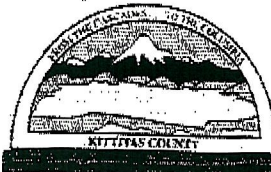


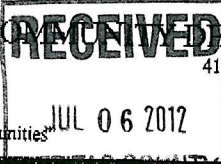
BL-12-00013



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

41 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
<b>\$555.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

**FOR STAFF USE ONLY**

Application Received by Staff Signature: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIVED: \_\_\_\_\_

**PAID**

JUN 06 2012

KITTITAS CO

CDS

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

**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: JASON MELLERGAARD - BRIAN MELLERGAARD

Mailing Address: 2254 BROWN ROAD ROAD

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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/ZIP: \_\_\_\_\_

Day Time Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

Name: DAVID P. NELSON

Mailing Address: 108 EAST 2ND STREET

City/State/ZIP: CLE ELUM, WA 98922

Day Time Phone: 509-674-7433

Email Address: dpnelson@encompasses.net

4. **Street address of property:**

Address: 2254 BROWN ROAD

City/State/ZIP: ELLENSBURG, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**  
SEE ATTACHED LEGAL DESCRIPTIONS

6. **Property size:** 43.39 AC AND 2.50 AC (acres)

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

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. _____, Pg _____)
957407 (17-18-04000-0015) 2.50 A.	2.50 ACRES PARCEL 3
448333 (17-18-04040-0001) 43.39 Ac	43.39 AC PARCEL 2
_____	_____
_____	_____
_____	_____

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)	Signature of Land Owner of Record (Required for application submittal):
X _____ (date) _____	X <u>[Signature]</u> (date) <u>6-6-12</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).

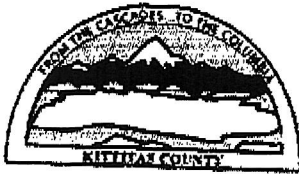
Decd Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No \_\_\_\_\_

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

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

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

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



Marsha Weyand  
 Assessor

# Kittitas County Assessor

205 W 5th Ave Suite 101  
 Ellensburg, WA 98926  
 Phone: (509)962-7501  
 Fax: (509)962-7666



## Property Summary (Appraisal Details)

### Parcel Information

Parcel Number: 957407  
 Map Number: 17-18-04000-0015  
 Situs: 02254 BROWN RD ELLENSBURG  
 Legal: ACRES 2.50; PTN SW1/4 SEC 3 AND PTN SE1/4 SEC 4; SEC 04, TWP 17, ~RGE 18~

### Ownership Information

Current Owner: MELLERGAARD, JASON L & ASHLEIGH J  
 Address: 641 MELLERGAARD RD  
 City, State: ELLENSBURG WA  
 Zipcode: 98926-

### Assessment Data

Tax District: 3  
 Land Use/DOR Code: 83  
 Open Space: YES  
 Open Space Date: 1/1/1982  
 Senior Exemption:  
 Deeded Acres: 2.5  
 Last Revaluation (Reval) for Tax Year:

### Market Value

Land: 5,500  
 Imp: 0  
 Perm Crop: 0  
 Total: 5,500

### Taxable Value

Land: 770  
 Imp: 0  
 Perm Crop: 0  
 Total: 770

### Sales History

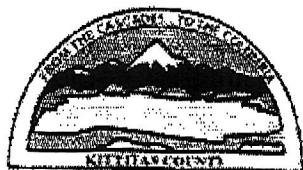
Date	Book & Page	# Parcels	Grantor	Grantee	Price
01-03-2012	2012-0010	1	MELLERGAARD, L.BRIAN ETUX	MELLERGAARD, JASON L & ASHLEIGH-J.	
12-30-2011	2011-2011	1	MELLERGAARD, L BRIAN & CAROL J	MELLERGAARD, JASON L & ASHLEIGH J	

### Building Permits NO ACTIVE PERMITS

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	MELLERGAARD, JASON L & ASHLEIGH J	770	0	0	770	0	770	<a href="#">View Taxes</a>

### Parcel Comments



# Kittitas County Assessor



Marsha Weyand  
Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666

## Property Summary (Appraisal Details)

### Parcel Information

Parcel Number: 448333  
Map Number: 17-18-04040-0006  
Situs: 02252 IBROWN RD ELLENSBURG  
Legal: ACRES 43.39; CD. 7989; SE1/4 SE1/4 AND PTN SW1/4 SE1/4; SEC 04.-TWP 17, RGE 18-

### Ownership Information

Current Owner: MELLERGAARD, L.BRIAN ETUX  
Address: 3470 STRANDE RD  
City, State: ELLENSBURG WA  
Zipcode: 98926

### Assessment Data

Tax District: 3  
Land Use/DOR Code: 83  
Open Space: YES  
Open Space Date: 1/1/1982

### Market Value

Land: 222,260  
Imp: 104,330  
Perm Crop: 0  
Total: 326,590

### Taxable Value

Land: 31,050  
Imp: 104,330  
Perm Crop: 0  
Total: 135,380

Senior Exemption:  
Deeded Acres: 43.39  
Last Revaluation (Reval) for Tax Year:

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
11-01-1993	3707000	1	WALTER KEMBEL	LAURENCE MELLERGAARD ETUX	

### Building Permits

Permit No.	Date	Description	Amount
96-08018	08/06/1996	AGNEW HAY STOR 6,240 SF	30,326

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	MELLERGAARD, L.BRIAN ETUX	31,050	104,330	0	135,380	0	135,380	<a href="#">View Taxes</a>
2011	MELLERGAARD, L.BRIAN ETUX	31,580	104,330	0	135,910	0	135,910	<a href="#">View Taxes</a>
2010	MELLERGAARD, L.BRIAN ETUX	31,580	104,330	0	135,910	0	135,910	<a href="#">View Taxes</a>
2009	MELLERGAARD, L.BRIAN ETUX	27,550	89,730	0	117,280	0	117,280	<a href="#">View Taxes</a>
2008	MELLERGAARD, L.BRIAN ETUX	27,550	89,730	0	117,280	0	117,280	<a href="#">View Taxes</a>

## PARCEL 2

THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  AND THAT PORTION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 4, WHICH LIES EAST OF THE EAST BOUNDARY OF BROWN ROAD; EXCEPT THAT PORTION OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST SECTION CORNER OF SAID SECTION 4 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH  $04^{\circ}43'07''$  WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 4, 224.94 FEET; THENCE NORTH  $89^{\circ}00'08''$  WEST, 96.39 FEET; THENCE NORTH  $00^{\circ}00'00''$  WEST, 12.00 FEET; THENCE NORTH  $89^{\circ}00'08''$  WEST, 60.01 FEET; THENCE SOUTH  $00^{\circ}00'00''$  WEST, 12.00; THENCE NORTH  $89^{\circ}00'08''$  WEST, 173.42 FEET; THENCE SOUTH  $02^{\circ}00'24''$  WEST, 217.58 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID SECTION 4; THENCE SOUTH  $87^{\circ}59'36''$  EAST, ALONG SAID SOUTH BOUNDARY LINE OF SAID SECTION 4, 356.11 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT PARCELS A AND B OF THAT CERTAIN DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 199705300014, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

PARCEL 3

THAT PORTION OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

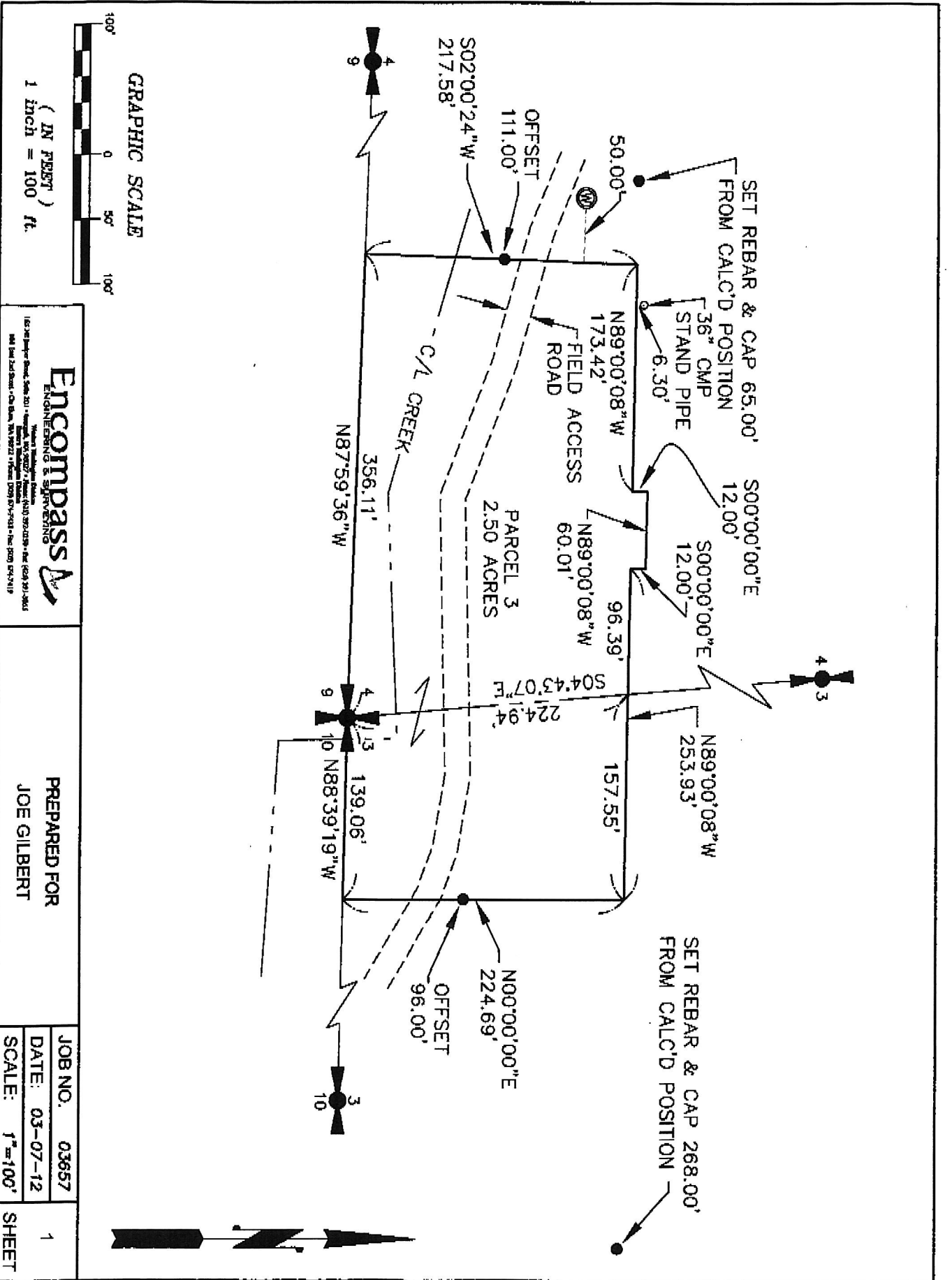
BEGINNING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 3 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH  $04^{\circ}43'07''$  WEST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 3, 224.94 FEET; THENCE SOUTH  $89^{\circ}00'08''$  EAST, 157.55 FEET; THENCE SOUTH  $00^{\circ}00'00''$  WEST, 224.69 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID SECTION 3; THENCE NORTH  $88^{\circ}39'19''$  WEST, ALONG SAID SOUTH BOUNDARY LINE OF SAID SECTION 3, 139.06 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AND

THAT PORTION OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST SECTION CORNER OF SAID SECTION 4 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH  $04^{\circ}43'07''$  WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 4, 224.94 FEET; THENCE NORTH  $89^{\circ}00'08''$  WEST, 96.39 FEET; THENCE NORTH  $00^{\circ}00'00''$  WEST, 12.00 FEET; THENCE NORTH  $89^{\circ}00'08''$  WEST, 60.01 FEET; THENCE SOUTH  $00^{\circ}00'00''$  EAST, 12.00 FEET; THENCE NORTH  $89^{\circ}00'08''$  WEST, 173.42 FEET; THENCE SOUTH  $02^{\circ}00'24''$  WEST, 217.58 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID SECTION 4; THENCE SOUTH  $87^{\circ}59'36''$  EAST, ALONG SAID SOUTH BOUNDARY LINE OF SAID SECTION 4, 356.11 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

CONTAINING 2.50 ACRES



**Encompass**  
 ENGINEERING & SURVEYING  
 16325 Highway 250, Suite 201 • Dallas, TX 75244 • Phone: (972) 393-0239 • Fax: (972) 393-0643  
 4411 West 2nd Street • Chicago, IL 60609 • Phone: (773) 571-1033 • Fax: (773) 571-1039

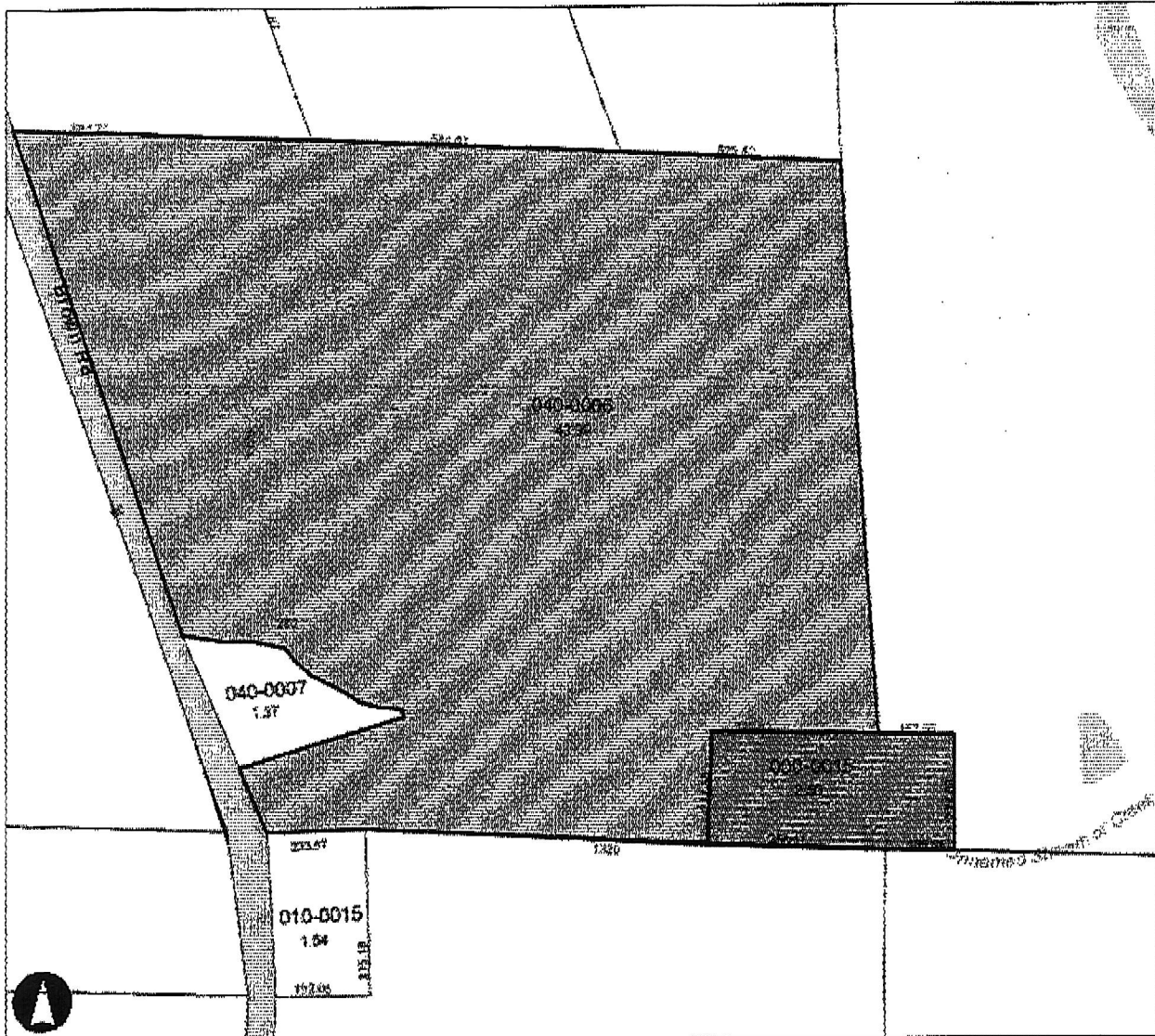
PREPARED FOR  
 JOE GILBERT

JOB NO.	03657
DATE:	03-07-12
SCALE:	1"=100'

SHEET 1



### Mellergaard property



**Kititas County Disclaimer**

*Kititas 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. Kititas 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.*



# Encompass

ENGINEERING & SURVEYING



FACSIMILE TRANSMITTAL SHEET

TO: DAN VALOFF	FROM: DAVE NELSON
COMPANY:	DATE: 06/06/2012
FAX NUMBER: 509-962-7682	TOTAL NO. OF PAGES INCLUDING COVER: 8
PHONE NUMBER:	ENCOMPASS JOB NUMBER: 03657
RE: JASON MELLERGAARD BLA	YOUR REFERENCE NUMBER:

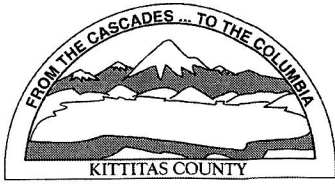
- URGENT  
 FOR REVIEW  
 PLEASE COMMENT  
 PLEASE REPLY  
 PLEASE RECYCLE

NOTES/COMMENTS:

DAN, JASON WILL BE IN TO PAY FOR BLA TO ACHIEVE A 25.00FT SETBACK TO HIS NORTH BOUNDARY. IT IS ONLY 720 SQ FEET SO IT DOESN'T CHANGE THE ACREAGE.

ANY QUESTIONS CALL ME

DAVE



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

**RECEIPT NO.:** 00014333

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 025583

**Date:** 6/6/2012

**Applicant:** MELLERGAARD, JASON L & ASHLEIG

**Type:** cash # 2021

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00013	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00013	BLA MAJOR FM FEE	65.00
BL-12-00013	PUBLIC WORKS BLA	90.00
BL-12-00013	ENVIRONMENTAL HEALTH BLA	175.00
	Total:	555.00