

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: <u>7/26/12</u>	RECEIPT # <u>14789</u>	<div style="border: 1px solid black; padding: 5px;"> <p style="font-size: 1.2em; margin: 0;">RECEIVED</p> <p style="margin: 5px 0;">JUL 26 2012</p> <p style="margin: 5px 0;">KITTITAS COUNTY</p> <p style="font-size: 0.8em; margin: 0;">DATE STAMP IN BOX</p> </div>
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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: BRIAN MELLERGAARD

Mailing Address: 3470 STRANDE 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: BRENT MELLERGAARD

Mailing Address: 2550 MANASTASH ROAD

City/State/ZIP: ELLENSBURG, WA

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 E. 2ND STREET

City/State/ZIP: CLE ELUM, WA 98922

Day Time Phone: 509-925-4747

Email Address: DPNELSON@ENCOMPASSES.NET

4. Street address of property:

Address: BROWN ROAD

City/State/ZIP: ELLENSBURG, WA 98926

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

SEE ATTACHMENT

6. Property size: PARCEL NO.768533 - 80.48 AC (79.06 AC) PARCEL NO. 128133 (77 60 AC.) (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 ____)
<u>PARCEL No. 768533 80.98Ac (Actm-79.04)</u>	<u>80.00 Ac.</u>
<u>PARCEL No 128133 (77.60Ac)</u>	<u>76.66 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 S. Brian Mollan (date) 7-26-2012

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: _____

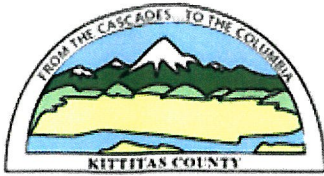
Current Zoning District: _____

Preliminary Approval Date: _____

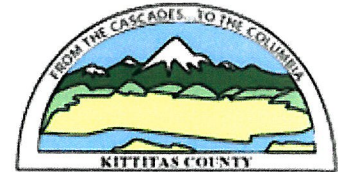
By: _____

Final Approval Date: _____

By: _____



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: 128133
Map Number: 17-18-03030-0002
Situs: \BROWN RD ELLENSBURG
Legal: ACRES 77.60; CD. 7952; PTN SW1/4, LYING W OF YAKIMA RIVER; SEC 03,~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
Senior Exemption:
Deeded Acres: 77.6
Last Revaluation {Reval} for Tax Year:

Market Value

Land: 225,320
Imp: 0
Perm Crop: 0
Total: 225,320

Taxable Value

Land: 36,730
Imp: 0
Perm Crop: 0
Total: 36,730

Sales History

NO SALES HISTORY RECORDS FOUND

Building Permits

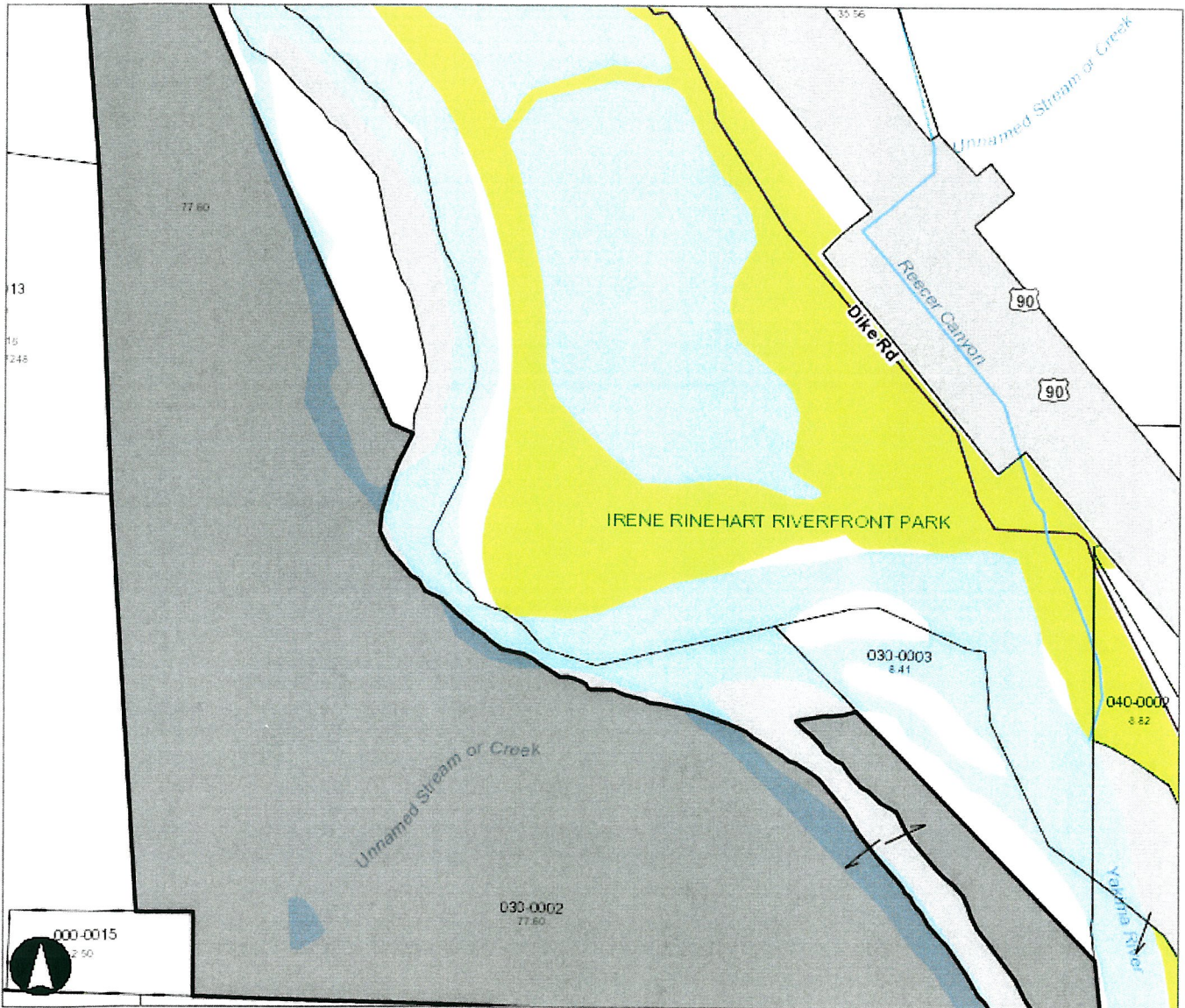
NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	MELLERGAARD, L.BRIAN ETUX	36,730	0	0	36,730	0	36,730	View Taxes
2011	MELLERGAARD, L.BRIAN ETUX	36,960	0	0	36,960	0	36,960	View Taxes
2010	MELLERGAARD, L.BRIAN ETUX	36,960	0	0	36,960	0	36,960	View Taxes
2009	MELLERGAARD, L.BRIAN ETUX	32,830	0	0	32,830	0	32,830	View Taxes
2008	MELLERGAARD, L.BRIAN ETUX	32,830	0	0	32,830	0	32,830	View Taxes
2007	MELLERGAARD, L.BRIAN ETUX	32,830	0	0	32,830	0	32,830	View Taxes

Parcel Comments

MELLERGAARD PROPERTY

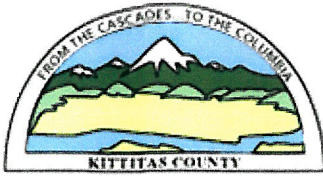


Map Center: Township:17 Range:18 Section:3

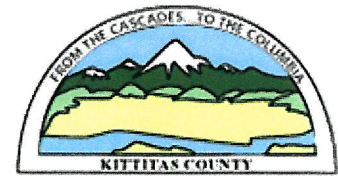
Kittitas County Disclaimer

Kittitas 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. Kittitas 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.





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: 768533
Map Number: 17-18-10020-0015
Situs: \BROWN RD ELLENSBURG
Legal: ACRES 80.48; CD. 8087; PTN S1/2 NE1/4 NE1/4 & N1/2 SE1/4 NE1/4~SEC 9; PTN NE1/4 NW1/4 AND PTN NW1/4 NW1/4 SEC 10; SEC 10, 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
Senior Exemption:
Deeded Acres: 80.48
Last Revaluation {Reval} for Tax Year:

Market Value

Land: 271,400
Imp: 0
Perm Crop: 0
Total: 271,400

Taxable Value

Land: 48,970
Imp: 0
Perm Crop: 0
Total: 48,970

Sales History

NO SALES HISTORY RECORDS FOUND

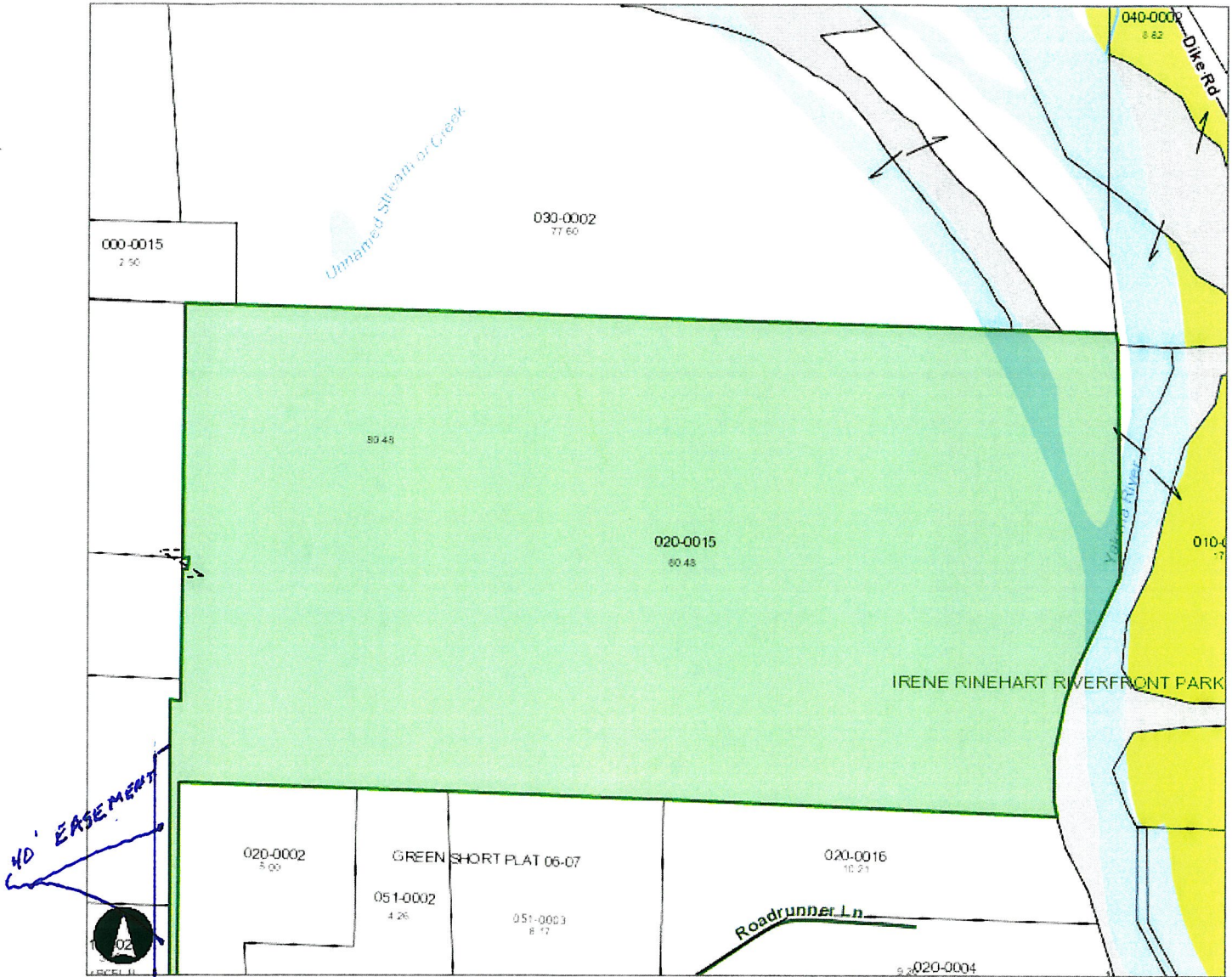
Building Permits

NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	MELLERGAARD, L.BRIAN ETUX	48,970	0	0	48,970	0	48,970	View Taxes
2011	MELLERGAARD, L.BRIAN ETUX	48,610	0	0	48,610	0	48,610	View Taxes
2010	MELLERGAARD, L.BRIAN ETUX	48,610	0	0	48,610	0	48,610	View Taxes
2009	MELLERGAARD, L.BRIAN ETUX	41,860	0	0	41,860	0	41,860	View Taxes
2008	MELLERGAARD, L.BRIAN ETUX	41,860	0	0	41,860	0	41,860	View Taxes
2007	MELLERGAARD, L.BRIAN ETUX	41,860	0	0	41,860	0	41,860	View Taxes

MELLERGAARD PROPERTY

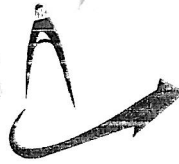


Map Center: Township:17 Range:18 Section:10

Kittitas County Disclaimer

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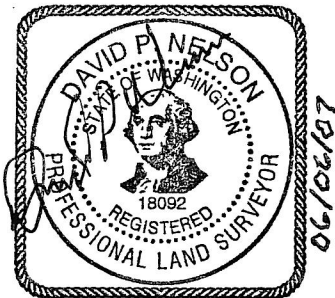




EASEMENT DESCRIPTION
WHITEMAN TO MELLERGAARD

THE EAST 40.00 FEET (WHEN MEASURED AT RIGHT ANGLES TO THE EAST BOUNDARY) OF PARCEL "B" OF THAT CERTAIN SURVEY RECORDED IN BOOK 20 OF SURVEYS, PAGE 92, UNDER AUDITOR'S FILE NUMBER 573634, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

AFFECTING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, T.17N, R.18E, W.M., KITTITAS COUNTY, STATE OF 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



PARCEL 4

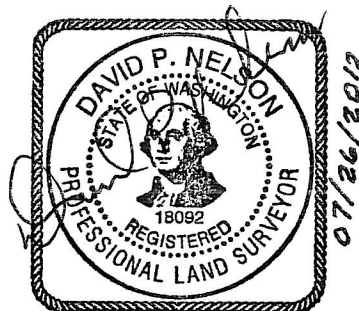
THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THAT PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 9, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING ON THE SECTION LINE BETWEEN SECTIONS 9 AND 10 AND THE NORTH RIGHT OF WAY LINE OF BROWN ROAD; THENCE WEST 25.3 FEET; THENCE NORTH 842 FEET; THENCE EAST 25.3 FEET; THENCE SOUTH ALONG THE SECTION LINE 842 FEET TO THE POINT OF BEGINNING.

AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, EXCEPT A TRACT OF LAND 16 FEET SQUARE IN THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION.

AND THE SOUTH 25.56 FEET OF THE SOUTHWEST QUARTER (WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH BOUNDARY OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON). EXCEPT BEGINNING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 3 WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 04°43'07" WEST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 3, 224.94 FEET; THENCE SOUTH 89°00'08" EAST, 157.55 FEET; THENCE SOUTH 00°00'00" WEST, 224.69 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID SECTION 3; THENCE NORTH 88°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.

ALL IN TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

CONTAINING 80.00 ACRES

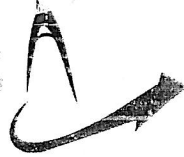


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Phone: (509) 674-7433 Fax: (509) 674-7419



PARCEL 1

THAT PORTION OF THE SOUTHWEST ¼ OF SECTION 3, LYING WEST OF THE YAKIMA RIVER; EXCEPT LANDS ACQUIRED BY THE STATE OF WASHINGTON IN JUDGMENT AND DECREE OF APPROPRIATION ENTERED IN KITTITAS COUNTY SUPERIOR COURT CAUSE NO. 16555. AND EXCEPT 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°43'07" WEST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 3, 224.94 FEET; THENCE SOUTH 89°00'08" EAST, 157.55 FEET; THENCE SOUTH 00°00'00" WEST, 224.69 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID SECTION 3; THENCE NORTH 88°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 EXCEPT THE SOUTH 25.56 FEET (WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER OF SAID SECTION 3). ALL SITUATED IN TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.



Western Washington Division

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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



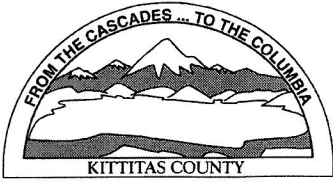
**EASEMENT DESCRIPTION
GARDINIER TO MELLERGAARD**

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE SECTION LINE BETWEEN SECTIONS 9 AND 10, REFERENCE BEARING NORTH 01°19'27" EAST ALONG SAID SECTION LINE, AND THE NORTH RIGHT-OF-WAY BOUNDARY LINE OF BROWN ROAD; THENCE SOUTH 89°27'55" WEST 25.31 FEET TO THE SOUTHEAST CORNER OF PARCEL B OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 20 OF SURVEYS AT PAGES 92 AND 93, UNDER AUDITOR'S FILE NUMBER 573634, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, SAID CORNER BEING A PIN AND CAP; THENCE NORTH 01°19'27" EAST 219.63 FEET ALONG THE EAST BOUNDARY LINE OF SAID PARCEL B TO THE NORTHEAST CORNER OF SAID PARCEL B, SAID CORNER BEING A PIN AND CAP, AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 87°30'31" WEST 40.01 FEET ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL B; THENCE NORTH 01°19'27" EAST 418.74 FEET ALONG A LINE RUNNING PARALLEL WITH AND 40.00 FEET PERPENDICULAR TO THE WEST BOUNDARY LINE OF TAX PARCEL NUMBER 17-18-09010-0009; THENCE NORTH 46°21'23" EAST 56.57 FEET, MORE OR LESS, TO SAID WEST BOUNDARY LINE; THENCE SOUTH 01°19'27" WEST 459.55 FEET ALONG SAID WEST BOUNDARY LINE, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

CONTAINING 0.40 ACRES





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

RECEIPT NO.: 00014789

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025213

Date: 7/26/2012

Applicant: MELLERGAARD, L.BRIAN ETUX

Type: cash # 14727

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00019	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00019	BLA MAJOR FM FEE	65.00
BL-12-00019	PUBLIC WORKS BLA	90.00
BL-12-00019	ENVIRONMENTAL HEALTH BLA	175.00
	Total:	555.00