

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

November 4, 2008

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

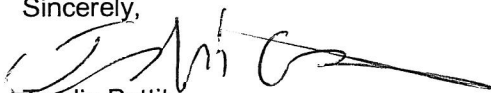
RE: McIntosh Segregation, File Number SEG-07-66
Assessor's map number: 18-18-08010-0001

Dear Mr. Cruse,

Kittitas County Community Development Services has reviewed the proposed parcel segregation application and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed to complete the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Kittitas County Assessor's Office on November 4, 2008 to finalize the boundary line adjustment.

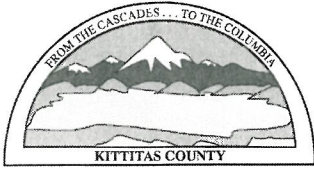
Sincerely,



Trudie Pettit
Staff Planner

cc: Kittitas County Assessor's Office

Attachments: Segregation Application
Kittitas County Public Works Memo



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Fax (509) 962-7682

May 31, 2007

McIntosh
C/O Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: McIntosh, File Number SEG-07-66

Dear Mr. McIntosh,

Review of the referenced application is contingent upon the processing of an existing application which has not yet received final approval from our department. The review of the referenced application will continue upon finalization of McIntosh, File Number BLA-07-55. Please find attached a copy of the preliminary approval letters from Kittitas County Community Development Services and Kittitas County Public Works for McIntosh, File Number BLA-07-55.

Sincerely,

Mike Elkins
Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Trudie Pettit

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Friday, October 31, 2008 2:52 PM
To: Trudie Pettit
Subject: Re: McIntosh SEG-07-66

yes, he if fine

----- Original Message -----

From: Trudie Pettit
To: Keli Bender
Sent: Friday, October 31, 2008 11:56 AM
Subject: McIntosh SEG-07-66

Hi Keli,
Has Scott met the requirements for this application. The parcel being segregated was part of the boundary line adjustment (BLA-07-55). I have attached the application and a copy of the survey that has already been recorded.

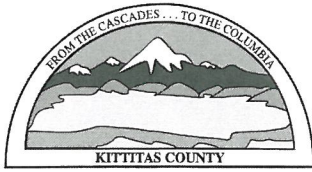
Trudie Pettit
Staff Planner

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
trudie.pettit@co.kittitas.wa.us
P: 509.933-8276
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under Chapter 42.56 RCW and is subject to archiving and review by someone other than the recipient.



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CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

May 21, 2007

McIntosh
c/o Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: McIntosh, File Number SEG-07-66

Dear Chuck Cruse:

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted.

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the parcel segregation and must be submitted to our offices for review:

1. A survey of the proposed segregation must be received and approved.
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.

Sincerely,

Noah Goodrich
Staff Planner

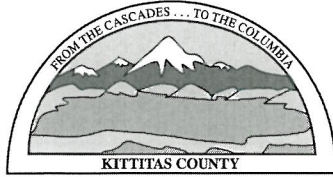
Attachments: SEG Application
Public Works comments

Cc: file

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

MEMORANDUM

TO: Mike Elkins, Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: May 24, 2007
SUBJECT: McIntosh SEG-07-66. 18-18-08010-0001.



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:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

Page 1 of 2

- h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
3. Cul-de-Sac: Permanent deadend streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
7. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
8. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
9. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

FEES: \$425 Administ Segregation per page
 \$100 Major Boundary Line Adjustment per page
 \$50 Minor Boundary Line Adjustment per page
 \$50 Combination

KITTITAS COUNTY
 ELLENSBURG, WA 98926

Planning Department
 County Courthouse Rm. 182

RECEIVED SEG-07-66
 Assessor's Office
 County Courthouse Rm. 101
 MAY 22 2007

RECEIVED
 Treasurer's Office
 County Courthouse Rm. 102
 MAY 08 2007

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.

KITTITAS COUNTY
 DEPT. OF PUBLIC WORKS

Applicant's Name McIntosh C/D Cruise \$ Assoc
 City Ellensburg

Address PO Box 959
KITTITAS COUNTY
 State, Zip Code WA 98926 CDS
 Phone (Work) 912-2242

Phone (Home) _____
 Original Parcel Number(s) & Acreage (1 parcel number per line)

Action Requested

New Acreage (Survey Vol. _____, Pg _____)

18-18-08010-0001
124.80

SEGREGATED INTO 6 LOTS

5-20's and 24.8 AC
22.93 AC

Prelim Approved
Acreage per
BLA-07-55
(Attached)

- "SEGREGATED" FOR MORTGAGE PURPOSES ONLY
- SEGREGATED FOREST IMPROVEMENT SITE
- ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL
- BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS
- BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP
- COMBINED AT OWNERS REQUEST

As per Survey
CC 10/27/2008

Applicant is: _____ Owner _____ Purchaser _____ Lessee _____ Other

[Signature]
 Owner Signature Required

Other _____

Treasurer's Office Review

Tax Status: 2008 taxes pd. in full

By: [Signature]
 Kittitas County Treasurer's Office

Date: 10-29-08

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 _____
- 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: AB-20

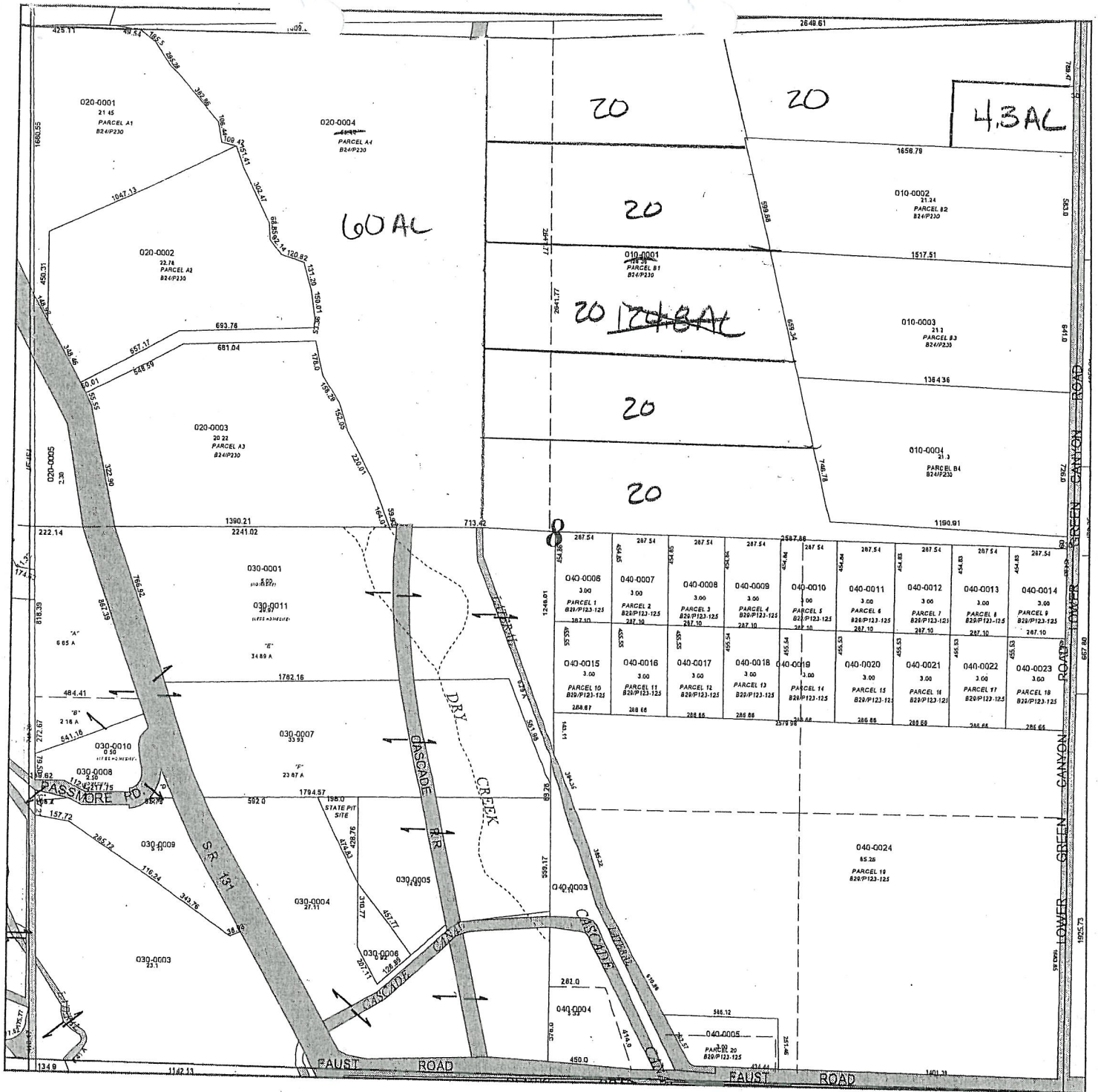
Review Date: 5-21-07

By: [Signature]

**Survey Approved: 11/7/08

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.



RECEIVED
MAY 08 2007

Township: 18 Range: 18 Section: 8

Copyright (C) 2002 Kittitas County
Kittitas County Assessor's Office
205 W 5th, Courthouse Room 101
Ellensburg, WA 98926
(509)962-7501
Data Set: 4/20/2007 4:24:16 AM



KITTITAS 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.

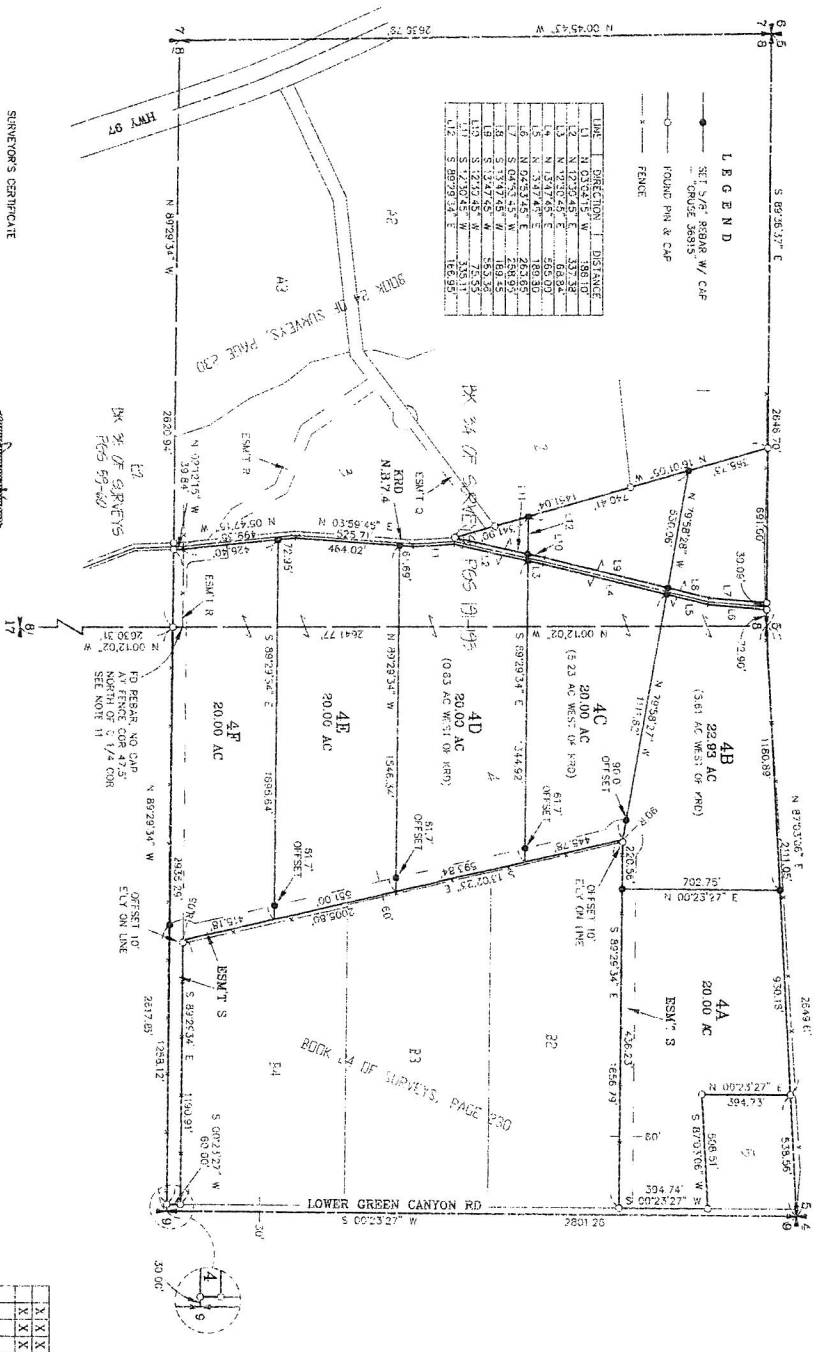
PART OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.



LEGEND

- SET 3/4" REBAR W/ CAP
- CHISEL 3/8" IS
- FOUND PIN & CAP
- FENCE

LINE	DIRECTION	DISTANCE
1	N 0° 00' 00" E	1.00
2	N 0° 00' 00" E	1.00
3	N 0° 00' 00" E	1.00
4	N 0° 00' 00" E	1.00
5	N 0° 00' 00" E	1.00
6	N 0° 00' 00" E	1.00
7	N 0° 00' 00" E	1.00
8	N 0° 00' 00" E	1.00
9	N 0° 00' 00" E	1.00
10	N 0° 00' 00" E	1.00
11	N 0° 00' 00" E	1.00
12	N 0° 00' 00" E	1.00



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the laws of the State of Virginia, in and to the parcel of land described in the request of SCOTT MCINTOSH in SEPTEMBER of 2008.

Christopher C. Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 3883
DATE 10/21/2008
IN 2112208



AUDITOR'S CERTIFICATE

Found for record this 22nd day of OCTOBER, 2008, at 1:30 P.M., in Book 35 of Surveys in page 43, of the request of Cruse & Associates, Inc. to be recorded.

JERARD V. PETTI, Sr. Clerk
*TINIAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street
Blaineburg, VA 26035
P.O. Box 260
(608) 962-4242

PART OF THE NORTH HALF OF SECTION 8,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

2024-01-23 10:07:00

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GIS SCANS TOTAL STATION AND SURVEY GRADE OPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 302-150-090 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR ENCROACHMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECULATOR DISTRICT (RED) RECORDS PARCEL 4A HAS 4.00 ACRES, PARCEL 4B HAS 3.00 ACRES, PARCEL 4C HAS 3.00 ACRES, PARCEL 4D HAS 3.00 ACRES, PARCEL 4E HAS 3.00 ACRES, PARCEL 4F HAS 3.00 ACRES, PARCEL 4G HAS 3.00 ACRES, PARCEL 4H HAS 3.00 ACRES, PARCEL 4I HAS 3.00 ACRES, PARCEL 4J HAS 3.00 ACRES, PARCEL 4K HAS 3.00 ACRES, PARCEL 4L HAS 3.00 ACRES, PARCEL 4M HAS 3.00 ACRES, PARCEL 4N HAS 3.00 ACRES, PARCEL 4O HAS 3.00 ACRES, PARCEL 4P HAS 3.00 ACRES, PARCEL 4Q HAS 3.00 ACRES, PARCEL 4R HAS 3.00 ACRES, PARCEL 4S HAS 3.00 ACRES, PARCEL 4T HAS 3.00 ACRES, PARCEL 4U HAS 3.00 ACRES, PARCEL 4V HAS 3.00 ACRES, PARCEL 4W HAS 3.00 ACRES, PARCEL 4X HAS 3.00 ACRES, PARCEL 4Y HAS 3.00 ACRES, PARCEL 4Z HAS 3.00 ACRES.
4. FULL PAYMENT OF ANNUAL RPD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNER MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TRACT. WHO SHALL BE RESPONSIBLE FOR DRAINING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. RPD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE RPD TOWNLOT.
6. RPD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. RPD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH ACRE UNIT OR DESIGNATED TOWNLOT. THE RPD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (LEAKAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TOWNLOT.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ADJUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT UP TO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION CORNER VARIATION DATA, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 34 OF SURVEYS, PAGES 191-193 AND THE SURVEY'S REFERENCED THEREON.
11. THE NORTH BOUNDARY OF PARCEL E IS DEFINED BY THE SOUTH BOUNDARY OF PARCELS A AND BY THE SOUTH BOUNDARY OF PARCELS B AND C. THIS CORNER IS DUE TO DIFFERENT LOCATIONS OF THE EAST 1/4 CORNER OF SECTION 8. THE BOUNDARY IS ESTABLISHED IN BOOK 24 OF SURVEYS, PAGE 238 FROM THIS SURVEY.
12. THE PURPOSE OF THIS SURVEY IS TO COMPLETE ADMINISTRATIVE RESEGREGATION NO. 07-06 AND IS EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION REQUIREMENTS UNDER CHAPTER 18.04.02(2)(3).

LEGAL DESCRIPTIONS

ORIGINAL PARCEL -

PARCEL 4A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 21, 2007 IN BOOK 34 OF SURVEYS AT PAGES 191-193, UNDER AUDITOR'S FILE NO. 2007121000, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4A

PARCEL 4A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 177, 240, UNDER AUDITOR'S FILE NO. 20081022, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4B

PARCEL 4B OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 177, 240, UNDER AUDITOR'S FILE NO. 20081022, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4C

PARCEL 4C OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 177, 240, UNDER AUDITOR'S FILE NO. 20081022, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4D

PARCEL 4D OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 177, 240, UNDER AUDITOR'S FILE NO. 20081022, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4E

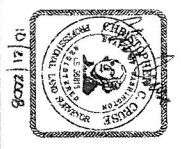
PARCEL 4E OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 177, 240, UNDER AUDITOR'S FILE NO. 20081022, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4F

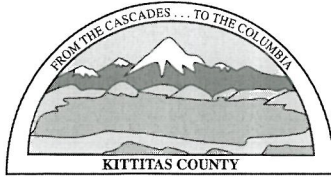
PARCEL 4F OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 177, 240, UNDER AUDITOR'S FILE NO. 20081022, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST AND NORTHWEST QUARTERS OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT S

EASEMENT S AS DESIGNATED ON THAT CERTAIN SURVEY RECORDED OCTOBER 22, 2008 IN BOOK 35 OF SURVEYS AT PAGES 177, 240, UNDER AUDITOR'S FILE NO. 20081022, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AT THE CORNERS OF PARCELS 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, AND 4Z OF SAID SURVEY.



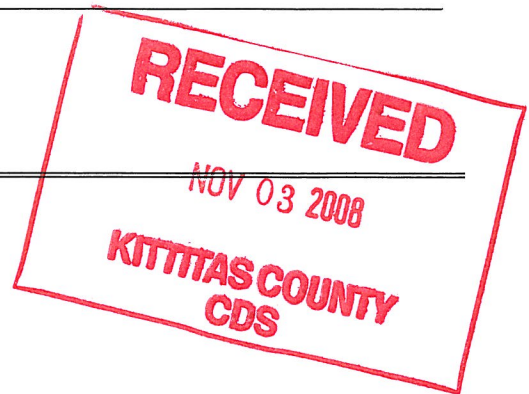
CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
2217 East Fourth Street P.O. Box 8699
Ellensburg, WA 98926 (509) 982-6262
MCINTOSH PROPERTY



KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Trudie Pettit, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: October 29, 2008
SUBJECT: McIntosh SEG-07-66. 18-18-08010-0001.



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

The Public Works Department recommends Final Approval with the following conditions:

1. Access: All access shall be from Lower Green Canyon Road.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
3. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.

Page 1 of 2

- j. All easements shall provide for AASHTO radius at the intersection of county road.
- k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
- 4. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
- 5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
- 6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
- 7. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
- 8. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
- 9. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
- 10. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

FEES: \$425 Administ ve Segregation per page
\$100 Major Boundary Line Adjustment per page
\$50 Minor Boundary Line Adjustment per page
\$50 Combination

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

SEG-07-66

MAY 22 2007

RECEIVED

MAY 08 2007

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.

McIntosh Co Cruise \$ Assoc
Applicant's Name
Ellensburg
City

PO Box 959
Address
WA 98926
State, Zip Code
912-2242
Phone (Work)

Phone (Home)

Original Parcel Number(s) & Acreage
(1 parcel number per line)

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

18-18-08010-0001

X SEGREGATED INTO 6 LOTS

5-20's and 24.8 AC

124.80

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

SEGREGATED FOREST IMPROVEMENT SITE

Prelim Approved

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

Acreage per

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

BLA-07-55

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

(Attached)

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: _____

Review Date: 5-21-07

By: _____

**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.

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

CASH RECEIPT

Date 5/8/07 050941

Received From McIntosh Pole Building
Address 7820 State Route 97
Ellensburg, WA 98926 Dollars \$ 425.00
For Segregation of parcels 18-18-08010-0001

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>425.00</u>	CHECK	<u>425.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Kate B...