

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships - Building Communities

February 28, 2011

Chuck Cruse
Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

RE: Hundley Administrative Segregation (Boundary Line Adjustment), SG-08-00032

Map Number	Parcel ID
20-14-26050-0315	100834
20-14-26050-0314	270834
20-14-26050-0313	110834
20-14-26050-0111	810834
20-14-26021-0002	11415
20-14-25030-0001	480834
20-14-25030-0002	MBSW
20-14-25030-0004	950233
20-14-26020-0001	510834
20-14-26020-0005	MBSW
20-14-26020-0007	MBSW
20-14-26020-0008	11418
20-14-26050-0319	280834
20-14-26050-0318	610834
20-14-26050-0317	930834
20-14-26050-0316	260834



Dear Mr. 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 16.08.015, please note the following items must be completed prior to final approval of the administrative segregation (boundary line adjustment) and must be submitted to our offices for review:

1. A legal description or survey displaying the new acreage and lot dimensions of each parcel and appropriate access easements must be submitted to our office prior to 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. Some of these properties are within the boundaries of the Kittitas Reclamation District. The applicant will need to comply with all KRD requirements prior to final approval of the Administrative Segregation.
4. Please refer to the attached Kittitas County Public Works, Kittitas County Fire Marshal, and Washington State DOT Memos for information regarding additional requirements.

FEES:

\$575 Administrative Segregation per page
\$50 Combination
\$50.00 Mortgage Purposes Only Segregation

192

\$190 Major Boundary Line Adjustment per page
\$95 Minor Boundary Line Adjustment per page

2

KITTITAS COUNTY SG-08-00032KCCDS
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

TO BE REPLACED

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

Property Owner Name Hurdley Family LP

Mailing Address 1111 N Ruby, Suite 2

Contact Phone 509-898-1131

City, State, ZIP Sammamish, WA 98074

Zoning Classification FR, R-3

RECEIVED
SEP 20 2013
KITTITAS COUNTY
CDS

Original Parcel Number(s) & Acreage
(1 parcel number per line)
20-14-210020-0001
510834 (105.72)
480834 (164.9)
20-14-25030-0001

Action Requested

New Acreage
(Survey Vol. _____, Pg _____)

- SEGREGATED INTO 2 LOTS At BPA Easement
- "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

RECEIVED
SEP 24 2008
KITTITAS COUNTY
CDS
Other

Applicant is: Owner
[Signature]
Owner Signature Required

Purchaser Lessee
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____ By: _____ Date: _____
Kittitas County Treasurer's Office

Community Development Services 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) 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 the applicable 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: _____

By: _____

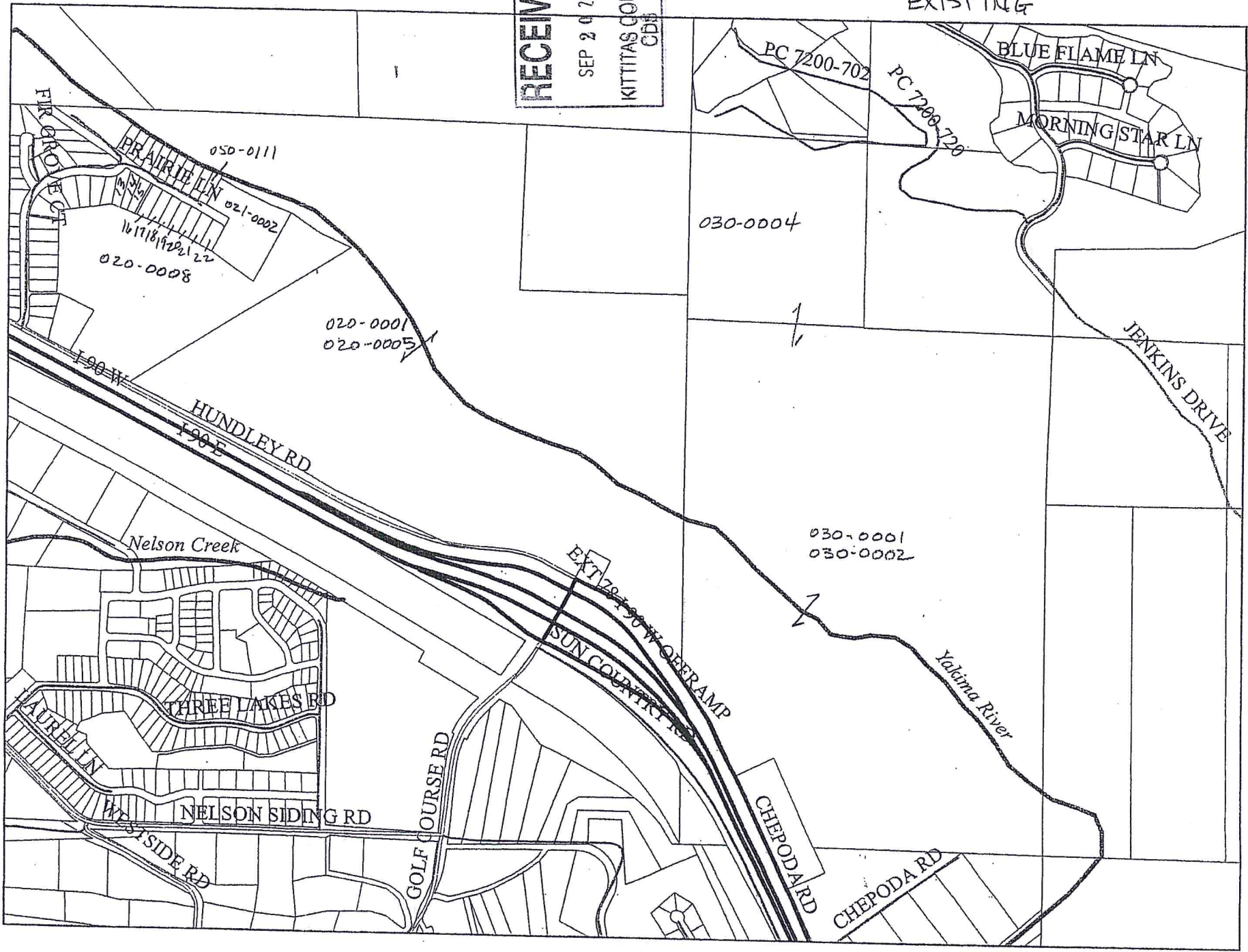
**Survey Approved: _____

By: _____

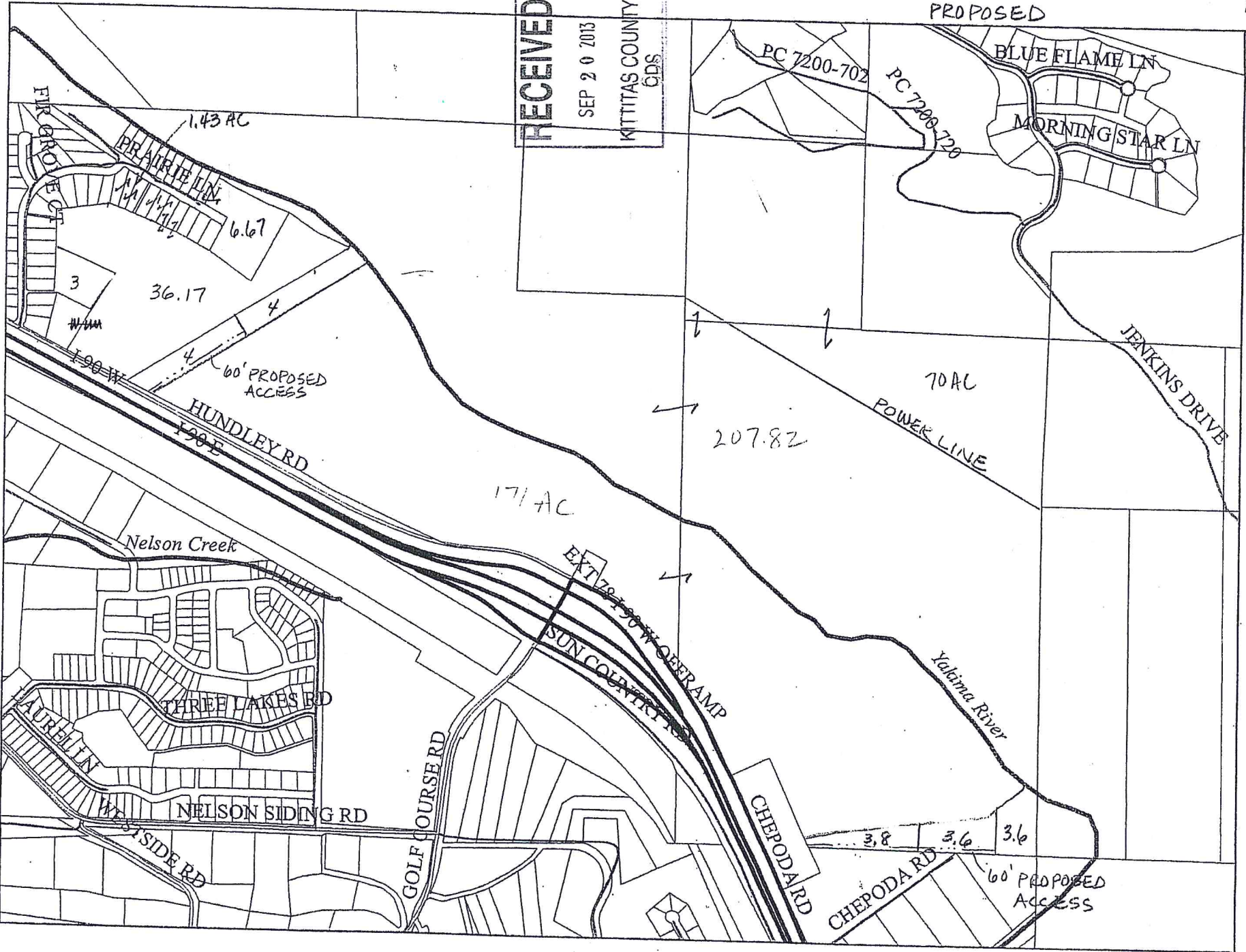
RECEIVED
SEP 25 2008
KITTITAS COUNTY
CDS

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08

RECEIVED
SEP 20 2015
KITITIAS COUNTY
CDB



RECEIVED
SEP 20 2013
KITITAS COUNTY
CDS



PROPOSED

PC 7200-702

PC 7200-720

BLUE FLAME LN

MORNING STAR LN

JENKINS DRIVE

70 AC

POWER LINE

207.82

171 AC

EXT 7200-702 RAMP
SUN COUNTY RD

Yalima River

CHEPODA RD

3.6

60' PROPOSED ACCESS

1.43 AC

6.67

36.17

60' PROPOSED ACCESS

HUNDLEY RD

Nelson Creek

THREE LAKES RD

NELSON SIDING RD

GOLF COURSE RD

PK PROJECT

PRAIRIE LN

3

4

I-90 W

I-90 E

AURELIAN

W SIDE RD

3.8

3.6

3.6

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS
 THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

1. Contact Information:

HUNDLEY C/O CHUCK CRUSE
 Applicant's Name Address
 City State, Zip Code
962-9242
 Phone number Email Address



2. Street address of property:

Address: HUNDLEY RD., CHEPODA RD.
 City/State/ZIP: _____

3. Zoning Classification: F-R R-3

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
<u>2014-25030-0001 2.4 268.8</u>	<u>70.00</u>
<u>2014-26020-0001 5 199.02</u>	<u>207.82</u>
<u>2014-26020-0007 8 378.4</u>	<u>26.19 36.18</u>
<u>2014-26050-0319 0.42</u>	<u>170.03</u>
<u>2014-26050-0318 0.45</u>	<u>4.00</u>
<u>2014-26050-0317 0.47</u>	<u>4.00</u>
<u>2014-26050-0316 0.49</u>	<u>3.00</u>

Applicant is: Owner Purchaser Lessee Other
Richard [Signature] Charles A. Cruse, Jr.
 Owner Signature Required Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____ By: _____ Date: _____
 Kittitas County Treasurer's Office

Community Development Services 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))
- Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ___ No ___
- This B.L.A. meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: _____ Parcel Creation Date: _____
 Last Split Date: _____ Current Zoning District: _____
 Review Date: _____ By: _____
 **Survey Approved: _____ By: _____

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS
 THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTING TO THE ASSESSOR'S OFFICE.

1. Contact Information:

HUNLEY
 Applicant's Name

 City 962-8242
 Phone number _____

C/O CHUCK CRUSE
 Address _____
 State, Zip Code _____
 Email Address _____



2. Street address of property:

Address: HUNLEY RD., CHEPODA RD.
 City/State/ZIP: _____

3. Zoning Classification: F-R R-3

Original Parcel Number(s) & Acreage
 (1 parcel number per line)
2014-26050-0315 0.47
2014-26050-0314 0.45
2014-26050-0313 0.51
2014-26050-0111 0.44
2014-26021-0002 6.23

Original Parcel Number(s) & Acreage	New Acreage (Survey Vol. ____, Pg. __)
<u>2014-26050-0315 0.47</u>	<u>3.60</u>
<u>2014-26050-0314 0.45</u>	<u>3.60</u>
<u>2014-26050-0313 0.51</u>	<u>1.44</u>
<u>2014-26050-0111 0.44</u>	<u>3.6 4.57</u>
<u>2014-26021-0002 6.23</u>	<u>5.07 6.62</u>

Applicant is: Owner Purchaser Lessee Other

[Signature]
 Owner Signature Required

[Signature]
 Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____ By: _____ Date: _____
 Kittitas County Treasurer's Office

Community Development Services 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) Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ___ No ___
- This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: _____ Parcel Creation Date: _____
 Last Split Date: _____ Current Zoning District: _____
 Review Date: _____ By: _____
 **Survey Approved: _____ By: _____

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic means, for parcels receiving approval for a Boundary Line Adjustment or Segregation.



HUNDLEY DESCRIPTIONS
9/18/13

Northeasterly Parcel 70 Acre

The West Half of the Northwest Quarter; the Southeast Quarter of the Northwest Quarter; and the North Half of the Southwest Quarter, all in Section 25, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion thereof lying southwesterly of the centerline of the existing BPA transmission line.

Middle Parcel 207.82

The West Half of the Northwest Quarter; the Southeast Quarter of the Northwest Quarter; the North Half of the Southwest Quarter and that portion of the South Half of the Southwest Quarter lying North of the right-of-way of State Highway No. 2 (I-90), all in Section 25, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion thereof lying northeasterly of the centerline of the existing BPA transmission line;

AND EXCEPT that portion thereof lying southwesterly of the thread of the Yakima River.

AND

The Southeast Quarter of the Northeast Quarter; the West Half of the Northeast Quarter; that portion of the Southeast Quarter lying North of the right-of-way of State Highway No. 2 (I-90); the Northwest Quarter; all in Section 26, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion thereof lying southwesterly of the thread of the Yakima River.



HUNDLEY DESCRIPTIONS (cont.)
9/18/13

Southerly Parcel 170.03

The North Half of the Southwest Quarter and that portion of the South Half of the Southwest Quarter lying North of the right-of-way of State Highway No. 2 (I-90), all in Section 25, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion thereof lying northeasterly of the thread of the Yakima River;

AND EXCEPT Parcels 1, 2 and 3 of that certain survey recorded September 13, 2013 in Book 38 of Surveys, pages 226-227, under Auditor's File No. 201309130002, records of said county.

AND

The Southeast Quarter of the Northeast Quarter; the West Half of the Northeast Quarter; that portion of the Southeast Quarter lying North of the right-of-way of State Highway No. 2 (I-90); the Southwest Quarter; and the Northwest Quarter; all in Section 26, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

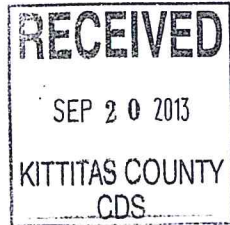
EXCEPT that portion thereof lying southwesterly of the northeasterly right of way boundary of Interstate 90 Frontage Road known as Hundley Road;

AND EXCEPT that portion of the Northeast Quarter of the Southeast of said Section 26, lying Northerly of the Northerly margin of the Interstate 90 Frontage Road known as Hundley Road described as follows:

Beginning at the Southwest corner of that property shown in the Boundary Line Adjustment recorded in Book 37 of Surveys at page 52, under Auditor's File No. 201009010001, records of Kittitas County, Washington; thence North 25°12'10" East, 287.57 feet; thence South 64°42'17" East, 375.11 feet; thence South 25°12'10" West, 303 feet, more or less, to the Northerly margin of Hundley Road; thence Northwesterly along said margin to the point of beginning

AND EXCEPT that portion thereof lying northeasterly of the thread of the Yakima River;

AND EXCEPT that portion lying southerly of the thread of the Yakima River and northwesterly of the southeasterly line and line projected of Parcels C and D of that certain survey recorded September 13, 2013 in Book 38 of Surveys, pages 224-225, under Auditor's File No. 201309130001, records of said county.



KITTITAS COUNTY TITLE COMPANY
P. O. Box 578
Title Dept. - 103 West 5th
Escrow Closing Dept. - 503 North Pearl
Ellensburg WA 98926
509-925-6911

Order No.: 74892
Your Reference: Hundley

Ordered by: Terry Meara

SCHEDULE A

1. Effective Date: August 13, 1997, at 5:00 p.m.

Proposed Insured: Owners Policy : WASHINGTON STATE DEPARTMENT OF
TRANSPORTATION
Loan Policy :

2. Policy or Policies to be issued:	Amount	Premium	Tax
<input checked="" type="checkbox"/> Owner's standard coverage	\$ 15,000.00	\$ 210.00	\$ 16.17
<input type="checkbox"/> Mortgagee's standard coverage	\$	\$	\$
<input type="checkbox"/> Mortgagee's extended coverage	\$	\$	\$
<input checked="" type="checkbox"/> Work Charge	\$	\$ 100.00	\$ 7.70

3. The Estate or interest in the land which is covered by this Commitment is:

Fee Simple Estate

4. Title to the estate or interest in the land is at the effective date hereof vested in:

**HUNDLEY FAMILY LIMITED PARTNERSHIP UNDER A LIMITED PARTNERSHIP AGREEMENT
DATED MAY 23, 1996 (acquired by deed dated May 23, 1996, filed June 6, 1996 under Auditor's
File No. 199606060019)**

5. The land referred to in this commitment is described as follows:

**The North 1/2 of the Southwest 1/4 and that portion of the South 1/2 of the Southwest 1/4 lying
North of the right-of-way of State Highway No. 2 (I-90); all in Section 25, Township 20 North,
Range 14 East, W.M., in the County of Kittitas, State of Washington; EXCEPT that portion
conveyed to the State of Washington by deed dated March 15, 1962, recorded in Book 109, Page
803 under Auditor's File No. 296411.**

END OF SCHEDULE A

EXHIBIT "A"



File No. U-73200

PARCEL 1: - Tax Parcel Nos. 201426200001; 201426200005; 201426400001

The Southeast 1/4 of the Northeast 1/4; the West 1/2 of the Northeast 1/4; that portion of the Southeast 1/4 lying North of the right-of-way of State Highway No. 2 (I-90); the Southwest 1/4; the Northwest 1/4; All in Section 26, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT:

1. The Plat of PINE VALLEY RANCH, as per plat thereof recorded in Book 3 of Plats, page 62, records of said county;
2. Right-of-way of Northern Pacific Railway Company;
3. Right-of-way of Chicago, Milwaukee, St. Paul and Pacific Railroad Company;
4. Right-of-way of State Highway 2 (I-90);
5. That portion of the West 1/2 of said Section 26 lying South of the South boundary line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company as conveyed by deed dated November 1, 1961, recorded in Volume 109, Page 137, under Auditor's File No. 293194;
6. All or any portion of land located in Section 26, Township 20 North, Range 14 East, W.M., which may lie between the plats of Elk Meadows Subdivision and Pine Valley Ranch Subdivision as conveyed by Quit Claim Deed recorded October 2, 1969 in Volume 7, Page 227, under Auditor's File No. 357255;
7. That portion of the Northwest 1/4 of said Section 26, bounded by a line described as follows: Beginning at a point which is South 8°32'24" West, 20.87 feet of the Southeast corner of Lot 1, Block 4, Pine Valley Ranch Addition, Kittitas County, Washington; thence North 8°32'24" East, 360.00 feet; thence South 64°50'00" East, 300.00 feet; thence Southerly 360.00 feet to a point on the edge of the I-90 Hwy., frontage road which is 184.00 feet East from the point of beginning; thence Westerly along the edge of the above said frontage road 184.00 feet to the true point of beginning as conveyed by deed dated June 25, 1974 in Volume 52, Page 59, under Auditor's File No. 390997;
8. That portion of the Northeast 1/4 of the Southeast 1/4 of said Section 26, lying Northerly of the Northerly right-of-way line of the Interstate 90 Freeway, bounded by a line described as follows: Beginning at the West quarter corner of said Section 26; thence North 1°42'00" West, 1,231.59 feet, along the West line of said Section 26 to said Northerly right-of-way line; thence South 64°50'00" East, 3,183.89 feet along said right-of-way line; thence along a curve of radius 1,116.00 feet to the left, an arc length of 148.68 feet along said right-of-way line; thence South 72°28'00" East, 192.69 feet along said right-of-way line; thence along a curve of radius, 1,940.00 feet, to the right, an arc length of 101.58 feet along said right-of-way line; thence South 69°28'00" East, 22.30 feet along said right-of-way line; thence along a curve of radius, 1,402.50 feet, to the left, an arc length of 489.56 feet along said right-of-way line; thence South 89°28'00" East, 170.80 feet along said right-of-way line; thence along a curve of radius 911.50 feet, to the right, an arc length of 391.88 feet along said right-of-way line; thence South 64°50'00" East, 239.40 feet along said right-of-way line to the true point of beginning; thence continuing South 64°50'00" East, 170.00 feet along said right-of-way line; thence leaving said right-of-way line, North 25°10'00" East, 256.24 feet; thence North 64°50'00" West, 170.00 feet; thence South 25°10'00" West, 256.24 feet to the true point of beginning, as conveyed by deed dated September 8, 1983 in Volume 191, Page 68, under Auditor's File No. 474012.

CONTINUED

EXHIBIT "A" CONTINUED

File No. U-73200



PARCEL 2: - Tax Parcel Nos. 201425300001 and 20142300002

The West 1/2 of the Northwest 1/4; the Southeast 1/4 of the Northwest 1/4; the North 1/2 of the Southwest 1/4 and that portion of the South 1/2 of the Southwest 1/4 lying North of the right-of-way of State Highway No. 2 (I-90); All in Section 25, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion conveyed to the State of Washington by deed dated March 15, 1962, in Volume 109, Page 803, under Auditor's File No. 296411.

PARCEL 3: - Tax Parcel No. 201426500111

Lot 11, Block 1, PINE VALLEY RANCH, as per plat thereof recorded in Book 3 of Plats, page 62, records of said County.

PARCEL 4: - Tax Parcel Nos. 201426500313; 201426500314; 201426500315; 201426500316; 201426500317; 201426500318; 201426500319; 201426500322

Lots 13, 14, 15, 16, 17, 18, 19 and 22, Block 3, PINE VALLEY RANCH, as per plat thereof recorded in Book 3 of Plats, page 62, records of said County.

END OF EXHIBIT "A"

