

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

"Building Partnerships – Building Communities"

December 4, 2008

Joseph Antonich
1941 Lyons Road
Ellensburg, WA. 98926

RE: Antonich Segregation, File Number SG-08-00037
Parcel Number: 18-19-28000-0003

Dear Mr. Antonich,

Kittitas County Community Development Services has reviewed the proposed segregation application and hereby grants *final approval* to the referenced segregation. Pursuant to Kittitas County Code Title 16, 17.08.322, and 17.60B please note the following items which must be addressed to complete the process:

1. 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 Thursday, December 04, 2008 to finalize the segregation.

Sincerely,

Jeff Watson
Staff Planner

cc: Kittitas County Assessor's Office

Attachments: Kittitas County Public Works Comments
Parcel Segregation Application
Segregation Survey

Jeff Watson

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Wednesday, December 03, 2008 12:45 PM
To: Jeff Watson
Subject: Antonich

Hi Jeff;

This is in regards to a file of Kari's. SEG-08-00037. Joe was in this morning and met all of the KRD requirements. If you need additional information, please let me know.

Keli

Keli R. Bender

KRD Lands Clerk/RRA

krd.keli@elltel.net

Jeff Watson

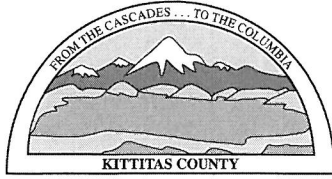
From: Keli Bender [krd.keli@fairpoint.net]
Sent: Monday, December 01, 2008 9:30 AM
To: Jeff Watson
Subject: Antonich Segregation

Good morning Jeff;

This is in regards to the Antonich Segregation SEG-08-00037. This property is within the KRD district boundaries and all parcels contain irrigable ground. All conditions set forth in the KRD General Guidelines must be met prior to approval. If you need additional information, please let me know.

Keli

Keli R. Bender
KRD Lands Clerk/RRA
krd.keli@elltel.net



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

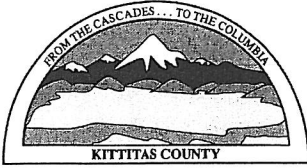
TO: Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: November 25, 2008
SUBJECT: Antonich SG-08-37. 18-19-28000-0003.

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

- 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. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

November 20, 2008

Kittitas Reclamation District
P.O. Box 276
Ellensburg, WA 98926

RE: File # SEG-08-00037, Antonich Segregation

Dear Keli,

The County has received the referenced application for Administrative Segregation. As you are aware, KCC 16.18.030 states that, "Any parcel creation proposed for land served by or crossed by an irrigation entity shall provide a water delivery system together with rights-of-way to each lot created by the parcel creation with an irrigation right. The parcel creation shall also provide for easements or rights-of-way from the water source to the water delivery system."

Enclosed, please find a copy of the request for Administrative Segregation, a map showing the current parcel configuration and a map showing the newly created parcel configuration.

KCC 16.18.035 requires a certification from the irrigation entity stating that the proposed parcel creation meets the irrigation entity requirements for continued irrigation of the lands within the entities boundaries. Please notify our office in writing of any requirements so administrative actions may be completed in a timely manner.

Failure to respond to this notice within two (2) weeks shall be interpreted as no action required.

If you have any questions, please feel free to contact our office at (509) 962-7506.

Sincerely,

Kari Braniff
Staff Planner

Preliminary Submittal Requirements:

Review Date:

Tax Parcel:

18-19-28000-0003
File Number: SG-08-00037

Date Received:

Date Project Completed

Planner KARI

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: _____ Date Completed: _____

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # 2
- Located within Irrigation District: KRD
- School District: ELWENSBURG
- UGA
- UGN NO
- Rezone
- Adjacent Subdivisions Perry Short Plat SP-00-16

Letter sent to Irrigation District Date: _____

Critical Areas Check

Date _____ Planner Signature: _____

Zoning: AG-20
Lot Size: 155.30 to 7-20 acres sites
Required Setbacks: F S R

Y N

- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone: Along Naneum Creek through middle of
- Fish & Wildlife Conservation Area? Type of Habitat: Water Type: property-Naneum Creek
- Wetland? Buffer requirement:

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 Hazardous Materials containment required if checked
- Airport Zone? Zone: _____
- Forest Service Roads? Road: _____
- BPA Easement Located on Property? Letter Sent to BPA Date: _____
- Additional Approvals Required? Type _____

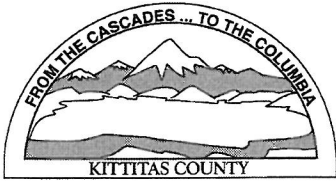
CRITICAL AREA NOTES:

- Existing structures

The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

NOTES:

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- The Final plat shall be drawn on polyester film in a neat and legible manner.
- Drawn on 18" x 24" sized paper.
- The Perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat.
- A Marginal line shall be drawn completely around each sheet, leaving an entirely blank margin on one inches on the sides.
- The scale shall be 1" = 200', or greater, unless otherwise approved by the director.
- All lettering shall be printed with permanent ink.
- Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- It shall show all courses and distances necessary to re-stake any portion of said plat.
- Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00003597

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 000362

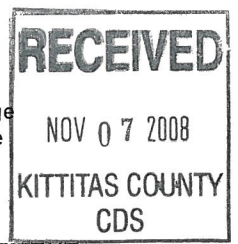
Date: 11/7/2008

Applicant: ANTONICH, JOSEPH M

Type: check # 3468

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-08-00037	ADMINISTRATIVE SEGREGATION	575.00
	Total:	575.00

SG-08 20087



FEES: \$575 Administrative Segregation per page \$190 Major Boundary Line Adjustment per page
\$50 Combination \$95 Minor Boundary Line Adjustment per page
\$50.00 Mortgage Purposes Only Segregation

KITTITAS COUNTY
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

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

JOSEPH ANTONICH 1941 LYONS RD, ELLENSBURG, WA 98926
Property Owner Name Mailing Address, City, State, ZIPcode
(509) 925-4267 Zoning Classification AG 20
Contact Phone CELL 509-899-1097 (required)

Table with 3 columns: Original Parcel Number(s) & Acreage, Action Requested, New Acreage. Includes handwritten entries for parcel 18-19-28000-0003 and 7 lots.

Applicant is: xxx Owner Purchaser Lessee Other
Owner Signature Required Applicant Signature (if different from owner)

Treasurer's Office Review
Tax Status: 2008 paid in full By: Nick Venables Date: 12/4/08
Kittitas County Treasurer's Office

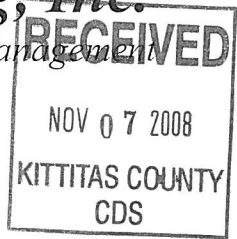
Community Development Services Review
() This segregation meets the requirements for observance of intervening ownership.
() This exemption meets the requirements for a Boundary Line Adjustment pursuant to Kittitas County Code Chapter 16.04.020 (2)
(✓) This exemption meets the requirements for an Administrative Segregation pursuant to Kittitas County Code Chapter 16.04.020 (5)
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: AG-20
Review Date: 12/4/2008 By: Jeff Watson
**Survey Approved: 12/4/2008 By: Jeff Watson

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 6/1/08



Gray Surveying & Engineering, Inc.
Land Surveying ♦ Civil Engineering ♦ Project Management



Joseph Antonich Segregation Application
 Job # 08208
 10/28/2008

Legal Description (Existing parcel 18-19-28000-0003)

The Northwest quarter of Section 28, T18N., R19E.W.M., in the County of Kittitas, State of Washington;
 EXCEPT a tract of land 32 feet in width and a tract of land 20 feet in width across said lands heretofore deeded to
 Kittitas Reclamation District by deed dated October 15, 1929, and recorded in Book 48 of Deeds, page 12;
 EXCEPT any portion lying within County roads.

Legal Description (Proposed Tract 1)

Tract 1 as shown on that certain Record of Survey filed _____ and recorded under Auditors File
 No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 2)

Tract 2 as shown on that certain Record of Survey filed _____ and recorded under Auditors File
 No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 3)

Tract 3 as shown on that certain Record of Survey filed _____ and recorded under Auditors File
 No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 4)

Tract 4 as shown on that certain Record of Survey filed _____ and recorded under Auditors File
 No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 5)

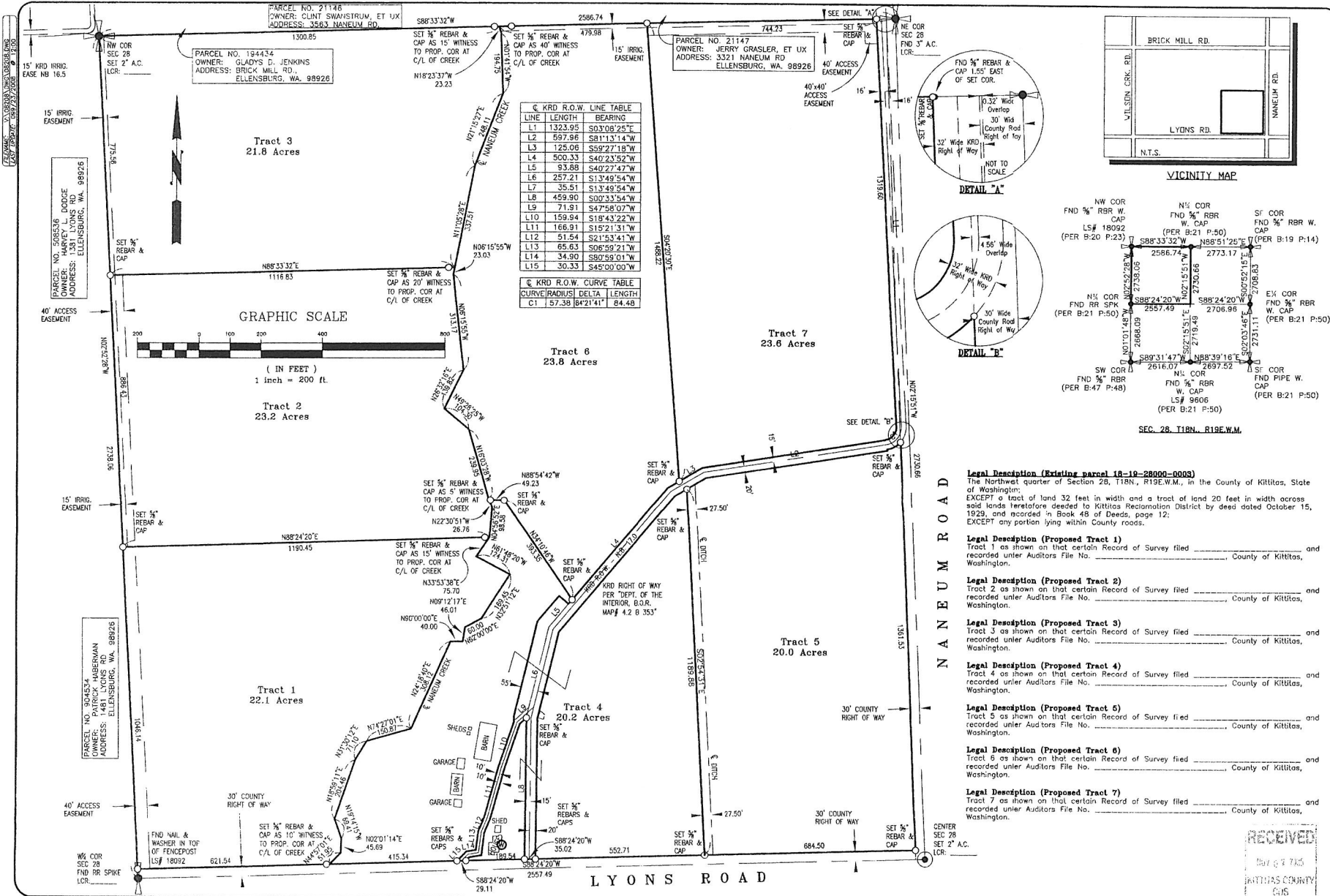
Tract 5 as shown on that certain Record of Survey filed _____ and recorded under Auditors File
 No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 6)

Tract 6 as shown on that certain Record of Survey filed _____ and recorded under Auditors File
 No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 7)

Tract 7 as shown on that certain Record of Survey filed _____ and recorded under Auditors File
 No. _____, County of Kittitas, Washington.



Legal Description (Existing parcel 18-19-28000-0003)
The Northwest quarter of Section 28, T18N, R19E.W.1M., in the County of Kittitas, State of Washington; EXCEPT a tract of land 32 feet in width and a tract of land 20 feet in width across said lands heretofore deeded to Kittitas Reclamation District by deed dated October 15, 1929, and recorded in Book 48 of Deeds, page 12; EXCEPT any portion lying within County roads.

Legal Description (Proposed Tract 1)
Tract 1 as shown on that certain Record of Survey filed _____ and recorded under Auditors File No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 2)
Tract 2 as shown on that certain Record of Survey filed _____ and recorded under Auditors File No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 3)
Tract 3 as shown on that certain Record of Survey filed _____ and recorded under Auditors File No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 4)
Tract 4 as shown on that certain Record of Survey filed _____ and recorded under Auditors File No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 5)
Tract 5 as shown on that certain Record of Survey filed _____ and recorded under Auditors File No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 6)
Tract 6 as shown on that certain Record of Survey filed _____ and recorded under Auditors File No. _____, County of Kittitas, Washington.

Legal Description (Proposed Tract 7)
Tract 7 as shown on that certain Record of Survey filed _____ and recorded under Auditors File No. _____, County of Kittitas, Washington.



EQUIPMENT AND PROCEDURES USED:

a: 5 SEC. EDM TOTAL STATION
b: FIELD TRAVERSE
c: MONS VISITED DATE OF SURVEY

DATE	REVISIONS

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20 _____
AT _____ M. UNDER AUDITOR'S FILE NUMBER _____

RECORDS OF KITTITAS COUNTY, WASHINGTON AT THE REQUEST OF _____

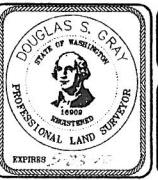
COUNTY AUDITOR _____ BY DEPUTY _____

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 JOSEPH ANTONICH, IN _____ JULY _____ 2008

DATE: 10-20-08

DOUGLAS S. GRAY



CORNER FOUND AS NOTED
 REBAR W/CAP #16909 SET
 NAIL WITH WASHER SET

GSE
Gray Surveying & Engineering, Inc.
P.O. Box 510 • 2706 River Road
Yakima, Wa 98902 • (509) 575-6434

SECTION INDEXING

NAME
JOSEPH ANTONICH
1941 LYONS RD, ELLENSBURG, WA 98926

LOCATION
THE NW 1/4 OF SECTION 28, T18N., R19E.W.1M.

DRAWING TYPE
RECORD OF SURVEY

DRAWN BY: J.P.T.
CHECKED BY: D.S.G.
PROJECT NO.: 08208
PARCEL NO.: 18-19-28000-003

SCALE: 1"=200'
DATE: 09/23/2008
SHEET: 1 OF 1

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