

Jeff Watson

From: Jeff Watson
Sent: Wednesday, March 28, 2012 8:55 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-12-00004 Free

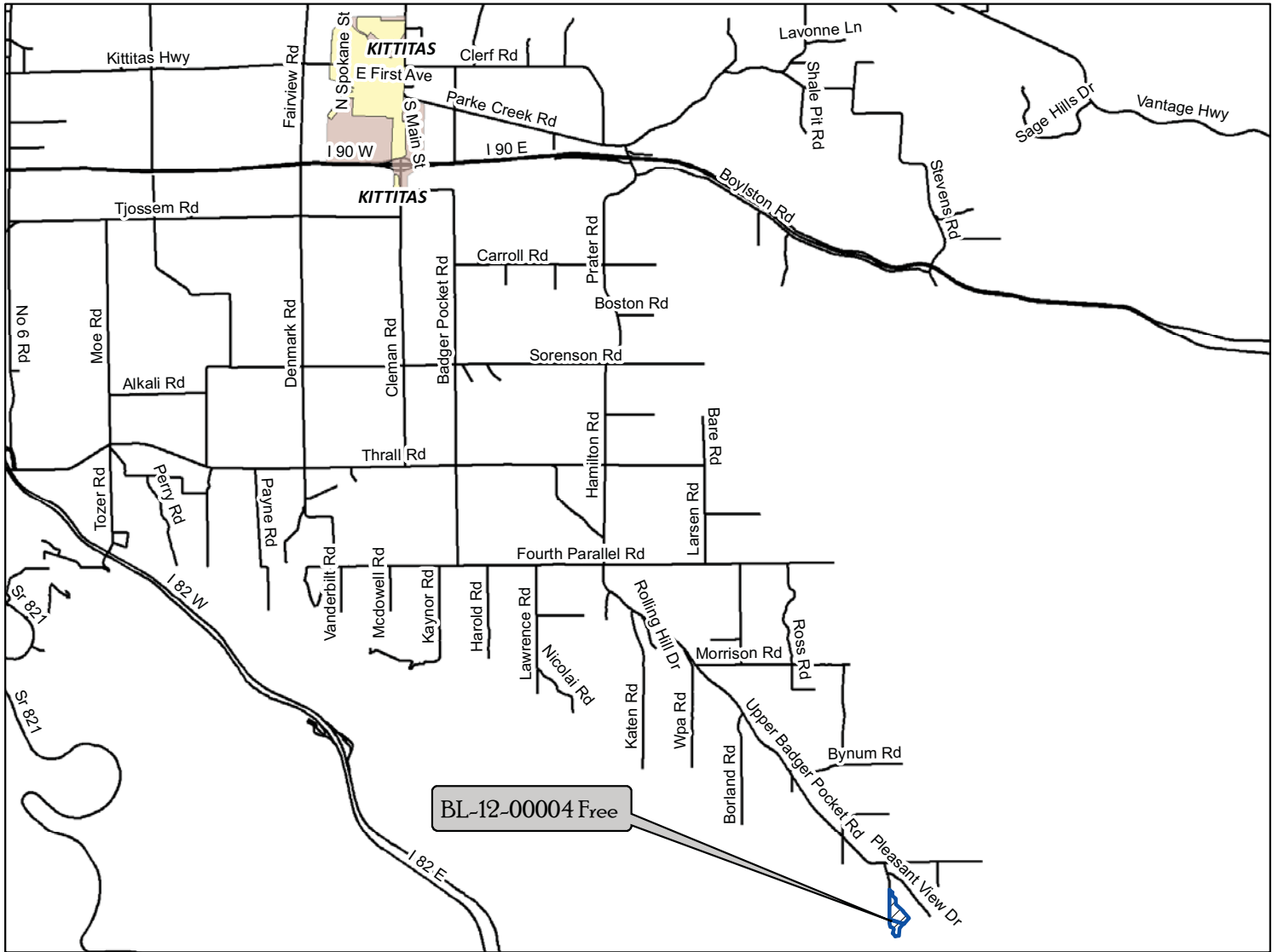
[BL-12-00004 Free](#)

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



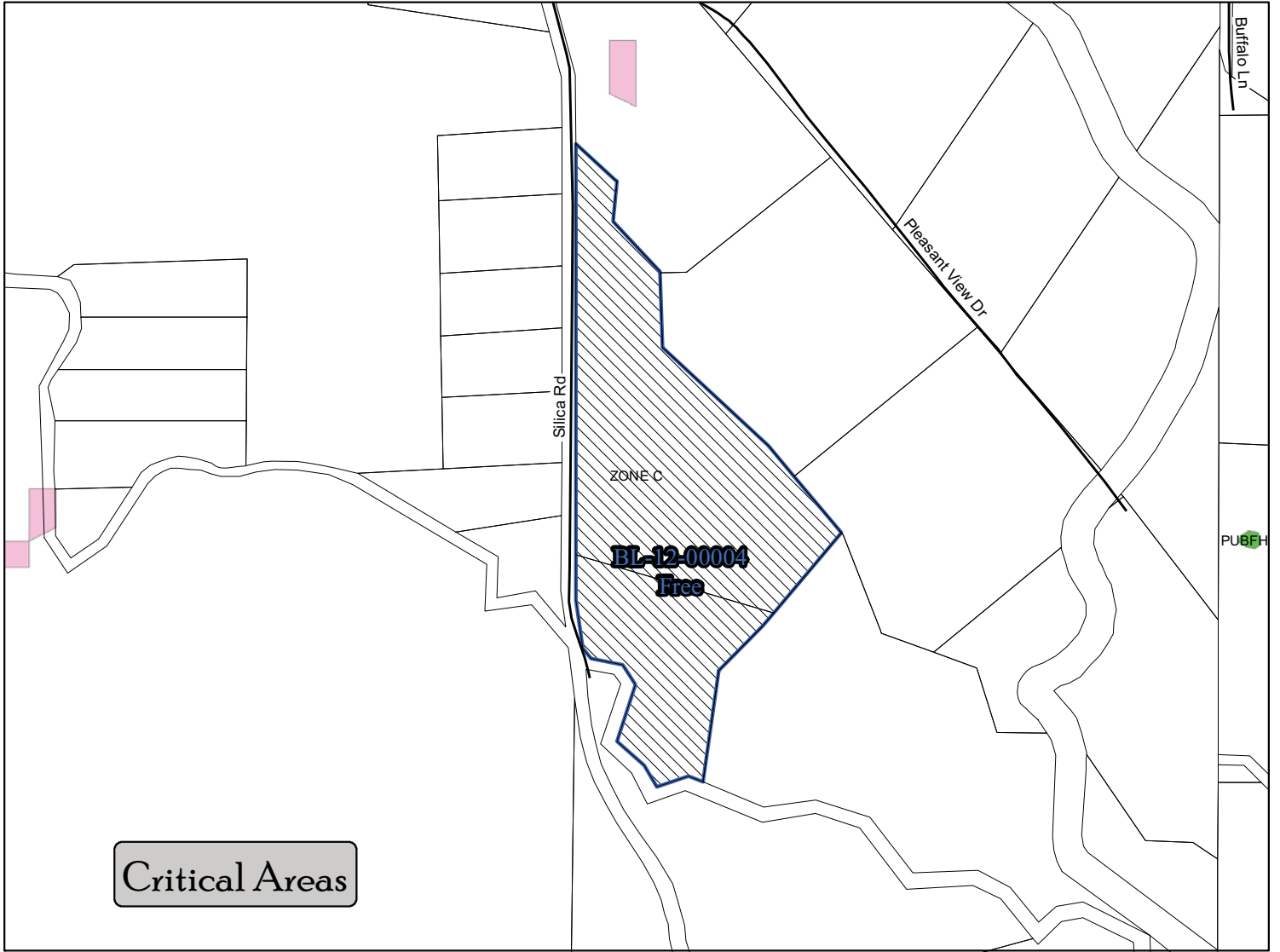


Silica Rd

Pleasant View Dr

Buffalo Ln

BL-12-00004
Free



Critical Areas Checklist

Wednesday, March 28, 2012

Application File Number



Checklist By:

Is SEPA required?



Is Parcel History required?

What is the Zoning?



Is the Project inside a Fire District

If so, which one?

Does the Project have Irrigation Approval?

Is Project inside an Irrigation District?

If so, which one?

Which School District?

Is the Project inside a UGA?

If so which one?

Is the project in a FIRM floodzone?

If so Which one?

What is the FIRM Panel Number?

Is the Project in the Floodway?

Is the Project in a Shoreline of the State?

If so what is the Water Body?

What is the designation?

Does the Project have a Wetland on it?

If so what type is it?

Does the Project intersect a PHS designation?

If so, what is the Site Name?

Is there Hazardous Slope in the Project Area?

If so, what type?

Is the Project adjacent to a DOT Road?

If so, which one?

Is the Project adjacent to a Forest Service Road?

If so, which one?

Is the Project in the Airport Overlay Zone?

If so, which Zone is it in?

Is the Project in or around a BPA Right of Way or Transmission Line?

If so, which one?

Is the Project on or near a Mineral Land of Long Term Significance?

If so, which one?

Is the Project within a DNR Landslide Area?

If so, which one?

What is the Seismic Designation?

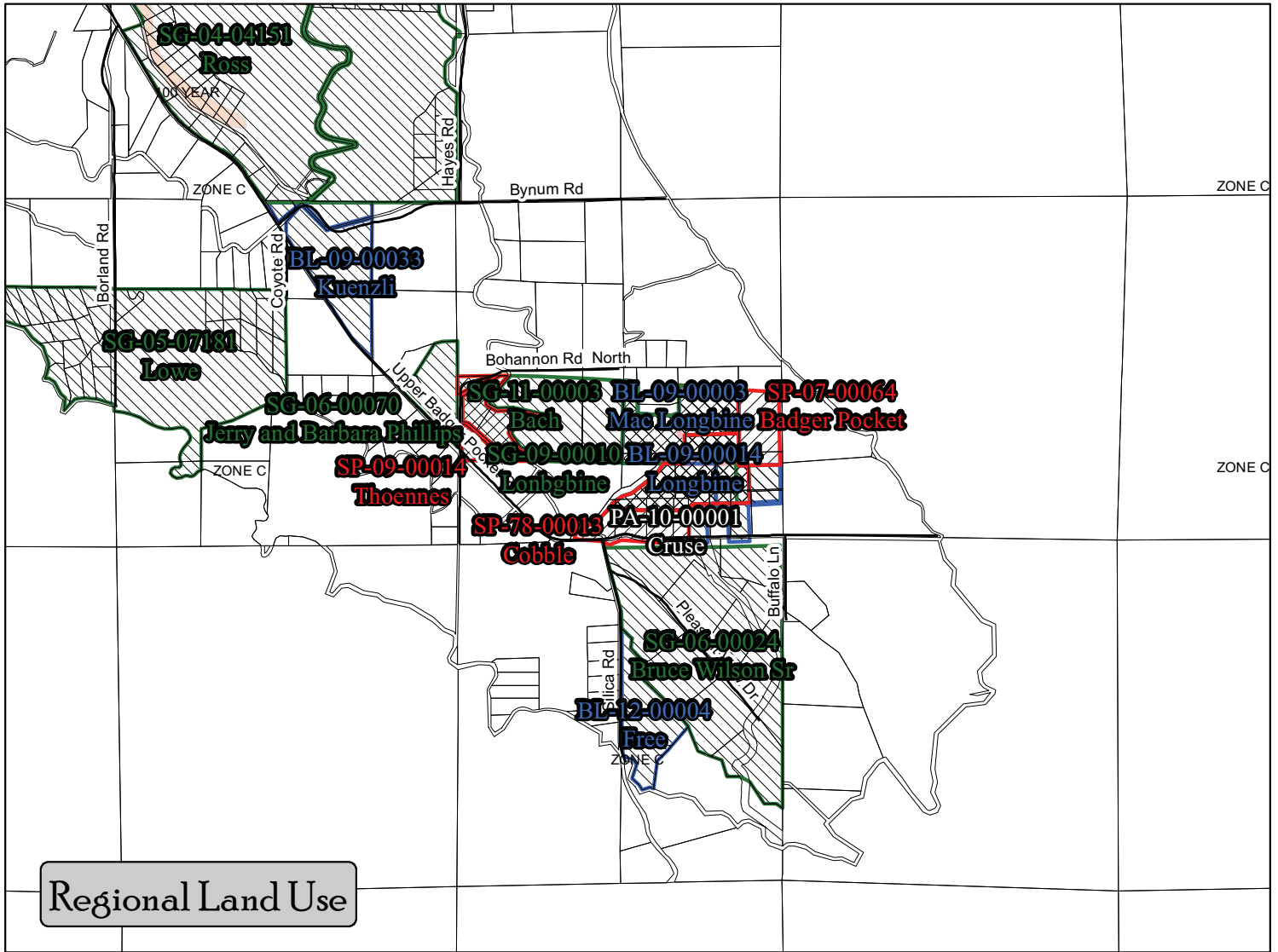
C

Is the Project in the Coal Mine Area?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



200206240030

FD IRON PIN W/ ALUM CAP - SEE BK 25 OF SURVEYS, PG 240-241 VISITED 2/01

FD 3" BRASS CAP SEE BK 25 OF SURVEYS, PG 240-241 VISITED 2/01

PART OF THE EAST 1/2 OF SECTION 22, T. 16 N., R. 20 E., W.M.

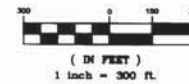
CURVE	RADIUS	LENGTH	DELTA
C1	22.30'	23.86'	61°17'44"
C2	108.30'	143.97'	76°10'00"
C3	149.60'	207.14'	79°20'00"
C4	116.90'	144.86'	71°00'00"
C5	3.20'	5.59'	100°02'04"
C6	149.60'	169.28'	64°50'00"
C7	79.60'	94.01'	67°40'00"
C8	264.20'	189.06'	41°00'00"
C9	149.60'	83.12'	31°50'00"
C10	22.30'	21.34'	54°50'00"
C11	321.50'	76.69'	13°40'00"
C12	226.00'	86.40'	21°54'16"
C13	130.50'	100.98'	44°20'00"
C14	226.00'	193.94'	49°10'00"
C15	175.00'	140.84'	46°06'43"
C16	85.00'	135.87'	91°35'20"
C17	280.00'	63.32'	12°57'23"
C18	995.27'	354.61'	20°24'51"
C19			
C20	226.00'	3.40'	00°51'43"
C21	226.00'	83.00'	21°02'33"



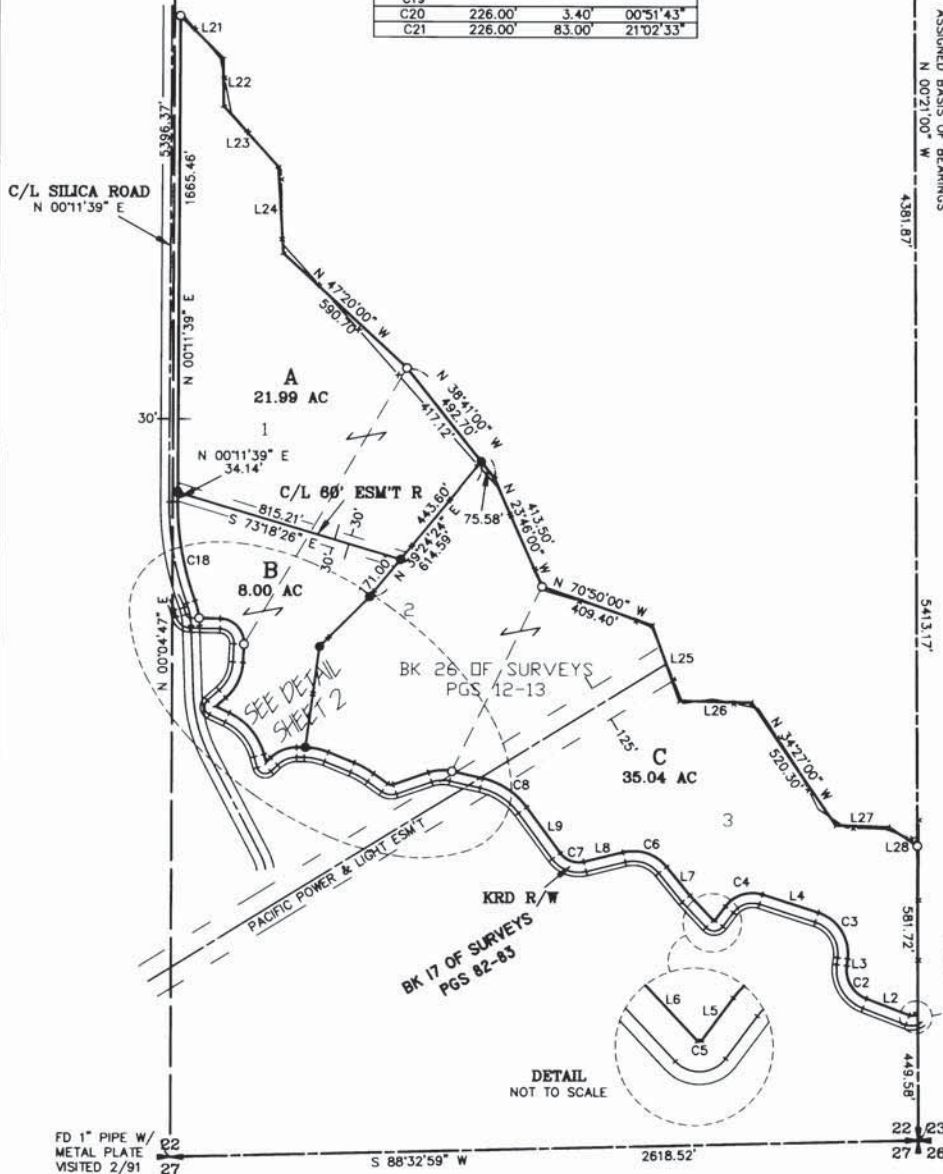
LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- - - FENCE

GRAPHIC SCALE



LINE	DIRECTION	DISTANCE
L1	S 49°33'20" W	10.29'
L2	N 69°08'56" W	160.50'
L3	N 07°01'04" E	24.80'
L4	N 72°18'56" W	205.00'
L5	S 36°41'04" W	61.88'
L6	N 43°16'52" W	120.25'
L7	N 39°05'43" W	129.22'
L8	S 76°04'17" W	140.70'
L9	N 36°15'43" W	200.00'
L10	N 77°15'43" W	109.80'
L11	S 70°54'17" W	130.30'
L12	N 54°15'43" W	60.60'
L13	N 67°55'43" W	98.43'
L14	N 89°49'58" W	26.66'
L15	S 45°50'02" W	21.81'
L16	N 15°39'58" W	29.01'
L17	N 64°49'58" W	52.87'
L18	N 49°01'37" E	46.65'
L19	N 02°54'54" E	63.34'
L20	N 88°40'25" W	74.27'
L21	S 45°07'00" E	211.38'
L22	S 00°43'00" E	166.60'
L23	S 42°12'00" E	285.50'
L24	S 03°25'00" E	304.20'
L25	S 19°54'00" E	279.70'
L26	S 88°49'00" E	252.60'
L27	S 88°14'00" E	186.60'
L28	S 56°27'00" E	119.10'



DETAIL NOT TO SCALE

DETAIL NOT TO SCALE

	X	
	X	X
	X	X

SHEET 1 OF 2

AUDITOR'S CERTIFICATE
 Filed for record this 24TH day of JUNE, 2002, at 12:32 P.M., in Book 27 of Surveys at page(s) 189 at the request of Cruse & Associates.
 DAVID B. BOWEN BY: *awilliams*
 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 KAREN HERMSTAD in MAY of 2002.
Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 DATE: JUNE 24, 2002
 License No. 18078



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

27-189

PART OF THE EAST 1/2 OF SECTION 22, T. 16 N., R. 20 E., 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 AZMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL A HAS 22 IRRIGABLE ACRES; PARCEL B HAS 7 IRRIGABLE ACRES; PARCEL C HAS 33 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. FOR ADDITIONAL SURVEY INFORMATION AND CORNER DOCUMENTATION, SEE BOOK 17 OF SURVEYS, PAGES 82-83, AND BOOK 26 OF SURVEYS, PAGES 12-13.
10. THE PURPOSE OF THIS SURVEY IS A BOUNDARY LINE ADJUSTMENT.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS

PARCELS 1, 2 AND 3 OF THAT CERTAIN SURVEY AS RECORDED MARCH 2, 2001 IN BOOK 26 OF SURVEYS AT PAGES 12 AND 13, UNDER AUDITOR'S FILE NO. 200103020002, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING PORTIONS OF THE EAST HALF OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED JUNE 24, 2002 IN BOOK 27 OF SURVEYS AT PAGES 189-190, UNDER AUDITOR'S FILE NO. 20020624.0030, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

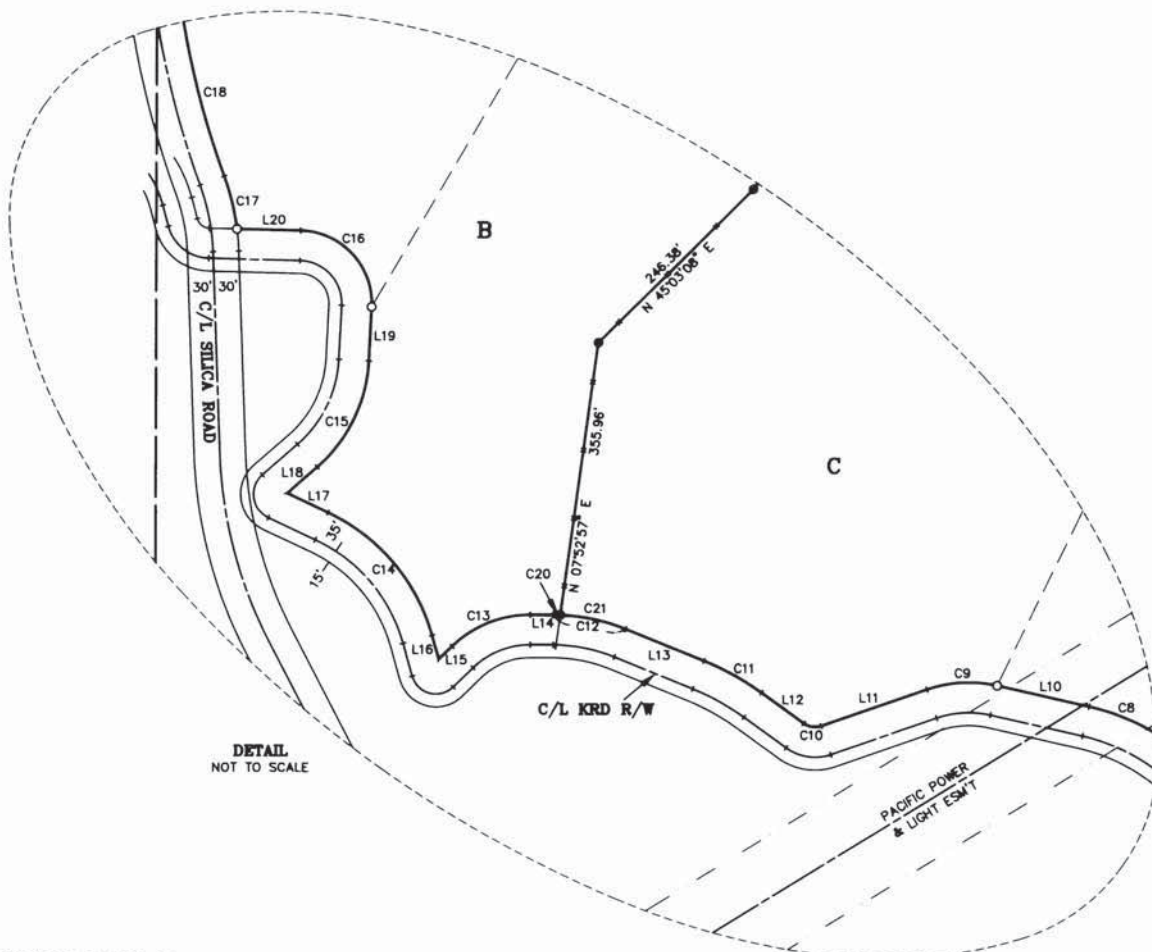
PARCEL B OF THAT CERTAIN SURVEY AS RECORDED JUNE 24, 2002 IN BOOK 27 OF SURVEYS AT PAGES 189-190, UNDER AUDITOR'S FILE NO. 20020624.0030, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED JUNE 24, 2002 IN BOOK 27 OF SURVEYS AT PAGES 189-190, UNDER AUDITOR'S FILE NO. 20020624.0030, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED JUNE 24, 2002 IN BOOK 27 OF SURVEYS AT PAGES 189-190, UNDER AUDITOR'S FILE NO. 20020624.0030, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE EAST HALF OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS A AND B OF SAID SURVEY.



SHEET 2 OF 2

AUDITOR'S CERTIFICATE

Filed for record this 24TH day of JUNE, 2002, at 12:32 P.M., in Book 27 of Surveys at page(s) 190 at the request of Cruse & Associates.
 DAVID B. BOWEN BY: *William*
 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 KAREN HERMSTAD in MAY of 2002.
Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 JUNE 24, 2002
 DATE
 License No. 18078



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98928 (509) 962-8242

HERMSTAD PROPERTY

BL-12-00004



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

\$175.00 Kittitas County Public Health Department Environmental Health

\$555.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 3/27/12	RECEIPT # 13719	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="font-size: 1.2em; margin: 0;">RECEIVED</p> <p style="margin: 0;">MAR 27 2012</p> <p style="margin: 0;">KITTITAS COUNTY</p> <p style="margin: 0; font-size: 0.8em;">DATE STAMP IN BOX</p> </div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-30-2012

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: ROBERT FREE
 Mailing Address: 9714 LAKESHORE BLVD NE
 City/State/ZIP: SEATTLE, WA 98115
 Day Time Phone: 206-465-5290
 Email Address: robertalanfree@gmail.com

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: 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: 970 SILICA ROAD
 City/State/ZIP: ELLENSBURG, WA 98926

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

PARCELS A & B BK 27, PGS. 189-190. LOCATED IN
EV2 22-16-20

6. Property size: 29.99 (acres)

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

PARCELS A & B BK 27, PGS. 189-190. LOCATED IN
E/2 22-16-20

6. Property size: 29.99 (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 ____)

16-20-22000-0003 21.99

8.00

16-20-22000-0010 8.00

21.99

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. Currey (date) 3-19-12

X Robert Free (date) 3/24/12

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: _____

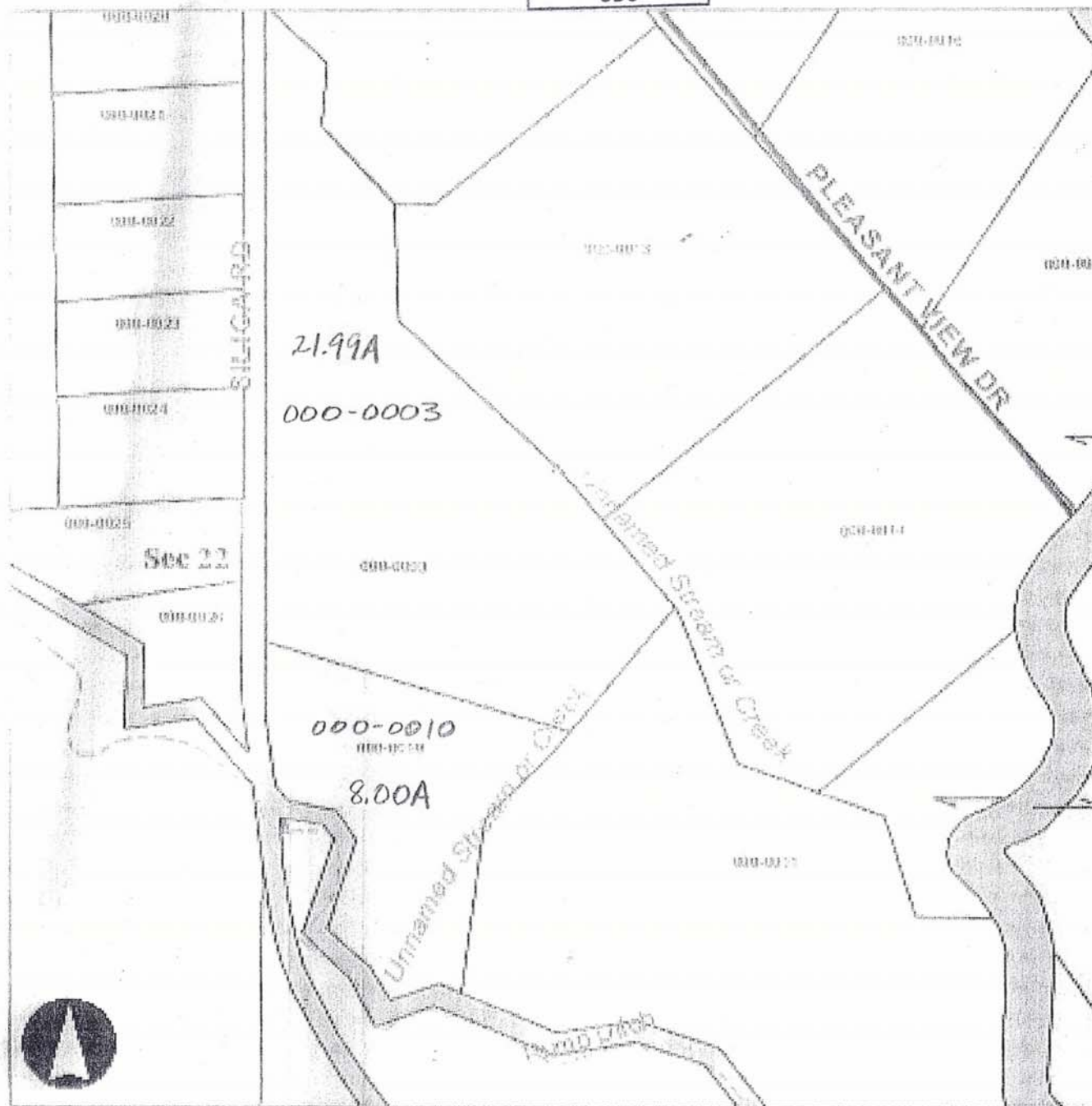
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EXISTING

MAR 27 2012

KITTITAS COUNTY
CDS



Map Center: Township:16 Range:20 Section:22

Kittitas County Disclaimer

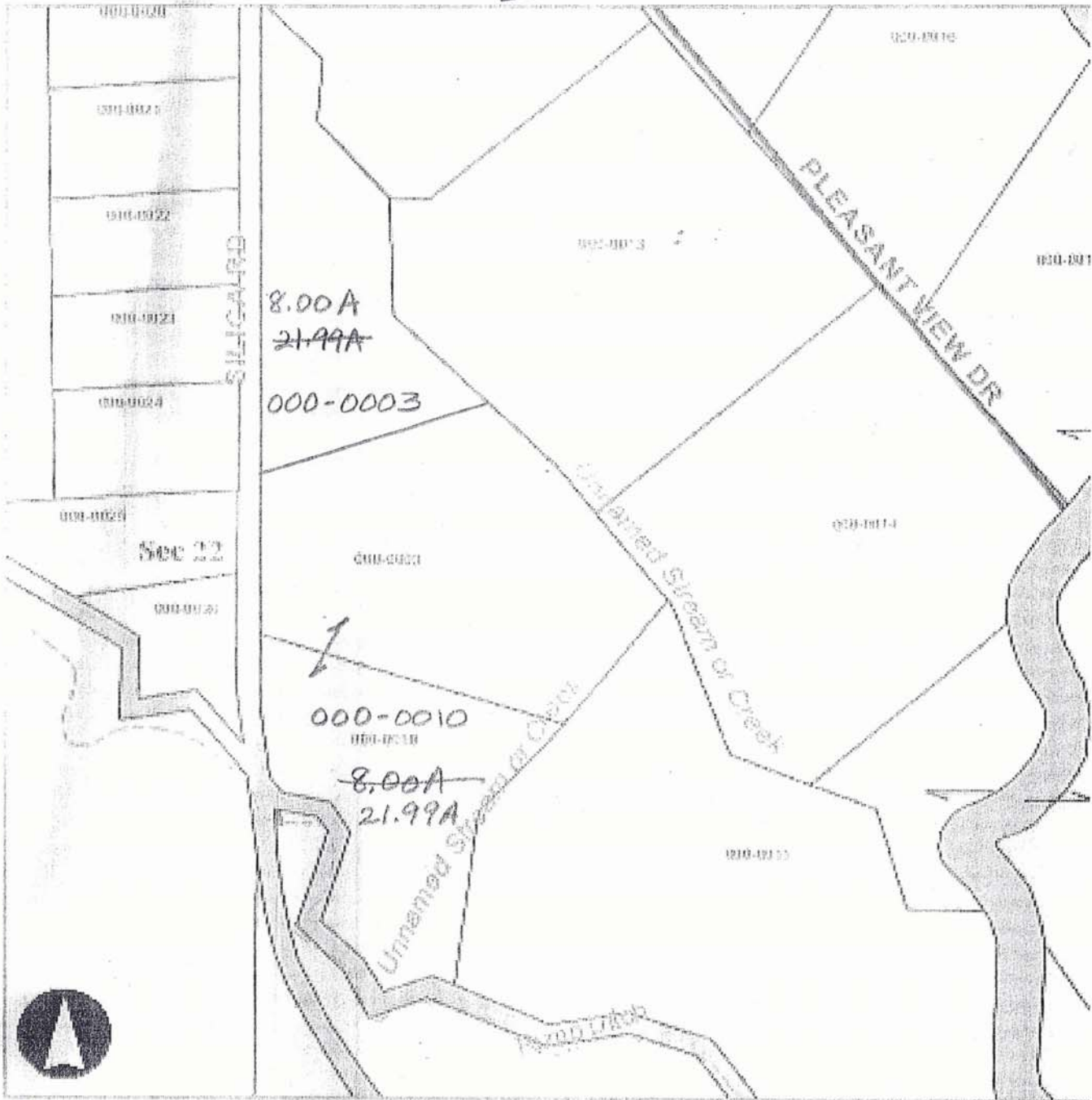
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No



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PROPOSED

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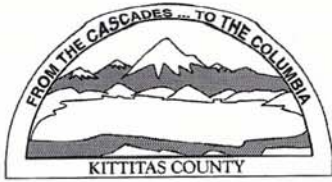


Map Center: Township:16 Range:20 Section:22

Kittitas County Disclaimer

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No





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

RECEIPT NO.: 00013719

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 003818

Date: 3/27/2012

Applicant: BOB FREE

Type: check # 1298

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00004	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00004	BLA MAJOR FM FEE	65.00
BL-12-00004	PUBLIC WORKS BLA	90.00
BL-12-00004	ENVIRONMENTAL HEALTH BLA	175.00
	Total:	555.00