

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:

Table with 2 columns: Fee Amount and Description. Rows include Kittitas County Community Development Services (KCCDS) \$225.00, Kittitas County Department of Public Works \$90.00, Kittitas County Fire Marshal \$65.00, Kittitas County Public Health Department Environmental Health \$175.00, and Total fees due for this application (One check made payable to KCCDS) \$555.00.

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): [Signature] DATE: 7/30/12 RECEIPT # 148210 RECEIVED JUL 30 2012 KITTITAS COUNTY CDS 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: VICTOR E & JENNIFER ANNE MONAHAN
Mailing Address: 1423 37TH AVE
City/State/ZIP: SAN FRANCISCO CA 94122
Day Time Phone: 509-674-9006 - VIC
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 E. SECOND ST
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: 509-674-7433
Email Address: DPNELSON@ENCOMPASSES.NET

4. **Street address of property:**

Address: NO SITUS ON ASSESSOR'S PROPERTY SUMMARY
City/State/ZIP: _____

5. **Legal description of property (attach additional sheets as necessary):**
LOT 2, LOT 3 & LOT 4 OF SURVEY BOOK 30, PAGE 138. A PORTION OF THE NE 1/4 OF SECTION 30, TOWNSHIP 20 N., RANGE 14 E.

6. **Property size:** LOT 2 - 41.37 AC., LOT 3 - 41.37 AC. AND LOT 4 - 41.37 AC. (acres)

7. **Land Use Information:** Zoning: FOREST & RANGE 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 _____)
20-14-30000-0006 (20292) 41.37 AC	40.12 ACRES
20-14-30000-0007 (20293) 41.37 AC	40.11 ACRES
20-14-30000-0008 (20294) 41.37 AC	43.88 ACRES
_____	_____
_____	_____
_____	_____

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 <u>Mike Moucha</u> (date) <u>7-5-12</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).

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: _____

Encompass
ENGINEERING & SURVEYING



Together with
Baima & Holmberg



**MONAHAN
BOUNDARY LINE ADJUSTMENT
PROJECT OVERVIEW**

OVERVIEW:

The purpose of this application is to boundary line adjust Assessor's Parcel Numbers 20-14-30000-0006 (20292), 20-14-30000-0007 (20293) & 20-14-30000-0008 (20294) into the configuration as shown on the record of survey map. The subject property is located within Forest and Range Zone of Kittitas County.

UTILITIES:

The parcels are currently individual septic tank and drain field and individual/shared wells.

TRANSPORTATION:

Access to county roads via a 60.00 ft. easement.

COMMENTS:

Attached is a copy of the record of survey for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS BOUNDARY LINE ADJUSTMENT APPLICATION.

Western Washington Division

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

Eastern Washington Division

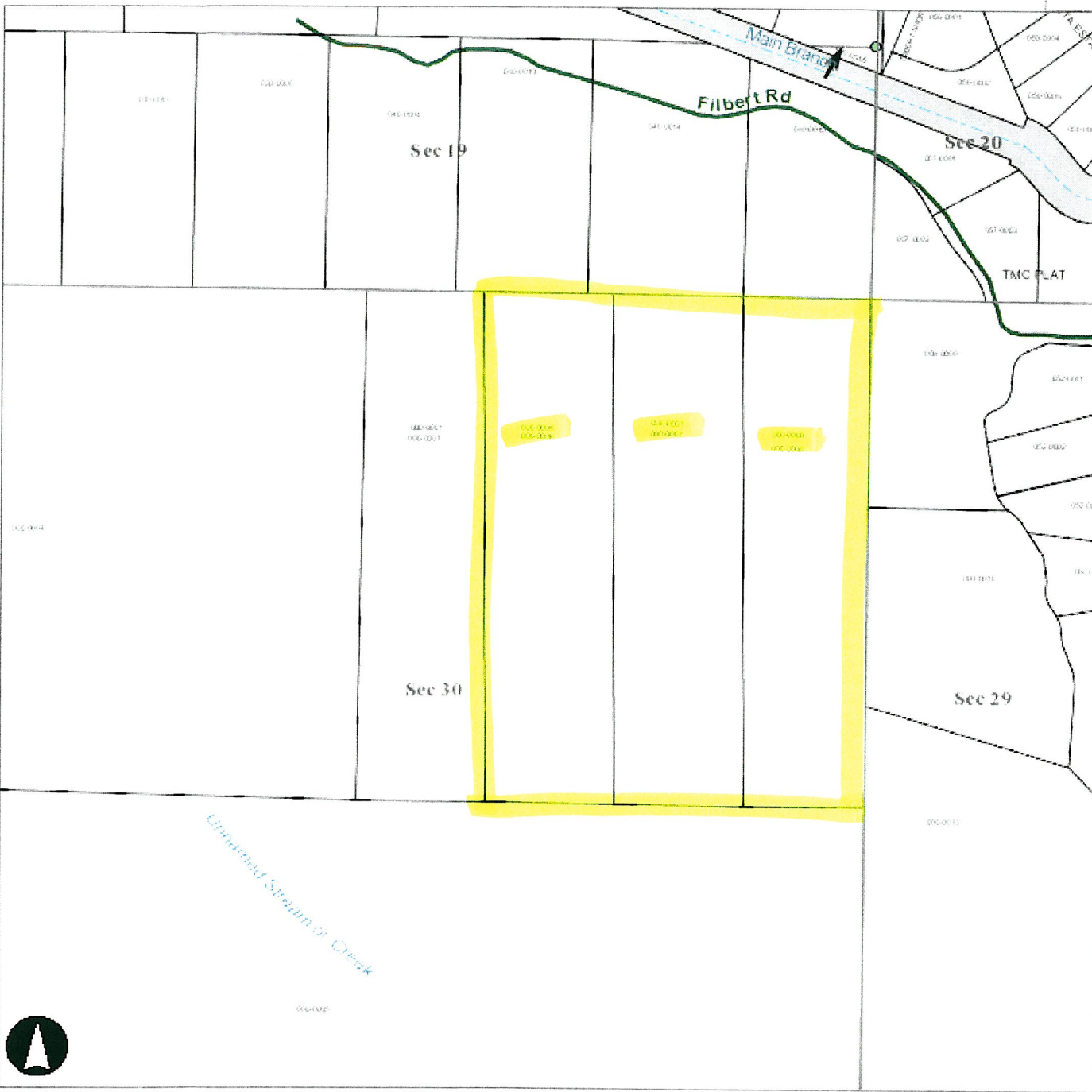
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

RECEIVED

JUL 8 6 2012

KITTITAS COUNTY
CDS

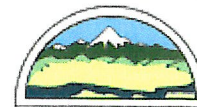
MONAHAN BLA

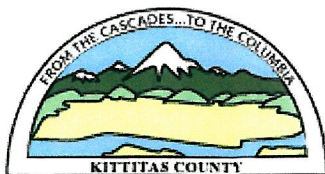


Map Center: Township:20 Range:14 Section:30

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.

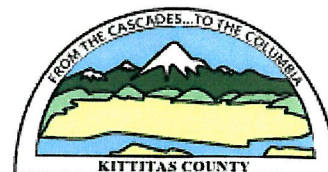




Marsha Weyand
Assessor

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: 20292
Map Number: 20-14-30000-0006
Situs:
Legal: 41.37 ACRES; CD 5957-1; SEC 30, TWP 20, RGE 14, NE1/4 (PARCEL 2, B30/P138)

Ownership Information

Current Owner: MONAHAN, VICTOR E. &
JENNIFER ANNE MONAHAN
Address: 1423 37TH AVE
City, State: SAN FRANCISCO CA
Zipcode: 94122

Assessment Data

Tax District: 4
Land Use/DOR Code: 88
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 41.37
Last Revaluation for Tax Year: 2011

Market Value

Land: 2,230
Imp: 0
Perm Crop: 0
Total: 2,230

Taxable Value

Land: 2,230
Imp: 0
Perm Crop: 0
Total: 2,230

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
05-01-1991	3195500	10	MONAHAN, G. L.	MONAHAN, VICTOR E. &	

Building Permits

NO ACTIVE PERMITS

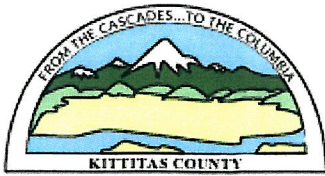
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	MONAHAN, VICTOR E. &	2,230	0	0	2,230	0	2,230	View Taxes
2011	MONAHAN, VICTOR E. &	2,280	0	0	2,280	0	2,280	View Taxes
2010	MONAHAN, VICTOR E. &	2,180	0	0	2,180	0	2,180	View Taxes
2009	MONAHAN, VICTOR E. &	2,180	0	0	2,180	0	2,180	View Taxes
2008	MONAHAN, VICTOR E. &	2,180	0	0	2,180	0	2,180	View Taxes
2007	MONAHAN, VICTOR E. &	2,180	0	0	2,180	0	2,180	View Taxes

Parcel Comments

Number **Comment**

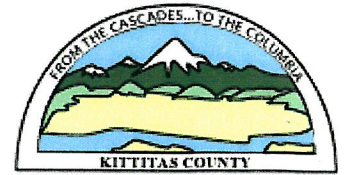
(1)CG-10/27/04: SEG 41.37@ FROM PARCEL 20-14-30000-0001,(+5.48@PER SURVEY), 04 FOR 05
SEG04



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: 20293
Map Number: 20-14-30000-0007
Situs:
Legal: ACRES 41.37; CD 5957-2; SEC 30, TWP 20, RGE 14 NE1/4 (PARCEL 3, B30/P138)

Ownership Information

Current Owner: MONAHAN, VICTOR E. & JENNIFER ANNE MONAHAN
Address: 1423 37TH AVE
City, State: SAN FRANCISCO CA
Zipcode: 94122

Assessment Data

Tax District: 4
Land Use/DOR Code: 88
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 41.37
Last Revaluation for Tax Year: 2011

Market Value

Land: 2,090
Imp: 0
Perm Crop: 0
Total: 2,090

Taxable Value

Land: 2,090
Imp: 0
Perm Crop: 0
Total: 2,090

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
05-01-1991	3195500	10	MONAHAN, G. L.	MONAHAN, VICTOR E. &	

Building Permits

NO ACTIVE PERMITS

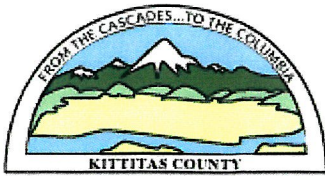
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	MONAHAN, VICTOR E. &	2,090	0	0	2,090	0	2,090	View Taxes
2011	MONAHAN, VICTOR E. &	2,130	0	0	2,130	0	2,130	View Taxes
2010	MONAHAN, VICTOR E. &	2,040	0	0	2,040	0	2,040	View Taxes
2009	MONAHAN, VICTOR E. &	2,040	0	0	2,040	0	2,040	View Taxes
2008	MONAHAN, VICTOR E. &	2,040	0	0	2,040	0	2,040	View Taxes
2007	MONAHAN, VICTOR E. &	2,040	0	0	2,040	0	2,040	View Taxes

Parcel Comments

Number **Comment**

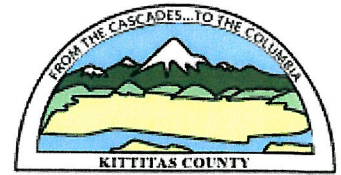
(1)CG-10/27/04: SEG 41.37@ FROM PARCEL 20-14-30000-0001,(+5.48@PER SURVEY), 04 FOR 05
SEG04



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: 20294
Map Number: 20-14-30000-0008
Situs:
Legal: ACRES 41.37; CD 5957-3; SEC 30, TWP 20, RGE 14, NE1/4 (PARCEL 4, B30/P138)

Ownership Information

Current Owner: MONAHAN, VICTOR E. &
 JENNIFER ANNE MONAHAN
Address: 1423 37TH AVE
City, State: SAN FRANCISCO CA
Zipcode: 94122

Assessment Data

Tax District: 4
Land Use/DOR Code: 88
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 41.37
Last Revaluation for Tax Year: 2011

Market Value

Land: 3,030
Imp: 0
Perm Crop: 0
Total: 3,030

Taxable Value

Land: 3,030
Imp: 0
Perm Crop: 0
Total: 3,030

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
05-01-1991	3195500	10	MONAHAN, G. L.	MONAHAN, VICTOR E. &	

Building Permits

NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	MONAHAN, VICTOR E. &	3,030	0	0	3,030	0	3,030	View Taxes
2011	MONAHAN, VICTOR E. &	3,100	0	0	3,100	0	3,100	View Taxes
2010	MONAHAN, VICTOR E. &	2,970	0	0	2,970	0	2,970	View Taxes
2009	MONAHAN, VICTOR E. &	2,970	0	0	2,970	0	2,970	View Taxes
2008	MONAHAN, VICTOR E. &	2,970	0	0	2,970	0	2,970	View Taxes
2007	MONAHAN, VICTOR E. &	2,970	0	0	2,970	0	2,970	View Taxes

Parcel Comments

Number **Comment**

(1)CG-10/27/04: SEG 41.37@ FROM PARCEL 20-14-30000-0001,(+5.48@PER SURVEY), 04 FOR 05
SEG04

FORTERRA
615 SECOND AVENUE, SUITE 600
SEATTLE, WA 98104
(206) 292-5907

HOMESTREET BANK
19-8442/3250

CHECK ARMOR
FRAUD PROTECTION

17143

CHECK DATE CHECK NO.
6/28/2012 17143

CHECK AMOUNT

PAY ****Five hundred fifty five and 00/100 Dollars****

**** 555.00**

TO THE
ORDER
OF

KITTITAS COUNTY COMMUNITY DEVELOPMENT
SERVICES
411 N RUBY ST
SUITE 2
ELLENSBURG, WA 98926

Second Signature Required Over \$15000
VOID AFTER 90 DAYS



MP

MP

AUTHORIZED SIGNATURE

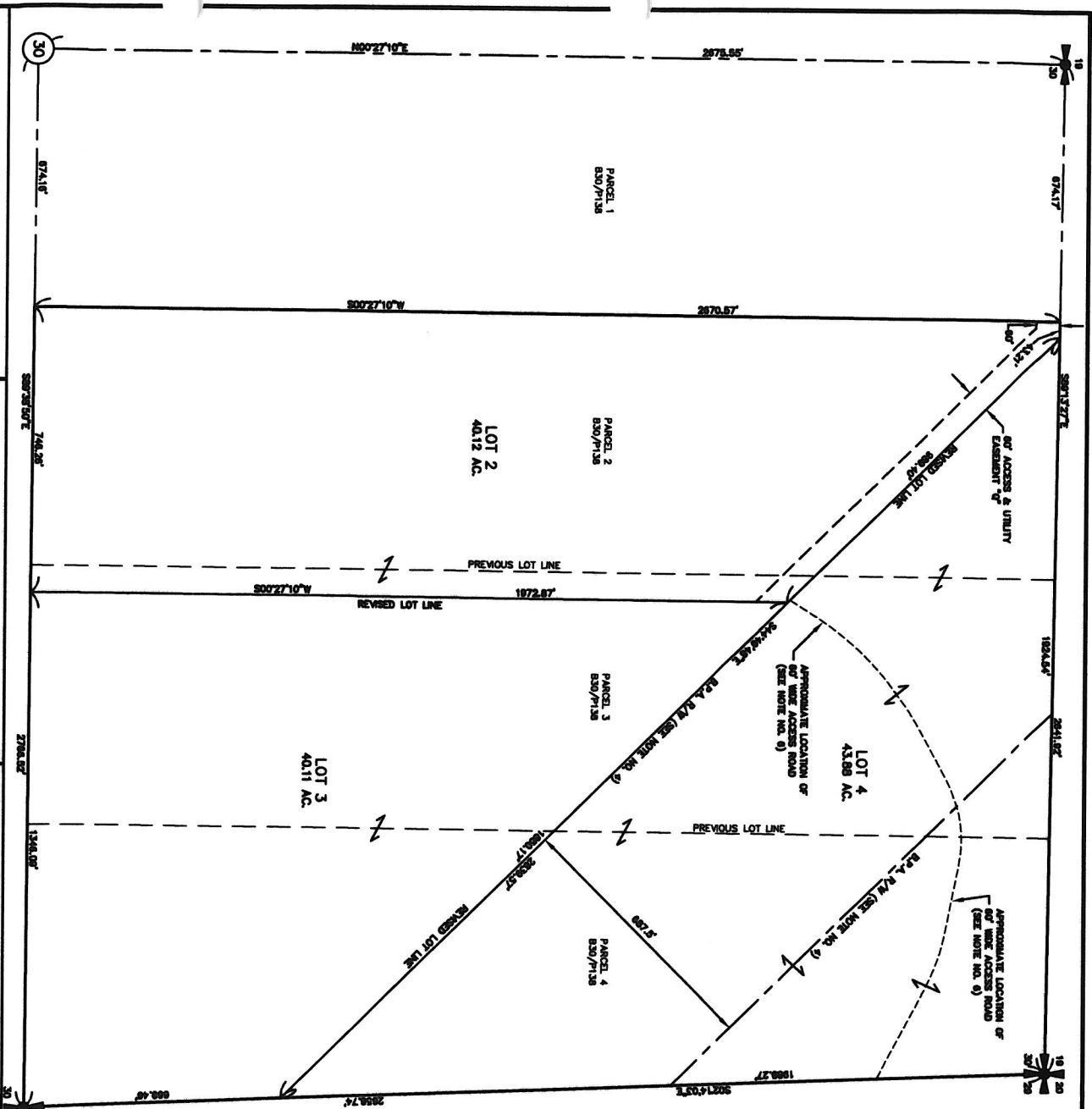
⑈017143⑈ ⑆325084426⑆ 0130005069⑈

RECEIVED
JUL 30 2012
KITTITAS COUNTY
CDS

RECEIVED

JUL 3 6 2012
 KITITAS COUNTY
 CDS

RECORD OF SURVEY
 A PORTION OF THE NORTHEAST QUARTER,
 SECTION 30, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON



NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE AGAINST PARCELS 1, 2, 3 & 4 OF THAT CERTAIN SURVEY REFERENCED HEREIN AS BEING THE SURVEY OF KITITAS COUNTY, WASHINGTON, AS SHOWN ON PVA DRAWING 150057 DTA SHEET OF 07' 12", DATED JUNE 23, 1984.
2. THE BASIS OF BEARING IS THE SAME AS THE SURVEY REFERENCED IN BOOK 30 OF SURVEYS, PAGE 158, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
3. ACCESS TO THE SUBJECT PROPERTY IS VIA A TYPICAL USE EASEMENT AND EASEMENT RIGHTS ARE SHOWN RECORDED IN BOOK 41, PAGE 118, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
4. THE BOUNDARY POWER EASEMENT AS SHOWN IS BASED ON CALCULATED BEAS AS SHOWN ON PVA DRAWING 150057 DTA SHEET OF 07' 12", DATED JUNE 23, 1984.
5. THE BASIS OF BEARING IS THE SAME AS THE SURVEY REFERENCED IN BOOK 30 OF SURVEYS, PAGE 158, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
6. ACCESS TO THE SUBJECT PROPERTY IS VIA A TYPICAL USE EASEMENT AND EASEMENT RIGHTS ARE SHOWN RECORDED IN BOOK 41, PAGE 118, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

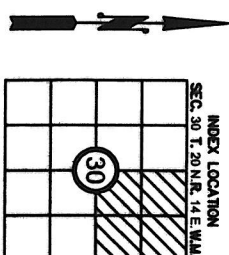
EXISTING LEGAL DESCRIPTION:

LOTS 2, 3 & 4 OF THAT CERTAIN SURVEY REFERENCED SEPTEMBER 13, 2004 IN BOOK 30 OF SURVEYS, PAGE 158, RECORDS OF KITITAS COUNTY, WASHINGTON, AS SHOWN ON PVA DRAWING 150057 DTA SHEET OF 07' 12", DATED JUNE 23, 1984, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.



LEGEND

- SECTION CORNER
- QUARTER CORNER
- CENTER OF SECTION



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS DAY OF 2012 AT THE REQUEST OF DAVID P. NIELSON SURVEYOR'S NAME
 DAVID P. NIELSON 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 RECORDING ACT AT THE REQUEST OF ME OR MY CLIENT
 DAVID P. NIELSON CERTIFICATE NO. 18092

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Co. Elm, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR VDC MOKALAIAN
 A PORTION OF THE NORTHEAST QUARTER,
 SECTION 30, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON

DATE	07/2012	JOB NO.	12057
DRN BY	G. WEISER	SHEET	1 OF 1
CHKD BY	D. NELSON	SCALE	1"=200'

Letter of Transmittal

Encompass
ENGINEERING & SURVEYING



Together with
Baima & Holmberg

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

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



To: **KITTITAS COUNTY CDS**
ELLENSBURG WA

Date: **7-5-12**

Job No. **12057**

Attn:

Re: **MONAHAN BLA**

WE ARE SENDING YOU

Attached Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
1			COPY OF SURVEY (SURVEY WILL BE RECORDED AFTER PRELIM. APPROVAL)
1			APPLICATION
1			OVERVIEW LETTER
1			ASSESSOR MAP SHOWING EXISTING LINES
1		3	PROPERTY SUMMARIES FROM ASSESSOR'S OFFICE
1			COUNTY SUBMITTAL FEE

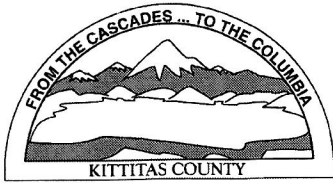
THESE ARE TRANSMITTED as checked below:

- For approval
- Approved as submitted
- Resubmit ____ copies for approval
- For signature
- For your use
- Approved as noted
- Submit ____ copies for distribution
- As requested
- Returned for corrections
- Return ____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____
- PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature: *Gregg Jensen* Title: ENGR. & SURV. TECH.

Copy to: File



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

RECEIPT NO.: 00014826

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025832

Date: 7/30/2012

Applicant: MONAHAN, VICTOR E. &

Type: check # 17143

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00021	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00021	BLA MAJOR FM FEE	65.00
BL-12-00021	PUBLIC WORKS BLA	90.00
BL-12-00021	ENVIRONMENTAL HEALTH BLA	175.00
	Total:	555.00