

BL-11-00017

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"

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.

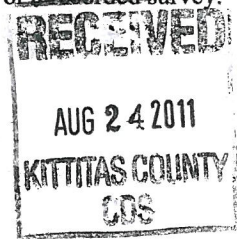
REQUIRED ATTACHMENTS

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:

Table with 2 columns: Fee Amount and Description. Includes fees for Kittitas County Community Development Services (KCCDS), Department of Public Works, Fire Marshal, and Environmental Health, totaling \$505.00.



FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

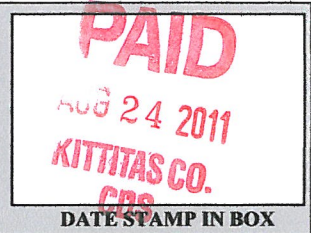
Handwritten signature in blue ink.

DATE:

08-24-11

RECEIPT #

00012016



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 LUTOVSKY
Mailing Address: 5041 ROBINSON CANYON RD.
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: _____
Email Address: _____

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: CRUSE & ASSOC.
Mailing Address: P.O. BOX 959
City/State/ZIP: ELLENSBURG, WA. 98926
Day Time Phone: 962-8242
Email Address: CRUSEANDASSOC@KVALLEY.COM

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: 5041 ROBINSON CANYON RD.
City/State/ZIP: ELLENSBURG, WA 98926

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

SEE ATTACHED DEED: AFN 200308180037

6. **Property size:** 11.39 (acres)

7. **Land Use Information:** Zoning: AG 20 Comp Plan Land Use Designation: RURAL

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
18-17-26030-0006 9.12	4.29
18-17-35020-0003 2.27	7.1

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:	Signature of Land Owner of Record
(REQUIRED if indicated on application)	(Required for application submittal):
X <u>Charles A. Cusey</u> (date) <u>8-8-11</u>	X <u>[Signature]</u> (date) <u>8-19-11</u>

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: _____

When recorded return to:
Sue A. Lutovsky
5041 Robinson Canyon Road
Ellensburg, WA 98926



200308180037
Page: 1 of 2
08/18/2003 12:17P
QCD 20.00

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By *L. Charlton*
aff # 18228 8/18/03

20

QUIT CLAIM DEED

AmeriTitle File No. EA-92008

THE GRANTOR GREG ANTHONY LUTOVSKY AND SUE LUTOVSKY, HUSBAND AND WIFE
for and in consideration of to establish separate property
conveys and quit claims to SUE A. LUTOVSKY, A MARRIED WOMAN AS HER SOLE AND
SEPARATE PROPERTY

the following described real estate, situate in the County of Kittitas, State of Washington, together with
all after acquired title of the grantor(s) therein:

LOT 1:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 26, Township 18
North, Range 17 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT:

1. Any portion that lies South of the North boundary line of Robinson Canyon County Road in said
Section 26;
2. Right-of-way for Kittitas Reclamation District Lateral, as conveyed by deed recorded August 20,
1928, in Book 46 of Deeds, page 515, under Auditor's File No. 92046;
3. Right-of-way for canal as conveyed to the Kittitas Reclamation District by deed recorded
November 16, 1994, in Volume 360, page 1388, under Auditor's File No. 576996.

LOT 2:

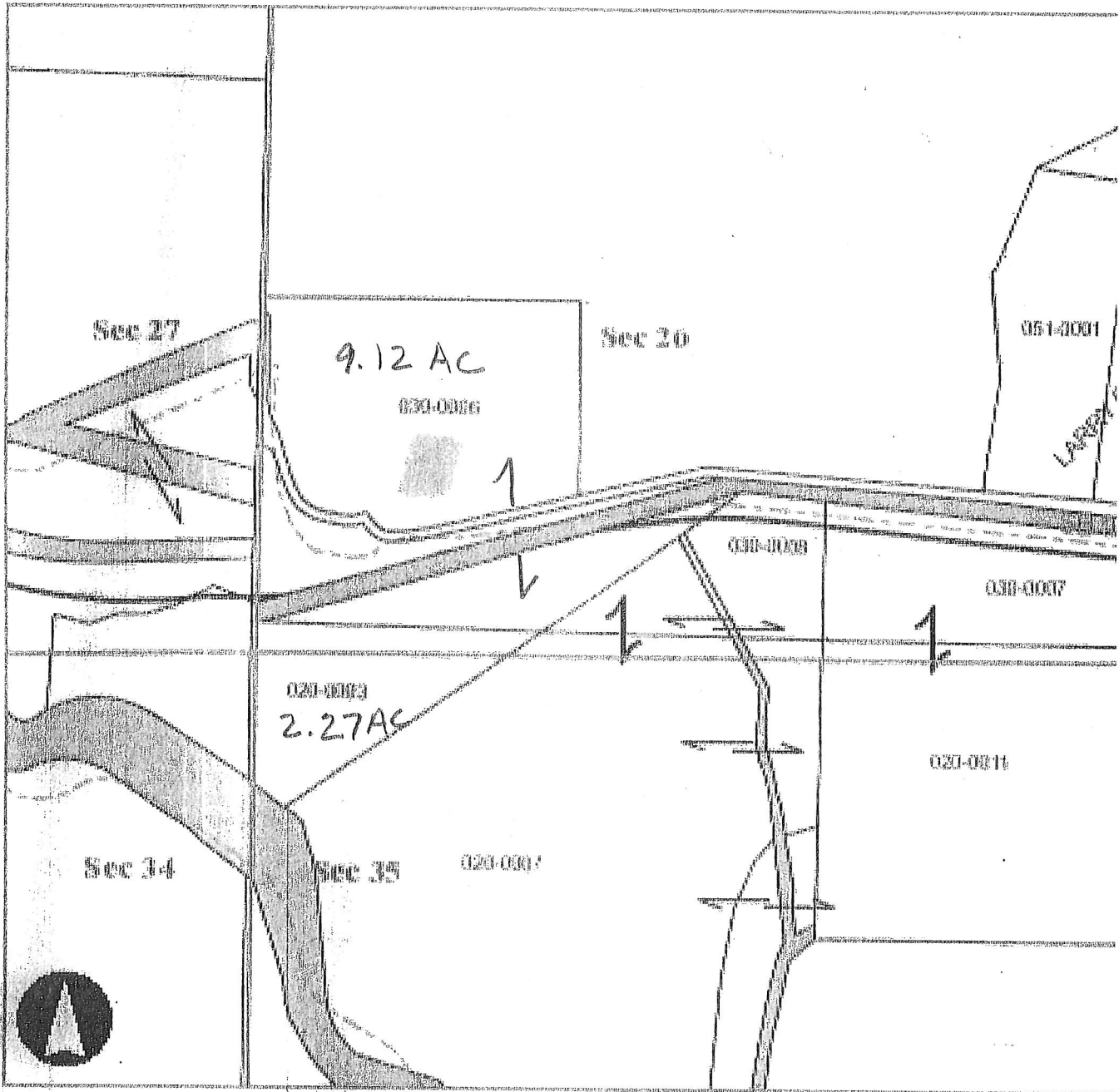
That portion of the Southwest Quarter of Section 26, and of the Northwest Quarter of Section 35, all in
Township 18 North, Range 17 East, W.M., Kittitas County, Washington,
which lies Southerly of the Robinson Canyon (County) Road,
Northerly of the KRD right-of-way through the Northwest Quarter of said Section 35, and
Northerly and Westerly of the following described line:

Beginning at the Northwest corner of said Section 35;
thence South 00°19'35" West, along the West line of said Section 35, 381.45 feet to the beginning of
said described line;
thence North 54°10'50" East, 1,278.27 feet, more or less, to the South right of way boundary of the
Robinson Canyon (County) Road, and the terminus of said described line.

Assessor's Property Tax Parcel/Account No. 18.17.26030.0006 and 18.17.35020.0003.

EXISTING

Enter title here



Map Center: Township:18 Range:17 Section:26

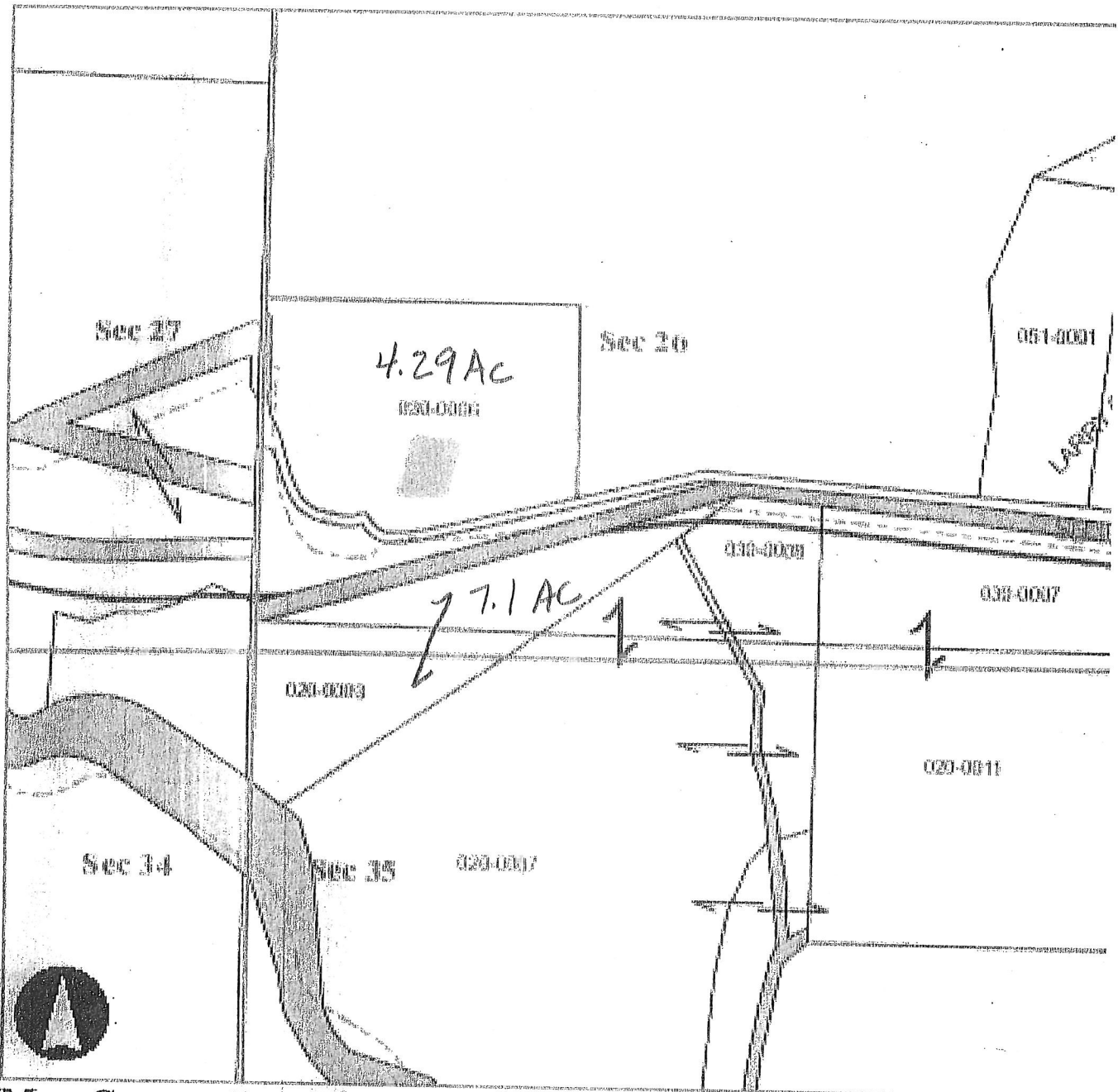
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PROPOSED

Enter title here

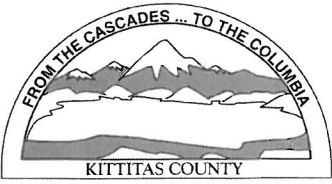


Map Center: Township:18 Range:17 Section:26

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

RECEIPT NO.: 00012016

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024532

Date: 8/24/2011

Applicant: LUTOVSKY, SUE A

Type: check # 14186

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00017	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00017	BLA MAJOR FM FEE	65.00
BL-11-00017	PUBLIC WORKS BLA	90.00
BL-11-00017	ENVIRONMENTAL HEALTH BLA	125.00
	Total:	505.00