, 2021. Kittitas County provided supplemental comments on January 29, 2021.

7. Included in the January 26, 2021 comment letter, Kittitas County requested the submission of a SEPA Environmental Checklist related to the access and grading permit applications. We complied with the request and submitted the SEPA Environmental Checklist on March 4, 2021. *AR 1-13.* A minor update was requested on April 2, 2021. We provided the update on the same day. While Kittitas County did not issue a Notice of Completeness, all information had been provided and there were no further requests for information necessary for processing the applications.

8. Kittitas County issued a Notice of Application for SE-21-00006 (Nunally SEPA Application) on April 6, 2021. *AR 34-37.* The notification was sent to county departments, agencies with jurisdiction and identified property owners. The comment period ended on April 21, 2021.

9. Kittitas County placed the grading permit and environmental review on hold on April 20, 2021. *AR 85-87.* The hold letter stated as follows:

> CDS recently received a legal interpretation that will impact the processing requirements for your project. Under RCW 58.17.020(1) the associated group of parcels established through the segregation process are subject to consistency with local and State subdivision regulations.

Nunnally Holdings was not provided with a copy of the "legal interpretation," referenced in the "hold letter". We were advised that "...your SEPA Application [is] on hold until a Plat Amendment Application is submitted to approve the change in access." This request came nearly nine (9) months after our initial discussions in August, 2020 regarding application requirements. The hold letter enclosed a Plat Amendment Application. A true and correct copy of the Plat Amendment application is attached as *Exhibit A-3.* There were no prior plats to amend. Nunnally Holdings objected to the hold on processing and sought clarification of the determination.

10. Time passed without meaningful action on our applications. On June 4, 2021, we received an "Administrative Determination that Plat Alteration is Required" from Dan Carlson, Community Development Services Director. *AR 104-108.* The Administrative Determination appears to be based upon a conclusion that "...the proposed change would alter the proposed access to these twelve lots." There was no legal easement for access to the properties created by either the boundary line adjustment or any other action of prior owners.

11. The delays in construction of the private roadway will cause significant financial damage to the property owner. All construction costs are rapidly escalating and under the current schedule construction will not begin until 2022.

I declare under penalty of perjury that the foregoing is true and correct.

Dated at Moses Lake, Washington this 20 day of July, 2021.

Trav Story

Attachment A: Resume
Exhibit A: SCJ Alliance Technical Memo dated November 18, 2020
Exhibit B: SCJ Alliance Technical Memo dated February 2, 2021

CERTIFICATE OF SERVICE

I hereby declare under penalty of perjury under the laws of the State of Washington that on the date stated below I served a copy of this document in the manner indicated:

Andrew Kottkamp Kittitas County Hearing Examiner	☑ E-Mail andy@wenatcheelaw.com Tracy@wenatcheelaw.com
Jeremy Johnston Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926	☐ First Class U.S. Mail ☑ E-Mail jeremy.johnston@co.kittitas.wa.us
Dan Carlson Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926	☑ E-Mail dan.carlson@co.kittitas.wa.us
Neil A. Caulkins Deputy Prosecuting Attorney Kittitas County Prosecutor Kittitas County Courthouse Ellensburg, WA 98926	☑ E-Mail neil.caulkins@co.kittitas.wa.us

DATED at Yakima, Washington, this 22nd day of July, 2021

Deborah Girard

Deborah Girard, Legal Assistant

ATTACHMENT A

simpliCIVIL
253.578.2212 | PO Box 745, Moses Lake, WA 98837

TRAV STORY, PE

trav.story@simplicivil.com | ph. 253-579-2212

Civil Engineer | with expertise in site development and utilities

EDUCATION/CERTIFICATIONS

BS, Civil and Environmental Engineering
Brigham Young University, Provo , UT 2003

Professional Engineer
Washington State No. 45897 (2009)

EXPERIENCE

Experience:

- 20 years in civil engineering
- 17 years designing/managing civil site development and utility projects
- 3 years inspecting bridge and roadway construction for the WSDOT

Uniquely Qualified in the Following Capacities:

- Organizational skills and working efficiently
- Team management and coordination
- Client relationship/team building

SIMPLI CIVIL (Moses Lake, WA)
Owner — November 2019 to Current

BEYLER CONSULTING (Lakewood, WA)
Civil Engineering Director — July 2017 to October 2019

BERGERABAM (Federal Way, WA)
Project Manager — September 2010 to June 2017

PETRA ENGINEERING (Tacoma, WA)
Project Engineer — April 2007 to September 2010

WSDOT (Tacoma, WA)
Construction Inspector — January 2004 to April 2007

PROJECT EXPERIENCE

Project Types

Commercial/Retail
Mixed Use Developments
Multi-Family Residential Sites
Master Planning
Military
Utilities
Rail
Parking Garages
Interchanges
EIS Support
Value Engineering Studies
Educational Facilities
Churches
Single Family Residences
Plats/Short Plats
Pump Stations
WSDOT Rest Areas

Key Projects

Tacoma Town Center *Tacoma, WA*
Artemis Hotel *Des Moines, WA*
Sound Transit Parking Garage *SeaTac, WA*
JBLM Water Main Replacement *JBLM, WA*
Boeing Campus Electrical Feeder *Renton, WA*
Boeing VPAL/CAB *Renton, WA*
Boeing Stormwater Replacement *Renton, WA*
Shelton Hills Master Planning *Shelton, WA*
Shelton Hills Interchange *Shelton, WA*
Shelton Hills EIS Support *Shelton, WA*
King County Parking Projects *King County, WA*
Lakes High School *Lakewood, WA*
Pacific Sports Center *Tacoma, WA*
Griot's Garage *Tacoma, WA*
Geppert Slope Stabilization *Tacoma, WA*

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PROGRESSIVE PROJECT EXPERIENCE

Lakes High School, Lakewood, WA
Civil design engineer for the reconstruction of Lakes High School in Lakewood, WA. The project included the phased reconstruction of approximately 20 acres of the school's 40 acre site. The project was broken into 3 phases to allow the school district to keep the school open during construction. The civil design included paving, grading, storm drainage, sanitary sewer, and water distribution facilities. The design also included the expansion of the school's existing stormwater infiltration pond, a new stormwater treatment pond, a new grease interceptor, and the replacement of the school's sanitary sewer lift station.
(2007-2010)

Griot's Garage, Tacoma, WA
Civil design engineer for the redevelopment of a 4 acre site located in Tacoma, WA. The project included the renovation of a 52,000 square foot warehouse, which became a new corporate headquarters and flagship store for Griot's Garage. The civil design included approximately 1,000 lineal feet of frontage improvements including new curb and gutter, roadway resurfacing, and storm drainage improvements. In addition to the associated roadway improvements, the site civil design also included paving, grading, storm drainage, sanitary sewer, and water distribution systems.
(2009)

Shelton Hills Development, Shelton, WA
Project engineer for the reconstruction of an existing highway interchange in Shelton,WA to serve a future 700 acre mixed use development. The project interchange design included approximately 7,000 linear feet of roadway. In addition to new on and off ramps the roadway included the design of three new roundabouts. New utility mains were designed to extend throughout the new roadway system. In conjunction with the design of the new utility mains, master basin and utility planning was conducted for the future development. Civil engineering support also included assistance with the Environmental Impact Statement (EIS) required for the development.
(2012)

Boeing Campus Electrical Feeder, Renton, WA
Civil project engineer for approximately 1 mile of electrical and communication duct bank feeders at Boeing's Renton production facility. Boeing's facility in Renton is located on a very flat site immediately adjacent to Lake Washington. The site has extensive soil contamination, undocumented underground utilities (both live and abandoned), and rail lines crossing through the site. Due to these conditions, the project included many challenging design conditions requiring significant dewatering support during construction and the design of localized pumps within many of the duct bank vaults.
(2014)

JBLM Water Main Replacement, Joint Base Lewis McChord, WA
Civil project manager for the construction of approximately 2 miles of water main for the base at Joint Base Lewis McChord. The project included an initial assessment of the existing mains on the base and then concluded with the full design of new water mains. The initial project assessment included field investigations, testing, and the review of existing water system models to determine system deficiencies and provide recommendations for system upgrades. System upgrades included the removal and replacement of deteriorating pipes, corrections to improve flow deficiencies, upgrades to fire system appurtenances to meet current base standards, and the installation of new water meters. As part of the project, topographical surveys and ground penetrating radar (GPR) investigations were required and utilized to develop a complete subsurface model of existing and proposed facilities.
(2016)

Tacoma Town Center, Tacoma, WA
Civil project manager for multiphase mixed use development in downtown Tacoma. Phase one of the project includes 240,000 square feet of retail space, 160 housing units, and office space surrounding a retail plaza that included a bicycle corridor that connected the City of Tacoma master bike path to the UW Tacoma campus. Phase two includes 260 housing units and additional street level retail above a common below grade parking garage.
(2016-2019)

EXHIBIT A

SCJ ALLIANCE
CONSULTING SERVICES

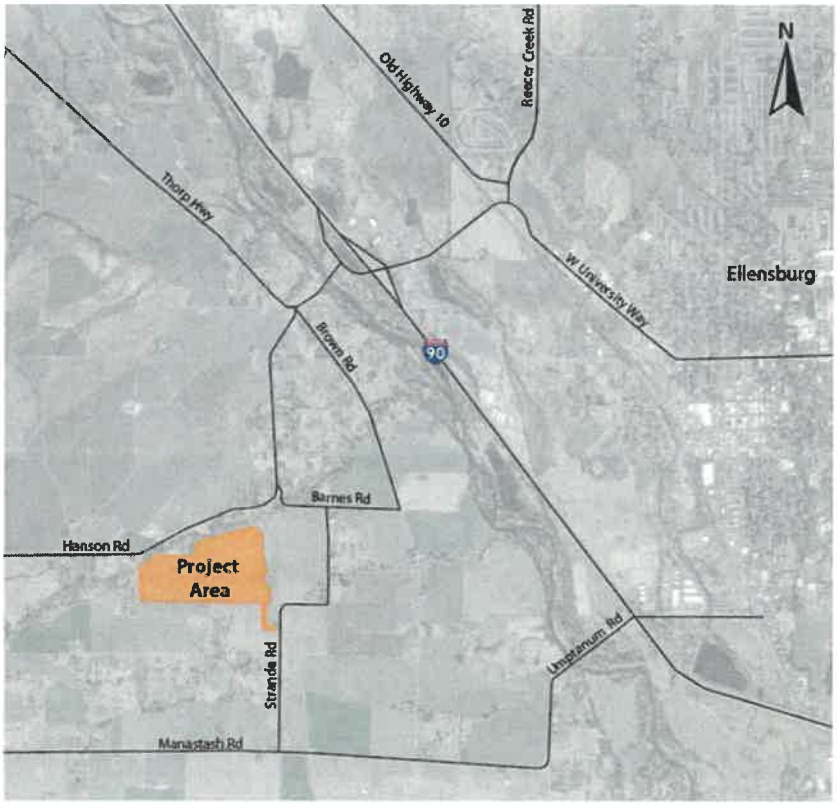
Technical Memo

To	Kittitas County
From:	Ryan Shea, PTP, Senior Transportation Planner
Date:	November 18, 2020
Project:	3465.01 – Platinum Ellensburg Strande Road 12-Lot Development
Subject	Traffic Scoping Analysis

Platinum Dirt Works, LTD plans to construct the *Platinum Ellensburg Strande Road 12-Lot Development (Strande Road Development)* in Ellensburg, Washington. The project will consist of 12 single family home lots. The proposed lots range in size from the smallest being approximately 6.5 acres to the largest being approximately 17 acres. The site vicinity is shown on **Figure 1.**

This Traffic Scoping Analysis estimates the trip generation, distribution, and assignment for the proposed development.

Figure 1. Site Vicinity



SCJ ALLIANCE
CONSULTING SERVICES

Project Description

The proposed *Strande Road Development* will consist of 12 single family home lots. This project is located northwest of Strande Road, between Susan Road and Hansen Road, Access to the project will be provided by one full access driveway on Strande Road located at the southeast corner of the project site.

The preliminary site plan is attached.

Project Traffic Characteristics

The two project-related characteristics having the most effect on area traffic conditions are peak hour trip generation and the directional distribution of traffic volumes on the surrounding roadway network. These are discussed in the following paragraphs.

Site-Generated Traffic Volumes

Vehicle trip generation was estimated using the trip generation rates contained in the 10th edition of the Trip Generation Manual published by the *Institute of Transportation Engineers (ITE)*. The land-use category "Single-Family Detached Housing" (land-use code 210) was used.

The focus of this analysis is the PM peak hour of the surrounding street system, which is typically the busiest time of day for vehicular traffic.

Table 1 shows the trip generation characteristics for the Single-Family Detached Housing land use category.

Table 1. ITE Trip Generation Rate for Single-Family Detached Housing

Peak Period	Variable	Trip Rate	Enter %	Exit %
AM peak hour of Adjacent Street	Dwelling Units	0.74	25%	75%
PM peak hour of Adjacent Street	Dwelling Units	0.99	63%	37%
Daily	Dwelling Units	9.44	50%	50%

The total trip generation expected from this project is calculated by applying the unit measure for each land use category to the appropriate trip generation rate. The trip generation for the proposed *Strande Road Development* is shown in **Table 2** below.

Table 2. Project Trip Generation

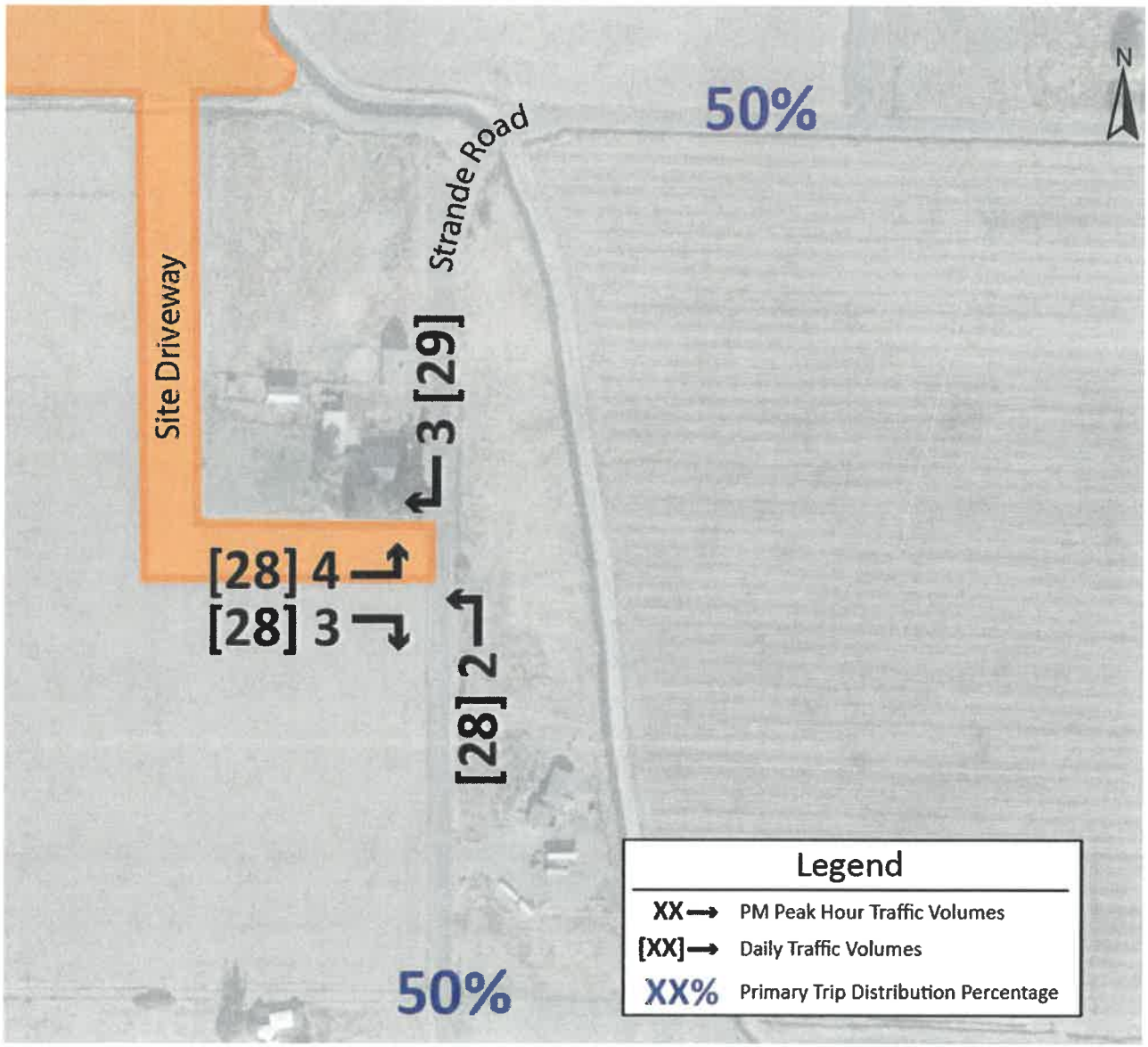
Peak Period	Units	Total Trips	Enter	Exit
AM peak hour of Adjacent Street	12	9	2	7
PM peak hour of Adjacent Street	12	12	7	5
Daily	12	113	57	56

SCJ ALLIANCE
CONSULTING SERVICES

Site Traffic Distribution and Assignment

For this study, the regional distribution of traffic to and from the proposed project was estimated based access to and from the City of Ellensburg and I-90. The two primary options for travelling to Ellensburg from the site are via Umptanum Road to the south and W University Way to the north. These two routes are roughly equal in proximity to the site, with the Umptanum Road route more direct. The only nearby access to I-90 is at the W University Way interchange. Given the options north and south of the site, a distribution of 50% for each direction was assumed. The resultant traffic distribution percentages and the PM peak hour and daily site traffic assignments for the proposed project are shown **Figure 2.**

Figure 2. PM Peak hour and Daily Traffic Assignments



SCJ ALLIANCE
CONSULTING SERVICES

Thank you for reviewing the enclosed materials. We have prepared this information for your review to determine if further analysis is warranted.

If you have any questions or comments about the enclosed information, please contact me at (360) 352-1465.

Respectfully,

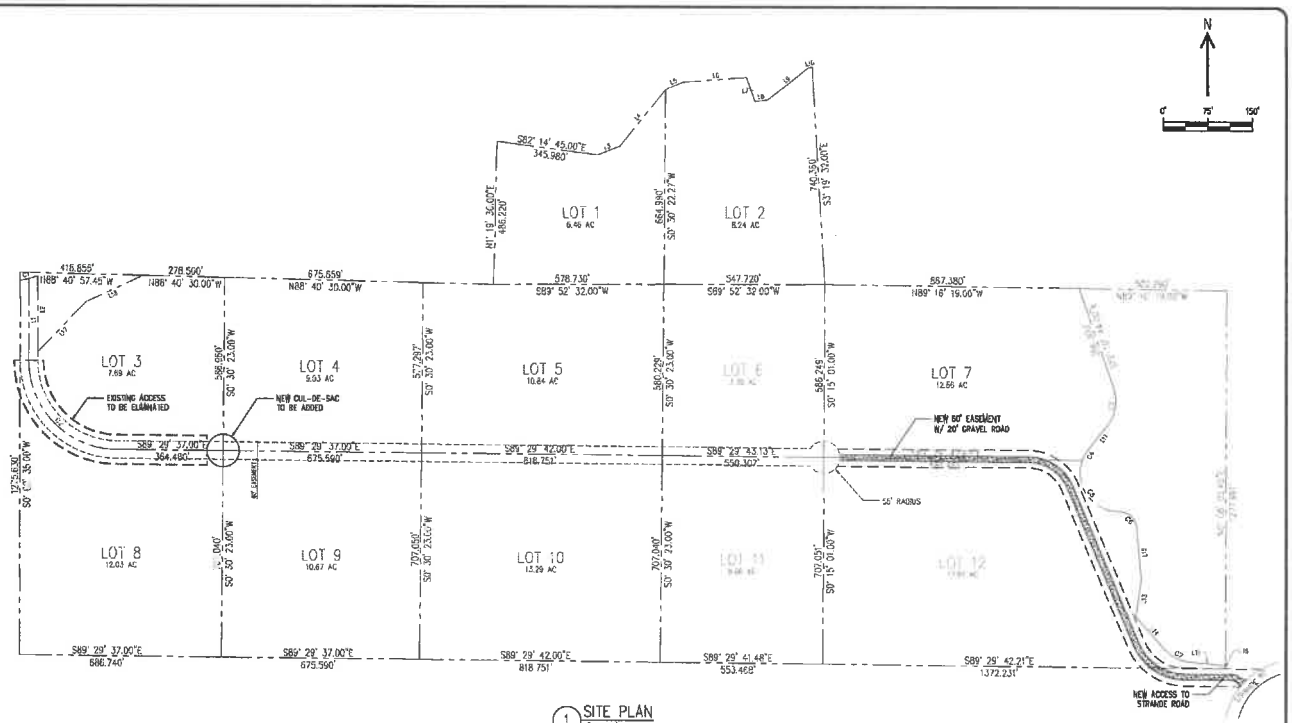
SCJ Alliance

Ryan Shea, PTP

Senior Transportation Planner

Enclosures: Preliminary Site Plan

N:\Projects\3465 Platinum Dirt Works, LTD\3465.01 Platinum Ellensburg Strande Road 12-Lot Development\Phase 01 - Traffic Impact Analysis\2020-1112 Strande Rd Development Scoping.docx



1 SITE PLAN
1" = 150'

Parcel Line Table

Line #	Length	Direction
L1	278.50	S0° 00' 00.00"E
L2	257.36	N0° 01' 08.00"W
L3	81.23	N87° 56' 54.00"E
L4	250.27	N36° 20' 12.00"E
L5	63.57	N50° 53' 47.00"E
L6	210.91	N89° 44' 48.00"E
L7	87.38	S19° 33' 42.00"E
L8	43.70	N62° 02' 11.00"E
L9	178.16	N34° 41' 30.00"E
L10	14.25	N81° 08' 29.00"E
L11	104.11	S38° 14' 42.00"W
L12	178.43	S4° 45' 33.00"E
L13	151.17	S7° 35' 44.00"W
L14	146.34	S41° 28' 47.00"E
L15	122.13	N34° 28' 18.00"W
L16	0.99	N0° 08' 08.00"E
L17	236.16	S43° 53' 11.00"W
L18	214.83	S86° 07' 04.00"W

Curve Table

Curve #	Length	Radius	Delta
C1	82.07	996.22	2.58
C2	468.59	300.00	89.49
C3	134.95	154.00	87.67
C4	43.23	131.00	18.90
C5	252.56	131.00	110.47
C6	88.05	36.00	56.47
C7	98.30	131.00	42.99

REV.	REVISION DESCRIPTION	BY	APP.	DATE
1	-	-	-	-

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DRAWN BY	D.POLIUKHOVYCH
DESIGNED BY	T. STORY
CHECKED BY	T. STORY
PROJECT MGR	T. STORY

DRAWING NO.	C1.0
PROJECT NO.	---
DATE:	8/12/2020
SHEET NO.	1 OF 1

EXHIBIT B

SCJ ALLIANCE
CONSULTING SERVICES

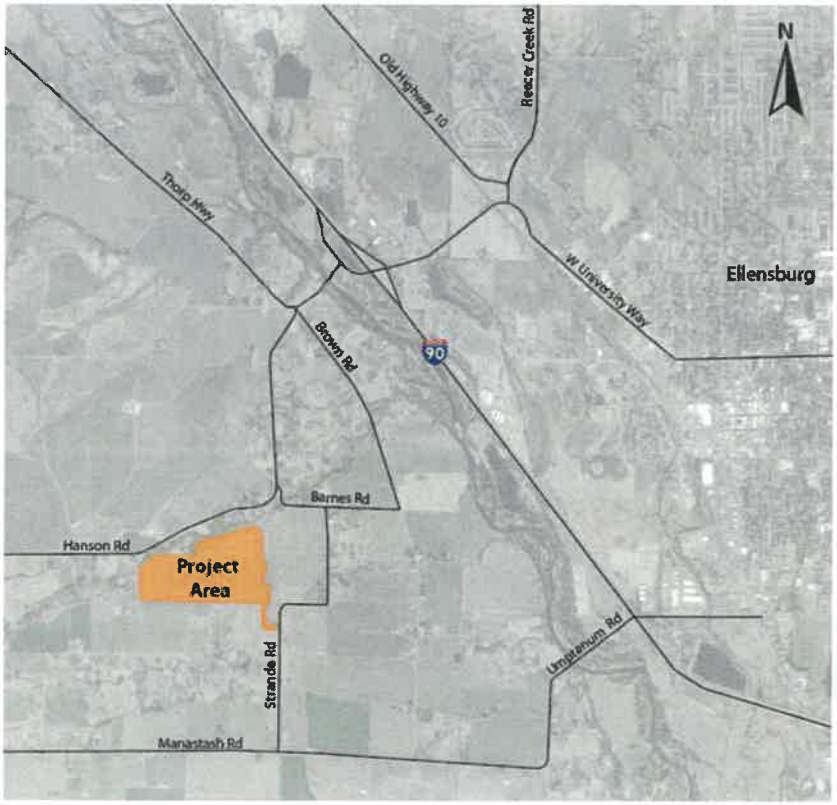
Technical Memo

To	Kittitas County
From:	Ryan Shea, PTP, Senior Transportation Planner
Date:	February 2, 2021
Project:	3465.01 – Platinum Ellensburg Strande Road 12-Lot Development
Subject	Traffic Scoping Analysis

Platinum Dirt Works, LTD plans to construct the *Platinum Ellensburg Strande Road 12-Lot Development (Strande Road Development)* in Ellensburg, Washington. The project will consist of 12 single family home lots. The proposed lots range in size from the smallest being approximately 6.5 acres to the largest being approximately 17 acres. The site vicinity is shown on **Figure 1.**

This Traffic Scoping Analysis estimates the trip generation, distribution, and assignment for the proposed development.

Figure 1. Site Vicinity



SCJ ALLIANCE
CONSULTING SERVICES

Project Description

The proposed *Strande Road Development* will consist of 12 single family home lots. This project is located northwest of Strande Road, between Susan Road and Hansen Road, Access to the project will be provided by one full access driveway on Strande Road located at the southeast corner of the project site.

The preliminary site plan is attached.

Project Traffic Characteristics

The two project-related characteristics having the most effect on area traffic conditions are peak hour trip generation and the directional distribution of traffic volumes on the surrounding roadway network. These are discussed in the following paragraphs.

Site-Generated Traffic Volumes

Vehicle trip generation was estimated using the trip generation rates contained in the 10th edition of the Trip Generation Manual published by the *Institute of Transportation Engineers (ITE)*. The land-use category "Single-Family Detached Housing" (land-use code 210) was used.

The focus of this analysis is the PM peak hour of the surrounding street system, which is typically the busiest time of day for vehicular traffic.

Table 1 shows the trip generation characteristics for the Single-Family Detached Housing land use category.

Table 1. ITE Trip Generation Rate for Single-Family Detached Housing

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Daily	Dwelling Units	9.44	50%	50%

The total trip generation expected from this project is calculated by applying the unit measure for each land use category to the appropriate trip generation rate. The trip generation for the proposed *Strande Road Development* is shown in **Table 2** below.

Table 2. Project Trip Generation

Peak Period	Units	Total Trips	Enter	Exit
AM peak hour of Adjacent Street	12	9	2	7
PM peak hour of Adjacent Street	12	12	7	5
Daily	12	113	57	56

SCJ ALLIANCE
CONSULTING SERVICES

Site Traffic Distribution

For this study, the regional distribution of traffic to and from the proposed project was estimated based on access to and from the City of Ellensburg and the freeway system. With a population over 20,000, the City of Ellensburg represents the nearest employment and recreation opportunities for the proposed single-family homes. For this reason, it is assumed that most of the typical weekday traffic will travel to/from Ellensburg.

While most traffic is assumed to travel to/from the City of Ellensburg, there are multiple cities within a two-hour drive of Ellensburg that may also attract weekday trips from the proposed project. These three cities would distribute in the following ways:

- Seattle: West I-90
- Wenatchee: Split between east I-90 and north I-97
- Yakima: South I-84

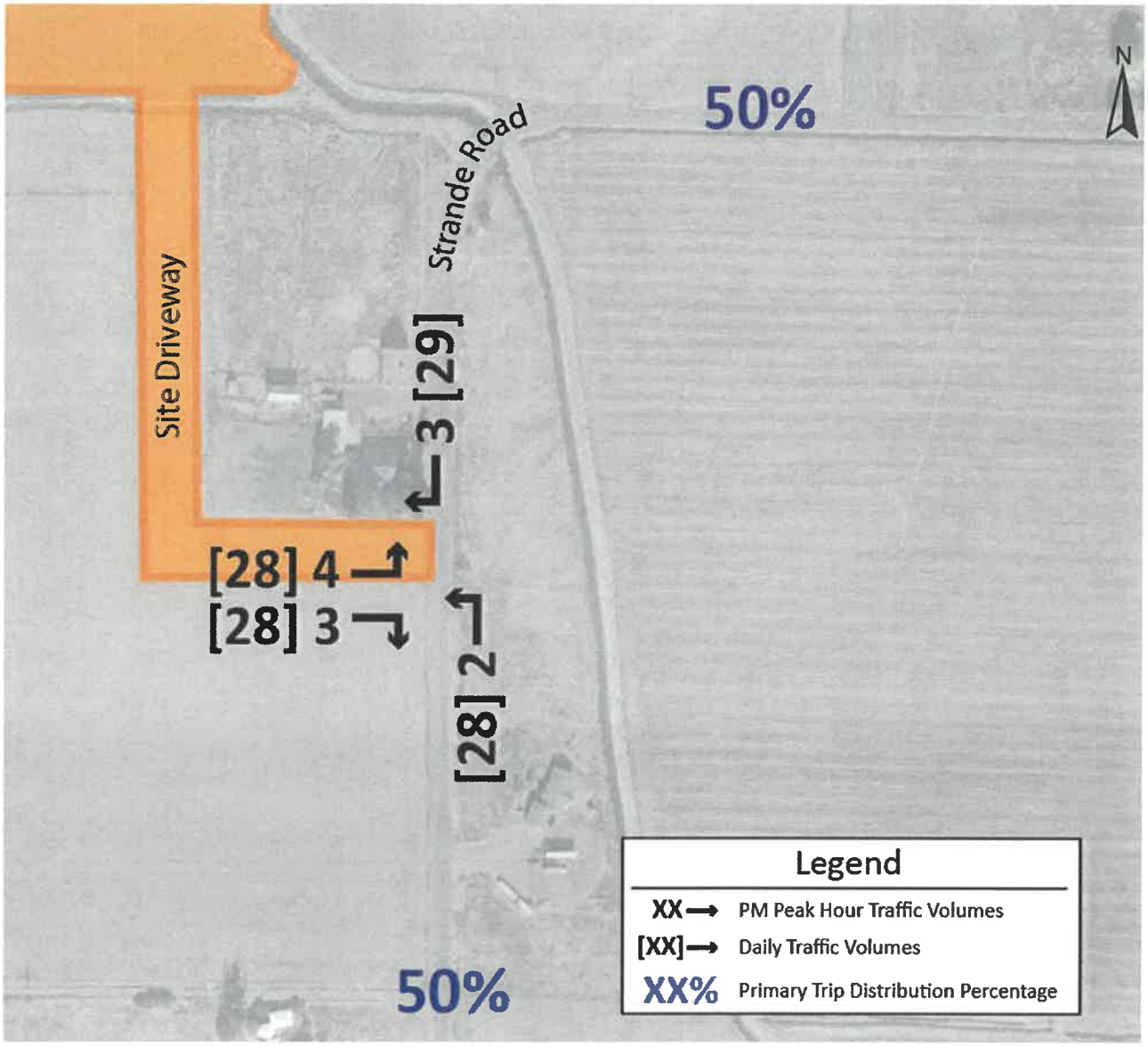
Site Traffic Assignment

The two primary options for travelling to Ellensburg from the site are via Umptanum Road to the south and W University Way to the north. These two routes are roughly equal in proximity to the site, with the Umptanum Road route more direct.

Travel to Seattle, Wenatchee, or Yakima would generally draw traffic east and west of the site equally, with Seattle and some Wenatchee traffic travelling north on Strande Road to travel west and Yakima and some Wenatchee traffic travelling south on Strande Road to travel east.

Given the options north and south of the site for both the local distribution of traffic to Ellensburg and the regional distribution of traffic to the surrounding cities, an assignment of 50% for each direction of Strande Road has been assumed. The resultant traffic distribution percentages and the PM peak hour and daily site traffic assignments for the proposed project are shown **Figure 2.**

Figure 2. PM Peak hour and Daily Traffic Assignments



SCJ ALLIANCE
CONSULTING SERVICES

Thank you for reviewing the enclosed materials. We have prepared this information for your review to determine if further analysis is warranted.

If you have any questions or comments about the enclosed information, please contact me at (360) 352-1465.

Respectfully,

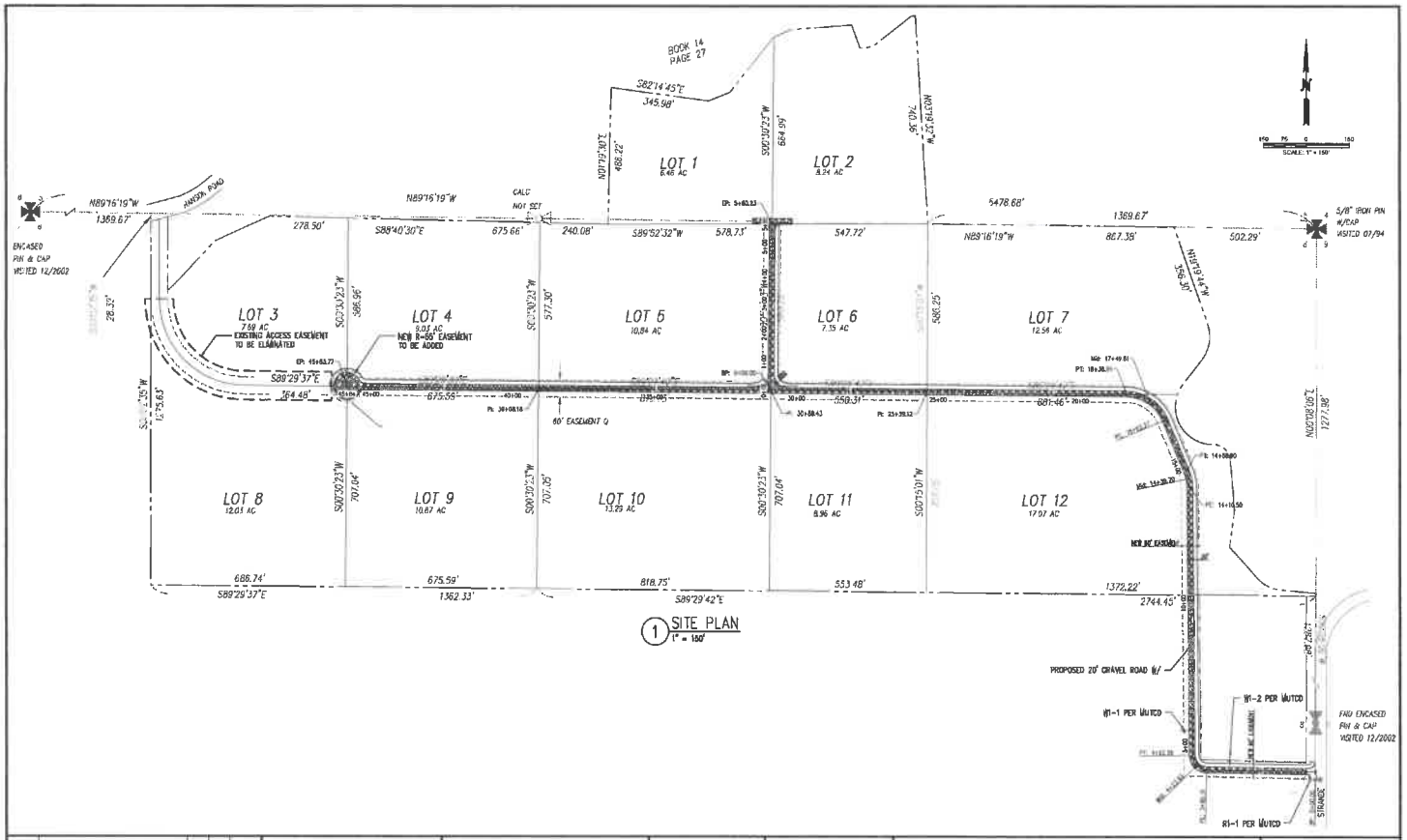
SCJ Alliance

Ryan Shea, PTP

Senior Transportation Planner

Enclosures: Preliminary Site Plan

N:\Projects\3465 Platinum Dirt Works, LTD\3465.01 Platinum Ellensburg Strande Road 12-Lot Development\Phase 01 - Traffic Impact Analysis\Letter\2021-0202 Strande Rd Development Scoping.docx



MARK	REVISION DESCRIPTION	BY	APP.	DATE

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HANSEN ROAD DEVELOPMENT
ROADWAY PLANS
SITE PLAN

RECEIVED
JUL 22 2021
Kittitas County CDS

KITTITAS COUNTY
LAND USE HEARING EXAMINER

IN THE MATTER OF	)	
	)	File No. SE-21-00006
Nunnally Holdings, LLC –	)	
Appeal of Administrative Interpretation	)	DECLARATION OF
Requiring Plat Alteration Application	)	VIC JANSEN
	)	
	)	

I, Vic Jansen, hereby declare as follows:

1. My name is Vic Jansen. I am over the age of 18, competent to testify herein and make this declaration upon facts of which I have personal knowledge.

2. I am the Managing Member of Nunnally Holdings, LLC, a Washington limited liability company. Nunnally Holdings is a family owned business that has purchased and intends to develop existing rural properties in Kittitas County, Washington. I have experience in property development and am familiar with real estate title, development and land use rules and regulations.

3. Nunnally Holdings acquired twelve (12) rural parcels in Kittitas County on November 9, 2020. The parcels are Assessor Parcel Nos. 18115, 18116, 18117, 18118, 18119, 18121, 18122, 18125, 678433, 698433, 708433, and 058333. The properties were acquired from Chaparral Country Estates, LLC and had been legally established through a Record of Survey filed on December 31, 2002. A true and correct copy of the Record of Survey is attached as *Attachment A*. The twelve (12) parcels were not developed through either a plat or short plat process. I have come to learn that the lots were created through a statutory and local process that allowed creation of large rural parcels through parcel segregations and boundary line adjustments. Lot creation was exempt from subdivision laws. The parcels remained vacant and undeveloped for 18 years. Our family now wants to sell the parcels for single-family residences or large rural parcels.

4. Prior to Nunnally Holdings purchase of the twelve (12) parcels, I personally purchased an adjacent property (Assessor Parcel No. 748433). This parcel adjoined the twelve (12) parcels and was 34.14 acres. The purchase was from Trina H. Myklebust and was closed on

Document

October 20, 2020. The purchase of this property allowed alternative access locations for all of the existing adjacent parcels. All of the properties would be served by an internal private road built to Kittitas County road standards.

5. At the time of purchase of the twelve (12) properties, we reviewed the real property records with respect to the property. The Record of Survey reflected a potential location of a road easement location from Hanson Road. The title records, however, did not include or reflect that the easement has ever been legally established through recording of necessary documents. Access from Hanson Road also included an impediment which was crossing of Manastash Creek. The construction of a bridge over Manastash Creek had a cost in excess of $1,000,000. That option was not economically or environmentally feasible.

6. We evaluated the location of feasible private road access to serve the parcels. Access from Strande Road was logical and economic. We understood that any private road serving our property would need to comply with Kittitas County private road standards.

7. Nunnally Holdings engaged Travest "Trav" Story, P.E. of Simpli Civil, LLC to design the private road serving the thirteen (13) properties. Trav Story is an experienced professional engineer. He was responsible for development of the private road plans as well as processing of applications for a grading permit.

8. A grading permit application was filed with Kittitas County on December 4, 2020. The application was complete and included engineering design and details for the private road. Kittitas County reviewed the grading plan and requested a series of clarifications with respect to the plan submittals. All issues with respect to the private road were fully addressed within the one month period following submission of the application. We were also requested to submit a traffic scoping letter to calculate traffic trip generation and distribution to Strande Road. SCJ Alliance prepared the traffic scoping letter.

9. Approximately three (3) months after filing of the grading permit application, Kittitas County requested that we submit a SEPA Environmental Checklist for the access and grading permits. We complied with the request and submitted the required documents. Kittitas County deemed the application complete and issued a Notice of Application on April 6, 2021. The Notice of Application required comments to be submitted by April 21, 2021.

10. On April 20, 2021, we received a letter from Jeremy Johnston, Kittitas County Planning Official, advising us that Kittitas County Community Development Services (CDS) was

placing our "...SEPA application on hold until a Plat Amendment Application is submitted to approve the change in access." *Attachment B.* We were provided with a form for the Plat Amendment. *Attachment C.* At that point, Kittitas County suspended all processing of our grading permit application. We were confused and surprised by this action. There was no plat to amend or alter. All of the parcels had been created through exempt processes more than eighteen (18) years ago. This made no sense to us.

11. Approximately six (6) weeks later, Dan Carlson, Community Development Services Director, issued an administrative determination that a plat alteration application was required in order to further process our grading permit application and associated environmental review. We filed a timely appeal.

12. Kittitas County's delays in processing our grading permit application has had a significant economic effect upon our development of the single-family residential parcels. There has been no change in the legal parcels and no changes in legally established easements. There is no recorded access easement and we sought to develop the property in a manner similar to any other property owner with multiple parcels of land. We are entitled to construct a private road serving our properties. Private roads in Kittitas County have been developed for decades and required only a grading permit and compliance with private road standards. Our proposal is the same as hundreds of private road developments in this County.

13. Kittitas County's actions could not have come at a worse time. Covid-19 pandemic has resulted in significant impacts on development and material costs. We requested and received a bid for construction of the private road from Platinum Dirt Works, LLC. The total cost of construction was $310,000. Construction was to begin on May 24, 2021 and the "...bid is only good for 30 days due to the volatile prices of all materials." A true and correct copy of the bid is attached as *Exhibit D.* The delays will result in significant cost increases for construction of the private roadway.

14. In addition, the briefing and hearing schedule established by Kittitas County has created additional problems. We requested an expedited schedule for the appeal but Kittitas County denied our request and hearing on this matter will not occur until September 20, 2021. As the county was advised, this schedule will not allow for the construction of the private road during calendar year 2021. The road will not be completed until sometime in calendar year 2022. We anticipate very significant cost increases in the private roadway construction.

15. It is also important to recognize the impact of delays on property sales and values. The Kittitas County real property market is active with demand exceeding supply. The parcel values range from $280,000/lot to $380,000/lot. The total value of the properties is $4,100,000. Annual carrying costs are in excess of $300,000 per year. There is also a serious question as to whether future property values will remain at current levels.

I declare under penalty of perjury that the foregoing is true and correct.

Dated at Moses Lake, Washington this 21 day of July, 2021.

Vic Jansen

Attachment A: Record Survey
Attachment B: Jeremy Johnston Letter of April 20, 2021
Attachment C: Form for Plat Amendment

Exhibit D: Platinum Dirt Works, LLC Bid

CERTIFICATE OF SERVICE

I hereby declare under penalty of perjury under the laws of the State of Washington that on the date stated below I served a copy of this document in the manner indicated:

Andrew Kottkamp Kittitas County Hearing Examiner	☑ E-Mail andy@wenatcheelaw.com Tracy@wenatcheelaw.com
Jeremy Johnston Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926	☑ First Class U.S. Mail ☑ E-Mail jeremy.johnston@co.kittitas.wa.us
Dan Carlson Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926	☑ E-Mail dan.carlson@co.kittitas.wa.us
Neil A. Caulkins Deputy Prosecuting Attorney Kittitas County Prosecutor Kittitas County Courthouse Ellensburg, WA 98926	☑ E-Mail neil.caulkins@co.kittitas.wa.us

DATED at Yakima, Washington, this 22nd day of July, 2021

Deborah Girard

Deborah Girard, Legal Assistant

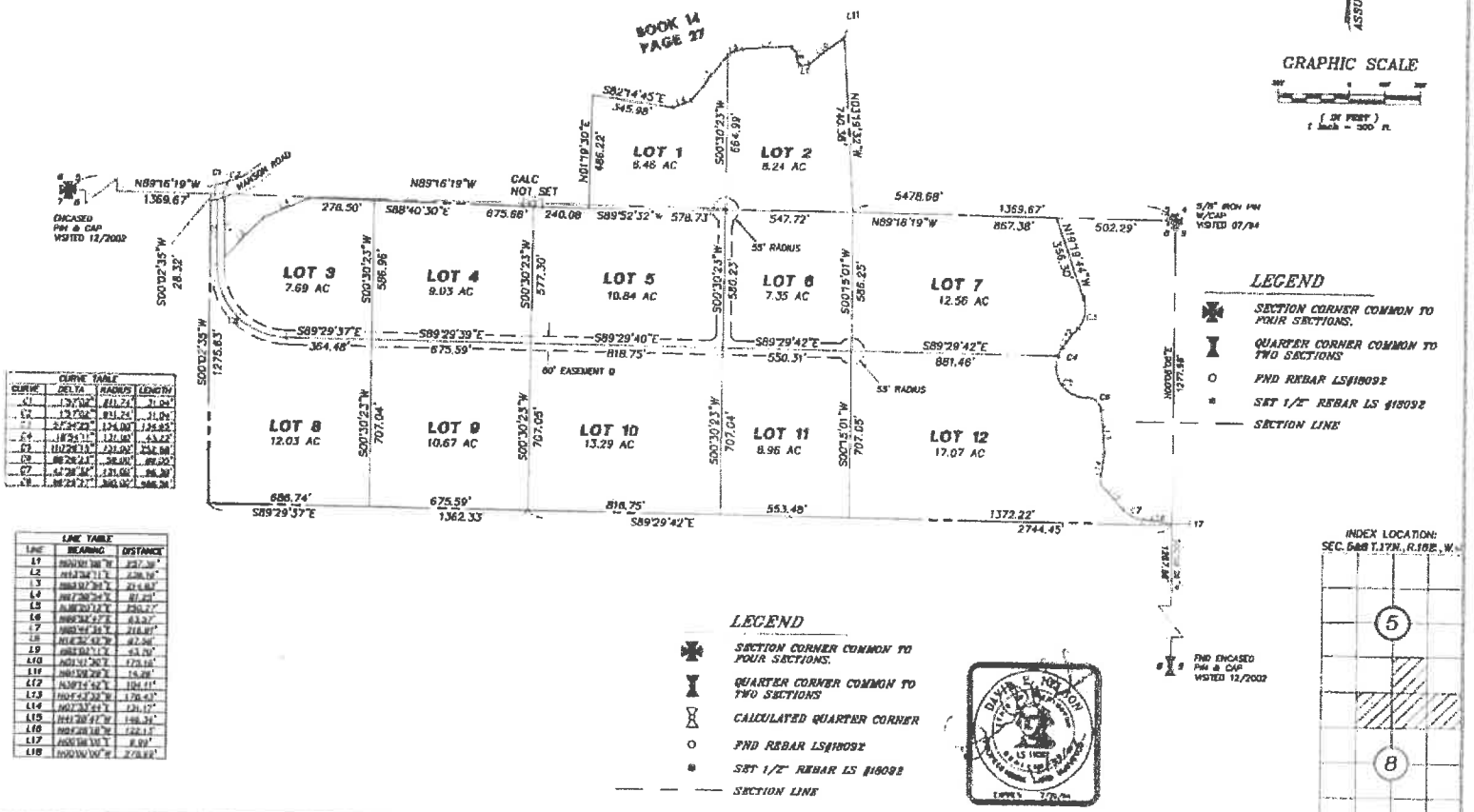
ATTACHMENT A

200212310066

28-147

RECORD OF SURVEY

A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, WASHINGTON.



ASSUMED

GRAPHIC SCALE

(IN FEET)
1 inch = 300' ft.

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- FND REBAR LS#18092
- SET 1/2" REBAR LS #18092
- SECTION LINE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°17'02"	831.24'	31.04'
C2	13°17'02"	831.24'	31.04'
C3	27°34'23"	174.00'	139.69'
C4	18°24'11"	131.00'	42.07'
C5	110°29'15"	231.00'	332.58'
C6	86°26'23"	58.00'	87.50'
C7	47°28'32"	131.00'	96.30'
C8	86°26'23"	340.00'	513.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°16'19"W	237.38'
L2	N13°34'11"E	236.76'
L3	S89°52'32"W	274.83'
L4	N67°38'24"E	81.25'
L5	N.26.51.00"W	250.27'
L6	N89°34'41"E	63.33'
L7	S89°16'19"E	218.87'
L8	N14°32'42"W	87.96'
L9	S89°52'32"W	63.79'
L10	N01°19'30"E	173.16'
L11	N89°16'19"W	14.78'
L12	N.26.51.00"W	104.11'
L13	N04°43'28"W	178.43'
L14	N67°38'24"E	131.17'
L15	N41°38'41"W	148.34'
L16	N89°28'18"W	122.1'
L17	N89°16'19"E	8.39'
L18	N89°16'19"E	278.88'

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- CALCULATED QUARTER CORNER
- FND REBAR LS#18092
- SET 1/2" REBAR LS #18092
- SECTION LINE

INDEX LOCATION:
SEC. 5&8 T.17N., R.18E., W.M.

DAVID P. NELSON LS 18092 EASTSIDE SURVEYORS

RECORDER'S CERTIFICATE 200212310066

Filed for record this 31st day of December 2002 at 3:11 in book 34 of Surveys at page 147 at the request of DAVID P. NELSON

DAVID B. BOWEN, County Auditor — Deputy 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 LARRY ANDERSON in OCT. 2001.

DAVID P. NELSON

Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
CIVIL ENGINEERS LAND SURVEYORS
416 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509) 674-7433
FAX: (509) 674-7179

RECORD OF SURVEY
PREPARED FOR
LARRY ANDERSON
ELLENSBURG

KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
T. ROLETTO	12/2002	01560
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	1 OF 2

200212310066 28-148

RECORD OF SURVEY
A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 OF SURVEYS, PAGE 27, AND BOOK 15 OF SURVEYS, PAGE 57, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS THE SURVEY OF RECORD IN BOOK 15, PAGE 57.

3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).

4. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

5. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

7. THE PURPOSE OF THIS SURVEY IS FOR TAX LOT SEGREGATION AND BOUNDARY LINE ADJUSTMENT. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET LOT CORNERS OR IDENTIFY PROPERTY BOUNDARIES.

LEGAL DESCRIPTION

ORIGINAL PARCEL: 2001-0202-0005

LOT 1
LOT 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310065, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 2
LOT 2 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 3
LOT 3 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310067, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 4
LOT 4 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310068, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 5
LOT 5 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310069, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 6
LOT 6 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310070, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 7
LOT 7 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310071, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 8
LOT 8 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310072, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 9
LOT 9 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310073, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

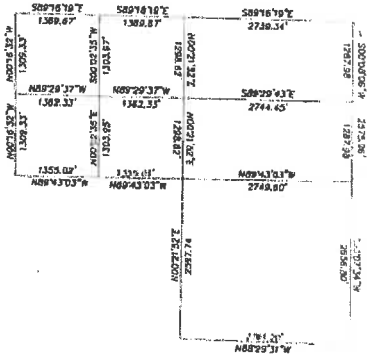
LOT 10
LOT 10 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310074, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 11
LOT 11 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200217310076, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 12
LOT 12 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310075, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT 9
EASEMENT 9 AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON. AFFECTING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

SECTION CLOSURE



RECORDER'S CERTIFICATE 200212310066

Filed for record this 31st day of December 2002, at 1:37 PM in book 28 of Surveys at page 148 at the request of DAVID P. NELSON

DAVID B. BOWEN, County Auditor — Deputy 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 LARRY ANDERSON in DEC. 2001.

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
610 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433
FAX: (509)674-7439

RECORD OF SURVEY
PREPARED FOR
LARRY ANDERSON
ELLENSBURG

KITTITAS COUNTY, WASHINGTON

DWN BY: T. ROLETTO	DATE: 12/2002	JOB NO.: 01550
CHKD BY: D. NELSON	SCALE: 1"=300'	SHEET: 2 OF 2

ATTACHMENT B

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
"Building Partnerships – Building Communities"

4/20/2021

Trav Story
PO Box 745
Moses Lake, WA 98837

Vic Jansen
PO Box 579
Moses Lake, WA 98837

RE: SE-21-00006 Nunnally, Application on Hold-Plat Amendment Approval Required

Mr. Story and Mr. Jansen:

CDS recently received a legal interpretation that will impact the processing requirements for your project. Under RCW 58.17.020(1) the associated group of parcels established through the segregation process are subject to consistency with local and State subdivision regulations.

The SEPA review noted in the subject line is associated with a Grade and Fill application (GP-20-00020) to accommodate an access easement alteration. Under RCW 58.17.215,

"When any person is interested in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW 58.17.040(6), that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located."

Compliance with this regulation will require CDS to place your SEPA application on hold until a Plat Amendment application is submitted to approve the change in access. Please note, RCW 58.17.215 has specific submittal requirements for subdivision alterations which will need to be included in your Plat Amendment application. A copy of this regulation has been included with this letter. Your SEPA checklist will need to be updated to note the addition of the Plat Amendment application and then processed concurrently. This SEPA checklist can be used for both the Plat Amendment and the Grade and Fill application.

I have enclosed the Plat Amendment application for your convenience. Please submit this application with an updated SEPA Checklist to continue processing.

If you have any questions regarding this matter, please feel free to contact me at ***509-962-7065*** or by email at ***jeremy.johnston@co.kittitas.wa.us***.

Sincerely,

Jeremy Johnston
Kittitas County Planning Official

CC:
Mark Cook, KC Public Works Director
Dan Carlson, KC CDS Director
Kelly Bacon, CDS Staff Planner

RCW 58.17.215

Alteration of subdivision—Procedure.

When any person is interested in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW 58.17.040(6), that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located. The application shall contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof.

Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW 58.17.080 and 58.17.090. The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice.

The legislative body shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

After approval of the alteration, the legislative body shall order the applicant to produce a revised drawing of the approved alteration of the final plat or short plat, which after signature of the legislative authority, shall be filed with the county auditor to become the lawful plat of the property.

This section shall not be construed as applying to the alteration or replatting of any plat of state-granted tide or shore lands.

ATTACHMENT C

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
"Building Partnerships – Building Communities"

LONG PLAT AMENDMENT APPLICATION

(For proposed alteration or vacation, per KCC Title 16)

*A **preapplication conference is REQUIRED if proposing more than nine (9) lots** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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 ATTACHMENTS

- ❑ Two large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- ❑ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - Please pick up a copy of the SEPA Checklist if required)
- ❑ Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- ❑ Certificate of Title (Title Report)
- ❑ Computer lot closures

*****Final plat application and associated fees will be required at time of request for final plat processing. Please see the final plat application for current fees.**

APPLICATION FEES:

$2,950.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
$630.00	Kittitas County Department of Public Works
$524.00	Kittitas County Fire Marshal
$560.00	Kittitas County Public Health
$4,664.00	**Total fees due for this application submittal** (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): _____ DATE: _____ RECEIPT # _____

DATE STAMP IN BOX

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: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

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: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

4. **Street address of property:**

Address: _____

City/State/ZIP: _____

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

_____

_____

6. **Tax parcel number:** _____

7. **Property size:** _____ **(acres)**

8. **Land Use Information:**

Zoning: _____ Comp Plan Land Use Designation: _____

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

10. **Are Forest Service roads/easements involved with accessing your development?** Yes No (Circle)
If yes, explain:_____

11. **What County maintained road(s) will the development be accessing from?**

AUTHORIZATION

12. 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:
(REQUIRED if indicated on application)

Date:

X_____ _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X_____ _____

EXHIBIT D

PLATINUM DIRT WORKS LLC
1709 east ashford way
ellensburg wa 98926

ESTIMATE

NUNNALLY HOLDINGS
Manastash estates
Vic Jansen
Managing member

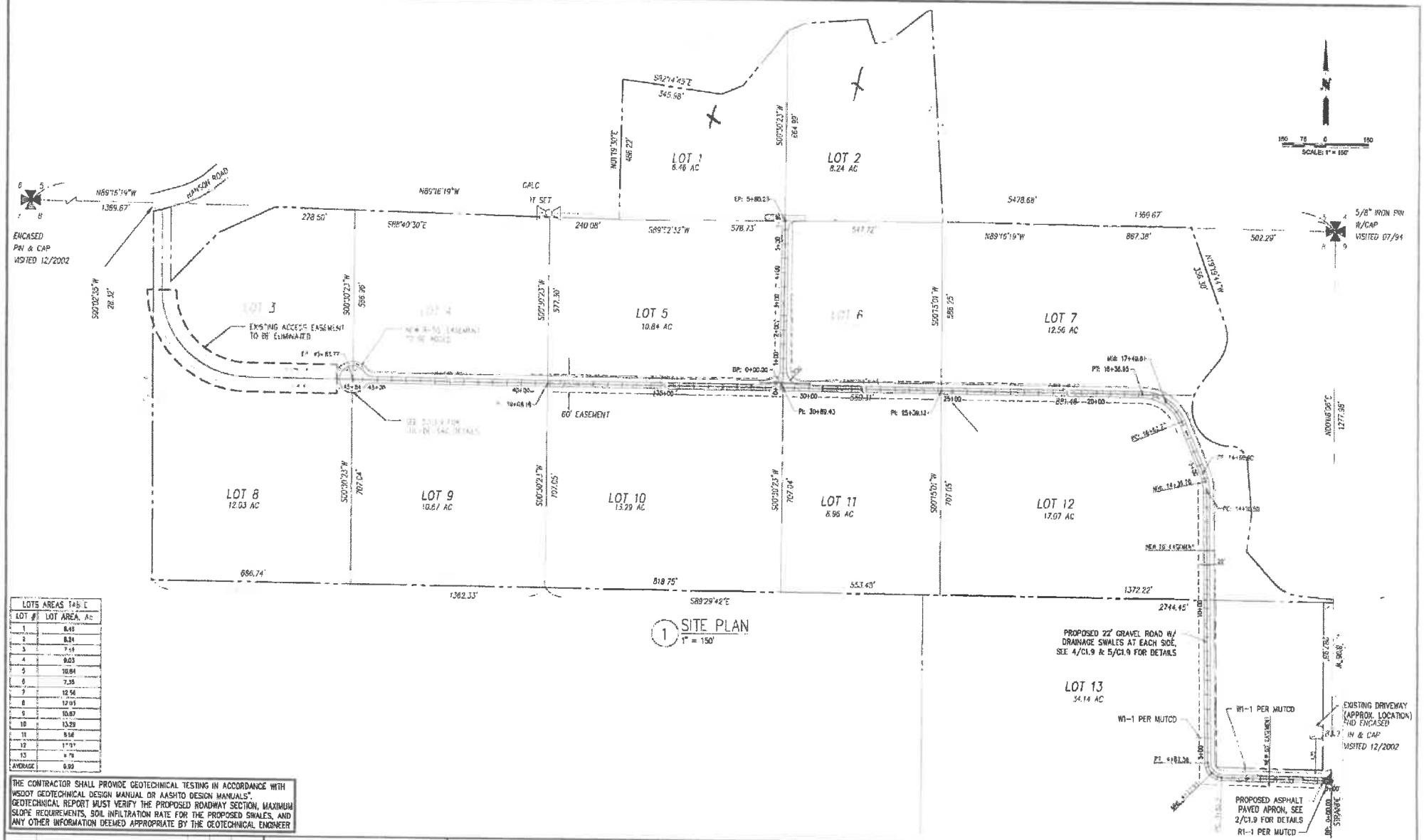
Estimate # 1702

Estimate Date 04/22/2021

Item	Description	Unit Price	Quantity	Amount
	survey/staking/compaction testing	38000.00	1.00	38,000.00
	Subgrade to compaction	31250.00	1.00	31,250.00
	base course to compaction	127100.00	1.00	127,100.00
	Top course to compaction	80550.00	1.00	80,550.00
	paving	12100.00	1.00	12,100.00
	mob in and out	21000.00	1.00	21,000.00

NOTES: Estimated start day May 24th this bid is only good for 30 days due to the volatile prices of all materials. We will need to lock in our paving dates to insure the paving prices stays at the price above.
Please let my know your thoughts
Thanks Justin.

Subtotal	310,000.00
Total	310,000.00
Amount Paid	0.00
Estimate	$310,000.00



1 SITE PLAN
1" = 150'

LOTS AREAS TABLE	
LOT #	LOT AREA, Ac
1	8.46
2	8.24
3	7.49
4	9.03
5	10.84
6	7.35
7	12.56
8	12.03
9	10.67
10	13.29
11	8.96
12	17.07
13	34.14
AVERAGE	9.99

THE CONTRACTOR SHALL PROVIDE GEOTECHNICAL TESTING IN ACCORDANCE WITH WSDOT GEOTECHNICAL DESIGN MANUAL OR AASHTO DESIGN MANUALS". GEOTECHNICAL REPORT MUST VERIFY THE PROPOSED ROADWAY SECTION, MAXIMUM SLOPE REQUIREMENTS, SOIL INFILTRATION RATE FOR THE PROPOSED SWALES, AND ANY OTHER INFORMATION DEEMED APPROPRIATE BY THE GEOTECHNICAL ENGINEER

MARK	REVISION DESCRIPTION	BY	APP.	DATE

simpliCIVIL

DRAWN BY	DP
DESIGN BY	TS
CHECK BY	TS
PROJECT MGR	TS

HANSEN ROAD DEVELOPMENT
ROADWAY PLANS
SITE PLAN

DRAWING NO.	C1.1
PROJECT NO.	20.010
DATE:	11/23/20
SHEET NO.	2 OF 10

Manastash Estates

Lots	Acerage	Parcels	Total
Lots 1	6.46	58333	$330,000.00
Lot 2	8.24	18115	$350,000.00
Lot 3	7.69	708433	$300,000.00
Lot 4	9.03	18116	$299,000.00
Lot 5	10.84	698433	$300,000.00
Lot 6	7.35	18117	$280,000.00
Lot 7	12.56	678433	$325,000.00
Lot 8	12.03	18118	$319,000.00
Lot 9	10.67	18119	$300,000.00
Lot 10	13.29	18121	$310,000.00
Lot 11	8.96	18122	$290,000.00
Lot 12	17.07	18125	$335,000.00
Lot 13	31.14	748433	$380,000.00
Total			$4,118,000.00

KITTITAS COUNTY
LAND USE HEARING EXAMINER

RECEIVED
JUL 22 2021
Kittitas County CDS

IN THE MATTER OF	)	
	)	File No. SE-21-00006
Nunnally Holdings, LLC –	)	
Appeal of Administrative Interpretation	)	
Requiring Plat Alteration Application	)	DECLARATION OF CHRIS CRUSE
	)	
	)	

I, Chris Cruse, hereby declare as follows:

1. My name is Chris Cruse. I am over the age of 18, competent to testify herein and make this declaration upon facts of which I have personal knowledge.

2. I am a licensed land surveyor and owner of Cruse & Associates, PLLC. Our business offices are located at 217 West 4th Avenue, Ellensburg, WA 98926. Cruse & Associates have provided surveying services in Central Washington for more than 21 years. I have been a licensed surveyor since 2000.

3. I am familiar with both state and local subdivision law, ordinances and policies as applied in Kittitas County, Washington. I also have specific knowledge of Kittitas County processes and policies with respect to exempt segregations, administrative segregations, boundary line adjustments and records of survey. Our office has prepared and filed hundreds of exempt segregation and boundary line adjustment applications within Kittitas County, Washington.

4. Subdivision processes in this state are governed by both state and local regulations. The state subdivision law is set forth in RCW Ch. 58.17. Kittitas County has a separate subdivision ordinance – KCC Title 16. There are three types of land divisions – long plats, short plats and exempt segregations or land divisions. Each process is subject to statutory ordinance processes and requirements.

5. Kittitas County has historically recognized and allowed large lot segregations and boundary line adjustments as processes exempt from subdivision regulation. Kittitas County's processes for large lot segregations has evolved over the years. Prior to 1984, exempt segregations

started as a simple drawing (not survey) that was approved by the county planning director and then provided to the Assessor to create the tax parcels. Over the years, the process for exempt segregations evolved in BLA/SEG forms that were administratively reviewed. Large lot segregations – twenty-acres or more – were exempt from subdivision requirements. IN 2014, Kittitas County repealed the exemption for large lot segregations in Ordinance No. 2014-015. Boundary line adjustments have always been exempt from subdivision requirements.

6. I have reviewed the Record of Survey filed by Larry Anderson for twelve (12) rural parcels of property. A true and correct copy of the Record of Survey is attached as *Exhibit A.* The record of survey was filed on December 31, 2002.

(a) In 2002, Kittitas County recognized the creation of new rural parcels through an exempt segregation and boundary line adjustment process. At time relevant to the parcel creation involving Nunnally Holdings properties, Kittitas County recognized large lot (20 acres or greater) and boundary line adjustments as exempt from subdivision regulation. KCC 16.04.020(1) and (5). A true and correct copy of the ordinance provisions is attached at *Exhibit B.*

(b) The Record of Survey was prepared by Dave Nelson. Mr. Nelson was a member of our firm which was then known as Cruse & Nelson, PLLC. He left our firm in 2000 and joined Eastside Consultants. Internal work papers indicate that Mr. Nelson began work on the Anderson exempt segregations boundary line adjustment while in our office.

(c) I have also reviewed records of Kittitas County Assessor related to Larry and Arlein Anderson's Request for Parcel Segregation and Boundary Line Adjustments. A true and correct copy of Kittitas County Assessor records is attached as *Exhibit C.* Planning Department approval did not require a survey for the final boundary line adjustment.

(d) Even though a survey was not required by Planning Department, Dave Nelson prepared and recorded a record of survey on December 31, 2002. The record of survey does not create parcels but rather simply delineates the parcel boundaries. The Record of Survey also identifies a potential location for an easement – Easement "Q". A record of survey does not and cannot create a legal easement. The Record of Survey is signed only by the surveyor and was not signed by the property owner.

7. Kittitas County had an established procedure for review of large lot segregations and boundary line adjustments. At a time relevant to this Record of Survey, David Taylor was the Planning Director and Director of Community Development Services. Kittitas County developed

forms and processes for exempt segregations and boundary line adjustments. The process was as follows:

(a) *Parcel Segregation.* RCW 58.17.040(2) allows creation of 5-acre plus tracts as desired unless local governing authorities adopt different standards. At times relevant to the Anderson segregation, Kittitas County allowed 20-acre parcels as exempt from subdivision regulation. A property owner, typically through a surveyor, would submit an application for review under KCC 16.04.020(1). The property owner would identify the original parcel and acreage together with the proposed number of lots and lot size. Planning staff would review the proposal and confirm that the parcel segregation met the requirements of KCC 16.04.020(1). The review did not include a review of typical subdivision components such as access, internal road configuration, water and waste disposal, or other similar considerations. In fact, the submission forms specifically disclaimed any review of those matters:

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

If the application and proposed segregation met ordinance requirements, the reviewing official would sign the parcel segregation and notify the County Assessor of the administrative approval. The Planner would also indicate whether a survey was required.

(b) *Boundary Line Adjustment.* The same form was also used for review of boundary line adjustments, segregations involving intervening ownerships, and segregations for mortgage and forest improvement sites. We would prepare and submit a separate application adjusting boundary lines and reducing the size of exempt parcels in accordance with a property owner's development plan. The boundary line adjustment could occur at any time although it was common practice to prepare the boundary line adjustment at the same time as the exempt parcel segregation. The reconfigured parcels were required to meet the requirements of the applicable zoning district. Boundary line adjustments were, and still are, exempt from subdivision review and requirements. KCC 16.04.020.

(c) *Examples of Exempt Segregations/Boundary Line Adjustments.* Our office prepared dozens of exempt parcel segregations over the years. I have attached true and correct copies of a number of such applications as *Exhibit D.*

8. *Record of Survey.* The administrative approval of a parcel segregation or boundary line adjustment does legally establish the new parcels. The parcels are delineated and described through the survey and recording of a "record of survey". RCW 58.09.040. A record of survey must be filed by a licensed land surveyor in order to establish new property corners for a new parcel. RCW 58.09.040(i). A record of survey is not required for maps prepared for recording under subdivision or platting law such as a final recorded plat. RCW 58.09.090(1)(c).

(a) *Distinctions from Plat/Short Plat Processes.* The filing of a record of survey is significantly different than the recording of a plat or short plat. The record of survey delineates and describes the boundaries of the new or adjusted parcels. It does not establish public roads, access or utility easements or other features typical of a plat or short plat as the underlying owners do not sign dedications on surveys. There are times when the record of survey will delineate and describe proposed easement locations for water, utilities, access and common areas. THE RECORD OF SURVEY DOES NOT, HOWEVER, CREATE OR LEGALLY ESTABLISH AN EASEMENT OR SIMILAR ENCUMBRANCE. An easement or encumbrance must be established through a document complying with the statute of frauds.

(b) *Plat/Short Plat Recording Requirements.* The creation of lots, parcels and tracts through a subdivision or short subdivision process contain separate procedures and requirements for recordation of a final plat or short plat. A "plat" is a map or representation of a subdivision, showing the division of a tract or parcel into lots, blocks, streets and alleys, or other divisions and dedications. RCW 58.17.020(2). A "short plat" is a map or representation of a short subdivision. RCW 58.17.020. In each case, a plat must be filed for record in order to establish the new parcels, lots or tracts. A plat requires complete survey of the property; engineering or county review and approval of streets, rights of way, bridges, sewage and water systems, and other structures; acknowledgment by the county auditor and certification that all taxes and assessments have been paid, satisfied or discharged. RCW 58.17.160. None of these requirements apply to a record of survey.

9. *Adjustments or Chances to Parcels Created Through Exempt Processes.* Thousands of legal parcels have been created in Kittitas County through the exempt segregation and/or boundary line review processes. Our office has extensive experience working with the legally established parcels including adjustments to boundary lines, relocation of access and utility

easements, and literally every other feature common to property development. The work has specifically included changes to proposed [and established] access easements.

(a) *Adjustment Example – Flying M Ranch.* We submitted a significant application to adjust boundaries and internal road locations for Flying M Ranch on March 3, 2020. True and correct copies are attached as *Exhibit E.* The application was processed under the boundary line adjustment provisions and was exempt from subdivision requirements. The parent parcels were established through parcel segregations and boundary line adjustments. The parcels were created through recording of a record of survey filed by Dave Nelson on January 20, 2009. The record of survey included road and access easements details. Flying M Ranch requested a total reconfiguration of lot parcels and associated road and access easements. Kittitas County approved the application on December 16, 2020. We were not required to file a plat amendment for processing of the significant revisions.

(b) *Kittitas County has not required plat amendment applications for revisions to parcels created through subdivision exempt processes.* In my experience over the past twenty (20) years, Kittitas County has never required a property owner to file a plat alteration application for revisions to parcels created through the exempt segregation and boundary line adjustment process. Our office has processed countless adjustments to prior "records of survey" with respect to both boundary lines and access and utility easements reflected on such "records of survey". Any adjustment to the boundaries are processed through a boundary line adjustment. If there is a change in an established easement, that change is made through separate documents amending a prior recorded easement. Changes in private easements do not require planning review.

(c) *Kittitas County's requirement plat amendment application in inconsistent with prior policy.* Kittitas County's requirement for Nunnally Holdings to file a plat amendment application is inconsistent with decades of prior practice involving the same situation and circumstances. The easement reflected on the record of survey for the Nunnally properties was not created or perfected through the recording of a document complying with the statute of frauds. It simply reflected, as many records of survey, a proposed or potential easement location.

I declare under penalty of perjury that the foregoing is true and correct.

Dated at Ellensburg, WA this 21st day of July, 2021.

Chris Cruse

Exhibit A:	Record of Survey – Larry Anderson (12/31/2002)
Exhibit B:	KCC Chapter 16.04
Exhibit C:	Kittitas County Assessor Records – Larry and Arlein Anderson
Exhibit D:	Exempt Segregations/Boundary Line Adjustments - Examples
Exhibit E:	Flying M Ranch – Parcel and Easement Modifications

CERTIFICATE OF SERVICE

I hereby declare under penalty of perjury under the laws of the State of Washington that on the date stated below I served a copy of this document in the manner indicated:

Andrew Kottkamp Kittitas County Hearing Examiner	☑ E-Mail andy@wenatcheelaw.com Tracy@wenatcheelaw.com
Jeremy Johnston Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926	☑ First Class U.S. Mail ☑ E-Mail jeremy.johnston@co.kittitas.wa.us
Dan Carlson Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926	☑ E-Mail dan.carlson@co.kittitas.wa.us
Neil A. Caulkins Deputy Prosecuting Attorney Kittitas County Prosecutor Kittitas County Courthouse Ellensburg, WA 98926	☑ E-Mail neil.caulkins@co.kittitas.wa.us

DATED at Yakima, Washington, this 22nd day of July, 2021

Deborah Girard

Deborah Girard, Legal Assistant

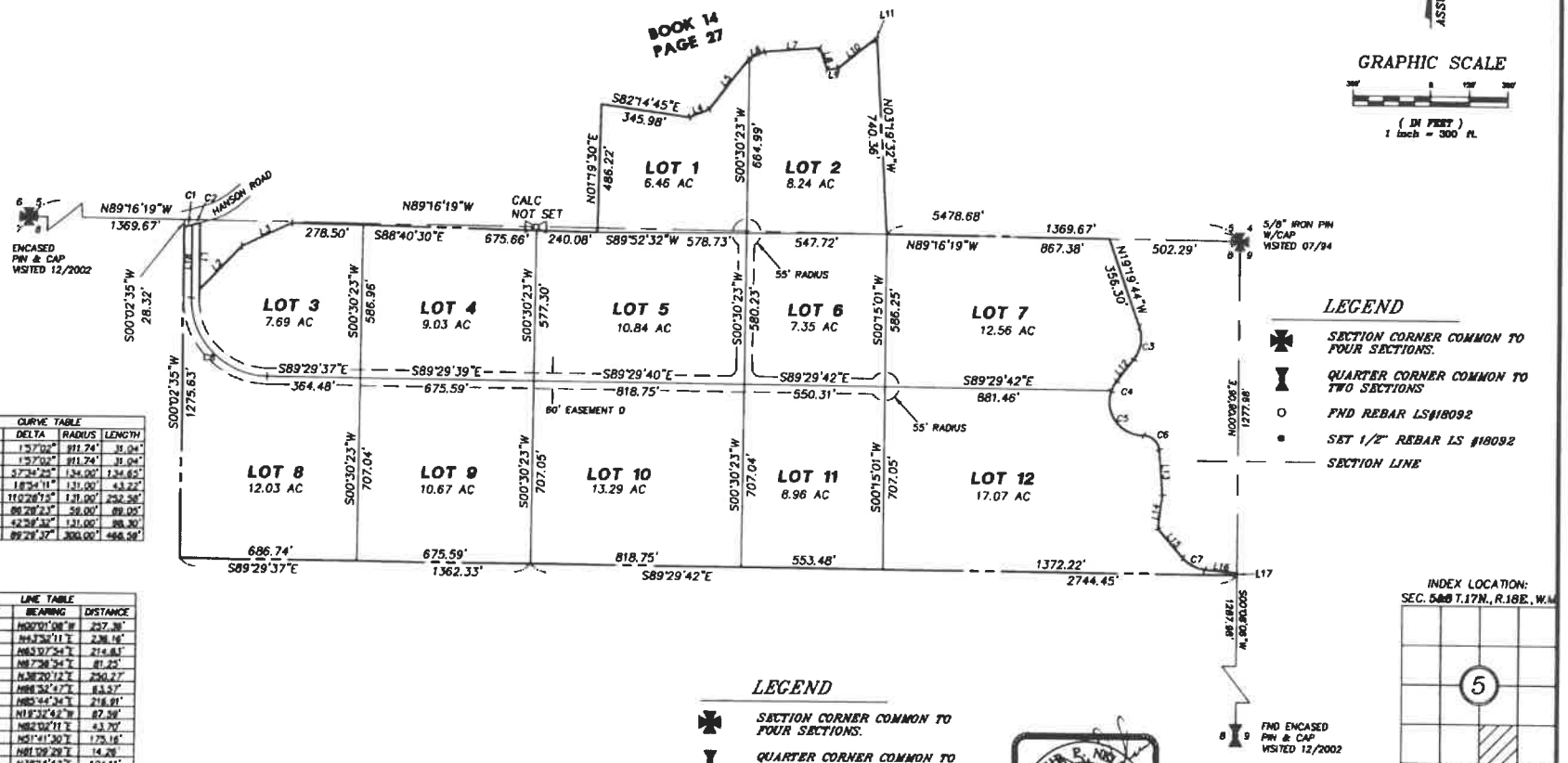
EXHIBIT A

200212310066

28-147

RECORD OF SURVEY

A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, WASHINGTON.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	15°17'02"	911.74'	31.04'
C2	15°17'02"	911.74'	31.04'
C3	57°34'25"	134.00'	134.63'
C4	18°34'11"	131.00'	43.22'
C5	110°28'15"	131.00'	252.56'
C6	86°28'23"	58.00'	89.05'
C7	42°58'32"	131.00'	98.30'
C8	89°26'37"	300.00'	468.36'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°01'08"W	257.38'
L2	N43°52'11"E	238.16'
L3	N65°07'54"E	214.83'
L4	N87°58'34"E	81.25'
L5	N38°20'12"E	250.27'
L6	N86°52'47"E	83.57'
L7	N85°44'34"E	216.91'
L8	N19°32'42"W	87.38'
L9	N82°02'11"E	43.70'
L10	N51°41'30"E	175.16'
L11	N81°09'29"E	14.28'
L12	N38°14'42"E	104.11'
L13	N04°43'33"W	178.43'
L14	N07°33'44"E	131.17'
L15	N41°26'47"W	146.34'
L16	N84°28'18"W	122.13'
L17	N00°08'06"E	9.89'
L18	N00°00'00"W	278.69'

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- CALCULATED QUARTER CORNER
- FND REBAR LS#18092
- SET 1/2" REBAR LS #18092
- SECTION LINE

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- FND REBAR LS#18092
- SET 1/2" REBAR LS #18092
- SECTION LINE

DAVID P. NELSON LS 18092 EXPIRES 7/20/04

RECORDER'S CERTIFICATE 200212310066

Filed for record this 31st day of December 2002 at 3:58 P.M. in book 28 of Surveys at page 147 at the request of DAVID P. NELSON

DAVID B. BOWEN, County Auditor — Deputy 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 LARRY ANDERSON in OCT. 2001.

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
515 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433
FAX: (509)674-7439

RECORD OF SURVEY
PREPARED FOR LARRY ANDERSON ELLENSBURG
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
T. ROLETTO	12/2002	01550
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	1 OF 2

200212310066 28-148

RECORD OF SURVEY
A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 OF SURVEYS, PAGE 27, AND BOOK 15 OF SURVEYS, PAGE 57, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS THE SURVEY OF RECORD IN BOOK 15, PAGE 57..

3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).

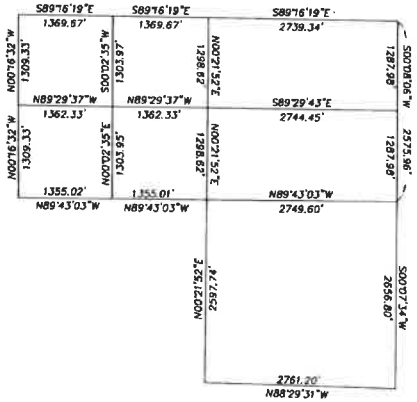
4. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

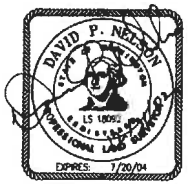
5. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

7. THE PURPOSE OF THIS SURVEY IS FOR TAX LOT SEGREGATION AND BOUNDARY LINE ADJUSTMENT. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET LOT CORNERS OR IDENTIFY PROPERTY BOUNDARIES.

SECTION CLOSURE
N.T.S.





LEGAL DESCRIPTION

ORIGINAL PARCEL: 2001-0202-0005

LOT 1
LOT 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE IF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 2
LOT 2 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE IF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 3
LOT 3 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 4
LOT 4 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 5
LOT 5 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 6
LOT 6 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 7
LOT 7 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 8
LOT 8 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 9
LOT 9 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 10
LOT 10 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 11
LOT 11 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 12
LOT 12 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q
EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310066, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, AFFECTING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

RECORDER'S CERTIFICATE 200212310066

Filed for record this 31st day of December 2002 at 2:58PM in book 28 of Surveys at page 147-148 at the request of DAVID P. NELSON

DAVID B. BOWEN, County Auditor — Deputy 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 LARRY ANDERSON in DEC. 2001.

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
515 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433
FAX: (509)674-7439

RECORD OF SURVEY
PREPARED FOR
LARRY ANDERSON
ELLENSBURG

KITTITAS COUNTY — WASHINGTON

DWN BY	DATE	JOB NO.
T. ROLETTO	12/2002	01550
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	2 OF 2

EXHIBIT B

Chapter 16.04

GENERAL PROVISIONS

Sections:

16.04.010 Applicability.
16.04.020 Exemptions.
16.04.030 Administration.
16.04.040 Procedure – Application and fees.

16.04.010 Applicability. (a) Every subdivision of land within the area of Kittitas County shall proceed in compliance with this title. Lots or parcels created by the final platting of a subdivision and which are less than ten acres in size may not be further divided within a five-year period or without planning review.

(b) Specifically, this code applies to the following kinds of subdivision:

(1) Division or redivision of land into five or more lots, tracts, or sites for the purpose of sale, lease or transfer of ownership.

(2) Division of land into fewer than five lots or tracts where the smallest lot is less than twenty acres.

(3) Division of land into two or more lots or parcels regardless of size whenever the subject parcel was part of a previous division occurring within a ten-year period. (Ord. 92-11 (part), 1992; Ord. 92-3 (part), 1992; Ord. 90-5 (part), 1990; Ord. 87-5 §1, 1987; Ord. 84-6 (part), 1973).

16.04.020 Exemptions. The provisions of this title shall not apply to:

(1) Division of land into fewer than five lots or tracts where no parcel is less than twenty acres, provided that the parent parcel was not created by prior division within a ten-year period;

(2) Division of land into two lots or tracts when the total acreage is thirty acres or more, and provided that the parent parcel was not created by a division within a ten-year period;

(3) (Deleted by Ord. 92-3);

(4) The division of a farm/ranch among members of a resident family into fewer than five parcels;

(5) A division made for the purpose of adjusting boundary lines which does not create any additional lots or tracts nor create any lot or tract which contains insufficient area and/or dimensions to meet minimum requirements for a building site;

(6) Divisions made by testamentary provisions or the laws of descent;

(7) Cemeteries and other burial plots while used for that purpose;

(8) Other exemptions available under RCW 58.17.040;

(9) Exempt parcels shall be created by survey and shall comply with all requirements of RCW 58.09.010 and chapter 332-130 WAC. A specific statement of purpose of survey and the specific exemption claimed shall be shown on the face of the title and record of survey. (Ord. 92-11 (part), 1992; Ord. 92-3 (part), 1992; Ord. 89-3, 1989; Ord. 87-5 §2, 1987; Ord. 84-6 (part), 1984).

16.04.030 Administration. The county planning director, hereafter referred to as the administrator, is vested with the duty of administering subdivision and platting regulations within the unincorporated areas of the county, and may prepare and require the use of such forms as are essential to their administration. (Ord. 84-6 (part), 1984).

16.04.040 Procedure – Application and fees. Any person desiring to subdivide the land in an unincorporated area of the county shall submit a preliminary plat (see Chapter 16.12) to the administrator which shall be accompanied by filing fees established annually by the board of commissioners under separate ordinance. (Ord. 84-6 (part), 1984).

EXHIBIT C

RECEIVED
FEB 0 3 2003
Assessor's Office
County Courthouse Rm. 101
KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY
ELLENSBURG, WA 98926
Planning Department
County Courthouse Rm. 182

RECEIVED
JAN 6 2003
Treasurer's Office
County Courthouse Rm. 102
KITTITAS COUNTY

RECEIVED
OCT - 4 2001
KITTITAS COUNTY
PLANNING DEPT.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

LARRY : ARLEIN ANDERSON
Applicant's Name

% CRUSE : HANSON EASTSIDE CONSULTAN
Address

ELLENSBURG CLE ELUM
City

WA 98926
State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
1718 08000 0004 (39.21) ✓	___ SEGREGATED INTO ____ LOTS	40
1718 08000 0003 (40) ✓	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	41.09
1718 D50600018 (13.88) ✓	___ SEGREGATED FOREST IMPROVEMENT SITE	20
1718 08000 0001 (28) ✓	___ BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS	20
	✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: _____ Owner _____ Purchaser _____ Lessee & Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: Current through 2002 **By:** K. Bostick
Kittitas County Treasurer's Office

Date: 2-3-03

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ____ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 8044, 8040, 8004, 8038 Parcel Creation Date: N/A

Last Split Date: N/A Current Zoning District: AG-20

Review Date: 11-1-01 By: Sharon

**Survey Approved: 1-7-03 By: Sharon

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

Revised 2-2-99

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

LARRY & ARLEIN ANDERSON
Applicant's Name

% ~~CRUSE-ANDERSON~~ EASTSIDE
Address

~~ELLENSBURG~~ CLE ELUM
City

WA 98926
State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ___, Pg ___)
1718 08000 0004 (40)	✓ SEGREGATED INTO 2 LOTS	A 20
	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	B 20
	___ SEGREGATED FOREST IMPROVEMENT SITE	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: ____ Owner ____ Purchaser ____ Lessee ✓ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: Current through 2002 **By:** K. Bostick
Kittitas County Treasurer's Office

Date: 2-3-03

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. 020(1))

( ) This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ✓ No ____

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 8044

Parcel Creation Date: 1961

Last Split Date: None

Current Zoning District: AG-20

Review Date: 11-1-01

By: J. Shara

**Survey Approved: 1-7-03

By: J. Shara

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

Revised 2-2-99

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

LARRY : ARLEIN ANDERSON
Applicant's Name

~~TO CRUSE~~ NELSON EASTSIDE
Address

ELLENSBURG
City

WA 98926
State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
17IB 08000 0003 (41.09)	✓ SEGREGATED INTO 2 LOTS	A 20
	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	B 21.09
	___ SEGREGATED FOREST IMPROVEMENT SITE	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: _____ Owner _____ Purchaser _____ Lessee ✓ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: Current through 2002 **By:** K. Bostick
Kittitas County Treasurer's Office

Date: 2-3-03

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ____ No ____

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 8040

Parcel Creation Date: 1961

Last Split Date: None

Current Zoning District: AG-20

Review Date: 11-1-01

By: J. Sharar

**Survey Approved: 1-7-03

By: J. Sharar

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

Revised 2-2-99

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office	Planning Department	Treasurer's Office
County Courthouse Rm.101	County Courthouse Rm. 182	County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

LARRY & ARLEIN ANDERSON
Applicant's Name

% KRUSE & NELSON
Address

ELLENSBURG
City

WA 98926
State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
17180800 0004A (20)	___ SEGREGATED INTO ___ LOTS	3
17180800 0004B (20)	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	3
17180800 0003A (20)	___ SEGREGATED FOREST IMPROVEMENT SITE	3
17180800 0003B (2 1.09)	___ BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS	72.09
	✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: ____ Owner ____ Purchaser ____ Lessee ✓ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: Current through 2002 By: L. Bostick
Kittitas County Treasurer's Office

Date: 2-3-03

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ✓ legal

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 8044, 8040 Parcel Creation Date: N/A

Last Split Date: N/A Current Zoning District: AG-20

Review Date: 11-1-01 By: J. Shaw

**Survey Approved: 1-7-03 By: J. Shaw

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

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

LARRY & ARLEIN ANDERSON
Applicant's Name

% [illegible] ANDERSON
Address

ELLENSBURG
City

WA 98926
State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
17[illegible]8 000 0003 B (72.09)	___ SEGREGATED INTO ___ LOTS	3
17[illegible]8 000 0001 (20)	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	89.09
	___ SEGREGATED FOREST IMPROVEMENT SITE	
	___ BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS	
	✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: ____ Owner ____ Purchaser ____ Lessee ____ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: Paid Through 2002

By: L Bostick
Kittitas County Treasurer's Office

Date: 2-3-03

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 8040, 8038

Parcel Creation Date: N/A

Last Split Date: N/A

Current Zoning District: AG-20

Review Date: 11-1-01

By: J. Sharar

**Survey Approved: 1-7-03

By: J. Sharar

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

Revised 2-2-99

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

LARRY & ARLEIN ANDERSON
Applicant's Name

% CRISP-ANDERSON
Address

ELLENSBURG
City

WA 98926
State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
17180B000 0001 (89.09)	✓ SEGREGATED INTO 4 LOTS	A 20
	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	B 20
	___ SEGREGATED FOREST IMPROVEMENT SITE	C 20
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	D 29.09
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: ____ Owner ____ Purchaser ____ Lessee ____ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: Current through 2002 By: K. Bostick
Kittitas County Treasurer's Office

Date: 2-3-03

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. 0201)

( ) This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 8038,

Parcel Creation Date: N/A

Last Split Date: N/A

Current Zoning District: AG-20

Review Date: 11-1-01

By: J. Sharar

**Survey Approved: 1-7-03

By: J. Sharar

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

Revised 2-2-99

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

LARRY : ARLEIN ANDERSON
Applicant's Name

% CRUSE-NELSON
Address

ELLENSBURG
City

WA 98926
State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
17180800 0001 A (20)	___ SEGREGATED INTO ___ LOTS	3
0001 B (20)	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	3
0001 C (20)	___ SEGREGATED FOREST IMPROVEMENT SITE	3
0001 D (19.09	✓ BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS	80.09
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: _____ Owner _____ Purchaser ___ Lessee ___ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: Current through 2002 By: K Bostick
Kittitas County Treasurer's Office

Date: 2-3-03

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 8038

Parcel Creation Date: N/A

Last Split Date: N/A

Current Zoning District: AG-20

Review Date: 11-1-01

By: J. Shara

**Survey Approved: 1-7-03

By: J. Shara

Notice: **Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcel approval for boundary adjustments or segregation.**

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

LARRY & ARLEIN ANDERSON
Applicant's Name

% CRUSE & NELSON
Address

ELLENSBURG
City

WA 98926
State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ___, Pg ___)
17180800 0001 D (80.09)	___ SEGREGATED INTO ___ LOTS	3
17180540 0018 (20)	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	97.09
	___ SEGREGATED FOREST IMPROVEMENT SITE	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	
	✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: ___ Owner ___ Purchaser ___ Lessee ✓ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: Current through 2002 By: K. Bostick
Kittitas County Treasurer's Office

Date: 2-3-03

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___ **Survey Required: Yes ___ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 8038, 8004

Parcel Creation Date: N/A

Last Split Date: N/A

Current Zoning District: AG-20

Review Date: 11-1-01

By: J. Shaw

**Survey Approved: 1-7-03

By: J. Shaw

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

Revised 2-3-00

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

LARRY & ARLEIN ANDERSON
Applicant's Name

% CRUSE & NELSON
Address

ELLENSBURG
City

WA 98926
State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
17180504800018 (97.09)	✓ SEGREGATED INTO 4 LOTS	A 20
	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	B 20
	___ SEGREGATED FOREST IMPROVEMENT SITE	C 20
	___ BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS	D 37.09
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: ____ Owner ____ Purchaser ____ Lessee ✓ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: Current through 2002 By: K. Bostick
Kittitas County Treasurer's Office

Date: 2-3-03

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. 020(1))

( ) This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 8004

Parcel Creation Date: N/A

Last Split Date: N/A

Current Zoning District: AG-20

Review Date: 11-1-01

By: J. Shara

**Survey Approved: 1-7-03

By: J. Shara

Notice: **Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcel approval for boundary adjustments or segregation.**

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

LARRY & ARLEIN ANDERSON
Applicant's Name

c/o CRUSE & NELSON
Address

ELLENSBURG
City

WA 98926
State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage

17180800000004A 3Ac
0004B 3Ac
17180800 0003A 3Ac
0003B 3Ac
17180800 0001A 3Ac
0001B 3Ac
0001C 3Ac
17180800 0001D 3Ac
17180900 0018A 20.19
0018B 20
0018C 20
0018D 37.09

Action Requested

___ SEGREGATED INTO ____ LOTS

___ SEGREGATED FOR MORTGAGE PURPOSES ONLY

___ SEGREGATED FOREST IMPROVEMENT SITE

___ BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS

✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP

___ COMBINED AT OWNERS REQUEST

New Acreage
(Survey Vol. ____, Pg ____)

4A - 10Ac	LOT 5	10.84 AC ✓
4B - 10 Ac	LOT 6	7.35 AC ✓
3A - 10 Ac	LOT 7	12.56 AC ✓
3B - 10 Ac	LOT 8	12.83 AC ✓
1A - 10 Ac	LOT 9	10.67 AC ✓
1B 10 Ac	LOT 10	13.29 AC ✓
1C 10 Ac	LOT 11	8.86 AC ✓
1D 10 Ac	LOT 12	17.07 AC ✓
18A 10 Ac	LOT 1	6.96 AC ✓
18B 10 Ac	LOT 2	8.24 AC ✓
18C 10 Ac	LOT 3	7.69 AC ✓
18D 11.09	LOT 4	9.03 AC ✓

Applicant is: _____ Owner _____ Purchaser _____ Lessee ✓ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: Current through 2002 **By:** K. Bostick
Kittitas County Treasurer's Office

Date: 2-3-03

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 8044, 8040, 8038, 8004

Parcel Creation Date: N/A

Last Split Date: N/A

Current Zoning District: AG-20

Review Date: 11-1-01 By: J. Sharar

**Survey Approved: 1-7-03 By: J. Sharar

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

EXHIBIT D

RECEIVED
JUL 09 2001
KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY
ELLENSBURG, WA 98926

RECEIVED
MAR 14 2001
KITTITAS COUNTY PLANNING DEPT

Assessor's Office
County Courthouse Rm 101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

c/o Cruse & Nelson
Address

968-9870
City

State, Zip Code

Phone (Home)

425-4747 962-8242
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
1619 03000 0020 127.08	✓ SEGREGATED INTO (10) LOTS	±6, ±17.5, ±9, ±2, ±11.7, ±80.88, ±7.1, ±0.7, ±154.76
1619 03000 0018 162.56	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	
	___ SEGREGATED FOREST IMPROVEMENT SITE	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ____ Purchaser ____ Lessee ____ Other

Owner Signature Required
Gary D.

Other Suzanne Lubbers

Treasurer's Office Review

Tax Status: Above parcels paid in full for 2001!

By: S. Johnson
Kittitas County Treasurer's Office

Date: 7-5-01

Planning Department Review

(✓) This segregation meets the requirements for observance of intervening ownership.
KRD R/W

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)

( ) This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9396-2, 9402-1

Parcel Creation Date: 1989, 1981

Last Split Date: None ✓

Current Zoning District: C. Ag-20

Review Date: 4-3-01

By: J. Shara

**Survey Approved: 7-9-01

By: J. Shara

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

RECEIVED
MAR 14 2001
KITTITAS COUNTY PLANNING DEPT.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

C/O Cruse & Nelson
Address

City

State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
PART OF 1619 03000 0020 80.88	✓ SEGREGATED INTO 4 LOTS	20, 20, 20, 20.88
	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	
	___ SEGREGATED FOREST IMPROVEMENT SITE	
	___ BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ____ Purchaser ____ Lessee ____ Other

Owner Signature Required
GARY D.

Other Suzanne Lubbers

Treasurer's Office Review

Tax Status: Paid in full for 2001

By: S. Johnson
Kittitas County Treasurer's Office

Date: 7-5-01

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. 0201)

( ) This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9396-2

Last Split Date: None

Review Date: 4-3-01

**Survey Approved: 7-9-01

Parcel Creation Date: 1989

Current Zoning District: AG-20

By: J. Sharar

By: J. Sharar

Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

RECEIVED
MAR 14 2001
KITTITAS COUNTY PLANNING DEPT.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

C/O Cruse & Nelson
Address

City

State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage		Action Requested	New Acreage (Survey Vol. ____, Pg ____)
PARTS OF			
1619 03000 0020	20	___ SEGREGATED INTO ___ LOTS	3
	20	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	3
	20	___ SEGREGATED FOREST IMPROVEMENT SITE	3
	20.88	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	3
PART OF 1619 03000 0018	0.7	✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	69.58
		___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ___ Purchaser ___ Lessee ___ Other

Owner Signature Required
GARY D.

Other Suzanne Lebsack

Treasurer's Office Review

Tax Status: paid in full 2001.

By: S. Johnson
Kittitas County Treasurer's Office

Date: 7-5-01

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9396-2, 9402-1

Parcel Creation Date: 1989, 1981

Last Split Date: None

Current Zoning District: CAG-20

Review Date: 4-3-01

By: J. Shara

**Survey Approved: 7-9-01

By: J. Shara

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcel

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

RECEIVED
MAR 14 2001
KITTITAS COUNTY PLANNING DEPT.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

C/O Cruse & Nelson
Address

City

State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ___, Pg ___)
PART OF 1619 03000 0018 69.58	✓ SEGREGATED INTO 3 LOTS	20, 20, 29.58
	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	
	___ SEGREGATED FOREST IMPROVEMENT SITE	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ___ Purchaser ___ Lessee ___ Other

Owner Signature Required
Gary D.

Other

Treasurer's Office Review

Tax Status: Taxes pd in full for 2001

By: S. Johnson
Kittitas County Treasurer's Office

Date: 7-5-01

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. 0260)

( ) This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9402-1

Parcel Creation Date: ~~9402 F~~ 1981

Last Split Date: None

Current Zoning District: CAG-20

Review Date: 4-3-01

By: J. Shara

**Survey Approved: 7-9-01

By: J. Shara

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcel

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

RECEIVED
MAR 14 2001
KITTITAS COUNTY
PLANNING DEPT.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

C/O Cruse & Nelson
Address

City

State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
PARTS OF 1619 03000 0018 20	___ SEGREGATED INTO ___ LOTS	3
20	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	3
29.58	___ SEGREGATED FOREST IMPROVEMENT SITE	63.58
	___ BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS	
	✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ____ Purchaser ____ Lessee ____ Other

Owner Signature Required
GARY D.

Other Suzanne Lubbers

Treasurer's Office Review

Tax Status: 2001 taxes pd in full

By: S. Johnson
Kittitas County Treasurer's Office

Date: 7-5-01

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9402-1

Parcel Creation Date: 1981

Last Split Date: None

Current Zoning District: C-AG-20

Review Date: 4-3-01

By: J. Shara

**Survey Approved: 7-9-01

By: J. Shara

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parce

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

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County Courthouse Rm. 102

RECEIVED
MAR 14 2001
KITTITAS COUNTY
PLANNING DEPT.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

c/o Cruse & [illegible]
Address

City

State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
PARTS OF		
1619 03000 00020 ±17.5	___ SEGREGATED INTO ___ LOTS	3
1619 03000 0020 ±11.7	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	3
1619 03000 0018 ± 7.1	___ SEGREGATED FOREST IMPROVEMENT SITE	30.3
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	
	✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ____ Purchaser ____ Lessee ____ Other

Owner Signature Required
GARY D.

Other Susan Rubbelke

Treasurer's Office Review

Tax Status: 2001 taxes pd in full

By: S. Johnson
Kittitas County Treasurer's Office

Date: 7-5-01

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9396-2, 9402-1

Parcel Creation Date: 1989, 1981

Last Split Date: None

Current Zoning District: CAG-20

Review Date: 4-3-01

By: J. Shannon

**Survey Approved: 7-9-01

By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parce

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

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MAR 14 2001
KITTITAS COUNTY PLANNING DEPT.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

C/O Cruse & Nelson
Address

City

State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ___, Pg ___)
PART OF: 1619 03000 0018 30.3	✓ SEGREGATED INTO 2 LOTS	20, 10.3
	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	
	___ SEGREGATED FOREST IMPROVEMENT SITE	
	___ BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ___ Purchaser ___ Lessee ___ Other

Owner Signature Required
Gary D.

___ Other

Treasurer's Office Review

Tax Status: 2001 taxes paid in full

By: S. Johnson
Kittitas County Treasurer's Office

Date: 3-5-01

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. 026(2) One-time Split

( ) This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___ **Survey Required: Yes ___ No ___

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9402-1

Parcel Creation Date: 1989

Last Split Date: None

Current Zoning District: CAG-20

Review Date: 4-3-01

By: J. Shara

**Survey Approved: 7-9-01

By: J. Shara

Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

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MAR 1 2001
KITTITAS COUNTY PLANNING DEPT.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

C/O Cruse & Nelson
Address

City

State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ___, Pg ___)
PARTS OF 1619 03000 0018 20	___ SEGREGATED INTO ___ LOTS	9
10.3	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	9
PARTS OF 1619 03000 0020 3	___ SEGREGATED FOREST IMPROVEMENT SITE	9
3	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	9.3
	✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ___ Purchaser ___ Lessee ___ Other

Owner Signature Required
Gary D.

Other Suzanne Lubbers

Treasurer's Office Review

Tax Status: 2001 taxes pd in full

By: S. Johnson
Kittitas County Treasurer's Office

Date: 3-5-01

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___ **Survey Required: Yes ___ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9402-1, 9396-2

Parcel Creation Date: 1981, 1989

Last Split Date: None

Current Zoning District: AG-20

Review Date: 4-3-01

By: J. Sharar

**Survey Approved: 7-9-01

By: J. Sharar

This does not guarantee a building site, legal access, available water, or septic areas for parcel

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFFENBACH / SKYLINE
Applicant's Name

c/o Chuck Cruse
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ___; Pg ___)
PARTS OF: 1619 03000 0020 4-3½	___SEGREGATED INTO ___ LOTS	①10.42, ②10.42, ③10.42, ⑧10.80
1619 03000 0018 2-3½, 63.58	___SEGREGATED FOR MORTGAGE PURPOSES ONLY	⑨10.79, ⑪10.79, ⑫10.79
PARTS OF: 1619 03000 0020 9, 9.3	___SEGREGATED FOREST IMPROVEMENT SITE	⑦12.86, ④7.93
1619 03000 0018 9, 9	___BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS	⑥12.86, ⑤7.94
	___BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___COMBINED AT OWNERS REQUEST	

Applicant is: _____ Owner _____ Purchaser _____ Lessee _____ Other

Owner Signature Required

Charles A. Cruse, Jr.
Other

Treasurer's Office Review

Tax Status: 2001 taxes pd in full **By:** S. Johnson
Kittitas County Treasurer's Office

Date: 7-5-01

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ___ No ___

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Review Date: Samuels By: _____

**Survey Approved: 7-9-01 By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels

SKYLINE RANCH PARTNERSHIP/GARY DIEFENBACH SEG/BLA
July 23, 2001 – Levy Code 022/083 – Taxes pd in full for 2001 dated 7/5/01

CARD#	PARCEL#	ACRES	LAND VAL	IMP VAL	TOT VAL
9402-1	16-19-03000-0018	162.56	63140	-0-	63,140
9402-1	Same	166.05	66,650	-0-	66,650
Ptn. SW1/4 NE1/4; Ptn. SE1/4 NE1/4; Ptn. SW1/4; Ptn. SE1/4					
9396-2	16-19-03000-0020	127.08	60,440	85,920	146,360
9396-2	Same	7.93	4,050	85,920	89,970
Ptn. SE1/4 NE1/4 (Parcel 4, Surv. B26/P85-90)					
9396-2-1	16-19-03000-0026	7.57	2,000	-0-	2,000
Ptn. NW1/4 NE1/4 (Parcel 10, Surv. B26/P85-90)					
9396-2-2	16-19-03000-0027	10.42	5,760	-0-	5,760
Ptn. NE1/4 NE1/4 (Parcel 1, Surv. B26/P85-90)					
9396-2-3	16-19-03000-0028	10.42	5,760	-0-	5,760
Ptn. E1/2 NE1/4 (Parcel 2, Surv. B26/P85-90)					
9396-2-4	16-19-03000-0029	10.42	3,040	-0-	3,040
Ptn. S1/2 NE1/4; Ptn. N1/2 SE1/4 (Parcel 3, Surv. B26/P85-90)					
9396-2-5	16-19-03000-0030	7.94	2,590	-0-	2,590
Ptn. SE1/4 NE1/4; Ptn. E1/2 SE1/4 (Parcel 5, Surv. B26/P85-90)					
9396-2-6	16-19-03000-0031	12.86	6,180	-0-	6,180
Ptn. SW1/4 NE1/4; Ptn. W1/2 SE1/4 (Parcel 6, Surv. B26/P85-90)					
9402-1-1	16-19-03000-0032	12.86	6,290	-0-	6,290
Ptn. W1/2 NE1/4 (Parcel 7, Surv. B26/P85-90)					
9396-2-7	16-19-03000-0033	10.80	4,330	-0-	4,330
Ptn. NE1/4; Ptn. N1/2 SE1/4 (Parcel 8, Surv. B26/P85-90)					
9396-2-8	16-19-03000-0034	10.79	4,990	-0-	4,990
Ptn. NE1/4 (Parcel 9, Surv. B26/P85-90)					
9396-2-9	16-19-03000-0035	10.79	5,970	-0-	5,970
Ptn. N1/2 NE1/4 (Parcel 11, Surv. B26/P85-90)					
9396-2-10	16-19-03000-0036	10.79	5,970	-0-	5,970
Ptn. N1/2 NE1/4 (Parcel 12, Surv. B26/P85-90)					

Sales Info: #12975 07/20/01 $0 (09) #12976 07/20/01 $0 (09)
#12977 07/20/01 $40,000 (24)

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KITTITAS COUNTY
Treasurer's Office
County Courthouse Rm. 102

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

BOB SCHNEBLY
Applicant Name

C/O CHUCK CROSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
1819-23000-0003 80 olc	✓ Segregated into 16 Lots	4-20's
1819-23000-0012 80 olc	___ Segregated by Intervening Ownership	4-20's
1819-23000-0014 80 olc	___ "Segregated" for Mortgage Purposes Only	4-20's
1819-26000-0003 80 olc	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	4-20's
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

Survey Vol. _____ Pg. _____

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

*Owner's Signature (Required)

Charles A. Crose Jr.
**Other

TREASURER'S OFFICE REVIEW

Tax Status: 2008 Taxes Paid By: Date: 11-13-08

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 020(1))

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)

Deed Recording Vol. ___ Page ___ Date ___. ***Survey Required Yes ✓ No ___ (See Pg.2)

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: olc

Parcel Creation Date:

Last Split Date:

Current Zoning District: Ag-20

Review Date: 2-6-05 By:

***Survey Approved: 11-14-08 By:

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

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KITTITAS COUNTY
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KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

BOB SCHNEBLY
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

RECEIVED
NOV 10 2008
MARSHA WILSON
KITTITAS COUNTY ASSESSOR

Original Parcel Number(s) & Acreage (1 parcel per line)		Action Requested	New Acreage
1819-23000-0003	35.30	___ Segregated into ___ Lots	80
1819-23000-0006	38.70	___ Segregated by Intervening Ownership	3
1819-23000-0007	20.40	___ "Segregated" for Mortgage Purposes Only	3
1819-23000-0012	39.50	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	80
1819-23000-0014	78.10	___ Boundary Line Adjustment between property owners	80
1819-26000-0002	79.40	✓ Boundary Line Adjustment between properties in the same ownership	42
1819-26000-0003	76.60	___ Combine Parcels at Owner's request	80

Survey Vol. _____ Pg. _____

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

*Owner's Signature (Required)

Charles A. Cruse Jr.
**Other

TREASURER'S OFFICE REVIEW

Tax Status: Taxes Paid in Full By: Date: 11-13-08

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec._____)

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes ✓ No ___ (See Pg.2)

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: Ag-20

Review Date: 2-10-05 By:

***Survey Approved: 11-14-08 By:

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segreagations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 03.06.03

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KITTITAS COUNTY

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

BOB SCHNEBLY
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1819-23000-0006 80 ok	✓ Segregated into 12 Lots	4-20½
1819-26000-0002 160 ok	___ Segregated by Intervening Ownership	3-20½, 100
1819-23000-0007 80 ok	___ "Segregated" for Mortgage Purposes Only	4-20½
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between properties	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.

*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: 2008 Taxes Paid By: Date: 11-13-08

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec 020 (1)

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)

Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes ✓ No ___ (See Pg.2)

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: Parcel Creation Date:

Last Split Date: Current Zoning District: Ag-20

Review Date: 2-6-05 By:

***Survey Approved: 11-14-08 By:

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

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NOV 9 2004
KITTITAS COUNTY
Treasurer's Office
County Courthouse Rm. 102

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

BOB SCHNEBLY
Applicant Name

C/O CHUCK CROSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
PARTS OF 1819-23000-0003 4-20 ±	___ Segregated into ___ Lots	Survey Vol. ___ Pg. ___
		4-3 ± (A-D)
PARTS OF 1819-23000-0012 4-20 ±	___ Segregated by Intervening Ownership	4-3 ± (E-H)
PARTS OF 1819-23000-0014 4-20 ±	___ "Segregated" for Mortgage Purposes Only	4-3 ± (A-D)
PARTS OF 1819-26000-0003 4-20 ±	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	4-3 ±
1819-23000-0006 3	___ Boundary Line Adjustment between property owners	80
1819-26000-0002 42	✓ Boundary Line Adjustment between properties in the same ownership	160
1819-23000-0007 3	___ Combine Parcels at Owner's request	80

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

Charles A. Crose

*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: 2008 Taxes Paid By: Date: 11-13-08

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ___)

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)

Deed Recording Vol. ___ Page ___ Date ___. ***Survey Required Yes ✓ No ___ (See Pg.2)

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: Parcel Creation Date:

Last Split Date: Current Zoning District: Ag-20

Review Date: 2-6-05 By:

***Survey Approved: 11-14-08 By:

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

RECEIVED

NOV 9 2004

KITTITAS COUNTY
CDS

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

BOB SCHNEBLY
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PART OF 1819-23000-0012 ~~QAC~~ 52.6	✓ Segregated into 4 Lots	~~27.3, 25.4~~
	No Segregated by Intervening Ownership	
PART OF 1819-23000-0012 52.6	___ "Segregated" for Mortgage Purposes Only	27.3, 25.3
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.

*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: 2008 Taxes Paid By: Date: 11-13-08

PLANNING DEPARTMENT REVIEW

0006 - No intervening @ existing map cannot created intervening

(✓) This segregation meets the requirements for observance of intervening ownership. KRD LATERAL

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes ✓ No ____ (See Pg.2) STEP 1

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.) # STEP

Card No.: Parcel Creation Date:

East Split Date: Current Zoning District: Ag-20

Review Date: ~~2-6-05~~ By:

***Survey Approved: 11-14-08 By:

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segreagations. Please allow 3-4 weeks for processing depending on each office's work load

RECEIVED

NOV 9 2004

KITTITAS COUNTY
Treasurer's Office

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

BOB SCHNEBLY
Applicant Name

C/O CHUCK CROSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. Pg.
PARTS OF 1819-23000-0006 4-20±	___ Segregated into ___ Lots	3.00(3), 2-3.42 (1&2) 3-3±, lot 40 46.83
1819-26000-0002 3-20±, 100	___ Segregated by Intervening Ownership	4-3± (E-H)
1819-23000-0007 4-20±	___ "Segregated" for Mortgage Purposes Only	3.42(3), 3.43(4), 3.46(5) 4-3± 3.42(6)
1819-23000-0012 4-3±	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	52.6, 79.4, 78.19, 39.50
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

*Owner's Signature (Required)

Charles A. Crose
**Other

TREASURER'S OFFICE REVIEW

Tax Status: 2008 Taxes Paid By: Date: 11-13-08

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)

cor @ lot 40 not eligible for intervening ownership. 2/6/05

Deed Recording Vol. ___ Page ___ Date ___. ***Survey Required Yes ✓ No ___ (See Pg.2)

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: Parcel Creation Date:

Last Split Date: Current Zoning District: Ag 20

Review Date: 2-6-05 By:

***Survey Approved: 11-14-08 By:

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segreagations. Please allow 3-4 weeks for processing depending on each official's work load

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

SCHNEBLY LEGAL DESCRIPTIONS
8/25/09

Section 23 - NW 1/4

The East 1/2 of the Northwest 1/4 of Section 23, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT right of way 25 feet in width conveyed to the Kittitas Reclamation District by deed dated November 20, 1929, and recorded in Book 48 of Deeds, page 93;

AND EXCEPT that portion of the North 1/2 of the Northwest 1/4 of Section 23, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows: Beginning at the Northeast corner of said North 1/2 of the Northwest 1/4; thence South 0°15'20" East, along the East boundary of said North 1/2 of the Northwest 1/4, 31.22 feet to the South right-of-way boundary of the county road; thence South 87°20'28" West, along said South right-of-way boundary 987.02 feet to the true point of beginning; thence South 4°24'20" West, 631.89 feet; thence South 81°10'46" West, 309.45 feet; thence North 1°20'32" West, 751.23 feet; thence South 78°49' East, 379.10 feet to the true point of beginning; EXCEPT any portion of the above described tract that lies within the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 18 North, Range 19 East, W.M., AND EXCEPT a 20-foot strip along the North boundary line of said tract as deeded to the Kittitas Reclamation District by deed dated November 20, 1929, in Book 48 of Deeds, page 93;

AND EXCEPT Parcels A, B, C, D, E, F, G, H and J of that certain survey as recorded September 11, 2008 in Book 35 of Surveys, pages 164 and 165, under Auditor's File No. 200809110017, records of Kittitas County, Washington; being portions of the Northwest Quarter of Section 23, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Section 23 - SW 1/4

The Northeast 1/4 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of Section 23, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

SCHNEBLY LEGAL DESCRIPTIONS (cont.)
8/25/09

Section 26 - N 1/2 NW 1/4

The Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Section 26 - SW 1/4 NW 1/4

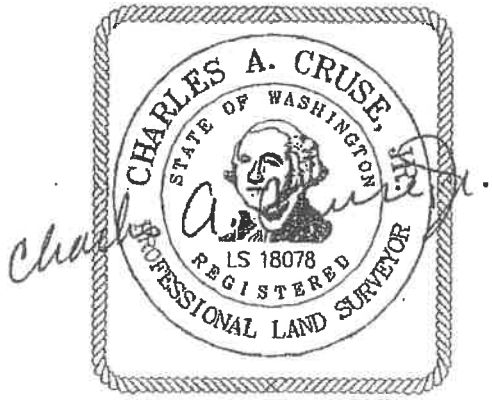
The Southwest 1/4 of the Northwest 1/4 of Section 26, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT Parcels A, B, C and D of that certain survey as recorded September 10, 2008 in Book 35 of Surveys, pages 160 and 161, under Auditor's File No. 200809100012, records of Kittitas County, Washington; being portions of the Northwest Quarter of Section 26, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Section 26 - SE 1/4 NW 1/4

The Southeast 1/4 of the Northwest 1/4 of Section 26, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT Parcels E, F, G and H of that certain survey as recorded September 10, 2008 in Book 35 of Surveys, pages 160 and 161, under Auditor's File No. 200809100012, records of Kittitas County, Washington; being portions of the Northwest Quarter of Section 26, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.



8-25-09

217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

Robert D Schnebly

cg September 30, 2009 26/83 2008 Taxes Paid
SEG

Sales Info:
Adjusted Acres: 0

Recorded/Received: 11/14/2008
Balanced Back: 08 for 09, 10
New Value: 10 for 11

09 For 10

	Map Number	Acres	Improv Value	Land Value	Total Value	Levy/DOR
Original	18-19-23000-0003	35.30	0	16,770	16,770	26/83
New	P634434 Ptn E1/2 NW1/4 +	46.83	0	22,240	22,240	26/83
Original	18-19-23000-0006	38.70	0	18,380	18,380	26/83
New	P324434 Ptn NW1/4 (Parcel A, B35/P164-165)	3.00	0	1,430	1,430	26/83
Original	18-19-23000-0007	20.40	0	9,690	9,690	26/83
New	P644434 Ptn NE1/4 (Parcel 1, B35/P177-178)	3.42	0	1,620	1,620	26/83
New	18-19-23000-0027 Ptn NW1/4 (Parcel B, B35/P164-165)	3.00	0	1,420	1,420	26/83
New	18-19-23000-0028 Ptn NW1/4 (Parcel C, B35/P164-165)	3.00	0	1,430	1,430	26/83
New	18-19-23000-0029 Ptn NW1/4 (Parcel D, B35/P164-165)	3.00	0	1,430	1,430	26/83
New	18-19-23000-0030 Ptn NW1/4 (Parcel E, B35/P164-165)	3.00	0	1,420	1,420	26/83
New	18-19-23000-0031 Ptn NW1/4 (Parcel F, B35/P164-165)	3.00	0	1,420	1,420	26/83
New	18-19-23000-0032 Ptn NW1/4 (Parcel G, B35/P164-165)	3.00	0	1,420	1,420	26/83
New	18-19-23000-0033 Ptn NW1/4 (Parcel H, B35/P164-165)	3.00	0	1,420	1,420	26/83
New	18-19-23000-0034 Ptn NW1/4 (Parcel J, B35/P164-165)	3.00	0	1430	1430	26/83
New	18-19-23000-0035 Ptn NE1/4 (Parcel 2, B35/P177-178)	3.42	0	1,620	1,620	26/83
New	18-19-23000-0036 Ptn NE1/4 (Parcel 3, B35/P177-178)	3.42	0	1,630	1,630	26/83
New	18-19-23000-0037 Ptn NE1/4 (Parcel 4, B35/P177-178)	3.43	0	1,630	1,630	26/83
New	18-19-23000-0038 Ptn NE1/4 (Parcel 5, B35/P177-178)	3.46	0	1,650	1,650	26/83
New	18-19-23000-0039 Ptn NE1/4 (Parcel 6, B35/P177-178)	3.42	0	1,630	1,630	26/83

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

RECEIVED
NOV 13 2003
KITTITAS COUNTY ASSESSOR

RECEIVED
APR 7 2003
KITTITAS COUNTY PLANNING DEPT.

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
1818-08040-0009 ✓ 37.4	___ Segregated into____ Lots	105.23
1818-08040-0006 ✓ 38.3	___ Segregated by Intervening Ownership	3
1818-08040-0007 ✓ 35.53	___ "Segregated" for Mortgage Purposes Only	3
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

Survey Vol. _____ Pg. _____

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Paid in Full By: [signature] Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No ✓ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1-3, 8399-1, 8399-1-1 Parcel Creation Date: _____

Last Split Date: 5/91, 1/93, 5/91 Current Zoning District: AG-20 ✓

Review Date: 5-22-03 By: J. Lhara

***Survey Approved: 11-13-03 By: J. Lhara

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1818-08040-0009 105.23	✓ Segregated into 4 Lots	3-20's, 45.23
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Paid in Full By: C. Hardegree Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
(9) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 020(1))
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No ____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1-3
Last Split Date: 5/91
Review Date: 5-22-03
***Survey Approved: 11-13-03

Parcel Creation Date: ____
Current Zoning District: AG-20
By: J. Shannon
By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 1818-08040-0009 3-20'2, 45.23	Segregated into ____ Lots	4-3'A
1818-08040-0006 3	___ Segregated by Intervening Ownership	96.23
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Paid in Full By: [signature] Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No ✓ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1-3, 8399-1
Parcel Creation Date: ____
Last Split Date: 5/91, 1/93
Current Zoning District: AG-20
Review Date: 5-22-03
By: [signature]
***Survey Approved: 11-13-03
By: [signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
1818-08040-0006 96.23	✓ Segregated into 4 Lots	3-20's, 36.23
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

Survey Vol. _____ Pg. _____

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: paid in Full By: [signature] Date: 11-13-03

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 020C)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1
Parcel Creation Date: _____
Last Split Date: 1193
Current Zoning District: AG-20
Review Date: 5-22-03
By: [signature]
***Survey Approved: 11-13-03
By: [signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office	Planning Department	Treasurer's Office
County Courthouse Rm. 101	411 N. Ruby Suite 2	County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
PARTS OF 1818-08040-0006 3-20&2, 36.23	Segregated into 4 Lots	4-3's & Survey Vol. ____ Pg. ____
1818-08040-0007 3	___ Segregated by Intervening Ownership	87.23
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Paid in Full By: [signature] Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No✓ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1, 8399-1-1
Parcel Creation Date: ____
Last Split Date: 1/93, 5/91
Current Zoning District: AG-20
Review Date: 5-22-03
By: J. Sharar
***Survey Approved: 11-13-03
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE!

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

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411 N. Ruby Suite 2

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County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1818-08040-0007 87.23	✓ Segregated into 4 Lots	3-20'a, 27.23
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: paid in full By: [signature] Date: 11-13-03

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 020(1))
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No ____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1-1
Last Split Date: 5-22-03
Review Date: 5/91
***Survey Approved: 11-13-03

Parcel Creation Date:
Current Zoning District: AG-20
By: [signature]
By: [signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 1818-08040-0007 3-20½, 27.23	Segregated into 4 Lots	4-3½
1818-08040-0008 29.92	___ Segregated by Intervening Ownership	105.15
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: paid in full By: [signature] Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes ✓ No ____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1-1, 8399-1-2
Parcel Creation Date: ____
Last Split Date: 5/91, 5/91
Current Zoning District: AG-20
Review Date: 5-22-03
By: [signature]
***Survey Approved: 11-13-03
By: [signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1818-08040-0008 105.15	✓ Segregated into 4 Lots	3-20's, 45.15
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Paid in Full By: [signature] Date: 11-13-03

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 020(1))
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No ____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1-2
Last Split Date: 5/91
Review Date: 5-22-03
***Survey Approved: 11-13-03

Parcel Creation Date:
Current Zoning District: AG-20
By: J. Shannon
By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office	Planning Department	Treasurer's Office
County Courthouse Rm. 101	411 N. Ruby Suite 2	County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
PARTS OF 1818-08040-0008 3.20±, 45.15	Segregated into ____ Lots	4-3±
1818-08040-0005 1.98	___ Segregated by Intervening Ownership	95.13
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

Survey Vol. _____ Pg. _____

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: paid in full By: C. Hartigrad Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec._____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes ✓ No ____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1-2, 8399
Parcel Creation Date: _____
Last Split Date: 5/91, 1976
Current Zoning District: AG-20
Review Date: 5-22-03
By: J. Shannon
***Survey Approved: 11-13-03
By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1818-08040-0005 95.13	✓ Segregated into 4 Lots	3-20's, 35.13
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Paid in Full By: C. Lambert Date: 11-13-03

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 020 (1)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes___ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399
Last Split Date: 1976
Review Date: 5-22-03
***Survey Approved: 11-13-03

Parcel Creation Date:
Current Zoning District: AG-20
By: J. Shaw
By: J. Shaw

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1818-08040-0005 3-20½, 35.13	Segregated into ____ Lots	3-3½, 86.13 85.26
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: paid in full By: [signature] Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of Intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol:___ Page___ Date___. ***Survey Required Yes___ No ✓ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399
Parcel Creation Date: ____
Last Split Date: 1976
Current Zoning District: AG-20
Review Date: 5-22-03
By: [signature]
***Survey Approved: 11-18-03
By: [signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

EXHIBIT E

BL-20-00006

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
"Building Partnerships – Building Communities"

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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 ATTACHMENTS

Note: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.

- ☐ Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields to scale.
- ☐ Signatures of all property owners.
- ☐ Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- ☐ Provide existing and proposed legal descriptions of the affected lots. Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- ☐ A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Draft Final Survey meeting all conditions of Conditional Preliminary Approval.

APPLICATION FEES:

$750.00	Kittitas County Community Development Services (KCCDS)
$275.00	Kittitas County Department of Public Works
$145.00	Kittitas County Fire Marshal
$380.00	Kittitas County Public Health Department Environmental Health
$1,550.00	**Total fees due for this application** (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): Callahan

DATE: 3-3-20

RECEIPT # #538 #537

RECEIVED
MAR 03 2020
DATE STAMP IN BOX
Kittitas Co. CDS

8. **Existing and Proposed Lot Information**

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
702036 (25) - 3.00 Ac	4.25 Ac (A)
957620 (6) - 3.27 Ac	3.37 Ac (B)
mbsw → 957621/957640 (7) - 3.10 Ac	9.44 Ac (C)
mbsw → 957619/957637 (5) - 3.22 Ac	12.80 Ac (D)
967638 (4) - 3.42 Ac	12.90 Ac (E)

Lots of Survey to be recorded after review

Lots from previous Survey B35 Pgs 247-9

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.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

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:

(REQUIRED if indicated on application)

X _____ (date) 2/25/2020

Signature of Land Owner of Record

(Required for application submittal):

X Michael K. Murray (date) 3-2-20

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 BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ____ No ____

Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Preliminary Approval Date: _____ By: _____

Final Approval Date: _____ By: _____

8. **Existing and Proposed Lot Information**

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
967634 (1) – 3.13Ac	3.13Ac (L) Lots of Survey
957654 (22) – 3.01Ac	3.01Ac (M) to be recorded
957655 (23) – 3.01Ac	3.01Ac (N) after review
957656 (24) – 3.03Ac	3.03Ac (P)
	No Lot 'O'

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.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

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:

(REQUIRED if indicated on application)

X Chris Crume (date) 2/25/2020

Signature of Land Owner of Record

(Required for application submittal):

X Michael K. Mowry Jr. (date) 3-2-20

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 BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ____ No ____

Card #: _____ Parcel Creation Date: _____

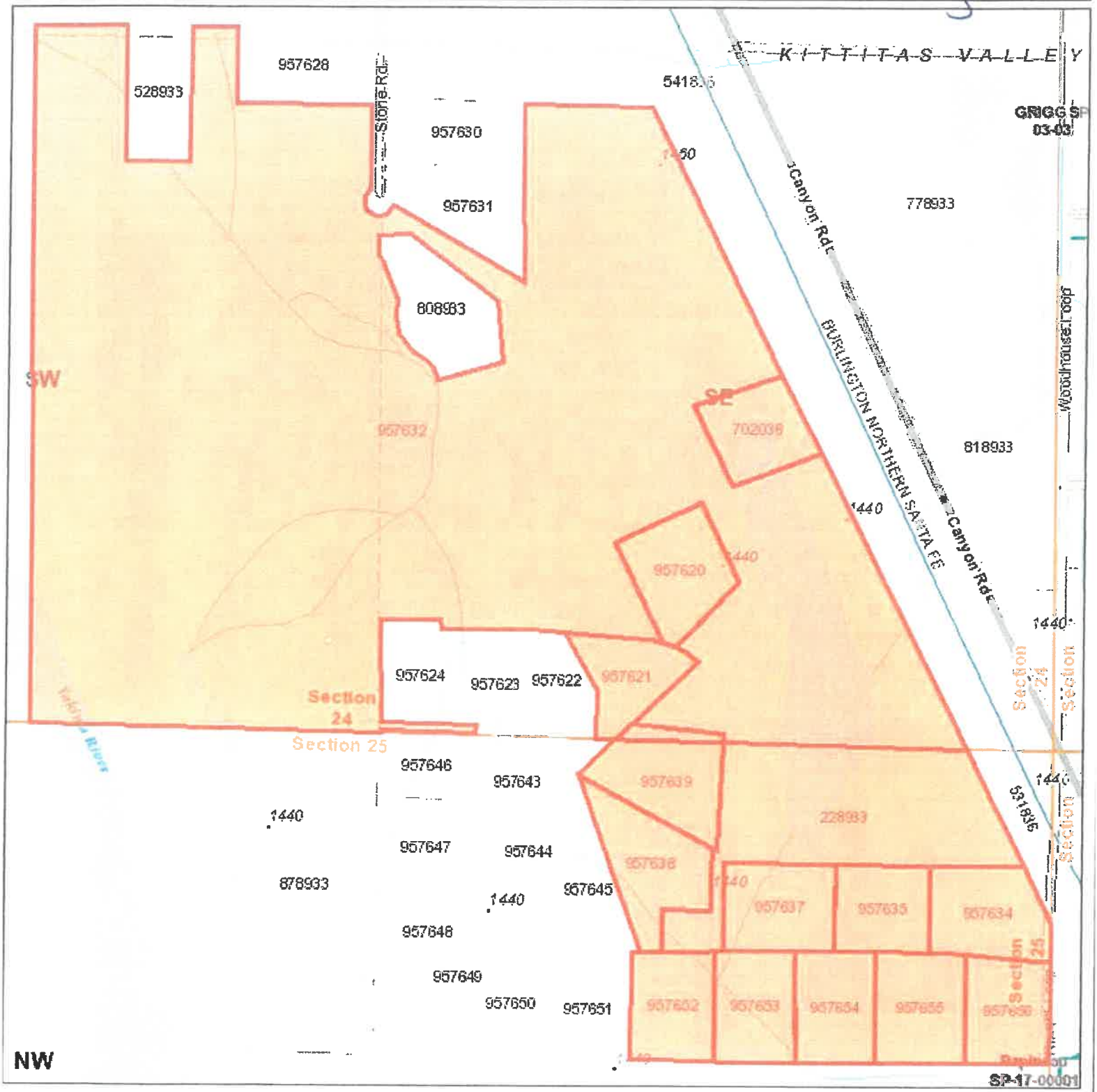
Last Split Date: _____ Current Zoning District: _____

Preliminary Approval Date: _____ By: _____

Final Approval Date: _____ By: _____

Kittitas County COMPAS Map

Existing



Date: 2/25/2020

1 inch = 752 feet

Relative Scale 1:9,028

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, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

N

0 0.0425.085 0.17 0.255 0.34 mi

RECEIVED
MAR 03 2020
Kittitas Co. CDS

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
"Building Partnerships – Building Communities"

December 16, 2020

Flying M Ranch
C/O Michael Moeur
181 Ringer Loop Rd
Ellensburg, WA 98926

RE: Flying M Ranch Boundary Line Adjustment (BL-20-00006) -Final Approval

Parcel # 702036	Parcel # 957620	Parcel # 957621	Parcel # 957640
Parcel # 957619	Parcel # 957639	Parcel # 957638	Parcel # 957652
Parcel # 957653	Parcel # 957637	Parcel # 957635	Parcel # 957632
Parcel # 228933	Parcel # 957634	Parcel # 957654	Parcel # 957655
Parcel # 957656			

Dear Mr. Moeur,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Final packet will be submitted to the Assessor's Office on December 16, 2020 to finalize the boundary line adjustment.

If you have any questions regarding this matter, I can be reached at (509) 962-7637, or by e-mail at rachael.stevie.cd@co.kittitas.wa.us.

Sincerely,

Rachael Stevie

Rachael Stevie
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

cc: *Chris Cruse, Surveyor* *via email*
Jeremy Johnston, Planning Official *via email*

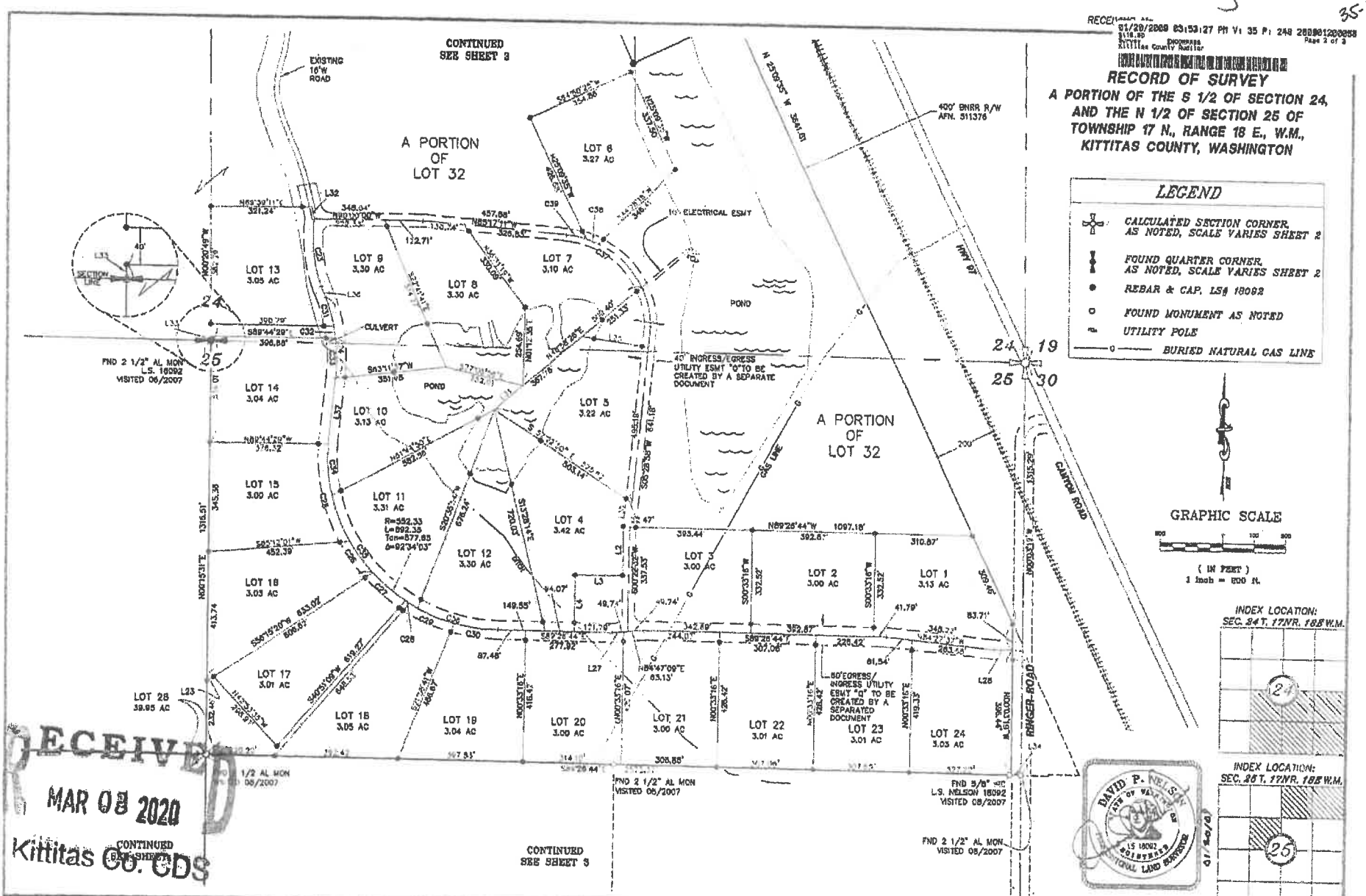
Previous Survey

35-248

RECEIVED
01/20/2009 03:53:27 PM Vol 35 Pg 248 2009012000068
Page 2 of 3
Kittitas County Auditor

RECORD OF SURVEY

A PORTION OF THE S 1/2 OF SECTION 24, AND THE N 1/2 OF SECTION 25 OF TOWNSHIP 17 N., RANGE 18 E., W.M., KITTITAS COUNTY, WASHINGTON



LEGEND

- CALCULATED SECTION CORNER, AS NOTED, SCALE VARIES SHEET 2
- FOUND QUARTER CORNER, AS NOTED, SCALE VARIES SHEET 2
- REBAR & CAP, LS# 18092
- FOUND MONUMENT AS NOTED
- UTILITY POLE
- BURIED NATURAL GAS LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

INDEX LOCATION:
SEC. 24 T. 17NR. 18E W.M.

INDEX LOCATION:
SEC. 25 T. 17NR. 18E W.M.

RECEIVED
MAR 03 2020
Kittitas Co. CDS

RECORDER'S CERTIFICATE 200901200068
FILED FOR RECORD THIS 20 DAY OF Jan. 2009
AT 3:53 PM IN BOOK 35 OF Surveys AT PAGE 248
AT THE REQUEST OF DAVID P. NELSON
SURVEYOR'S NAME
COUNTY AUDITOR
DEPUTY 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 MIKE MOEUR IN APRIL, 2007
DAVID P. NELSON
Certificate No. 18092
DATE 01/20/09

Encompass
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

RECORD OF SURVEY
PREPARED FOR MIKE MOEUR
A PORTION OF THE S 1/2 OF SECTION 24, AND N 1/2 OF SECTION 25, OF TOWNSHIP 17 N., RANGE 18 E., W.M., KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
SFT	12/2008	07085
CHKD BY	SCALE	SHEET
D.NELSON	1"=200'	2 OF 3

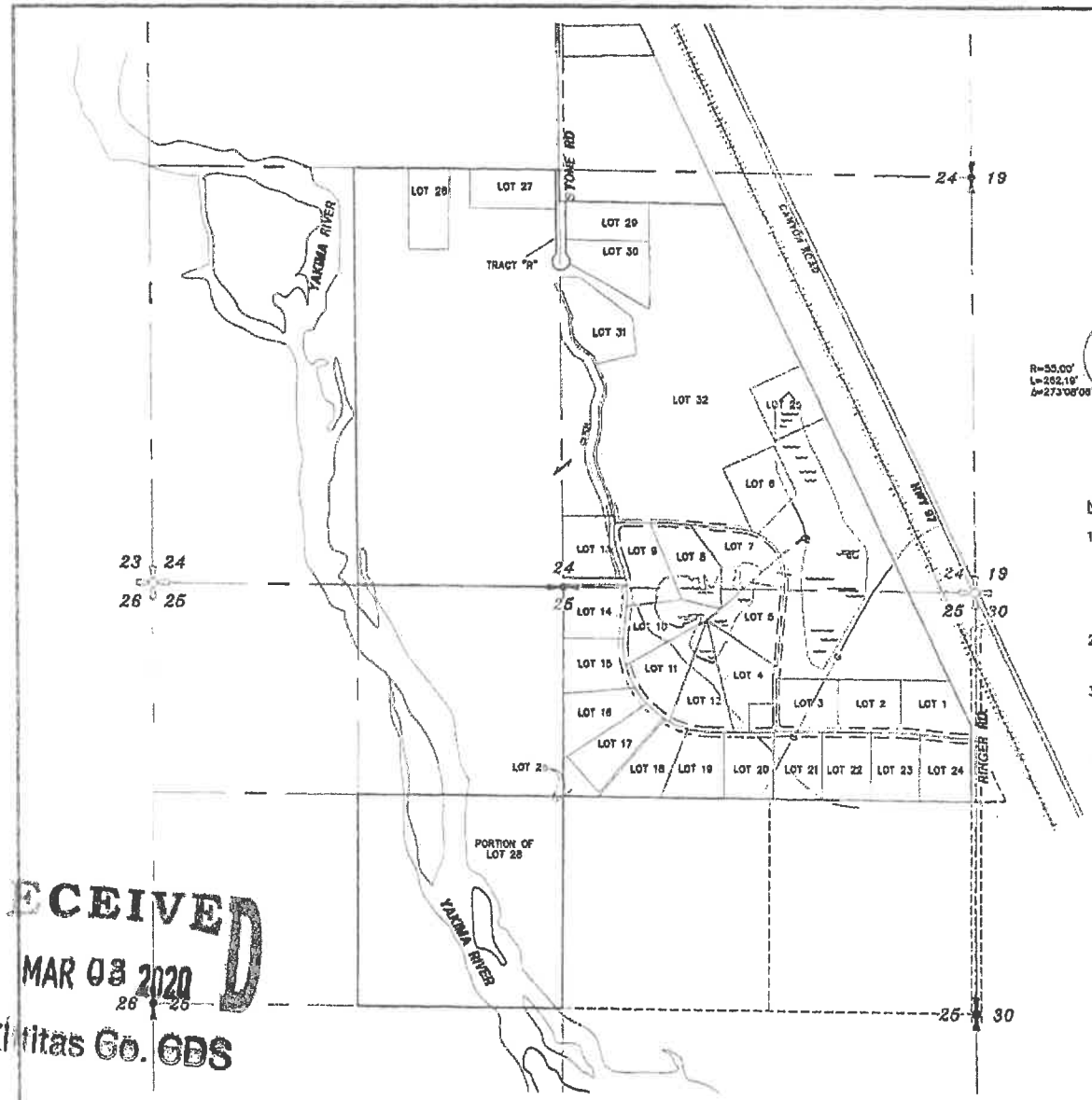
Previous Survey

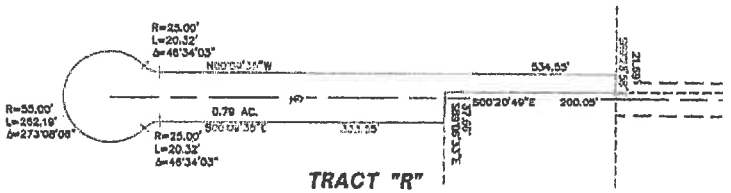
35-247

RECEIVING No. 2009012000068
01/20/2009 03:53:27 PM Vol 35 Pg 247 2009012000068
$16.00 SURVEYS
Kittitas County Auditor
Page 1 of 3

RECORD OF SURVEY

A PORTION OF THE S 1/2 OF SECTION 24, AND N 1/2 OF SECTION 25, OF TOWNSHIP 17 N., RANGE 18 E., W.M., KITTITAS COUNTY, WASHINGTON





TRACT "R" STONE ROAD DETAIL

SCALE: 1" = 100'

NOTES:

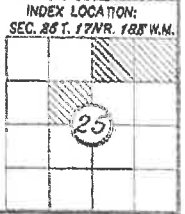
1. THE PURPOSE OF THIS SURVEY IS TO IS TO CREATE 32 TAX PARCELS FROM EXISTING TAX PARCELS 528933 AND 808933. THE EXISTING PARCELS DESCRIBED HEREON, ARE A COMBINED 245.36 ACRES. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET THE LOT CORNERS, THE POINTS SHOWN AS 5/8" REBAR WITH CAP WERE NOT SET AS A RESULT OF THIS SURVEY. THESE POINTS WILL BE SET AS NEEDED AT THE LOCATIONS SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-350 FIVE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. FOR ADDITIONAL SURVEY INFORMATION SEE THE SURVEY RECORDED IN BOOK 21 OF SURVEYS, PAGES 194-196, UNDER AFN 199601300018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

EXISTING LEGAL DESCRIPTION:

ORIGINAL LEGAL DESCRIPTION: AFN 45154 AND AFN 501530.

INDEX LOCATION:
SEC. 24T. 17NR. 18E W.M.

INDEX LOCATION:
SEC. 25 T. 17NR. 18E W.M.



GRAPHIC SCALE

(IN FEET)
1 inch = 600 ft.

01/20/09

RECEIVED
MAR 03 2020
Kittitas Co. CDS

RECORDER'S CERTIFICATE 200901200068
FILED FOR RECORD THIS 20 DAY OF JAN. 2009
AT 3:53PM IN BOOK 35 OF SURVEYS AT
PAGE 247 AT THE REQUEST OF
DAVID P. NELSON
SURVEYOR'S NAME
COUNTY AUDITOR
DEPUTY 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 MIKE MOEUR IN APRIL, 2007
01/19/09
DAVID P. NELSON DATE
Certificate No. 18092

Encompass
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

RECORD OF SURVEY
PREPARED FOR MIKE MOEUR
A PORTION OF THE S 1/2 OF SECTION 24, AND N 1/2 OF SECTION 25, OF TOWNSHIP 17 N., RANGE 18 E., W.M., KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
SFT	01/2009	07085
CHKD BY	SCALE	SHEET
D.NELSON	1"=500'	1 OF 3

Previous Survey

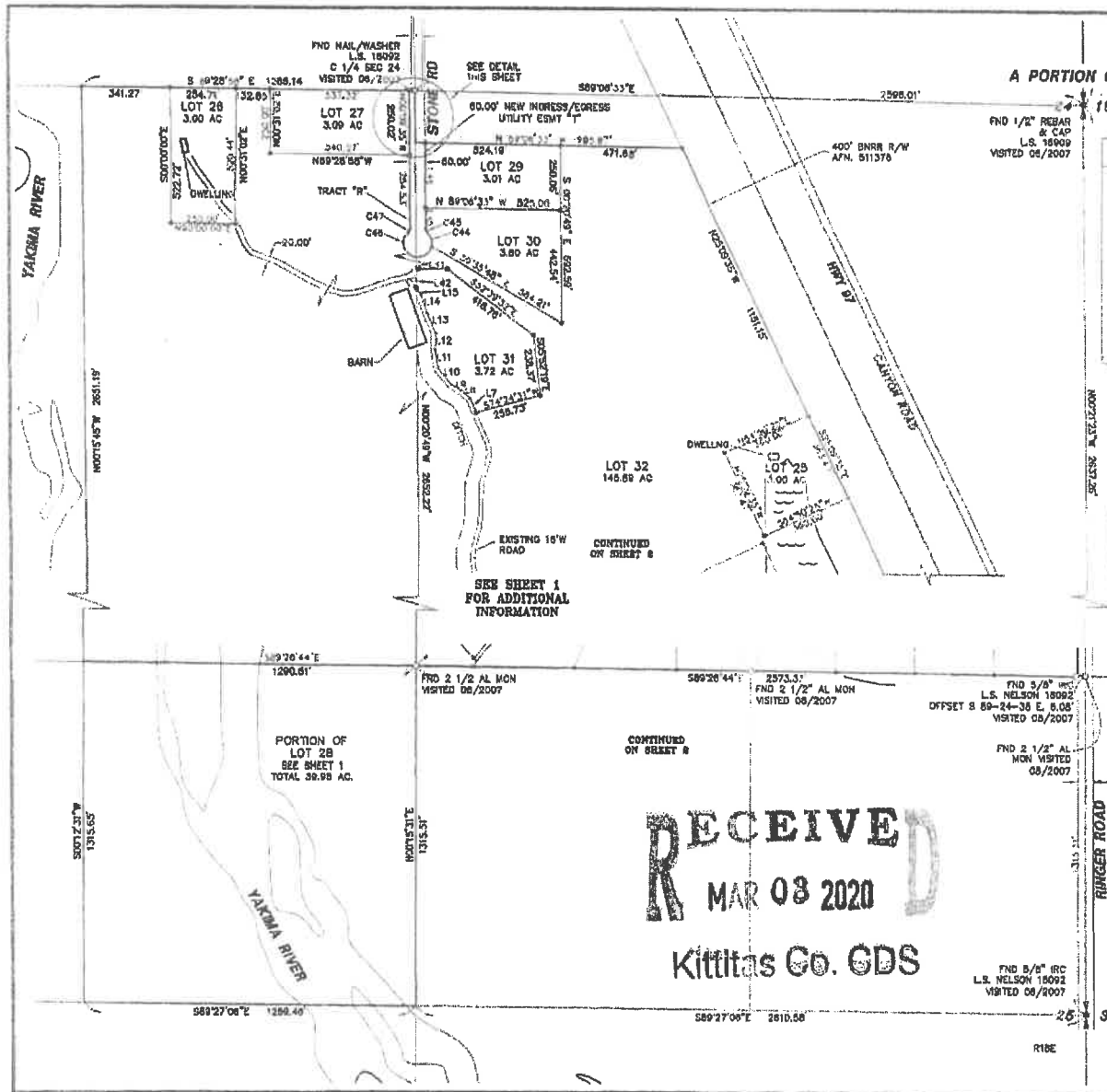
35-249

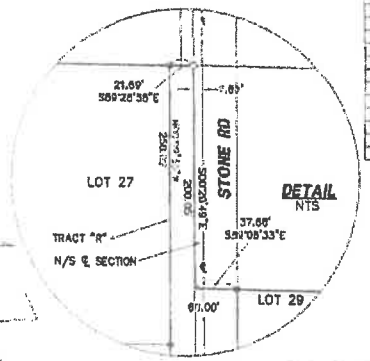
RECEIVING NO 01/29/2020 03:53:27 PM V: 35 P: 249 200901200068 Page 1 of 3

Kittitas County Auditor

RECORD OF SURVEY

A PORTION OF THE S 1/2 OF SECTION 24, AND THE N 1/2 OF SECTION 25 OF TOWNSHIP 17 N., RANGE 18 E., W.M., KITTITAS COUNTY, WASHINGTON





LEGEND

- CALCULATED SECTION CORNER, AS NOTED
- FOUND QUARTER CORNER, AS NOTED
- SET ⅝" REBAR & CAP, LS# 18092
- FOUND MONUMENT AS NOTED
- UTILITY POLE
- G — BURIED NATURAL GAS LINE

LINE TABLE

LN	BEARING	DISTANCE
L1	S89°25'44"E	1290.61'
L2	S89°40'21"E	43.65'
L3	S89°26'44"E	83.74'
L15	S31°44'38"E	37.15'
L34	S89°26'44"E	30.00'
L35	S89°26'44"E	30.00'
L36	S89°26'44"E	30.00'
L41	S89°26'44"E	30.00'
L42	S89°26'44"E	30.00'
L43	S89°26'44"E	30.00'
L44	S89°26'44"E	30.00'
L45	S89°26'44"E	30.00'
L46	S89°26'44"E	30.00'
L47	S89°26'44"E	30.00'
L48	S89°26'44"E	30.00'
L49	S89°26'44"E	30.00'
L50	S89°26'44"E	30.00'
L51	S89°26'44"E	30.00'
L52	S89°26'44"E	30.00'
L53	S89°26'44"E	30.00'
L54	S89°26'44"E	30.00'
L55	S89°26'44"E	30.00'
L56	S89°26'44"E	30.00'
L57	S89°26'44"E	30.00'
L58	S89°26'44"E	30.00'
L59	S89°26'44"E	30.00'
L60	S89°26'44"E	250.04'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	132.80'	5730.00'	1°19'40"
C2	0.44	5730.00'	0°00'15"
C3	221.75'	5730.00'	2°13'09"
C4	206.50'	5730.00'	2°03'50"
C5	218.76'	5730.00'	2°11'09"
C6	144.43'	5730.00'	1°26'40"
C7	158.43'	5730.00'	1°35'09"
C8	141.1'	5730.00'	1°24'30"
C9	116.0'	5730.00'	1°09'40"
C10	141.43'	5730.00'	1°24'30"
C11	85.78'	5730.00'	0°51'29"
C12	0.44'	5730.00'	0°00'15"
C13	150.41'	5730.00'	1°30'30"
C14	150.4'	5730.00'	1°30'30"
C15	486.61'	5730.00'	4°52'01"
C16	261.00'	5730.00'	2°36'41"
C17	307.16'	5730.00'	3°04'30"
C18	43.34'	5730.00'	0°26'00"
C19	64.11'	5730.00'	0°38'30"
C42	141.38'	55.00'	147°15'04"
C43	196.9'	291.76'	38°41'27"
C44	56.55'	55.00'	60°00'00"
C45	70.32'	25.00'	161°11'00"
C46	53.05'	25.00'	121°33'00"
C47	22.32'	25.00'	40°34'03"

GRAPHIC SCALE

300 0 150 300

(IN FEET)

1 inch = 300 ft.

DAVID P. NELSON LS 18092 REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED MAR 08 2020 Kittitas Co. CDS

RECORDER'S CERTIFICATE 200901200068

FILED FOR RECORD THIS 20 DAY OF JAN. 2009 AT 3:53 PM IN BOOK 35 OF SURVEYS AT PAGE 249 AT THE REQUEST OF DAVID P. NELSON

SURVEYOR'S NAME

COUNTY AUDITOR

DEPUTY 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 MIKE MOEUR IN APRIL, 2007

DAVID P. NELSON

Certificate No. 18092

DATE 01/20/09

Encompass ENGINEERING & SURVEYING

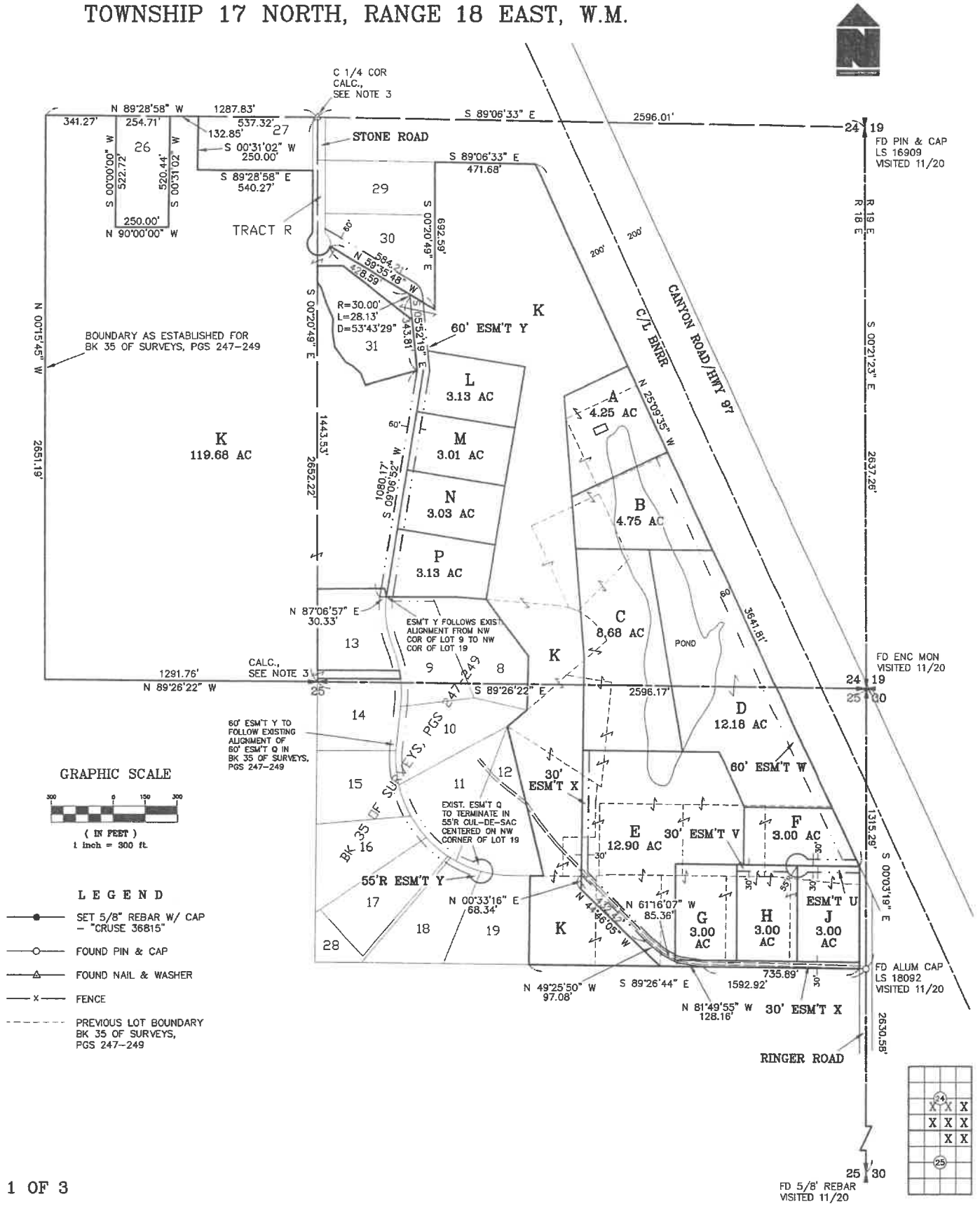
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

RECORD OF SURVEY
PREPARED FOR MIKE MOEUR
A PORTION OF THE S 1/2 OF SECTION 24, AND N 1/2 OF SECTION 25, OF TOWNSHIP 17 N., RANGE 18 E., W.M., KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
SFT	12/2008	07085
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	3 OF 3

12/16/2020 01:27:36 PM V: 43 P: 89 202012160060
$187.50 Survey CRUSE
Kittitas County Auditor
Page 1 of 3

PART SECTIONS 24 & 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



GRAPHIC SCALE

300 0 150 300

(IN FEET)
1 inch = 300 ft.

LEGEND

- SET 5/8" REBAR W/ CAP – "CRUSE 36815"
- FOUND PIN & CAP
- FOUND NAIL & WASHER
- FENCE
- PREVIOUS LOT BOUNDARY BK 35 OF SURVEYS, PGS 247-249

SHEET 1 OF 3

AUDITOR'S CERTIFICATE 202012160060

Filed for record this 16TH day of DECEMBER, 2020, at 1:22 P.M., in Book 43 of Surveys at page(s) 89 at the request of Cruse & Associates.

JERALD V. PETTIT BY: [signature], 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 FLYING M RANCH, LLC in NOVEMBER of 2020.

[signature]
CHRISTOPHER C CRUSE
Professional Land Surveyor

12/16/2020
DATE

License No. 36815

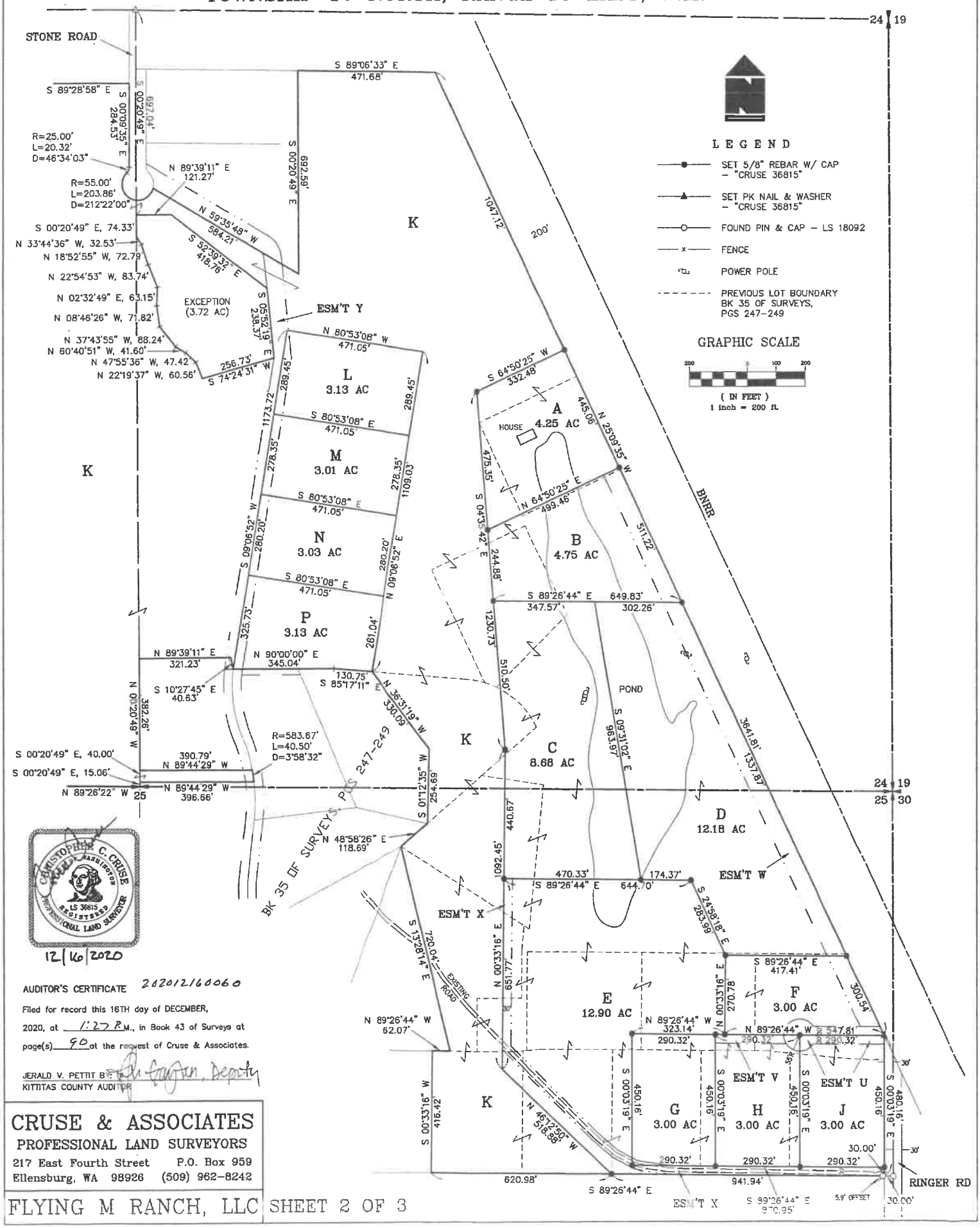
CHRISTOPHER C. CRUSE — LS 36815 — REGISTERED PROFESSIONAL LAND SURVEYOR

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

FLYING M RANCH, LLC

12/16/2020 01:27:36 PM V: 43 P: 90 202012160060
$197.50 CRUSE Page 2 of 3
Survey Kittitas County Auditor

PART OF SECTIONS 24 & 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



CHRISTOPHER C. CRUSE
KELSO, WASHINGTON
LS 36815
REGISTERED
PROFESSIONAL LAND SURVEYOR

12/16/2020

AUDITOR'S CERTIFICATE 202012160060

Filed for record this 16TH day of DECEMBER, 2020, at 1:27 P.M., in Book 43 of Surveys at page(s) 90 at the request of Cruse & Associates.

JERALD V. PETTIT By: _____, Deputy
KITTITAS COUNTY AUDITOR

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

FLYING M RANCH, LLC SHEET 2 OF 3

12/16/2020 01:27:36 PM V: 43 P: 91 202012160060
$187.50 Page 3 of 3
Survey CRUSE
Kittitas County Auditor

PART OF SECTIONS 24 & 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.

2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS, ROAD RIGHTS OF WAY AND ADDITIONAL INFORMATION, SEE BOOK 35 OF SURVEYS, PAGES 247-249.

4. THE PURPOSE OF THIS SURVEY IS TO DELINEATE NEW PARCELS FOR KITTITAS COUNTY BOUNDARY LINE ADJUSTMENT APPLICATION BL-20-00006.

EASEMENT DESCRIPTIONS -- ALL EASEMENTS TO BE ESTABLISHED BY SEPERATE DOCUMENT

EASEMENT U

EASEMENT U AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS F, H AND J OF SAID SURVEY.

EASEMENT V

EASEMENT V AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL H OF SAID SURVEY.

EASEMENT W

EASEMENT W AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS B, D AND F OF SAID SURVEY.

EASEMENT X

EASEMENT X AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL E OF SAID SURVEY.

EASEMENT Y

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AUDITOR'S CERTIFICATE 202012160060

Filed for record this 16TH day of DECEMBER,

2020, at 1:27 P M., in Book 43 of Surveys at

page(s) 91 at the request of Cruse & Associates.

JERALD V. PETTIT B
KITTITAS COUNTY AUDITOR

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

CHRISTOPHER C. CRUSE
STATE OF WASHINGTON
LS 36815
REGISTERED
PROFESSIONAL LAND SURVEYOR

12/16/2020

LEGAL DESCRIPTIONS

ORIGINAL PARCEL DESCRIPTIONS

LOTS 1, 2, 3, 4, 5, 6, 7, 20, 21, 22, 23, 24, 25 AND 32 OF THAT CERTAIN SURVEY RECORDED JANUARY 20, 2009, IN BOOK 35 OF SURVEYS AT PAGES 247-249, UNDER AUDITOR'S FILE NO. 200901200068, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING PORTIONS OF SECTIONS 24 AND 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ADJUSTED PARCEL DESCRIPTIONS

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D

PARCEL D OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL E

PARCEL E OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL F

PARCEL F OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL G

PARCEL G OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL H

PARCEL H OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL J

PARCEL J OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL K

PARCEL K OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL L

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PARCEL M

PARCEL M OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL N

PARCEL N OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL P

PARCEL P OF THAT CERTAIN SURVEY RECORDED DECEMBER 16, 2020, IN BOOK 43 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20201216 0060, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

KITTITAS COUNTY
LAND USE HEARING EXAMINER

RECEIVED
JUL 22 2021
Kittitas County CDS

IN THE MATTER OF	)	
	)	File No. SE-21-00006
Nunnally Holdings, LLC –	)	
Appeal of Administrative Interpretation	)	DECLARATION OF DAVID TAYLOR
Requiring Plat Alteration Application	)	
	)	
	)	

I, David Taylor, hereby declare as follows:

1. My name is David Taylor and I reside at 1661 Beane Road, Moxee, Washington 98936. I am over the age of 18, competent to testify herein and make this declaration upon facts of which I have personal knowledge.

2. I have attached my current resume. *Attachment A.* I have a Bachelor of Arts – Geography from Central Washington University with specialization in Land Studies. I was employed by Kittitas County in its Community Development Services Department from 1994 to 2004. I was Planning Director from August 1997 through December 2002. I was Community Development Services Director from January 2003 to April 2004. In those roles, I was responsible for managing and administrating both current and long-term planning for Kittitas County including administration of processes related to subdivisions of real property. Those processes included plats, short plats, exempt segregations and boundary line adjustments.

3. In 2004, I opened Taylor Consulting Group, which specializes in land use, water and agricultural issues, policy development and government relations. That business operated until 2010 when it was suspended due to my service in the Washington State Legislature and reopened in January 2019 and has operated to the present date.

4. I also served as Washington State Representative, District 15 from March 31, 2009 through January 13, 2019. In that capacity, I represented the citizens of Central Washington with specific focus on regulatory reform, local government issues, water policy, and budget reform. My resume includes many of my accomplishments as a state legislator.

5. I am familiar with both state and local subdivision law, ordinances and policies as applied in Kittitas County, Washington. I have specific knowledge of Kittitas County processes and policies with respect to exempt segregations and boundary line adjustments. For the period from 1996 through 2004, I was both the Director of Community Development Services as well as Planning Director. I have specifically reviewed materials related to the creation of twelve (12) rural parcels currently owned by Nunnally Holdings, LLC, including the Record of Survey attached as *Attachment B*.

6. Subdivision processes in this state are governed by specific statutory provisions set forth in RCW Chapter 58.17. County subdivision regulations must be consistent with state law. Not all divisions of land are subject to subdivision rules and policies. RCW 58.17.040 sets forth exemptions including large lot and boundary line adjustment exemption. The state exemptions read as follows:

> (2) Divisions of land into lots or tracts each of which is one-one hundred twenty-eighth of a section of land or larger, or five acres or larger if the land is not capable of description as a fraction of a section of land, unless the governing authority of the city, town, or county in which the land is situated shall have adopted a subdivision ordinance requiring plat approval of such divisions: PROVIDED That for purposes of computing the size of any lot under this item which borders on a street or road, the lot size shall be expanded to include that area which would be bounded by the center line of the road or street and the side lot lines of the lot running perpendicular to such center lines;
>
> ***
>
> (6) A division made for the purpose of alteration by adjusting boundary lines, be between platted or unplatted lots or both, which does not create an additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient area and dimension to meet requirements for width and area for a building site;...

Kittitas County recognized large lot (20 acres or greater) and boundary line adjustments as exempt from subdivision regulation. KCC 16.04.020(1) and (5). A true and correct copy of the ordinance provisions is attached as *Attachment C*. This meant that a large parcel of land could be divided into five or fewer smaller parcels (but not less than 20 acres) without being subjected to plat or short plat procedures. For example, a 100-acre rural parcel could be divided into five (5) 20-acre parcels through an exempt parcel segregation. KCC 16.04.020(1). The size and dimensions of the 20-

acre parcels could then be adjusted through a subsequent boundary line adjustment process. KCC 16.04.020(5). This was a common and permitted process for rural parcels in Kittitas County.

7. Under my direction, Kittitas County developed a process for review of parcel segregations and boundary line adjustments. While the parcel segregation and boundary line adjustment processes did not require compliance with the subdivision ordinance, Kittitas County wanted to review proposed parcel segregations and boundary line adjustments to assure compliance with the exempt provisions set forth in both state law and local ordinance. We developed a review process that included submission of a single document entitled *Request for Parcel Segregation and Boundary Line Adjustment.* I have attached examples of typical proposals that included both parcel segregation and boundary line adjustment as *Attachment D.* The review process was as follows:

(a) *Parcel Segregation.* A proposed parcel segregation is reviewed under KCC 16.04.020(1). The proposal would identify the original parcel and acreage together with proposed number of lots and lot size. Planning staff would review the proposal and confirm that the segregation was eligible for segregation, based on parcel history, and met requirements of KCC 16.04.020(1). That approval would be reflected in a separate portion of the application entitled "Planning Department Review".

(b) *Boundary Line Adjustment.* The same form was also used for review of boundary line adjustments under KCC 16.04.020(5). A property owner would typically submit a separate application adjusting boundary lines and reducing the size of parcels to meet minimum lot requirements for the applicable zoning district. Since boundary line adjustments were exempt from subdivision requirements, the adjustments could be accomplished without specific review of issues typically included in plat and short plat processes.

(c) *Review Did Not Include Access Review.* Neither a parcel segregation nor boundary line adjustment review included a review of typical subdivision components such as access, internal road configuration, water and waste disposal, or other similar considerations. The *Request for Parcel Segregation and Boundary Line Adjustments* application specifically provided notice that the parcel segregation and boundary line adjustment approval process did not include guarantees or determinations with respect to certain development and property considerations:

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

Those considerations were addressed as part of the subsequent use of the property such as construction of a single-family residence.

(d) *Treasurer/Auditor.* Planning Department would advise Kittitas County Treasurer and Kittitas County Auditor that the proposed parcel segregation and/or boundary line adjustment complied with ordinance requirements. Kittitas County Treasurer would require payment of all real property taxes for the parcels for the current year prior to recording of the parcel segregation or boundary line adjustment. Kittitas County Auditor would assure that any subsequent recording of real property documents was consistent with planning department approvals.

(e) *Record of Survey.* The parcel segregation and/or boundary line adjustment would be implemented through the recording of a Record of Survey prepared by a licensed surveyor. Planning Department did not review the record of survey or require specific notes, dedication or other real property aspects. To be specific, Kittitas County did not require that the record of survey include establishment of easements, access points or other typical subdivision elements. It was solely within the discretion of the property owner to include other aspects or considerations relevant to the parcels.

8. The parcel segregation and/or boundary line adjustment became complete upon recording of a record of survey or other necessary title documents (such as quit claim deeds). I would note that the record of survey did not typically include dedication of public right-of-way. It was not unusual, however, for the record of survey to reflect potential locations for access and utility easements. Those issues were, however, outside the control and responsibility of the planning review process. They were issues relevant only to the property owner.

9. Let me be clear – the parcel segregation and boundary line adjustment processes were exempt from all subdivision regulation. The record of survey was neither a plat nor short plat. The creation of easements, construction of private roadways and development of community water and septic systems were not subject to subdivision review and approval. Kittitas County did not interpret such improvements as "plat amendments" or "plat alterations." The improvements were, however, subject to other regulatory processes such as review of grading permits and

compliance with private road development standards. To my knowledge, Kittitas County has never required changes in easements related to exempt parcel segregations or boundary line adjustments such processes to be reviewed as "plat amendments" or "plat alterations".

10. I have reviewed the recorded Record of Survey related to the property currently owned by Nunally Holdings, LLC. The survey was prepared at the request of Larry Anderson, a well-recognized property owner within Kittitas County. The survey was prepared by Dave Nelson, an experienced and respected surveyor that was involved with many parcel segregation and boundary line adjustment applications. The survey is consistent with recordings accepted by Kittitas County. I want to comment on a couple of points relevant to the record of survey.

(a) *Easement Q.* The record of survey shows with a dotted line a 50' easement denominated "Easement Q". Kittitas County did not review, approve or make any determinations with respect to the designated easement. That portion of the record of survey was included by the property owner and our review process did not require or specify that that easement was necessary or required for the project. The only review of a survey was to ensure the acreages conformed with an approved exempt parcel segregation and/or boundary line adjustment authorizations.

(b) *Easement/Dedication.* Kittitas County did not require the identification, establishment or dedication of access roads as part of the parcel segregation and/or boundary line adjustment process. The record of survey for the Larry Anderson property does not include dedications of roadways. There are no public dedications associated with the survey.

11. I have also reviewed Community Development Services Director code interpretation of June 4, 2021. *Attachment E.* I have the following comments on the interpretation.

(a) CDS Director states that "…[t]he attached record of survey… created the lots through exempt segregation, ….". That is correct.

(b) CDS Director then states that the record of survey "…shows a proposed road providing access via Hanson Road." While it is correct that the Record of Survey identifies a proposed easement location, Kittitas County did not review, require or approve a specific easement as part of the parcel segregation and/or boundary line adjustment process. That addition was at the sole discretion of the property owner and not the subject of any administrative review process of the exempt segregation and boundary line adjustment.

(c) CDS Director comes to the following conclusion with respect to the Nunnally Holdings property:

> "The proposed access change would be an alteration to a subdivision as defined by RCW 58.17, because altering the access is altering *any portion of a subdivision,* and therefore a plat alteration application is required."

(Italics original). The access identified on the Record of Survey was not part of Kittitas County review of this, or any, parcel segregation and/or boundary line adjustment. CDS Director is incorrect in stating that Kittitas County previously reviewed access components in the context of parcel segregation and/or boundary line adjustments. In addition, a Record of Survey is not a "plat" as defined by RCW 58.17.020(2) because a plat is a representation of a subdivision. Exempt segregations are by definition exempt from the subdivision process and do not require the filing of a plat.

(d) During my tenure as CDS Director and subsequent consulting experience, Kittitas County has never required submission of a plat alteration application with respect to private roadway easements serving parcels created through the exempt segregation and/or boundary line review process. In fact, it was common practice to make modifications and adjustments to parcels created under the parcel segregation process such as road location, irrigation water delivery systems, community water systems and similar other development issues. CDS Director interpretation is inconsistent with more than thirty (30) years of practice in Kittitas County with respect to parcel segregations and/or boundary line adjustments.

12. During my ten years with Kittitas County and subsequent work as a private consultant I have direct knowledge of differences between a subdivision or short subdivision and an exempt segregation. As previously discussed herein, a Record of Survey was usually filed with the County Auditor and reviewed strictly for conformance with an approved exempt segregation and/or boundary line adjustment. A subdivision or short subdivision includes the submittal of a preliminary plat or short plat, at the time of application. Both subdivision and short subdivision applications are reviewed by various County agencies, including Public Works, for access and Environmental Health for potable water and on-site septic systems. Upon final approval of a subdivision or short subdivision, the final plat or short plat are signed by several County agencies to ensure compliance with subdivision or short subdivision conditions of approval. It is an

important distinction to make; a Record of Survey recorded for an exempt segregation and/or boundary line adjustment is not a Final Plat or Final Short Plat.

13. During my ten years with Kittitas County, the Planning Department (subsequently the Community Development Services Department) approved hundreds of exempt segregation and/or boundary line adjustment requests each year. There could be thousands of existing lots of record throughout Kittitas County created through these exempt processes. There is no rational reason to require a plat alteration on an exempt process and, more importantly, there simply is no plat to alter or amend.

I declare under penalty of perjury that the foregoing is true and correct.

Dated at Ellensburg, Washington this 8th day of July, 2021.

David Taylor

Attachment A:	Resume
Attachment B:	Record of Survey
Attachment C:	KCC 16.04.020(1) and (5).
Attachment D:	Examples of typical proposals that included both parcel segregation and boundary line adjustment
Attachment E:	Code Interpretation

U:\DebbieG\Nunnally Holdings\Appeal\Declaration of David Taylor - revised.docx

CERTIFICATE OF SERVICE

I hereby declare under penalty of perjury under the laws of the State of Washington that on the date stated below I served a copy of this document in the manner indicated:

Andrew Kottkamp Kittitas County Hearing Examiner	☑ E-Mail andy@wenatcheelaw.com Tracy@wenatcheelaw.com
Jeremy Johnston Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926	☑ First Class U.S. Mail ☑ E-Mail jeremy.johnston@co.kittitas.wa.us
Dan Carlson Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926	☑ E-Mail dan.carlson@co.kittitas.wa.us
Neil A. Caulkins Deputy Prosecuting Attorney Kittitas County Prosecutor Kittitas County Courthouse Ellensburg, WA 98926	☑ E-Mail neil.caulkins@co.kittitas.wa.us

DATED at Yakima, Washington, this 22nd day of July, 2021

Deborah Girard

Deborah Girard, Legal Assistant

ATTACHMENT A

DAVID V. TAYLOR
1661 Beane Road, Moxee, WA 98936
(509) 985-3115

ELECTED EXPERINECE: **15th District State Representative,** Washington State House of Representatives. Appointed in March 2009, Elected in November 2009, 2010, 2012, 2014, and 2016. Served as Ranking Republican on Local Government Committee, State Government and Tribal Affairs Committee, Government Operations and Elections Committee, Ranking Republican on Environment Committee. Served as a negotiator for the House Republican Caucus on the Operating Budget, Hirst Fix, and McCleary Solution.

Accomplishments: Received the Washington Realtors Citizen of the Year Award, 2011; WAVA Southeast Area Legislator of the Year, 2012; Yakima Association of Realtors Citizen of the Year, 2011; Yakima Association of Realtors W Fred Witham Memorial Award, 2009; Friend of the Farm Bureau, 2009, 2010, 2012, 2013, 2014 and 2017; NFIB Guardian of Small Business, 2014; Washington Farm Bureau Certificate of Commendation, 2014; and Eastern Washington Liberty Group Statesmen of the Year, 2014; Citizens Alliance for Property Rights Legislator of the Year 2016; Captain John Parker Award, 2016; Washington Farm Bureau Legislator of the Year 2017 and 2018; and Association of Washington Business Legislator of the Year 2018.

PROFESSIONAL EXPERIENCE: **Taylor Consulting Group,** Moxee, WA, June 2004 to December 2010 and January 2019 to current. Title: Owner/Senior Consultant. Responsibilities include the facilitation of projects for clients, government relations, policy development, water and land use consultation, research, and legal analysis.

Accomplishments: Representation of Ahtanum Irrigation District through first of two Environmental Impact Statement processes for the construction of an irrigation reservoir; representation of Yakima County Commodities Coalition during Yakima County's development of a Stormwater Utility and Critical Areas/Shoreline Master Program Updates; representation of business owners through Yakima Critical Areas/Shoreline Master Program Updates; preparation of land use amendments to the Kittitas and Grant Counties Comprehensive Plans for private clients; preparation of land use amendments to the City of Walla Walla Comprehensive Plans for private clients; and prepared an update to the Grant County Uniform Development Code.

Kittitas County Community Development Services Department, Ellensburg, WA, January 2003 to April 2004. Title: Community Development Services Director. Responsibilities include daily administration of Community Development Services, development and implementation of county policies and supervision of 19 employees.

Accomplishments: Streamlined County building permit process, reduced overall operating budget of combined departments, developed and lobbied legislative issues, and implemented new policies to aid in streamlining permit process.

Kittitas County Planning Department, Ellensburg WA, August 1997 to December 2002. Title: Planning Director. Responsibilities include facilitation of development applications, long range planning activities, daily administration of the Planning Department, development and implementation of county policies, development of and lobbying legislative issues, and supervision of eight employees.

Accomplishments: Kittitas County Comprehensive Plan Amendments (1997, 1998, and 1999), Kittitas County Zoning Code Amendments (1997, 1998, and 1999), Agricultural Lands remand (1998), Forest Lands remand (1997), MountainStar MPR Application and Approval (1997-2000).

AGRICULTURAL EXPERIENCE: **Taylor Angus Ranch,** Moxee, WA, June 2002 to 2012. Title: Owner/Operator. Responsibilities include daily operation of cow/calf operation, irrigation, and other ranch duties.

D Bar D Custom Fabricators, Moxee WA. January 2008 to 2010. Title: Co-owner/Operator. Steel fabrication of agricultural products and repairs and custom fabrication.

Washington State Farm Bureau, Olympia, WA, October 2003 to Current. Former Chairman of the Land Use Committee, Member of the State By-laws Committee, Member of the State Legislative Committee, Member of the State Policy Committee, and County Board Member. Former Chairman of the Young Farmer and Rancher Committee 2005 and 2006.

Washington Cattlemen's Association, Ellensburg, WA, July 2002 to November 2005. Served on the State Water Resources Committee and as County President and Vice-President.

Cattle Producers of Washington, Soap Lake WA. April 2005 to December 2006. Served on the State Board of Directors.

EDUCATION: **Bachelor of Arts**, Geography, Specialization in Land Studies, March 1995.
Majority of coursework related to land planning.
Central Washington University, Ellensburg, WA.

David Taylor - Supplemental Information

Experience

- Served ten years in County government, Seven years as Planning/Community Development Director.
- Served as EW Vice President for WSACRPD.
- Served as President for WSACRPD.
- Served as WFB Land Use Chair for 2 years.
- Currently serve on WFB Land Use Committee.
- Served on Land Use and Water Committees for WCA.
- Worked on a County Commissioner campaign.
- Worked on a local legislative campaign.
- Worked on several state-wide campaigns.
- Served as Vice President and President for Yakima County Cattlemen's Association.
- Served on Yakima County Farm Bureau Board.
- Represented the Yakima County Commodities Coalition for the Yakima County CAO/SMP Update.
- Represented the Yakima County Commodities Coalition for the Yakima County NPDES Phase II Planning.
- Own and operate three small businesses (consulting, cattle/horse ranch, steel fabrication).
- Been acknowledged as expert witness for Kittitas County Board of Equalization.
- Been acknowledged as a land use expert by the Kittitas County Superior Court.
- Served on Yakima River Watershed Planning Unit.
- Served on State Board for Cattle Producers of Washington.
- Government Affairs Director for KCAR, YAR and LYVAR.
- State Groundwater working group (RE: 1997 AGO #6).
- State Shoreline Management Act Rules Update working group (RE: ESA/SMA integration).
- Served on WFB Legislative Committee.
- Served on WFB By-laws Committee.
- Served on WFB Policy Committee.
- Acted as Yakima County Cattlemen Association's media contact during BSE crisis.
- Member of Washington Agriculture & Forestry Education Foundation, Class 28

Knowledge

- Shoreline Management Act
- Growth Management Act
- County Empowerment/Coordinated Planning
- Open Space Taxation
- Water/Water Rights
- Watershed Planning
- Salmon Recovery Planning
- Economic Development (Suncadia Resort)
- Transportation Planning
- Local Government
- Budgeting
- Crisis Management/Media Coordination

Awards

- WFB Excellence in Agriculture
- WFB Discussion Meet

Community Involvement

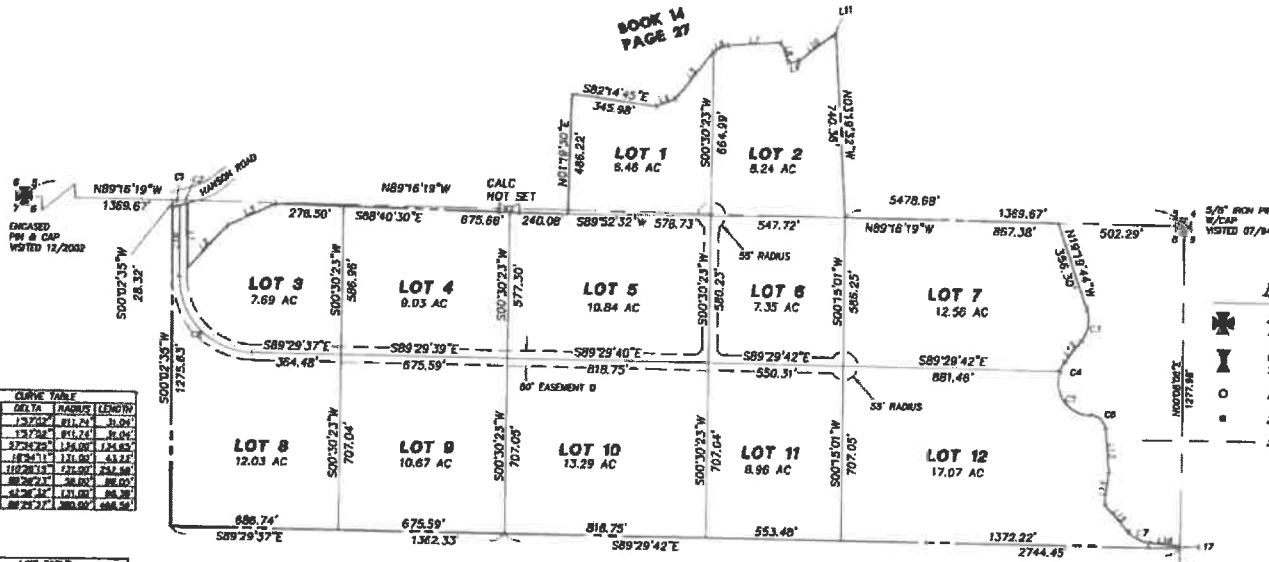
- Cattle in the Classroom presentations – area schools
- 4-H Beef Leader

ATTACHMENT **B**

200212310066 25-147

RECORD OF SURVEY

A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, WASHINGTON.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	1°37'02"	911.24'	31.04'
C2	1°37'02"	911.24'	31.04'
C3	37°34'25"	134.00'	134.63'
C4	18°34'11"	131.00'	43.25'
C5	110°28'13"	131.00'	252.58'
C6	88°36'21"	98.00'	88.03'
C7	42°36'35"	131.00'	96.28'
C8	88°37'27"	380.00'	488.50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°01'35"W	207.38'
L2	N63°34'11"E	238.96'
L3	N61°07'39"E	214.83'
L4	S87°28'34"E	87.25'
L5	N38°20'12"E	250.27'
L6	N86°32'47"E	63.57'
L7	N85°46'34"E	216.87'
L8	N11°32'40"E	67.56'
L9	N82°02'11"E	43.70'
L10	N01°41'36"E	175.18'
L11	N81°08'28"E	14.28'
L12	N38°14'48"E	104.11'
L13	N04°47'39"W	178.45'
L14	N82°37'40"E	178.17'
L15	N41°30'47"E	148.34'
L16	N84°28'18"E	122.13'
L17	N00°08'06"E	9.99'
L18	N00°00'00"W	278.69'

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- CALCULATED QUARTER CORNER
- FND REBAR LS#18092
- SET 1/2" REBAR LS #18092
- SECTION LINE

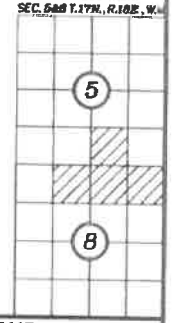
LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- FND REBAR LS#18092
- SET 1/2" REBAR LS #18092
- SECTION LINE

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

INDEX LOCATION:
SEC. 5&8 T.17N., R.18E., W.M.



DAVID P. NELSON
LS 18092
REGISTERED LAND SURVEYOR
EXPIRES 7/25/04

RECORDER'S CERTIFICATE 200212310066

Filed for record this 31st day of December 2002 at 8:38 A in book 32 of Surveys at page 147 at the request of DAVID P. NELSON

DAVID B. BOWEN
County Auditor

Deputy 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 LARRY ANDERSON in OCT. 2001.

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERING - SURVEYING
410 EAST FIRST
OLE ELMS WASHINGTON 98922
PHONE: (509)674-7433
FAX: (509)674-7439

RECORD OF SURVEY
PREPARED FOR
LARRY ANDERSON
ELLENSBURG

KITTITAS COUNTY WASHINGTON

DWN BY T. ROLETTO	DATE 12/2002	JOB NO. 01550
CHKD BY D. NELSON	SCALE 1"=300'	SHEET 1 OF 2

200218310046 28-148

RECORD OF SURVEY
A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 OF SURVEYS, PAGE 27, AND BOOK 15 OF SURVEYS, PAGE 57, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS THE SURVEY OF RECORD IN BOOK 15, PAGE 57.

3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).

4. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

5. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

7. THE PURPOSE OF THIS SURVEY IS FOR TAX LOT SEGREGATION AND BOUNDARY LINE ADJUSTMENT. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET LOT CORNERS OR IDENTIFY PROPERTY BOUNDARIES.

LEGAL DESCRIPTION

ORIGINAL PARCEL: 2001-0202-0005

LOT 1
LOT 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 147-148 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 2
LOT 2 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 139-140 UNDER AUDITOR'S FILE NO. 200212310044, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 3
LOT 3 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 141-142 UNDER AUDITOR'S FILE NO. 200212310045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 4
LOT 4 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 143-144 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 5
LOT 5 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 131-132 UNDER AUDITOR'S FILE NO. 200212310047, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 6
LOT 6 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 133-134 UNDER AUDITOR'S FILE NO. 200212310048, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 7
LOT 7 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 135-136 UNDER AUDITOR'S FILE NO. 200212310049, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 8
LOT 8 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 137-138 UNDER AUDITOR'S FILE NO. 200212310045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 9
LOT 9 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 145-146 UNDER AUDITOR'S FILE NO. 200212310043, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

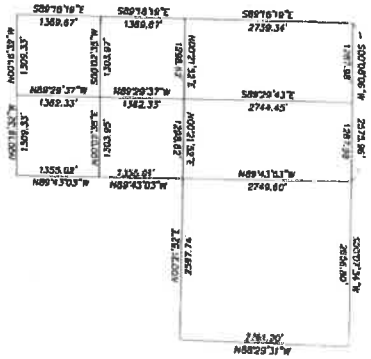
LOT 10
LOT 10 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 127-128 UNDER AUDITOR'S FILE NO. 200212310050, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 11
LOT 11 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 129-130 UNDER AUDITOR'S FILE NO. 200212310051, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 12
LOT 12 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 125-126 UNDER AUDITOR'S FILE NO. 200212310052, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q
EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 121-124 UNDER AUDITOR'S FILE NO. 200213310053, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON. AFFECTING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

SECTION CLOSURE



DAVID P. NELSON — CERTIFICATE NUMBER 18092 — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON
DATE: 7/29/04

RECORDER'S CERTIFICATE 200212310046

Filed for record this 31st day of December 20 02 at 2:15 PM in book 28 of Surveys at page 148 at the request of DAVID P. NELSON (Surveyor's Name)

DAVID B. BOWEN, County Auditor — Deputy 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 LARRY ANDERSON in DEC. 2001.

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
515 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433
FAX: (509)674-7438

RECORD OF SURVEY
PREPARED FOR
LARRY ANDERSON
ELLENSBURG

KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
T. ROLETTO	12/2002	01550
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	2 OF 2

ATTACHMENT **C**

Chapter 16.04

GENERAL PROVISIONS

Sections:

16.04.010 Applicability.
16.04.020 Exemptions.
16.04.030 Administration.
16.04.040 Procedure – Application and fees.

16.04.010 Applicability. (a) Every subdivision of land within the area of Kittitas County shall proceed in compliance with this title. Lots or parcels created by the final platting of a subdivision and which are less than ten acres in size may not be further divided within a five-year period or without planning review.

(b) Specifically, this code applies to the following kinds of subdivision:

(1) Division or redivision of land into five or more lots, tracts, or sites for the purpose of sale, lease or transfer of ownership.

(2) Division of land into fewer than five lots or tracts where the smallest lot is less than twenty acres.

(3) Division of land into two or more lots or parcels regardless of size whenever the subject parcel was part of a previous division occurring within a ten-year period. (Ord. 92-11 (part), 1992; Ord. 92-3 (part), 1992; Ord. 90-5 (part), 1990; Ord. 87-5 §1, 1987; Ord. 84-6 (part), 1973).

16.04.020 Exemptions. The provisions of this title shall not apply to:

(1) Division of land into fewer than five lots or tracts where no parcel is less than twenty acres, provided that the parent parcel was not created by prior division within a ten-year period;

(2) Division of land into two lots or tracts when the total acreage is thirty acres or more, and provided that the parent parcel was not created by a division within a ten-year period;

(3) (Deleted by Ord. 92-3);

(4) The division of a farm/ranch among members of a resident family into fewer than five parcels;

(5) A division made for the purpose of adjusting boundary lines which does not create any additional lots or tracts nor create any lot or tract which contains insufficient area and/or dimensions to meet minimum requirements for a building site;

(6) Divisions made by testamentary provisions or the laws of descent;

(7) Cemeteries and other burial plots while used for that purpose;

(8) Other exemptions available under RCW 58.17.040;

(9) Exempt parcels shall be created by survey and shall comply with all requirements of RCW 58.09.010 and chapter 332-130 WAC. A specific statement of purpose of survey and the specific exemption claimed shall be shown on the face of the title and record of survey. (Ord. 92-11 (part), 1992; Ord. 92-3 (part), 1992; Ord. 89-3, 1989; Ord. 87-5 §2, 1987; Ord. 84-6 (part), 1984).

16.04.030 Administration. The county planning director, hereafter referred to as the administrator, is vested with the duty of administering subdivision and platting regulations within the unincorporated areas of the county, and may prepare and require the use of such forms as are essential to their administration. (Ord. 84-6 (part), 1984).

16.04.040 Procedure – Application and fees. Any person desiring to subdivide the land in an unincorporated area of the county shall submit a preliminary plat (see Chapter 16.12) to the administrator which shall be accompanied by filing fees established annually by the board of commissioners under separate ordinance. (Ord. 84-6 (part), 1984).

ATTACHMENT **D**

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14040-0002 86.28 ~~.24~~	✓ Segregated into 4 Lots	3-20's, 26.28 ~~.29~~
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) ***Survey Required Yes ✓ No ___ (See Pg.2)
Deed Recording Vol.___ Page___ Date___.
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Parcel Creation Date: —
Last Split Date: —
Current Zoning District: —
Review Date: 5-6-03 By: Chuck Baker
***Survey Approved: 2-2-04 By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
PARTS OF 1817-14040-0002 3-20's & 26.~~29~~ 28	___ Segregated into ___ Lots	Survey Vol. ___ Pg. ___ 4-3's E16, E17, E18, E19
1817-14040-0004 37.92	___ Segregated by Intervening Ownership	112.~~21~~ 20
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7322
Parcel Creation Date: Combined in 1996
Last Split Date: —
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Work)

Phone (Home)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14040-0004 112.~~27~~ 20	✓ Segregated into 4 Lots	3-20's, 52.~~27~~ 20
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol:___ Page___ Date___. ***Survey Required Yes ✓ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Last Split Date: —
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: —
Current Zoning District: Ag-20
By: Chuck Bala
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
PARTS OF 1817-14040-0004 3-20½, 52.20	Segregated into 4 Lots	4-3½ E21, E22, E23, E24
1817-14040-0005 38.2	Segregated by Intervening Ownership	138.40
	"Segregated" for Mortgage Purposes Only	
	Eliminate (Segregate) Mortgage Purpose Only Parcel	
	Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	Combine Parcels at Owner's request	

Survey Vol. _____ Pg. _____

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. ____)
(-) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol: ___ Page ___ Date ___. ***Survey Required Yes ___ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7320-1
Parcel Creation Date: —
Last Split Date: 1992
Current Zoning District: Ag-20
Review Date: 5-6-03
By: Chad Bala
***Survey Approved: 2-2-04
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
1817-14040-0005 138.40	✓ Segregated into 4 Lots	Survey Vol. ____ Pg. ____ 3-20'a, 78.40
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

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. 020) (5) BLA's
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) ***Survey Required Yes ✓ No ___ (See Pg.2)
Deed Recording Vol. ___ Page ___ Date ___.
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Parcel Creation Date: —
Last Split Date: —
Current Zoning District: A-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 1817-14040-0005 3-20'S, 78.40/44	___ Segregated into ___ Lots	4-3'S E25, E26, E27, E28
1817-14040-0003 20	___ Segregated by Intervening Ownership	146.40/44
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes___ No___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7321
Last Split Date: 1992
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: ___
Current Zoning District: Ag-20
By: Chad Bala
By: J. Shaw

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
1817-14040-0003 146.40	✓ Segregated into 4 Lots	Survey Vol. ____ Pg. ____ 3-20'A, 86.40
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes ↘ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Last Split Date: —
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: —
Current Zoning District: Ag-20
By: Chad Bala
By: J. Shara

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
PARTS OF 1817-14040-0003 3-20's, 86.40	___ Segregated into ___ Lots	Survey Vol. ___ Pg. ___ 3 AK-3 3.01 E29, E30, E31, E32
1817-14040-0006 20	___ Segregated by Intervening Ownership	154.39
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2002 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes___ No___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7321-1
Parcel Creation Date: ✓
Last Split Date: 1992
Current Zoning District: Ag-20
Review Date: 5-6-03
By: Chad Bala
***Survey Approved: 2-2-04
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14040-0006 154.~~44~~ 39	✓ Segregated into 4 Lots	3-20's, 94.~~44~~ 39
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes ✓ No___ (See Pg 2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: ___ Parcel Creation Date: ___

Last Split Date: ___ Current Zoning District: Ag-20

Review Date: 5-6-03 By: Chad Bala

***Survey Approved: 2-2-04 By: J. Adamson

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ✓ ✓
PARTS OF 1817-14040-0006 3-20½, 94.44 39	___ Segregated into ___ Lots	3 ✱ - 3½, 3.18 E33, E34 E35, E36
1817-14010-0007 3.65	___ Segregated by Intervening Ownership	~~146.06~~ 145.86
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7309
Parcel Creation Date: 1961
Last Split Date:
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Shara

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE!

KITTITAS COUNTY
ELLENSBURG, WA 98926

20

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14010-0007 ~~146.06~~ 145.86	✓ Segregated into 4 Lots	3-20's, ~~86.06~~ 85.86
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
(X) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____.
***Survey Required Yes ✓ No____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Parcel Creation Date: —
Last Split Date: —
Current Zoning District: A-5-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)		Action Requested	New Acreage
PARTS OF 1817-14010-0007	3-20's, ~~85.86~~ 85.86	___ Segregated into ___ Lots	Survey Vol. 2-3.10, 2-3.13, 4-3.12 Pg. ✓ F1, F2, F3, F4
1817-14000-0003	20	___ Segregated by Intervening Ownership	~~154.06~~ 153.40
		___ "Segregated" for Mortgage Purposes Only	
		___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
		___ Boundary Line Adjustment between property owners	
		✓ Boundary Line Adjustment between properties in the same ownership	
		___ Combine Parcels at Owner's request	

Applicant Is: ___ Owner* ___ Purchaser ___ Lessee ___ Other**

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Yes____ No____ (See Pg.2)
Deed Recording Vol.____ Page____ Date____. ***Survey Required
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7317
Last Split Date: 1991
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: —
Current Zoning District: A_5-20
By: Chad Bala
By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 12-06-02

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KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be filed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14000-0003 153.40 ~~154.06~~	✓ Segregated into 4 Lots	3-20's, 93.40 ~~47.06~~
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes___ No___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Last Split Date: —
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: —
Current Zoning District: Ag-20
By: Chad Bala
By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ✓ Pg. ✓
PARTS OF 1817-14000-0003 3-20's, ~~44.06~~ 93.40	___ Segregated into ___ Lots	3.48, 7.27, 7.19, 3.00 ~~4.31~~ F5, F6, E37, B2
1817-14000-0008 20	___ Segregated by Intervening Ownership	~~162.06~~ 152.46
	___ "Segregated" for Mortgage Purposes Only	
	___ Elliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's) ***Survey Required ___Yes ___No (See Pg.2)
Deed Recording Vol.___ Page___ Date___.
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7317-1
Parcel Creation Date: —
Last Split Date: 1991
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Shaver

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14000-0008 ~~152.46~~ ~~102.06~~	✓ Segregated into 4 Lots	3-20's, ~~92.46~~ ~~102.06~~
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
***Survey Required Yes ✓ No ___ (See Pg.2)
Deed Recording Vol:___ Page___ Date___.
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Parcel Creation Date: —
Last Split Date: —
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Shaw

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 1817-14000-0008 3-20's, ~~102.06~~ 92.46	___ Segregated into ___ Lots	4-3's B3, B4, B5, B6
1817-14000-0002 20	___ Segregated by Intervening Ownership	160.4± ~~170.06~~
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

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.____)
(N) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7319
Parcel Creation Date: —
Last Split Date: 1991
Current Zoning District: Ag-20
Review Date: 5-6-03
By: Chad Bala
***Survey Approved: 2-2-04
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 12-05-02

FEE!

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KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
1817-14000-0002 ~~160.46~~ ~~110.06~~	✓ Segregated into 4 Lots	Survey Vol. ____ Pg. ____ 3-20's, ~~110.06~~ 100.46
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
( ) This segregation does not meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___.
***Survey Required Yes ✓ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: ___
Last Split Date: ___
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: ___
Current Zoning District: Ag-20
By: Chad Bala
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
PARTS OF 1817-14000-0002 3-20's, ~~100.06~~ 100.46	___ Segregated into ___ Lots	Survey Vol. ___ Pg. ___ 4-3's D4, D5, D6, D7
1817-14000-0007 20	___ Segregated by Intervening Ownership	~~178.06~~ 168.46
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes___ No___ (See Pg 2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7319-1
Parcel Creation Date: —
Last Split Date: 1991
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Akaran

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE: KITTITAS COUNTY
ELLENSBURG, WA 98926

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Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14000-0007 ~~168.46~~ ~~178.06~~	✓ Segregated into 4 Lots	3-20's, ~~48.06~~ 108.46
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 prelim full By: Linda Orr Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
***Survey Required Yes___ No___ (See Pg.2)
Deed Recording Vol:___ Page___ Date___.
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: ____ Parcel Creation Date: ____

Last Split Date: ____ Current Zoning District: Ag 20

Review Date: 5-6-03 By: Chad Bala

***Survey Approved: 2-2-04 By: J. Shaver

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 1817-14000-0007 3-20's, ~~118.06~~ 108.46	___ Segregated into ___ Lots	4-3's D1, D2, D3, C40
1817-23000-0002 24.43	___ Segregated by Intervening Ownership	~~140.49~~ 180.89
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. ____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol: ___ Page ___ Date ___. ***Survey Required ___ Yes ___ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7350
Parcel Creation Date: ____
Last Split Date: 1992
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Shaw

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each officials work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

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Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-23000-0002 ~~190.49~~ 180.89	✓ Segregated into 4 Lots	3-20'A, ~~130.49~~ 12089
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Angela Cox Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
( ) Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes ✓ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Last Split Date: —
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: —
Current Zoning District: Ag-20
By: Chad Bala
By: J. Thorn

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 1817-23000-0002 3-20's, ~~130.44~~ 120.89	___ Segregated into ___ Lots	4-3's & C32, C33, C34, C35
1817-23000-0021 24.43	___ Segregated by Intervening Ownership	~~202.92~~ 193.32
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: [signature] Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol:___ Page___ Date___. ***Survey Required Yes___ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7350
Last Split Date: 1992
Review Date: 5-603
***Survey Approved: 2-2-04

Parcel Creation Date: ____
Current Zoning District: Ag-20
By: Chad Bala
By: J. Akerman

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on such effects must land

Revised 02-06-02

FEE: KITTITAS COUNTY 32
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-23000-0021 193.32 ~~202.92~~	✓ Segregated into 4 Lots	3-20's, ~~42.92~~ 133.32
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: DLM Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes___ No___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: ___ Parcel Creation Date: ___

Last Split Date: ___ Current Zoning District: A-20

Review Date: 5-6-03 By: Richard Bola

***Survey Approved: 2-2-04 By: J Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
PARTS OF 1817-23000-0021 3-20's & 133.32 ~~142.92~~	Segregated into 4 Lots	Survey Vol. ____ Pg. ____ 4-3's C36, C37, C38, C39
1817-23020-0006 24.42	___ Segregated by Intervening Ownership	~~215.34~~ 205.74
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 Paid in full By: RLC Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec.____)
(X) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes___ No___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7353-1
Parcel Creation Date: ___
Last Split Date: 1992
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Shaw

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

Revised 02-05-02

FEE!

KITTITAS COUNTY
ELLENSBURG, WA 98926

34

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
1817-23020-0006 ~~215.34~~ 205.74	✓ Segregated into 4 Lots	Survey Vol. ____ Pg. ____ 3-20's, ~~155.34~~ 145.74
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 pending full By: DCox Date: 2/2/04

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 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol:___ Page___ Date___. ***Survey Required Yes ✓ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Parcel Creation Date: —
Last Split Date: —
Current Zoning District: Ag-20
Review Date: 5-6-03
By: Chad Bala
***Survey Approved: 2-2-04
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 1817-23020-0006 3-20's, ~~155.34~~ 145.74	Segregated into 4 Lots	4-3's C26, C27, C28, C29
1817-23020-0001 24.42	Segregated by Intervening Ownership	~~227.76~~ 218.16
	"Segregated" for Mortgage Purposes Only	
	Eliminate (Segregate) Mortgage Purpose Only Parcel	
	Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: [signature] Date: 2/12/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____.
***Survey Required Yes____ No____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7353
Last Split Date: 1992
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: —
Current Zoning District: Ag-20
By: [signature]
By: [signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each official work load

FEE: KITTITAS COUNTY 36
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
1817-23020-0001 ~~227.76~~ 218.16	✓ Segregated into 4 Lots	3-20's, ~~167.76~~ 158.16
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

Survey Vol. _____ Pg. _____

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: [signature] Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___ ***Survey Required Yes ✓ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: ___ Parcel Creation Date: ___

Last Split Date: ___ Current Zoning District: Ag-20

Review Date: 5-6-03 By: Chad Bala

***Survey Approved: 2-2-04 By: J. Akaran

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE!

KITTITAS COUNTY
ELLENSBURG, WA 98926

37

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

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

PARTS OF
1817-23020-0001 3-20'±, ~~167.76~~ 158.16

Action Requested

New Acreage
Survey Vol.____ Pg.____

__ Segregated into____ Lots

3-3'± ~~218.76~~ 209.16
C25, C30, C31 ✓ (No Lot # remainder)

__ Segregated by Intervening Ownership

__ "Segregated" for Mortgage Purposes Only

__ Eliminate (Segregate) Mortgage Purpose Only Parcel

__ Boundary Line Adjustment between property owners

✓ Boundary Line Adjustment between properties in the same ownership

__ Combine Parcels at Owner's request

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: R Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___.
***Survey Required Yes___ No___ (See Pg.2)

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: See Other pages
Parcel Creation Date: —

Last Split Date: —
Current Zoning District: Ag-20

Review Date: 5-6-03
By: Chad Bala

***Survey Approved: 2-2-04
By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

RECEIVED
FEB 02 2004
KITTITAS COUNTY ASSESSOR

RECEIVED
APR 25 2003
KITTITAS COUNTY
CDS

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

1817-14000-0001	19.6
1817-14000-0004	20
1817-15040-0004	20
1817-15040-0007	20
1817-15040-0002	37.8

Action Requested

	New Acreage
Survey Only	105.4
___ Segregated into ___ Lots	3
___ Segregated by Intervening Ownership	3
___ "Segregated" for Mortgage Purposes Only	3
___ Eliminate (Segregate) Mortgage Purpose Only Parcel	3
___ Boundary Line Adjustment between property owners	
✓ Boundary Line Adjustment between properties in the same ownership	
___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K. Bostock Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. ____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___. ***Survey Required Yes ___ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7318, 7318-1, 7333, 7333-1, 7330

Parcel Creation Date: 1991

Last Split Date: 1991

Current Zoning District: A_5-20

Review Date: 5-6-03 By: Chad Bala

***Survey Approved: 2-2-04 By: Jan Shaw

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC — Applicant Name

C/O CHUCK CRUSE — Address

City

State, Zip Code

Phone (Home)

962-8242 — Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14000-0001 105.4	✓ Segregated into 4 Lots	3-20'ish, 45.4
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.

**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K Bostick Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. 020)

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020(5) BLA's)

Deed Recording Vol:___ Page___ Date___. ***Survey Required Yes ✓ No ___ (See Pg.2)

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: NA (see 1st page)

Last Split Date: NA

Review Date: 5-6-03

***Survey Approved: 2-2-04

Parcel Creation Date: NA

Current Zoning District: Ag-20

By: Chad Bala

By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

KITTITAS COUNTY
ELLENSBURG, WA 98926

3

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 817-14000-0001 3-20½, 45.4	___ Segregated into ___ Lots	4-3½ A8, A9, A12, A13
817-14000-0004 3	___ Segregated by Intervening Ownership	96.4
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K. Bostick Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol:___ Page___ Date___. ***Survey Required Yes___ No___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: NA (see 1ST page) Parcel Creation Date: NA

Last Split Date: NA Current Zoning District: Ag-20

Review Date: 5-6-03 By: Chad Bala

***Survey Approved: 2-2-04 By: J. Sharon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14000-0004 96.4	✓ Segregated into 4 Lots	3-20's, 36.4
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K. Bostock Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes ✓ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through all applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: NA (See 1st page)
Last Split Date: NA
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: NA
Current Zoning District: AG-20
By: Chad Bala
By: J. Sharon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
1817-14000-0004 3-20'A, 36.4	___ Segregated into ___ Lots	4-3'A A5, A6, A10, A11
1817-15040-0004 3	___ Segregated by Intervening Ownership	87.4
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

Survey Vol. ____ Pg. ____

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: L Bostick Date: 2/2/04

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. 16.01.020 (3) BLA's)
(X) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____) ***Survey Required Yes___ No___ (See Pg.2)
Deed Recording Vol.___ Page___ Date___.
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: NA (see 1st page)
Parcel Creation Date: NA
Last Split Date: NA
Current Zoning District: A5-20
Review Date: 5-6-03
By: Chad Bala
***Survey Approved: 2-2-04
By: J Shearer

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic area for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each attached work load

KITTITAS COUNTY
ELLENSBURG, WA. 98926

6

Assessor's Office	Planning Department	Treasurer's Office
County Courthouse Rm. 101	411 N. Ruby Suite 2	County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC — Applicant Name

C/O CHUCK CRUSE — Address

City

State, Zip Code

Phone (Home)

962-8242 — Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage (Survey Vol. ____ Pg. ____)
317-1504 0-0004 87.4	✓ Segregated into 4 Lots	3-20's, 27.4
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.

**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: L Bostick Date: 2/2/04

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. 020)

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes___ No ___ (See Pg.2)

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: NA (see 1st page) — Parcel Creation Date: NA

Last Split Date: NA — Current Zoning District: Ag-20

Review Date: 5-6-03 — By: Chuck Bala

***Survey Approved: 2-2-04 — By: J Shaw

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage (Survey Vol. ____ Pg. ____)
PARTS OF 1817-15040-0004 3-20's, 27.4	___ Segregated into ___ Lots	4-3's
1817-15040-0007 3	___ Segregated by Intervening Ownership	95.4
1817-14000-0005 20	___ "Segregated" for Mortgage Purposes Only	3
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: L. Bostock Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. ____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___. ***Survey Required Yes ___ No ___ (See Pg 2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7318-2
Parcel Creation Date: N.A
Last Split Date: 1991
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

KITTITAS COUNTY
ELLENSBURG, WA 98926

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Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-15040-0007 95.4	✓ Segregated into 4 Lots	3-20's, 35.4
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K. Bostick Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol:___ Page___ Date___.
***Survey Required Yes___ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: SEE 1st Page
Parcel Creation Date: NA
Last Split Date: NA
Current Zoning District: Ag-20
Review Date: 5-6-03
By: Chad Bala
***Survey Approved: 2-2-04
By: J. Shara

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby, Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-15040-0007 3-20's, 35.4	___ Segregated into ___ Lots	4-3's
1817-14000-0005 3	___ Segregated by Intervening Ownership	86.4
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Crusey Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K Bostick Date: 2/2/04

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.____)
(X) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes___ No___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: NA
Parcel Creation Date: NA
Last Split Date: NA
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J Sharon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

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KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14000-0005 86.4	✓ Segregated into 4 Lots	3-20 Ac, 26.4
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current Through 2003 By: K. Bostick Date: 2/5/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
( ) Deed Recording Vol.___ Page___ Date___.
***Survey Required Yes ✓ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: NA
Parcel Creation Date: NA
Last Split Date: NA
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chuck Bible
***Survey Approved: 2-2-04 By: J Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each offices work load

Revised 02-06-02

KITTITAS COUNTY
ELLENSBURG, WA 98926

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Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)		Action Requested	New Acreage
PARTS OF 817-14000-0005	3-20½; 26.4	___ Segregated into ___ Lots	4-3½
817-15040-0002	3	___ Segregated by Intervening Ownership	94.4
817-14000-0006	20	___ "Segregated" for Mortgage Purposes Only	3
		___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
		___ Boundary Line Adjustment between property owners	
		✓ Boundary Line Adjustment between properties in the same ownership	
		___ Combine Parcels at Owner's request	

Survey Vol. _____ Pg. _____

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K. Beaton Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. _____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___. ***Survey Required Yes ___ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7318-3
Parcel Creation Date: NA
Last Split Date: 1991
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chuck Baker
***Survey Approved: 2-2-04 By: J. Sheran

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

KITTITAS COUNTY
ELLENSBURG, WA 98926

12

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
817-15040-0002 94.4	✓ Segregated into 4 Lots	3-20's, 34.4
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.

*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K Bostock Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes ✓ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: NA
Parcel Creation Date: NA
Last Split Date: NA
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chuck Bala
**Survey Approved: 2-2-04 By: J. Shaw

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

KITTITAS COUNTY
ELLENSBURG, WA 98926

13

Assessor's Office	Planning Department	Treasurer's Office
County Courthouse Rm. 101	411 N. Ruby Suite 2	County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC — Applicant Name

C/O CHUCK CRUSE — Address

City

State, Zip Code

Phone (Home)

962-8242 — Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage (Survey Vol. ____ Pg. ____)
PARTS OF 1817-15040-0002 3-20'S, 34.4	___ Segregated into ___ Lots	4-3'S
1817-14000-0006 3	___ Segregated by Intervening Ownership	85.4
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.

**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K. Bostick Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)

Deed Recording Vol. ___ Page ___ Date ___. ***Survey Required Yes ___ No ___ (See Pg. 2)

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: NA — Parcel Creation Date: NA

Last Split Date: NA — Current Zoning District: AG-20

Review Date: 5-6-03 — By: Chad Bala

***Survey Approved: 2-2-04 — By: J. Lhoran

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14000-0006 85.4	✓ Segregated into 4 Lots	3-20'A, 25.4
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: L. Bostedt Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
(-) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol:___ Page___ Date___. ***Survey Required Yes___ No___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: NA
Parcel Creation Date: NA
Last Split Date: NA
Current Zoning District: Ag-20
Review Date: 5-6-03
By: Chad Bala
***Survey Approved: 2-2-04
By: J. Shaw

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 1817-14000-0006 3-20 1/2, 25.4	___ Segregated into ___ Lots	4-3 1/2
1817-15030-0001 54.38	___ Segregated by Intervening Ownership	3
1817-15040-0006 20.07	___ "Segregated" for Mortgage Purposes Only	144.85
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Crusey Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K Bostick Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7328-1, 7328
Parcel Creation Date: ____
Last Split Date: BLA/Sept 1999
Current Zoning District: Ag-20
Review Date: 5-6-03
By: Chad Bala
***Survey Approved: 2-2-04
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-15040-0006 144.85	✓ Segregated into 4 Lots	3-20'A, 84.85
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

Applicant is: ✓ Owner* ___ Purchaser ___ Lessee ___ Other**

Charles A. Crusé Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: L. Bostock Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes___ No___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Parcel Creation Date: —
Last Split Date: —
Current Zoning District: Ag-20
Review Date: 5-6-03
By: Chad Bala
***Survey Approved: 2-2-04
By: J Shaw

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage (Survey Vol. ____ Pg. ____)
PARTS OF 1817-15040-0006 3-20'A, 84.85	Segregated into 4 Lots	4-3'A
1817-15040-0008 5.0	Segregated by Intervening Ownership	137.85
	"Segregated" for Mortgage Purposes Only	
	Eliminate (Segregate) Mortgage Purpose Only Parcel	
	Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: L. Boston Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7328-2
Parcel Creation Date: N-A
Last Split Date: 1999
Current Zoning District: Ag-20
Review Date: 5-6-03
By: Chad Bala
***Survey Approved: 2-2-04
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-15040-0008 137.85	✓ Segregated into 4 Lots	3-20'S, 77.85
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Crus Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: V Bostick Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. 020)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (4)) ***Survey Required Yes ___ No ___ (See Pg.2)
Deed Recording Vol. ___ Page ___ Date ___.
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Parcel Creation Date: —
Last Split Date: —
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load

19m

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

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

PARTS OF
1817-15040-0008 3-20'A, 77.85

Action Requested

New Acreage
Survey Vol. ____ Pg. ____

5.23 ~~14.48~~ 113.14
5.0, 4.6, ~~15.44~~ 112.78
BK24-54, A2, A3,

___ Segregated into ___ Lots

___ Segregated by Intervening Ownership

___ "Segregated" for Mortgage Purposes Only

___ Eliminate (Segregate) Mortgage Purpose Only Parcel

___ Boundary Line Adjustment between property owners

✓ Boundary Line Adjustment between properties in the same ownership

___ Combine Parcels at Owner's request

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K. Bostick Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec. ____)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's) ***Survey Required Yes ___ No ___ (See Pg 2)
( ) Deed Recording Vol. ___ Page ___ Date ___.
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Parcel Creation Date: —

Card No.: —

Current Zoning District: Ag-20

Last Split Date: —

By: Chad Bala

Review Date: 5-6-03

By: J. Sharar

***Survey Approved: 2-2-04

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on work load.

rev 10/16/02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Seminars

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC/WILLOWBROOK
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Work)

Phone (Home)

Original Parcel Number(s) & Acreage (1 parcel per line)		Action Requested	New Acreage Survey Vol. ____ Pg. ____
(7)	PARTS OF 1817-15040-0004 4-3½	___ Segregated into ___ Lots	4-3½ C21, C22, C23, C24 ✓
(9)	PARTS OF 1817-15040-0007 4-3½	___ Segregated by Intervening Ownership	4-3½ C13, C14, C15, C16 ✓
(11)	PARTS OF 1817-14000-0005 4-3½	___ "Segregated" for Mortgage Purposes Only	4-3½ C12, C17, C18, C19 ✓
(13)	PARTS OF 1817-15040-0002 4-3½	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	4-3½ C7, C8, C9, C11 ✓
(15)	PARTS OF 1817-14000-0006 4-3½	✓ Boundary Line Adjustment between property owners	4-3½ C1, C2, C5, C6 ✓
(17)	PARTS OF 1817-15040-0006 4-3½	___ Boundary Line Adjustment between properties in the same ownership	2-3½ C3, C4; A4 9.00, A7 18.00 ✓ ✓ ✓
(5)	PARTS OF 1817-14000-0004 A5, A6 2-3½	___ Combine Parcels at Owner's request	1-6 (A5+A6), 1-3 C10

Applicant is: ___ Owner* ___ Purchaser ___ Lessee ___ Other** (Combined MBSW JS)

Charles A. Crusey Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: L. Bostick Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for obsetvance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01 Sec.____)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.01.020 (5) BLA's)
( ) Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes___ No___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through all applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Parcel Creation Date: ____

Card No.: ____ Current Zoning District: ____

Last Split Date: ____ By: J. Sharar

Review Date: 2-2-04 By: J. Sharar

***Survey Approved: 2-2-04

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

20

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC/WILLOWBROOK
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)		Action Requested	New Acreage Survey Vol. ____ Pg. ____
(19) 1817-15040-0008	113.14	___ Segregated into ___ Lots	158.57 A1 ✓
1817-23020-0001	209.16	___ Segregated by Intervening Ownership	136.56 B1 ✓
(5) 1817-15030-0001	3	___ "Segregated" for Mortgage Purposes Only	3 C20 ✓
		___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
		✓ Boundary Line Adjustment between property owners	
		___ Boundary Line Adjustment between properties in the same ownership	
		___ Combine Parcels at Owner's request	

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

Charles A. Crews Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2003 By: K. Bostick Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) legals
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No ✓ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: Parcel Creation Date:

Last Split Date: Current Zoning District:

Review Date: 2-2-04 By: J. Sharar

***Survey Approved: 2-2-04 By: J. Sharar

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Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

c/o CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Work)

Phone (Home)

RECEIVED
FEB 02 2004
KITTITAS COUNTY ASSESSOR

RECEIVED
APR 25 2003
KITTITAS COUNTY
ASSESSOR

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

Action Requested

New Acreage

Survey Vol. _____

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
1817-14010-0016 25A	___ Segregated into ___ Lots	3
1817-14010-0015 25A	___ Segregated by Intervening Ownership	3
1817-14010-0014 25A	___ "Segregated" for Mortgage Purposes Only	3
1817-14010-0003 24.29A	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	90.29
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___. ***Survey Required ___ Yes ___ No ✓ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7306-3, 7306-2, 7306-1, 7306
Parcel Creation Date: —
Last Split Date: 1992
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Shaw

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Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office	Planning Department	Treasurer's Office
County Courthouse Rm. 101	411 N. Ruby Suite 2	County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14010-0003 90.29	✓ Segregated into 4 Lots	3-20's, 30.29
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Crusey Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 Paid in full By: Linda Cox Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol:____ Page____ Date____. ***Survey Required Yes ✓ No ____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: See 1st pg
Last Split Date: 1992
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: —
Current Zoning District: Ag-20
By: Chad Bala
By: J. Shaw

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FEE!

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
PARTS OF 1817-14010-0003 3-20'A, 30.29	___ Segregated into ___ Lots	4-3'A E1, E2, E3, E4
	___ Segregated by Intervening Ownership	
1817-14010-0014 3	___ "Segregated" for Mortgage Purposes Only	81.29
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

Survey Vol. ____ Pg. ____

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/5/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol: ___ Page ___ Date ___. ***Survey Required Yes ___ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Parcel Creation Date: —
Last Split Date: 1992
Current Zoning District: Ag-20
Review Date: 5-6-03
By: David Bela
***Survey Approved: 2-2-04
By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14010-0014 81.29	✓ Segregated into 4 Lots	3-20 Ac, 21.29
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

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. 020)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol:___ Page___ Date___. ***Survey Required Yes✓ No___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: See 1ST PG
Last Split Date: 1992
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: —
Current Zoning District: Ag-20
By: Chad Bala
By: J Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 12-06-02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC/WILLOWBROOK
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
PARTS OF 1817-14010-0014 3-20½, 21.29	___ Segregated into ___ Lots	Survey Vol. ___ Pg. ___ 3 ✓ ✓ ✓ ✓ X-3½, 3.01 E5, EB, E9, E10
1817-14010-0015 3	___ Segregated by Intervening Ownership	89
1817-14040-0002 35	___ "Segregated" for Mortgage Purposes Only	18.28 24
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	✓ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ___)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___.
***Survey Required Yes ___ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 7320
Last Split Date: 1992
Review Date: 5-6-03
***Survey Approved: 2-2-04

Parcel Creation Date: —
Current Zoning District: A_5-26
By: Chad Bala
By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office	Planning Department	Treasurer's Office
County Courthouse Rm. 101	411 N. Ruby Suite 2	County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC — Applicant Name

C/O CHUCK CRUSE — Address

City

State, Zip Code

962-8242 — Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage (Survey Vol. ____ Pg. ____)
1817-14010-0015 89	✓ Segregated into 4 Lots	3-20's, 29
	__ Segregated by Intervening Ownership	
	__ "Segregated" for Mortgage Purposes Only	
	__ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	__ Boundary Line Adjustment between property owners	
	__ Boundary Line Adjustment between properties in the same ownership	
	__ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.

**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Lynda Cox Date: 2/2/04

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. 020)

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)

***Survey Required Yes ✓ No ___ (See Pg.2)

Deed Recording Vol.___ Page___ Date___.

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —

Parcel Creation Date: —

Last Split Date: # —

Current Zoning District: Ag-20

Review Date: 5-6-03

By: [illegible]

***Survey Approved: 2-2-04

By: J. Thomas

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 1817-14010-0015 3-20½, 29	___ Segregated into ___ Lots	4-31½ E1, E11, E12, E13
1817-14010-0016 3	___ Segregated by Intervening Ownership	80
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: MM3 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Parcel Creation Date: —
Last Split Date: —
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Shara

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1817-14010-0016 80	✓ Segregated into 4 Lots	4-20's
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

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. 020)

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)

Deed Recording Vol.___ Page___ Date___. ***Survey Required Yes ✓ No ___ (See Pg. 2)

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —

Last Split Date: —

Review Date: 5-6-03

***Survey Approved: 2-2-04

Parcel Creation Date: —

Current Zoning District: Ag-20

By: Chad Bala

By: J Moran

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each attached work load

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

HARREL FARM LLC/WILLOWBROOK
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 1817-14010-0016 4-20 1/2 28	___ Segregated into ___ Lots	4-3 1/2 E6, E14, E15, E2
1817-14040-0002 18.29	___ Segregated by Intervening Ownership	86.29
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	✓ Boundary Line Adjustment between property owners	
	___ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: 2003 paid in full By: Linda Cox Date: 2/2/04

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____. ***Survey Required Yes ____ No ____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: —
Parcel Creation Date: —
Last Split Date: —
Current Zoning District: Ag-20
Review Date: 5-6-03 By: Chad Bala
***Survey Approved: 2-2-04 By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 02-19-02

SKYLINE RANCH PARTNERSHIP/GARY DIEFENBACH SEG/BLA
July 23, 2001 – Levy Code 022/083 – Taxes pd in full for 2001 dated 7/5/01

CARD#	PARCEL#	ACRES	LAND VAL	IMP VAL	TOT VAL
9402-1	16-19-03000-0018	162.56	63140	-0-	63,140
9402-1	Same	166.05	66,650	-0-	66,650
Ptn. SW1/4 NE1/4; Ptn. SE1/4 NE1/4; Ptn. SW1/4; Ptn. SE1/4					
9396-2	16-19-03000-0020	127.08	60,440	85,920	146,360
9396-2	Same	7.93	4,050	85,920	89,970
Ptn. SE1/4 NE1/4 (Parcel 4, Surv. B26/P85-90)					
9396-2-1	16-19-03000-0026	7.57	2,000	-0-	2,000
Ptn. NW1/4 NE1/4 (Parcel 10, Surv. B26/P85-90)					
9396-2-2	16-19-03000-0027	10.42	5,760	-0-	5,760
Ptn. NE1/4 NE1/4 (Parcel 1, Surv. B26/P85-90)					
9396-2-3	16-19-03000-0028	10.42	5,760	-0-	5,760
Ptn. E1/2 NE1/4 (Parcel 2, Surv. B26/P85-90)					
9396-2-4	16-19-03000-0029	10.42	3,040	-0-	3,040
Ptn. S1/2 NE1/4; Ptn. N1/2 SE1/4 (Parcel 3, Surv. B26/P85-90)					
9396-2-5	16-19-03000-0030	7.94	2,590	-0-	2,590
Ptn. SE1/4 NE1/4; Ptn. E1/2 SE1/4 (Parcel 5, Surv. B26/P85-90)					
9396-2-6	16-19-03000-0031	12.86	6,180	-0-	6,180
Ptn. SW1/4 NE1/4; Ptn. W1/2 SE1/4 (Parcel 6, Surv. B26/P85-90)					
9402-1-1	16-19-03000-0032	12.86	6,290	-0-	6,290
Ptn. W1/2 NE1/4 (Parcel 7, Surv. B26/P85-90)					
9396-2-7	16-19-03000-0033	10.80	4,330	-0-	4,330
Ptn. NE1/4; Ptn. N1/2 SE1/4 (Parcel 8, Surv. B26/P85-90)					
9396-2-8	16-19-03000-0034	10.79	4,990	-0-	4,990
Ptn. NE1/4 (Parcel 9, Surv. B26/P85-90)					
9396-2-9	16-19-03000-0035	10.79	5,970	-0-	5,970
Ptn. N1/2 NE1/4 (Parcel 11, Surv. B26/P85-90)					
9396-2-10	16-19-03000-0036	10.79	5,970	-0-	5,970
Ptn. N1/2 NE1/4 (Parcel 12, Surv. B26/P85-90)					

Sales Info: **#12975 07/20/01 $0 (09)** **#12976 07/20/01 $0 (09)**
#12977 07/20/01 $40,000 (24)

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 162

Treasurer's Office
County Courthouse Rm. 102

RECEIVED
MAR 14 2001
KITTITAS COUNTY PLANNING DEPT.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

C/O Cruse & Nelson
Address

City

State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ___, Pg ___)
PART OF 1619 03000 0020 80.88	✓ SEGREGATED INTO 4 LOTS	20, 20, 20, 20.88
	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	
	___ SEGREGATED FOREST IMPROVEMENT SITE	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ___ Purchaser ___ Lessee ___ Other

Owner Signature Required
GARY D.

Other

Treasurer's Office Review

Tax Status: Paid in full for 2001

By: S. Johnson
Kittitas County Treasurer's Office

Date: 7-5-01

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. 020(1)

( ) This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___ **Survey Required: Yes ___ No ___

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9396-2

Parcel Creation Date: 1989

Last Split Date: None

Current Zoning District: CAG-20

Review Date: 4-3-01

By: J. Sharar

**Survey Approved: 7-9-01

By: J. Sharar

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

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

RECEIVED
MAR 14 2001
KITTITAS COUNTY PLANNING DEPT.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

C/O Cruse & Nelson
Address

City

State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
PART OF 1619 03000 0018 69.58	✓ SEGREGATED INTO 3 LOTS	20, 20, 29.58
	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	
	___ SEGREGATED FOREST IMPROVEMENT SITE	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	
	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ____ Purchaser ____ Lessee ____ Other

Owner Signature Required
Gary D.

Other Suzanne Lukkes

Treasurer's Office Review

Tax Status: Taxes pd in full for 2001

By: S. Johnson
Kittitas County Treasurer's Office

Date: 7-5-01

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. 0260)

( ) This segregation does meet Kittitas county Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9402-1

Parcel Creation Date: ~~9402~~ F. 1981

Last Split Date: None

Current Zoning District: CAG-20

Review Date: 4-3-01

By: J. Shara

**Survey Approved: 7-9-01

By: J. Shara

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

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

RECEIVED
MAR 14 2001
KITTITAS COUNTY
PLANNING DEPT.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

C/O Cruse & Associates
Address

City

State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ___, Pg ___)
PARTS OF		
1619 03000 00020 ±17.5	___ SEGREGATED INTO ___ LOTS	3
1619 03000 0020 ±11.7	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	3
1619 03000 0018 ± 7.1	___ SEGREGATED FOREST IMPROVEMENT SITE	30.3
	___ BOUNDARY LINE ADJUSTMENT BETW"N PROPERTY OWNERS	
	✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ___ Purchaser ___ Lessee ___ Other

Owner Signature Required
GARY D.

Other

Treasurer's Office Review

Tax Status: 2001 taxes pd in full

By: S. Johnson
Kittitas County Treasurer's Office

Date: 7-5-01

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___ **Survey Required: Yes ___ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9396-2, 9402-1

Parcel Creation Date: 1989, 1981

Last Split Date: None

Current Zoning District: CAG-20

Review Date: 4-3-01

By: J. Shannon

**Survey Approved: 7-9-01

By: J. Shannon

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

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

RECEIVED
MAR 1 2001
KITTITAS COUNTY PLANNING DEPT

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

DIEFENBACH / SKYLINE
Applicant's Name

c/o Cruse & Nelson
Address

City

State, Zip Code

Phone (Home)

925-4747
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage (Survey Vol. ___, Pg ___)
PARTS OF 1619 03000 0018 20	___ SEGREGATED INTO ___ LOTS	9
10.3	___ SEGREGATED FOR MORTGAGE PURPOSES ONLY	9
PARTS OF 1619 03000 0020 3	___ SEGREGATED FOREST IMPROVEMENT SITE	9
3	___ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTY OWNERS	9.3
	✓ BOUNDARY LINE ADJUSTMENT BETW'N PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: Owner ___ Purchaser ___ Lessee ___ Other

Owner Signature Required
Gary D.

Other

Treasurer's Office Review

Tax Status: 2001 taxes pd in full

By: S. Johnson
Kittitas County Treasurer's Office

Date: 7-5-01

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 Cod Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ___ Page ___ Date ___ **Survey Required: Yes ___ No ✓

( ) This segregation is for Mortgage Purposes Only/Forest Improvement Site. Segregated lot shall not be considered a separate salable lot and must go through applicable short platting/segregation requirements in order to make a separately salable lot. (Page 2 required)

Card #: 9402-1, 9396-2

Parcel Creation Date: 1981, 1989

Last Split Date: None

Current Zoning District: CAG-20

Review Date: 4-3-01

By: J. Sharar

**Survey Approved: 7-9-01

By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcel

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

962-8242
Phone (Home)

Phone (Work)

RECEIVED
NOV 13 2003
KITTITAS COUNTY ASSESSOR

RECEIVED
APR 7 2003
KITTITAS COUNTY
PLANNING

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
1818-08040-0009 ✓ 37.4	___ Segregated into____ Lots	105.23
1818-08040-0006 ✓ 38.3	___ Segregated by Intervening Ownership	3
1818-08040-0007 ✓ 35.53	___ "Segregated" for Mortgage Purposes Only	3
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

Survey Vol. _____ Pg. _____

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Paid in Full By: C. Hansbrough Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No ✓ (See Pg.2)

( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1-3, 8399-1, 8399-1-1 Parcel Creation Date: _____

Last Split Date: 5/91, 1/93, 5/91 Current Zoning District: AG-20 ✓✓

Review Date: 5-22-03 By: J. Ihara

***Survey Approved: 11-13-03 By: J. Ihara

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office	Planning Department	Treasurer's Office
County Courthouse Rm. 101	411 N. Ruby Suite 2	County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage
PARTS OF 1818-08040-0009 3-20'A, 45.23	Segregated into 4 Lots	4-3'A
1818-08040-0006 3	Segregated by Intervening Ownership	96.23
	"Segregated" for Mortgage Purposes Only	
	Eliminate (Segregate) Mortgage Purpose Only Parcel	
	Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	Combine Parcels at Owner's request	

Survey Vol. _____ Pg. _____

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: paid in full By: [signature] Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec._____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No ✓ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1-3, 8399-1
Last Split Date: 5/91, 1/93
Review Date: 5-22-03
***Survey Approved: 11-13-03

Parcel Creation Date: _____
Current Zoning District: AG-20
By: [signature]
By: [signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
PARTS OF 1818-08040-0006 3-20Z, 36.23	Segregated into 4 Lots	4-3½
1818-08040-0007 3	___ Segregated by Intervening Ownership	87.23
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: Paid in Full By: C Lou Degraa Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes____ No✓ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1, 8399-1-1
Parcel Creation Date: ____
Last Split Date: 1/93, 5/91
Current Zoning District: AG-20
Review Date: 5-22-03
By: J. Sharar
***Survey Approved: 11-13-03
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 07/09/02

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage (Survey Vol. ____ Pg. ____)
PARTS OF 1818-08040-0007 3-20½, 27.23	Segregated into 4 Lots	4-3½
1818-08040-0008 29.92	___ Segregated by Intervening Ownership	105.15
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: paid in full By: [signature] Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes ✓ No ____ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1-1, 8399-1-2
Parcel Creation Date:
Last Split Date: 5/91, 5/91
Current Zoning District: AG-20
Review Date: 5-22-03
By: J. Sharar
***Survey Approved: 11-13-03
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office	Planning Department	Treasurer's Office
County Courthouse Rm. 101	411 N. Ruby Suite 2	County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage (Survey Vol. ____ Pg. ____)
PARTS OF 1818-08040-0008 3.20±, 45.15	Segregated into 4 Lots	4-3±
1818-08040-0005 1.98	___ Segregated by Intervening Ownership	95.13
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: paid in full By: C Hartgrave Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol.____ Page____ Date____. ***Survey Required Yes ✓ No ___ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399-1-2, 8399
Last Split Date: 5/91, 1976
Review Date: 5-22-03
***Survey Approved: 11-13-03

Parcel Creation Date:
Current Zoning District: AG-20
By: J. Shannon
By: J. Shannon

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEE:

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

WILLOWBROOK FARMS L.P.
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel per line)	Action Requested	New Acreage Survey Vol. ____ Pg. ____
1818-08040-0005 3-20½, 35.13	Segregated into ____ Lots	3-3½, 86.13 85.26
	___ Segregated by Intervening Ownership	
	___ "Segregated" for Mortgage Purposes Only	
	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	___ Boundary Line Adjustment between property owners	
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Charles A. Cruse, Jr.
**Other

*Owner's Signature (Required)

TREASURER'S OFFICE REVIEW

Tax Status: paid in full By: [signature] Date: 11-13-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec.____)
(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol:___ Page___ Date___. ***Survey Required Yes___ No ✓ (See Pg.2)
( ) This "segregation" is for Mortgage Purposes Only. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required.)

Card No.: 8399
Last Split Date: 1976
Review Date: 5-22-03
***Survey Approved: 11-13-03

Parcel Creation Date: ____
Current Zoning District: AG-~~20~~
By: J. Sharar
By: J. Sharar

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

FEES: $425 Administrative Segregation per page
$100 Major Boundary Line Adjustment per page
$50 Minor Boundary Line Adjustment per page
$50 Combination

This page is to clarify the two pages of the 6-25-03 BLA and the 5/24/07 BLA

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MAY 25 2007
KITTITAS COUNTY CDS

RECEIVED
JUL 26 2007
KITTITAS COUNTY CDS

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Community Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

Mary Minor
Applicant's Name

c/o Chuck Cruse
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
18-19-08040-0018 3.00	___ SEGREGATED INTO ___ LOTS	8.00
18-19-08040-0019 3.00	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	8.00
18-19-08040-0020 3.00	___ SEGREGATED FOREST IMPROVEMENT SITE	8.00
18-19-08040-0021 3.00	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	3.67
18-19-08040-0022 3.00	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	41.24
18-19-08040-0001, 0005, 0006, 0008, 0009, 0010, 0011, 0012, 0013, 0014, 0015, 0016, 0017 53.92	✓ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP ✓ COMBINED AT OWNERS REQUEST TO BE REINSTATED @ PHASE 2	0 PENDING COMPLETION OF PHASE 2

Applicant is: ____ Owner ____ Purchaser ____ Lessee ____ Other

Mary Minor
Owner Signature Required

Other

RECEIVED
AUG 22 2007
MARSHA WEYAND
KITTITAS COUNTY ASSESSOR

Treasurer's Office Review

Tax Status: 2007 Taxes Paid

By:
Kittitas County Treasurer's Office

Date: 7-26-07

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. ____)~~

(X) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ✓ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: ____

Parcel Creation Date: ____

Last Split Date: ____

Current Zoning District: Ag-20

Review Date: 5/25/07

By:

**Survey Approved: 5/25/07

By:

FOR PHASE 1 Approval ONLY. PHASE 2 SUBJECT TO FURTHER REVIEW

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas

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JUL 26 2007
KITTITAS COUNTY
COS

ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

2

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

BRENT & MARY MINOR
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage
PARTS OF		Survey Vol. ____ Pg. ____
181909000 0025 3-20½, 61	___ Segregated into ____ Lots	4-3½
181909000 0026 3	___ "Segregated" for Mortgage Purposes Only	112
PARTS OF	___ Segregated Forest Improvement Site	
181909000 0031 3-20½, 31.38	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	4-3½
181909000 0003 31.5	___ Boundary Line Adjustment between property owners	110.88
	✓ Boundary Line Adjustment between properties in the same ownership	
	___ Combine Parcels at Owner's request	

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

Mary Minor
*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2002 2001 Taxes Paid 7-26-07

By: K. Bostick

Date: 1-28-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____. **Survey Required Yes ____ No ____ (See Pg. 2)

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required)

Card No.: 10244-B, C, G, 10244

Parcel Creation Date: 1999 + 2001

Last Split Date: ____

Current Zoning District: Ag-20

Review Date: 1-27-03

By: Cheryl Baldwin

**Survey Approved: 8/22/07

By: [signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 10/11/01

RECEIVED ELLENSBURG, WA 98926

4

Assessor's Office
County Courthouse Rm. 101

JUL 26 2007

KITTITAS COUNTY

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

BRENT & MARY MINOR
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage
PARTS OF		Survey Vol. ___ Pg. ___
181909000 0026 3-20 1/2, 52	___ Segregated into ___ Lots	4-3 1/2
181909000 0027 3	___ "Segregated" for Mortgage Purposes Only	103
	___ Segregated Forest Improvement Site	
PARTS OF	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
1819 09000 0003 3-20 1/2, 50.88	___ Boundary Line Adjustment between property owners	4-3 1/2
181909000 0030 3	✓ Boundary Line Adjustment between properties in the same ownership	101.88
	___ Combine Parcels at Owner's request	

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

Mary Minor
*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2002 J June 2007 Paid 7-26-07

By: K. Bostock

Date: 1-28-03

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. ____)

(1) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)

Deed Recording Vol. ___ Page ___ Date ___. **Survey Required Yes ___ No ___ (See Pg. 2)

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required)

Card No.: 10744-C, D, 10744-F, + E

Parcel Creation Date: 1999, 2001

Last Split Date: ____

Current Zoning District: Ag-20

Review Date: 1-27-03

By: Carol Baker

**Survey Approved: 9/22/07

By: Jan Vi

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 10/11/01

RECEIVED
JUL 26 2007
KITTITAS COUNTY
CDS

ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

6

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

BRENT & MARY MINOR
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage	Action Requested	New Acreage
PARTS OF		Survey Vol. ____ Pg. ____
1819 09000 0027 3-20'a, 43	___ Segregated into ____ Lots	4-3'a
1819 09000 0029 3	___ "Segregated" for Mortgage Purposes Only	94
	___ Segregated Forest Improvement Site	
PARTS OF	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
1819 09000 0030 3-20'a, 41.88	___ Boundary Line Adjustment between property owners	4-3'a
1819 09000 0032 3	✓ Boundary Line Adjustment between properties in the same ownership	92.88
	___ Combine Parcels at Owner's request	

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

Mary Minor
*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2002
2007 Taxes Paid 7-27-07

By: K Bostick

Date: 1-28-03

PLANNING DEPARTMENT REVIEW

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____. **Survey Required Yes ____ No ____ (See Pg. 2)

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required)

Cat'd No.: 10244-D, E, F, + H

Parcel Creation Date: 1999

Last Split Date:

Current Zoning District: Ag-20

Review Date: 1-27-03

By: Chad Bala

**Survey Approved: 9/22/07

By:

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 10/11/01

RECEIVED
ELLENSBURG, WA 98926

JUL 26 2007

KITTITAS COUNTY
CDS

Assessor's Office
County Courthouse Rm. 101

Planning Department
411 N. Ruby Suite 2

Treasurer's Office
County Courthouse Rm. 102

8

REQUEST FOR PARCEL SEGREGATION AND BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office unless fully completed.

BRENT & MARY MINOR
Applicant Name

C/O CHUCK CRUSE
Address

City

State, Zip Code

Phone (Home)

962-8242
Phone (Work)

Original Parcel Number(s) & Acreage		Action Requested	New Acreage
PARTS OF			Survey Vol. ____ Pg. ____
819 09000	0025 12-31a	___ Segregated into____ Lots	33, 7, 7, 7, 13, 6, 6,
____	0026 3-20'a	___ "Segregated" for Mortgage Purposes Only	6, 5.7, 5.7, 5, 5, 5,
	0027 34	___ Segregated Forest Improvement Site	5.5, 6, 7.1
	0029	___ Eliminate (Segregate) Mortgage Purpose Only Parcel	
	0031	___ Boundary Line Adjustment between property owners	31.5, 9.2, 9.2, 3, 3,
	0003 12-31a	✓ Boundary Line Adjustment between properties in the same ownership	9.2, 9.2, 3, 3, 9.2, 9.2,
	0030 3-20'a		3, 3, 8, 8, 8.18
	0032 32.88	___ Combine Parcels at Owner's request	

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

Mary Minor
*Owner's Signature (Required)

**Other

TREASURER'S OFFICE REVIEW

Tax Status: Current through 2006 — 2007 Taxes Paid 4-26-07

By: K. Bostick

Date: 1-28-03

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. _____)

(N) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)

Deed Recording Vol.____ Page____ Date____. **Survey Required Yes____ No____ (See Pg. 2)

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through an applicable County Planning subdivision process in order to make it a separate salable lot. (Page 2 required)

Cadd No.: 10244-B,C,D,E,G, 10244, F, & H

Parcel Creation Date: 1999, & 2001

Last Split Date: _____

Current Zoning District: Ag-20

Review Date: 1-27-03

By: Chad Bala

**Survey Approved: 8/22/07

By: [signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for boundary line adjustments or segregations. Please allow 3-4 weeks for processing depending on each office's work load.

Revised 10/11/01

FEES:
$425 Administrative Segregation per page
$100 Major Boundary Line Adjustment per page
$50 Minor Boundary Line Adjustment per page
$50 Combination

RECEIVED
JUL 26 2007
KITTITAS COUNTY
CDS

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Community Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

Mary Minor
Applicant's Name

c/o Chuck Cruse
Address

City

State, Zip Code

Phone (Home)

Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
REINSTATED PARCELS	___ SEGREGATED INTO ___ LOTS	
18-19-08040-0001,0005,	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	42.87, 4.44, 2-4.43,
0006,0008,0009,0010,	___ SEGREGATED FOREST IMPROVEMENT SITE	2-3.35, 7-3.01
0011,0012,0013,0014,	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	
0015,0016,0017	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	
	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: _____ Owner _____ Purchaser _____ Lessee _____ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

Planning Department Review

( ) This segregation meets the requirements for observance of intervening ownership.

~~( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)~~

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ____ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: Ag-20

Review Date: 8/22/07

By: _____ Phase II Approval

**Survey Approved: 8/22/07

By: _____

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

ASRP2202b LAND GRADES FILE MAINTENANCE (ACRES).

FROM 18-17-1400-0003/00 TO 18-17-1400-0003/00

DEC 0 6 1991 CO # 7317

18-17-1400-0003/00 20.00 ACRES

	ACRES	OPEN SPACE CODE	MARKET CODE
1	16.00	AA28	XX28
2	4.00	AA58	XX58
3			
4			
5			
6			
7			
8			
9			
10			

PROPERTY ID: P69622 CARD:
TAX ACCT NO. 18-17-14000003-00

SITUS UNKNOWN
ELLENSBURG, WA 98926
LEVY CODE 011 ACRES 20.00
COMMENTS

WILLOWBROOK FARMS L.P.
GENERAL PARTNER
371 THORP CEMETERY RD

ELLENSBURG, WA. 98926
OWNER ID (11444)

DATE PRINTED	02/19/98
LAST NOTICES	01/29/98
LAST APPRAISAL	01/01/97
APPRAISER	SF

LAND USE CODE	083
ZONE	KC-A-20
NEIGHB. CODE	JA
REVAL AREA	1
PROPERTY CODE	08
EXEMPTION	

IMPROVEMENT	0
1998) LAND	10060
TOTAL	10060

LEGAL DESCRIPTION

ACRES 20.00; CD. 7317; SEC. 14; TWP. 18; RGE. 17; N1/2 NE1/4 SW1/4

PROPERTY REMARKS

APPRAISAL:

IMPROVEMENT:

LAND: 1) 12/09/97 -FIELDED 10/23/97 APPLY W/OTHER PARCELS. #2 GROUND.

SALES HISTORY

DATE	PRICE	AF #	TYPE
12/01/93	0		WD

BUILDING PERMIT

PERMIT NO.	TYPE	AMT	ISSUED	% COM

SKETCH NOTES

ROLL VALUE HISTORY

YEAR	IMPROVEMENT	LAND	ASSESSED	CLASS	EX
1997	0	10060	10060	083	
1996	0	10060	10060	083	
1995	0	10060	10060	083	
1994	0	10060	10060		
1993	0	9440	9440		

APPEAL HISTORY

RECORD #	ROLL ID	STATUS	DEC CD	DEC DATE	FINAL MKT

CONSTRUCTION DETAIL

ELEMENT	CODE	DESCRIPTION
FOUNDATION		
EXTERIOR WALL		
ROOF COVER		
ROOF STYLE		
FLOORING		
INT FINISH		
PLUMBING		
HEATING		
FIREPLACE		
INT COMPONENT		
EXT COMPONENT		
ELECTRIC		
BEDROOMS		
SHAPE		
ADD FACTOR 1		
ADD FACTOR 2		

TOTAL REPL COST NEW	TOTAL LVG AREA	TOTAL DEPRE	DEPRE TABLE	MISC CODE	APPRAIS ACRES	ZONI

IMPROVEMENT VALUATION

IMPROVE SEGMT.	TYPE	DESCRIPTION	MTHD/ BLD CLASS	QUAL CLASS	DIMENSION	AREA	UNIT PRICE	REPLACEMENT COST NEW	EFF AGE	YR BLT	COND.	DEPR	ADJUSTMENTS	MKT MOD	TOTAL ADJ	FINAL VALUE

LAND VALUATION

DESCRIPTION	LAND TYPE	LAND TABLE	VAL MTHD	UNITS TAXABLE	MKT RATES	ADJUSTMENTS	MKT MOD	TOTAL ADJ	MARKET VALUE	OS TABLE	MKT MTHD	OS UNIT PRICE	ASSESSED VALUE
AG LAND UNIMPROVED	AGU	1-RA-2	F:A	16.00A	2000		100		32,000	.C2	F:A	553	8,850
AG LAND UNIMPROVED	AGU	1-RA-1	F:A	4.00A	1000		100		4,000	.C5	F:A	303	1,210
		Total		20.00A									

8B50

Date 1-1-93

NEIGHBORHOOD CODE PARCEL NO. 18-17-1400-0003
20.00 AC

BADGER = 1B WESTSIDE = (1W)

FAIRVIEW = 1F UPPER CO. = 1U

CODE	LAND GRADE	ACRES	RATE/ACRE	VALUE/GRADE
01	RESIDENCE SITE			
10	#1 ABOVE AVG.			
11	#1 AVERAGE			
12	#1 BELOW AVG.			
20	#2 ABOVE AVG.			
21	#2 AVERAGE	16.00	F 1,800	28,800 05 28
22	#2 BELOW AVG.			
30	#3 ABOVE AVG.			
31	#3 AVERAGE			
32	#3 BELOW AVG.			
40	#4 ABOVE AVG.			
41	#4 AVERAGE			
42	#4 BELOW AVG.			
50	#5 ABOVE AVG.		B 1,000	4,000
51	#5 AVERAGE	4.00 5		05 58
52	#5 BELOW AVG.			
60	#6 ABOVE AVG.			
61	#6 AVERAGE			
62	#6 BELOW AVG.			
70	RANGELAND			
71	FLOODPLAIN			
72	FLOODWAY			
80	DRY.CR.ABOVE AVG.			
81	DRY.CR.AVERAGE			
82	DRY.CR.BELOW AVG.			
90	OTHER USE FARM LAND			
91	OTHER USE FARM LAND			
92	OTHER USE FARM LAND			

1 ACRE ZONE _____ (ACRES)
3 ACRE ZONE _____ (ACRES)
20 ACRE ZONE _____ (ACRES)

LAND VALUE 32,800
IMP. VALUE
TOTAL VALUE

O.P.I. - COMMENT 001

CO# 7317

1985 for 86, 87, 88 & 89

HIGHEST & BEST VALUES

LAND GRADES	ORIGINAL AMOUNTS		SEGGED AMOUNTS		REMAINDER AMOUNTS	
#2 IRR 1,800	36.00	64,800	20.00 @	36,000	16.00 @	28,800
#5 IRR 1,000	4.00	4,000			4.00 @	4,000
LAND VALUE	40.00 @	68,800	20.00 @	36,000	20.00 @	32,800
IMP. VALUE		-0-		-0-		-0-
TOTAL VALUE		68,800		36,000		32,800

OPEN SPACE VALUES

LAND GRADES	ORIGINAL AMOUNTS		SEGGED AMOUNTS		REMAINDER AMOUNTS	
AA 28 479.0	36.00 @	17,240	20.00 @	9,580	16.00 @	7,660
AA 58 272.0	4.00 @	1,090			4.00 @	1,090
LAND VALUE	40.00 @	18,330	20.00 @	9,580	20.00 @	8,750
IMP. VALUE		-0-		-0-		-0-
TOTAL VALUE		18,330		9,580		8,750

PRELIM. SEG DONE — FINAL SEG DONE 12-3-91 SEG TO 18 17 14 00 0008

CO# 7317-1

011-083 18-17-1400-0003/00

HARREL ETAL, PAUL A.

RT. 1, BOX 550
ELLENSBURG ,WA 98926

CD. 7317; SEC. 14; TWP. 18; RGE. 17;
NE1/4 SW1/4
L= 18,330 I= 00 A= 40.00

68,800 H&B

GI 5 Year Built _____
GI 6 Remodel date/cost _____
GI 7 Sales Inf. _____
GI 8 Sales Inf. _____
GI 9 Aff. No. _____
GI 10 Appraised by/date _____

NOTICE SENT: JUL 14 1989

CO 1 _____ Type 1 Single Family 2 Low-rise Multiple 3 Town House, End Unit 4 Town House, Inside Unit 5 Duplex 6 M.H.
CO 2 _____ Zip Code
CO 3 _____ Quality 1 Low 2 Fair 3 Average 4 Good 5 Very Good 6 Excellent
CO 4 _____ Finished Floor Area
CO 5 _____ Effective Age
CO 6 _____ Condition 1 Poor 2 Fair 3 Average 4 Good 5 Very Good 6 Excellent
CO 7 _____ Style Bedrooms_____ Bathrooms_____

1 One-Story
2 Two-Story
3 Three-Story
4 Split-Level
5 1½ Story Finished
6 1½ Story Unfinished
7 2½ Story Finished
8 2½ Story Unfinished
9 Mountain Cabin
10 Log Home
11 Bi-Level

CO 8 _____ Heating and Cooling

Heating:
1 Forced Air
2 Gravity Furnace
3 Floor Furnace
4 Wall Furnace
5 Floor, Radiant, Hot Water

Heating & Cooling:
6 Ceiling, Radiant, Electric
7 Baseboard, Electric
8 Baseboard, Hot Water
9 Radiators, Hot Water
10 Radiators, Steam
11 Warmed and Cooled Air
12 Heat Pump System
13 Stove
14 Wall Heater

CO 9 _____ Exterior Wall

Wood Frame:
1 Plywood
2 Hardboard/Composition
3 Stucco
4 Siding
5 Shingle/Shake
6 Masonry Veneer

Masonry:
7 Common Brick
8 Face Brick
9 Stone
10 Concrete Block

CO 10 _____ Roofing
1 Composition Shingle
2 Built-up Rock
3 Wood Shingle
4 Wood Shake
5 Concrete Tile
6 Clay Tile
7 Metal
8 Metal Shingle
9 Composition Roll
10 Plastic Tile

CO 11 _____ Number of Units (Low-rise Multiples only)

MISCELLANEOUS

GARAGE & BASEMENT

GAT _____ S.F. Attached Garage
GDT _____ S.F. Detached Garage
GBU _____ S.F. Built-in Garage
CPT _____ S.F. Carport
TBA _____ S.F. Total Bsmt. Area
BAF _____ S.F. Bsmt. Finish
___ _____ _____

BUILDING

OSP _____ S.F. Open Slab Porch
SLA _____ S.F. or % Slab on Ground
P&P _____ Post & Pier Foundation
SFP _____ Number of Single Fireplaces
DFP _____ Number of Double Fireplaces
RPS _____ _____
APP _____ _____
FIX _____ _____

ADDITIONS

	Description	Cost
AD1		$
AD2		$
AD3		$
RE1		
RE2		

GENERAL

LAN _____ Land
SIT _____ Site Improvements
PHY _____ Physical Deprec.
FUN _____ Functional Deprec.
ECO _____ Economical Deprec.
NC _____ % Complete
___ _____ _____

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

COMPUTER INFOR
JUL 13 1989

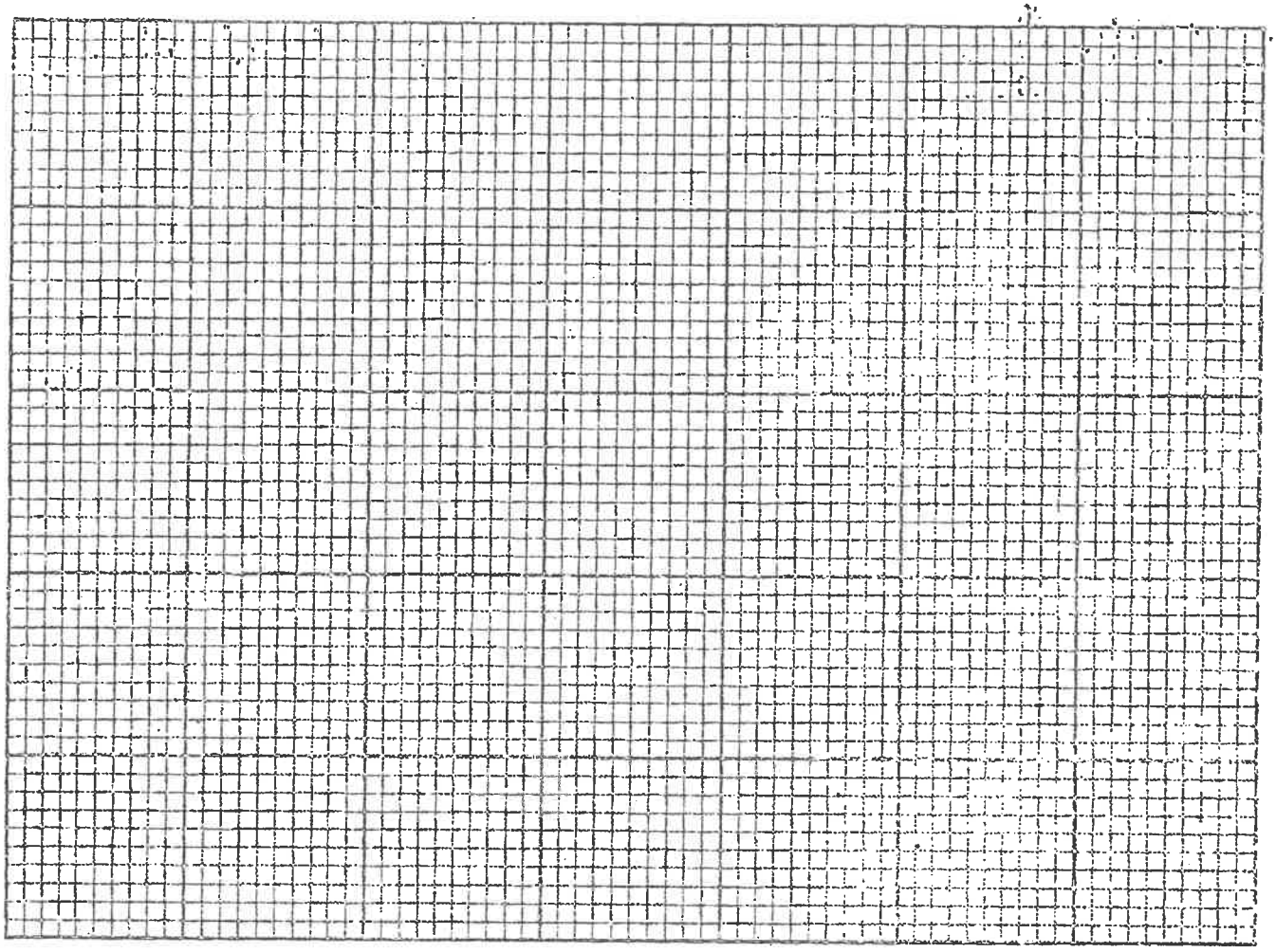
Save _____

REMARKS: 36.00 @ # 2 Irr CL @ 1800 = 54000
4.00 @ #5 Irr CL @ 800 = 3200
57,200

NC Value _____

Land Value 51,200 ✓
Imp. Value 6
Total 57,200

19,820
0



No.	Type / Use	DESCRIPTION: Found.	Floor	Roof	Walls	Condition	Dimensions	Area	Rate	Qual. Index % MDF	Repl. Cost	Dep. %	Depreciated Replacement Cost
Garage Class_____													
1													
2													
3													
4													
5													
6													

GATED PIPE

SIZE 12" L. F. 2300

SIZE 15" L. F. 100

SIZE 10" L. F. 200

T. V. YES ___ NO ___

RESIDENTIAL APPRAISAL

OPEN SPACE

Roll No. 7317 Page No. 83

Map No. ___ Photo No. ___

Monthly Rent ___

Remodeled 19___ Cost $___

Sold 19___ Amount $___

Sold 19___ Amount $___

Owner PAUL HARREL

Address RT. 1

Addition ELLENSBURG WASH. 98926 E-7317

1 400 1 1 1 C1

40.00

S E¼ NW¼ TX 5 14 18 17

NE¼ SW¼

~~L FAS 7317-1~~

~~31,880~~

~~L 31,880~~ I.O

Class ___ Perimeter ___

Condition ___ Square ft. ___

Year Built ___ Const. Cost $___

BUILDING	CONSTRUCTION	STORIES	1	½	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		
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: 2000 Lin ft 12" | 10-9-80 RC

100 Lin ft 15"

300 Lin ft 12" | Transfer Pipe

Pro rate Land portion of Above

36.00 @ #2 1/2 R CL @ 1900

LAND 68,800

FORM REV 61 0010 (6-74)

78

OPEN SPACE VALUE

Parcel No.: 7317

Owner: Paul A. Harrel

Legal Description: NE¼ SW¼, Sect. 14-18-17

Interest Rate =

Tax Rate =

Capitalization Rate = 10.8

NCR 37.50

Land Type:

Dry Range			
Irrigated permanent pasture	poor		
Irrigated permanent pasture	good		
Average hay land			
Good hay land	40. (H) @ 347	=	13,880.
Row Crop land			
Other			

Total	84.34 value	13,880.	Land
Total	84.34 value	-0-	Imp.
		13,880.	Total

FRANK M. RAGLAND ETUX
January 27, 2005 – 011/081 & 083 – Taxes: 2004 Pd. 09/17/04
+3.97 acres per survey

04 for 05

	Card	Parcel Number	Acres	Lvalue	Ival	Tval	LU
Delete:	7133-A	18-17-04030-0001	0.80	2,160	0	2,160	**081**
New:	7133-A	P209133	3.08	10,260	0	10,260	
	Ptn. SW1/4 (Lot 3, B28/P250-251)						
Delete:	7132	18-17-04030-0002	26.87	8,800	0	8,800	**083**
New:	7132	P219133	3.08	990	0	990	
	Ptn. SW1/4 (Lot 4, B28/P250-251)						
Delete:	7132-1	18-17-04030-0013	20.10	6,580	5,140	11,720	**083**
New:	7132-1	P11584	3.06	980	0	980	
	Ptn. SW1/4 (Lot 5, B28/P250-251)						
Delete:		18-17-04051-0001	20.96	75,900	131,350	207,250	**081**
New:		P11305	3.07	10,230	0	10,230	
	Carr Short Plat, Ptn. Lot 1 (Lot 18, B28/P250-251)						
Delete:	7139-A	18-17-05010-0010	22.60	81,320	50,720	132,040	**081**
New:	7139-A	P919133	7.17	23,890	50,720	74,610	
	Ptn. E1/2 (Lot 48, B30/P173)						
Delete:	7137-D	18-17-05010-0011	4.55	18,560	0	18,560	**081**
New:	7137-D	P599133	7.10	23,650	0	23,650	
	Ptn. E1/2 (Lot 49, B30/P173)						
Delete:	7140	18-17-05010-0013	53.84	17,880	40,830	58,710	**083**
New:	7140	18-17-05040-0029	7.51	2,410	0	2,410	
	Ptn. SE1/4 (Lot 47, B30/P173)						
Delete:	7144	18-17-05040-0001	1.50	3,900	0	3,900	**081**
New:	7144	P119133	3.04	10,130	0	10,130	
	Ptn. SE1/4 (Lot 2, B28/P250-251)						
Delete:	7140-1	18-17-05040-0006	38.54	12,280	0	12,280	**083**
New:	7140-1	P11107	3.05	980	0	980	
	Ptn. SE1/4 (Lot 24, B28/P250-251)						
Delete:	7140-2	18-17-05040-0007	20.03	5,970	0	5,970	**083**
New:	7140-2	P11108	3.05	980	0	980	
	Ptn. SE1/4 (Lot 25, B28/P250-251)						
Delete:	7140-3	18-17-05040-0008	20.03	5,970	0	5,970	**083**
New:	7140-3	P11109	3.05	980	0	980	
	Ptn. SE1/4 (Lot 26, B28/P250-251)						

FRANK M. RAGLAND ETUX
January 27, 2005 – 011/081 & 083 – Taxes: 2004 Pd. 09/17/04
+3.97 acres per survey

04 for 05

	Card	Parcel Number	Acres	Lvalue	Ival	Tval	LU
New:	Ptn. Lot 1	18-17-04051-0005	4.76	15,860	0	15,860	081
	Carr Short Plat 96-05, Ptn. Lot 1 (Lot 21, B28/P250-251); Ptn. Vac. Old Watt Canyon Rd.						
	Ptn. Lot 1	18-17-04051-0006	3.96	13,190	131,350	144,540	081
	Carr Short Plat 96-05, Ptn. Lot 1 (Lot 22, B28/P250-251)						
	Ptn. Lot 1	18-17-04051-0007	3.05	10,160	0	10,160	081
	Carr Short Plat 96-05, Ptn. Lot 1 (Lot 23, B28/P250-251); Ptn. Vac. Old Watt Canyon Rd.						
	7140-3-1	18-17-05040-0009	3.05	980	0	980	083
	Ptn. SE1/4 (Lot 27, B28/P250-251)						
	7140-3-2	18-17-05040-0010	3.05	980	0	980	083
	Ptn. SE1/4 (Lot 28, B28/P250-251)						
	7140-3-3	18-17-05040-0011	3.05	980	0	980	083
	Ptn. SE1/4 (Lot 29, B28/P250-251)						
	7140-1-1	18-17-05040-0012	3.05	980	0	980	083
	Ptn. SE1/4 (Lot 30, B28/P250-251)						
	7140-3-4	18-17-05040-0013	12.91	4,140	0	4,140	083
	Ptn. SE1/4 (Lot 31, B30/P173)						
	7140-2-1	18-17-05040-0014	10.03	3,220	0	3,220	083
	Ptn. SE1/4 (Lot 32, B30/P173)						
	7140-2-2	18-17-05040-0015	5.01	1,610	0	1,610	083
	Ptn. SE1/4 (Lot 33, B30/P173)						
	7140-2-3	18-17-05040-0016	5.02	1,610	0	1,610	083
	Ptn. SE1/4 (Lot 34, B30/P173)						
	7132-1-1	18-17-05040-0017	5.00	1,600	0	1,600	083
	Ptn. SE1/4 (Lot 35, B30/P173)						
	7132-1-2	18-17-05040-0018	5.00	16,660	0	16,660	081
	Ptn. SE1/4 (Lot 36, B30/P173)						
	7132-1-3	18-17-05040-0019	8.22	27,390	0	27,390	081
	Ptn. SE1/4 (Lot 37, B30/P173)						

FEE: $175

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

RECEIVED
SEP 21 2004
IRIS ROMINGER
KITTITAS COUNTY ASSESSOR

RECEIVED
MAR 27 2003
KITTITAS COUNTY
PLANNING DEPT.

FRANK RAGLAND — Applicant's Name
% EASTSIDE CONSULTANTS — Address
CLE ELUM, WA 98922 — City, State, Zip Code
509-674-7433 — Phone (Work)
Phone (Home)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
	___ SEGREGATED INTO ___ LOTS	
1817-05010-0013 ~~53.48AC~~ 53.84	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	1817-05010-0013 80.00 AC
1817 05 040 0001 1.50 AC 40.04 AC	___ SEGREGATED FOREST IMPROVEMENT SITE	1817-05040-0006 20.00 AC
1817-05040-0006 38.54 AC	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	1817-04030-0002 20.00 AC
1817-04030-0002 26.87 AC	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	1817-05010-0010 ~~22.99~~ 23.35 AC
1817-05010-0010 22.60 AC	✓ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: ____ Owner ____ Purchaser ____ Lessee ✓ Other

Owner Signature Required — Other

Treasurer's Office Review

Tax Status: 2004 paid in full

By: Linda Cox
Kittitas County Treasurer's Office

Date: 9-27-04

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. ____)

(N) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: 7140, 7132, 7140-1, 7139-A, 7144

Parcel Creation Date: 1993

Last Split Date: ____

Current Zoning District: Ag-20

Review Date: 4-10-03

By: [signature]

**Survey Approved: 8/23/04

By: [signature]

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

Revised 02-08-02

ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

FRANK RAGLAND
Applicant's Name

c/o EASTSIDE CONSULTANTS
Address

CLE ELUM, WA 98922
State, Zip Code

City

509-674-7433
Phone (Work)

Phone (Home)

Original Parcel Number(s) & Acreage (1 parcel number per line) 23.35 AC	Action Requested	New Acreage (Survey Vol. ___, Pg 91.39 AC
1817-05010-0010 ~~22.99 AC~~	___ SEGREGATED INTO ___ LOTS	1817-05010-0010 ~~20.99 AC~~
13A 20.00 AC	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	13A 3.00 AC
13B 20.00 AC	___ SEGREGATED FOREST IMPROVEMENT SITE	13B 3.00 AC
13C 20.00 AC	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	13C 3.00 AC
13D 20.00 AC	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	13D 3.00 AC
1817-05040-0006 20.00 AC	✓ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	1817-05040-0006 20.00 AC
1817-04030-0002 20.00 AC	___ COMBINED AT OWNERS REQUEST	1817-04030-0002 20.00 AC
1817-04030-0013 20.10 AC		1817-04030-0013 20.10 AC

Applicant is: ____ Owner ____ Purchaser ____ Lessee ____ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: 2004 paid in full

By: Linda Cox
Kittitas County Treasurer's Office

Date: 9-7-04

Planning Department Review

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: ____

Parcel Creation Date: ____

Last Split Date: ____

Current Zoning District: A_5-20

Review Date: 4-10-03

By: Chuck Bala 5/14/03

**Survey Approved: 9/23/04

By: [signature]

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

Revised 02-46-02

FEE: $175

KITTITAS COUNTY
ELLENSBURG, WA 98926

5

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

FRANK RAGLAND
Applicant's Name

% EASTSIDE CONSULTANTS
Address

CLE ELUM, WA 98922
State, Zip Code

509-674-7433
Phone (Work)

City

Phone (Home)

Original Parcel Number(s) & Acreage (1 parcel number per line)		Action Requested	New Acreage (Survey Vol. ____, Pg ____)	
10A	20.00 AC	___ SEGREGATED INTO ___ LOTS	10A	3.00 AC
10B	20.00 AC	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	10B	3.00 AC
10C	20.00 AC	___ SEGREGATED FOREST IMPROVEMENT SITE	10C	3.00 AC
10D	~~30.99~~ 31.35 AC	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	10D	3.00 AC
1817-05040-0006	20.00 AC	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	1817-05040-0006	20.00AC
1817-04030-0002	20.00 AC	✓ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	1817-04030-0002	20.00 AC
1817-04030-0013	20.10 AC	___ COMBINED AT OWNERS REQUEST	1817-04030-0013	20.00AC
1817-05010-0011	4.55 AC		1817-05010-0011	~~83.64~~ AC 84.00AC

Applicant is: ____ Owner ____ Purchaser ____ Lessee ✓ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: 2004 Tax pending full

By: Linda Cox
Kittitas County Treasurer's Office

Date: 9-17-04

Planning Department Review

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: —

Parcel Creation Date: N/A

Last Split Date: —

Current Zoning District: Ag-20

Review Date: 5-14-03

By: Chad Bala

**Survey Approved: 9/23/04

By:

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

Revised 02-06-02

FEE: $175

KITTITAS COUNTY
ELLENSBURG, WA 98926

7

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

FRANK RAGLAND
Applicant's Name

% EASTSIDE CONSULTANTS
Address

CLE ELUM, WA 98922
State, Zip Code

509-674-7433
Phone (Home) / Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)		Action Requested	New Acreage (Survey Vol. ____, Pg ____)	
11A	20.00AC	___ SEGREGATED INTO ___ LOTS	11A	3.00 AC
11B	20.00AC	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	11B	3.00 AC
11C	20.00AC	___ SEGREGATED FOREST IMPROVEMENT SITE	11C	3.00 AC
11D	24.00 AC ~~23.64AC~~	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	11D	3.00 AC
1817-04030-0002	20.00AC	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	1817-04030-0002	20.00 AC
1817-05040-0006	20.00AC	✓ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	1817-05040-0006	20.00 AC
1817-05040-0007	20.03 AC	___ COMBINED AT OWNERS REQUEST	1817-05040-0007	92.03 ~~91.67~~ AC
1817-04030-0013	20.00 AC		1817-04030-0013	20.00 AC

Applicant is: ____ Owner ____ Purchaser ____ Lessee ____ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: 2004 tax paid in full

By: Linda Cox
Kittitas County Treasurer's Office

Date: 9-17-04

Planning Department Review

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: ____

Parcel Creation Date: N/A + 1993

Last Split Date: ____

Current Zoning District: A_5-3

Review Date: 5-14-03

By:

**Survey Approved: 8/23/04

By:

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

Revised 02-06-02

FEE: $175

KITTITAS COUNTY
ELLENSBURG, WA 98926

9

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

FRANK RAGLAND
Applicant's Name

% EASTSIDE CONSULTANTS
Address

CLE ELUM, WA 98922
State, Zip Code

509-674-7433
Phone (Work)

City

Phone (Home)

"Verge per D. Nelson 5-21-03 phone discussion" (OS)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
7A 20.00 AC	___ SEGREGATED INTO ___ LOTS	7A 3.00 AC
7B 20.00 AC	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	7B 3.00 AC
7C 20.00 AC	___ SEGREGATED FOREST IMPROVEMENT SITE	7C 3.00 AC
7D ~~31.67 AC~~ 32.03 AC	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	7D 3.00 AC
1817-~~05040~~ 04030 -0002 20.00 AC	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	1817-~~05040~~ 04030 -0002 20.00 AC
1817-04030-0001 0.80 AC	✓ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	1817-04030-0001 20.00 AC
1817-04030-0013 20.00 AC	___ COMBINED AT OWNERS REQUEST	1817-04030-0013 20.00 AC
1817-05040-0008 20.03 AC		1817-05040-0008 ~~20.50~~ AC 80.86 AC

Applicant is: ____ Owner ____ Purchaser ____ Lessee ✓ Other

Other

Owner Signature Required

Treasurer's Office Review

Tax Status: 2004 tax paid in full

By: Linda Cox
Kittitas County Treasurer's Office

Date: 9-17-04

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. ____)

(X) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: ____

Parcel Creation Date: ____

Last Split Date: ____

Current Zoning District: Ag-20

Review Date: 5-14-03

By:

**Survey Approved: 9/23/04

By:

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

Revised 02-06-02

FEE: $175

KITTITAS COUNTY
ELLENSBURG, WA 98926

11

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

FRANK RAGLAND
Applicant's Name

% EASTSIDE CONSULTANTS
Address

CLE ELUM, WA 98922
State, Zip Code

509-674-7433
Phone (Work)

City

Phone (Home)

Original Parcel Number(s) & Acreage (1 parcel number per line)		Action Requested	New Acreage (Survey Vol. ____, Pg ____)	
8A	20.00 AC	___ SEGREGATED INTO ___ LOTS	8A	3.00 AC
8B	20.00 AC	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	8B	3.00 AC
8C	20.00 AC	___ SEGREGATED FOREST IMPROVEMENT SITE	8C	3.00 AC
8D	~~20.86 AC~~ ~~20.50 AC~~	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	8D	3.00 AC
1817-04051-0001	20.96 AC	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	1817-04051-0001	~~22.67 AC~~ ~~22.31 AC~~
1817-05040-0006	20.00 AC	✓ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	1817-05040-0006	27.15 AC
1817-~~05040~~ 04030-0002	20.00 AC	___ COMBINED AT OWNERS REQUEST	1817-~~05040~~ 04030-0002	20.00 AC
1817-04030-0001	20.00 AC		1817-04030-0001	20.00 AC

Applicant is: ____ Owner ____ Purchaser ____ Lessee ____ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: 2004 Tax paid in full

By: Linda Cox
Kittitas County Treasurer's Office

Date: 9/7/04

Planning Department Review

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: —

Parcel Creation Date: —

Last Split Date: —

Current Zoning District: A-20

Review Date: 5-14-03

By:

**Survey Approved: 8/23/04

By:

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

Revised 02-06-02

FEE: $175

KITTITAS COUNTY
ELLENSBURG, WA 98926

13

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

FRANK RAGLAND
Applicant's Name

% EASTSIDE CONSULTANTS
Address

CLE ELUM, WA 98922
State, Zip Code

509-674-7433
Phone (Work)

City

Phone (Home)

Original Parcel Number(s) & Acreage (1 parcel number per line)		Action Requested	New Acreage (Survey Vol. ____, Pg ____)	
1A	20.00AC	___ SEGREGATED INTO ____ LOTS	1A	3.00 AC
1B	20.00AC	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	1B	3.00 AC
1C	20.00AC	___ SEGREGATED FOREST IMPROVEMENT SITE	1C	3.00 AC
1D	~~22.34AC~~ 22.67 AC	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	1D	3.00 AC
1817-04030-0013	20.00AC	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	1817-04030-0013	~~90.34AC~~ 90.67 AC
		✓ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP		
		___ COMBINED AT OWNERS REQUEST		

Applicant is: ____ Owner ____ Purchaser ____ Lessee ✓ Other

Other

Owner Signature Required

Treasurer's Office Review

Tax Status: 2004 tax paid in full

By: Linda Cox
Kittitas County Treasurer's Office

Date: 9-17-04

Planning Department Review

( ) This segregation meets the requirements for observance of intervening ownership.

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)

(✓) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: —

Parcel Creation Date: —

Last Split Date: —

Current Zoning District: A_5-20

Review Date: 5-14-03

By: Chad Bala

**Survey Approved: 8/25/04

By:

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

Revised 02-08-02

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

FRANK RAGLAND
Applicant's Name

c/o EASTSIDE CONSULTANTS
Address

CLE ELUM, WA 98922
State, Zip Code

City

509 - 674 - 7433
Phone (Home) / Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
04030-0013A 20.00 AC	✓ FARM SPLIT SEGREGATED INTO 4 LOTS	13A1 5.00 AC
	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	13A2 5.00 AC
	___ SEGREGATED FOREST IMPROVEMENT SITE	13A3 5.00 AC
	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	13A4 5.00 AC
13B 20.00 AC	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	13B1 5.00 AC
	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	13B2 5.00 AC
	___ COMBINED AT OWNERS REQUEST	13B3 5.00 AC
		13B4 5.00 AC

Applicant is: ____ Owner ____ Purchaser ____ Lessee ____ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

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. 020(4) Farm Split

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: N/A

Last Split Date: _____

Current Zoning District: AG-20

Review Date: 10-12-04

By: J. Shara

**Survey Approved: 10-12-04

By: J. Shara

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

Revised 02-06-02

ELLENSBURG, WA 98925

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

FRANK RAGLAND
Applicant's Name

% EASTSIDE CONSULTANTS
Address

CLE ELUM, WA 98922
State, Zip Code

509-674-7433
Phone (Work)

City

Phone (Home)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested FARM SPLIT	New Acreage (Survey Vol. ____, Pg ____)
1817-04030-0001 20.00 AC	✓ SEGREGATED INTO 4 LOTS	1E 5.00 AC
	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	1F 5.00 AC
	___ SEGREGATED FOREST IMPROVEMENT SITE	1G 5.00 AC
	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	1H 5.00 AC
1817-04030-0002 20.00 AC	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	2A 5.00 AC
	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	2B 5.00 AC
	___ COMBINED AT OWNERS REQUEST	2C 5.00 AC
		2D 5.00 AC

Applicant is: ____ Owner ____ Purchaser ____ Lessee ✓ Other

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

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. 0204 Farm Split

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ____ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: AG-20

Review Date: 10-12-04

By: J. Shara

**Survey Approved: 10-12-04

By: J. Shara

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

Revised 02-06-02

ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

FRANK RAGLAND
Applicant's Name

c/o EASTSIDE CONSULTANTS
Address

CLE ELUM, WA 98922
State, Zip Code

City

509-674-7433
Phone (Work)

Phone (Home)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ___, Pg ___)
	✓ SEGREGATED INTO 4 LOTS FARM SPLIT	0006A 7.1 Ac
18-17-05040-0006 (28.40)	___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	0006B 7.1 Ac
	___ SEGREGATED FOREST IMPROVEMENT SITE	0006C 7.1 Ac
	___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	0006D 7.1 Ac
	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	
	___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
	___ COMBINED AT OWNERS REQUEST	

Applicant is: ____ Owner ____ Purchaser ____ Lessee ✓ Other

Other

Owner Signature Required

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

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. 0460 Farm Split

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ✓ No ____

( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: AG-20

Review Date: 10-12-04

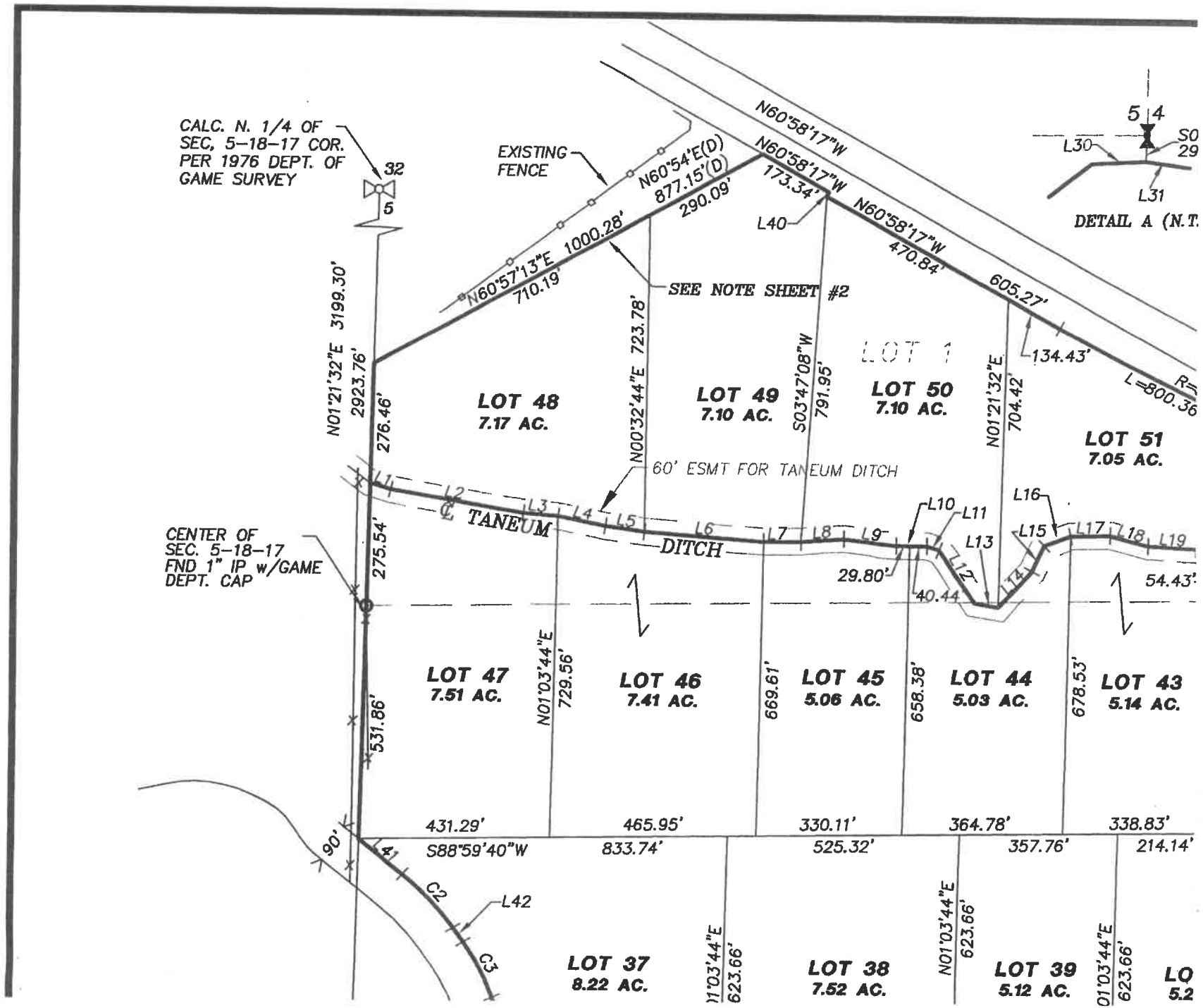
By: J. Sharar

**Survey Approved: 10-12-04

By: J. Sharar

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

Revised 02-06-02


CALC. N. 1/4 OF SEC, 5-18-17 COR. PER 1976 DEPT. OF GAME SURVEY
32
5
EXISTING FENCE
N60°54'E(D) 877.15'(D)
290.09'
N60°58'17"W
173.34'
N60°58'17"W
470.84'
N60°58'17"W
605.27'
134.43'
L=800.36
R=
N60°57'13"E 1000.28'
710.19
SEE NOTE SHEET #2
L40
N01°21'32"E 3199.30'
2923.76'
276.46'
N00°32'44"E 723.78'
S03°47'08"W 791.95'
N01°21'32"E 704.42'
LOT 48
7.17 AC.
LOT 49
7.10 AC.
LOT 50
7.10 AC.
LOT 51
7.05 AC.
60' ESMT FOR TANEUM DITCH
℄ TANEUM DITCH
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19
CENTER OF SEC. 5-18-17 FND 1" IP w/GAME DEPT. CAP
275.54'
29.80'
40.44'
54.43'
LOT 47
7.51 AC.
LOT 46
7.41 AC.
LOT 45
5.06 AC.
LOT 44
5.03 AC.
LOT 43
5.14 AC.
N01°03'44"E 729.56'
669.61'
658.38'
678.53'
531.86'
431.29'
465.95'
330.11'
364.78'
338.83'
S88°59'40"W
833.74'
525.32'
357.76'
214.14'
90°
C1
C2
C3
L42
LOT 37
8.22 AC.
LOT 38
7.52 AC.
LOT 39
5.12 AC.
N01°03'44"E 623.66'
N01°03'44"E 623.66'
N01°03'44"E 623.66'
DETAIL A (N.T.
L30
L31
5 4
S0
29

ATTACHMENT E

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
"Building Partnerships -- Building Communities"

June 4, 2021

Trav Story
PO Box 745
Moses Lake, WA 98837

RE: SE-21-00006 Nunnally, Administrative Determination that Plat Alteration is Required

Mr. Story:

I have reviewed the record for the above-referenced SEPA application and determined that it is necessary to issue a written administrative interpretation in accordance with KCC 15A.01.040(2)(b) regarding the need for a plat alteration for the proposed project.

KCC 15A.01.040(2)(a) authorizes the Community Development Services (CDS) Director to administer several Titles of Kittitas County Code, including Title 16, Subdivisions. Title 16 was enacted under the authority of RCW 58.17. RCW 58.17 contemplates local subdivision regulations and, indeed, relies upon them. RCW 58.17 and KCC Title 16 supplement each other to such a degree that they are inextricably intertwined. One cannot talk about subdivision in Kittitas County without discussing both RCW 58.17 and KCC Title 16.

The current subdivision code was adopted by ordinance 2005-31 which was expressly adopted to reflect new changes in RCW 58.17. RCW 58.17.030 provides that every subdivision shall comply with it and that short subdivisions comply with local regulations adopted pursuant to RCW 58.17.060. RCW 58.17.033 provides that proposed subdivisions are to be reviewed under the local regulation in effect at the time of application submittal and that a complete application is to be locally defined. RCW 58.17.040(2) contemplates local subdivision regulation and exempts certain division from the applicability of RCW 58.17 unless local regulation requires platting of such divisions, in which case the entire RCW 58.17 would then apply to such divisions. RCW 58.17.060 requires adoption of local regulation for short platting. RCW 58.17.095 allows the municipality to set what is to be a short or long plat (by number of lots created). RCW 58.17.100 provides that the sole authority to adopt and amend platting ordinances shall reside with the local legislative body. RCW 58.17.275 requires Kittitas County to give notice if we are contemplating amending ordinances adopted pursuant to Ch.58.17 RCW. RCW 58.17.320 intertwines enforcement of RCW 58.17 with that of local subdivision regulations. 15A.01.030 Applicability, provides that "The provisions of this title shall apply to all land use permits under KCC Titles 15, 15A, 16, 17, and 17A, county shoreline master program, *and to any related regulation or any other ordinance or law implementing these provisions*. This would sweep in Ch. 58.17 RCW.

KCC 15A.01.040(2)(b) gives the CDS Director the authority to issue written opinions upon, among other things, "Title 16, Subdivisions" and the application of such regulations upon specific parcels. Such written opinions are appealable to the Kittitas County Hearing Examiner pursuant to KCC 15A.01.040(4)(i). As described above, talking about subdivision regulation in Kittitas County is not possible to do without discussing RCW 58.17 because the two are necessarily intertwined. The state statute itself creates and requires this inextricable link.

The above-referenced SEPA application proposes to develop a new road to access 13 existing lots, including 12 lots that were created via exempt segregation and are shown on the attached record of survey. This new

road would provide access to the 12 lots via Strande Road. The attached record of survey that created the lots through exempt segregation, however, shows a proposed road providing access via Hanson Road. Therefore, the proposed change would alter the proposed access to these 12 lots.

RCW 58.17.020 defines "subdivision" as the division of land into five or more lots. Therefore, even though the exempt segregation process no longer exists, the twelve lots shown on the attached record of survey are considered a subdivision according to RCW 58.17. RCW 58.17.040(2) provides that the entire chapter shall apply to divisions of land creating lots larger than five (5) acres in size if the governing authority adopted a subdivision ordinance requiring plat approval of such divisions. KCC 16.04.010 (adopted in 2005) provides that "*Every division* ... within the unincorporated area of Kittitas County shall proceed in compliance with this title and Kittitas County Code." That title is denominated as "16, Subdivisions". Therefore, all of Ch. 58.17 applies to this subject property. RCW 58.17.215 states that anyone interested in altering a subdivision *or any portion thereof* shall submit an application for alteration to the county and that the application shall be processed in accordance with the procedures contained therein. The proposed access change would be an alteration to a subdivision as defined by RCW 58.17, because altering the access is altering *any portion of a subdivision,* and therefore a plat alteration application is required.

KCC 15A.01.040(4)(i) allows for administrative determinations such as code interpretations to be appealed to the Kittitas County Hearing Examiner. Appeals of an administrative decision shall be filed with Community Development Services within 10 working days of the decision in accordance with KCC 15A.07.010.

Please let me know if you have questions.

Sincerely,

Dan Carlson, AICP
Community Development Services Director

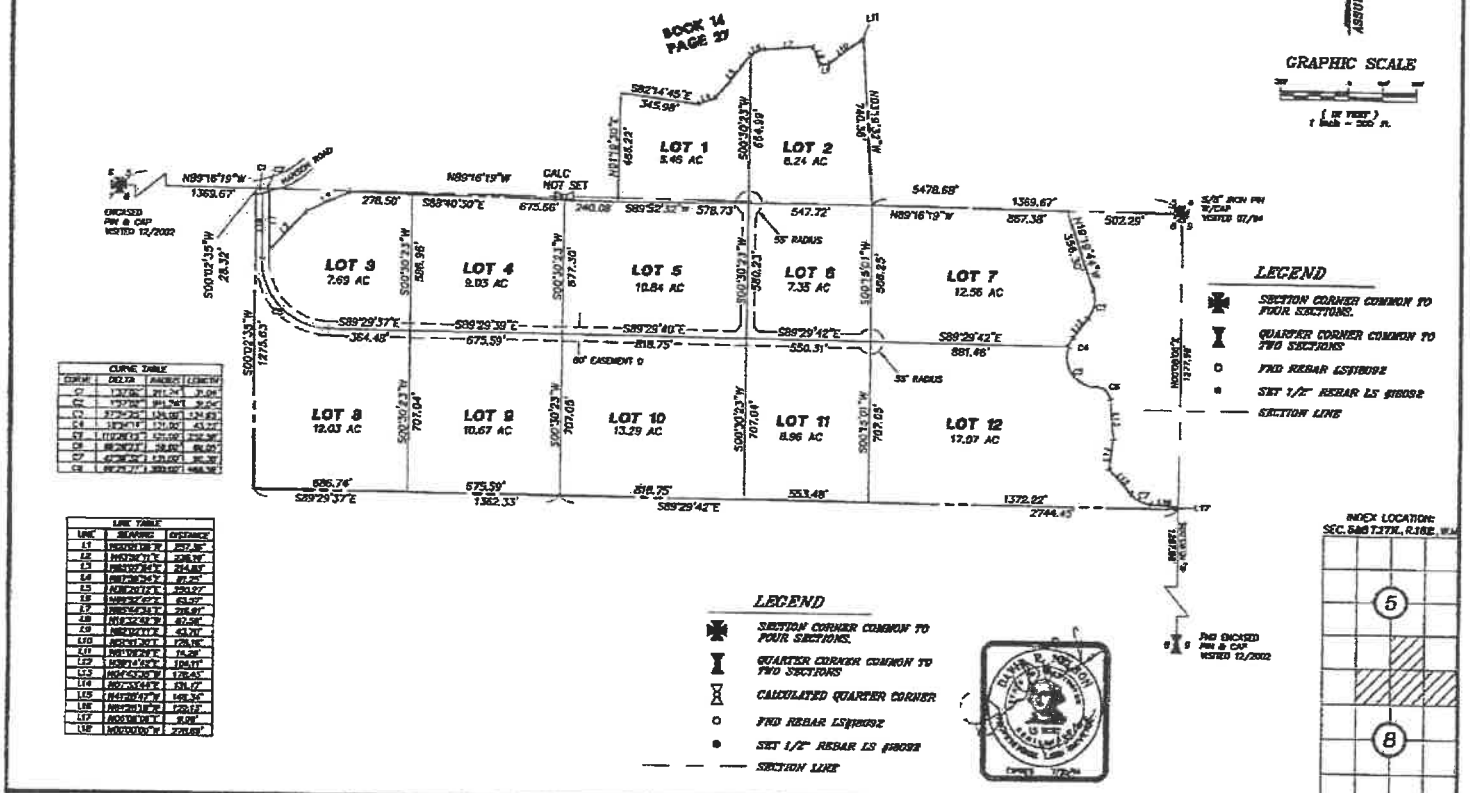
Enclosure: Record of Survey Creating 12 Lots

CC: James Carmody, Attorney at Law *(via email)*
Neil Caulkins, Deputy Prosecuting Attorney *(via email)*
Mark Cook, Public Works Director *(via email)*
Jeremy Johnston, Planning Official *(via email)*
Kelly Bacon, Planner *(via email)*

200212310066 25-147

RECORD OF SURVEY

A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, WASHINGTON.


BOOK 14 PAGE 27
LOT 1 5.46 AC
LOT 2 8.24 AC
LOT 3 2.69 AC
LOT 4 9.03 AC
LOT 5 10.84 AC
LOT 6 7.35 AC
LOT 7 12.56 AC
LOT 8 12.03 AC
LOT 9 10.67 AC
LOT 10 13.29 AC
LOT 11 8.96 AC
LOT 12 17.07 AC
CALC NOT SET
60' EASEMENT
55' RADIUS
N89°16'19"W 1363.67'
S89°40'39"E 675.56'
S89°52'32"W 578.73'
N89°16'19"W 1369.67'
S89°29'37"E 675.59'
S89°29'39"E
S89°29'40"E
S89°29'42"E 881.46'
S89°29'37"E 1382.33'
S89°29'42"E 2744.45'
5478.68'
857.38'
S02°29'
276.50'
240.08'
547.72'
364.48'
818.75'
550.31'
686.74'
553.48'
1372.22'
N89°16'19"W 1277.16'
S00°02'35"W 1275.03'
S00°12'19"W 28.32'
S00°30'23"W 707.04'
S00°30'23"W 707.05'
S00°30'23"W 707.04'
S00°30'23"W 707.05'
S00°30'23"W 506.98'
S00°30'23"W 877.30'
S00°30'23"W 560.23'
S00°19'51"W 506.85'
N00°19'51"E 1356.30'
N00°19'51"E 1277.16'
N00°19'44"E 1277.16'
N00°19'44"E 1277.16'
N00°19'44

200218310046 25-178

RECORD OF SURVEY
A PORTION OF SECTIONS 5 & 8, T.17N., R.18E., W.M. KITTITAS COUNTY, 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 OF SURVEYS, PAGE 27, AND BOOK 15 OF SURVEYS, PAGE 37, AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS THE SURVEY OF RECORD IN BOOK 15, PAGE 37.

3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).

4. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

5. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.

6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

7. THE PURPOSE OF THIS SURVEY IS FOR LOT SEGREGATION AND BOUNDARY LINE ADJUSTMENT. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET LOT CORNERS OR IDENTIFY PROPERTY BOUNDARIES.

LEGAL DESCRIPTION

ORIGINAL PARCEL: 9001-0002-0005

LOT 1
LOT 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-152 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 2
LOT 2 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-152 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 3
LOT 3 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-152 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 4
LOT 4 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-152 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 5
LOT 5 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-152 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 6
LOT 6 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-152 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 7
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LOT 8
LOT 8 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-152 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 9
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LOT 10
LOT 10 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-152 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 11
LOT 11 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-152 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 12
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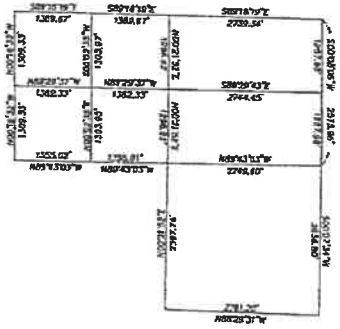
EASEMENT G
EASEMENT G AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED DECEMBER 31, 2002, IN BOOK 28 OF SURVEYS AT PAGE 151-152 UNDER AUDITOR'S FILE NO. 200212310046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, AFFECTING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

SECTION CLOSURE
N.T.S.



RECORDER'S CERTIFICATE 200212310046

Filed for record this 31st day of December 2002 at 2:31 P in book 28 of SURVEYS at page 151 at the request of DAVID P. NELSON

DAVID R. BOWEN, County Auditor — Deputy 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 LARRY ANDERSON in DEC. 2002.

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
518 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509)674-7433
FAX: (509)674-5115

RECORD OF SURVEY
PREPARED FOR
LARRY ANDERSON
ELLENSBURG
KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
T. ROLETTO	12/2002	01550
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	2 OF 2