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KITTITAS COUNTY ELLENSBURG, WA 98926

Assessor's Office County Courthouse Rm.101

Planning Department County Courthouse Rm. 182



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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 BLA's or segregation. Please allow 3-4 weeks for processing.

BUA | SEGI - 04 -09

Vandeventer, Susan

to

May 30, 2006

22/11

2006 Taxes PD 05/23/06

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Sales Info:

Adjusted Acres:

06 for 07

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Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

TO:

Cruse and Associates, Authorized Agent

KRD Irrigation District

FROM:

Joanna Valencia, Staff Planner

DATE:

February 3rd, 2006

SUBJECT:

Van de Venter Administrative Segregation

DESCRIPTION:

Administrative Segregation into 2 lots (1.25 acres and 8.75 acres) using Intervening

Ownership (KRD Right of Way)

PARCEL

NUMBER(s):

18-19-08010-0002

Kittitas County Community Development Services has reviewed the proposed administrative segregation application 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 segregation:

- 1.) A legal description or survey of the proposed segregation reflecting the new acreage and lot dimensions must be submitted to our office and reviewed for final approval.
- 2.) In order to provide irrigation water to newly created lots, administrative segregations must meet KCC Subdivision Code Chapter 16.18 Irrigation requirements. A certificate/letter of approval must be received from the irrigation entity representative stating that the proposed parcel creation meets the irrigation entity requirements (KCC 16.18.030). It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements. The subject properties are shown to be located within the KRD Irrigation District.
- 3.) Full year's taxes needs to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
- 4.) Please see Kittitas County Public Works comment letter attached for additional information.

Attachments:

Segregation Application

Preliminary Segregation Drawing KC Public Works Comments



DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

MEMORANDUM

TO:

Marco Rains, Staff Planner, Community Development Services

FROM:

Randy Carbary, Planner II

DATE:

Jan 27, 2006

SUBJECT:

Van de Venter Segregation Application 18-19-08010-0002

 Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. Our department recommends Final Approval.

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.

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Assessor's Office County Courthouse Rm.101

Planning Department County Courthouse Rm. 182

KITTITAS COUNTY ELLENSBURG, WA 98926

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the county Community Pipinting Department and BOUNDARY LINE ADJUSTMENTS JEMAN SUSAN VANDERS AND BORR IN ROAD JEMAN SUSAN VANDERS AND BORR IN ROAD Applicant's Name Action Requested New Acreage (Survey VolPg	Must be signed by the County Community Planni	ng Department and Treasure	N and BOUNDARY	LINE ADJUSTMENTS
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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 BLA's or segregation. Please allow 3-4 weeks for processing.

ALA 19561-010-19

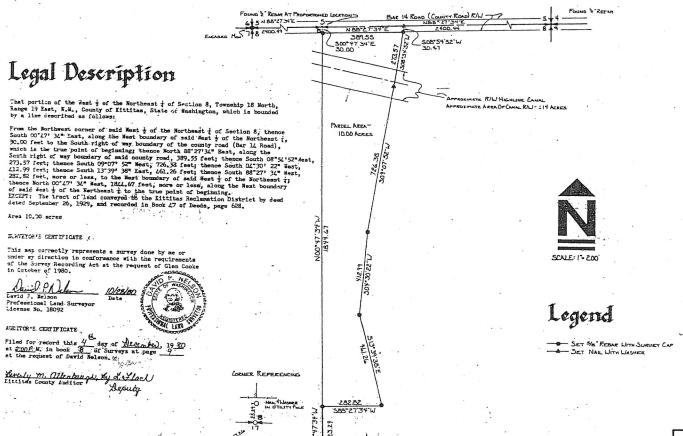


Township: 18 Range: 19 Section: 8



ParcelView 4.0.1

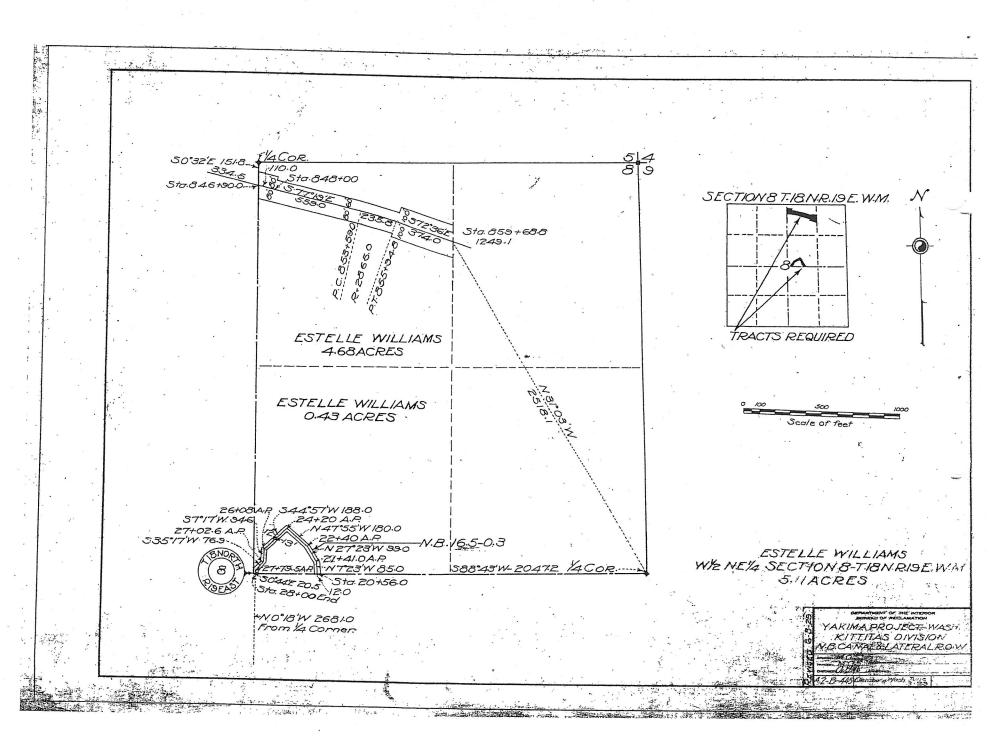
This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessors Office does not warrant its accuracy



SET I PIPE AT THE INTERSECTION

OF THE FEARE TO THE NORTH AND 4

Cruse and Delson Professional Land Surveyors PUBox 959-Ellensburg, Wa. 98926 (509) 925-4747



That portion of the West ½ of the Northeast 1/4 of Section 8, Township 18 North, Range 19 East, W.M., County of Kittitas, State of Washington, which is bounded by a line described as follows:

From the Northwest corner of said West ½ of the Northeast 1/4 of Section 8, thence South 00° 47' 34" East, along the West boundary of said West ½ of the Northeast 1/4, 30.00 feet to the south right of way boundary of the county road (Bar 14 Road), which is the true point of beginning; thence North 88° 27'34" East, along the South right of way boundary of said county road, 389.55 feet; thence South 08° 54'52" West, 273.57 feet; thence South 09° 07' 52" West, 726.38 feet; thence South 04° 30' 22" West, 412.99 feet; thence South 13° 39' 38" East, 461.26 feet; thence South 88° 27' 34" West 282.82 feet, more or less, to the West boundary of said West ½ of the Northeast 1/4; thence North 00° 47'34" West, 1844.67 feet, more or less, along the West boundary of said West ½ of the Northeast 1/4 of the true point of beginning. EXCEPT: The tract of land conveyed to the Kittitas Reclamation District by deed dated September 26, 1929, and recorded in Book 47 of Deeds, page 628 and the tract of land lying on the south side of Highline Canal.

Area: 1.25 acres.

	S	CASH RECEIPT VAN ACVENTER Received From				
AS COUNTY CDS N. Ruby Suite #2 ISBURG, WA 98926		Address 802 Bar A Rd. Ellensburg, WA 98926 Dollars \$ 300 00 For BLA Application (Vande Venter)				
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