

# *Kittitas County Community Development Services*

*Darryl Piercy, Director*

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## MEMORANDUM

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TO: Cruse and Associates, Authorized Agent/ Lonny White, applicant

FROM: Dan Valoff, Staff Planner

DATE: February 21, 2007

SUBJECT: White SEG-06-168

DESCRIPTION: Segregation of a parcel by means of intervening ownership through a Kittitas Reclamation District irrigation lateral in the Ag-3 Zone.

PARCEL  
NUMBER: 19-15-01000-0003

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Kittitas County Community Development Services has reviewed the proposed segregation by intervening ownership application and hereby grants:

### FINAL APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed to complete the process.

1. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office. **The Treasurer's office will need to sign off on the attached Parcel Segregation/Boundary Line Adjustment form prior to applicant submittal to the Assessor's office. After which, the complete application packet will need to be submitted to the Assessor's office for further processing.**
2. Please refer to the attached Kittitas County Public Works Memo for additional information.

Attachments: Approved SEG Application and maps  
Preliminary Segregation Drawing  
KC Public Works Comments

# PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.

FD 2" PIPE  
VISITED 6/04

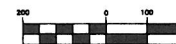
FD DEA W.C.  
N 00°39'40" E, 14.55'  
VISITED 6/04



### LEGEND

- 
- 
- 

### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

LINE	DIRECTION	DISTANCE
L2	N 01°05'17" E	103.98'
L3	N 00°59'12" E	101.95'
L4	S 07°27'37" E	38.33'
L5	S 06°47'37" E	2.82'
L6	N 07°27'37" W	7.00'
L7	N 74°19'51" W	37.21'

### AUDITOR'S CERTIFICATE

Filed for record this 12TH day of AUGUST,  
2004, at 1:19 P.M., in Book 30 of Surveys  
at page(s) 116 at the request of Cruse & Nelson.

*David B. Brown*  
**DAVID B. BROWN**  
KITITAS COUNTY AUDITOR

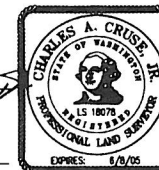
### SURVEYOR'S CERTIFICATE

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 LONNY WHITE in JUNE of 2004.

*Charles A. Cruse, Jr.*

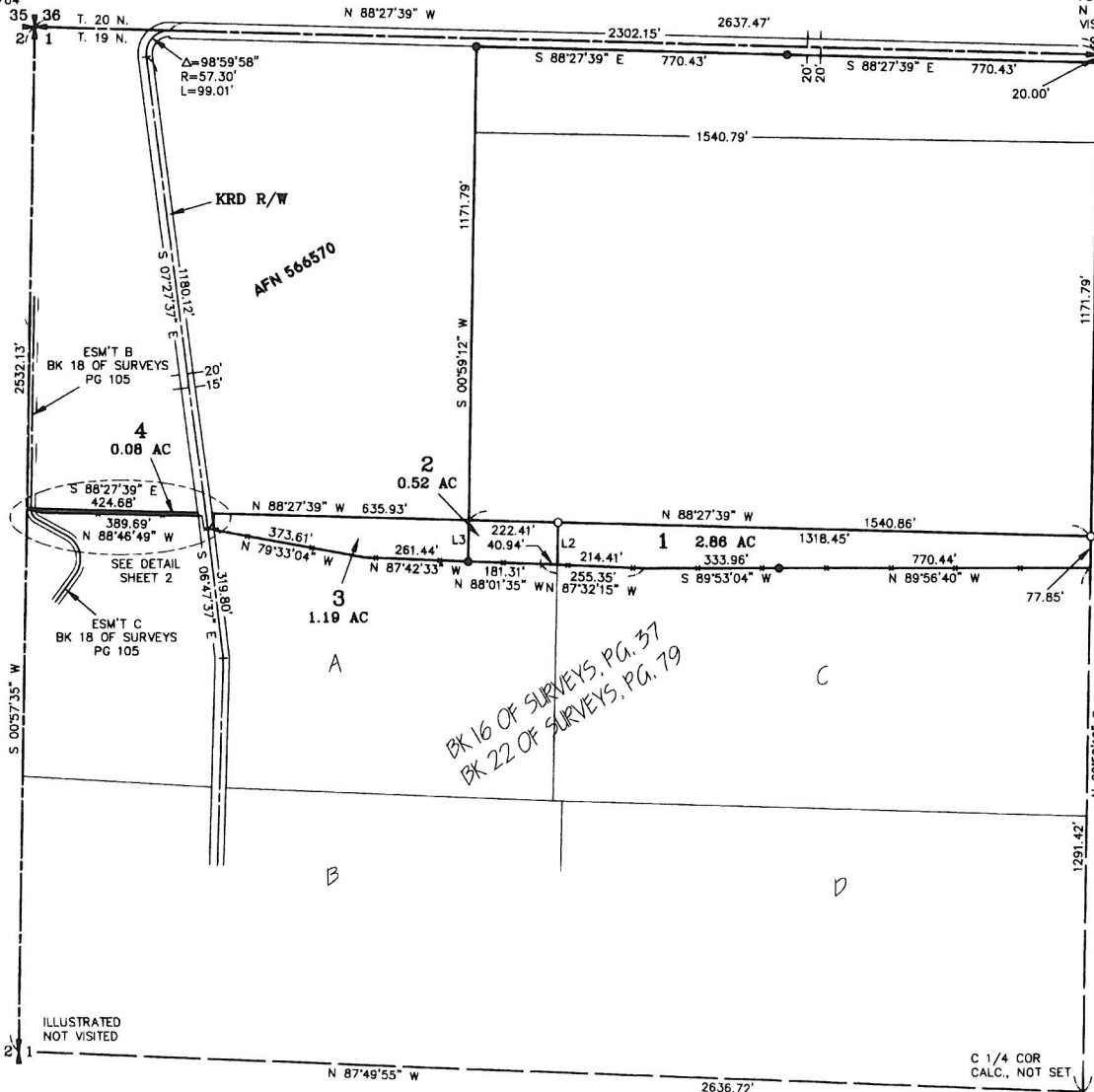
**CHARLES A. CRUSE, JR.**  
Professional Land Surveyor  
License No. 18078

AUGUST 12, 2004  
DATE



**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

**WHITE PROPERTY**



BK 21 OF SURVEYS,  
PGS. 36-37

BK 16 OF SURVEYS, PG. 37  
BK 22 OF SURVEYS, PG. 79

BK 21 OF SURVEYS  
PGS 113-115

ILLUSTRATED  
NOT VISITED

C 1/4 COR  
CALC., NOT SET

X	X	
X	X	

# PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.

### NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. THIS SURVEY IS BASED ON THE SECTION SUBDIVISION SHOWN ON BOOK 16 OF SURVEYS, PAGE 37, AND BOOK 22 OF SURVEYS, PAGE 79. BEARINGS ARE THE SAME AS BOOK 22 OF SURVEYS, PAGE 79.
4. THE OWNER OF PARCELS 1, 2, 3 AND 4 SHOWN HEREON MUST COORDINATE WITH THE KITTITAS RECLAMATION DISTRICT (KRD) REGARDING IRRIGABLE ACREAGE ON THE SUBJECT PARCELS. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
5. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
6. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
7. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
8. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
9. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
10. THE PURPOSE OF THIS SURVEY IS TO FACILITATE A BOUNDARY LINE ADJUSTMENT.

### LEGAL DESCRIPTIONS

#### PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 12, 2004 IN BOOK 30 OF SURVEYS AT PAGES 116, 117, UNDER AUDITOR'S FILE NO. 20040812 2040, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 2

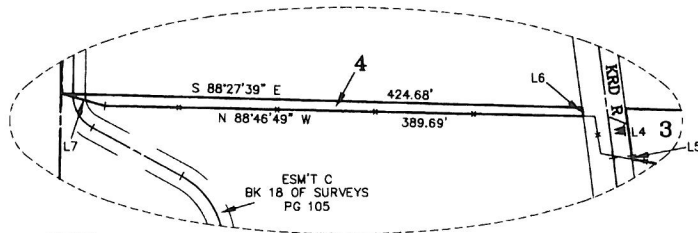
PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 12, 2004 IN BOOK 30 OF SURVEYS AT PAGES 116, 117, UNDER AUDITOR'S FILE NO. 20040812 2040, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 12, 2004 IN BOOK 30 OF SURVEYS AT PAGES 116, 117, UNDER AUDITOR'S FILE NO. 20040812 2040, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 12, 2004 IN BOOK 30 OF SURVEYS AT PAGES 116, 117, UNDER AUDITOR'S FILE NO. 20040812 2040, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

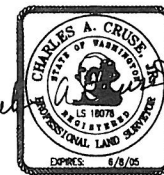


DETAIL  
NOT TO SCALE

### AUDITOR'S CERTIFICATE

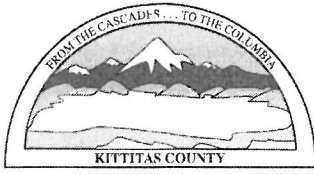
Filed for record this 12TH day of AUGUST,  
2004, at 1:18 P.M., in Book 30 of Surveys  
at page(s) 117 at the request of Cruse & Associates.

DAVID B. BOWEN BY: *[Signature]*  
KITTITAS COUNTY AUDITOR



**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

AUGUST 12, 2004



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## MEMORANDUM

TO: Lonnie White, c/o Cruse & Associates

FROM: Dan Valoff, Planner I *DV*

DATE: January 22, 2007

SUBJECT: White SEG-06-168

DESCRIPTION: Segregation of a parcel by means of intervening ownership through a Kittitas Reclamation District irrigation lateral in the AG-3 zone.

PARCEL  
NUMBER: 19-15-01000-0003

Kittitas County Community Development Services has reviewed the proposed parcel segregation by intervening 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 parcel segregation by intervening ownership and must be submitted to our office for review:

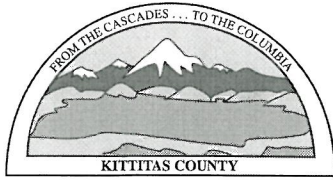
1. A survey of the proposed segregation and new legal descriptions prepared reflecting the new acreage and lot dimensions of the affected properties must be submitted to our office and reviewed for final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the 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  
Preliminary Segregation Drawing  
KC Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



**KITITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

RECEIVED

JAN 03 2007

Kittitas County  
CDS

**MEMORANDUM**

TO: Community Development Services  
FROM: Christina Wollman, Planner II *cw*  
DATE: January 2, 2007  
SUBJECT: White SEG-06-168, 19-15-01000-0003.

The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

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 or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- 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.

FEES: \$375 Administrative segregation per page  
\$100 Major Boundary Line Adjustment per page  
\$50 Minor Boundary Line Adjustment per page  
\$50 Combination

5-6-06-168  
seg-

RECEIVED

DEC 18 2006

RECEIVED  
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  
Kittitas County  
CDS

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.

White % Cruise Assoc  
Applicant's Name  
Ellensburg  
City  
FO Box 959  
Address  
WA 98926  
State, Zip Code

Lonny White

Phone (Home) \_\_\_\_\_ Phone (Work) \_\_\_\_\_

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
19-15-01000-0003 28.73 AC	<input checked="" type="checkbox"/> SEGREGATED INTO 2 LOTS	
	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	9.22 AC and
	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	19.51 AC
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	

Applicant is: \_\_\_\_\_ Owner \_\_\_\_\_ Purchaser \_\_\_\_\_ Lessee \_\_\_\_\_  Other

Chris Cruise  
Owner Signature Required  
Other

Treasurer's Office Review

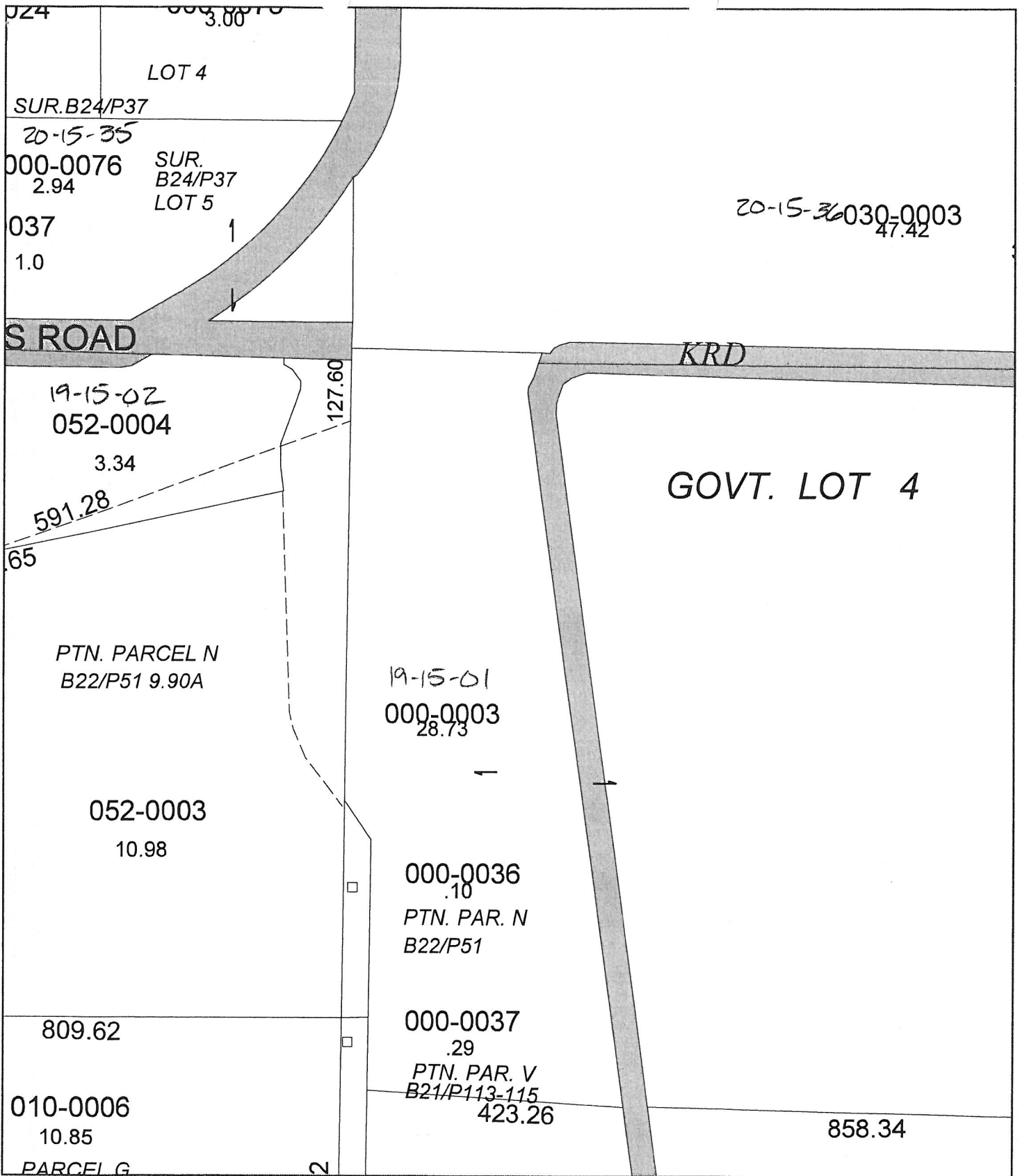
Tax Status: \_\_\_\_\_ By: \_\_\_\_\_  
Kittitas County Treasurer's Office  
Date: \_\_\_\_\_

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. *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 \_\_\_\_ *No further use of intervening ownership at this time DV 1/22/07*
- 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-3  
Review Date: 1-22-07 By: *Don Waloff*  
\*\*Survey Approved: \_\_\_\_\_ 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.



Township: 20 Range: 15 Section: 36

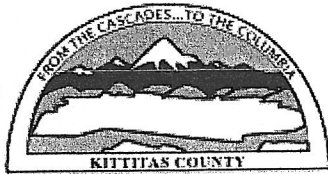
ParcelView 4.0.1

Copyright (C) 2002 Kittitas County  
 Kittitas County Assessor's Office  
 205 W 5th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)962-7501  
 Data Set: 8/7/2006 6:23:08 PM

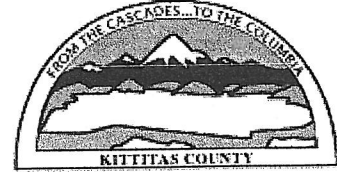


Scale: 1 inch = 200 feet

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.



# Kittitas County Assessor



Iris Rominger  
Assessor

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

## Property Summary (Appraisal Details)

### Parcel Information

**Parcel Number:** 375534  
**Map Number:** 19-15-01000-0003  
**Situs:** 00280 IRON MTN RD CLE ELUM  
**Legal:** ACRES 28.73, CD. 6095; SEC. 1; TWP. 19; RGE. 15; PTN. NW1/4 (PTN. GOVT LOT 4)

### Ownership Information

**Current Owner:** WHITE, LONNY PETER  
**Address:** 280 IRON MOUNTAIN RD  
**City, State:** CLE ELUM WA  
**Zipcode:** 98922

### Assessment Data

**Tax District:** 43  
**Open Space:** YES  
**Open Space Date:** 1/1/1981  
**Senior Exemption:**  
**Deeded Acres:** 28.73  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 267,980  
**Imp:** 177,050  
**Perm Crop:** 0  
**Total:** 445,030

### Taxable Value

**Land:** 18,280  
**Imp:** 177,050  
**Perm Crop:** 0  
**Total:** 195,330

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
02-01-1996	1294	1	WHITE, LONNY PETER	WHITE, LONNY PETER	
12-01-1993	3738900	1	JOHN ROTH LISBERGER	WHITE, LONNY PETER	

### Building Permits

Permit No.	Date	Description	Amount
2001-09074	9/20/2001	RESOB SNOW COV. 1440 SQFT	18,000
94-06089	6/28/1994	RADD 600 S.F.	67,860

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2006	WHITE, LONNY PETER	18,280	177,050	0	195,330		195,330	<a href="#">View Taxes</a>
2005	CONIFER ATHLETIC CAMP INC	14,182	150,750		164,932		164,932	<a href="#">View Taxes</a>
2004	CONIFER ATHLETIC CAMP INC	14,182	150,750		164,932		164,932	<a href="#">View Taxes</a>
2003	CONIFER ATHLETIC CAMP INC	14,512	150,750		165,262		165,262	<a href="#">View Taxes</a>
2002	CONIFER ATHLETIC CAMP INC	9,410	132,120		141,530		141,530	<a href="#">View Taxes</a>
2001	CONIFER ATHLETIC CAMP INC	9,570	121,270		130,840		130,840	<a href="#">View Taxes</a>

### Parcel Comments

NO PARCEL COMMENTS FOR THIS RECORD!



**CASH RECEIPT**

Date 12.18.06

049281

Received From Cruse & Assoc

Address 217 E 4th  
Ellensburg WA

Dollars \$ 375.00

For Admin Secy. White

KITTITAS COUNTY CDS  
411 N. Ruby Suite #2  
ELLENSBURG, WA 98926

CRB 111-3

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>375.00</u>	CHECK	<u>375.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

19-15-01060-0003

By MRice