

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

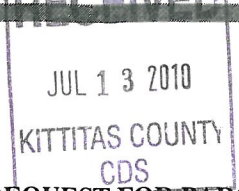
411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"



PERMIT NUMBER: BL-10-00031

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

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

07.13.10

RECEIPT #



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:

Applicant's Name: PAUL & SANDY LOHNES
City: EASTON
Phone number: 509 656-0311

Address: P.O. Box 678
State, Zip Code: WA 98925
Email Address:

2. Street address of property:

Address: 200 HAWTHORN LANE
City/State/ZIP: EASTON WA 98925

3. Zoning Classification: RURAL 3

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

20-13-11054-0022 (1.47)
20-13-11054-0017 (1.68)
20-13-11054-0018 (1.89)

New Acreage (Survey Vol. __, Pg __)

2.27 Ac
1.28 Ac
1.50 Ac cabin -

Applicant is: Owner Purchaser

Lessee Other

Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

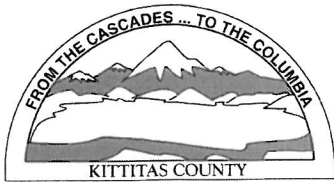
Tax Status: By: Kittitas County Treasurer's Office Date:

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:
Review Date: By:
**Survey Approved: By:

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

RECEIPT NO.: 00008316

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

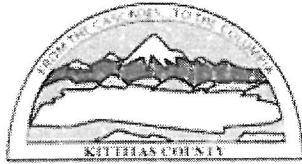
Account name: 022457

Date: 7/13/2010

Applicant: LOHNES, PAUL R ETUX

Type: cash # 30065

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-10-00031	BOUNDARY LINE ADJUSTMENT MAJOR	200.00
BL-10-00031	BLA MAJOR FM FEE	65.00
	Total:	265.00



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: 309436
Map Number: 20-13-11054-0018
Situs: 00202 HAWTHORN LN EASTON
Legal: ACRES 1.89, EASTON FIRS; PTN. LOTS 4, 5 & 6 (LOT 3, B34/P102); SEC~11, TWP. 20, RGE. 13~

Ownership Information

Current Owner: LOHNES, PAUL R ETUX
Address: PO BOX 678
City, State: EASTON WA
Zipcode: 98925-

Assessment Data

Tax District: 6
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 1.89
Last Revaluation for Tax Year:

Market Value

Land: 119,500
Imp: 312,450
Perm Crop: 0
Total: 431,950

Taxable Value

Land: 119,500
Imp: 312,450
Perm Crop: 0
Total: 431,950

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-23-2004	2004-533	2	CAMPBELL, THOMAS JR	LOHNES, PAUL R ETUX	160,000

Building Permits

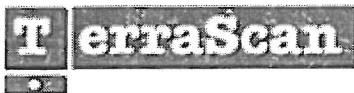
Permit No.	Date	Description	Amount
2004-07070	7/23/2004	100% RNEW SFR 2268 SQFT	133,801

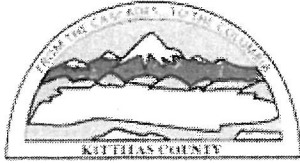
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	LOHNES, PAUL R ETUX	114,350	312,450	0	426,800	0	426,800	View Taxes
2008	LOHNES, PAUL R ETUX	114,350	312,450	0	426,800	0	426,800	View Taxes
2007	LOHNES, PAUL R ETUX	100,000	312,450	0	412,450	0	412,450	View Taxes
2006	LOHNES, PAUL R ETUX	54,000	111,810	0	165,810		165,810	View Taxes
2005	LOHNES, PAUL R ETUX	54,000	0		54,000		54,000	View Taxes

Photos/Sketches

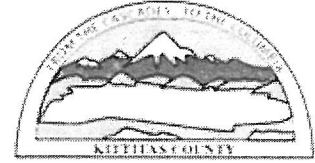
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Marsha Weyand
Assessor

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: 149436
Map Number: 20-13-11054-0017
Situs: 00200 HAWTHORN LN EASTON
Legal: ACRES 1.68, EASTON FIRS; PTN. LOTS 4, 5 & 6 (LOT 2, B34/P102);~SEC. 11, TWP. 20, RGE. 13~

Ownership Information

Current Owner: LOHNES, PAUL R ETUX
Address: PO BOX 678
City, State: EASTON WA
Zipcode: 98925-

Assessment Data

Tax District: 6
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 1.68
Last Revaluation for Tax Year:

Market Value

Land: 109,000
Imp: 0
Perm Crop: 0
Total: 109,000

Taxable Value

Land: 109,000
Imp: 0
Perm Crop: 0
Total: 109,000

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-23-2004	2004-533	2	CAMPBELL, THOMAS JR ETUX	LOHNES, PAUL R ETUX	160,000

Building Permits

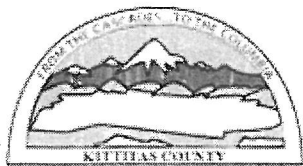
NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	LOHNES, PAUL R ETUX	103,850	0	0	103,850	0	103,850	View Taxes
2008	LOHNES, PAUL R ETUX	103,850	0	0	103,850	0	103,850	View Taxes
2007	LOHNES, PAUL R ETUX	89,000	0	0	89,000	0	89,000	View Taxes
2006	LOHNES, PAUL R ETUX	47,400	0	0	47,400		47,400	View Taxes
2005	LOHNES, PAUL R ETUX	47,400	0		47,400		47,400	View Taxes

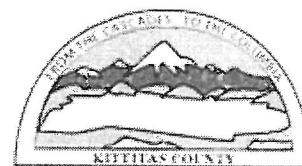
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Marsha Weyand
Assessor

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: 343036
Map Number: 20-13-11054-0022
Situs: HAWTHORN LN EASTON
Legal: ACRES 1.47, EASTON FIRS; PTN. LOT 6 (LOT 1, B34/P102); SEC. 11, TWP-20, RGE. 13~

Ownership Information

Current Owner: LOHNES, PAUL R ETUX
Address: PO BOX 678
City, State: EASTON WA
Zipcode: 98925-

Assessment Data

Tax District: 6
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 1.47
Last Revaluation for Tax Year:

Market Value

Land: 98,500
Imp: 0
Perm Crop: 0
Total: 98,500

Taxable Value

Land: 98,500
Imp: 0
Perm Crop: 0
Total: 98,500

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
10-15-2004	2004-2560	1	CAMPBELL, THOMAS E JR ETUX	LOHNES, PAUL R ETUX	130,000
03-01-1988	2520100	2	LEWIS W. GALLAGHER ETUX	CAMPBELL, THOMAS E JR ETUX	38,500

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	LOHNES, PAUL R ETUX	98,500	0	0	98,500	0	98,500	View Taxes
2008	LOHNES, PAUL R ETUX	98,500	0	0	98,500	0	98,500	View Taxes
2007	LOHNES, PAUL R ETUX	127,700	0	0	127,700	0	127,700	View Taxes
2006	LOHNES, PAUL R ETUX	65,970	0	0	65,970	0	65,970	View Taxes
2005	LOHNES, PAUL R ETUX	65,970	0	0	65,970	0	65,970	View Taxes

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CONE GILREATH LAW OFFICES

ELLENSBURG OFFICE
200 EAST 3RD AVENUE
P.O. BOX 499
ELLENSBURG, WA 98926
TELEPHONE (509) 925-3191
FAX (509) 925-7640

DARREL R. ELLIS
DOUGLAS W. NICHOLSON

JENNIFER M. ELLIS
JOHN H.F. UFKES

Reply To:
√ CLE ELUM OFFICE
105 EAST 1ST STREET
P.O. BOX 337
CLE ELUM, WA 98922
TELEPHONE (509) 674-5501
FAX (509) 674-2435

July 12, 2010

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Kittitas County Assessor's Parcel Nos. 309436, 343036 & 149436

To Whom It May Concern:

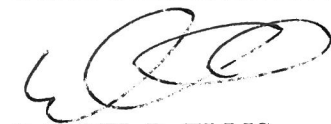
Enclosed please find a Request for Boundary Line Adjustment.

The owners, Paul and Sandy Lohnes, originally purchased Lots 1 and 2 as described in Survey recorded under Kittitas County Auditor's File No. 200402240038. That purchase occurred in March of 2004. Subsequently Lohnes purchased Lot 5 of Survey Kittitas County Auditor's File No. 200402240038. Following the Lohnes acquisition of Lots 1, 2 and 5, the Lohnes's did a Boundary Line Adjustment Survey recorded under Kittitas County Auditor's No. 200707190025, copy of which attached. The request for parcel segregation requests that Lots 1, 2 and 5 be returned to the original configuration as shown in Survey recorded under Kittitas County Auditor's File No. 200402240038.

If you have any questions, please contact me at your convenience.

Yours very truly,

CONE GILREATH LAW OFFICES

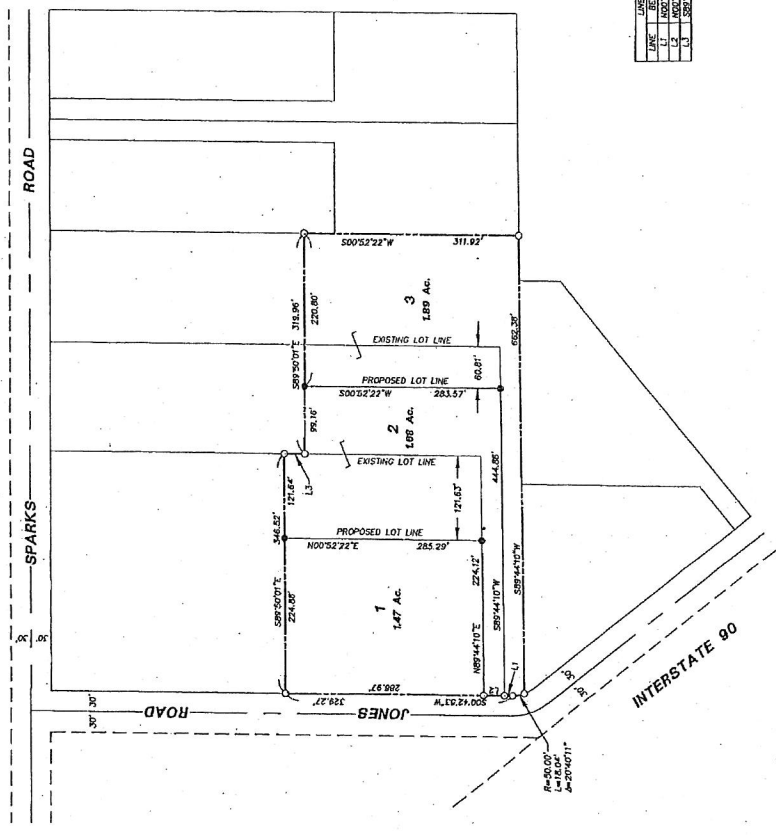


DARREL R. ELLIS
DRE:ls

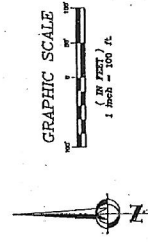
Enclosure

RECEIVING No. 2007107190025 3-1/107

BOUNDARY LINE ADJUSTMENT
 A PORTION OF THE NE 1/4 OF SEC. 11, T.20N., R.13E., W.M.,
 KITTITAS COUNTY, WASHINGTON



LEGEND
 • SET 1/2" REBAR
 ○ FIND REBAR



NOTES:
 1. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINES OF PARCELS 20-13-11054-022 (340036), 20-13-11054-023 (340037) AND 20-13-11054-024 (340038) INTO THE CONFIGURATION SHOWN HEREON.
 2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. ALL 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.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
 4. FOR ADDITIONAL SURVEY INFORMATION SEE THE SURVEY RECORDED IN BOOK 30 OF SURVEYS, PAGE 3, RECORDS OF KITTITAS COUNTY, WASHINGTON AND SURVEYS REFERENCED HEREON.

LINE	BEARING	DISTANCE
L1	N00°52'22\"	285.29'
L2	N00°52'22\"	283.37'
L3	S89°44'10\"	285.74'

INDEX LOCATION:
 SEC. 11, T.20N., R.13E., W.M.



BOUNDARY LINE ADJUSTMENT
 A PORTION OF PARCELS 20-13-11054-022 (340036), 20-13-11054-023 (340037) AND 20-13-11054-024 (340038) INTO THE CONFIGURATION SHOWN HEREON.
 KITTITAS COUNTY DATE 07/2007 JOB NO. 07152
 DWN BY M. RADIC SCALE 1"=100' SHEET 1 OF 1
 CHKD BY D. NELSON

808 EAST 2100 ST.
 CLATSOP COUNTY, OREGON 97131
 PHONE: (503) 874-7433
 FAX: (503) 874-7479



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 of the State of Washington, Chapter 65A RCW.
 DAVID P. NELSON
 License No. 17070
 Date 07/2007
 Certificate No. 18292

RECORDER'S CERTIFICATE
 Filed for record this 07th day of July 2007 at 11:28 AM in book 30 of surveys, page 3, at the request of DAVID P. NELSON, Surveyor's Name.
 EBERARD V. BETTIT, County Auditor

EXISTING