

From: [Jeff Watson](#)
To: [Christine M. Garcia](#)
Cc: [Shelley A. McClellan](#)
Subject: BL-10-00024 Steinman
Date: Thursday, March 17, 2011 4:38:00 PM

[BL-10-00024 Steinman](#)

Large format survey in the inter-office mail

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,

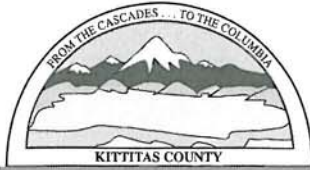
Jeff Watson
Planner I

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.



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 17, 2011

Merle Steinman
19822 28th Avenue West
Lynnwood WA 98036

RE: Steinman Boundary Line Adjustment, BL-10-00024

Map Number	19-17-13000-0001	Parcel Number	587734
Map Number	19-17-13000-0002	Parcel Number	121836
Map Number	19-17-13000-0003	Parcel Number	301836
Map Number	19-17-13000-0004	Parcel Number	141836
Map Number	19-17-13000-0005	Parcel Number	311836
Map Number	19-17-13000-0006	Parcel Number	151836

Dear Mr. Steinman,

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 17, 2011 to finalize the boundary line adjustment.

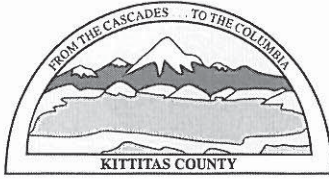
If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

Attachments via E-Mail to: sled.man@verizon.net

BL-10-00024 Steinman Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2010\BL-10-00024 Steinman



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson
FROM: Christina Wollman, Planner II *cw*
DATE: March 15, 2011
SUBJECT: Steinman BL-10-00024

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Access to the parcels is not changing from its original configuration. Therefore, road improvements are not required by the Public Works Department.

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.

201102140070

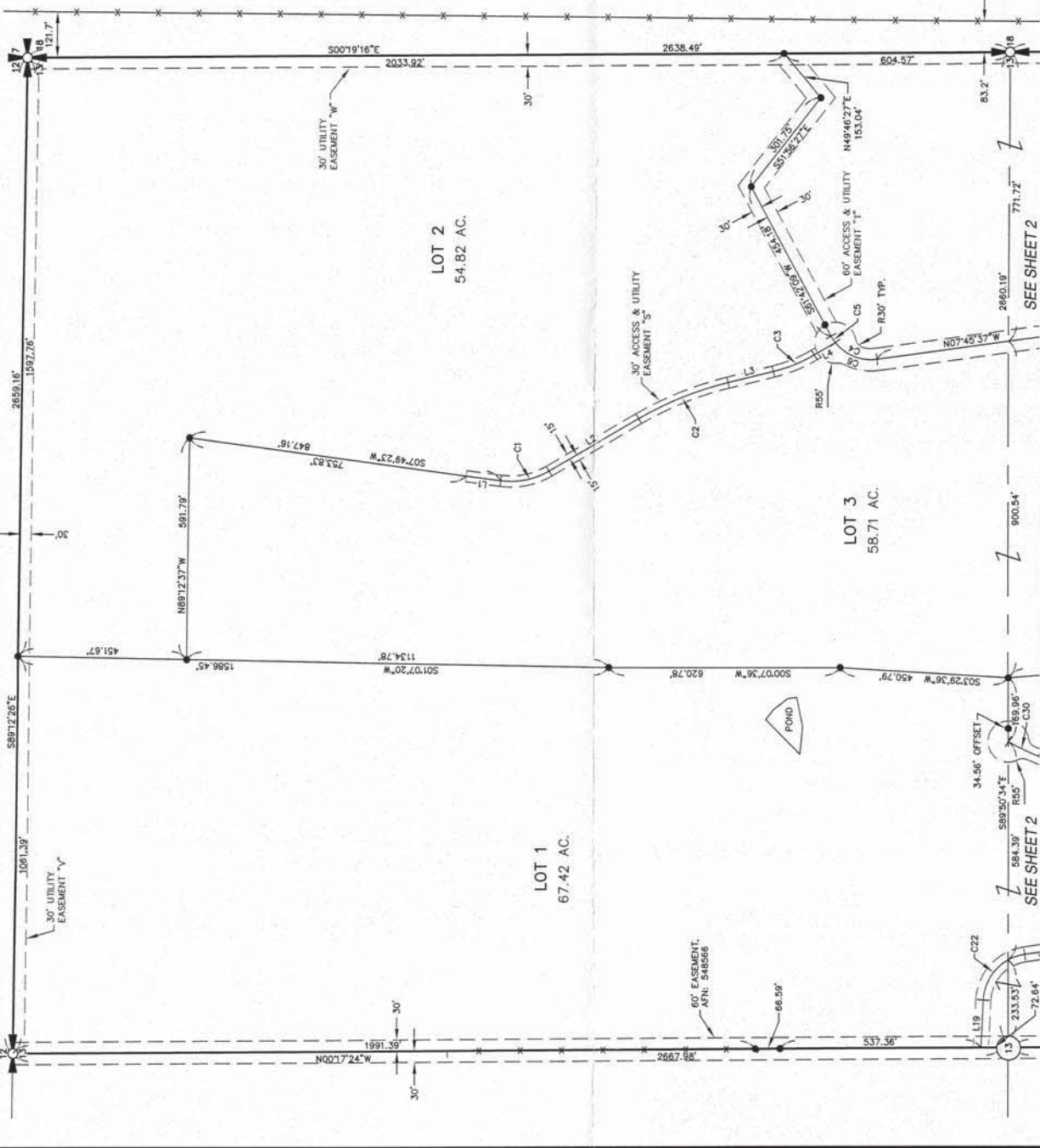
RECORD OF SURVEY
THE EAST 1/2 OF SECTION 13,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON



SEE SHEET 3 FOR SECTION BREAKDOWN, LEGEND,
SURVEY NOTES AND LINE TABLES.



INDEX LOCATION
SEC. 13 T. 19 N. R. 17 E. W.M.



BOUNDARY LINE ADJUSTMENT PREPARED FOR MERLE STEINMAN 13, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M. KITITITAS COUNTY		DATE	JOB NO.
DWN BY D. PIERCE		2/2011	10042
CHKD BY D. NELSON		SCALE	SHEET
		1"=200'	1 OF 3

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 395-0250 • Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

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 MERLE STEINMAN

IN FEB. 2011

DATE

DAVID P. NELSON

CERTIFICATE NO. 18092

RECORDER'S CERTIFICATE 201102140070

FILED FOR RECORD THIS 14 DAY OF FEB 2011 AT 1:29 PM

IN BOOK 27 OF SURVEYS AT PAGE 114 AT THE REQUEST OF

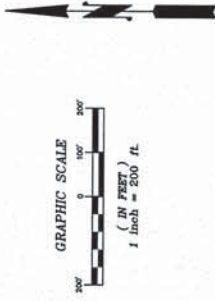
DAVID P. NELSON SURVEYOR'S NAME

ERFALD V. PETTIT County Auditor

DAVID P. NELSON Deputy County Auditor

201102140070

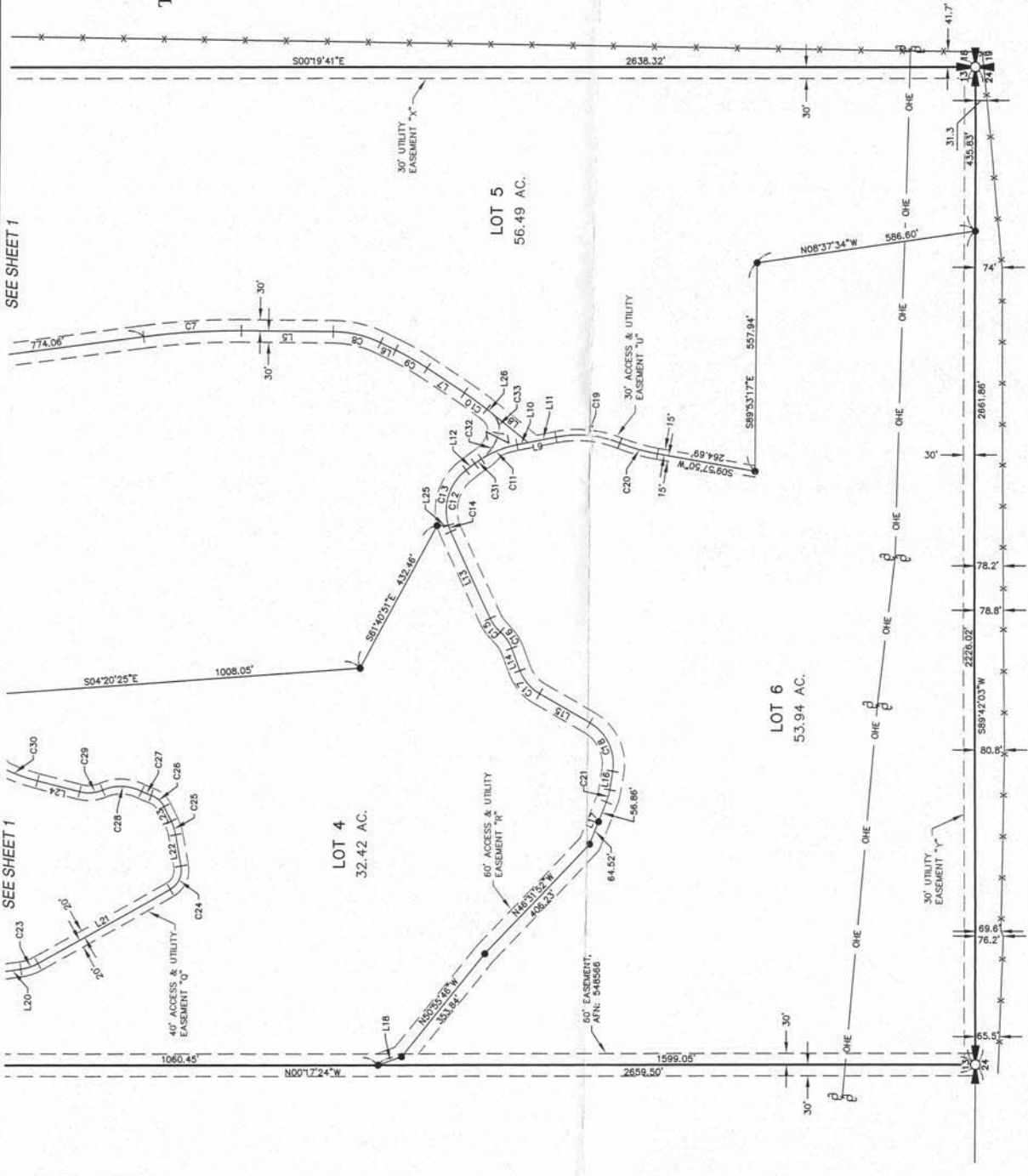
RECORD OF SURVEY
THE EAST 1/2 OF SECTION 13,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON



SEE SHEET 3 OF 3, FOR SECTION BREAKDOWN, LEGEND,
SURVEY NOTES AND LINE TABLES.

RECEIVED
FEB 16 2011
KITITITAS COUNTY
COS

INDEX LOCATION
SEC. 13 T. 19 N. R. 17 E. W.M.



BOUNDARY LINE ADJUSTMENT	
PREPARED FOR	MERLE STEINMAN
THE EAST 1/2 SECTION 13,	TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
KITITITAS COUNTY	WASHINGTON
DWN BY	D. PIERCE
DATE	2/2011
SCALE	1"=200'
JOB NO.	10042
CHKD BY	D. NELSON
SHEET	2 OF 3

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0350 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

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 MERLE STEINMAN

IN FEB 2011 AT THE REQUEST OF DAVID P. NELSON DATE 02.14.2011

David P. Nelson
DAVID P. NELSON
CERTIFICATE NO. 180922

RECORDER'S CERTIFICATE 201102140070

FILED FOR RECORD THIS 14 DAY OF FEB 2011 AT 11:11 AM

IN BOOK 37 OF SURVEYS AT PAGE 115 AT THE REQUEST OF

DAVID P. NELSON
SURVEYOR'S NAME

EPALD V. PETTIT
County Auditor

20102140070

RECORD OF SURVEY
THE EAST 1/2 OF SECTION 13,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

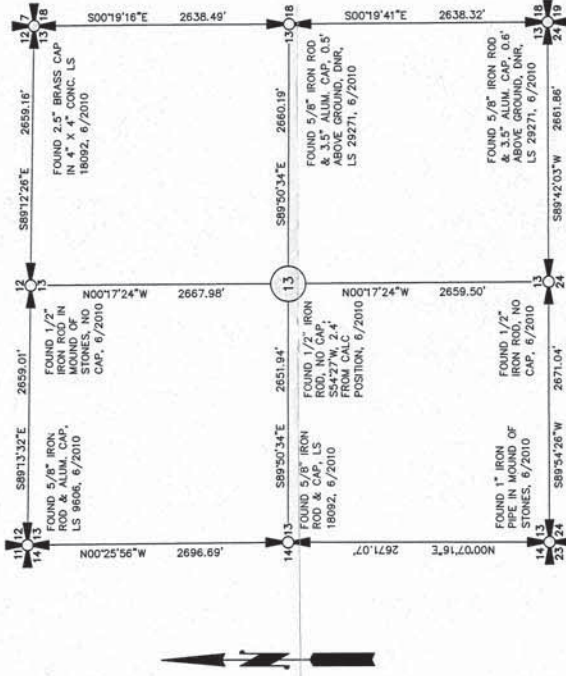
NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MARK THE EXTERIOR BOUNDARIES OF PARCEL MAP NO. 19-17-13000-0001, 19-17-13000-0002, 19-17-13000-0003, 19-17-13000-0004, 19-17-13000-0005, AND 19-17-13000-0006 AND ADJUST THOSE PARCEL BOUNDARIES TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, CHAINED AND MEASURED FROM A CHAINED TRAVEL IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 30 OF SURVEYS, PAGE 211, AFN: 200501040019.
 - BOOK 32 OF SURVEYS, PAGE 136, AFN: 200604100017.
 - BOOK 33 OF SURVEYS, PAGE 136, AFN: 200604100017.
 - RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
5. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM. ALL BEARINGS AND DISTANCES ARE UNADJUSTED. ALL DISTANCES ARE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999845191, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

EXISTING LEGAL DESCRIPTION:

THE EAST HALF OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON

SECTION BREAKDOWN — NOT TO SCALE



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- SET 5/8" REBAR & CAP, LS 18092
- UTILITY POLE
- FENCE LINE
- OVERHEAD ELECTRIC LINE



LINE	BEARING	DISTANCE
L1	N07°49'22"E	93.33
L2	S30°16'59"E	277.86
L3	S13°40'21"E	325.46
L4	S00°24'17"E	244.17
L5	N25°25'58"E	45.25
L7	N32°55'53"E	120.41
L8	N38°36'26"E	141.83
L9	S11°28'02"E	106.13
L10	S11°28'02"E	30.22
L11	S11°28'02"E	75.91
L12	S27°15'15"E	254.82
L13	N88°53'05"E	63.39
L14	N29°30'15"E	155.96
L15	N80°50'45"W	50.43
L16	S67°53'21"E	121.36
L17	N20°00'27"W	67.13
L18	N20°00'27"W	67.13
L19	N87°03'39"W	56.07
L20	N87°03'39"W	56.07
L21	N29°24'40"W	406.39
L22	S79°43'18"W	84.70
L23	S63°03'39"W	43.90
L24	S14°14'18"W	115.72
L25	S01°11'17"E	30.99
L26	N38°36'26"E	12.53

CURVE	LENGTH	CHORDS	DELTA
C1	11.07	30.95	122°
C2	280.92	800.00	183°36'
C3	118.27	405.00	163°35'
C4	145.45	120.00	69°27'46"
C5	20.79	120.00	9°55'42"
C6	124.69	120.00	59°32'03"
C7	285.82	1900.00	8°00'57"
C8	131.83	300.00	25°10'38"
C9	98.16	250.00	7°21'35"
C10	134.06	275.00	25°25'05"
C11	134.06	275.00	25°25'05"
C12	182.87	135.00	77°26'38"
C13	184.95	135.00	70°00'28"
C14	17.92	135.00	7°36'13"
C15	45.54	110.00	23°53'15"
C16	52.80	110.00	27°30'05"
C17	82.48	120.00	39°24'48"
C18	51.86	125.00	32°35'51"
C19	131.99	125.00	9°25'55"
C20	104.36	825.00	1°12'21"
C21	33.92	150.00	12°57'24"
C22	178.76	130.00	78°47'16"
C23	47.86	130.00	21°08'16"
C24	74.21	60.00	70°52'02"
C25	37.80	130.00	16°39'39"
C26	37.80	130.00	16°39'39"
C27	28.20	85.00	8°44'01"
C28	108.88	125.00	49°54'23"
C29	62.94	95.00	37°43'07"
C30	152.04	515.00	16°54'54"
C31	21.72	275.00	4°31'31"
C32	84.78	100.00	48°34'23"
C33	62.89	60.00	16°03'35"

RECORDING ACT AT THE REQUEST OF
 IN JUNE, 2010
 RECORDED BY DAVID P. NELSON
 DATE 5.3.10
 CERTIFICATE NO. 19092

RECORDING ACT AT THE REQUEST OF
 IN BOOK 31 OF SURVEYS AT PAGE 116 AT THE REQUEST OF
 FILED FOR RECORD THIS 14 DAY OF FEB 2011 AT 11 AM
 COUNTY Auditor
 DAVID P. NELSON
 DEPUTY COUNTY AUDITOR

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Lumber Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT
 MERLE STEINMAN
 THE EAST HALF OF SECTION 13,
 TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
 KITITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
D. PIERCE	2/2011	10042
CHKD BY	SCALE	SHEET
D. NELSON	N/A	3 OF 3

From: [Jeff Watson](#)
To: "KCCDS@encompasses.net"
Subject: BL-10-00024 Steinman
Date: Thursday, March 03, 2011 9:12:00 AM

BL-10-00024 Steinman

Hey Gang,

I received the tax statement on this one from Dave yesterday, but I don't have a survey/legal; are you handling that for him... or should I contact him ... or...?

Thanks,

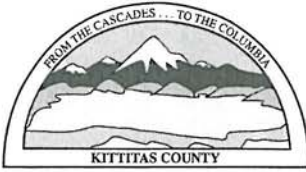
Jeff Watson
Planner I

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



"Building Partnerships-Building Communities"

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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

July 27, 2010

Merle Steinman
19822 28th Avenue West
Lynnwood WA 98036

RE: Steinman Boundary Line Adjustment, BL-10-00024

Map Number	19-17-13000-0001	Parcel Number	587734
Map Number	19-17-13000-0002	Parcel Number	121836
Map Number	19-17-13000-0003	Parcel Number	301836
Map Number	19-17-13000-0004	Parcel Number	141836
Map Number	19-17-13000-0005	Parcel Number	311836
Map Number	19-17-13000-0006	Parcel Number	151836

Dear Mr. Steinman,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A legal description or recorded survey **displaying the new acreage** and lot dimensions of each parcel must be submitted to our office prior to final approval. All parcels must be at least 20 acres in size as per **KCC 17.56.040**
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 and Kittitas County Fire Marshall Comment Memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

Attachments via E-Mail to: sled.man@verizon.net

BL-10-00024 Steinman Master File 7.27.2010 @
<http://www.co.kittitas.wa.us/cds/current/landuse/Boundary%20Line%20Adjustments/BL-10-00024%20Steinman/BL-10-00024%20Steinman%20Master%20File%207.27.2010.pdf>



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

July 1, 2010

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

Re: Steinman (BL-10-00024)

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.
- Creation of any additional roads or access must comply with the International Fire Code.
- 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 at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal

From: [Holly Duncan](#)
To: [Jeff Watson](#)
Subject: RE: BL-10-00024 Steinman
Date: Tuesday, June 22, 2010 3:06:10 PM

Jeff,

This one looks OK to me.

Holly

From: Jeff Watson
Sent: Monday, June 21, 2010 4:19 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-10-00024 Steinman

[BL-10-00024 Steinman](#)

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,

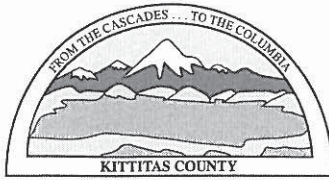
Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
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"Building Partnerships-Building Communities"

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: June 29, 2010
SUBJECT: Steinman BL-10-00024

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

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. 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.

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.

From: [Jeff Watson](#)
To: [Christina Wollman](#); [Brenda Larsen](#); [Jan Ollivier](#); [Holly Duncan](#)
Subject: BL-10-00024 Steinman
Date: Monday, June 21, 2010 4:18:00 PM

[BL-10-00024 Steinman](#)

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

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"

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BLA Preliminary Submittal Requirements For:

BL-10-00024 Steinman

Date Received: June 7, 2010

Review Date: June 21, 2010

Map Number: 19-17-13000-0001, 19-17-13000-0002, 19-17-13000-0003, 19-17-13000-0004,
19-17-13000-0005, 19-17-13000-0006, Parcel Number: 587734, 121836, 301836,
141836, 311836, 151836

Planner: Jeff Watson Zoning: Forest & Range

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:

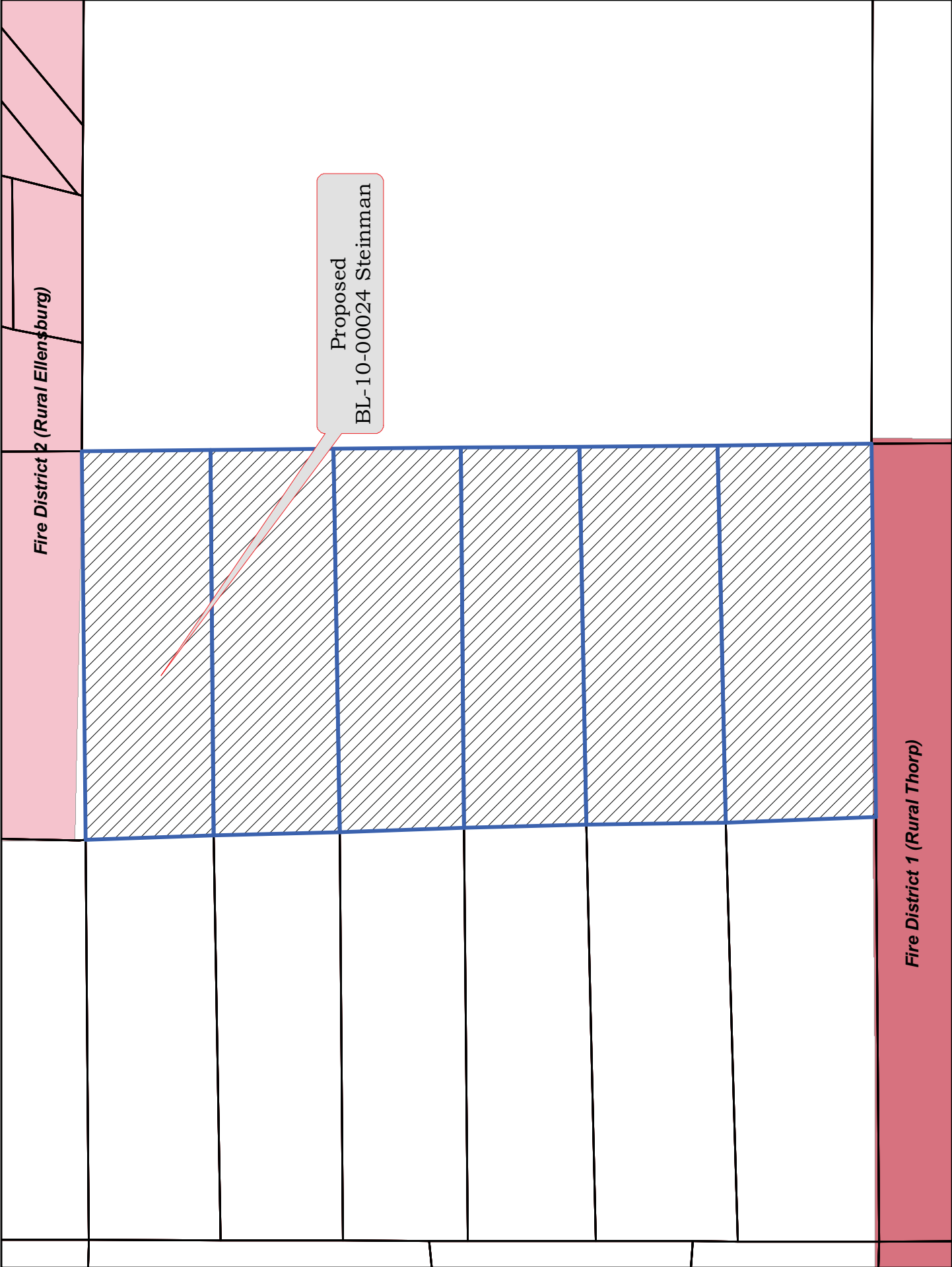
Yes No Airport Zones within Parcel Zone:

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

Yes No **Within Landslide Area**



Fire District 2 (Rural Ellensburg)

Fire District 1 (Rural Thorp)

Proposed
BL-10-00024 Steinman



U.S. Fish & Wildlife Service

National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code: (Example: **L1UB1Hx**)

For geographically specific information* (optional), please enter a State code: (Example: **TX** for Texas)

DECODE

Description for code **PUSCh** :

P System **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.

Subsystem :

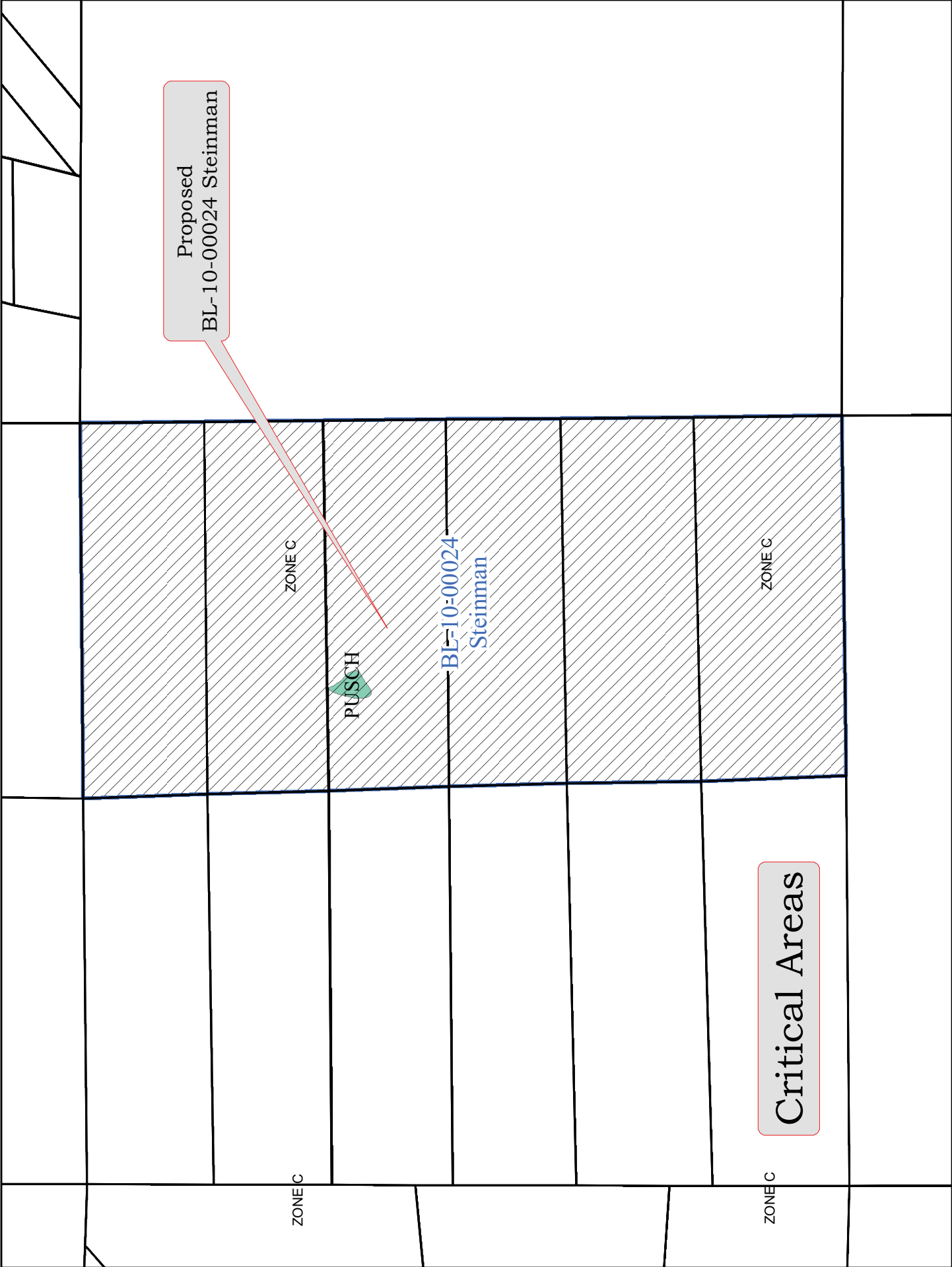
US Class **UNCONSOLIDATED SHORE**: Includes all wetland habitats having two characteristics: (1) unconsolidated substrates with less than 75 percent areal cover of stones, boulders or bedrock and; (2) less than 30 percent areal cover of vegetation. Landforms such as beaches, bars, and flats are included in the Unconsolidated Shore class.

Subclass :

Modifier(s):

C WATER REGIME **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

h SPECIAL MODIFIER **Diked/Impounded**: These wetlands have been created or modified by a man-made barrier or dam which obstructs the inflow or outflow of water. The descriptors 'diked' and 'impounded' have been combined into a single modifier since the observed effect on wetlands is similar. They have been combined here due to image interpretation limitations. For clarification of the extent of impoundment see discussion of Lacustrine System limits.



Proposed
BL-10-00024 Steinman

ZONE C

PUSCH

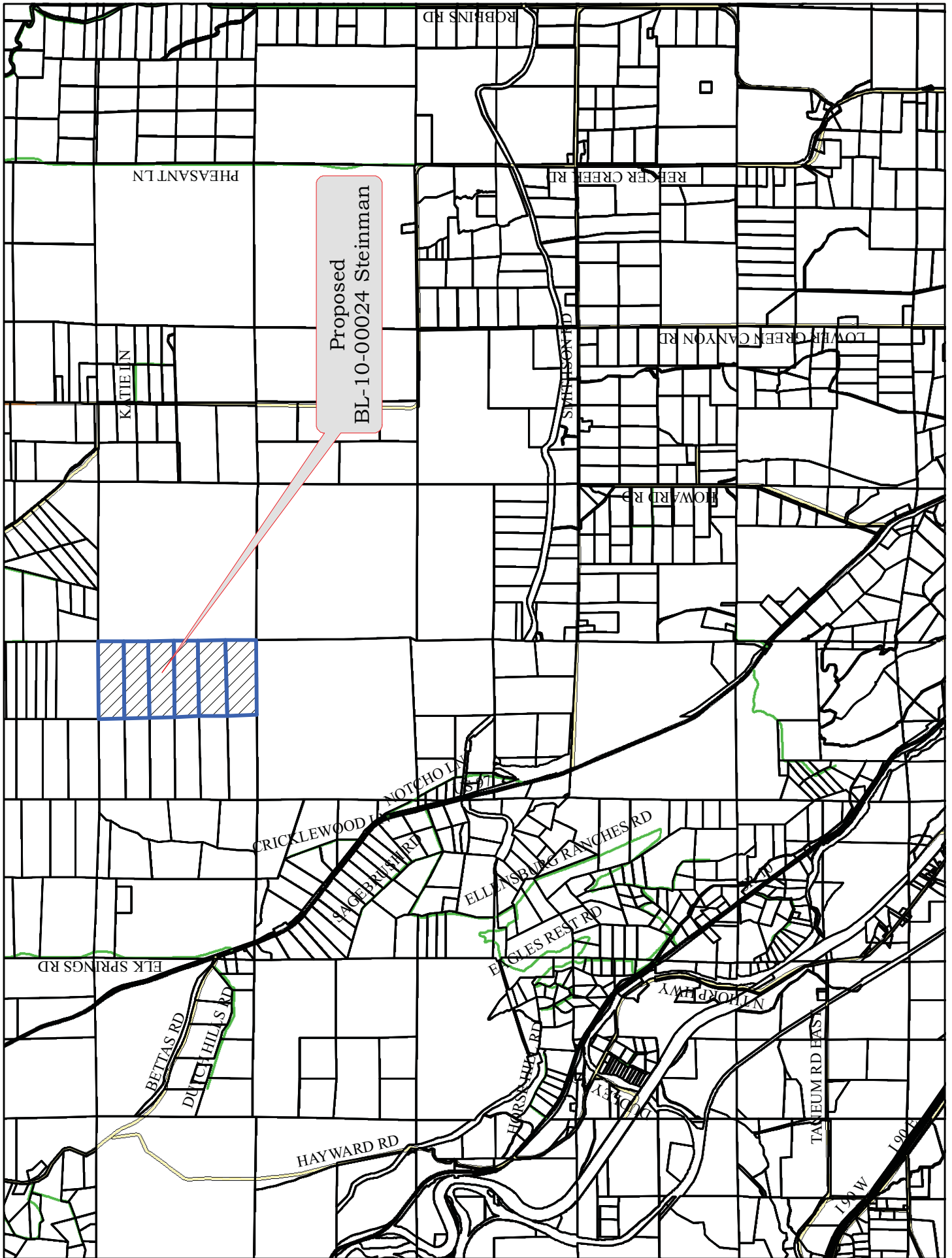
BL-10-00024
Steinman

ZONE C

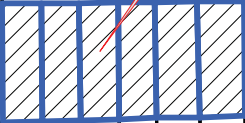
ZONE C

ZONE C

Critical Areas



Proposed
BL-10-00024 Steinman



ROBINS RD

PHEASANT LN

REHFER CREEK RD

KATIE LN

LOWER GREEN CANYON RD

SPITTSONT RD

HOWARD RD

CRICKLEWOOD LN
NOTCHO LN
SAGEBRUSH RD

ELLENSBURG RANCHES RD

EAGLES REST RD

N. HORPWAY

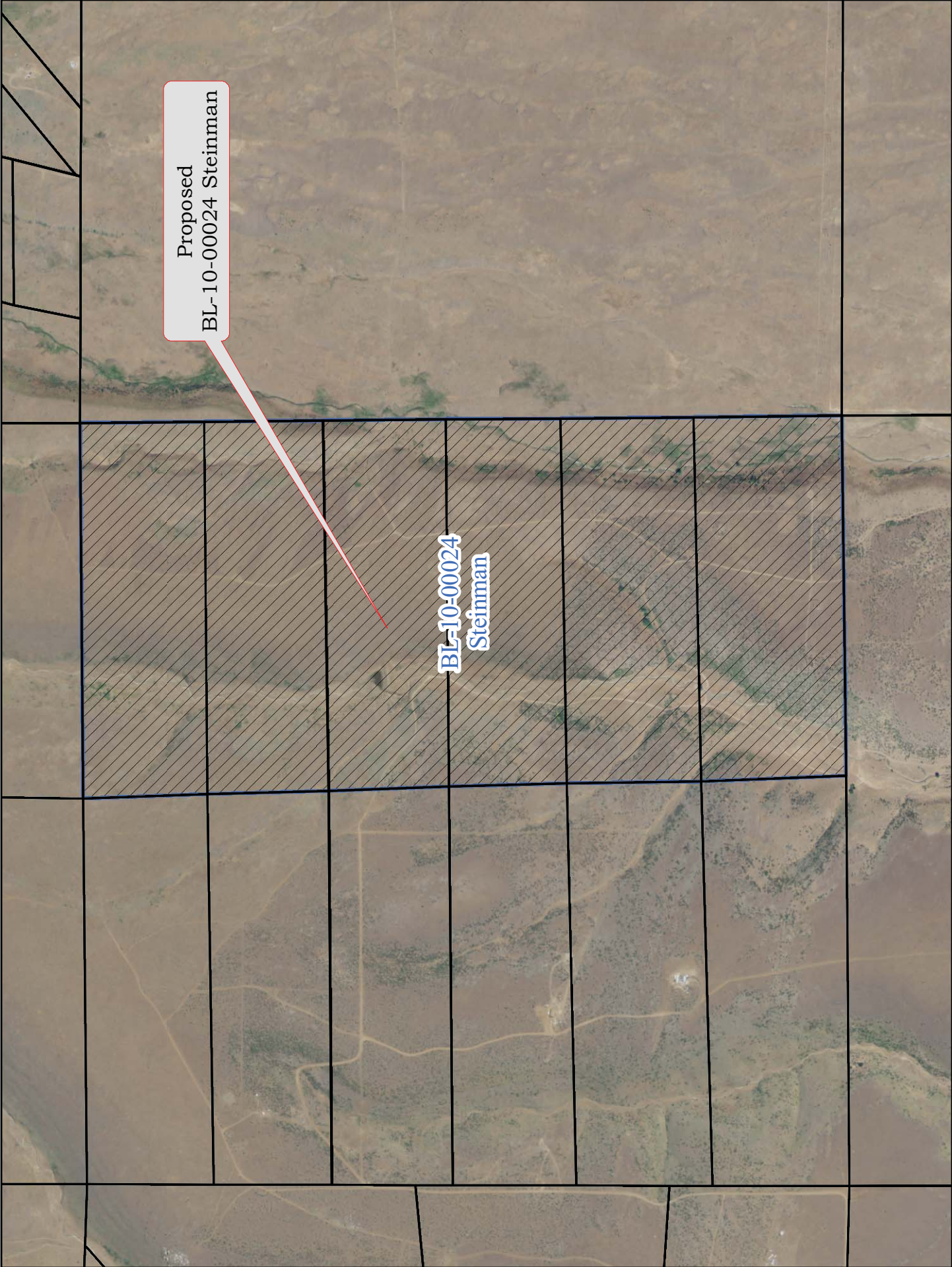
TANEUM RD EAST

HAYWARD RD

BETAS RD
DUCK HILLS RD

HORSHAM RD

190 W
190



Proposed
BL-10-00024 Steinman

BL-10-00024
Steinman



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"

PERMIT NUMBER: BL-10-00024

KITTITAS 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

KITTITAS 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/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

06-07-10

RECEIPT #

PAID
JUN 07 2010
KITTITAS CO.
CDS
DATE STAMP
HERE

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:

Merle Steinman
Applicant's Name
Lynnwood
City
206-949-7837
Phone number

19822 28th Avenue West
Address
WA, 98036
State, Zip Code
Email Address

2. Street address of property:

Address:
City/State/ZIP:

3. Zoning Classification:

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

New Acreage
(Survey Vol. ____, Pg ____)

19-17-13000-0002 (121836) 50.00 acres
19-17-13000-0004 (141836) 50.00 ACRES
19-17-13000-0006 (151836) 50.00 ACRES
19-17-13000-0005 (311836) 50.00 ACRES
19-17-13000-0003 (301836) 50.00 ACRES
19-17-13000-0001 (587734) 70.00 ACRES

19-17-13000-0002 (121836) 50.00 acres
19-17-13000-0004 (141836) 50.00 ACRES
19-17-13000-0006 (151836) 50.00 ACRES
19-17-13000-0005 (311836) 50.00 ACRES
19-17-13000-0003 (301836) 50.00 ACRES
19-17-13000-0001 (587734) 70.00 ACRES

Applicant is: ___ Owner ___ Purchaser ___ Lessee ___ Other

SEE NEXT PAGE
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2011 P&I in Fall By: J Coppock Date: 03-17-2011
Kittitas County Treasurer's Office

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: FOREST & RANGE

Review Date: 3/17/2011 By: Jeff Watson

**Survey Approved: 3/17/2011 By: [Signature]

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.

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:

MERLE STEINMAN
Applicant's Name

LYNNWOOD
City

206-949-7837
Phone number

19822-28TH AVE W
Address

WA 98036
State, Zip Code

SLED.MAN @ VERIZON.NET
Email Address

2. Street address of property:

Address: _____

City/State/ZIP: _____

3. Zoning Classification: _____

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

New Acreage
(Survey Vol. __, Pg __)

Applicant is: Owner Purchaser Lessee Other

[Signature]
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____

By: S32 PREVIOUS PAGE Date: _____
Kittitas County Treasurer's Office

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 ___
- This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: FOREST & RANGE

Review Date: 7/27/2010

By: Jeff Watson

**Survey Approved: 3/17/2011

By: [Signature]

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.



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 121836
Map Number: 19-17-13000-0002
Situs: UNKNOWN ELLENSBURG
Legal: ACRES 50.00, CD.#7491-1; SEC. 13; TWP. 19;
RGE. 17; S1/2 S1/2 S1/2 N1/2 NE1/4; N1/2 S1/2
NE1/4

Ownership Information

Current Owner: STEINMAN, MERLE L JR
Address: 19822 28TH AVE W
City, State: LYNNWOOD WA
Zipcode: 98036-

Assessment Data

Tax District: 32
Open Space:
Open Space
Date:
Senior
Exemption:
Deeded Acres: 50
Last Revaluation
for Tax Year:

Market Value

Land: 30,000
Imp: 0
Perm Crop: 0
Total: 30,000

Taxable Value

Land: 30,000
Imp: 0
Perm Crop: 0
Total: 30,000

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
10-05-2009	2009-1352	6	GALLAGHER, GORDON A TRUSTEE	STEINMAN, MERLE L JR	
03-23-2006	2006-653	6	GALLAGHER, GORDON A	GALLAGHER, GORDON A TRUSTEE	
12-01-1993	3737200	12	LINDA GALLAGHER	GORDON GALLAGHER	
03-01-1992	3379200	6	STEINMAN JR., MERLE	GALLAGHER ETUX, GORDON A.	

Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	STEINMAN, MERLE L JR	30,000	0	0	30,000	0	30,000	View Taxes
2009	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2008	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2007	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2006	GALLAGHER, GORDON A	27,050	0	0	27,050		27,050	View Taxes



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 141836
Map Number: 19-17-13000-0004
Situs: \UNKNOWN ELLENSBURG
Legal: ACRES 50.00, CD.#7491-3; SEC. 13; TWP. 19;
RGE. 17; S1/2 N1/2 N1/2 N1/2 SE1/4; S1/2 N1/2
N1/2 SE1/4; N1/2 S1/2 N1/2 SE1/4;

Ownership Information

Current Owner: STEINMAN, MERLE L JR
Address: 19822 28TH AVE W
City, State: LYNNWOOD WA
Zipcode: 98036-

Assessment Data

Tax District: 32
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 50
Last Revaluation for Tax Year:

Market Value

Land: 30,000
Imp: 0
Perm Crop: 0
Total: 30,000

Taxable Value

Land: 30,000
Imp: 0
Perm Crop: 0
Total: 30,000

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
10-05-2009	2009-1352	6	GALLAGHER, GORDON A TRUSTEE	STEINMAN, MERLE L JR	
03-23-2006	2006-653	6	GALLAGHER, GORDON A	GALLAGHER, GORDON A TRUSTEE	
12-01-1993	3737200	12	LINDA GALLAGHER	GORDON GALLAGHER	
03-01-1992	3379200	6	STEINMAN JR., MERLE	GALLAGHER ETUX, GORDON A.	

Building Permits
NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	STEINMAN, MERLE L JR	30,000	0	0	30,000	0	30,000	View Taxes
2009	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2008	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2007	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2006	GALLAGHER, GORDON A	27,050	0	0	27,050		27,050	View Taxes



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 151836
Map Number: 19-17-13000-0006
Situs: UNKNOWN ELLENSBURG
Legal: ACRES 50.00, CD.#7491-5; SEC. 13; TWP. 19;
RGE. 17; S1/2 S1/2 N1/2 S1/2 SE1/4; S1/2 S1/2
SE1/4;

Ownership Information

Current Owner: STEINMAN, MERLE L JR
Address: 19822 28TH AVE W
City, State: LYNNWOOD WA
Zipcode: 98036-

Assessment Data

Tax District: 32
Open Space:
Open Space
Date:
Senior
Exemption:
Deeded Acres: 50
Last Revaluation
for Tax Year:

Market Value

Land: 30,000
Imp: 0
Perm Crop: 0
Total: 30,000

Taxable Value

Land: 30,000
Imp: 0
Perm Crop: 0
Total: 30,000

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
10-05-2009	2009-1352	6	GALLAGHER, GORDON A TRUSTEE	STEINMAN, MERLE L JR	
03-23-2006	2006-653	6	GALLAGHER, GORDON A	GALLAGHER, GORDON A TRUSTEE	
12-01-1993	3737200	12	LINDA GALLAGHER	GORDON GALLAGHER	
03-01-1992	3379200	6	STEINMAN JR., MERLE	GALLAGHER ETUX, GORDON A.	

Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	STEINMAN, MERLE L JR	30,000	0	0	30,000	0	30,000	View Taxes
2009	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2008	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2007	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2006	GALLAGHER, GORDON A	27,050	0	0	27,050		27,050	View Taxes



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 311836
Map Number: 19-17-13000-0005
Situs: \UNKNOWN ELLENSBURG
Legal: ACRES 50.00, CD.#7491-4; SEC. 13; TWP. 19;
RGE. 17; S1/2 S1/2 N1/2 SE1/4; N1/2 N1/2 S1/2
SE1/4; N1/2 S1/2 N1/2 S1/2 SE1/4;

Ownership Information

Current Owner: STEINMAN, MERLE L JR
Address: 19822 28TH AVE W
City, State: LYNNWOOD WA
Zipcode: 98036-

Assessment Data

Tax District: 32
Open Space:
Open Space
Date:
Senior
Exemption:
Deeded Acres: 50
Last Revaluation
for Tax Year:

Market Value

Land: 30,000
Imp: 0
Perm Crop: 0
Total: 30,000

Taxable Value

Land: 30,000
Imp: 0
Perm Crop: 0
Total: 30,000

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
10-05-2009	2009-1352	6	GALLAGHER, GORDON A TRUSTEE	STEINMAN, MERLE L JR	
03-23-2006	2006-653	6	GALLAGHER, GORDON A	GALLAGHER, GORDON A TRUSTEE	
12-01-1993	3737200	12	LINDA GALLAGHER	GORDON GALLAGHER	
03-01-1992	3379200	6	STEINMAN JR., MERLE	GALLAGHER ETUX, GORDON A.	

Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	STEINMAN, MERLE L JR	30,000	0	0	30,000	0	30,000	View Taxes
2009	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2008	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2007	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2006	GALLAGHER, GORDON A	27,050	0	0	27,050		27,050	View Taxes



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 301836
Map Number: 19-17-13000-0003
Situs: \UNKNOWN ELLENSBURG
Legal: ACRES 50.00, CD.#7491-2; SEC. 13; TWP. 19; RGE. 17; S1/2 S1/2 NE1/4; N1/2 N1/2 N1/2 N1/2 SE1/4;

Ownership Information

Current Owner: STEINMAN, MERLE L JR
Address: 19822 28TH AVE W
City, State: LYNNWOOD WA
Zipcode: 98036-

Assessment Data

Tax District: 32
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 50
Last Revaluation for Tax Year:

Market Value

Land: 30,000
Imp: 0
Perm Crop: 0
Total: 30,000

Taxable Value

Land: 30,000
Imp: 0
Perm Crop: 0
Total: 30,000

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
10-05-2009	2009-1352	6	GALLAGHER, GORDON A TRUSTEE	STEINMAN, MERLE L JR	
03-23-2006	2006-653	6	GALLAGHER, GORDON A	GALLAGHER, GORDON A TRUSTEE	
12-01-1993	3737200	12	LINDA GALLAGHER	GORDON GALLAGHER	
03-01-1992	3379200	6	STEINMAN JR., MERLE	GALLAGHER ETUX, GORDON A.	

Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	STEINMAN, MERLE L JR	30,000	0	0	30,000	0	30,000	View Taxes
2009	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2008	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2007	GALLAGHER, GORDON A TRUSTEE	30,000	0	0	30,000	0	30,000	View Taxes
2006	GALLAGHER, GORDON A	27,050	0	0	27,050		27,050	View Taxes



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 587734
Map Number: 19-17-13000-0001
Situs: \UNKNOWN ELLENSBURG
Legal: ACRES 70.00, CD. 7491; SEC. 13; TWP. 19; RGE. 17; N1/2 N1/2 NE1/4; N1/2 S1/2 N1/2 NE1/4; N1/2 S1/2 S1/2 N1/2 NE1/4;

Ownership Information

Current Owner: STEINMAN, MERLE L JR
Address: 19822 28TH AVE W
City, State: LYNNWOOD WA
Zipcode: 98036-

Assessment Data

Tax District: 32
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 70
Last Revaluation for Tax Year:

Market Value

Land: 42,000
Imp: 0
Perm Crop: 0
Total: 42,000

Taxable Value

Land: 42,000
Imp: 0
Perm Crop: 0
Total: 42,000

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
10-05-2009	2009-1352	6	GALLAGHER, GORDON A TRUSTEE	STEINMAN, MERLE L JR	
03-23-2006	2006-653	6	GALLAGHER, GORDON A	GALLAGHER, GORDON A TRUSTEE	
12-01-1993	3737200	12	LINDA GALLAGHER	GORDON GALLAGHER	
03-01-1992	3379200	6	STEINMAN JR., MERLE	GALLAGHER ETUX, GORDON A.	

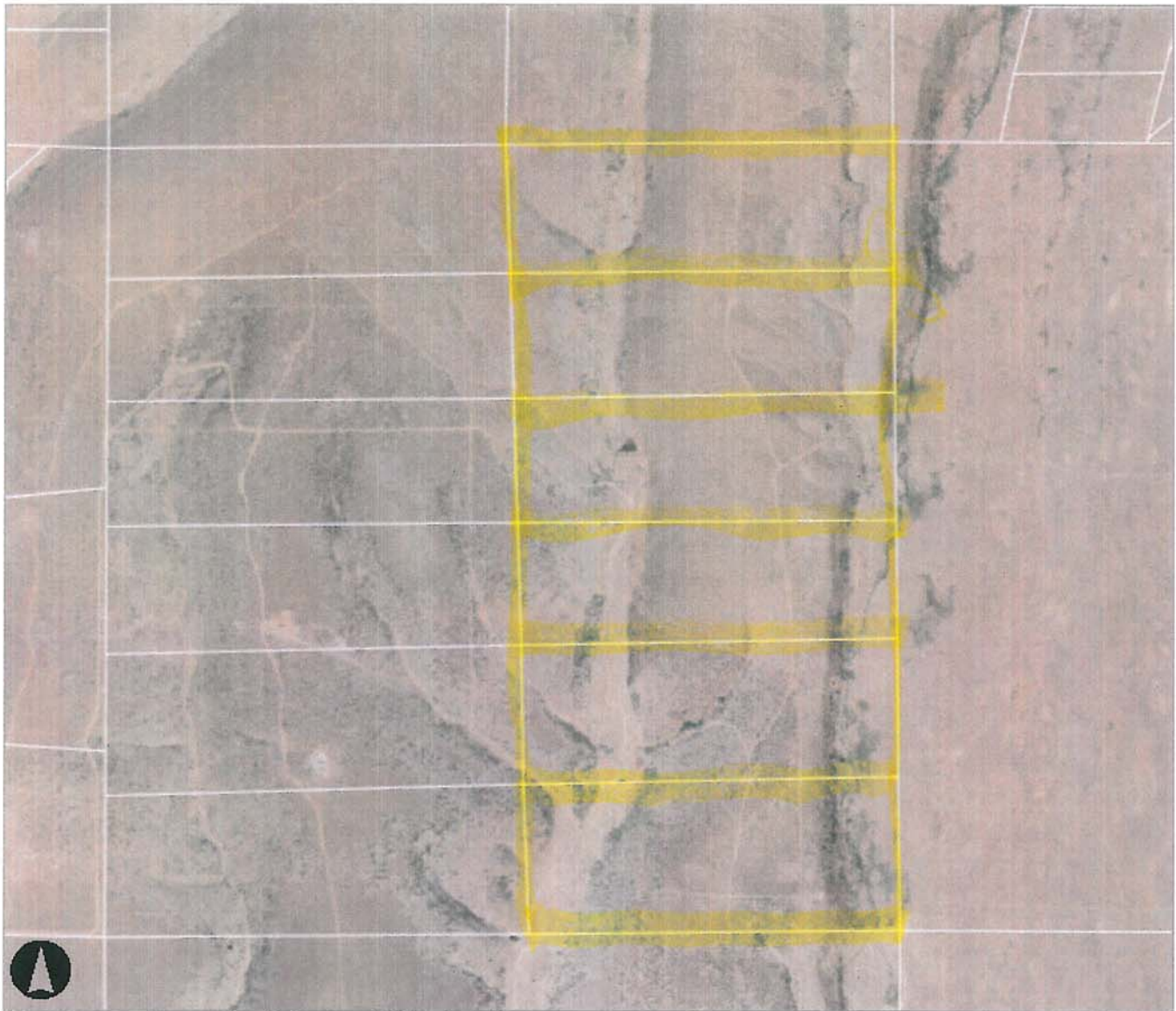
Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	STEINMAN, MERLE L JR	42,000	0	0	42,000	0	42,000	View Taxes
2009	GALLAGHER, GORDON A TRUSTEE	42,000	0	0	42,000	0	42,000	View Taxes
2008	GALLAGHER, GORDON A TRUSTEE	42,000	0	0	42,000	0	42,000	View Taxes
2007	GALLAGHER, GORDON A TRUSTEE	42,000	0	0	42,000	0	42,000	View Taxes
2006	GALLAGHER, GORDON A	36,050	0	0	36,050		36,050	View Taxes

STEINMAN PROPERTY

EXISTING

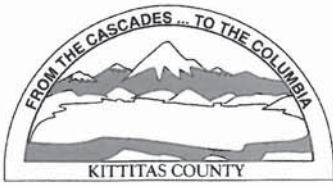


Map Center: Township:19 Range:17 Section:13

Kittitas County Disclaimer

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

RECEIPT NO.: 00007953

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 010581

Date: 6/7/2010

Applicant: ENGINEERING ENCOMPASS

Type: check # 6505

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-10-00024	BOUNDARY LINE ADJUSTMENT MAJOR	200.00
BL-10-00024	BLA MAJOR FM FEE	65.00
	Total:	265.00