

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

BL-12-00017

(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:

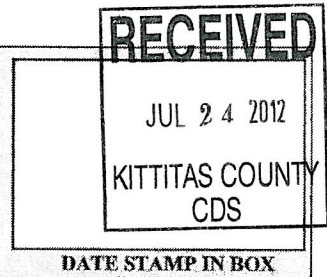
\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$175.00	Kittitas County Public Health Department Environmental Health
\$555.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):
Mandy Need

DATE: 7/24/12

RECEIPT # 00014704



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: Armstrong Knudson
Mailing Address: 1631 Vantage Hwy 1661 Vantage Hwy
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-2900 925-9002
Email Address: armstrong@~~airport.net~~ ^{elltel.net} desmond@elltel.net

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: 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: 1631 and 1661 Vantage Hwy
City/State/ZIP: Ellensburg, WA 98926

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

Lots 1 and 2 of Kitco SP-98-05 and Vacated Right of Way

6. Property size: 1.67 _____ (acres)

7. Land Use Information: Zoning: G-C & L-C 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 ____)
18-18-36097-0001 1.17 Ac	0.66 Ac
18-18-36097-0002 0.50 Ac	1.01 Ac

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:

Julie Armitage 7-23-12 (Lot 2)
Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal): *own lot 1*
X *[Signature]* (date) *7/24/2012*

X *Chris Cruise* (date) *7/20/2012*

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: _____

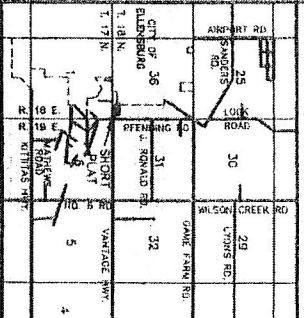
Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 17TH DAY OF MAY, A.D. 1992

DIRECTOR, DEPARTMENT OF PUBLIC WORKS
David G. [Signature]

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOL. CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROPOSED PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT REBUT. SEWAGE OF SEPTIC TANKS BEING FOR LOTS.

DATED THIS 5TH DAY OF MAY, A.D. 1992
Sharon [Signature]
 KITTITAS COUNTY HEALTH OFFICER

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

DATED THIS 5TH DAY OF MAY, A.D. 1992
[Signature]
 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

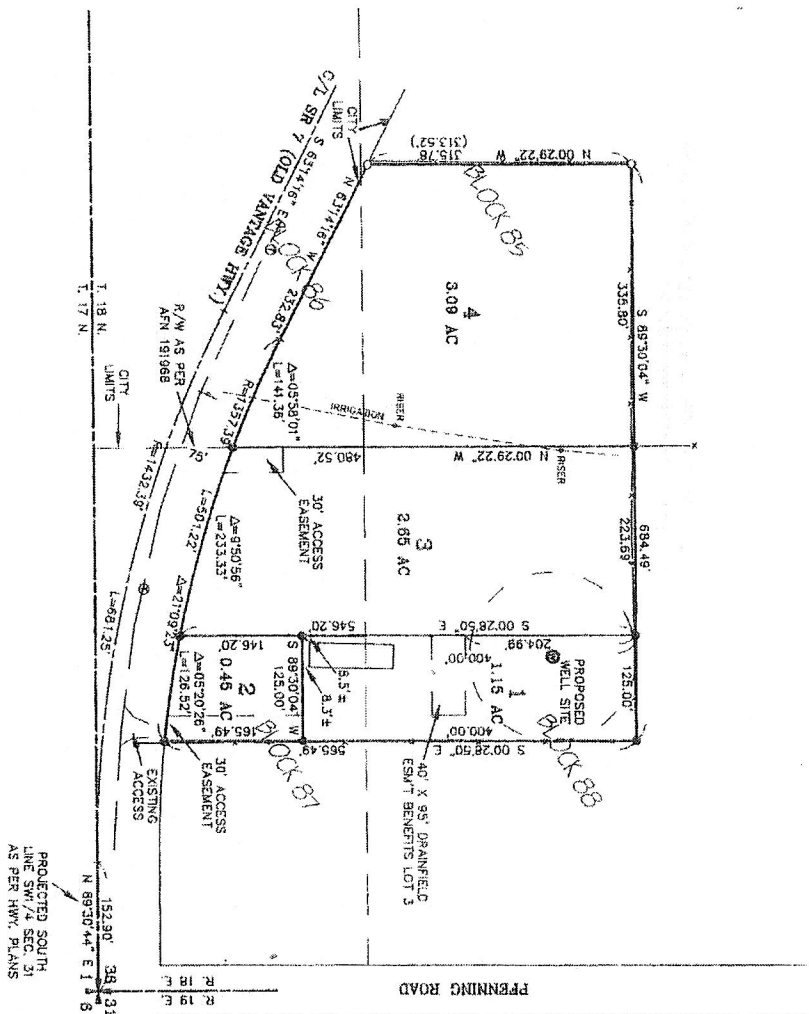
DATED THIS 8TH DAY OF MAY, A.D. 1992
[Signature]
 KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: ROBERT DALE KNUDSON AND MARGARET ANN KNUDSON
 ADDRESS: 217 E. FOURTH ST. ELLENBURG, WA 99026
 PHONE: (509) 925-9442

EXISTING ZONE: SUBURBAN/LIMITED COMMERCIAL
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W & 30' EASEMENT
 NO. OF SHORT PLATED LOTS: FOUR (4)
 SCALE: 1" = 100'

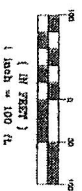
SUBMITTED BY: _____
 PRELIMINARY APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

KNUDSON SHORT PLAT
 PART OF BLOCKS 85, 86, 87 & 88, STATE ADDITION
 LOCATED IN SECTION 36, T. 18 N., R. 18 E., W.M.
 KITTITAS COUNTY, WASHINGTON



RECEIVING NO. 17788454092L

SP-98-05



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE TROTS"
- FOUND PIPE
- FENCE
- () PREVIOUSLY RECORDED DATA

AUDITOR'S CERTIFICATE

Filed for record this 5th day of May, 1992 at 2:15 P.M., in Book E of Short Plat (1992 at 2:15 P.M., in Book E of Short Plat at page(s) 22, at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH by *[Signature]*
 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 the ROBERT DALE KNUDSON AND MARGARET ANN KNUDSON REVOCABLE LIVING TRUST.

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 DATE 5-4-98



CRUSE & NELSON
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 99026
 P.O. Box 958
 (509) 925-4747
 KNUDSON SHORT PLAT

Proposed

125.00'

● EXISTING WELL

TAX PARCEL NO.
18-18-36097-0001
0.66 acres

DRAINFIELD EASEMENT FOR LOT 3
TO BE EXTINGUISHED AS LOT 3 IS
CURRENTLY HOOKED UP TO CITY
OF ELLENSBURG WATER AND SEWER
SERVICES.

PROPOSED BOUNDARY

125.00'

178.25'

TAX PARCEL NO.
18-18-36097-0002
1.01 acres

EXISTING BOUNDARY

125.00'

162.45'

181.38'

VANTAGE HIGHWAY

