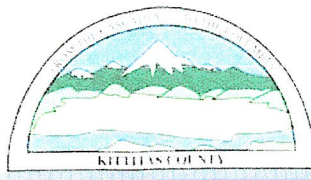


BL-12-00022



# 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.

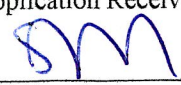
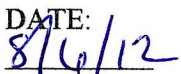
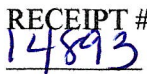
### APPLICATION FEES:

- \$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: 	RECEIPT # 	<div style="border: 2px solid black; padding: 5px;"> <p style="font-size: 1.5em; margin: 0;">RECEIVED</p> <p style="margin: 0;">AUG 03 2012</p> <p style="margin: 0;">KITTITAS COUNTY</p> <p style="font-size: 0.8em; margin: 0;">DATE STAMP IN BOX</p> </div>
---	--	--	--

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: David Brenden  
Mailing Address: 1161 Hanson 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: Chad Bala Terra Design Group  
Mailing Address: PO Box 686  
City/State/ZIP: Cle Elum WA 98922  
Day Time Phone: 509-607-0617  
Email Address: bala.ce@gmail.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: 7777 Fourth Parallel Road  
City/State/ZIP: Ellensburg WA 98926

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

See current survey attached See also new legal description attached

**6. Property size:** 14.39 acres - (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)  
 17-20-33040-0011 (14.39 acres)  
 -17-20-33040-0009 (3.27 acres)

New Acreage  
 (Survey Vol. \_\_, Pg. \_\_ )  
 Est. 14.32  
 Est. 3.34 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 Chad B. Sel... (date) 6-4-12

X Carol Oshede (date) 8/2/12

**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: \_\_\_\_\_





Narrative:

In 2007 this property (Orig. Parcel 17-20-33040-0008) was approved for a two lot Exempt Segregation. As part of this process a survey was developed creating the two parcels (P# 680633 + 953116) as they exist today (Recording # 200707260026). This survey identified a property line encroachment that travels through the adjacent neighbors property, specifically the existing house. (see map B) During this process County Staff (Joanna Valencia) required that this encroachment be rectified.

Now that both landowners have come to an agreement, with regards to the property line dispute, this boundary lot line adjustment application submittal is satisfying the requirement by Joanna Valencia.

If you have any questions please do not hesitate to call me at 607-0617

Best Regards

Chad Baker Terra Design Group,

Map A. ORIGINAL PARCEL  
CONFIGURATION

Survey: Recording # 200707260026

2  
14.59 AC

Tax ID # 17-20-33040-0011  
(14.39 acres)

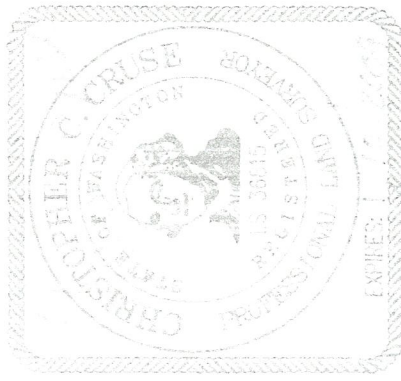
AUDITOR'S CERTIFICATE

Filed for record this 26TH day of JULY  
2007, at \_\_\_\_\_, in \_\_\_\_\_  
County, State of \_\_\_\_\_, at \_\_\_\_\_  
of the request of \_\_\_\_\_ & Associates,  
\_\_\_\_\_

SEAL OF DAVID BRENDEN, Auditor  
KITITAS COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

This map content, represents a survey made by  
me or under my direction in accordance with  
the requirements of the Survey Recording Act of  
the request of DAVID BRENDEN in June of 2007.



CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815

RECEIVED

AUG 06 2011

KITTITAS CO  
CDS

Tax ID #

17-20-33040-0009  
(3.27 acres)

					X

CRUSE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
BRENDEN PROPERTY



Map B.

New Configuration  
Due to Encroachment  
Issue.

Tax ID # 17-20-33040-0011

New Acreage: 14.32 acres

RECEIVED  
AUG 06 2012  
KITITAS COUNTY  
CDS

New Property Line.

Tax ID # 17-20-33040-0000a  
New Encroachment  
New 3.24 acres

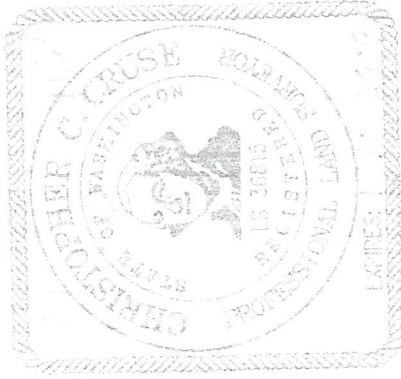
Encroachment  
Line.

SURVEYORS CERTIFICATE

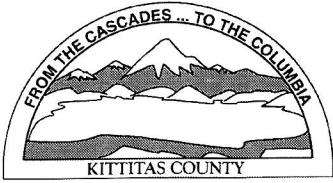
This map is a true and correct copy of the original map as shown in the office of the Surveyors & Associates, Inc., 217 East Fourth Street, Ellensburg, WA 98926, as shown in Book 34 of Surveys of Kittitas County, Washington, page 12.

SURVEYORS 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 Washington, as amended by the Act of JUNE 6, 2007.



CRUSE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
BRENDEN PROPERTY



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

**RECEIPT NO.:** 00014893

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 025865

**Date:** 8/6/2012

**Applicant:** BRENDEN, DAVID V ETUX

**Type:** check # 10856

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00022	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00022	BLA MAJOR FM FEE	65.00
BL-12-00022	PUBLIC WORKS BLA	90.00
BL-12-00022	ENVIRONMENTAL HEALTH BLA	175.00
	Total:	555.00