

From: [Jeff Watson](#)
To: [Cruse & Associates](#)
Subject: BL-05-11030 RV Town
Date: Monday, November 08, 2010 11:55:00 AM

[BL-05-11030 RV Town](#)

Kittitas County Community Development Services has issued final approval for the above Boundary Line Adjustment/Segregation Application. Click the link above to open the Master File on line. The signed original final approval letter may be found in your mailbox at CDS, please feel free to contact me if you have additional concerns or questions.

I'll be here...

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

From: [Jeff Watson](#)
To: [Christine M. Garcia](#)
Cc: [Shelley A. McClellan](#)
Subject: BL-05-11030 RV Town
Date: Monday, November 08, 2010 10:56:00 AM

[BL-05-11030 RV Town](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above. This file pre-dates EDEN and is not available through that source.

Thank You,

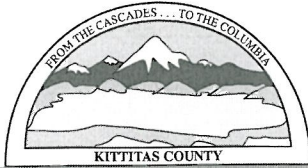
Jeff Watson
Planner I

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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"

November 8, 2010

Cruse and Associates
P.O. Box 959
Ellensburg WA 98926

RE: RV Town Boundary Line Adjustment, File Number BL-05-11030
Parcel Numbers:

Map Number 20-13-11010-0001 Parcel Number 478934

Map Number 20-13-11010-0003 Parcel Number 488934

Dear Mr. Cruse,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on November 8, 2010 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

Attachments sent via email to: cruseandassoc@kvalley.com
Master File (BL-05-11030 RV Town) @ \\Arda\teams\CDS\Projects\BLAs\BL 2005\BL-05-11030 RV Town

FEES: \$300 Exempt Segregation per page
 \$100 Major Boundary Line Adjustment per page
 \$50 Minor Boundary Line Adjustment per page
 \$50 Combination

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.

RV TOWN / LEE FRAZIER
 Applicant's Name

C/O CHUCK CRUSE
 Address

City

State, Zip Code

Phone (Home)

962-8242
 Phone (Work)

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

Action Requested

New Acreage
 (Survey Vol. _____, Pg _____)

2013-11010-0001 26.47

SEGREGATED INTO _____ LOTS

4.73

2013-11010-0003 3.11

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

24.85

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

Applicant is: Owner

Purchaser

Lessee

Other

Owner Signature Required

Charles A. Cruse Jr.
 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. _____)
- () 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 _____
Lease desc.
- () 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 #: N/A

Parcel Creation Date: N/A

Last Split Date: N/A

Current Zoning District: General Commercial

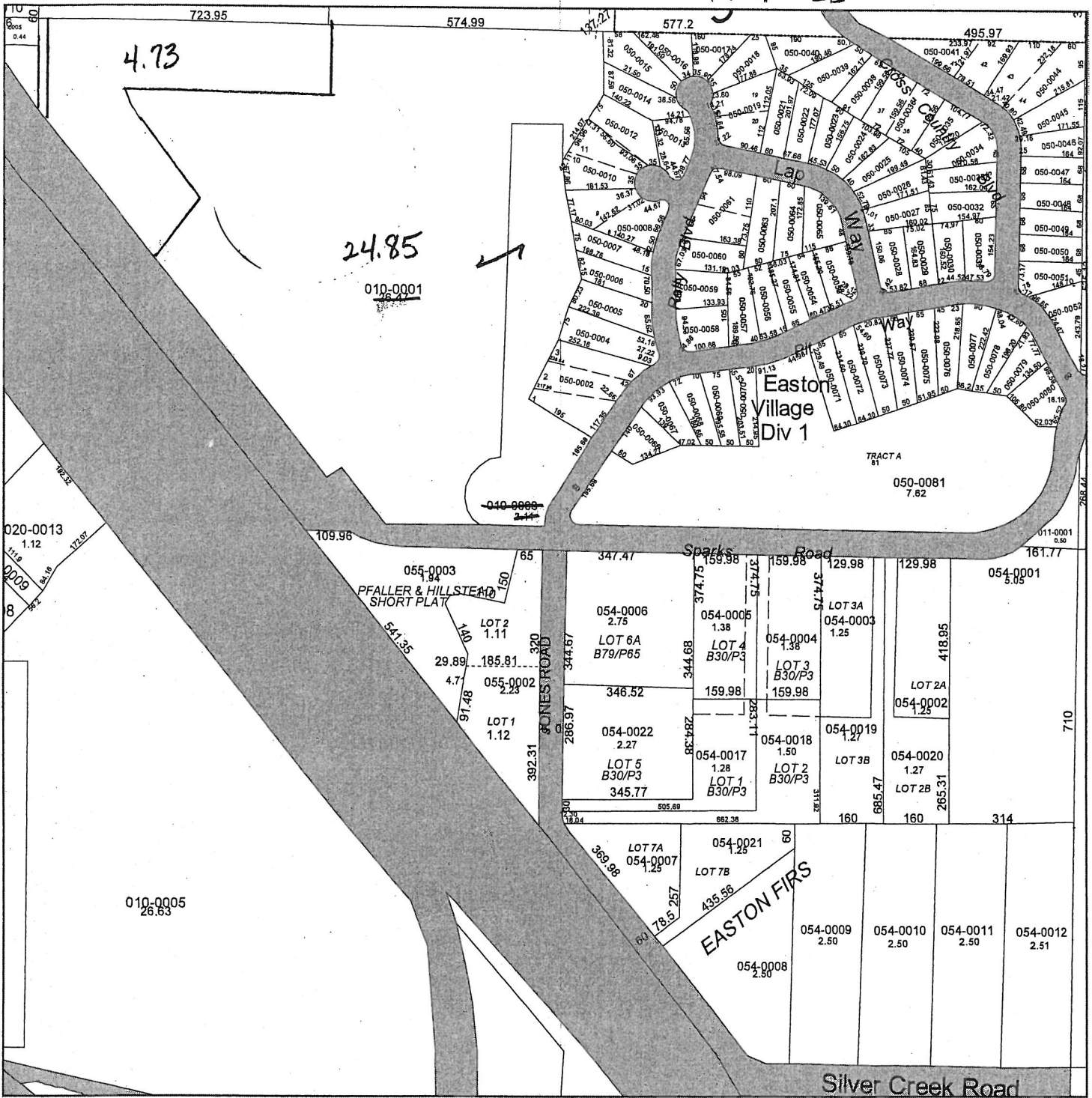
Review Date: 11-3-05

By: [Signature]

**Survey Approved: 11-3-05

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



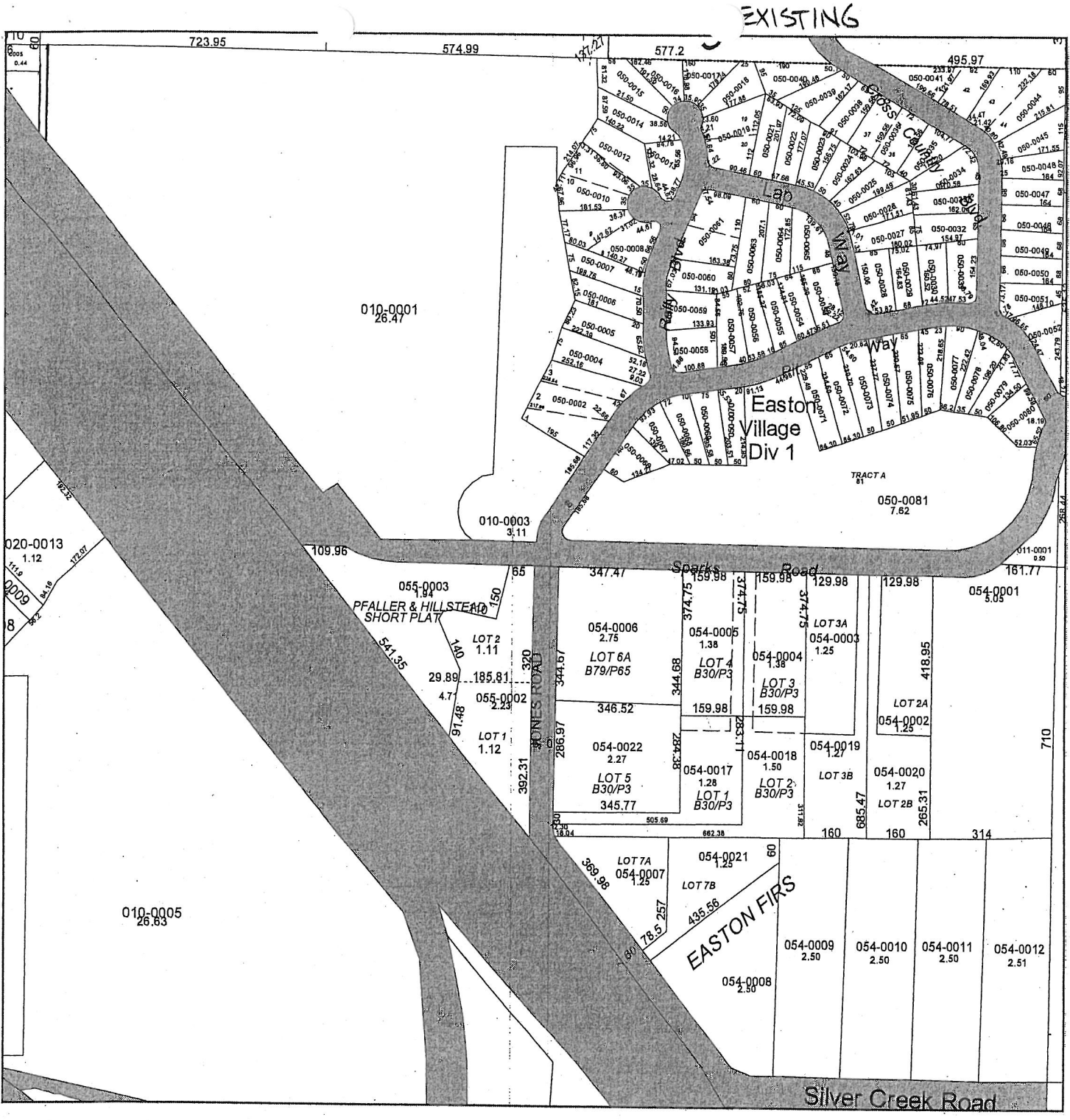
Township: 20 Range: 13 Section: 11-NE Qtr

ParcelView 4.0.1

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 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 10/18/2005 8:56:02 PM



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



Township: 20 Range: 13 Section: 11-NE Qtr

ParcelView 4.0.1

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CRUSE & ASSOCIATES

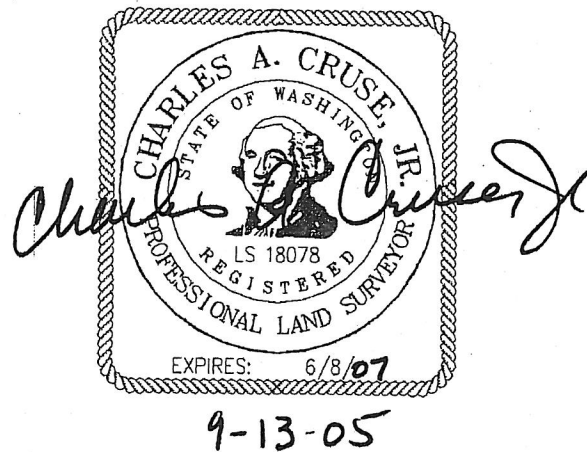
PROFESSIONAL LAND SURVEYORS

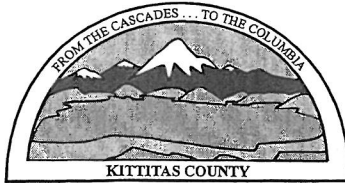
LEE FRAZIER BLA DESCRIPTION 9/13/05

That portion of the Northeast Quarter of Section 11, Township 20 North, Range 13 East, W.M., in the County of Kittitas, State of Washington, lying northeasterly of the northeasterly right of way of P.S.H. No. 2 (I-90) and westerly and northerly of the following described line:

Beginning at the northwest corner of said Northeast Quarter, thence S 89°44'16" E, along the north boundary of said Northeast Quarter, 746.92 feet to the true point of beginning of said described line; thence S 00°15'44" W, 172.36 feet; thence N 83°53'29" W, 148.28 feet; thence N 87°41'25" W, 174.06 feet; thence S 89°56'06" W, 141.12 feet; thence N 85°58'11" W, 58.18 feet; thence S 12°51'18" E, 92.87 feet; thence S 22°16'15" E, 50.23 feet; thence S 36°13'50" E, 257.05 feet; thence S 44°13'47" W, 180.96 feet to a point on the northeasterly right of way of P.S.H. No. 2 (I-90) and the terminus of said described line;

EXCEPT the West 20 feet thereof as conveyed to the United States of America by deed recorded May 19, 1938, under Auditor's File No. 140692.





KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Marco Rains, Community Development Services Planner II

FROM: Randy Carbary, Planner II *pc*

DATE: Nov 3, 2005

SUBJECT: RV Town / Lee Frazier BLA

1. Our department has reviewed the Request for Boundary Line Adjustment and Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

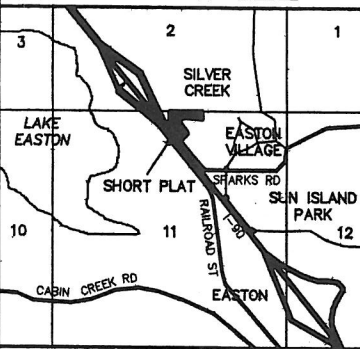
The applicant needs to be aware of the following:

- 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 provides 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. It appears that access to some of the lots created thru this Boundary Line Adjustment and Parcel Segregation involve KRD crossings. The applicant should contact the Kittitas Reclamation District regarding any additional requirements they may have.
- g. **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.

VICINITY MAP



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE RV TOWN SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 2013-11010-0001

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: LEE FRAZIER
ADDRESS: PO BOX 12, EASTON, WA 98925
PHONE: (509) 656-2380

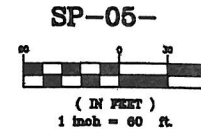
EXISTING ZONE: GENERAL COMMERCIAL
SOURCE OF WATER: EASTON WATER DISTRICT
SEWER SYSTEM: SEPTIC TANKS
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W & 60' PRIVATE ESM'T

NO. OF SHORT PLATTED LOTS: FOUR (4)
SCALE: 1" = 60'

SUBMITTED ON: _____
AUTOMATIC APPROVAL DATE: _____
RETURNED FOR CAUSE ON: _____

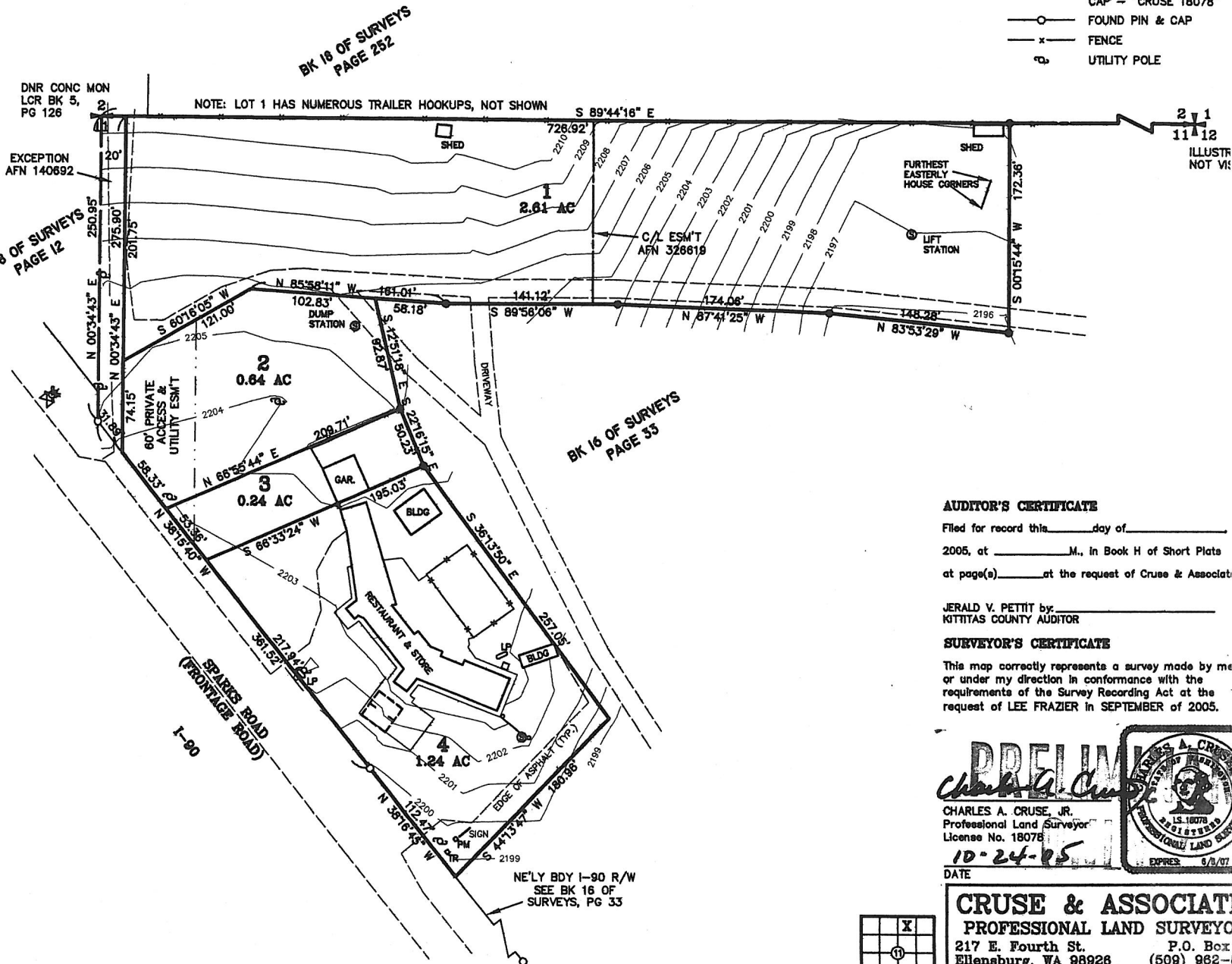
RV TOWN SHORT PLAT
PART OF SECTION 11, T. 20 N., R. 13 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. _____



LEGEND

- SET 5/8" REBAR W/ YEL CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- ⊕ UTILITY POLE



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2005, at _____ M., in Book H of Short Plats at page(s) _____ at the request of Cruse & Associates

JERALD V. PETTIT by: _____
KITITAS COUNTY AUDITOR

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 LEE FRAZIER in SEPTEMBER of 2005.

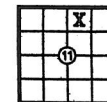
PRELIMINARY

Charles A. Cruse, Jr.

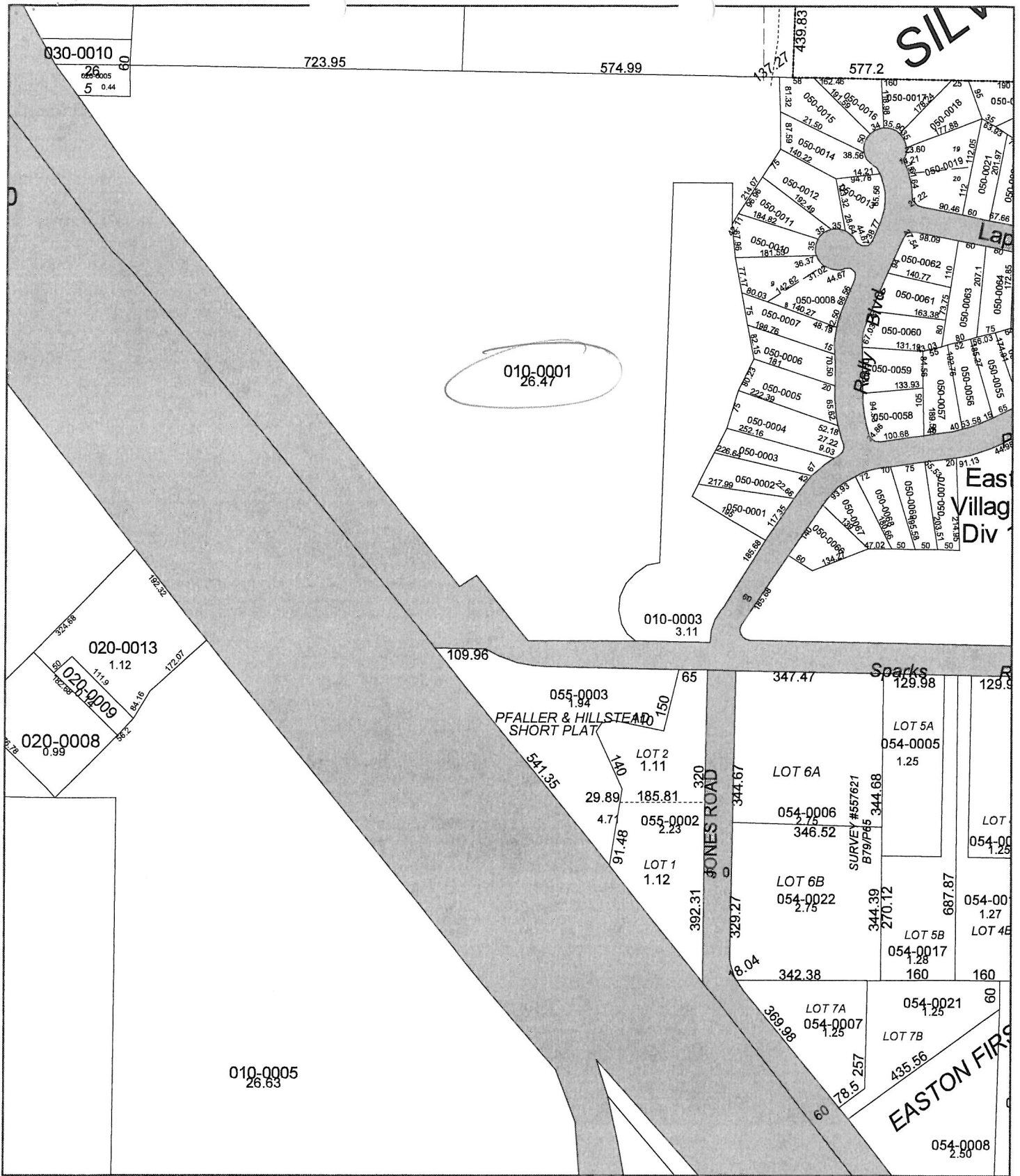
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078

10-24-05

DATE



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box
Ellensburg, WA 98928 (509) 962-1111
RV TOWN SHORT PLAT



Township: 20 Range: 13 Section: 11

ParcelView 4.0.1

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 (509)962-7501
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Scale: 1 inch = 300 feet

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CRB 111-3

KITTITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date 11-3-05

Receipt # 044558

Received From Cruise and Assoc. LLC

Address 217 E 4th Ave - Ellensburg WA
98926 Dollars \$ 100.00

For Major BKA for RV Town and
Lee Frazier

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT PAID	<u>100.00</u>	CHECK	<u>100.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Jarred Ploska