

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

September 4, 2007

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Sayre Segregation, SEG-07-97

Dear Chris,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and all conditions to preliminary approval have been met at this time. **Final approval** is hereby granted.

Please see the enclosed memo from Public Works that describes other issues you should be aware of regarding this parcel segregation.

If you have any questions, please contact our office.

Sincerely,

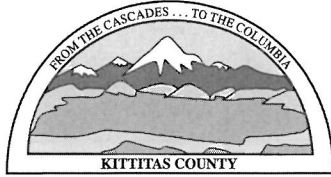
Mackenzie Moynihan
Staff Planner

cc: Kenneth Sayre, Kittitas County Assessor's Office

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: September 4, 2007
SUBJECT: Sayre SEG 07-97 17-20-34030-0004 & 17-20-34030-0006

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SEP 04 2007
KITITAS COUNTY
CDS

1. 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. It appears that access to some of the lots created thru this Boundary Line Adjustment and Parcel Segregation involve KRD crossings. The applicant should contact the Kittitas Reclamation District regarding any additional requirements they may have.
- g. 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.

Mackenzie Moynihan

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Wednesday, August 29, 2007 7:09 AM
To: Mackenzie Moynihan
Subject: Re: Sayre

Good morning Mackenzie;
I have been working with Ken Sayre on his water distribution plan. I just have to incorporate those two new lots into his existing plan and he will be good to go. Nothing to hold up approval from our standpoint. The KRD lateral does run through his property to the West with a 50' ROW. If you need anything else, please let me know.
Keli

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

From: [Mackenzie Moynihan](#)
To: [Keli Bender](#)
Sent: Tuesday, August 28, 2007 3:57 PM
Subject: RE: Sayre

Hi Keli,

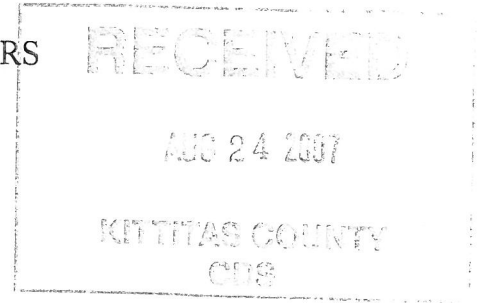
I have a rather odd note here on my desk that someone took on Friday that says you are going to contact me regarding the Sayre SEG (07-97). I guess proof of right of way with KRD was one of the requirements so maybe that's all it is about.

I don't read chicken scratches all that well. ☺

Thanks!

Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926
Phone: 509.962.7024
Email: mackenzie.moynihan@co.kittitas.wa.us

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS



SAYRE DESCRIPTIONS (cont.)
8/22/07

Sayre M1

That portion of Parcel M of that certain survey as recorded March 1, 2000, in Book 25 of Surveys at pages 1 and 2, under Auditor's File No. 200003010069, records of Kittitas County, State of Washington, that lies north of the following described line:

Beginning at the southeast corner of said Parcel M, thence N 01°38'15" W, along the east boundary of said Parcel M, 368.95 feet to the true point of beginning for said described line; thence S 88°40'00" W, 720.09 feet to the west boundary of said Parcel M and the end of said described line.

Being a portion of the Southwest Quarter of Section 34, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Above described parcel contains 8.36 acres.

Sayre M2

Parcel M of that certain survey as recorded March 1, 2000, in Book 25 of Surveys at pages 1 and 2, under Auditor's File No. 200003010069, records of Kittitas County, State of Washington; EXCEPT that portion of said Parcel M that lies north of the following described line:

Beginning at the southeast corner of said Parcel M, thence N 01°38'15" W, along the east boundary of said Parcel M, 368.95 feet to the true point of beginning for said described line; thence S 88°40'00" W, 720.09 feet to the west boundary of said Parcel M and the end of said described line.

Being a portion of the Southwest Quarter of Section 34, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Above described parcel contains 8.36 acres.



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SAYRE DESCRIPTIONS
8/22/07

Sayre F1

That portion of Parcel F of that certain survey as recorded February 23, 1996, in Book 21 of Surveys at pages 223 through 225, under Auditor's File No. 199602230027, records of Kittitas County, State of Washington, that lies east of the right of way of the Kittitas Reclamation District Lateral (KRD), and north of the following described line:

Beginning at the southeast corner of said Parcel F, thence N 01°38'15" W, along the east boundary of said Parcel F, 456.24 to the true point of beginning for said described line; thence S 88°39'01" W, 439.46 feet to the existing right of way of said KRD lateral and the end of said described line;

Being a portion of the Southwest Quarter of Section 34, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Above described parcel contains 15.58 acres.

Sayre F2

That portion of Parcel F of that certain survey as recorded February 23, 1996, in Book 21 of Surveys at pages 223 through 225, under Auditor's File No. 199602230027, records of Kittitas County, State of Washington, that lies east of the right of way of the Kittitas Reclamation District Lateral (KRD); EXCEPT that portion of said Parcel F that lies north of the following described line:

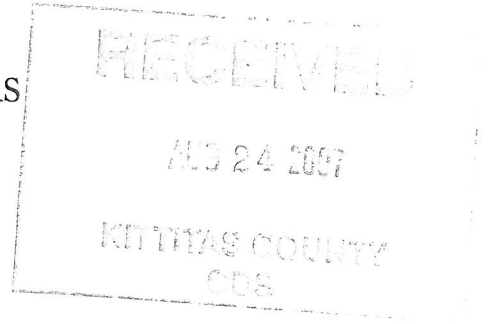
Beginning at the southeast corner of said Parcel F, thence N 01°38'15" W, along the east boundary of said Parcel F, 456.24 to the true point of beginning for said described line; thence S 88°39'01" W, 439.46 feet to the existing right of way of said KRD lateral and the end of said described line;

Being a portion of the Southwest Quarter of Section 34, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Above described parcel contains 5.00 acres.



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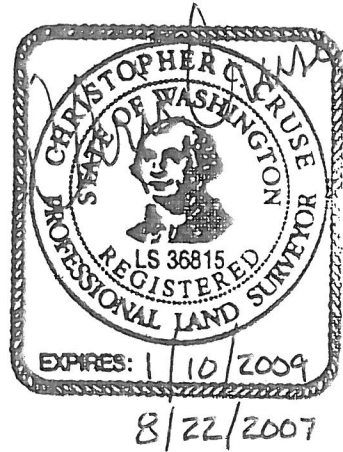
SAYRE DESCRIPTIONS (cont.)
8/22/07

Sayre A2

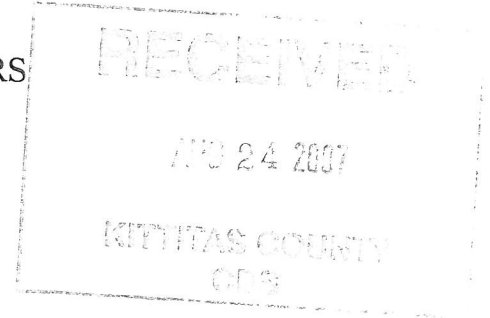
That portion of Parcel A of that certain survey as recorded February 23, 1996, in Book 21 of Surveys at pages 223 through 225, under Auditor's File No. 199602230027, records of Kittitas County, State of Washington, that lies east of the right of way of the Kittitas Reclamation District Lateral (KRD).

Above described parcel contains 6.48 acres.

These descriptions are based on information of record.
No field work was done by Cruse & Associates.



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& ASSOCIATES
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OHLDE DESCRIPTION
8/22/07

That portion of the Southeast Quarter of the Southeast Quarter of Section 33, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

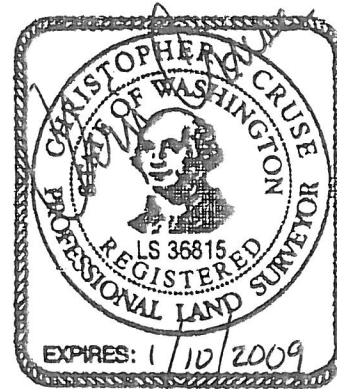
A tract of land bounded by a line beginning at the southeast corner of said Section 33, Township and range aforesaid; thence running North on the East boundary line of said Section, a distance of 204 feet; thence running Southwesterly a distance of 77 feet to a point 55 feet West of the East boundary line of said Section, measured at right angles thereto; thence Southerly a distance of 54 feet to a point 59 feet West of the East boundary line of said Section, measured at right angles thereto; thence running West a distance of 133 feet; thence running South a distance of 95 feet to the South boundary line of said Section; thence running East on the South boundary line of said Section, a distance of 192 feet, more or less, to the point of beginning; EXCEPT County road known as 4th Parallel Road along the South line thereof;

AND

That portion of Parcels A and F of that certain survey as recorded February 23, 1996, in Book 21 of Surveys at pages 223 through 225, under Auditor's File No. 199602230027, records of Kittitas County, State of Washington, that lies west of the right of way of the Kittitas Reclamation District Lateral; being a portion of the Southwest Quarter of Section 34, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Above described parcel contains 3.27 acres.

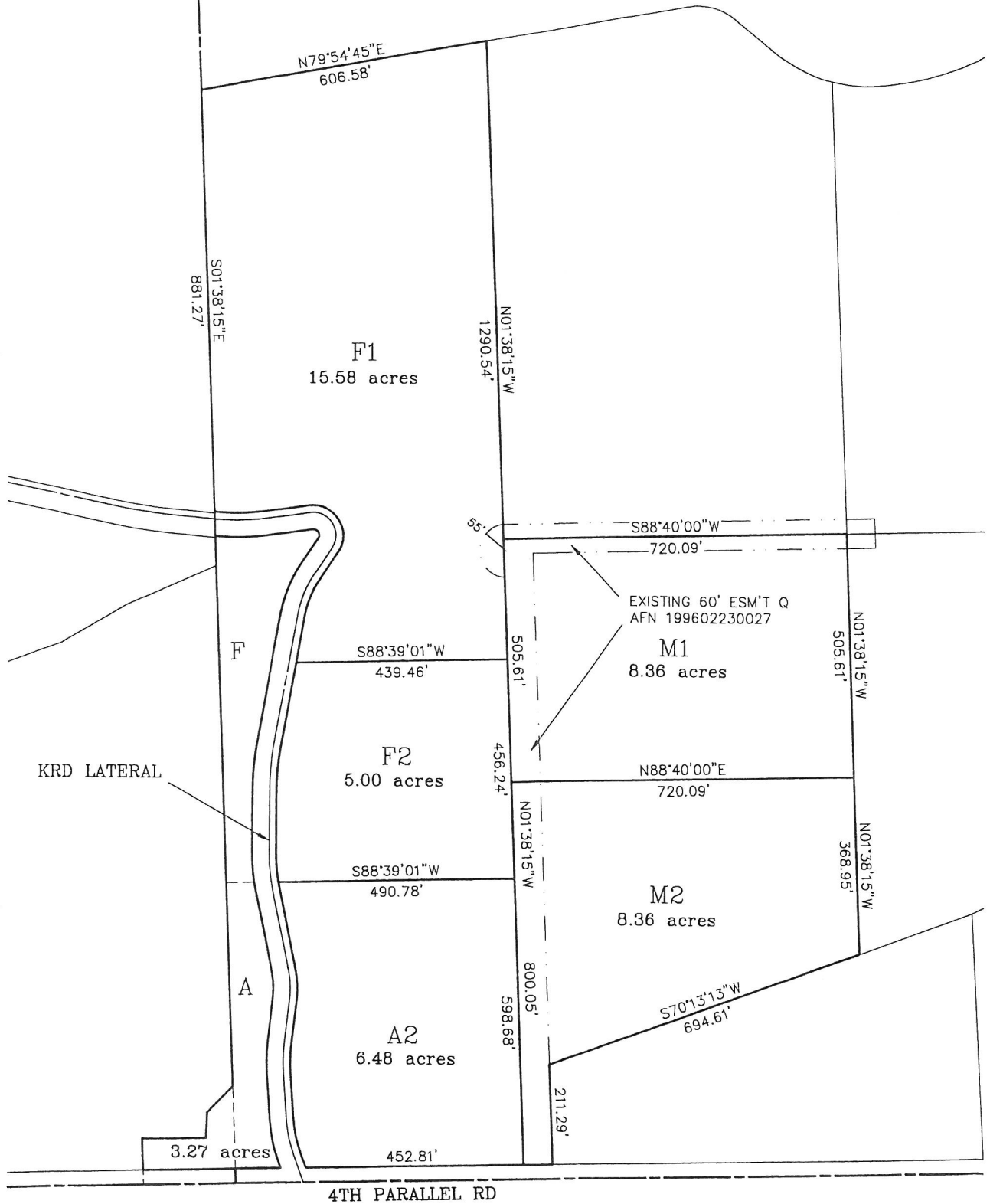
This description is based on information of record.
No field work was done by Cruse & Associates.



8/22/2007



33 | 34

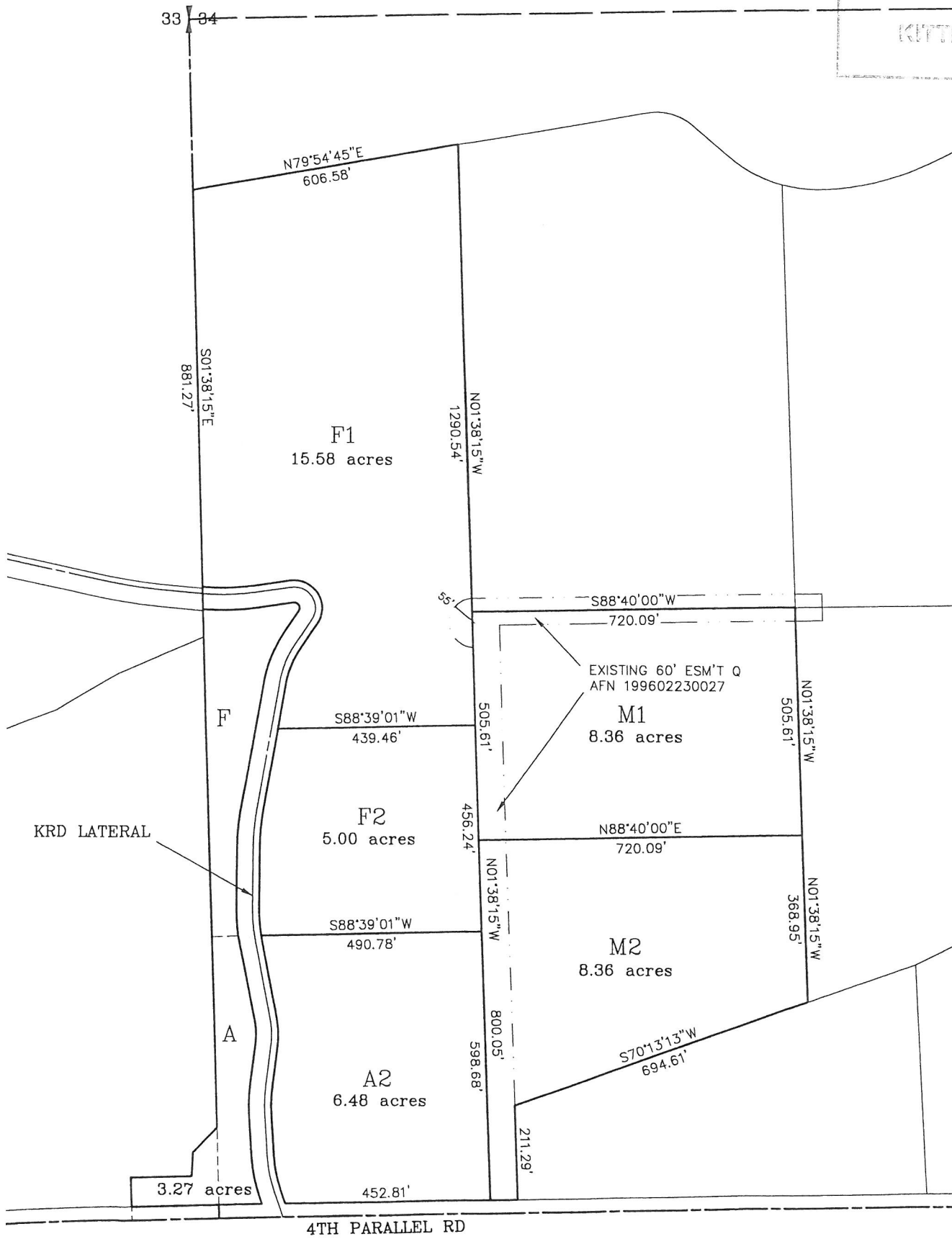


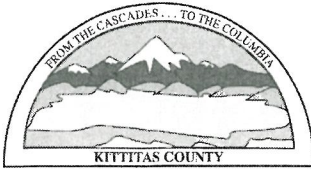
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AUG 24 2007

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33 34





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

July 31, 2007

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Sayre Segregation, SEG-07-97

Dear Chuck,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **conditional 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 revised legal description displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. The proposed access to the newly created lots with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards prior to final approval.
3. Full year's taxes must be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
4. Proof of existing right-of-way from the Kittitas Reclamation District shall be submitted to our office prior to final approval.
5. 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 property is shown to be partially within the KRD irrigation district.
6. Please see the attached memo from the Kittitas County Department of Public Works for specific issues and additional requirements that need to be resolved prior to final approval.

If you have any questions, please contact our office.

Sincerely,

Mackenzie Moynihan
Staff Planner

cc: Kenneth Sayre, KRD

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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RECEIVED
SEP 04 2007
KITTTAS COUNTY
DEPT. OF PUBLIC WORKS

FEES:

- \$425 Admin... Segregation per page
- \$100 Major Boundary Line Adjustment per page
- \$50 Minor Boundary Line Adjustment per page
- \$50 Combination

Seg

KITTITAS COUNTY

ELLENSBURG, WA 98926

SEG-07-97

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.

Ken Saure 90 Cruse \$ Assoc
Applicant's Name
Ellensburg
City

PO Box 959
Address
WA 98926
State, Zip Code
902-8242
Phone (Work)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

17-20-34030-0004
22.26 AC

SEGREGATED INTO LOTS

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

SEGREGATED FOREST IMPROVEMENT SITE 1.68 AC and 20.58 AC

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

17-20-34030-0006
7.55 AC

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS
 BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP COMBINED AT OWNERS REQUEST

1.07 AC and 6.48 AC

Applicant is: _____ Owner _____ Purchaser _____ Lessee _____ Other

Ken Saure
Owner Signature Required

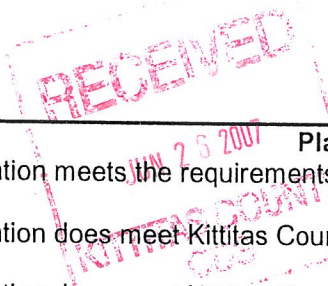
Other

Treasurer's Office Review

Tax Status: 2007 taxes pd in full

By: [Signature]
Kittitas County Treasurer's Office

Date: September 4, 2007



Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. KRD
- 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: 7/25/07

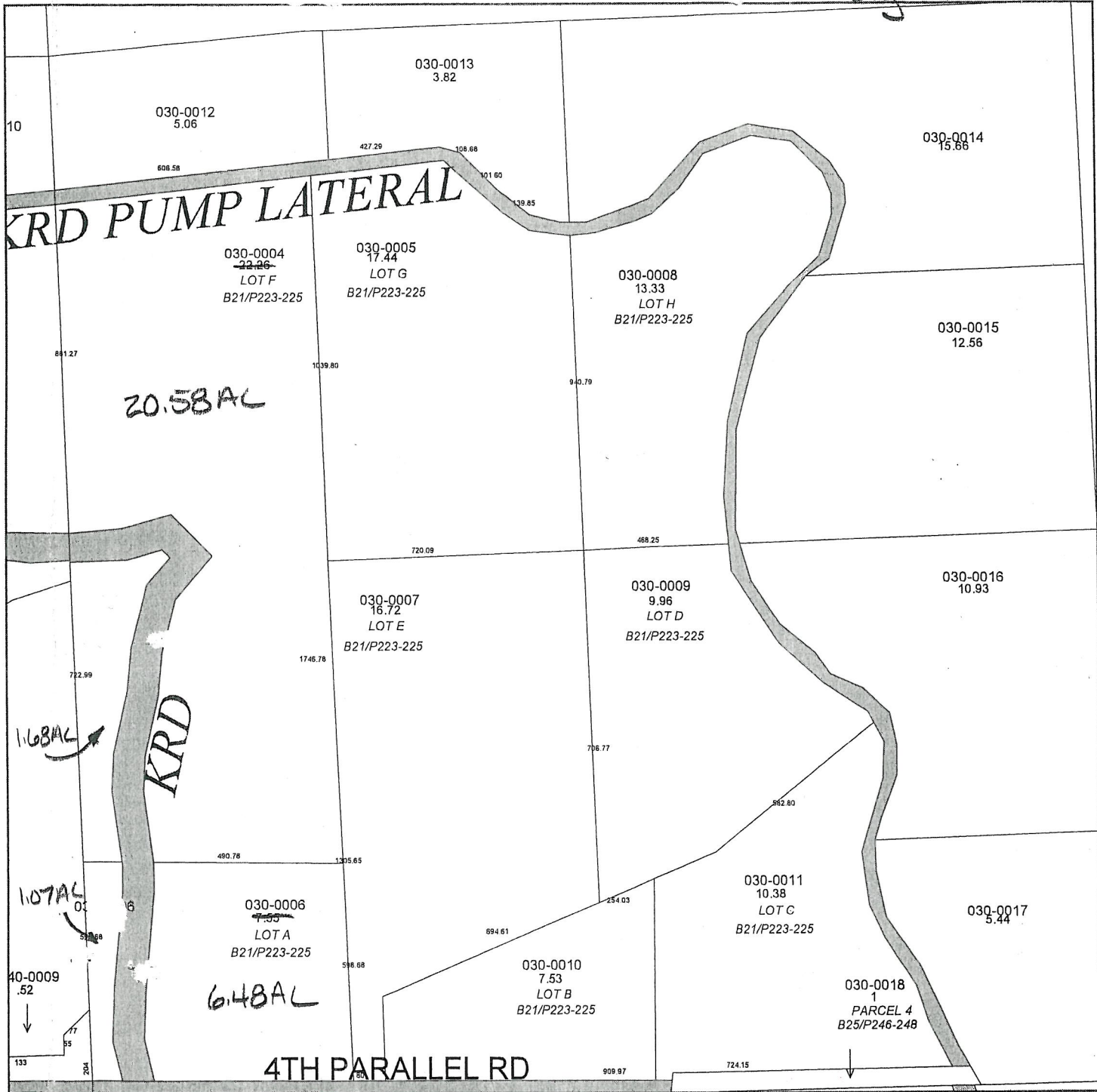
By: [Signature]

**Survey Approved: 8/24/07

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.

Seq 07 97



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 GIS

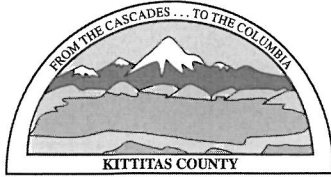
Township: 17 Range: 20 Section: 34-SW Qtr

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: 6/25/2007 2:25:11 AM



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

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: July 27, 2007

SUBJECT: Sayre SEG 07-97 17-20-34030-0004 & 17-20-34030-0006

RECEIVED
JUL 30 2007
KITITAS COUNTY
CDS

The Public Works 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. It appears that access to some of the lots created through this Parcel Segregation involve Kittitas Reclamation District (KRD) crossings. The applicant shall contact the KRD regarding any additional requirements they may have.
- g. 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.

PLANT RD

17-20-34030-0004

1.68ac

20.58 ac.

1.07ac

17-20-34030-0006

648ac

CAMI

SEE 07 97

SAYRE SEG 07
97

SUBMITTED

FRI 8/24

THAT SAYS "MIKE ELKINS"

→ KRD WILL BE IN CONTACT

121 pm

Gary Ohlde
968 3417 ✓

4.02 pm leased until 2012
being extended until 2030

509 667 3070 Greg Johnson
leased from US Forest Service

APPLICANT SPOKE TO
KELI BENDER @
KRD → SHE SAID
SHE'LL CONTACT
YOU RE: ROW
AND KRD CONDITIONS

to break his 4 into
6 parcels

Gary Ohlde
968 3417

could have been
done without the
BLA ? split into
6 lots

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

CASH RECEIPT

Date 8-26-07

051972

Received From Kenneth Sayre
Address 18389 NE 101ST CT
Redmond, WA 98052

Dollars \$ 525.00

For BLA 17-20-34030-0004 / 17-20-34030-0004

ACCOUNT

HOW PAID

AMT. OF ACCOUNT	CASH
525.00	525.00
AMT. PAID	CHECK
BALANCE DUE	MONEY ORDER <input type="checkbox"/>
	CREDIT CARD <input type="checkbox"/>

By M. Auger