

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):

Mandy Weed

DATE: 6/22/12

RECEIPT # 00014481



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: JUNIPER VILLAGE LLC / RON ANDERSON
Mailing Address: 1206 DOLARWAY RD STE 206 / 1501 N. POTT ROAD
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: 509-929-5566 / 509 899-4333
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 SECOND
City/State/ZIP: CLE ELUM, WA 989922
Day Time Phone: 509-674-7433
Email Address: DPNELSON@ENCOMPASSES.NET

4. Street address of property:

Address: 1501 NORTH POTT ROAD
City/State/ZIP: ELLENSBURG, WA 98926

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

SEE ATTACHMENT

6. Property size: JUNIPER VILLAGE 9.87 AC. / ANDERSON 1.59 AC (acres)

7. Land Use Information: Zoning: P.U.D/URBAN RES. Comp Plan Land Use Designation: URBAN

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
<u>(957141) 18-18-34052-0004 9.87 AC</u>	<u>7.87 AC.</u>
<u>(786133) 18-18-34020-0009 1.59 AC</u>	<u>3.59 AC</u>
_____	_____
_____	_____
_____	_____

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

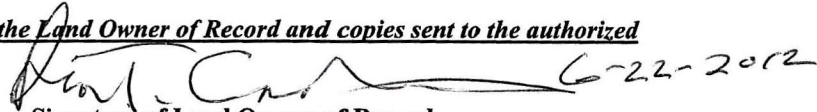
AUTHORIZATION

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:


Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X  (date) 6-22-12

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: _____

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: _____



JUNIPER VILLAGE, LLC REMAINDER
LEGAL DESCRIPTION

PARCEL B AS DELINEATED ON THAT CERTAIN SURVEY RECORDED IN BOOK 37 OF SURVEYS, AT PAGES 120 AND 121, UNDER AUDITOR'S FILE NUMBER 201102220002, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

EXCEPT PARCEL A AS DELINEATED ON THAT CERTAIN SURVEY RECORDED IN BOOK 30 OF SURVEYS, AT PAGE 161, UNDER AUDITOR'S FILE NUMBER 200410140017, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

ALL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.



Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



RON ANDERSON
NEW LEGAL DESCRIPTION

TRACT A – THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 799.65 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 195.35 FEET; THENCE NORTH 161.00 FEET; THENCE WEST 195.35 FEET; THENCE SOUTH 161.00 FEET TO THE TRUE POINT OF BEGINNING.

AND TRACT B – THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER 1139.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 237.30 FEET; THENCE NORTH 1°30' WEST 107.08 FEET; THENCE NORTH 69°44' WEST 40.18 FEET; THENCE SOUTH 88°15' WEST 35.83 FEET; THENCE NORTH 59°25' WEST 127.95 FEET; THENCE NORTH 34°15' WEST 90.35 FEET; THENCE SOUTH 259.65 FEET TO THE TRUE POINT OF BEGINNING.

AND PARCEL A AS DELINEATED ON THAT CERTAIN SURVEY RECORDED IN BOOK 30 OF SURVEYS, AT PAGE 161, UNDER AUDITOR'S FILE NUMBER 200410140017, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

ALL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.



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JUNIPER VILLAGE LLC
TO
RON ANDERSON

PARCEL A AS DELINEATED ON THAT CERTAIN SURVEY RECORDED IN BOOK 30 OF SURVEYS, AT PAGE 161, UNDER AUDITOR'S FILE NUMBER 200410140017, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

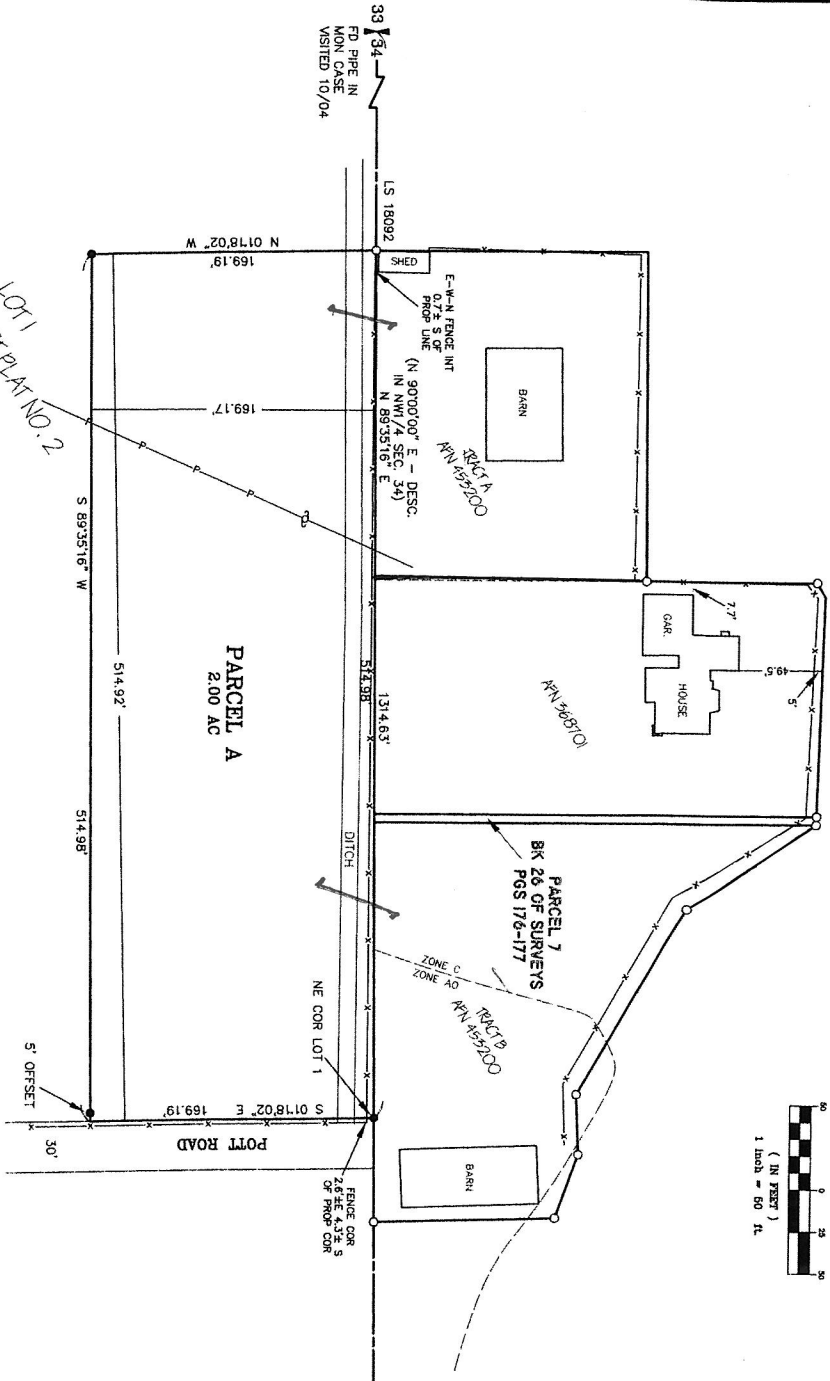
ALL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.



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Phone: (509) 674-7433 Fax: (509) 674-7419

PART OF THE WEST HALF OF SECTION 34,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.



- NOTES:
1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-4200 TOTAL STATION, THE CONTROLLING MONUMENTS AND PROBE STAKES WERE LOCATED FROM A 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. FOR ADDITIONAL SURVEY INFORMATION, SEE THE DOLARWAY SHORT PLAT NO. 2, BOOK C OF SHORT PLATS, PAGE 77 AND BOOK 28 OF SURVEYS, PAGES 176-177, BASIS OF BEARINGS IS THE DOLARWAY SHORT PLAT NO. 2.
 4. THE PURPOSE OF THIS SURVEY IS TO MARK THE BOUNDARIES OF PARCEL A AND TO LOCATE THE BUILDINGS IN THE NW 1/4 OF SECTION 34 AS SHOWN.

- LEGEND
- SET 5/8" REBAR W/ YELLOW CAP - CRUSE 18078
 - FOUND PIN & CAP
 - x— FENCE
 - P— OVERHEAD POWER LINE

PARCEL A DESCRIPTION

THE NORTH 169.17 FEET OF THE EAST 514.92 FEET, BOTH PERPENDICULAR MEASURE, OF LOT 1 OF DOLARWAY SHORT PLAT NO. 2 (CITY OF ELLENSBURG SHORT PLAT NO. P-90-03) AS PER SHORT PLATS THEREOF RECORDED IN VOLUME C OF SHORT PLATS AT PAGE 77, UNDER AUDITOR'S FILE NO. 535442, RECORDS IN KITTITAS COUNTY, WASHINGTON, LOCATED IN THE WEST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record this 14th day of OCTOBER, 2004, at 12:31 P.M., in Book 30 of Surveys at page(s) 141 at the request of Cruse & Associates.

DAVID B. BOWEN, Auditor
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 CHARLES A. CRUSE, JR. in OCTOBER of 2004.

CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
OCTOBER 14, 2004



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 969
Ellensburg, WA 98926 (509) 982-8242

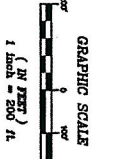
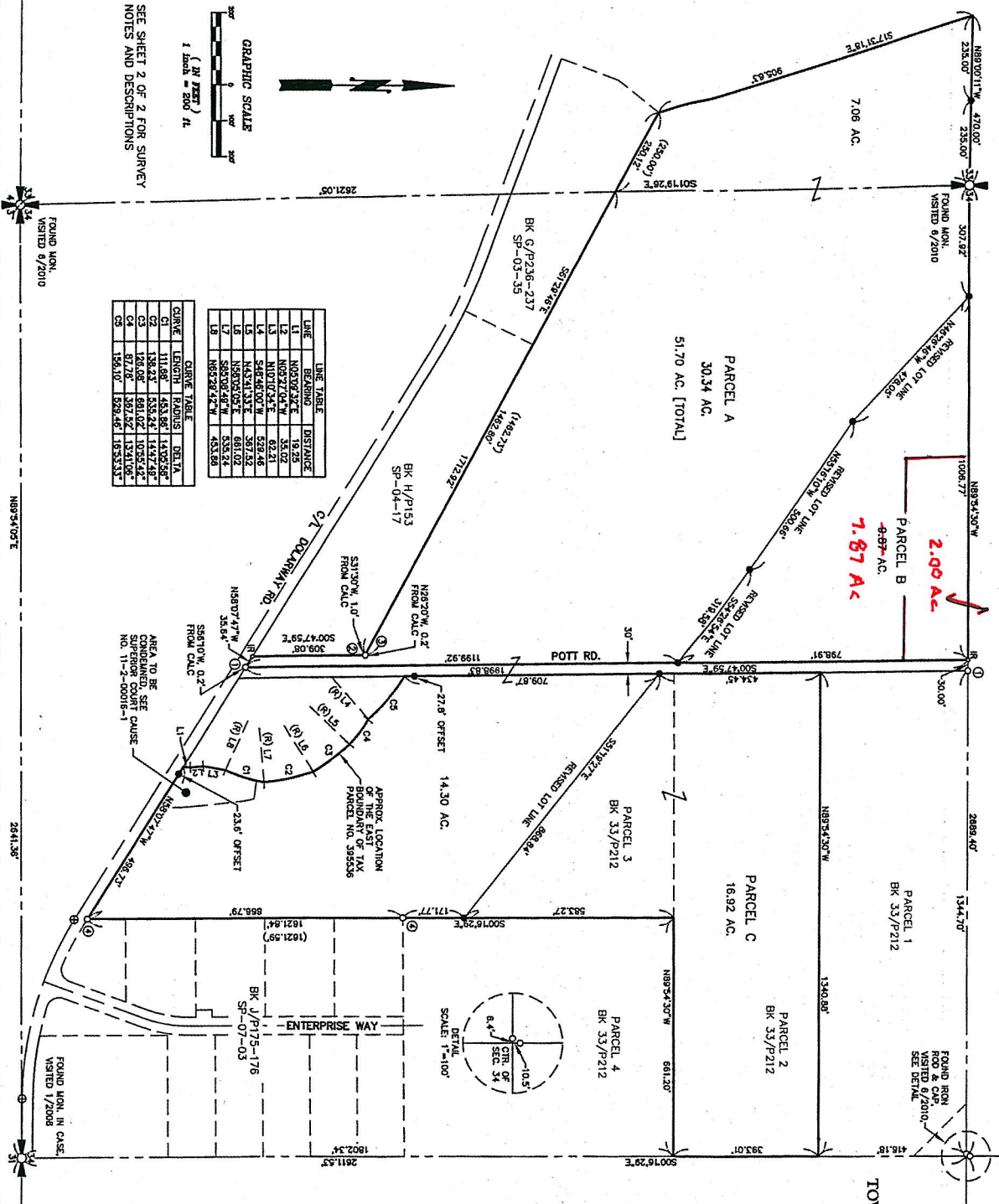
ANDERSON PROPERTY

RECORD OF SURVEY
 A PORTION OF SECTION 33 & 34
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
 KITITAS COUNTY, WASHINGTON

05/25/2011 09:11:27 AM V. 37 P. 128 201102220802
 05/25/2011 09:11:27 AM V. 37 P. 128 201102220802
 KITITAS COUNTY, WASHINGTON

- CORNER NOTES**
- ① FOUND 5/8" IRON ROD & CAP, LS 8623
 - ② FOUND 5/8" IRON ROD & CAP, LS 36815
 - ③ FOUND 5/8" IRON ROD & CAP, ILLISIBLE
 - ④ FOUND 5/8" IRON ROD & CAP, LS 16092

- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - FOUND IRON ROD & CAP, AS NOTED
 - FOUND IRON ROD, NO CAP
 - ⊕ FOUND ENGASED MONUMENT
 - SET 5/8" IRON ROD & CAP, LS 16092
 - () RECORD INFORMATION
 - (R) RADIAL BEARING



SEE SHEET 2 OF 2 FOR SURVEY NOTES AND DESCRIPTIONS

LINE	BEARING	DISTANCE
L1	N05°07'32"E	19.25
L2	N02°24'54"W	62.21
L3	S84°46'07"W	526.46
L4	N45°31'33"E	367.32
L5	N50°05'05"E	681.02
L6	S83°02'42"W	535.24
L7	S85°28'42"W	453.88

AREA TO BE CONSIDERED COURT CAUSE NO. 11-2-05010-1

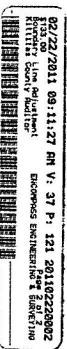
RECORDED'S CERTIFICATE 201102220802
 FILED FOR RECORD THIS 22nd DAY OF FEBRUARY 2011
 IN BOOK 27 OF SURVEYS AT PAGE 120 AT THE REQUEST OF
 DAVID P. NELSON
 SURVEYOR'S NAME
 ERIC D. V. PETTI
 County Auditor

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 ROBERT BERTEL
 IN FEB. 2011
 DAVID P. NELSON
 CERTIFICATE NO. 18092Z

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 A PORTION OF THE SE 1/4 OF SEC. 33 AND THE NW 1/4 OF SEC. 34,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
 KITITAS COUNTY, WASHINGTON
 DWN BY G.W.D.P.
 CHKD BY D. NELSON
 DATE 2/20/11
 SCALE 1"=200'
 JOB NO. 05574-2
 SHEET 1 OF 2

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Suite 201 • Bellingham, WA 98027 • Phone: (360) 392-0250 • Fax: (425) 391-3055
 108 East 2nd Street • Otis Island, WA 98022 • Phone: (509) 674-7413 • Fax: (509) 674-7419

RECORD OF SURVEY
 A PORTION OF SECTION 33 & 34
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.
 KITITAS COUNTY, WASHINGTON



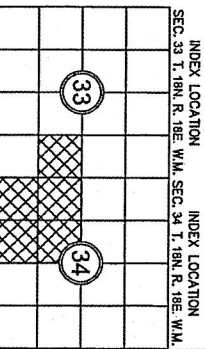
NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE ADJUSTED EXTERIOR BOUNDARY LINES FOR KITITAS COUNTY TAX PARCEL MAP NO. 18-18-34030-0015 (186133) AND 18-18-34052-0001 (510536) AS SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S8 TOTAL STATION. THE STAKED AND CHECKED POINTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A TRANSFER IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER MULTIPLE ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 33 OF SURVEYS, PAGE 212
 - BOOK 33 OF SHORT PLATS, PAGE 77
 - ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
5. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (07). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999886973. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

EXISTING LEGAL DESCRIPTIONS:

TAX PARCEL NO. 18-18-34030-0015 (186133):
 PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 30, 2007, IN BOOK 33 OF SURVEYS, PAGE 212, UNDER AUDITOR'S FILE NO. 200701300003, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

TAX PARCEL NO. 18-18-34052-0001 (510536):
 LOT 1, OF DOLARWAY SHORT PLAT NO. 2, ELEMENSURG CITY SHORT PLAT NO. P-90-03, AS RECORDED DECEMBER 7, 1990, IN BOOK C OF SHORT PLATS, PAGE 77, UNDER AUDITOR'S FILE NO. 535442, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.



RECORDER'S CERTIFICATE 20110222 0002

FILED FOR RECORD THIS 22 DAY OF Feb A.D. 2011,
 IN BOOK 31 OF Short Plats PAGE 121 AT THE REQUEST OF

SURVEYOR'S NAME DAVID P. NELSON
 COUNTY Auditor Kenneth
 Deputy 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 RECORDED ACT AT THE REQUEST OF ROBERT TERRELL

IN FB 2011
 DATE 02-22-2011
 CERTIFICATE NO. 18092

Compass
 ENGINEERING & SURVEYING

165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3005
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-2419

BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SE 1/4 OF SEC. 33 AND THE SW 1/4 OF SEC. 34,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

DATE 2/2011 JOB NO. 05574-2
 DWN BY D.H./D.P./G.W. SHEET 2 OF 2
 CHECK BY D. NELSON

Tax Receipt

DEANNA JO PANATTONI
Kittitas County Treasurer
205 W 5th Ave Suite 102

Ellensburg, WA 98926 (509)962-7535
LEGAL ACRES 9.87; PTN SW1/4 (PARCEL B, B37/P120-121); SEC 34,
TWP 18, RGE 18

ROLL YEAR
TYPE OF TAX
TAX DISTRICT

2012
REAL
18

Kittitas County Treasurer

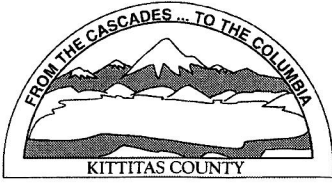
INSTALLMENT	1,318.20
INTEREST	0.00
TOTAL COLLECTED	1,318.20

PARCEL # 957141
PAID BY JUNIPER VILLAGE LLC
DATE OF PAYMENT 06/21/2012
RECEIPT # 2012-0408319
LOAN PAYMENT CODE
METHOD CHECK
PAYMENT 2nd HALF
INITIALS KATIEM

JUNIPER VILLAGE LLC

1206 DOLARWAY RD STE 206
ELLENSBURG WA 98926-

COMMENTS



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

RECEIPT NO.: 00014481

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025674

Date: 6/22/2012

Applicant: JUNIPER VILLAGE LLC

Type: check # 1108

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00014	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00014	BLA MAJOR FM FEE	65.00
BL-12-00014	PUBLIC WORKS BLA	90.00
BL-12-00014	ENVIRONMENTAL HEALTH BLA	175.00
	Total:	555.00