

HOW TO APPLY FOR A PUBLIC PURPOSE SEGREGATION

Public Purpose Segregation (OCC 16.08.135)

A division made for the purpose of creating a portion of property to be deeded to the County, any city, taxing district, governmental body, utility company or non profit community organization or foundation (whose articles or bylaws allow it to hold land for public use and benefit) for a designated use providing the remaining portion of property has sufficient lot area, dimensions and meets all other criteria to comply with the applicable County regulations, for the intended purpose of the segregation. Public purpose segregations may include deeded paths, trails and rights-of-way for public access purposes; if a deeded path, trail or right-of-way traverses a parcel, such path shall be considered an exception to the underlying parcel and shall not be considered a division of the underlying parcel nor subtract from the parcel size for density purpose.

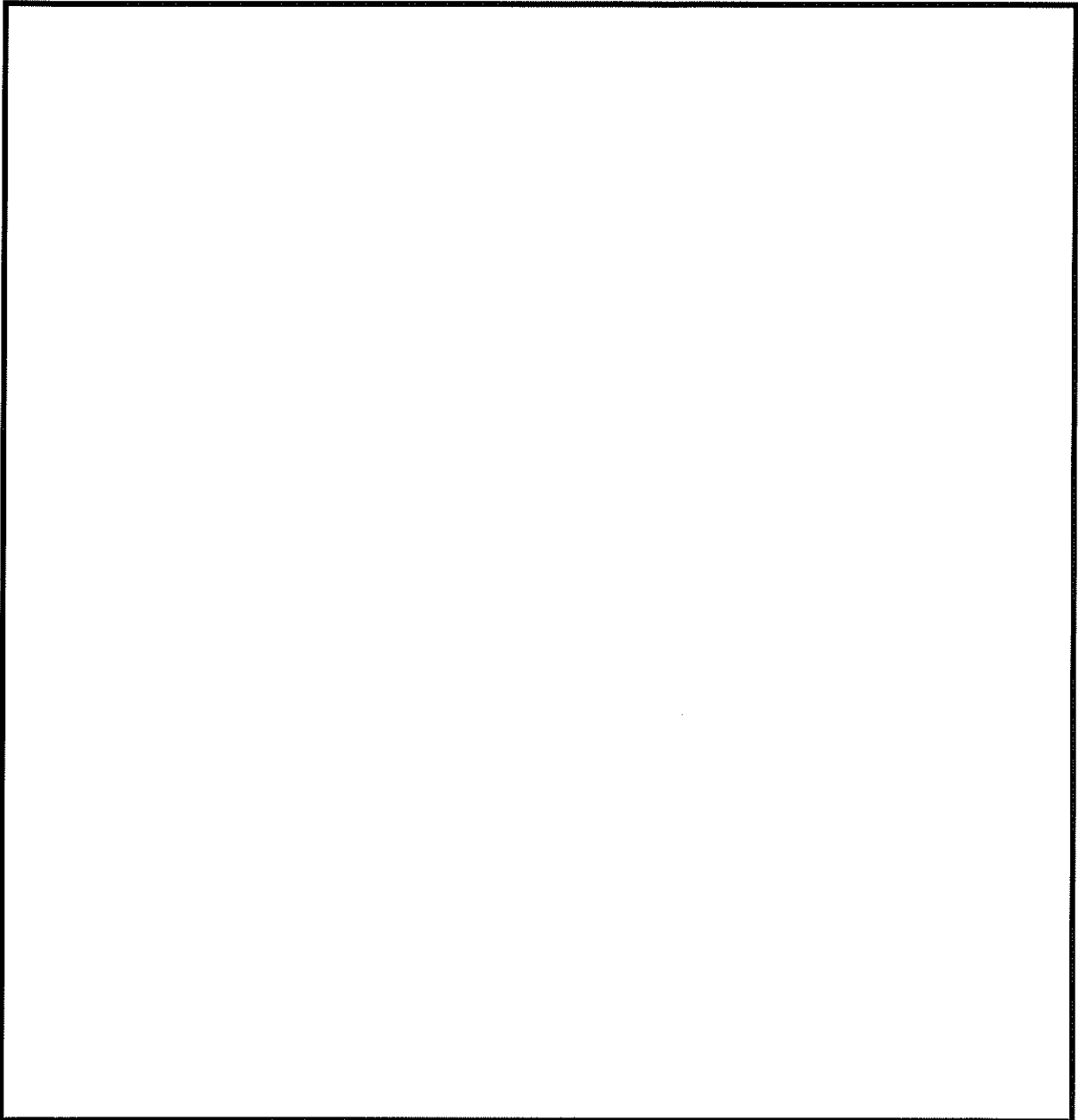
Sale of said parcel to a third party shall require full disclosure of this form in any deed of transfer.

The Administrator may approve government or public purpose segregations as defined in OCC 16.08.135 under the following circumstances:

1. An application form available from the Okanogan County Office of Planning & Development shall be completed including the following information:
 - a. A legal description of the entire property;
 - b. A legal description of the property to be separated and deeded; and
 - c. A statement of the specific public purpose;
 - d. Statement of Consent and Waiver of Claims signed by all land owners and the body or agency to receive the property.
 - e. Sufficient information to determine whether the public purpose parcel and the remainder meets the standards of Section 16.08.030, "Buildable Lot".
2. The segregation shall include a provision in the instrument of transfer that; "The subject property was created for _____ (list purpose) under 16.04.085 of the Okanogan County Subdivision Code."

If the parcel segregated does not meet the criteria for a "Buildable Lot" the following additional language shall be included on the instrument of transfer: "As long as the property is a public purpose parcel, building permits may be obtained consistent with the public purpose use for which the segregation was made, provided that no structures for human habitation shall be erected. In the event that the parcel is no longer used for public purposes or passes out of the hands of the public entity, all zoning, subdivision, density requirements and other land use requirements must be met before any building permit can be obtained.

Proposed Parcel Layout



Site Plans Guidelines:

This space may be used to provide a scaled drawing showing existing property boundaries (solid lines) and proposed property boundaries (dashed lines). Indicate existing improvements including houses, storage buildings, wells, etc. A record of survey or site plan prepared by professional land surveyor (including a signature and stamp) is preferred. All site plans must be drawn to scale and must clearly represent the division of each property involved including a north arrow and acreage's of each parcel. This page may be replaced by a by a separate, adequate page at the applicant's discretion. The pages must have a one inch border on all sides.

Legal Descriptions:

Include a separate written legal description for each proposed lot. This page may be replaced by a separate, adequate page at the applicant's discretion. The pages must have a one inch border on all sides.

STATEMENT OF CONSENT AND WAIVER OF CLAIMS

The owners of property described herein do acknowledge and hereby agree to hold Okanogan County harmless in any action arising as a result of this exempt segregation.

I (We) the owner(s) of all the property described herein do hereby acknowledge and agree to hold Okanogan County harmless in any cause of action arising out of the exempt segregation or recordation of same. Furthermore, I (We), the owner(s) of all the property involved in this exempt segregation, hereby consent to the division of property as proposed in this application, dedicating to the use of the public forever all public property that is shown hereon, and I (We) hereby grant a waiver by myself (ourselves) of all claims for damages against any governmental authority which may be occasioned to the adjacent lands by the established construction, drainage, and maintenance of public roads.

IN WITNESS WHEREOF, we have set our signature(s)
this _____ day of _____, 20_____.

Owner

Owner

Owner

Owner

ACKNOWLEDGMENT

This is to certify on the _____ day of _____, 20_____, before me, the undersigned, personally appeared

_____ to me known to be the person(s), who executed the foregoing statement of consent and waiver of claims and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year last above written.

Notary public in and for the State of Washington,
Residing at _____

PROJECT SPECIFIC NOTES: _____

For Office Use Only:

LAND USE INFORMATION	OFFICE OF PLANNING & DEVELOPMENT
Zoning District: _____ Minimum Lot Size: _____ Shoreline Designation: _____ Legal Lot of Record?: _____ Forest Practices Moratorium: <input type="checkbox"/> Yes <input type="checkbox"/> No	This Exempt Segregation meets the requirements of Okanogan County Code 16.04.070 B. _____ Administrator Date
OKANOGAN COUNTY TREASURER	OKANOGAN COUNTY ASSESSOR
Taxes have been paid in full as required by RCW 84.40.042(1)(c). _____ Administrator Date	Legal descriptions for this Exempt Segregation are adequate. _____ Administrator Date