

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) 962-7681

"Building Partnerships - Building Communities"



BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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 ATTACHMENTS

Note: a separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- For preliminary approval, please submit a sketch containing the following elements.
 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
 4. 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.
- For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

APPLICATION FEES:

\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$125.00	Kittitas County Public Health Department Environmental Health
\$505.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT #: 	<div style="border: 2px solid black; padding: 10px; color: red; font-weight: bold;"> PAID JUL 06 2011 KITTITAS CO. CDS DATE STAMP IN BOX </div>
--	-----------	----------------	--

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-24-2011



8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
20-17-32055-0004 - 11.93 Ac.	10.35 Ac.
20-1732050-0004 - 8.84 Ac.	11.94 Ac.
_____	_____
_____	_____
_____	_____

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of ~~Authorized Agent~~ LAND OWNER of Record Signature of Land Owner of Record

(REQUIRED if indicated on application) (Required for application submittal):

X Sue Essey (date) 6-26-2011 X [Signature] (date) 6/26/11

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

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

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

Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes ___ No ___

Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Preliminary Approval Date: _____ By: _____

Final Approval Date: _____ By: _____

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.)
- Assessor COMPAS Information about the parcels.



GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**

Landowner(s) signature(s) required on application form

Name: Sue Essex

Mailing Address: 2240 Hidden Valley Rd.

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-857-2420

Email Address: billsue@fairpoint.net

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

~~Agent Name:~~ _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

3. **Name, mailing address and day phone of other contact person**

If different than land owner or authorized agent.

Name: Encompass Engineering & Surveying %Dustin Pierce

Mailing Address: 108 E. 2nd St.

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-674-7433

Email Address: dpierce@encompasses.net

4. **Street address of property:**

Address: 2240 and 2782 Hidden Valley Rd.

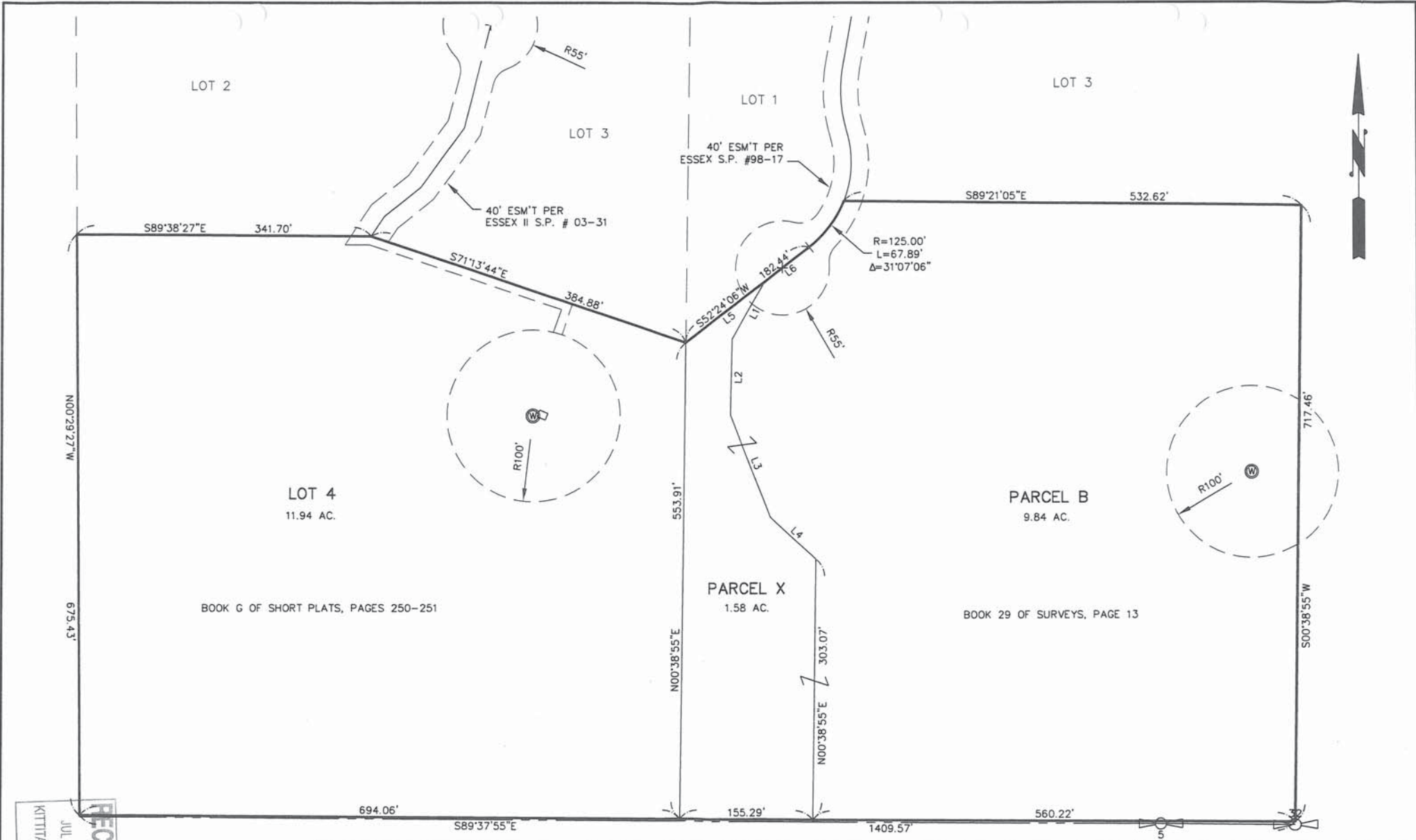
City/State/ZIP: Cle Elum, WA 98922

5. **Legal description of property (attach additional sheets as necessary):**

See attached

6. **Property size:** 11.93 and 9.84 (acres)

7. **Land Use Information:** Zoning: AG-3 Comp Plan Land Use Designation: Rural



SITE PLAN

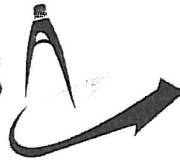
PREPARED FOR
SUE ESSEX

Encompass
ENGINEERING & SURVEYING

Western Washington Division
143 NE Tanager Street, Suite 201 • Bellingham, WA 98222 • Phone: (360) 832-4224 • Fax: (360) 831-2023
Eastern Washington Division
108 East 2nd Street • Colfax, WA 98222 • Phone: (509) 876-7433 • Fax: (509) 876-7419

REVISIONS		JOB NO.	11059
XX	XX	DATE	6/2011
		SCALE	1"=100'

EX-1
SHEET



**LEGAL DESCRIPTION
SUE ESSEX
BOUNDARY LINE ADJUSTMENT**

LOT 4 OF THE ESSEX II SHORT PLAT NO. 03-31, AS RECORDED FEBRUARY 4, 2005, IN BOOK G OF SHORT PLATS, AT PAGES 250 AND 251, UNDER AUDITOR'S FILE NO. 200502040034, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 4 OF THAT CERTAIN SHORT PLAT RECORDED IN BOOK G OF SHORT PLATS, AT PAGES 250 AND 251, UNDER AUDITOR'S FILE NO. 200502040034, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, WHICH LIES EAST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89°37'55" WEST, ALONG THE SOUTH BOUNDARY OF SAID LOT 4, 155.29 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00°38'55" EAST, 553.91 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 4 AND THE TERMINUS OF SAID LINE.

CONTAINING 10.36 ACRES.



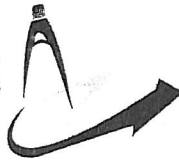
Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

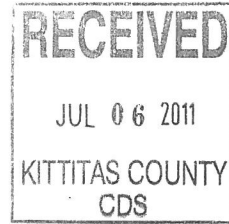
Eastern Washington Division

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

Encompass
ENGINEERING & SURVEYING



Together with
Baima & Holmberg



**LEGAL DESCRIPTION
JACK WILBUR
BOUNDARY LINE ADJUSTMENT**

PARCEL B OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED JUNE 20, 2003, IN BOOK 29 OF SURVEYS, PAGE 13, UNDER AUDITOR'S FILE NO. 200306200055, BEING A PORTION OF LOT 4 ESSEX SHORT PLAT NUMBER 98-17, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND THAT PORTION OF LOT 4 OF THE ESSEX II SHORT PLAT RECORDED ON FEBRUARY 4, 2005, IN BOOK G OF SHORT PLATS, AT PAGES 250 AND 251, UNDER AUDITOR'S FILE NO. 200502040034, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, WHICH LIES EAST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89°37'55" WEST, ALONG THE SOUTH BOUNDARY OF SAID LOT 4, 155.29 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00°38'55" EAST, 553.91 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 4 AND THE TERMINUS OF SAID LINE.

CONTAINING 11.42 ACRES.



Western Washington Division

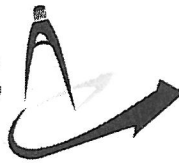
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

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

Encompass

ENGINEERING & SURVEYING



Together with

Baima & Holmberg



**ESSEX - WILBUR
BOUNDARY LINE ADJUSTMENT
PROJECT OVERVIEW**

OVERVIEW:

The purpose of this application is to adjust the boundaries of Kittitas County Assessor's Parcel No. 20545, Map No. 20-17-32055-0004, and Parcel No.14148, Map No. 20-17-32050-0004 to the configuration as shown on the attached exhibit map. The subject property is located within the Agricultural-3 (AG-3) Zone of Kittitas County.

UTILITIES:

The parcels are currently utilizing individual septic tanks and drain fields sewage disposal and individual/shared wells for a potable water supply..

TRANSPORTATION:

Access to Hidden Valley county road via 40.00' private access easements.

COMMENTS:

Attached are proposed parcel descriptions an exhibit map and Boundary Line Adjustment application for your review and comment.

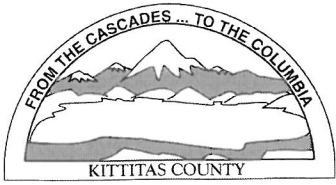
PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THE ATTACHED BOUNDARY LINE ADJUSTMENT APPLICATION.

Western Washington Division

165 NE Juniper St., Ste 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



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

RECEIPT NO.: 00011502

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 008536

Date: 7/6/2011

Applicant: SUE ESSEX

Type: check # 7795

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00012	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00012	BLA MAJOR FM FEE	65.00
BL-11-00012	PUBLIC WORKS BLA	90.00
BL-11-00012	ENVIRONMENTAL HEALTH BLA	125.00
	Total:	505.00