

FEES: \$300 Exempt S ( ) tion per page  
 \$100 Major Boundary Line Adjustment per page  
 \$50 Minor Boundary Line Adjustment per page  
 \$50 Combination

RECEIVED  
 DEC 13 2006  
 IRIS ROMINGER  
 KITTITAS COUNTY ASSESSOR

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

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.

PIERCE  
 Applicant's Name

C/O CHUCK CRUSE  
 Address

City

State, Zip Code

Phone (Home)

962-8242

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

Phone (Work)

1718-07030-0015 101.08

Action Requested

New Acreage  
 (Survey Vol: \_\_, Pg \_\_)

SEGREGATED INTO 5 LOTS

~~4-20'0, 21.08~~

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

3-20'0, 20.21, 20.87

SEGREGATED FOREST IMPROVEMENT SITE

ELIMINATE (SEGREGATE) MORTGAGE ONLY PARCEL

BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

BOUNDARY LINE ADJUSTMENT PROPERTIES IN SAME OWNERSHIP

COMBINED AT OWNERS REQUEST

Applicant is:  Owner

Purchaser

Other

*Judith C Pierce*  
 Owner Signature Required

RECEIVED  
 JUL 06 2006  
 KITTITAS COUNTY  
 CDS

Tax Status: 2006 Taxes Paid

Treasurer's Office Review

By: *[Signature]*  
 Kittitas County Treasurer's Office

Date: 12-13-06

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: 9/12/06

By: *[Signature]*

\*\*Survey Approved: 11-17-06

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.

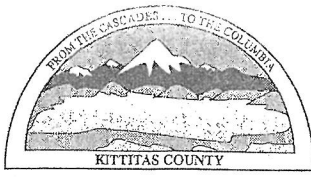
cg  
December 20, 2006  
Judith C Pierce  
22/83  
Seg

2006 Taxes Paid In Full

Sales Info:  
Adjusted Acres:

06 for 07

	<u>Owner Map Number</u>	<u>Acres</u>	<u>Lvalue</u>	<u>Ivalue</u>	<u>Tvalue</u>	<u>Levy/DOR</u>
Original	17-18-07030-0015	101.08	33,170	0	33,170	22/83
New	P528433 Ptn SW1/4 (Parcel A, B33/P114-115)	20.00	6,060	0	6,060	22/83
New	17-18-07030-0019 Ptn SW1/4 (Parcel B, B33/P114-115)	20.00	5,530	0	5,530	22/83
New	17-18-07030-0020 Ptn SW1/4 (Parcel C, B33/P114-115)	20.00	5,720	0	5,720	22/83
New	17-18-07030-0021 Ptn SE1/4 (Parcel D, B33/P114-115)	20.21	7,870	0	7,870	22/83
New	17-18-07030-0022 Ptn SE1/4 (Parcel E, B33/P114-115)	20.87	7,990	0	7,990	22/83



## MEMORANDUM

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TO: Cruse and Associates, Authorized Agent

FROM: Scott Turnbull, Staff Planner *ST*

DATE: September 18, 2006

SUBJECT: Pierce SEG 06-87

DESCRIPTION: Segregation in Agriculture 20 Zone

PARCEL NUMBER(s): 1817-18-07030-0015 (total of approximately 101.08 acres)

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Kittitas County Community Development Services has reviewed the proposed Boundary Line Adjustment application and hereby grants:

### PRELIMINARY APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed prior to final approval of the boundary line adjustment and must be submitted to our office for review:

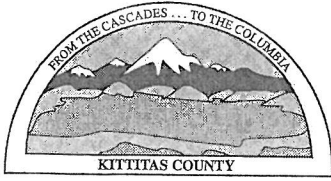
1. A legal description or survey of the Segregation reflecting the new acreage and lot dimensions must be submitted to our office and reviewed for final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
3. Please refer to the attached Kittitas County Public Works Memo for additional information regarding additional requirements.
4. 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.

Attachments: BLA Application and maps  
Preliminary BLA/Segregation Drawing  
KC Public Works Comments

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR



**KITITITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**MEMORANDUM**

TO: Community Development Services  
FROM: Randy Carbary, Planner II *RC*  
DATE: July 25, 2006  
SUBJECT: Pierce SEG-06-87, 17-18-07030-0015

**RECEIVED**  
JUL 25 2006  
KITITITAS 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. 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.

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 ELLENSBURG, WA 98926

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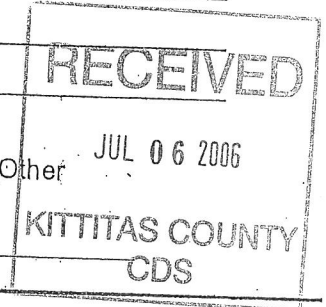
Applicant is:  Owner

Purchaser

Judith C Pierce  
 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. \_\_\_\_\_)
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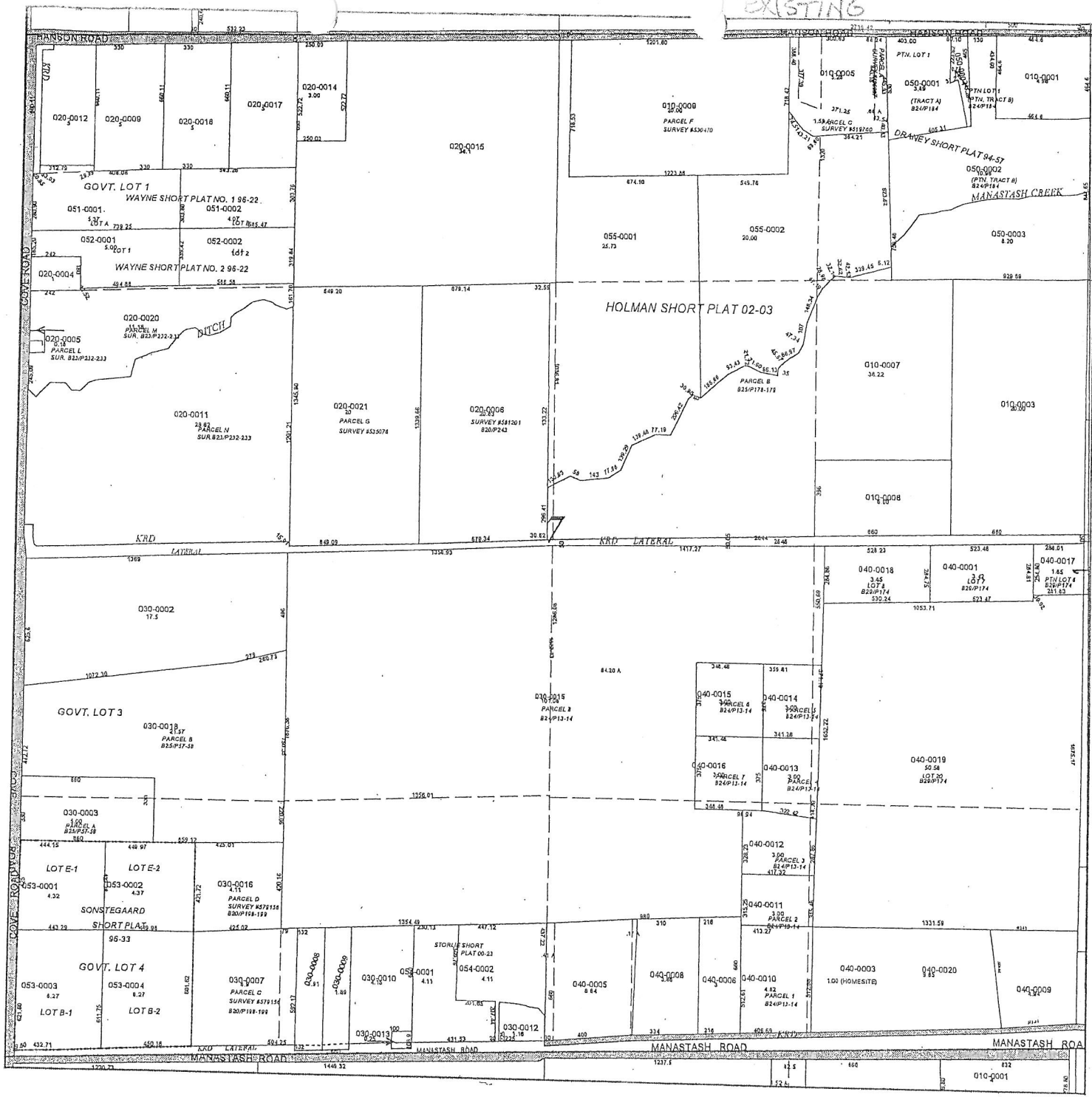
Review Date: 9/12/06

By: [Signature]

\*\*Survey Approved: \_\_\_\_\_

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

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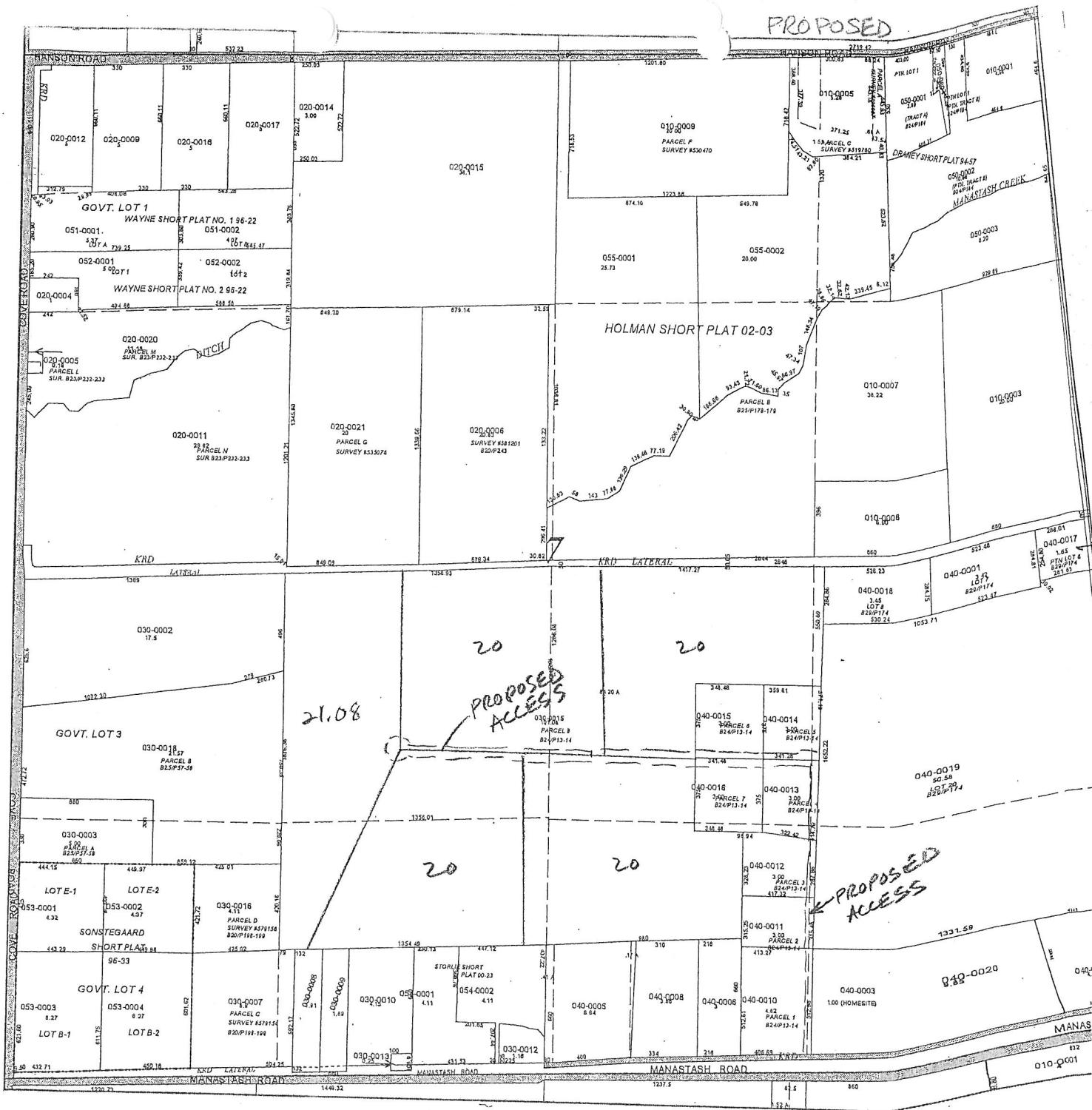
Township: 17 Range: 18 Section: 7

Copyright (C) 2002 Kittitas County  
 Kittitas County Assessor's Office  
 205 W 5th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)962-7501  
 Data Set: 7/5/2006 6:37:26 PM



ParcelView 4.0.1

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessor's Office does not warrant its accuracy.

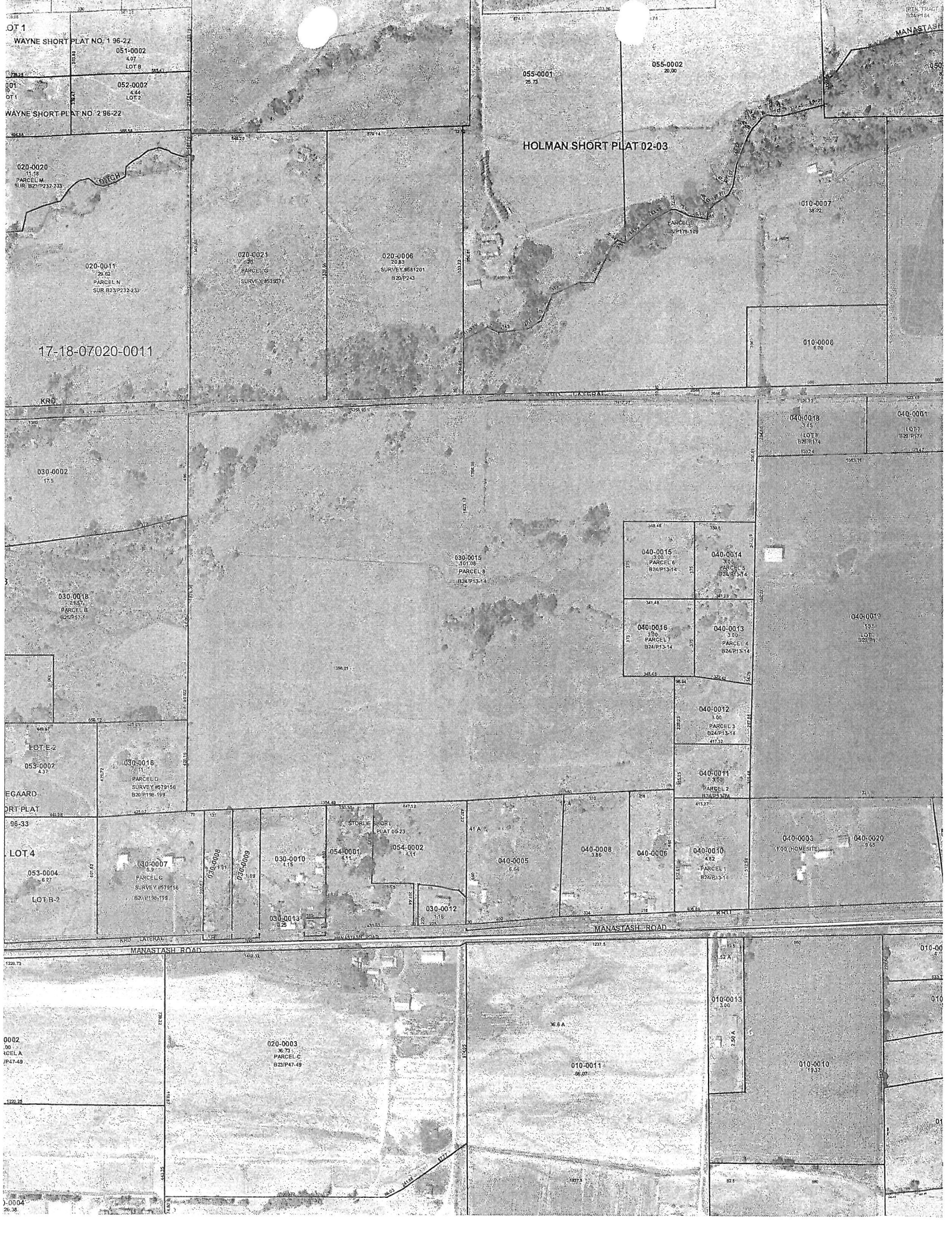


Township: 17 Range: 18 Section: 7

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Kittitas County Assessor's Office  
205 W 5th, Courthouse Room 101  
Ellensburg, WA 98926  
(509)962-7501  
Data Set: 7/5/2006 6:37:26 PM



**Parcel VI**  
This Map is made  
as an aid in the  
assessment of  
The Kittitas County Assessor  
does not warrant



LOT 1

WAYNE SHORT PLAT NO. 196-22

051-0002

052-0002

WAYNE SHORT PLAT NO. 296-22

020-0020

020-0011

020-0021

020-0006

030-0002

030-0018

053-0002

030-0016

030-0007

054-0001

040-0005

040-0008

040-0006

040-0010

040-0003

040-0020

020-0003

010-0011

010-0010

010-0013

0002

0004

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0012

0014

0016

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0020

0022

0024

0026

0028

0030

0032

0034

0036

0038

0040

0042

0044

0046

0048

HOLMAN SHORT PLAT 02-03

17-18-07020-0011

STORIE SHORT PLAT 06-23

MANASTASH ROAD

MANASTASH

MANASTASH

MANASTASH

MANASTASH

MANASTASH

MANASTASH

MANASTASH

MANASTASH

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CRB 111-3

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

**CASH RECEIPT**

Date 7.6.06 047198

Received From J. Pierce

Address 4001 Manastash Rd.  
Ellensburg WA 98926 Dollars \$ 300.00

For BUN Application (Pierce)  
17.19.07030.0015

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID	<u>300.00</u>		CHECK	<u>300.00</u>	
BALANCE DUE			MONEY ORDER <input type="checkbox"/>		
			CREDIT CARD <input type="checkbox"/>		

By Amber Allen