

3/3/2010 3:15 PM

Jeff Watson

From: Jeff Watson
Sent: Wednesday, March 03, 2010 3:15 PM
To: 'Cruse and Associates'
Subject: BL-10-00008 Bland
Attachments: BL-10-00008 Bland Master File.pdf

BL-10-00008 Bland

Kittitas County Community Development Services has issued final approval for the above Boundary Line Adjustment/Segregation Application. Attached you will find an electronic copy of the file. In the event that the file is too large for an email, you will see a link below where a copy will remain for a maximum of 7 days. 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.

3/3/2010 3:12 PM

Jeff Watson

From: Jeff Watson
Sent: Wednesday, March 03, 2010 3:12 PM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-10-00008 Bland

BL-10-00008 Bland

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

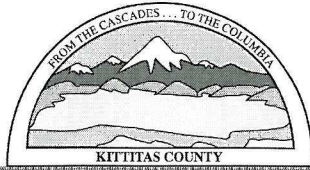
Jeff Watson
Planner I

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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"

March 3, 2010

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

RE: Bland Boundary Line Adjustment, File Number BL-10-00008

Parcel Numbers: 17-18-08000-0049 Parcel Number 19388
17-18-08000-0051 Parcel Number 19391

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 March 3, 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-10-00008 Bland) @ \\Arda\Teams\CDS\Projects\BLAs\BL 2010\BL-10-00008 Bland



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

February 11, 2010

Jeff Watson
Public Works Department
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Bland BLA, (BL-10-00008)

Dear Mr. Watson:

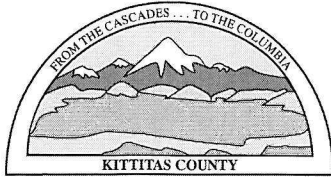
After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *W*
DATE: February 22, 2010
SUBJECT: Bland BL-10-00008

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.

2/11/2010 4:27 PM

Jeff Watson

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Thursday, February 11, 2010 3:08 PM
To: Jeff Watson
Subject: Re: BL-10-00008 Bland

Hi Jeff;

Sorry for the delay in my response. The above referenced application will not need to meet any KRD requirements. If you need additional information, please let me know.

Keli

Keli R. Bender
KRD Lands Clerk/RRA
krd.keli@fairpoint.net
(509) 925-6158

----- Original Message -----

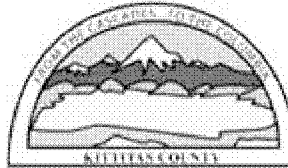
From: Jeff Watson
To: 'Keli Bender'
Sent: Wednesday, February 10, 2010 3:04 PM
Subject: BL-10-00008 Bland

Please review the attached file for KRD comments and requirements.

Thanks,

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



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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Holly Duncan
Sent: Thursday, February 18, 2010 8:57 AM
To: Jeff Watson
Subject: RE: BL-10-00008 Bland

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff,

I see no problem with the Bland BL-10-00008.

Holly

From: Jeff Watson
Sent: Wednesday, February 10, 2010 3:01 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-10-00008 Bland

[BL-10-00008 Bland](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
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Ellensburg, WA 98926
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message id: 38eb45916c6dcbdac24bb8719d004a14

2/23/2010 4:25 PM

Jeff Watson

From: Jeff Watson
Sent: Tuesday, February 23, 2010 4:25 PM
To: 'Dave Nelson'
Cc: 'Cruse and Associates'
Subject: BL-09-00001 Steward & BL-10-00008 Bland
Attachments: BL-09-00001 Steward Master File.pdf

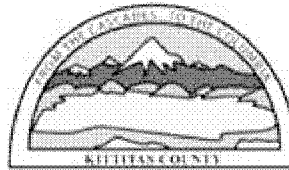
So...,

We have this first one (BL-09-00001 Steward) dangling. It needs KRD approval to finalize. We'll need to sort it out prior to the second one (BL-10-00008 Bland) going forward. Let me know if I'm seeing things goofy, or what I can do to help.

I'll be here...

Jeff Watson
Planner I

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2/10/2010 3:05 PM

Jeff Watson

From: Jeff Watson
Sent: Wednesday, February 10, 2010 3:05 PM
To: 'Keli Bender'
Subject: BL-10-00008 Bland
Attachments: BL-10-00008 Bland Master File.pdf

Please review the attached file for KRD comments and requirements.

Thanks,

Jeff Watson
Planner I

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Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
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2/10/2010 3:01 PM

Jeff Watson

From: Jeff Watson
Sent: Wednesday, February 10, 2010 3:01 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-10-00008 Bland

[BL-10-00008 Bland](#)

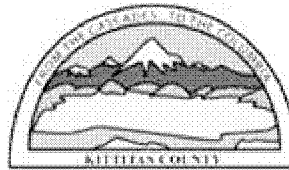
Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson
Planner I

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Segregation Preliminary Submittal Requirements For:

BL-10-00008 Bland

Date Received: February 8, 2010

Review Date: February 10, 2010

Map Number: 17-18-08000-0049, 17-18-08000-0051

Parcel Number: 19388, 19391

Planner: Jeff Watson Zoning: Agriculture 3

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Subdivision conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes **No** **Within a Shoreline of the State** **Environment:**

Yes **No** **Within a FIRM Floodplain** **Panel #:**

Yes **No** **Within a PHS Habitat** **Habitat Type:**

Yes **No** **Wetland in Parcel** **Wetland Type:**

Yes **No** **Seismic Rating** **Category:**

Yes **No** **Within Coal Mine Area**

Yes **No** **Hazardous Slope in Parcel** **Category:**

Yes **No** **Airport Zones within Parcel** **Zone:**

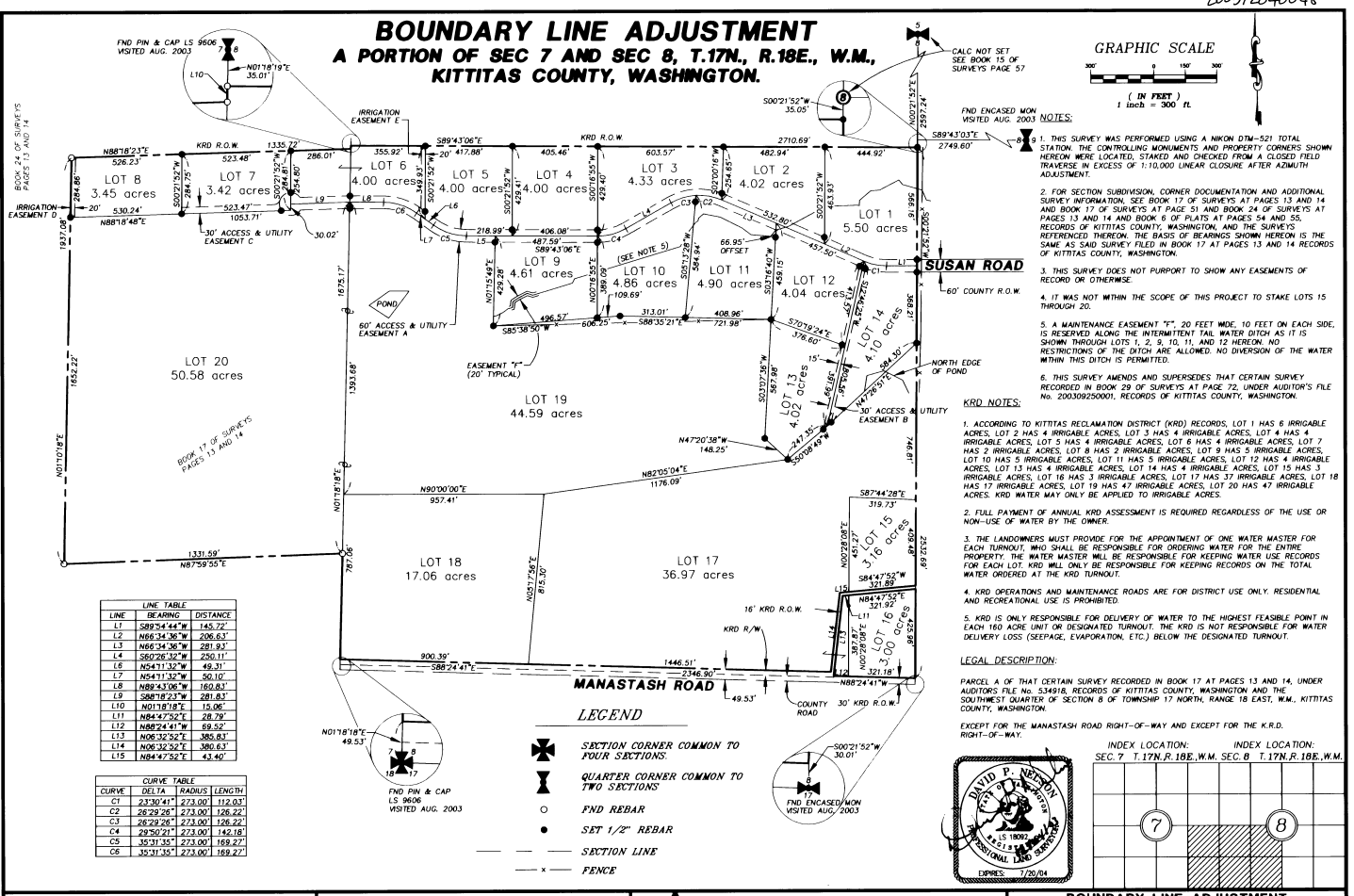
Yes **No** **Adjacent to Forest Service Road** **Road:**

Yes **No** **Adjacent to BPA Lines or Easement**

Yes **No** **Within 1000' of Mineral Land of LTS**

BOUNDARY LINE ADJUSTMENT A PORTION OF SEC 7 AND SEC 8, T.17N., R.18E., W.M., KITITAS COUNTY, WASHINGTON.

GRAPHIC SCALE
1 inch = 300 ft.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°54'44"W	145.72'
L2	N88°34'36"W	206.63'
L3	N86°34'36"W	281.93'
L4	S80°26'32"W	220.11'
L5	N54°11'32"W	49.31'
L6	N54°11'32"W	50.10'
L7	N89°43'58"W	160.63'
L8	S80°16'21"W	281.83'
L9	N01°18'18"E	15.06'
L10	N84°47'52"E	28.79'
L11	N88°24'41"W	68.52'
L12	N06°32'52"E	385.83'
L13	N06°32'52"E	389.63'
L14	N84°47'52"E	43.40'
L15	N84°47'52"E	43.40'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	23°30'41"	273.00'	112.03'
C2	26°28'26"	273.00'	126.22'
C3	26°28'26"	273.00'	126.22'
C4	29°50'21"	273.00'	142.18'
C5	35°31'35"	273.00'	169.27'
C6	35°31'35"	273.00'	169.27'

NOTES:

- THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 17 OF SURVEYS AT PAGES 13 AND 14 AND BOOK 17 OF SURVEYS AT PAGE 51 AND BOOK 24 OF SURVEYS AT PAGES 13 AND 14 AND BOOK 6 OF PLATS AT PAGES 54 AND 55. RECORDS OF KITITAS COUNTY, WASHINGTON, AND THE SURVEYS REFERENCED THEREON, THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY FILED IN BOOK 17 AT PAGES 13 AND 14 RECORDS OF KITITAS COUNTY, WASHINGTON.
- THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
- IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO STAKE LOTS 15 THROUGH 20.
- A MAINTENANCE EASEMENT 20' TO FEET WIDE, 10 FEET ON EACH SIDE, IS RESERVED ALONG THE INTERMITTENT TAIL WATER DITCH AS IT IS SHOWN THROUGH LOTS 1, 2, 8, 10, 11, AND 12 HEREON. NO RESTRICTIONS OF THE DITCH ARE ALLOWED. NO DIVERSION OF THE WATER WITHIN THIS DITCH IS PERMITTED.
- THIS SURVEY AMENDS AND SUPERSEDES THAT CERTAIN SURVEY RECORDED IN BOOK 29 OF SURVEYS AT PAGE 72, UNDER AUDITOR'S FILE NO. 20030920001, RECORDS OF KITITAS COUNTY, WASHINGTON.

KRD NOTES:

- ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 6 IRRIGABLE ACRES, LOT 2 HAS 4 IRRIGABLE ACRES, LOT 3 HAS 4 IRRIGABLE ACRES, LOT 4 HAS 4 IRRIGABLE ACRES, LOT 5 HAS 4 IRRIGABLE ACRES, LOT 6 HAS 4 IRRIGABLE ACRES, LOT 7 HAS 2 IRRIGABLE ACRES, LOT 8 HAS 2 IRRIGABLE ACRES, LOT 9 HAS 5 IRRIGABLE ACRES, LOT 10 HAS 5 IRRIGABLE ACRES, LOT 11 HAS 5 IRRIGABLE ACRES, LOT 12 HAS 4 IRRIGABLE ACRES, LOT 13 HAS 4 IRRIGABLE ACRES, LOT 14 HAS 4 IRRIGABLE ACRES, LOT 15 HAS 3 IRRIGABLE ACRES, LOT 16 HAS 3 IRRIGABLE ACRES, LOT 17 HAS 17 IRRIGABLE ACRES, LOT 18 HAS 17 IRRIGABLE ACRES, LOT 19 HAS 47 IRRIGABLE ACRES, LOT 20 HAS 47 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER SHALL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

LEGAL DESCRIPTION:
PARCEL A OF THAT CERTAIN SURVEY RECORDED IN BOOK 17 AT PAGES 13 AND 14, UNDER AUDITOR'S FILE NO. 534918, RECORDS OF KITITAS COUNTY, WASHINGTON, AND THE SOUTHWEST QUARTER OF SECTION 8 OF TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, WASHINGTON.

EXCEPT FOR THE MANASTASH ROAD RIGHT-OF-WAY AND EXCEPT FOR THE K.R.D. RIGHT-OF-WAY.

INDEX LOCATION: INDEX LOCATION:
SEC. 7, T.17N., R.18E., W.M. SEC. 8, T.17N., R.18E., W.M.

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS
- QUARTER CORNER COMMON TO TWO SECTIONS
- FND REBAR
- SET 1/2" REBAR
- SECTION LINE
- FENCE

RECORDER'S CERTIFICATE 200312040048
Filed for record this 4th day of Dec, 2003, at 11:10 PM in book 29 of surveys at page 117 at the request of DAVID P. NELSON Surveyor's Name
DAVID B. BOWEN 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 CHUCK STEWARD in AUG. 2003.
DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS
314 PENNSYLVANIA AVENUE
CLE ELUM, WASHINGTON 98022
PHONE: (509)747-6225
FAX: (509)747-7410

BOUNDARY LINE ADJUSTMENT
PREPARED FOR
CHUCK STEWARD
SW 1/4 OF SEC. 8, T.17N., R.18E., W.M. AND
THE SE 1/4 OF SEC. 7, T.17N., R.18E., W.M.
KITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
T. ROLETTO	12/2003	02650
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	1 OF 1

BOUNDARY LINE ADJUSTMENT
 PORTION OF THE SW 1/4, SEC. 8, T.17N., R.18E., W.M.
 KITTITAS COUNTY, WASHINGTON

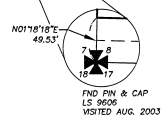
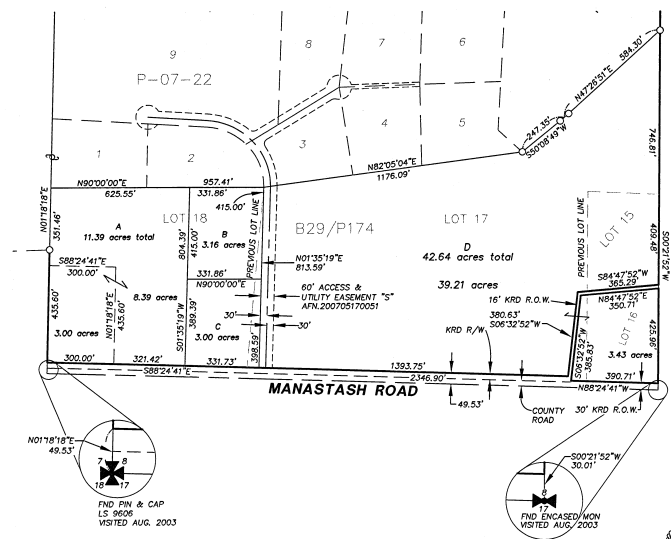
01/14/2009 03:58:59 PM V: 35 P: 242 200901140018
 2108 000 1/14/2009 03:58:59 PM V: 35 P: 242 200901140018
 KITTITAS COUNTY Auditor ENCUMBRANCE Page 1 of 1

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
3. FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD:
 BOOK 29 OF SURVEYS, PAGE 174;
 BOOK 11 OF PLATS, PAGES 161 & 162;
 AND THE SURVEYS REFERENCED THEREON.
4. THE PURPOSE OF THIS SURVEY IS TO ALTER THE BOUNDARY LINES OF LOTS 15, 16, 17 AND 18 OF SURVEY BOOK 29, PAGE 174 TO THE CONFIGURATION SHOWN HEREON. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO STAKE THE LOT CORNERS.

EXISTING LEGAL DESCRIPTION:

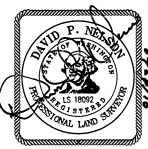
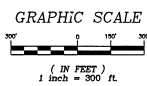
LOTS 15, 16, 17 & 18 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 29 OF SURVEYS, AT PAGE 174, UNDER AUDITOR'S FILE NUMBER 200321040048, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



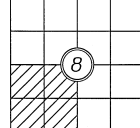
NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.
 Call Before You Dig
 1-800-553-4344

LEGEND

- SECTION CORNER COMMON TO FOUR SECTIONS.
- QUARTER CORNER COMMON TO TWO SECTIONS
- FND REBAR



INDEX LOCATION:
 SEC. 8 T.17N. R.18E. W.M.



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS 14 DAY OF JAN 2009 AT 1:13:58PM
 IN BOOK 29 OF SURVEYS, PAGE 174 AT PAGE 174 AT THE REQUEST OF
 DAVID P. NELSON
 SURVEYOR'S NAME
 COUNTY AUDITOR DEPUTY 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 CHUCK STEWARD IN NOV., 2008...
 DAVID P. NELSON DATE 01/13/09
 CERTIFICATE NO. 18092

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
CHUCK STEWARD
 PTN. SW 1/4, SEC. 8, T17N. R18E. W.M.
 KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 01/2009	JOB NO. 02850-1
CHKD BY D. NELSON	SCALE 1"=300'	SHEET 1 OF 1

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

Error opening file

: No such file or directory

PSS1A: P_SS1 A

[P] Palustrine, [SS] Scrub-Shrub, [1] Broad-Leaved Deciduous, [A] Temporarily Floode

[P] Palustrine - The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics:

1. are less than 8 hectares (20 acres);
2. do not have an active wave-formed or bedrock shoreline feature;
3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin;
4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

All water bodies visible on the aerial photography that are less than 8 hectares (20 acres) in size are considered to be in the Palustrine System unless depth information is available, or unless an active wave-formed or bedrock shoreline feature is visible.

Limits: The Palustrine System is bounded by upland or by any of the other four systems.

Description. The Palustrine System was developed to group the vegetated wetlands traditionally called by such names as marsh, swamp, bog, fen, and prairie, which are found throughout the United States. It also includes the small, shallow, permanent or intermittent water bodies often called ponds. Palustrine wetlands may be situated shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also occur as islands in lakes or rivers.

Class

Class describes the general appearance of the habitat in terms of either the dominant life form of the vegetation or the physiography and composition of the substrate. Life forms (e.g. trees, shrubs, emergents) are used to define classes because they are easily recognizable, do not change distribution rapidly, and have traditionally been used to classify wetlands. Other forms of vegetation such as submerged or floating-leaved vascular plants are more difficult to detect. Substrates reflect regional and local variations in geology and the influence of wind, waves, and currents on erosion and deposition of substrate materials.

[SS] Scrub-Shrub - Includes areas dominated by woody vegetation less than

6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions. All water regimes except subtidal are included.

(1) Broad-leaved Deciduous - No definition given.

Water Regime: Freshwater Non-Tidal areas (L, P, and R systems)

Though not influenced by oceanic tides, nontidal water regimes may be affected by wind or seiches in lakes. Water regimes are defined in terms of the growing season, which we equate to the frost free period. The rest of the year is defined as the dormant season, a time when even extended periods of flooding may have little influence on the development of plant communities.

[A] Temporarily Flooded - Surface water is present for brief periods during growing season, but the water table usually lies well below the soil surface. Plants that grow both in uplands and wetlands may be characteristic of this water regime.

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PFO1A: P_FO1 A

[P] Palustrine, [FO] Forested, [1] Broad-Leaved Deciduous, [A] Temporarily Flooded

[P] Palustrine - The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics:

1. are less than 8 hectares (20 acres);
2. do not have an active wave-formed or bedrock shoreline feature;
3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin;
4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

All water bodies visible on the aerial photography that are less than 8 hectares (20 acres) in size are considered to be in the Palustrine System unless depth information is available, or unless an active wave-formed or bedrock shoreline feature is visible.

Limits: The Palustrine System is bounded by upland or by any of the other four systems.

Description. The Palustrine System was developed to group the vegetated wetlands traditionally called by such names as marsh, swamp, bog, fen, and prairie, which are found throughout the United States. It also includes the small, shallow, permanent or intermittent water bodies often called ponds. Palustrine wetlands may be situated shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also occur as islands in lakes or rivers.

Class

Class describes the general appearance of the habitat in terms of either the dominant life form of the vegetation or the physiography and composition of the substrate. Life forms (e.g. trees, shrubs, emergents) are used to define classes because they are easily recognizable, do not change distribution rapidly, and have traditionally been used to classify wetlands. Other forms of vegetation such as submerged or floating-leaved vascular plants are more difficult to detect. Substrates reflect regional and local variations in geology and the influence of wind, waves, and currents on erosion and deposition of substrate materials.

[FO] Forested - Characterized by woody vegetation that is 6 m tall or taller.

All water regimes are included except subtidal.

- (1) Broad-leaved Deciduous - Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (*Fraxinus nigra*).

Water Regime: Freshwater Non-Tidal areas (L, P, and R systems)

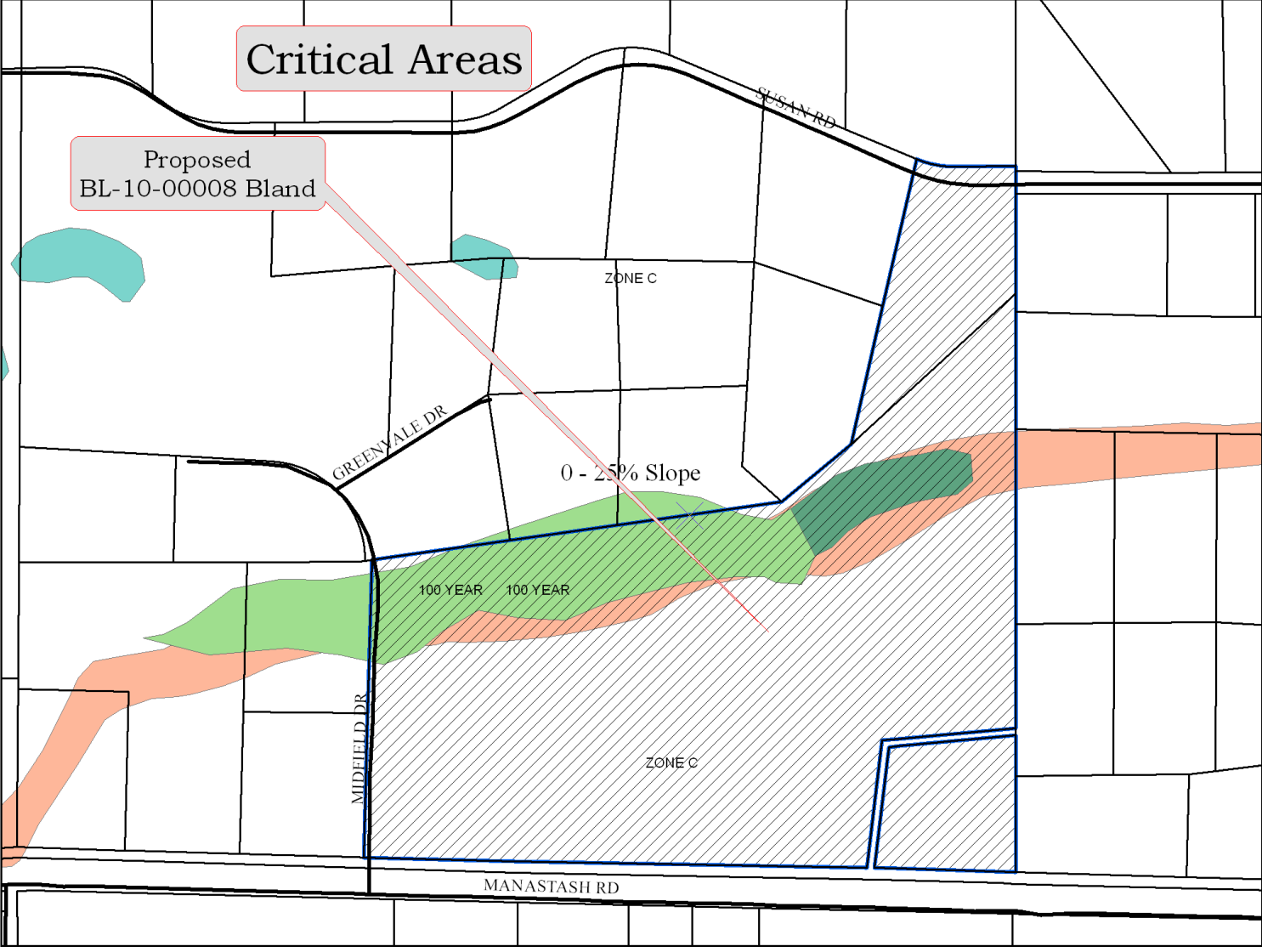
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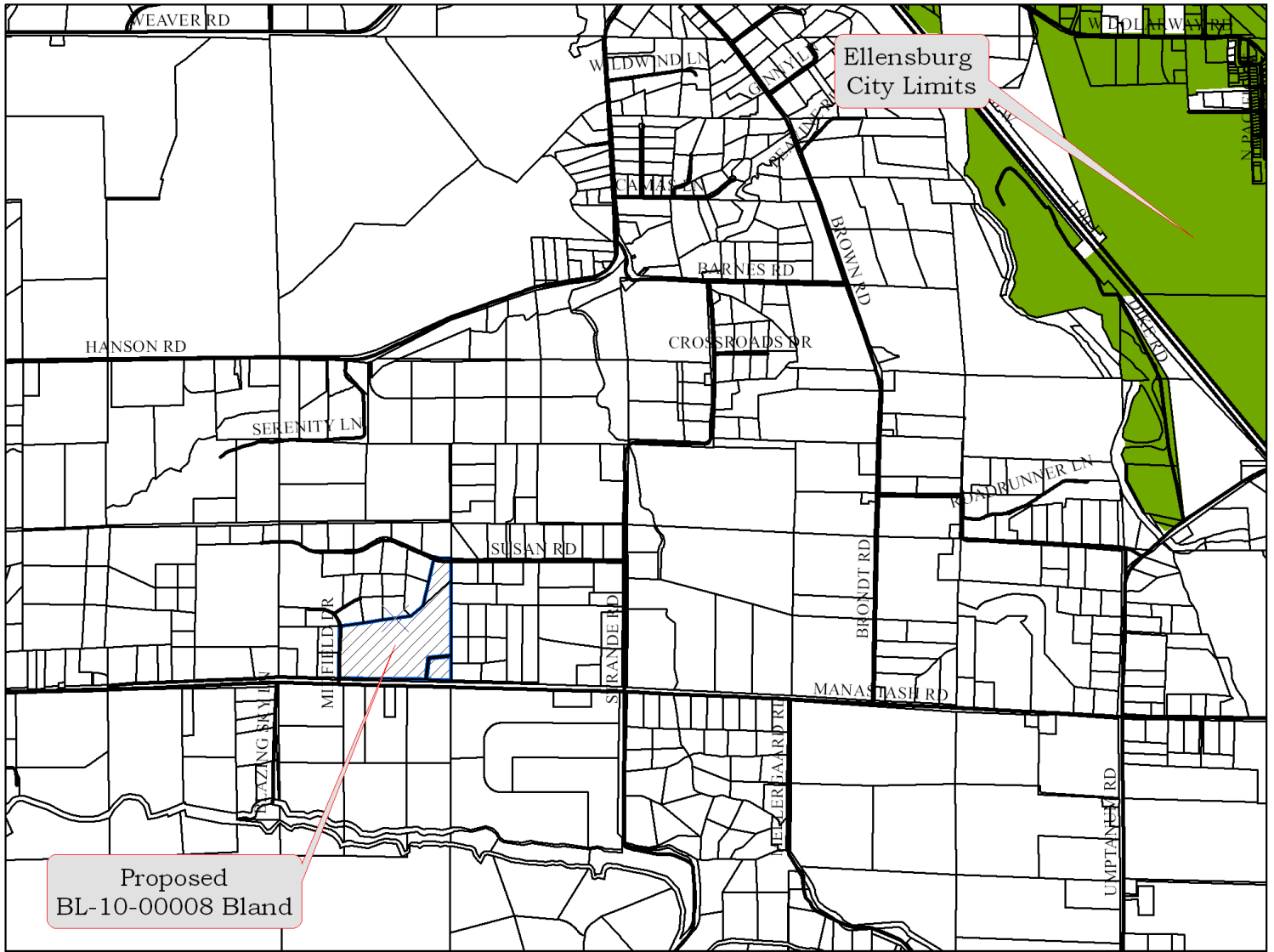
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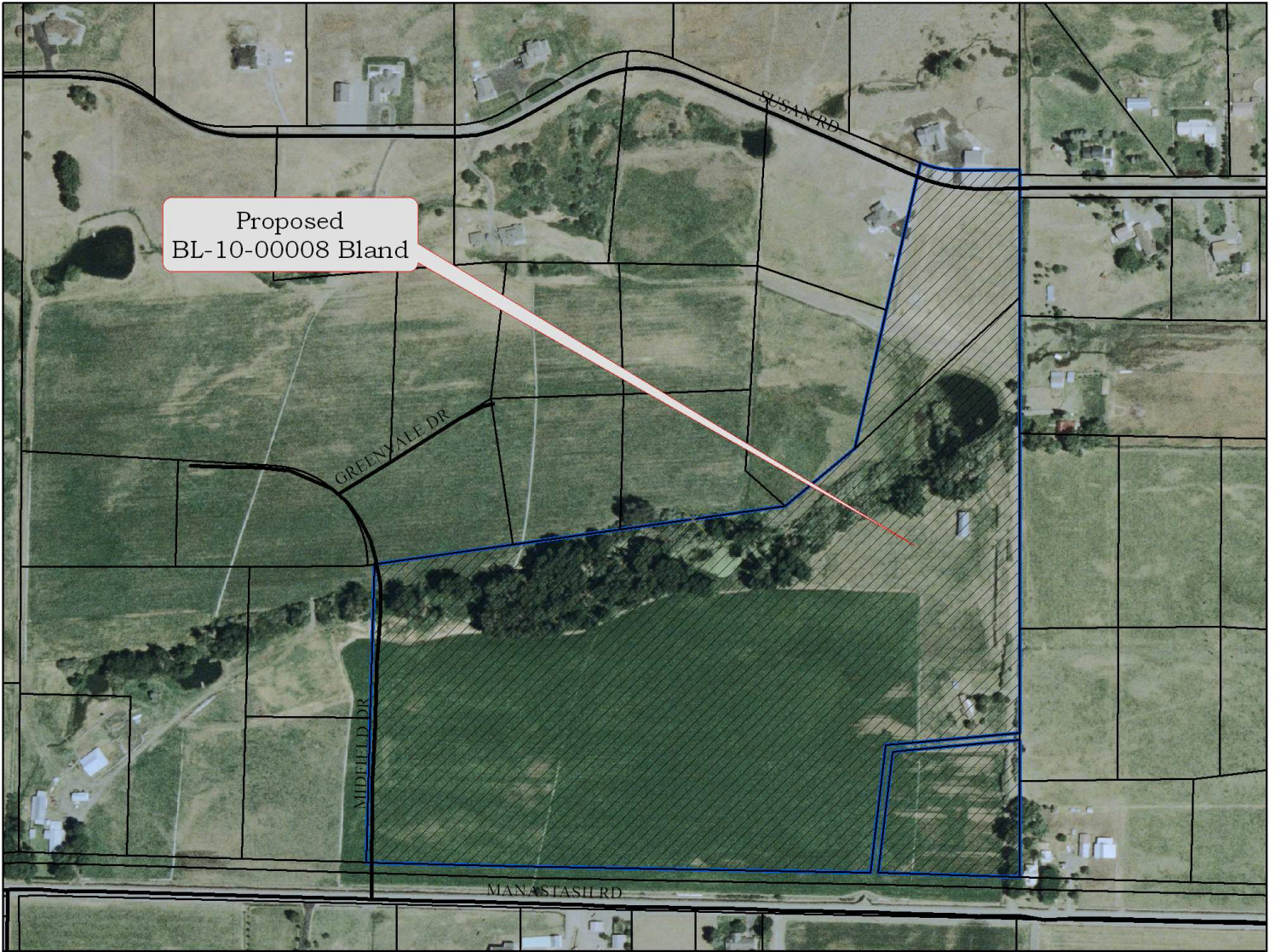
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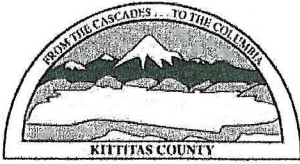
Critical Areas

Proposed
BL-10-00008 Bland









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"

PERMIT NUMBER: BL-10-00008

KITTTITAS 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

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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 FOR SUBMITTAL

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
Signatures of all property owners.

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.)
Legal descriptions of the proposed lots.
Assessor Compas Information about the parcels.

APPLICATION FEE:

\$760 Administrative Segregation (\$630 CDS/\$130 FM)
SEGREGATED INTO LOTS,

\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
B LA BETWEEN PROPERTY OWNERS
BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

\$50 COMBINATION
COMBINED AT OWNERS REQUEST

\$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65FM)
B LA BETWEEN PROPERTY OWNERS
BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

Adjust to match improvements

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x [Signature]

DATE:

2-8-10

RECEIPT #

00006430



NOTES:

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

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

1. Contact information:

Bland/Osborn C/O Cruse and Assoc.
Applicant's Name
Ellensburg
City
509-962-8242
Phone number

217 E. 4th, P.O. Box 959
Address
WA, 98926
State, Zip Code
Email Address

2. Street address of property:

Address: 552 Susan RD
City/State/ZIP: Ellensburg/WA/98926

3. Zoning Classification: AG-20

Original Parcel Number(s) & Acreage
(1 parcel number per line)
17-18-08000-0049 - 4.10 Ac.
17-18-08000-0051 - 42.64 Ac.

New Acreage
(Survey Vol. ____, Pg ____)
17-18-08000-0049 - 4.10 Ac.
17-18-08000-0051 - 42.64 Ac.

Applicant is: Owner Purchaser
Bart Aland
Owner Signature Required

Lessee X Other
Chris Cruse
Applicant Signature (if different from owner)

Both Sign Here

Treasurer's Office Review

Tax Status: 2010 paid

By: Karen Bowen
Kittitas County Treasurer's Office

Date: 2/3/10

Community Development Services 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)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____
[X] This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: -

Parcel Creation Date: -

Last Split Date: -

Current Zoning District: AG-3

Review Date: 2/10/2010

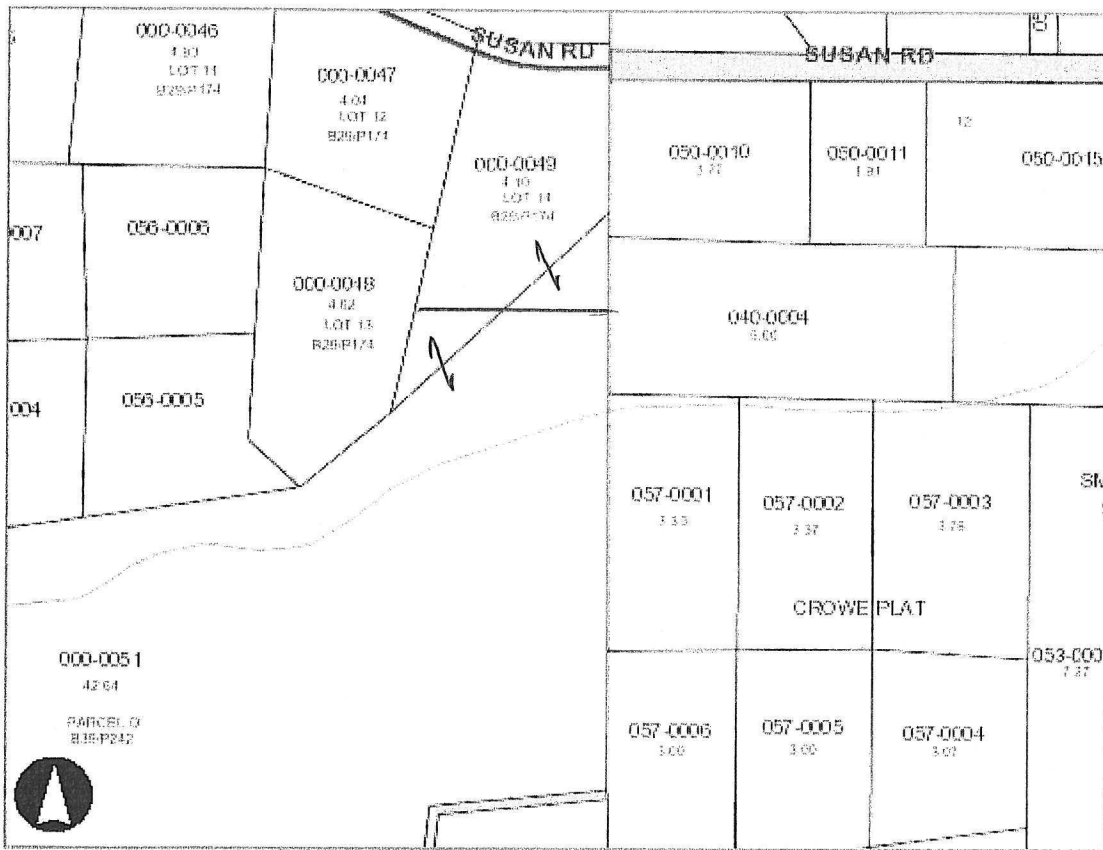
By: Jeff Watson

**Survey Approved: 3/3/2010

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.

Bland/Osborn

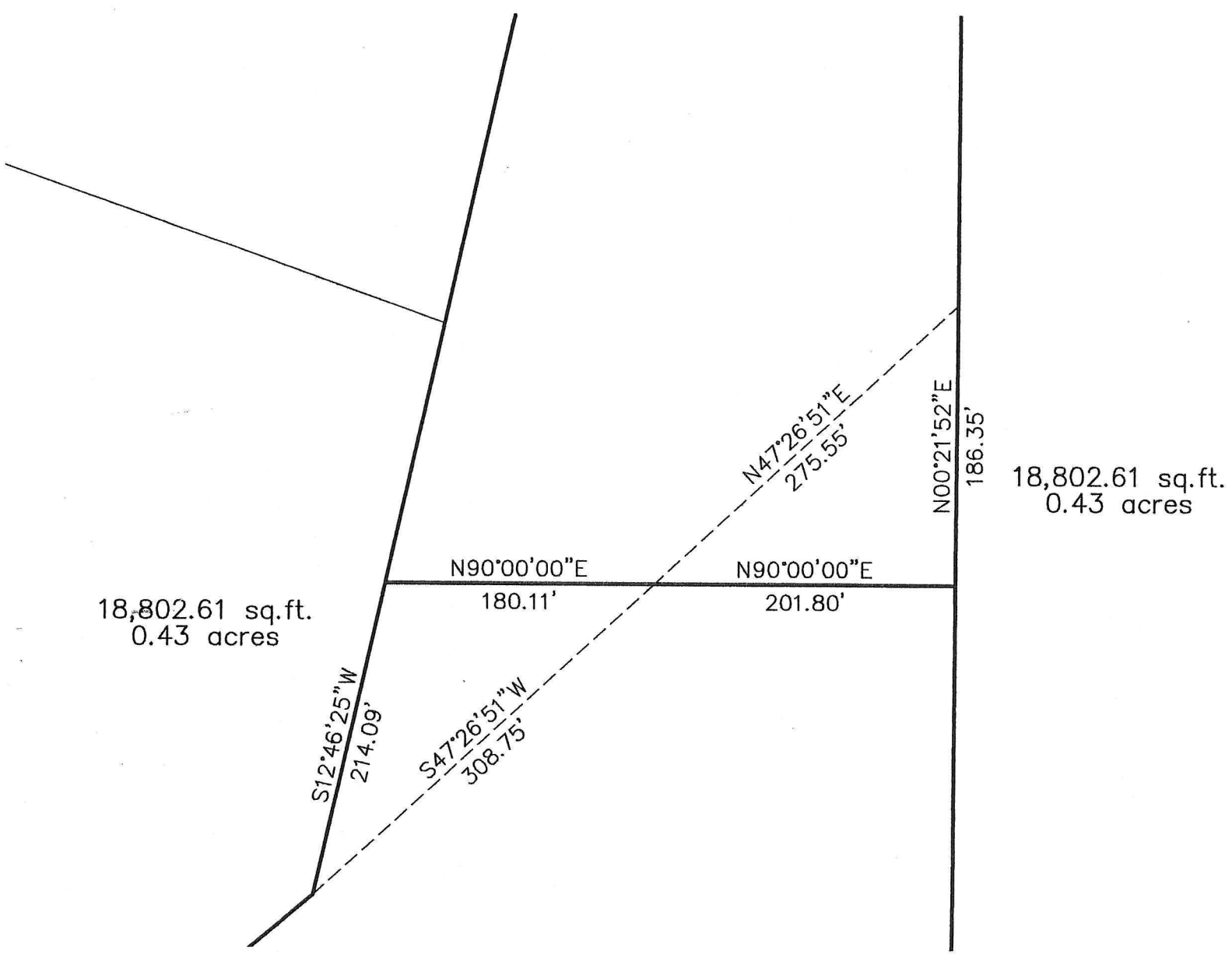


Map Center: Township:17 Range:18 Section:8

Kittitas County Disclaimer

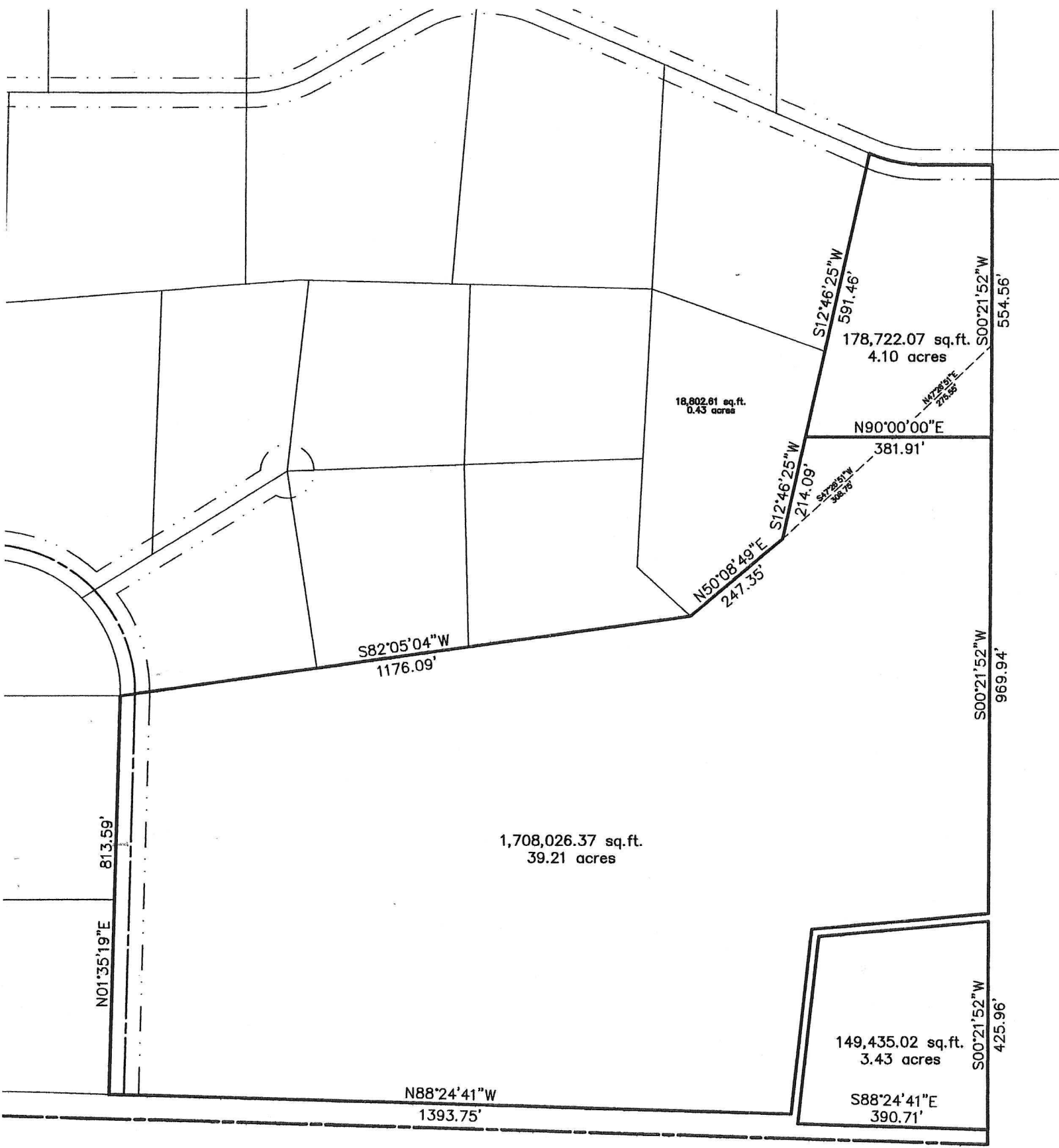
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18,802.61 sq.ft.
0.43 acres

18,802.61 sq.ft.
0.43 acres



N01°35'19"E
813.59'

S82°05'04"W
1176.09'

1,708,026.37 sq.ft.
39.21 acres

N88°24'41"W
1393.75'

18,802.61 sq.ft.
0.43 acres

N50°08'49"E
247.35'

S12°46'25"W
214.09'

S12°46'25"W
591.46'

178,722.07 sq.ft.
4.10 acres

N90°00'00"E
381.91'

149,435.02 sq.ft.
3.43 acres

S88°24'41"E
390.71'

S00°21'52"W
969.94'

S00°21'52"W
425.96'

S00°21'52"W
554.56'

N42°28'17"E
283.88'

S12°46'25"W
38.78'