

Jeff Watson

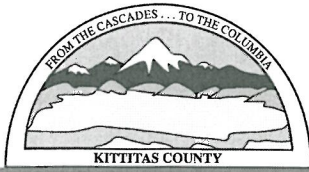
From: Jeff Watson
Sent: Tuesday, January 10, 2012 11:33 AM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-11-00027 Richards

[BL-11-00027 Richards](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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"

January 10, 2012

Carol Richards
5461 Hanson Road
Ellensburg WA 98926

RE: Richards Boundary Line Adjustment, BL-11-00027

Map Number	17-17-01000-0010	Parcel Number	455033
Map Number	17-17-12010-0005	Parcel Number	855033

Dear Ms. Richards,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, a final packet has been submitted to the Assessor's Office on January 10, 2012 to finalize the boundary line adjustment.

1. Please refer to the attached Kittitas County Public Works Memo for additional information.

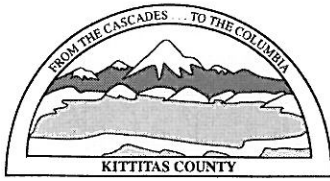
If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: cruseandassoc@kvalley.com

BL-11-00027 Richards Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2011\BL-11-00027 Richards



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson
FROM: Christina Wollman, Planner II *CW*
DATE: September 14, 2011
SUBJECT: Richards BL-11-00027

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

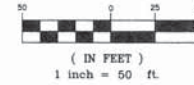
- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

PART OF SECTIONS 1 & 12, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M.



GRAPHIC SCALE

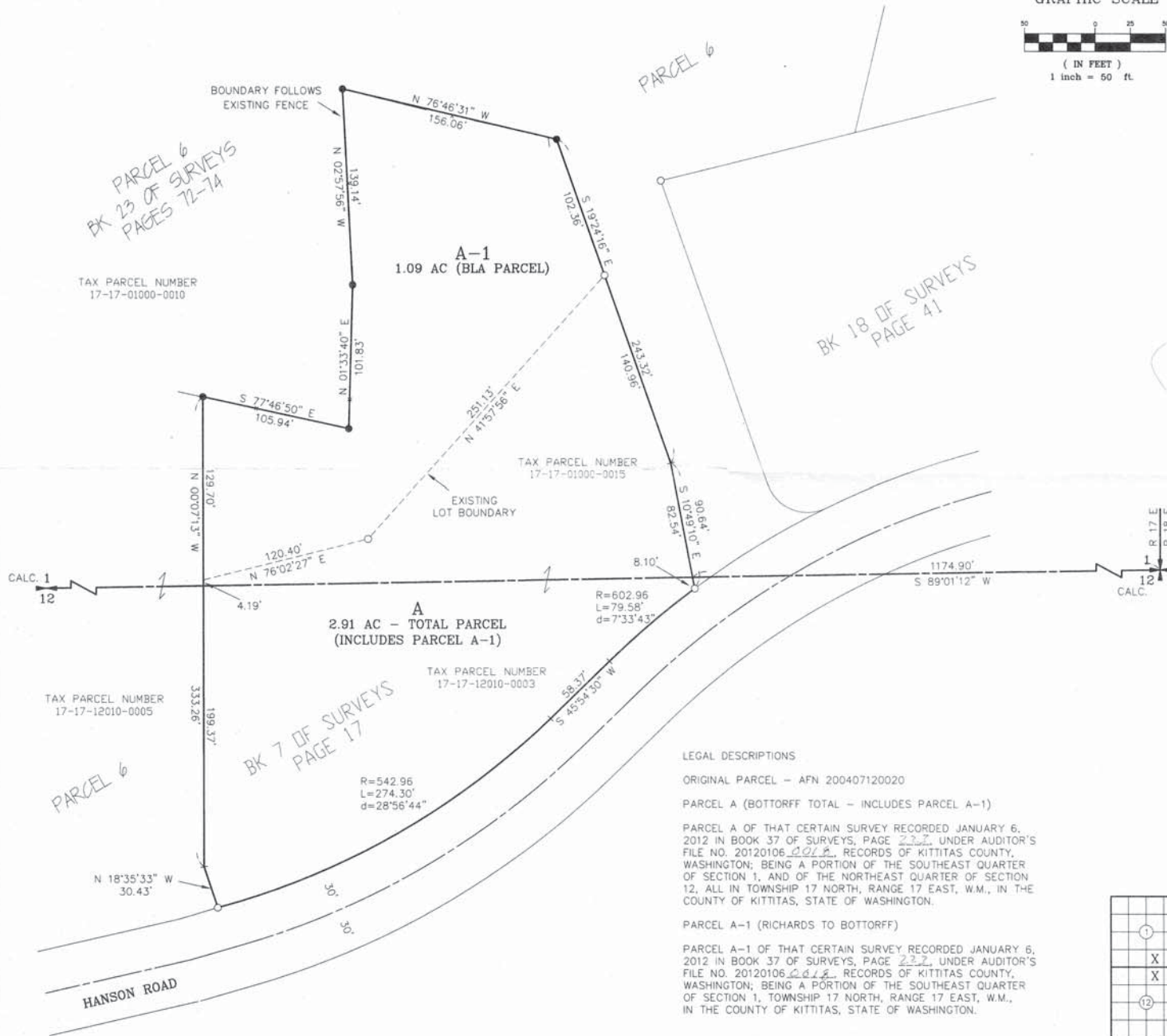


LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x — FENCE

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND 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.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. THE PURPOSE OF THIS SURVEY IS TO DESCRIBE PARCEL A-1 FOR COMPLETING KITTITAS COUNTY BLA-11-00027.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 23 OF SURVEYS, PAGES 72-74.



AUDITOR'S CERTIFICATE 201201060018

Filed for record this 6TH day of JANUARY, 2012, at 1:48 P.M. in Book 37 of Surveys at page(s) 222 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *K Remands*
KITTITAS COUNTY AUDITOR

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 at the request of CARROLL RICHARDS & MARK BOTTORFF in DECEMBER of 2011.

Christopher C. Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
DATE 1/6/2012

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - APN 200407120020

PARCEL A (BOTTORFF TOTAL - INCLUDES PARCEL A-1)

PARCEL A OF THAT CERTAIN SURVEY RECORDED JANUARY 6, 2012 IN BOOK 37 OF SURVEYS, PAGE 222, UNDER AUDITOR'S FILE NO. 20120106-0018, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, AND OF THE NORTHEAST QUARTER OF SECTION 12, ALL IN TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL A-1 (RICHARDS TO BOTTORFF)

PARCEL A-1 OF THAT CERTAIN SURVEY RECORDED JANUARY 6, 2012 IN BOOK 37 OF SURVEYS, PAGE 222, UNDER AUDITOR'S FILE NO. 20120106-0018, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

1		
	X	X
	X	X
12		

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
RICHARDS/BOTTORFF PROPERTY

Jeff Watson

From: Jeff Watson
Sent: Thursday, December 08, 2011 10:40 AM
To: Chris Cruse (cruseandassoc@kvalley.com)
Subject: BL-11-00027 Richards
Attachments: BL-11-00027 Richards Master File.pdf

BL-11-00027 Richards

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment/Segregation Application. See attached file. The signed original copy of the approval has been sent to the applicant. A copy may be found in your mailbox at CDS, please feel free to contact me if you have additional concerns or questions.

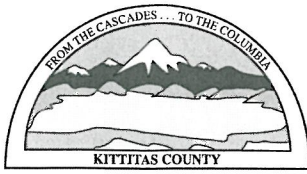
Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.



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

December 8, 2011

Carol Richards
5461 Hanson Road
Ellensburg WA 98926

RE: Richards Boundary Line Adjustment, BL-11-00027

Map Number 17-17-01000-0010 Parcel Number 455033

Map Number 17-17-12010-0005 Parcel Number 855033

Dear Ms. Richards,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A metes and bounds legal description or recorded survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Records indicate the 2011 taxes are currently paid; finalization prior to the first of the year will require no action on this requirement.**
3. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: cruseandassoc@kvalley.com

BL-11-00027 Richards Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2011\BL-11-00027 Richards

Jeff Watson

From: Brenda Larsen
Sent: Monday, November 21, 2011 7:57 AM
To: Jeff Watson
Subject: Richards (BL-11-00027)

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff Watson
Public Works Department
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Richards (BL-11-00027)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Creation of any additional roads or access must comply with the International Fire Code and KCC Title 12.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Wednesday, November 16, 2011 1:00 PM
To: Jeff Watson
Subject: Re: BL-11-00027 Richards

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff:

There is no major impact from the Richard's BLA so nothing will be required from the KRD
Keli

On 11/10/2011 2:33 PM, Jeff Watson wrote:
BL-11-00027 Richards

Please review the attached file for KRD comments and requirements.

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



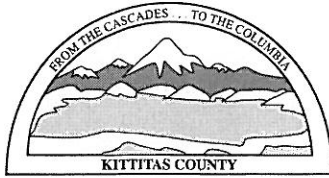
"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

--
Keli R. Bender
KRD Lands Clerk/RRA
(509) 925-6158
krd.keli@fairpoint.net
www.krdistrict.org



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson
FROM: Christina Wollman, Planner II *cw*
DATE: November 14, 2011
SUBJECT: Richards BL-11-00027

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

Jeff Watson

From: Holly Duncan
Sent: Thursday, November 17, 2011 11:38 AM
To: Jeff Watson
Subject: RE: BL-11-00027 Richards

Follow Up Flag: Follow up
Flag Status: Flagged

This one looks OK.

From: Jeff Watson
Sent: Thursday, November 10, 2011 2:31 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-11-00027 Richards

[BL-11-00027 Richards](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Jeff Watson
Sent: Thursday, November 10, 2011 2:33 PM
To: 'Keli Bender'
Subject: BL-11-00027 Richards
Attachments: BL-11-00027 Richards Master File.pdf

BL-11-00027 Richards

Please review the attached file for KRD comments and requirements.

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

Jeff Watson

From: Jeff Watson
Sent: Thursday, November 10, 2011 2:31 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-11-00027 Richards

[BL-11-00027 Richards](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Preliminary Checklist and Critical Areas Review for:
BL-11-00027 Richards

Application in on: Tuesday, October 18, 2011

Review Date: Thursday, November 10, 2011

Map Number: 17-17-01000-0010 & 17-17-01000-0015

Parcel ID: 455033, 485033

Review Planner: Jeff Watson

Project Planner: Jeff Watson

Zoning: Agriculture 20

School District: Ellensburg School District

In Irrigation District?: Yes - KRD

In Fire District?: Yes - Fire District 2 (Rural Ellensburg)

In UGA?: No

Shoreline of the State?: No

In Floodplain?: No

In Floodway?: No

Wetland in Parcel?: No

PHS in Parcel?: No

Seismic Category:

Coal Mine Area: No

Hazardous Slope in Parcel?: No

In Airport Protection Zone?: No

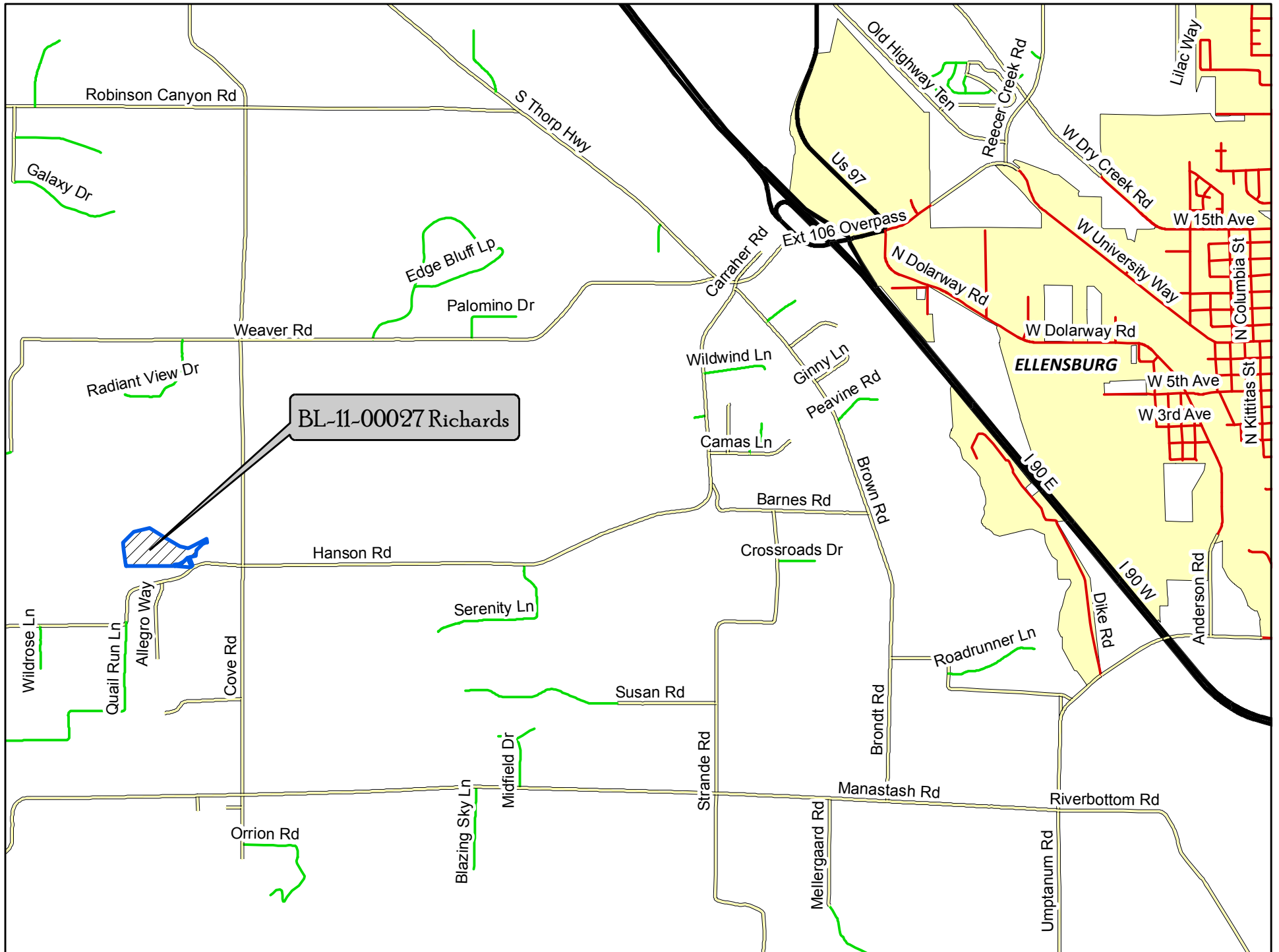
In Previous Landslide Area?: No

Adjacent to Forest Service Road?: No

Adjacent to DOT Road?: No

BPA Right of Way in Parcel?: No

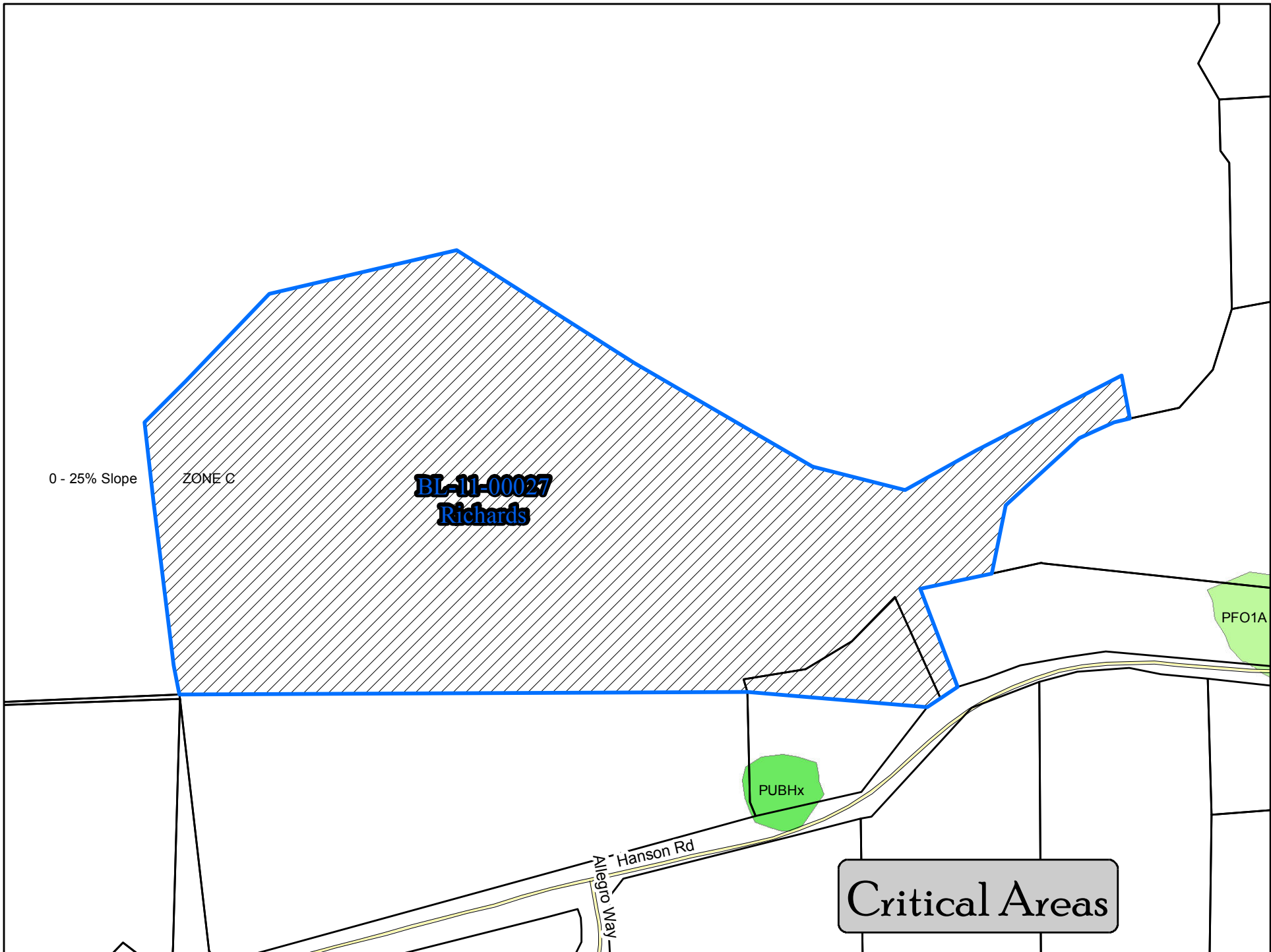
Close to or in Mineral Land?: No





BL-11-00027
Richards

Hanson Rd
Alegria Way



0 - 25% Slope

ZONE C

BL-11-00027
Richards

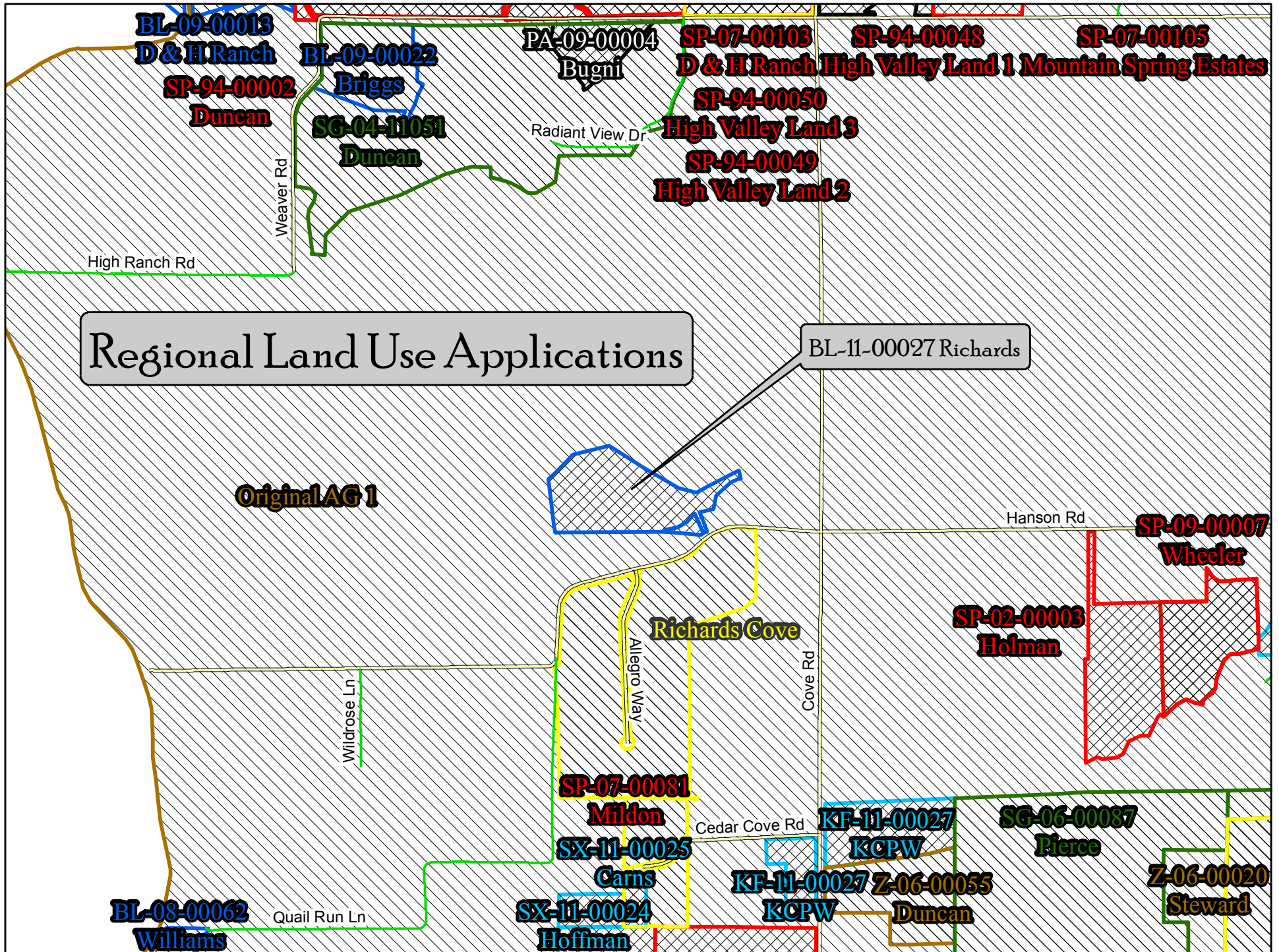
PUBHx

PFO1A

Hanson Rd

Alejo Way

Critical Areas



PART OF SECTIONS 1 AND 12,
TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M.

GRAPHIC SCALE



199802180022



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "NELSON 18092"
- FOUND PIN & CAP
- x — FENCE

LINE	DIRECTION	DISTANCE
L1	N 73°44'30" E	28.64'
L2	N 16°35'33" W	30.54'
L3	N 00°07'13" W	203.56'
L4	N 76°02'27" E	120.40'
L5	N 41°57'56" E	251.13'
L6	S 19°24'16" E	140.96'
L7	S 10°49'10" E	90.64'
L8	N 19°24'16" W	228.23'
L9	N 76°06'54" E	245.45'
L10	N 76°06'54" E	142.30'
L11	N 76°06'54" E	103.15'
L12	N 13°16'03" E	151.57'
L13	N 54°09'13" E	164.86'
L14	N 69°40'34" E	72.00'
L15	N 82°28'14" E	105.54'
L16	N 62°53'10" E	95.67'
L17	N 24°38'28" E	158.63'
L18	N 00°55'48" E	261.82'
L19	N 34°16'31" W	36.20'
L20	N 01°38'41" W	146.16'
L21	N 15°14'04" W	75.65'
L22	N 19°35'13" E	102.92'
L23	N 04°54'32" W	189.14'
L24	N 08°04'49" W	66.13'
L25	S 62°32'29" W	165.35'
L26	N 78°27'48" W	189.31'
L27	S 43°08'00" W	378.16'
L28	S 08°48'46" E	158.32'
L29	S 04°20'07" E	57.49'

AUDITOR'S CERTIFICATE

Filed for record this 18TH day of FEBRUARY, 1998, at 4:37 P.M., in Book 23 of Surveys at page(s) 72 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *B. Allen*
KITITITAS COUNTY AUDITOR

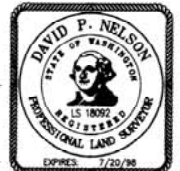
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CARROLL RICHARDS in JANUARY of 1998.

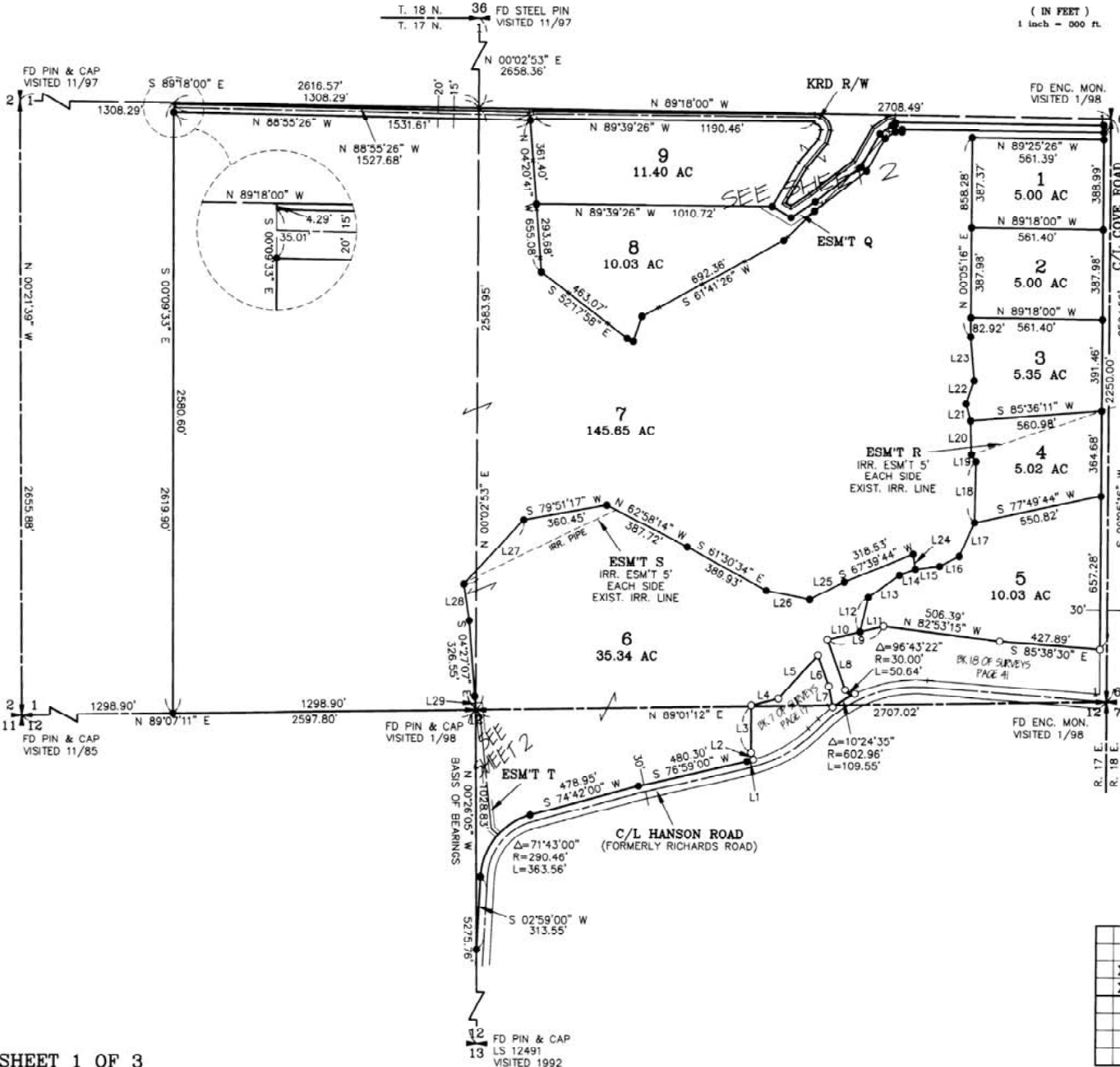
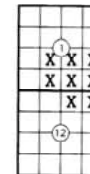
David P. Nelson

DAVID P. NELSON
Professional Land Surveyor
License No. 18092

FEBRUARY 18, 1998
DATE



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747
RICHARDS PROPERTY



19980218022

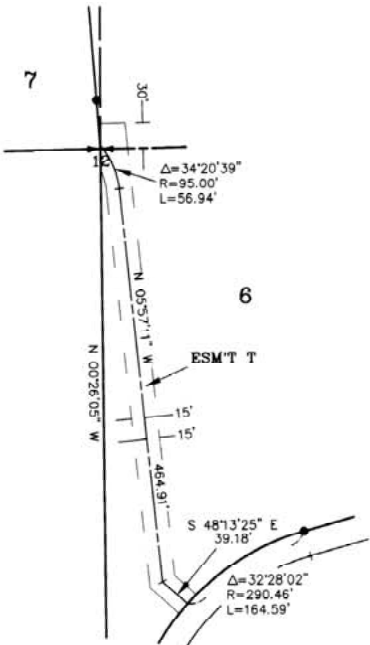
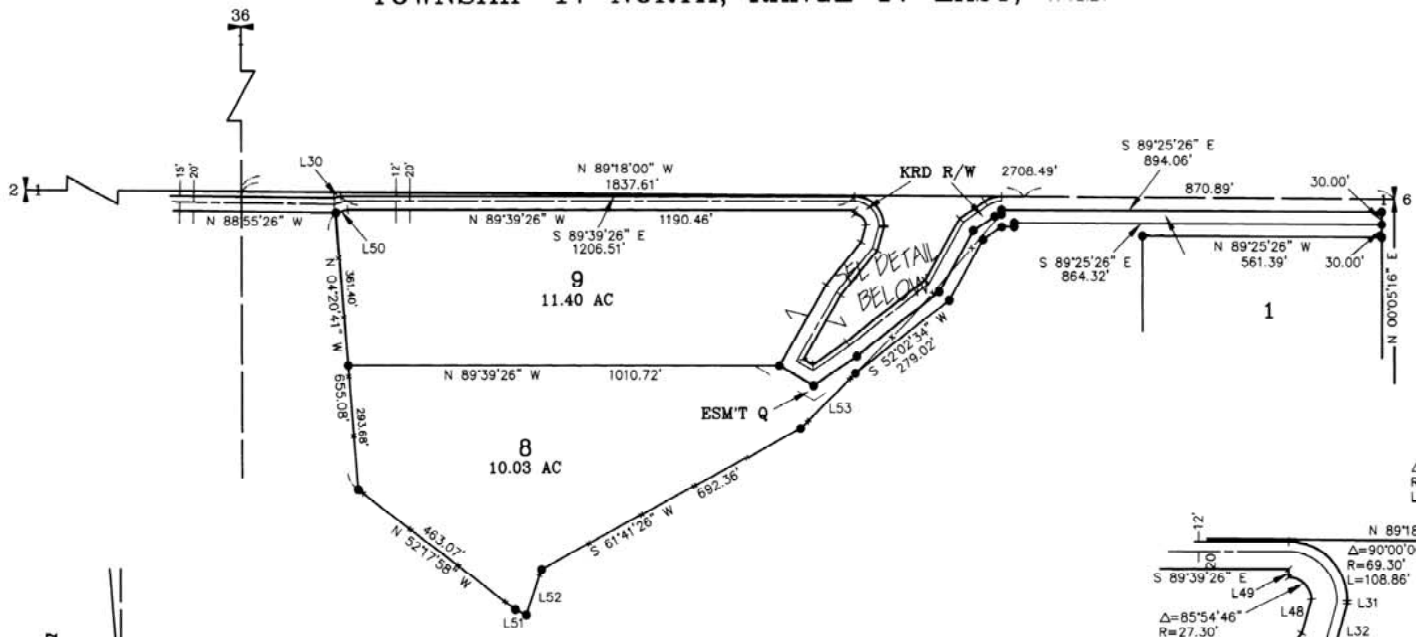
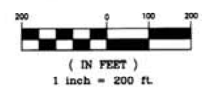
PART OF SECTIONS 1 AND 12,
TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M.



LEGEND

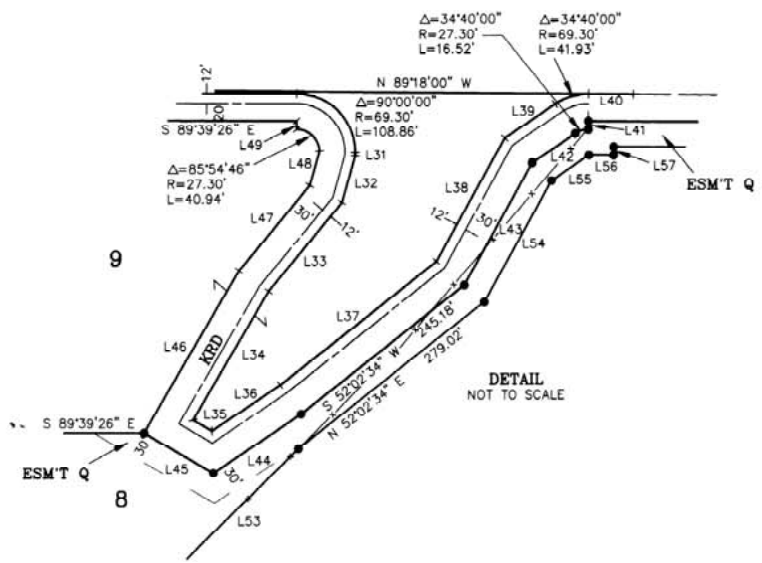
- SET 5/8" REBAR W/ YELLOW CAP - "NELSON 18092"
- FOUND PIN & CAP
- x — FENCE

GRAPHIC SCALE



DETAIL NOT TO SCALE

LINE	DIRECTION	DISTANCE
L30	N 75°50'34\"	15.92'
L31	N 00°20'34\"	3.68'
L32	N 16°14'34\"	56.98'
L33	N 39°50'34\"	135.51'
L34	S 30°21'34\"	175.00'
L35	N 59°38'26\"	25.47'
L36	N 56°08'34\"	96.04'
L37	N 52°02'34\"	235.13'
L38	N 29°02'34\"	165.42'
L39	S 55°54'34\"	70.97'
L40	S 89°25'26\"	52.92'
L41	N 00°34'34\"	10.00'
L42	S 55°54'34\"	60.93'
L43	S 29°02'34\"	163.94'
L44	S 56°08'34\"	123.90'
L45	S 59°38'26\"	93.83'
L46	N 30°21'34\"	220.49'
L47	N 39°50'34\"	130.22'
L48	N 16°14'34\"	42.09'
L49	N 00°20'34\"	10.00'
L50	N 75°50'34\"	28.13'
L51	N 64°08'21\"	29.15'
L52	N 18°46'26\"	112.95'
L53	N 45°27'19\"	182.92'
L54	N 29°02'34\"	162.88'
L55	S 55°54'34\"	52.93'
L56	N 89°25'26\"	29.16'
L57	N 00°34'34\"	10.00'

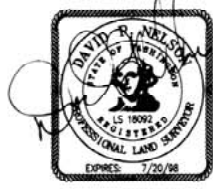


DETAIL NOT TO SCALE

AUDITOR'S CERTIFICATE

Filed for record this 18TH day of FEBRUARY, 1998, at 4:39 P.M., in Book 23 of Surveys at page(s) 73 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *Police, deputy*
KITITAS COUNTY AUDITOR



FEBRUARY 18, 1998

CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747

RICHARDS PROPERTY

PART OF SECTIONS 1 AND 12,
TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M.

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND 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.
- 2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
- 3. THE LOCATION SHOWN HEREON FOR THE KITTITAS RECLAMATION DISTRICT LATERAL RIGHT OF WAY IS BASED ON PLANS ON FILE AT THE KITTITAS COUNTY DEPT. OF PUBLIC WORKS AND THE PHYSICAL CENTERLINE THEREOF.
- 4. FOR SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING: BOOK D OF SHORT PLATS, PAGES 40-42; BOOK 11 OF SURVEYS, PAGES 62-64; BOOK 14 OF SURVEYS, PAGE 60; BOOK 14 OF SURVEYS, PAGE 49; BOOK 19 OF SURVEYS, PAGES 205-207; BOOK 20 OF SURVEYS, PAGES 51-52; BOOK 20 OF SURVEYS, PAGES 71-73; BOOK 18 OF SURVEYS, PAGE 41; ALL RECORDS OF KITTITAS COUNTY.
- 5. SLIGHT VARIATIONS OF ANGULAR AND DISTANCE RELATIONSHIPS OF THE SUBJECT SECTION AND QUARTER SECTION CORNERS TO SURVEYS AND SHORT PLATS OF RECORD ARE THE RESULT OF MULTIPLE FIELD TIES TO IDENTICAL CORNER LOCATIONS AND ARE INCONSEQUENTIAL TO THE BOUNDARY OF THE SUBJECT PROPERTY.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - PART OF AFN 443788

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 5

PARCEL 5 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 6

PARCEL 6 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 1, AND OF THE NORTHEAST QUARTER OF SECTION 12, ALL IN TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 7

PARCEL 7 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 8

PARCEL 8 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 9

PARCEL 9 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL 8 OF SAID SURVEY.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 3 AND 4 OF SAID SURVEY.

EASEMENT S

EASEMENT S AS DELINEATED ON THAT CERTAIN SURVEY RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL 6 OF SAID SURVEY.

EASEMENT T

EASEMENT T AS DELINEATED ON THAT CERTAIN SURVEY RECORDED FEBRUARY 18, 1998 IN BOOK 23 OF SURVEYS AT PAGES 72-77, UNDER AUDITOR'S FILE NO. 19980218 0022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, AND ALSO ACROSS A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, ALL IN TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL 6 OF SAID SURVEY.

SHEET 3 OF 3

AUDITOR'S CERTIFICATE

Filed for record this 18TH day of FEBRUARY, 1998, at 4:35 P.M., in Book 23 of Surveys at page(s) 77 at the request of Cruse & Nelson.

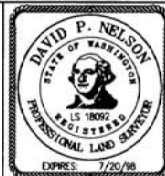
BEVERLY M. ALLENBAUGH BY: P. Price, deputy
KITTITAS COUNTY AUDITOR

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 CARROLL RICHARDS in JANUARY of 1998.

David P. Nelson
DAVID P. NELSON
Professional Land Surveyor

FEBRUARY 18, 1998
DATE
License No. 18092



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747

RICHARDS PROPERTY

23-74



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:

- \$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

10-18-11

RECEIPT #

PAID

OCT 18 2011

KITTITAS CO.
CDS

DATE STAMP IN BOX

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

FORM LAST REVISED: 1-24-2011

Page 1 of 3

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: CARROLL RICHARDS & MARK BOTTORFF

Mailing Address: 5421 & 5461 HANSON 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: CHRIS CRUSE

Mailing Address: P.O. BOX 959

City/State/ZIP: ELLENSBURG, WA 98926

Day Time Phone: (509) 962-8242

Email Address: CRUSE&ASSOC@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: 5421 & 5461 HANSON RD.

City/State/ZIP: ELLENSBURG, WA 98926

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

WILL SUBMIT FOR FINAL REVIEW

6. Property size: 24.98 & 0.70 (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)
17-17-01000-0010 24.98 AC.

17-17-01000-0015 1.12 AC.

New Acreage
(Survey Vol. _____, Pg _____)
23.89 AC

1.79 AC WILL PROVIDE RECORDED

SURVEY TO VERIFY ACREAGE

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 Chris Cruise (date) 9/27/2011

X Laurel D. Shanks (date) 9-28-11
Mal W. Smith 10-6-11

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: 2011 taxes paid full By: A. Fogle Date: 12/29/11

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: Agriculture 20

Preliminary Approval Date: 12/8/2011

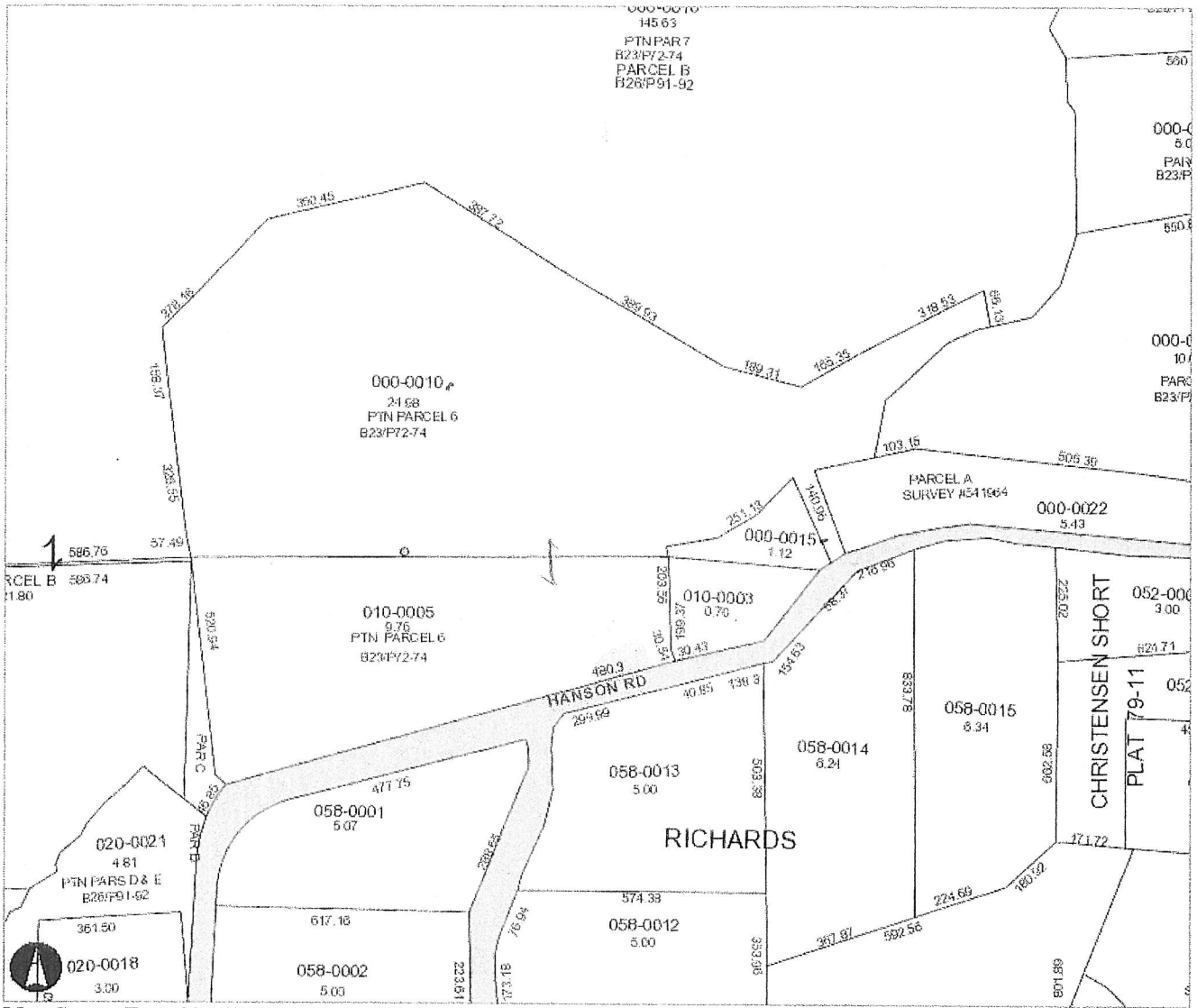
By: Jeff Watson

Final Approval Date: [Signature]
1/10/2012

By: [Signature]

BLA

Existing



Map Center: Township:17 Range:17 Section:1

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 others regarding this information or its derivatives.



1.09 Ac.
Undeveloped Area
with no improvements

103.15

PARCELA
SURVEY #541964

251.13

450.95

000-0015
1.12

203.56

010-0003
0.70

Drainfield

Drainfield

use spring

199.37
30.43

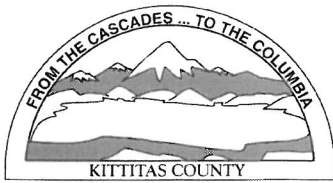
Well

480.3

181.66

833.78

058-0015



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

RECEIPT NO.: 00012669

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024796

Date: 10/18/2011

Applicant: RICHARDS, CARROLL D ETUX

Type: check # 2580

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00027	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00027	BLA MAJOR FM FEE	65.00
BL-11-00027	PUBLIC WORKS BLA	90.00
BL-11-00027	ENVIRONMENTAL HEALTH BLA	125.00
	Total:	505.00