

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

BL-11-00018

(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):

Mandy Ween

DATE:

8/30/11

RECEIPT #

00012087

RECEIVED

AUG 30 2011

KITTITAS COUNTY

DATE STAMP IN BOX

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: DERIK POPE
Mailing Address: 563 RADER 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: CHUCK CRUSE
Mailing Address: 217 E. 4th
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: 962-8242
Email Address: _____

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: 561 RADER RD.
City/State/ZIP: ELLENSBURG, WA. 98926

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

PORTION OF SE1/4/SW1/4 8-18-19 SEE ATTACHED

6. **Property size:** 9.81 AC (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 ____)
18-19-08030-0007 7.81	7.18
18-19-08030-0017 2.00	2.63

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 Charles A. Cress (date) 8-30-11

X [Signature] (date) 8-30-2011

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: _____

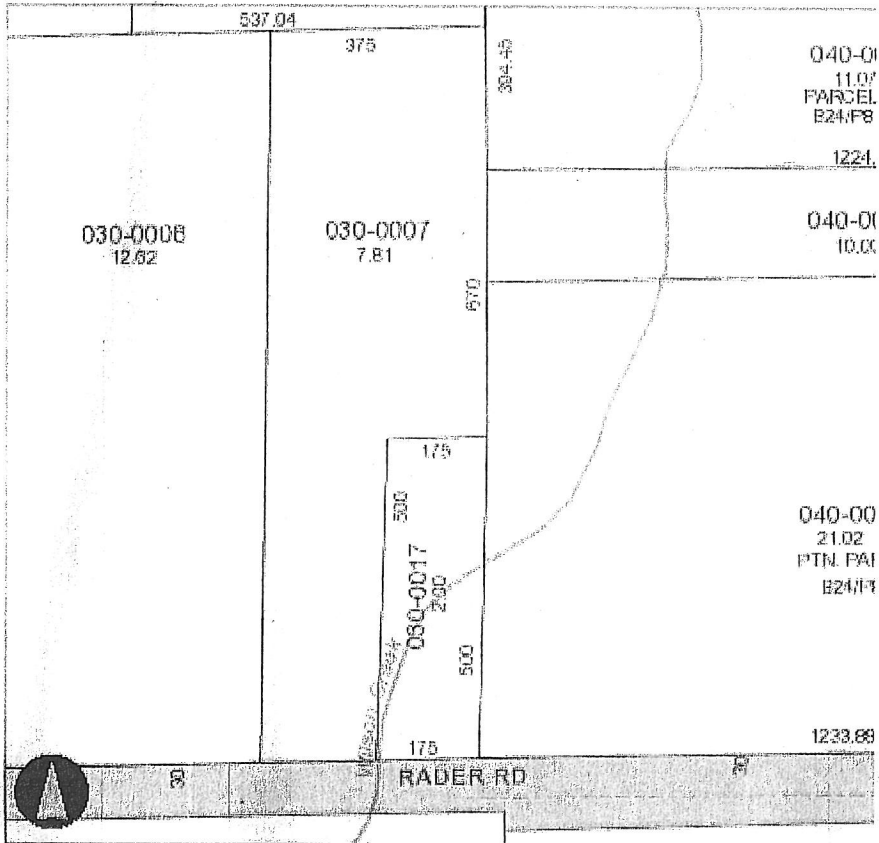
Last Split Date: _____ Current Zoning District: _____

Preliminary Approval Date: _____ By: _____

Final Approval Date: _____ By: _____

Enter title here

EXISTING



Map Center: Township:18 Range:19 Section:8

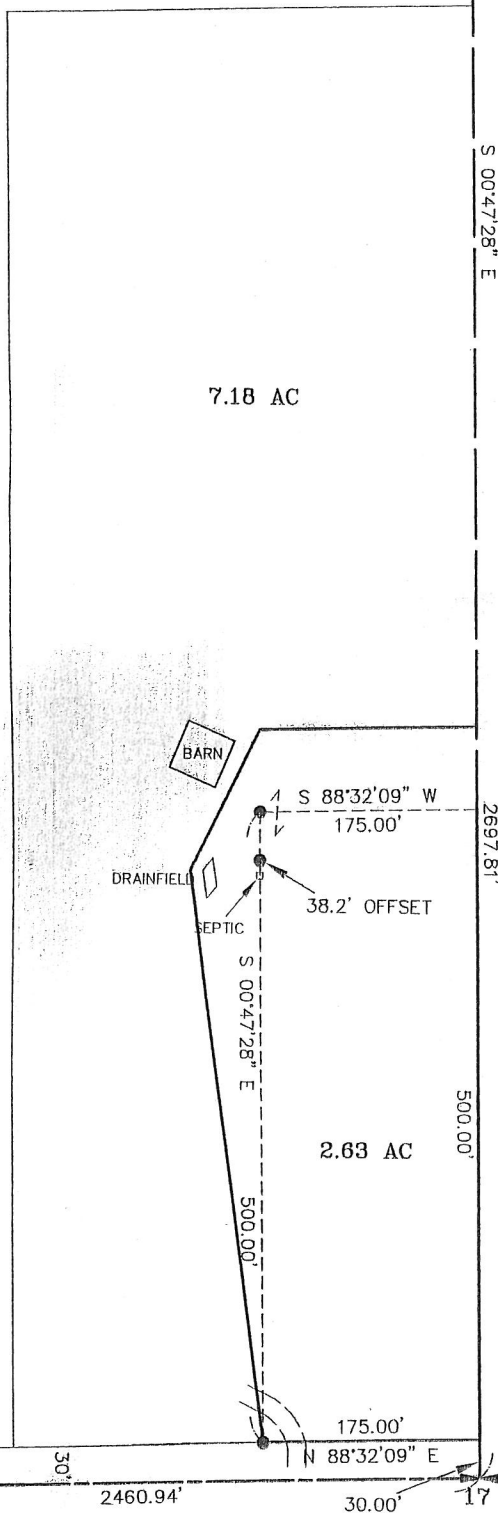
Kittitas County Disclaimer

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by



PROPOSED

(IN
1 inch



LEGAL DESCRIPTION - PAR

NOTES:

1. THIS SURVEY WAS PERFORMED BY TOTAL STATION. THE PROPERTY CORNERS SHOWN AND PROPERTY CORNERS SHOWN LOCATED, STAKED AND CHECKED BY TRVERSE IN EXCESS OF 1: AFTER AZIMUTH ADJUSTMENT
2. THIS SURVEY MAY NOT SHOW IMPROVEMENTS WHICH MAY

FOR SECTION SUBDIVISION, OR ADDITIONAL SURVEY INFORMATION SEE SURVEYS, PAGES 40-41 AND PAGES 227-228 AND THE SURVEY REFERENCED THEREON. BASIS OF THIS SURVEY IS THE SAME AS BASIS OF SURVEY 40-41.

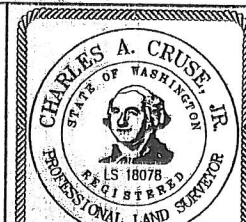
BK 18 OF SURVEYS, PGS 227-228

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 request of DERIK POPE in AUGUST of 2011.

CHARLES A. CRUSE, JR.

DATE



CRUSE & A
PROFESSIONAL L
 217 East Fourth Str
 Ellensburg, WA 98924

37 of Surveys at
 use & Associates.

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By [Signature]
Affidavit No. 2007-2190
Date: 10-16-07

[Redacted] 200205210012
Page: 1 of 1
05/21/2002 02:23P
Kittitas Co Auditor STEWART TITLE KITTIT HOED 9.00

WHEN RECORDED RETURN TO:

RE EXCISE TAX PAID
Amount \$ 3127.20
Date 05-21-02
Affidavit No. 14958
KITTITAS COUNTY TREASURER
By [Signature]

Name: Derik H. Pope
Address: 400A NE 85th St 563 Rader Road
Seattle, WA 98115 Ellensburg Wa 98926
*Sheet 105514
40-*

STATUTORY WARRANTY DEED

Escrow Number: 12780
Filed for Record at Request of: Stewart Title of Kittitas County **Rerecord to correct
scrivener error in legal
description as to Parcel 2

The Grantors, Kent D. Richards and Carolyn E. Richards husband and wife for and in
consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys,
and warrants to Derik H. Pope, ~~a single person~~ the following described real estate, situated in
the County of Kittitas, State of Washington: an unmarried man

Parcel 1

That portion of the Southeast quarter of the Southwest quarter of Section 8, Township 18 North, Range 19 East,
W.M., which is bounded by a line described as follows:

Beginning at the South quarter corner of said Section 8;
Thence North 30 feet to the Northerly right of way boundary of the County road, known as Rader Road, and the true
point of beginning;
Thence North along the East line of the Southeast quarter of the Southwest quarter, 500 feet;
Thence West and parallel to the right of way boundary of Rader Road, 175 feet;
Thence South and parallel to the East line of said Southeast quarter of the Southwest quarter, 500 feet to the right of
way boundary of Rader Road;
Thence East along said right of way boundary, 175 feet to the true point of beginning.

Parcel 2

W.P.
of the South 1170 feet
The East 375.00 feet of the Southeast quarter of the Southwest quarter of Section 8, Township 18 North, Range 19
East, W.M., Kittitas County, State of Washington;

EXCEPT the East 175.00 feet of the South 530.00 feet thereof;
AND EXCEPT the right of way of the County road (Rader Road).

TOGETHER WITH all water rights and irrigation ditches appurtenant thereto, if any.
SUBJECT TO: All matters, including reservations, restrictions, exceptions, easements and
rights-of-way, apparent or of record.

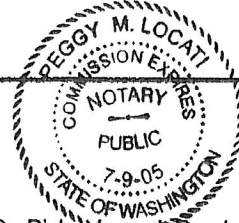
Assessor's Property Tax Parcel/Account Number: 18-19-08030-0017 and 18-19-08030-0007

Dated: May 13, 2002

[Signature]
Kent D. Richards

[Signature]
Carolyn E. Richards

STATE OF Washington)
) ss.
COUNTY OF Kittitas)

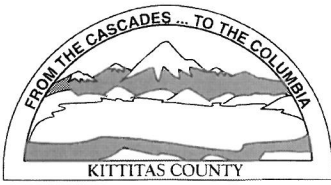


I certify that I know or have satisfactory evidence that Kent D. Richards and Carolyn E. Richards are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 13, 2002

[Signature]
Notary Public in and for the State of Washington
My appointment expires: 7-9-05

200710160003
Page 1 of 1
10/16/2007 11:18:18 AM
\$40.00
Warranty Deed
Kittitas County Auditor



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

RECEIPT NO.: 00012087

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024572

Date: 8/30/2011

Applicant: POPE, DERIK ETUX

Type: check # 1303

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00018	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00018	BLA MAJOR FM FEE	65.00
BL-11-00018	PUBLIC WORKS BLA	90.00
BL-11-00018	ENVIRONMENTAL HEALTH BLA	125.00
	Total:	505.00