

# 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

"Building Partnerships - Building Communities"

## ADMINISTRATIVE PARCEL SEGREGATION

*(Segregation of lots 20 acres or larger, as defined by KCC 16.08.015)*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REQUIRED ATTACHMENTS

**Note: a separate application must be filed for each segregation request.**

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- A narrative project description with at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - o Please pick up a copy of the SEPA Checklist if required)
- For **preliminary approval**, please submit a sketch containing the following elements.
  1. Identify the boundary of the segregation:
    - a. The boundary lines and dimensions
    - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
  2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
  3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For **final approval** (not required for initial application): submit a recorded survey with legal description.

### APPLICATION FEES:

630.00 Kittitas County Community Development Services (KCCDS)

115.00 Kittitas County Department of Public Works

130.00 Kittitas County Fire Marshal

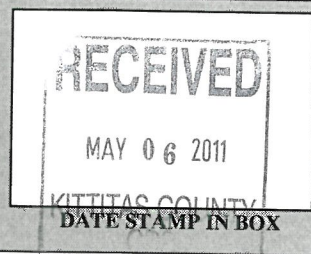
**\$875.00 Total fees due for this application** (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:  
5/6/11

RECEIPT #  
10910



**OPTIONAL ATTACHMENTS**

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: James; Brenda Bacht  
Mailing Address: 160 Beharrow Rd.  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 509-929-6092  
Email Address: ~~AB~~ hitcredneck2000@hotmail.com

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_

**5. Legal description of property (attach additional sheets as necessary):**

\_\_\_\_\_

**6. Property size: \_\_\_\_\_ (acres)**

**7. Land Use Information: Zoning: \_\_\_\_\_ Comp Plan Land Use Designation: \_\_\_\_\_**

8. Existing and Proposed Lot Information:

Original Parcel Number & Acreage  
(1 parcel number per application)

17645

New Acreage (1 parcel per line)  
(Survey Vol. \_\_, Pg \_\_)

48.8 ~~20~~ Acres

28.8 Acres

20 Acres

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

**AUTHORIZATION**

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X \_\_\_\_\_ (date) \_\_\_\_\_

X Shonda A Bach (date) 5/5/11  
[Signature] 5/5/11

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

**TREASURER'S OFFICE REVIEW**

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

( ) This Administrative Segregation meets the requirements of Kittitas County Code (Ch. 16.08.015).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_

Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_

By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_

By: \_\_\_\_\_

19970801 16

REAL ESTATE CONTRACT

THIS REAL ESTATE CONTRACT is made and entered into this 30TH day of JULY, 1997, by and between EARL V. ELKINGTON and BARBARA L. ELKINGTON, husband and wife, hereinafter referred to as "Seller", and CHRISTOPHER THOENNES and DARLENE B. THOENNES, husband and wife, hereinafter referred to as "Purchaser," *C.F.T.*

WITNESSETH

WHEREAS, Seller and Purchaser desire to enter into this Real Estate Contract for the sale and purchase of certain real property on the terms and conditions as hereinafter set forth:

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and promises as hereinafter set forth, and the payment of the purchase price on the following terms and conditions, the parties hereto agree as follows:

1. Real Property Sold. Seller agrees to sell to Purchaser and Purchaser agrees to purchase the real property located in Kittitas County, State of Washington, legally described as follows:

The North half of the Southwest quarter of Section 15, Township 16 North, Range 20 East, W.M., Kittitas County, State of Washington; EXCEPT that portion, thereof, conveyed to the United States of America for canal and irrigation works of the Kittitas Reclamation District by deed recorded October 17, 1932 under Auditor's File No. 110567; EXCEPT that portion thereof conveyed to the United States of America for right of way for Badger Wasteway Channel by deed recorded March 20, 1934 under Auditor's File No. 115811; EXCEPT that portion, thereof, lying Northwesterly of the right of way of Bohannon County Road; and EXCEPT the right of way of Bohannon County Road along the West, Northwesterly and North lines, thereof.

TOGETHER WITH all currently attached plumbing, irrigation, water, heating, air conditioning and lighting fixtures, attached television antennas or other attached or built-in appliances, all attached bathroom accessories, all shades, curtain and drapery rods, awnings, screens and storm windows or doors, weather vanes, linoleum, wall-to-wall carpeting, range, oven, refrigerator, wood stove, dishwasher, drapes, 2 irrigation pumps, and all irrigation equipment presently on the property.

and that the same is free and clear of all encumbrances; provided, however, that the same is

(a) SUBJECT TO said lands have been reclassified as open space for tax purposes. They will be subject to further taxation and interest thereupon as provided by Chapters 84.33 and 84.34 R.C.W. upon withdrawal from such classification or change in use. If



LAW OFFICES OF  
CONE, GILREATH, ELLIS & COLE  
P.O. Box 499 • 200 East Third Avenue  
Ellensburg, Washington 98926  
Telephone (509) 925-3191

16295

the new owners wish to continue the classification or designation of said lands, the county assessor must be consulted at least 14 days prior to sale. It will also be necessary that said new owners sign the notice of continuation section in the state excise tax affidavit. If the new owners do not desire to continue such classification or designation, all compensating or additional tax shall be due and payable at the time of sale. For determination of any compensating or additional tax due, the county assessor must be consulted at least 14 days prior to sale.

(b) SUBJECT TO said premises may lie within the Kittitas Reclamation District assessment area and therefore a check should be made with said district to see if there are any irrigation water assessments due or past due against said premises.

(c) SUBJECT TO a mortgage to secure the indebtedness of the amount herein stated and any other amounts payable under the terms thereof.

Amount	:	\$151,000.00
Dated	:	December 19, 1975
Recorded	:	January 30, 1976
Volume/page	:	68/295
Auditor's No.	:	402537
Mortgagor	:	Earl V. Elkington and Barbara L. Elkington, husband and wife
Mortgagee	:	The Federal Land Bank of Spokane, A corporation in Spokane, Washington
Affects	:	Said premises and other lands

(d) SUBJECT TO terms and conditions of agreement for purchase of power executed by and between the parties herein named upon the conditions therein provided.

Between	:	Public Utility District No. 1 of Kittitas County and Earl V. Elkington
Dated	:	May 15, 1980
Recorded	:	December 26, 1984
Auditor's File No.	:	484881
Affects	:	That portion of said premises in the Northeast quarter of the Southwest quarter

(e) SUBJECT TO Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff vs. (Numerous named Defendants) notice of which is given by Lis Pendens recorded on October 14, 1977, under Kittitas County recording number 417201, being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin. Supplemental Notice of Lis Pendens filed June 4, 1980 under Auditor's File No. 442263, in Volume 131, page 63.

(f) SUBJECT TO an amendatory contract governing reclamation and irrigation matters.

Parties	:	The United States of America and Kittitas Reclamation, an irrigation district
Dated	:	January 20, 1949



Recorded : May 25, 1949  
Volume/Page : 82/69  
Affects :

Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

2. Purchase Price and Payment Terms. The purchase price for the property above described is the sum of TWO HUNDRED NINETY-FIVE THOUSAND DOLLARS (\$295,000.00) of which the Purchaser has paid ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00), including earnest money, receipt of which is hereby acknowledged by Seller. The remaining unpaid principal balance of ONE HUNDRED FORTY-FIVE THOUSAND DOLLARS (\$145,000.00) shall bear interest at the rate of eight and a half percent (8.5%) per annum from JULY 30, 1997, computed on the diminishing balance, and shall be paid as follows:

SEVEN THOUSAND SEVEN HUNDRED DOLLARS (\$7,700.00), or more, including interest, on or before the 30th day of December, 1997, and FIFTEEN THOUSAND THREE HUNDRED TWENTY-FIVE DOLLARS (\$15,325.00), or more, including interest, on or before the 30th day of December, 1998, and FIFTEEN THOUSAND THREE HUNDRED TWENTY-FIVE DOLLARS (\$15,325.00), or more, including interest, on or before the 30th day December of each and every year thereafter until the entire unpaid principal balance and accrued interest is paid in full.

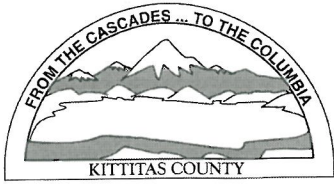
3. Previously Existing Mortgage. This contract is subject to an underlying mortgage wherein Earl V. Elkington and Barbara L. Elkington, husband and wife, are mortgagors and The Federal Land Bank of Spokane, a corporation in Spokane, Washington, is mortgagee, dated December 19, 1975 and recorded under Auditor's File No. 402537 as shown on the above-mentioned subject to, paragraph 1(c). The Seller shall continue to pay this obligation and defend, indemnify, and hold the Purchaser harmless therefrom.

In the event the Seller shall fail to timely pay the mortgage or to perform any of the obligations thereunder, the Purchaser shall have the right, but not the obligation, to make the mortgage payments or to perform the mortgage obligations and to deduct from the remaining balance of the purchase price under this Contract the costs of said payment or of the performance of the obligations.

4. "Open Space" Special Taxation. The above described property is currently classified under the "Open Space" taxation statute RCW 84.34 et seq. Purchaser agrees that should a sale or transfer of all or a portion of the above-described real property occur that does not allow continuance of the "Open Space" classification, or if any use other than farming or ranching, or any other uses not allowed under the "Open Space" classification occur, that there may be retroactive assessments of taxes and penalties. If this occurs, Purchaser agrees to pay the same. Purchaser shall indemnify, defend and hold Seller harmless from all said assessments and penalties.

5. Deposit of Statutory Warranty Fulfillment Deed. Concurrently herewith, the Seller deposits with Pioneer Title Company, 222 E. 4th, Ellensburg, WA 98926, to be held in escrow,





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

**RECEIPT NO.: 00010910**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 023838

**Date:** 5/6/2011

**Applicant:** JAMES BACH

**Type:** check # 6632

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-11-00003	ADMINISTRATIVE SEGREGATION	630.00
SG-11-00003	FM ADMINISTRATIVE SEGREGATION	130.00
SG-11-00003	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00