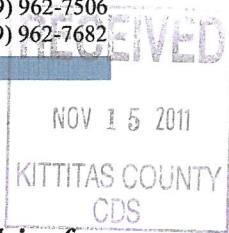


KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships - Building Communities"

BL-11-00028



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): [Signature] DATE: 11/15/11 RECEIPT # 13025 RECEIVED NOV 15 2011 KITTTAS COUNTY CDS 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: Eberhart Associates/Dee Eberhart  
Mailing Address: P.O. Box 539  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 509-201-0776  
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/Cruse & Associates  
Mailing Address: P.O. Box 959  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 509-962-8242  
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: Vanderbilt Rd  
City/State/ZIP: Ellensburg, WA 98926

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

Lot Q1, Early Dawn Short Plat & Parcel 26, Bk 26 of Surveys, pgs 220-242

**6. Property size: 8.52 Ac (Lot Q1) and 7.28 Ac (Parcel 26) (acres)**

**7. Land Use Information: Zoning: ComAg Comp Plan Land Use Designation: ComAg**

**8. Existing and Proposed Lot Information**

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. _____, Pg _____)
<u>16-19-02060-0003 (8.52)</u>	<u>7.52</u>
<u>16-19-02020-0012 (7.28)</u>	<u>8.28</u>
_____	_____
_____	_____
_____	_____

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:

(REQUIRED if indicated on application)

X Charles A. Crum (date) 11-15-11

Signature of Land Owner of Record

(Required for application submittal):

X Dee R. Eberhart (date) 11/15/11  
Barbara Eberhart 11/15/11

**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 \_\_\_\_\_

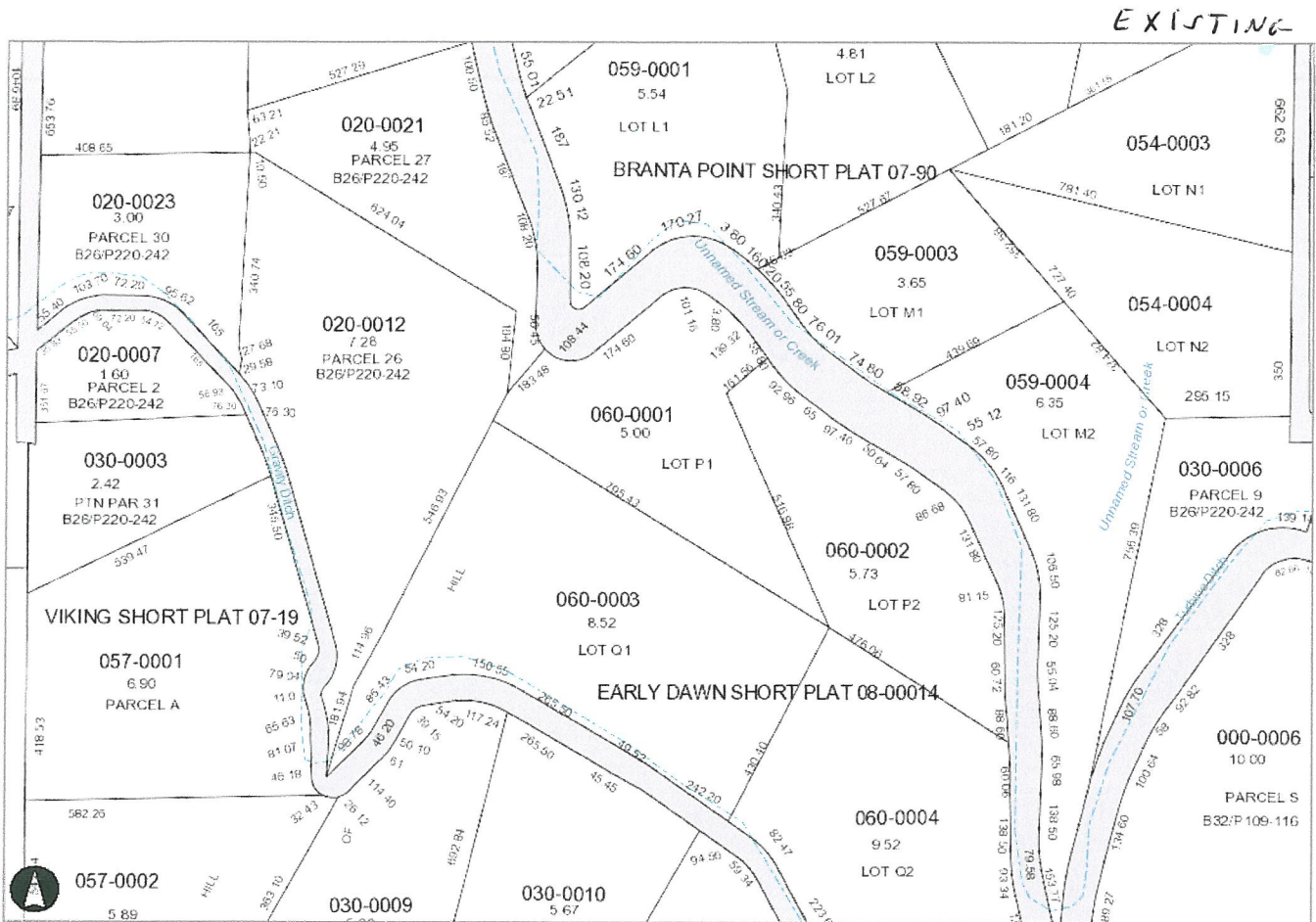
Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

# Eberhart BLA



Map Center: Township:16 Range:19 Section:2

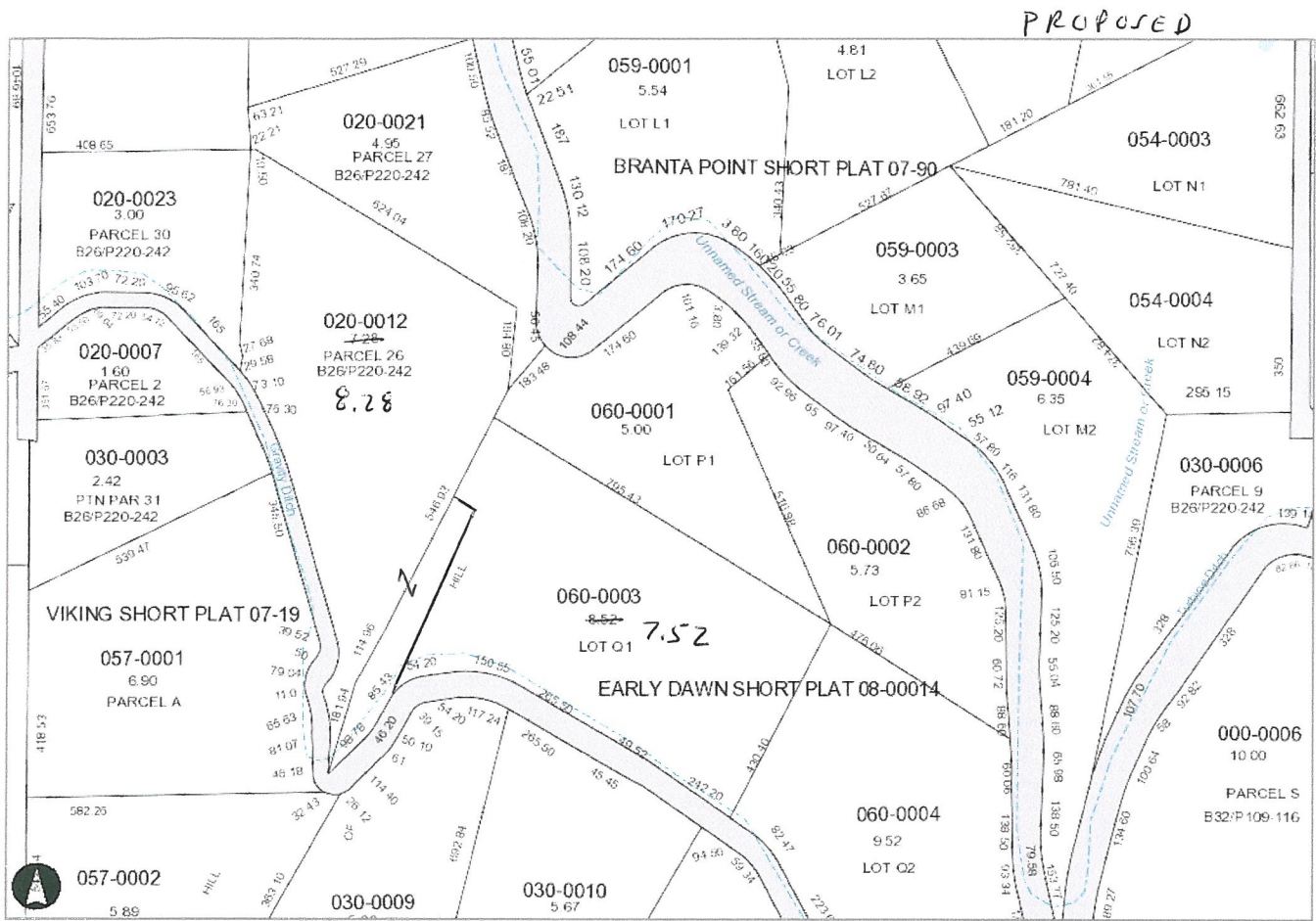
### Kittitas County Disclaimer

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 ODS

# Eberhart BLA



Map Center: Township:16 Range:19 Section:2

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EBERHART BLA DESCRIPTIONS  
PARCEL 26 AND LOT Q1  
11/15/11



Westerly Parcel

Parcel 26 of that certain survey as recorded October 31, 2001 in Book 26 of Surveys at pages 220 through 242, under Auditor's File No. 200110310001, Records of Kittitas County, Washington;

AND

That portion of Lot Q1, Early Dawn Short Plat (Kittitas County Short Plat No. SP-08-00014), as per short plat thereof recorded in Book J of Short Plats, pages 115-118, under Auditor's File No. 200911030016, records of Kittitas County, Washington, lying southerly and westerly of a line described as follows: Beginning at the northerly most corner of said Lot Q1, thence S 26°39'51" W, along the westerly boundary of said Lot Q1, 206.14 feet to the true point of beginning for said described line; thence S 63°20'09" E, 79.69 feet; thence S 25°08'50" W, 388.16 feet to a point on the southerly boundary of said Lot Q1, said boundary being the northerly right of way boundary of the Kittitas Reclamation District Gravity Lateral, and the terminus for said described line;

Being a portion of the Northwest and Southwest Quarters of Section 2, Township 16 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

Easterly Parcel

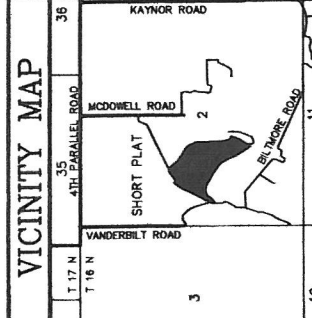
That portion of Lot Q1, Early Dawn Short Plat (Kittitas County Short Plat No. SP-08-00014), as per short plat thereof recorded in Book J of Short Plats, pages 115-118, under Auditor's File No. 200911030016, records of Kittitas County, Washington, lying northerly and easterly of a line described as follows: Beginning at the northerly most corner of said Lot Q1, thence S 26°39'51" W, along the westerly boundary of said Lot Q1, 206.14 feet to the true point of beginning for said described line; thence S 63°20'09" E, 79.69 feet; thence S 25°08'50" W, 388.16 feet to a point on the southerly boundary of said Lot Q1, said boundary being the northerly right of way boundary of the Kittitas Reclamation District Gravity Lateral, and the terminus for said described line;

Being a portion of the Northwest and Southwest Quarters of Section 2, Township 16 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

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NOV 15 2011

KITTITAS COUNTY  
CDS



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 13 DAY OF March A.D., 2011

*[Signature]*  
 COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT JURISDICTION. ALL BUILDING SITES WITHIN THIS SHORT PLAT JURISDICTION AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS 13th DAY OF March A.D., 2011

*[Signature]*  
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
 I HEREBY CERTIFY THAT THE EARLY DAWN SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 12 DAY OF March A.D., 2011

*[Signature]*  
 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
 REGISTERED: NO. 1519-02030-0005 & 1519-02000-0009  
 DATED THIS 15th DAY OF January A.D., 2011

*[Signature]*  
 KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: EBERHART ASSOCIATES  
 ADDRESS: PO BOX 877  
 ELLENSBURG, WA 98926  
 PHONE: (509) 201-0778  
 EXISTING ZONE: COMMERCIAL AG  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: ON SITE SEWAGE SYSTEMS  
 STORM WATER: NO IMPROVEMENTS PER THIS APP.  
 WIDTH AND TYPE OF ACCESS: 60' PRIVATE ACCESS  
 NO. OF SHORT PLATTED LOTS: FOUR (4)  
 SCALE: 1" = 200'

SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_

RECEIVING NO. 200911030014

SP-08-00014

( IN FEET )  
 1 inch = 200 ft.

LEGEND

SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"

FOUND PIN & CAP

FENCE

EASEMENT

EARLY DAWN SHORT PLAT  
 PART OF SECTION 2,  
 T. 16 N., R. 19 E., W.M.  
 KITTITAS COUNTY, WA

AUDITOR'S CERTIFICATE

Filed for record this 2nd day of March 2011, at 1:55 P.M., in Book J of Short Plats at page(s) 115 at the request of Cruse & Associates.

ERLAD V. PETTIT by Charles A. Cruse, Jr.  
 KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

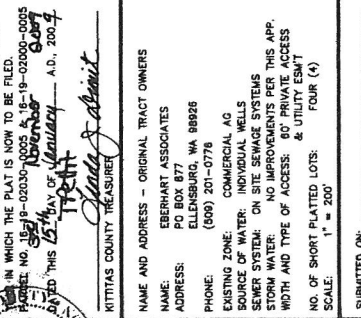
This map correctly represents a survey made by me or under my direction, in accordance with the requirements of the Survey Act of 1909, at the request of EBERHART ASSOCIATES INC. on 12/30/2008.

*[Signature]*  
 CHARLES A. CRUSE, JR.  
 Professional Land Surveyor  
 License No. 18078

10-10-08 DATE

ORIGINAL PARCEL DESCRIPTION

PARCELS P AND Q OF THAT CERTAIN SURVEY AS RECORDED MARCH 26, 2006, IN BOOK 32 OF SURVEYS, PAGES 109 THROUGH 116, UNDER AUDITOR'S FILE NO. 200603280026, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



ILLUSTRATED NOT VISITED

ILLUSTRATED NOT VISITED

ILLUSTRATED NOT VISITED

SHEET 1 OF 4

K-115

11/03/2009 01:56:28 PM V. K. P. 115 200911030014

RECEIVED

NOV 15 2011

KITTITAS COUNTY CDS

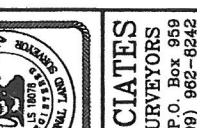
APPROVALS

EARLY DAWN SHORT PLAT

AUDITOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

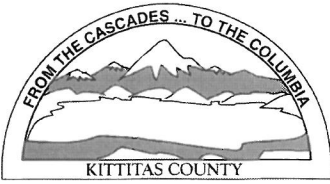
ORIGINAL PARCEL DESCRIPTION



SHEET 1 OF 4







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

**RECEIPT NO.: 00013025**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 000354

**Date:** 11/15/2011

**Applicant:** EBERHART ASSOCIATES INC

**Type:** check # 5653

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00028	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00028	BLA MAJOR FM FEE	65.00
BL-11-00028	PUBLIC WORKS BLA	90.00
BL-11-00028	ENVIRONMENTAL HEALTH BLA	125.00
	Total:	505.00