

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-10-00034

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:

- \$875 Administrative Segregation (\$630 CDS/\$130 FM/\$115PW)
___ SEGREGATED INTO ___ LOTS,
- \$380 Boundary Line Adjustment (\$225 CDS/\$65 FM/\$90PW)
 B LA BETWEEN PROPERTY OWNERS
___ B LA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$50 COMBINATION
___ COMBINED AT OWNERS REQUEST

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE) x <u>Mandy Weed</u>	DATE: <u>9/10/10</u>	RECEIPT # <u>00008912</u>	
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:

Ray Risdon
 Applicant's Name
South Cle Elum
 City
(509) 304-6046
 Phone number

P.O. Box 777
 Address
WA 98943
 State, Zip Code
rayrisdon@kcfcd7.com
 Email Address

2. Street address of property:

Address: Chepoda Road
 City/State/ZIP: Cle Elum, WA 98922

3. Zoning Classification: Rural R-3

Original Parcel Number(s) & Acreage
 (1 parcel number per line)
485036 1 Acre
510834 105.77 Acres

New Acreage
 (Survey Vol. 37, Pg 52)
485036 2.5 Acres
510834 104.55 Acres

Applicant is: Owner Purchaser Lessee Other
 Owner Signature Required: [Signature]
 Applicant Signature (if different from owner): [Signature] or Hundley Family Partnership
 Treasurer's Office Review

Tax Status: 2010 Plain Full By: J Coppock Date: 10-13-2010
 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: Rural 3
 Review Date: 10/13/2010 By: Jeff Watson
 **Survey Approved: 10/13/2010 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.

[Handwritten Signature]

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:

Ray Risdon
Applicant's Name
South Cle Elum
City
(509) 304-6046
Phone number

P.O. Box 777
Address
WA 98943
State, Zip Code
rayrisdon@kcf7.com
Email Address

2. Street address of property:

Address: Chepoda Road
City/State/ZIP: Cle Elum, WA 98922

3. Zoning Classification: Rural R-3

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

New Acreage
(Survey Vol. 37, Pg 52)

485036 1 Acre
510834 105.77 Acres

485036 2.5 Acres
510834 104.55 Acres

Applicant is: Owner Purchaser

Lessee Other

[Signature]
Owner Signature Required
FOR KCFD7

[Signature]
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.

This page must be completed for segregations and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

THIS AREA FOR USE BY APPLICANT
(Use additional sheets as needed)

Please see copy of attached Survey for Boundary Line Adjustment recorded September 1, 2010 in Book 37 of Surveys at Page 52, under AFN 201009010001, which contains new legal descriptions, along with legal description of 1.5 acres that is the subject of the adjustment.

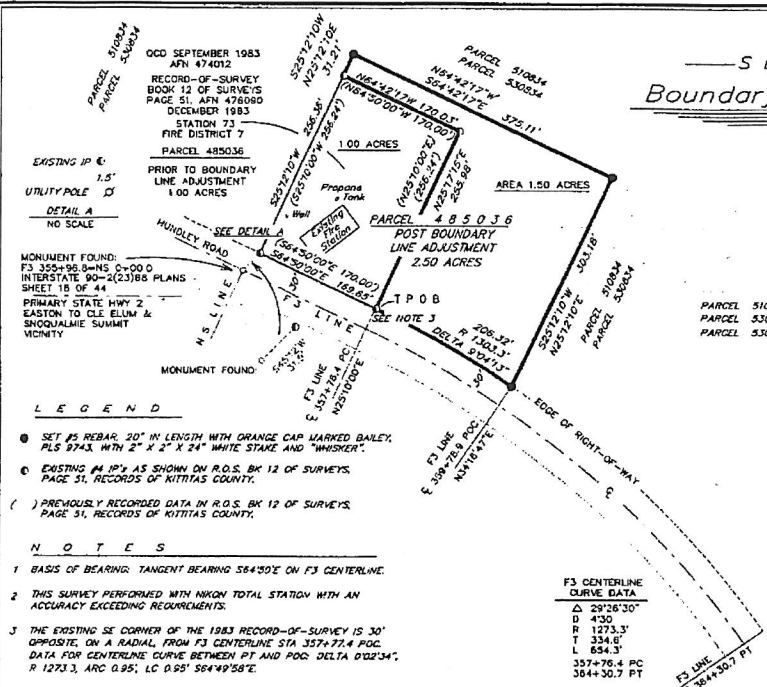
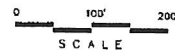
Also see attached site plan.

Directions:

1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.

A.F.N. 201009010001

Survey for Boundary Line Adjustment



PARCEL	AREA BEFORE BLA	ADJUSTED AREA AFTER BLA
PARCEL 510834	105.77 ACRES	197.52 ACRES
PARCEL 530834	93.25 ACRES	2.50 ACRES
PARCEL 530834	1.00 ACRES	
TOTAL	199.02 ACRES	200.02 ACRES

LEGAL DESCRIPTIONS RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT

PARCEL 485036

1. DESCRIPTION 2 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 1 2010 IN BOOK 37 OF SURVEYS AT PAGE 52, UNDER AUDITOR'S FILE NUMBER 201009010001 RECORDS OF KITTITAS COUNTY, BEING A PORTION OF THE NE4, SE 4, SECTION 26, T20N, R14E, WM, IN KITTITAS COUNTY, WASHINGTON

PARCEL 510834 AND PARCEL 530834

2. DESCRIPTION 3 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 1 2010 IN BOOK 37 OF SURVEYS AT PAGE 52, UNDER AUDITOR'S FILE NUMBER 201009010001 RECORDS OF KITTITAS COUNTY, BEING A PORTION OF THE NE4, SE 4, SECTION 26, T20N, R14E, WM, IN KITTITAS COUNTY, WASHINGTON

LEGEND

- SET #5 REBAR, 20" IN LENGTH WITH ORANGE CAP MARKED BAILEY, PLS 9743, WITH 2" X 2" X 24" WHITE STAKE AND "WHISKER".
- EXISTING #4 IP'S AS SHOWN ON R.O.S. BK 12 OF SURVEYS, PAGE 51, RECORDS OF KITTITAS COUNTY.
- () PREVIOUSLY RECORDED DATA IN R.O.S. BK 12 OF SURVEYS, PAGE 51, RECORDS OF KITTITAS COUNTY.

NOTES

1. BASIS OF BEARING: TANGENT BEARING S64°30'E ON F3 CENTERLINE.
2. THIS SURVEY PERFORMED WITH NIKON TOTAL STATION WITH AN ACCURACY EXCEEDING REQUIREMENTS.
3. THE EXISTING SE CORNER OF THE 1983 RECORD-OF-SURVEY IS 30' OPPOSITE, ON A RADIAL, FROM F3 CENTERLINE STA 357+77.4 POC. DATA FOR CENTERLINE CURVE BETWEEN PT AND POC: DELTA 0°22'34", R 1273.3', ARC 0.95', LC 0.95' S64°49'58"E.

DESCRIPTION 1. AREA TO BE ADJUSTED
 THAT PORTION OF THE NE4, SE4, SECTION 26, T20N, R14E, WM, SITUATED NORTHERLY OF THE NORTHERLY EDGE OF THE RIGHT-OF-WAY OF AN INTERSTATE 90 FRONTAGE ROAD, ALL LOCATED IN KITTITAS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER, A #4 REBAR, OF THAT CERTAIN SURVEY RECORDED IN BOOK 12 OF SURVEYS, PAGE 51, APN 476090, RECORDS OF KITTITAS COUNTY, WHICH IS ALSO THE TRUE POINT-OF-BEGINNING; THENCE N25°17'15"E, 255.98' (N25°10'00"E, 256.24') ALONG THE EAST LINE OF SAID SURVEY TO THE NE CORNER OF SAID SURVEY; A #4 REBAR; THENCE N64°42'17"W, 170.03' (N64°30'00"W, 170.00') ALONG THE NORTH LINE OF SAID SURVEY TO THE NW CORNER OF SAID SURVEY; A #4 REBAR; THENCE N25°12'10"E, 31.21' TO A #5 REBAR, 20" IN LENGTH; THENCE S64°42'17"E, 373.11' TO A #5 REBAR, 20" IN LENGTH; THENCE S25°12'10"W, 303.18' TO A #5 REBAR, 20" IN LENGTH WHICH MARKS THE INTERSECTION WITH THE NORTHERLY EDGE OF SAID FRONTAGE ROAD RIGHT-OF-WAY; THENCE N53°43'13"W, 0.00'; THENCE ON A CURVE TO THE LEFT WITH AN ARC DISTANCE OF 208.32', RADIUS OF 1303.3', DELTA OF 9°04'13" TO THE TRUE POINT-OF-BEGINNING;
 CONTAINING 1.50 ACRES, (65,333.6 SQUARE FEET)
 SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD OR UNRECORDED.

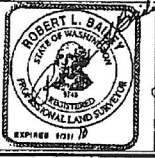
DESCRIPTION 2. PARCEL 485036 POST BOUNDARY LINE ADJUSTMENT
 THAT PORTION OF THE NE4, SE4, SECTION 26, T20N, R14E, WM, SITUATED NORTHERLY OF THE NORTHERLY EDGE OF THE RIGHT-OF-WAY OF AN INTERSTATE 90 FRONTAGE ROAD, ALL LOCATED IN KITTITAS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER, A #4 REBAR, OF THAT CERTAIN SURVEY RECORDED IN BOOK 12 OF SURVEYS, PAGE 51, APN 476090, RECORDS OF KITTITAS COUNTY, WHICH IS ALSO THE TRUE POINT-OF-BEGINNING; THENCE S64°30'00"E, 0.00'; THENCE ON A CURVE TO THE RIGHT ALONG THE NORTHERLY EDGE OF SAID FRONTAGE ROAD RIGHT-OF-WAY WITH AN ARC DISTANCE OF 208.32', RADIUS OF 1303.3', DELTA OF 9°04'13" TO A #5 REBAR; THENCE N25°12'10"E, 303.18' TO A #5 REBAR; THENCE N64°42'17"W, 373.11' TO A #5 REBAR; THENCE S25°12'10"W, 31.21' TO A #4 REBAR; THENCE S25°12'10"W, 256.35' (S23°10'00"W, 256.24') TO A #4 REBAR WHICH MARKS THE INTERSECTION WITH THE NORTHERLY EDGE OF SAID FRONTAGE ROAD RIGHT-OF-WAY; THENCE S64°30'00"E ALONG THE NORTHERLY EDGE OF SAID FRONTAGE ROAD RIGHT-OF-WAY 189.65'; (S64°30'00"E, 170.00') TO THE TRUE POINT-OF-BEGINNING;
 CONTAINING 2.50 ACRES AND
 SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD OR UNRECORDED.

DESCRIPTION 3. PARCELS 510834 AND 530834 POST BOUNDARY LINE ADJUSTMENT
 ALL THOSE PORTIONS OF THE FOLLOWING DESCRIBED LAND LYING NORTHEASTERLY OF THE NORTHEAST BOUNDARY OF PRIMARY STATE HWY 2 (INTERSTATE-90) ALL SITUATED IN SECTION 26, T20N, R14E, WM, KITTITAS COUNTY, STATE OF WASHINGTON:

- THE S2, NE4; THE NW4, NE4; THE NE4, SW4; THE N2, SE4; AND THE SE4, SE4, AND THE NW4 OF SAID SECTION, EXCEPTING THEREFROM:
 - THOSE PORTIONS OF LAND DESCRIBED IN 1.) RECORDED PLAT OF PINE VALLEY RANCH, BOOK 3 OF PLATS, PAGE 62, FEBRUARY, 12, 1963;
 - 2.) QUIT CLAIM DEED RECORDED OCTOBER 2, 1959, VOLUME 7, PAGE 227, APN 357235;
 - 3.) DEED RECORDED JUNE 25, 1974, VOLUME 52, PAGE 59, APN 380997;
 - 4.) DEED RECORDED SEPTEMBER 8, 1983, VOLUME 101, PAGE 68, APN 474012;
 - 5.) PARCEL A OF RECORD-OF-SURVEY RECORDED MAY 22, 1996, BOOK 22 OF SURVEYS, PAGE 24, APN 1986053270002; AND
 - 6.) DESCRIPTION #1 RECORDED ON THIS DOCUMENT;
- CONTAINING A TOTAL OF 199.02 ACRES
 SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD OR UNRECORDED.

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me in conformance with the requirements of the Survey Recording Act of the request of RAY RISON, KITTITAS CO FIRE DIST 7.
 Robert L. Bailey 8-31-10
 ROBERT L. BAILEY, PLS/PE 9743

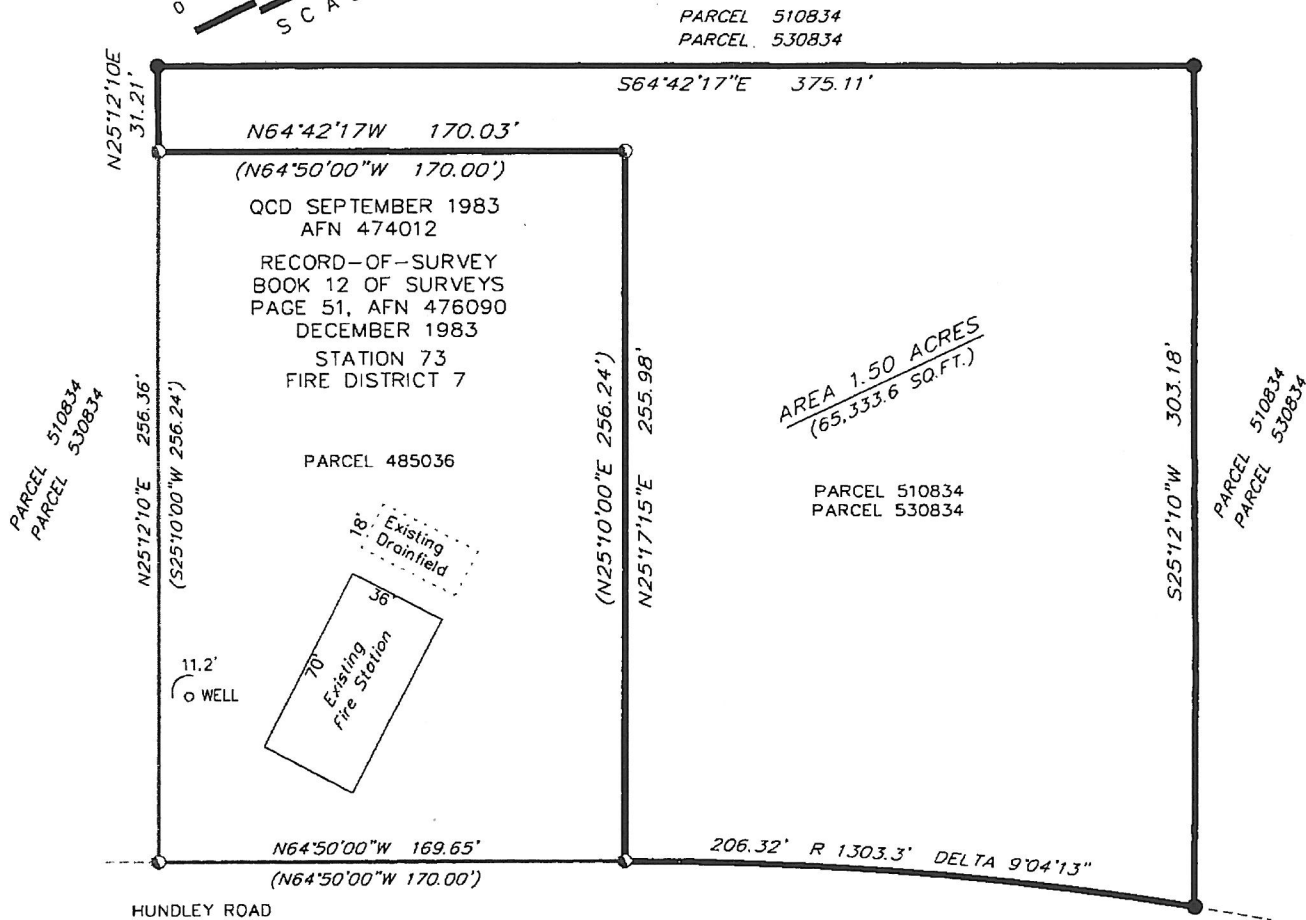
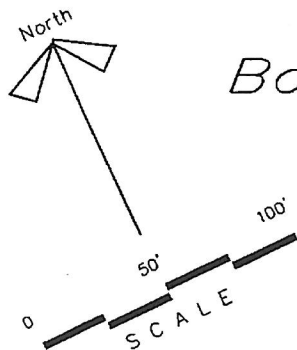


AUDITOR'S CERTIFICATE
 Filed for record this 1 day of SEPTEMBER 2010, at 9:04 AM in Book 37 of Surveys, Page 52, at the request of ROBERT L. BAILEY
 [Signatures]
 Auditor

Record survey for KITTITAS COUNTY FIRE DISTRICT 7
 POB 777, SO. CLE ELUM, WA 98643
 by S O B S L L C
 PROFESSIONAL LAND SURVEYING
 4201 HWY 970, CLE ELUM, WA 98922
 509-674-5551; CELL 509-879-7017; pls@sobsl.com

SE4, Sec 26, T20N, R14E, WM

Boundary Line Adjustment



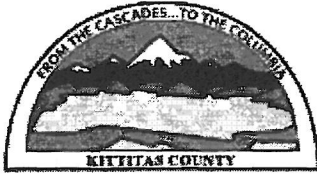
AREA BEFORE BLA		
PARCEL 510834	105.77 ACRES	➤ 199.02 ACRES
PARCEL 530834	93.25 ACRES	
PARCEL 530834	1.00 ACRES	

ADJUSTED AREA AFTER BLA	
197.52 ACRES	
2.50 ACRES	

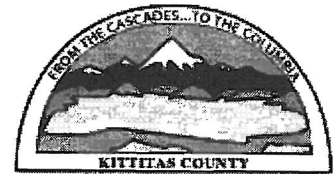
See 9-6-10

— 808'S L L C —
 PROFESSIONAL LAND SURVEYING
 4201 HWY 970, CLE ELUM, WA 98922
 509-674-5551; CELL 509-679-7017; pls808@hotmail.com





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: 510834
Map Number: 20-14-26020-0001
Situs:
Legal: ACRES 105.77, CD. 5923; SEC. 26; TWP. 20;
RGE. 14; PTN. NE1/4; PTN. NW1/4; PTN. SE1/4;
ALL LYING NLY OF I-90 (MUST BE SOLD WITH
20-14-2620-0005)

Ownership Information

Current Owner: HUNDLEY FAMILY LTD PARTNERSHIP
Address: 851 PRAIRIE LANE
City, State: CLE ELUM WA
Zipcode: 98922

Assessment Data

Tax District: 31
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 105.77
Last Revaluation for Tax Year:

Market Value

Land: 3,280
Imp: 0
Perm Crop: 0
Total: 3,280

Taxable Value

Land: 3,280
Imp: 0
Perm Crop: 0
Total: 3,280

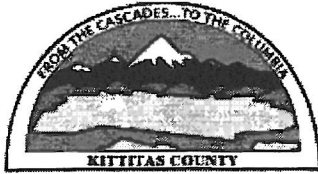
Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
08-01-1996	2371	16	HUNDLEY, MARY E	HUNDLEY FAMILY LTD PARTNERSHIP	
06-01-1996	1877	15	HUNDLEY, MARY E.	HUNDLEY, MARY E	

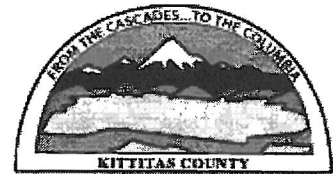
Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	HUNDLEY FAMILY LTD PARTNERSHIP	3,280	0	0	3,280	0	3,280	View Taxes
2009	HUNDLEY FAMILY LTD PARTNERSHIP	3,280	0	0	3,280	0	3,280	View Taxes
2008	HUNDLEY FAMILY LTD PARTNERSHIP	3,280	0	0	3,280	0	3,280	View Taxes
2007	HUNDLEY FAMILY LTD PARTNERSHIP	3,280	0	0	3,280	0	3,280	View Taxes
2006	HUNDLEY FAMILY LTD PARTNERSHIP	3,380	0	0	3,380		3,380	View Taxes
2005		3,470	0		3,470		3,470	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: 485036
Map Number: 20-14-26040-0005
Situs:
Legal: ACRES 1.00, CD.#5925-1; SEC. 26; TWP. 20;
RGE.14; PTN. NE1/4 SE1/4;

Ownership Information

Current Owner: KITTTITAS CO FIRE DIST #7
Address: PO BOX 777
City, State: SO CLE ELUM WA
Zipcode: 98943-

Assessment Data

Tax District: 43
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 1
Last Revaluation for Tax Year:

Market Value

Land: 100
Imp: 0
Perm Crop: 0
Total: 100

Taxable Value

Land: 0
Imp: 0
Perm Crop: 0
Total: 0

Sales History

NO SALES HISTORY RECORDS FOUND!

Building Permits

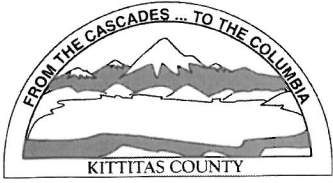
NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	KITTTITAS CO FIRE DIST #7	0	0	0	0	0	0	View Taxes
2009	KITTTITAS CO FIRE DIST #7	0	0	0	0	0	0	View Taxes
2008	KITTTITAS CO FIRE DIST #7	0	0	0	0	0	0	View Taxes
2007	KITTTITAS CO FIRE DIST #7	0	0	0	0	0	0	View Taxes
2006	KITTTITAS CO FIRE DIST #7	0	0	0	0	0	0	View Taxes
2005	KITTTITAS CO FIRE DIST #7	0	0	0	0	0	0	View Taxes

Filedate: 8/12/2010 5:07:14 PM





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

RECEIPT NO.: 00008912

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 021797

Date: 9/10/2010

Applicant: KITTITAS CO FIRE DIST #7

Type: check # 100458376

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-10-00034	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-10-00034	BLA FM FEE	65.00
BL-10-00034	PUBLIC WORKS BLA	90.00
	Total:	380.00