

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: 8/23/12 RECEIPT # 15025

RECEIVED

AUG 23 2012

KITTITAS COUNTY
DATE STAMP IN BOX
CDS

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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: Don Jones / Tom Sporar
Mailing Address: 461 Heron Dr / PO Box 631
City/State/ZIP: Cle Elum WA 98922 / Spanaway WA 98387
Day Time Phone: 509-674-5291 / 253-678-5057
Email Address: djandjj@cablespeed.com / tom@trsporar.com

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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: _____
City/State/ZIP: _____

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

See attached map

6. Property size: _____ (acres)

7. Land Use Information: Zoning: _____ Comp Plan Land Use Designation: _____

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)

New Acreage
(Survey Vol. ____, Pg ____)

#140634 .57 acre

Same

#310634 .55 acre

Same

APPLICANT IS: OWNERS 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 Donald W Jones (date) _____
X [Signature] (date) 8/14/12

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: _____

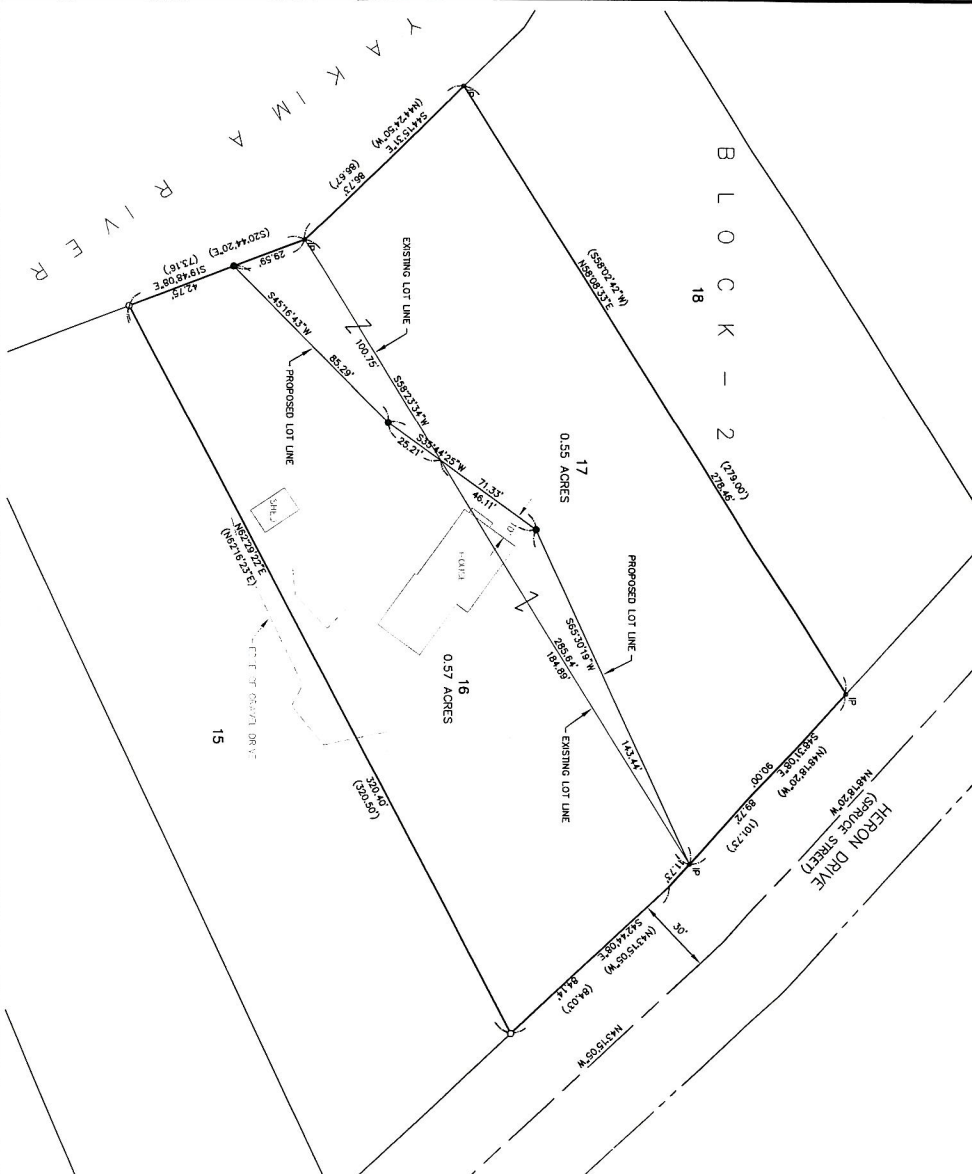
Final Approval Date: _____

By: _____

BL-12-00023

RECEIVED
AUG 23 2012
KITITITAS COUNTY
CDS

RECORD OF SURVEY
LOTS 16 AND 17, BLOCK 2, ELK MEADOWS
LOCATED IN THE SE 1/4 OF SECTION 22,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITITAS COUNTY, WASHINGTON



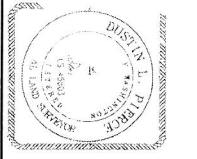
- NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE EXTERIOR BOUNDARY LINES FOR LOTS 16 AND 17, BLOCK 2, ELK MEADOWS, AS SHOWN HEREON.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 560 TOTAL STATION. THE CONTROLLING POINTS USED IN THIS SURVEY WERE CHECKED FROM A CLOSED FIELD TRIANGLE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
 - BOOK 3 OF PLATS, PAGES 67-71, APR. 2001/04
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.
- EXISTING LEGAL DESCRIPTION:
LOT 16
LOT 17

LOT 16, BLOCK 2, ELK MEADOWS, AS PER PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, BOOK 3 OF PLATS, PAGES 67, 68, 69, 70, AND 71, APRIL 2001/04, EXCEPT ANY PORTION OF SAID LOT WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF THE YAMANNA RIVER.

LOT 17, BLOCK 2, ELK MEADOWS, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGES 67, 68, 69, 70, AND 71, APRIL 2001/04, EXCEPT ANY PORTION OF SAID LOT WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF THE YAMANNA RIVER.

LEGEND

- FOUND IRON ROD & CAP, I.S. 11715
- P FOUND IRON PIPE
- SET 5/8" IRON ROD & CAP, I.S. 45503
- () RECORD INFORMATION



INDEX LOCATION

SEC 22 T. 20 N.R. 14 E. W.M.

22

RECORDERS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____ DATE _____

IN BOOK _____ AT PAGE _____ AT THE REQUEST OF _____ DATE _____

SURVEYOR'S NAME: DUSTIN L. PIERCE
Deputy County Auditor

SURVEYOR'S CERTIFICATE

I, _____ SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____ DATE _____

DUSTIN L. PIERCE
CERTIFICATE NO. 45503

165 NW Jasper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0330 • Fax: (425) 391-1035
108 East 3rd Street • Cedar Bluff, WA 98022 • Phone: (360) 671-7131 • Fax: (360) 671-7119

Western Washington Division
Eastern Washington Division

BOUNDARY LINE ADJUSTMENT

PREPARED FOR
JOYCE JONES
A PORTION OF SECTION 22
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON

DRAWN BY	DATE	JOB NO.
D. PIERCE	7/20/12	12008
CHECKED BY	SCALE	SHEET
G. WEISER	1"=30'	1 OF 1

Donald and Joyce Jones
Parcel #140634
Map # 20-14-22052-0216



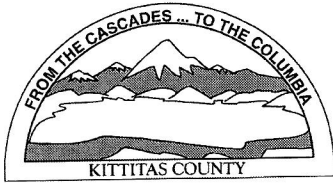
Tom and Jan Sporar
Parcel # 310634
Map # 20-14-22052-0217

IN DECEMBER 1979, TW

~~In June, 1980~~, Tom and Jan Sporar purchased their property on Heron Drive in Elk Meadows. Don and Joyce Jones ~~also~~ purchased their property on Heron Drive in Elk Meadows in June, 1980. In the fall of 2011, it was discovered that the house that Don and Joyce Jones live in, that was built in the 1960's, is partially over the property line onto the property of Tom and Jan Sporar. Encompass Engineering and Surveying was hired to survey the property, reset the property lines and put in new corner posts for the adjusted boundary line. This was completed and their map is attached. It has been done so that the square footage for each of the properties stays the same. Both properties have water and are served by Kittitas County Water District #5 and each have a county approved septic system.

Joyce Jones

Heron
THOMAS R. SPORAR



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

RECEIPT NO.: 00015028

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 014453

Date: 8/23/2012

Applicant: DON JONES

Type: check # 12074

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00023	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00023	BLA MAJOR FM FEE	65.00
BL-12-00023	PUBLIC WORKS BLA	90.00
BL-12-00023	ENVIRONMENTAL HEALTH BLA	175.00
	Total:	555.00