FEE: RECEIVE		brogmally submitt
Assessor's pffice JUN 0 6 2006	Planning Department	RECENCER
County Courthouse Rm. 101 KUTUAS COU	NTY 411 N. Ruby Suite 2	County Countrouse Rm. 102
REQUESTFOR PARCELS	SEGREGATION AND BOUNDA	RY LINE ADJUSTMENTS ted by the Assistants Officentics fully completed.
JACK C. TALLM Applicant Name	<u>AN</u> <u>7874</u> 50. Address	SAN QUEUAN AVE.
CLINTON		236
City	State, Zip Code	
360 - 579 - 3655 Phone (Home) (216) 919 5019	Rhone (Work)	25-754-0111
Original Parcel Number(s) & Acreage	Action Requested	
(1 parcel per line)	Action Requested	New Acreage Survey Vol. <u>35</u> Pg. <u>91</u>
19-15-0800-0004-00	2 Segregated into Lots	20,29
(80+ ACRES)	Segregated by Intervening Owners	hip 2.6.29
	"Segregated" for Mortgage Purpos	ues Only 20,29
	Eliminate (Segregate) Mortgage P	urpose 20.29
*	Only Parcel Boundary Line Adjustment betwee	en
	property owners Boundary Line Adjustment betwee	RECEIVED
	properties in the same ownershi Combine Parcels at Owner's requ	JUL 22 2009
Applicant is: X Owner*	properties in the same ownershi	IUL 2.2. 2009 MARSI EYANDOther** Lesse ITHTAS COUNTY ASSESSOR
* Signature (Required)	properties in the same ownershi — Combine Parcels at Owner's requ Purchaser	JUL 22 2009
*Owner's Signature (Required)	properties in the same ownershi Combine Parcels at Owner's requ	IUL 2.2. 2009 MARSI-LEYANDOther** Lesse ITHTAS COUNTY ASSESSOR
*Dwner's Signature (Required) TREA Tax Status: 2009 Taxes period PLANN	properties in the same ownershi Combine Parcels at Owner's requ Purchaser SURER'S OFFICE REVIEW By: ING DEPARTMENT REVIEW	IUL 2.2.2009 MARSHUMEYANDOther*** LessediTTITAS COUNTY ASSESSOR **Other Date: 7/22/09
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	Deanne S Taliman I	Etvir Trustees	s Etal			
cg	August 7, 2009 3	1/88 SEG	2009 T	axes Paid		
Sales Info: Adjusted Acres:	(+1.1	16 acres per	survey)			
Recorded/Received:						
Balanced Back: New Value:	09 for 10 10 for 11					
		for 10				
	Map Number	Acres Impro	v Value	Land Value	Total Value	Levy/DO
Original	19-15-08000-0004	79.00	0	5,450	5,450	31/88
New	P355734	19.29	0	1,310	1,310	31/88
	Ptn E1/2 NW1/4 (Ptn Parce 19-15-08000-0005)	el A, B35/P9′	I)(Less Ir	nprov Site,	MBSW	
New	19-15-08000-0006 Ptn E1/2 NW1/4 (Parcel B,	20.29 B35/P91)	0	1,380	1,380	31/88
New	19-15-08000-0007 Ptn E1/2 NW1/4 (Parcel C,	20.29 B35/P91)	0	1,380	1,380	31/88
New	19-15-08000-0008 Ptn E1/2 NW1/4 (Parcel D,	20.29 B35/P91)	0	1,380	1,380	31/88

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KI11 ITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926 CDS@CO.KITTITAS.WA.US Office (509) 962-7506 Fax (509) 962-7682

MEMORANDUM

TO:	Jack Tallman, applicant
FROM:	Joanna Valencia, Staff Planner \mathscr{A}^{arphi}
DATE:	July 17, 2006
SUBJECT:	Tallman Administrative Segregation
DESCRIPTION:	Administrative Segregation in the Forest & Range Zone
PARCEL NUMBER(s):	19-15-08000-0004 (approximately 80 acres into four 20 acre lots)

Kittitas County Community Development Services has reviewed the proposed Administrative Segregation and hereby grants:

PRELIMINARY APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed prior to final approval of the boundary line adjustment and must be submitted to our office for review:

- 1. A survey of the Segregation reflecting the new acreage and lot dimensions must be submitted to our office and reviewed for final approval.
- 2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
- 3. Please refer to the attached Kittitas County Public Works Memo for additional information regarding additional requirements.
- Attachments: BLA Application and maps Preliminary BLA/Segregation Drawing KC Public Works Comments



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services Planner II

FROM: Randy Carbary, Planner II

DATE: June 27, 2006

SUBJECT: Jack Tallman Segregation

Our department has reviewed the Request for Parcel Segregation Application and in order to ensure that it meets current Kittitas County Road Standards. The applicant needs to provide the following:

1. Prior to Final Approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

The applicant needs to be aware of the following:

- a. An approved Access Permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the County Road Right of Way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements, state easements or cities may require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information.

Page 1 of 1

FEE: RECF'Y		ingenally submit
Assessor's Office JUN 0 6 200	6 ELLENSBURG, WA 98926 Planning Department	
County Courthouse Rm. 101	UNTY 411 N. Ruby Suite 2	Treasurer's Office County Courthouse Rm. 102
REQUEST FOR PARCEI	SEGREGATION AND BOUNDARY LI ent and Treasurer's Office. It will not be accepted by the	NE ADJUSTMENTS
JACK G. TALLI	MAIL	Assessor's Office Inness rully completed.
Applicant Name	Address	IR VUAN AVE.
CLINTON	WA 98236	
	State, Zip Code	
<u>360-579-3655</u> Phone (Home)	<u>CELL</u> 425- Phone (Work)	754-0111
Original Parcel Number(s) & Acreage	Action Requested	DY 4
(1 parcel per line)	Action Requested	New Acreage Survey Vol. Pg.
19-15-0800-0004-0	0 Segregated into 4 Lots	20
(80+ ACRES)		20
	Segregated by Intervening Ownership	
	"Segregated" for Mortgage Purposes Only	20
· · · · · · · · · · · · · · · · · · ·	Eliminate (Segregate) Mortgage Purpose	20
	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: X Owner*	Purchaser I	essee Other**
*Øwner's Signature (Required)	**Othe	
	ASURER'S OFFICE REVIEW	
Tax Status:	By:	Date:
PLAN	NING DEPARTMENT REVIEW	
	ments for observance of intervening ownership.	and a second
This manual in the second	s County Code Subdivision Regulations (Ch. 16.04 S	Sec. <u>020</u>)
(\checkmark) This segregation does meet Kittita		
() This segregation does meet Kittita	s County Code Subdivision Regulations (Ch. 16.04.))20 (5) BLA's)
() This segregation does meet Kittita Deed Recording Vol Page_	s County Code Subdivision Regulations (Ch. 16.04.0	Yes No (See Do 2)
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 () This segregation does meet Kittita. Deed Recording Vol Page () This "segregation" is for Mortgage 	s County Code Subdivision Regulations (Ch. 16.04.0	Yes No (See Pg.2)
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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

LEGAL DESCRIPTIONS

PARCEL A:

THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B:

THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL C:

THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D:

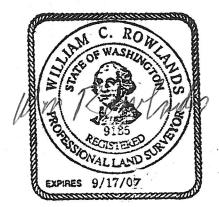
THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PREPARED BY:

CASCADE LAND SURVEYING WILLIAM ROWLANDS, L.S.9185 P.O. BOX 588 CLINTON, WA 98236 PH 360-221-8630

OWNER:

DEANNE S. TALLMAN 7874 SOUTH SAN JUAN AVE. CLINTON, WA. 98236 PH 360-579-3655



RECEIVED

JUN 06 2006

LEGAL DESCRIPTION OF THE ONE (1.0) ACRE

A PORTION OF THE 20 AC. SEGREGATION KNOWN AS PARCELA AS FOLLOWS:

A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RNAGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER, BEING THE CENTER OF SAID SECTION 8;

THENCE N 00 05'52" W 200.00 FT. ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING;

THENCE N 88 35'04" W 217.80 FT. PARALLEL TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER;

THENCE N 00 05'52" W 200.00 FT. PARALLEL TO SAID EASTERLY LINE; THENCE S 88 35'04" E 217.80 FT. PARALLEL TO SAID SOUTHERLY LINE TO SAID EASTERLY LINE OF THE NORTHWEST QUARTER; THENCE S 00 05'52" E ALONG SAID EASTERLY LINE TO THE TRUE POINT OF BEGINNING.

SITUATE IN COUNTY OF KITTITAS, STATE OF WASHINGTON

PREPARED FOR OWNERS: JACK C. TALLMAN AND DEANNE S. TALLMAN 7874 SOUTH SAN JUAN AVE. CLINTON, WA 98236 PH 360-579-3655 CELL 425-754-0111

PREPARED BY: CASCADE LAND SURVEYING WILLIAM ROWLANDS, L.S. 9185 P.O. BOX 588 CLINTON, WA 98236 PH 360-221-8630 CELL 425-248-0231

DATE: JUNE 6, 2006 PARCEL NO. OF TOTAL 80 ACRE OWNERSHIP: 19-15-08000-0004 JOB NO. 1506



