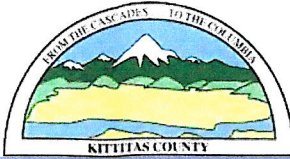


BL-12-00024



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

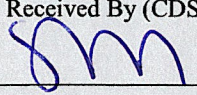
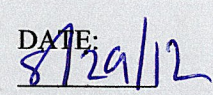
Note: a separate application must be filed for each boundary line adjustment request.

- 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; width: fit-content; margin: 0 auto;"> <p style="font-size: 1.2em; margin: 0;">RECEIVED</p> <p style="margin: 0;">AUG 29 2012</p> <p style="margin: 0;">KITTITAS COUNTY CDS</p> <p style="font-size: 0.8em; margin: 0;">DATE STAMP IN BOX</p> </div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-30-2012

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: Scott Panattoni
Mailing Address: 4730 Umptanum Rd
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-2145
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: 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: 4730 Umptanum Rd
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**
Lot 1 of SP-93-15 and Lots 2A and 2B of SP-08-29

6. **Property size:** 14.24 _____ (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 ____)
17-18-22050-0001 4.61 Ac	3.00 Ac
17-18-22051-0001 3.00 Ac	3.00 Ac
17-18-22051-0002 6.63 Ac	8.24 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:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Chris Cruise (date) 8/28/2012 X J. Scott Knutson (date) 8-28-12

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: _____

020-0001 0.30
395
396
60

16

020-0002
3.11

400
400

Umptanum Rd

429.63

050-0001
4.61

LOT 1

RECEIVED SHORT BY AD 10/15

051-0001
3.00

LOT 2A

051-0002
6.63

LOT 2B

BIG JOHN SHORT PLAT 08-29

Riverbottom Rd
2632.97

Existing

575.39

010-0006
4.42

334
575
334

010-0007
19.28

010-0008
1.01

190

2.10

1467.14

753.06





Revised
Descriptions

PROFESSIONAL LAND SURVEYORS

PANATTONI BLA DESCRIPTIONS
8/28/12

Revised Lot 1

The North 325.52 feet, perpendicular measure, of Lot 1, BEGALKA SHORT PLAT (Kittitas County Short Plat No. SP-93-15), as per short plat thereof recorded in Book D of Short Plats, pages 66-68, under Auditor's File No. 563333, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of Section 22, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Revised Lot 2A

Lot 1, BEGALKA SHORT PLAT (Kittitas County Short Plat No. SP-93-15), as per short plat thereof recorded in Book D of Short Plats, pages 66-68, under Auditor's File No. 563333, records of Kittitas County, State of Washington; EXCEPT the North 325.52 feet, perpendicular measure, thereof;

AND

That portion of Lot 2A, BIG JOHN SHORT PLAT (Kittitas County Short Plat No. SP-08-29), as per short plat thereof recorded in Book K of Short Plats, pages 55-56, under Auditor's File No. 200903090057, records of Kittitas County, State of Washington, which lies north of the following described line: Beginning at the southwest corner of said Lot 2A, thence N 01°28'33" W, along the west boundary of said Lot 2A, 69.18 feet to the true point of beginning of said described line; thence N 72°07'26" E, 419.52 feet to the east boundary of said Lot 2A and the end of said described line.

Revised Lot 2B

Lots 2A and 2B, BIG JOHN SHORT PLAT (Kittitas County Short Plat No. SP-08-29), as per short plat thereof recorded in Book K of Short Plats, pages 55-56, under Auditor's File No. 200903090057, records of Kittitas County, State of Washington; EXCEPT that portion of said Lot 2A which lies north of the following described line: Beginning at the southwest corner of said Lot 2A, thence N 01°28'33" W, along the west boundary of said Lot 2A, 69.18 feet to the true point of beginning of said described line; thence N 72°07'26" E, 419.52 feet to the east boundary of said Lot 2A and the end of said described line.



RIVERBOTTOM ROAD

N90°00'00"E
429.63'

REVISED LOT 1
3.00 acres

SP-93-15

325.63'

325.52'

329.04'
430.79'

S01°28'33"E

732.39'

UNPLANNED ROAD

406.76'

S01°28'33"E

537.28'

468.10'

PROPOSED BOUNDARY
N90°00'00"W 373.27'

EXISTING PROPERTY BOUNDARY

REVISED LOT 2A
3.00 acres

PROPOSED BOUNDARY
N72°07'26"E 419.52'

EXISTING PROPERTY BOUNDARY

SP-08-29

REVISED LOT 2B
8.24 acres

Well

Existing House



S89°32'05"W 753.05'

No Improvements
on Lots 1 and 2A

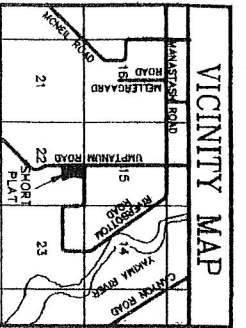
S25°27'44"E 297.93'
238.49'

N35°39'55"W
369.37'

101.76'
N161°27'32"W 97.75'
75.25'
N11°21'20"W 171.67'

59.43'

VICINITY MAP
 BEGAJKA SHORT PIAT
 PART OF THE NE 1/4 OF SECTION 22, T. 17 N., R. 18 E., W.M.
 KITITAS COUNTY, WASHINGTON



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 15th DAY OF
 A.D. 1993

DIRECTOR DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL 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. PROSPECTIVE PURCHASERS OF LOTS ARE URGED
 TO MAKE INQUIRIES AT THE COUNTY HEALTH
 DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK
 PERMITS FOR LOTS.

DATED THIS 12th DAY OF September A.D. 1993

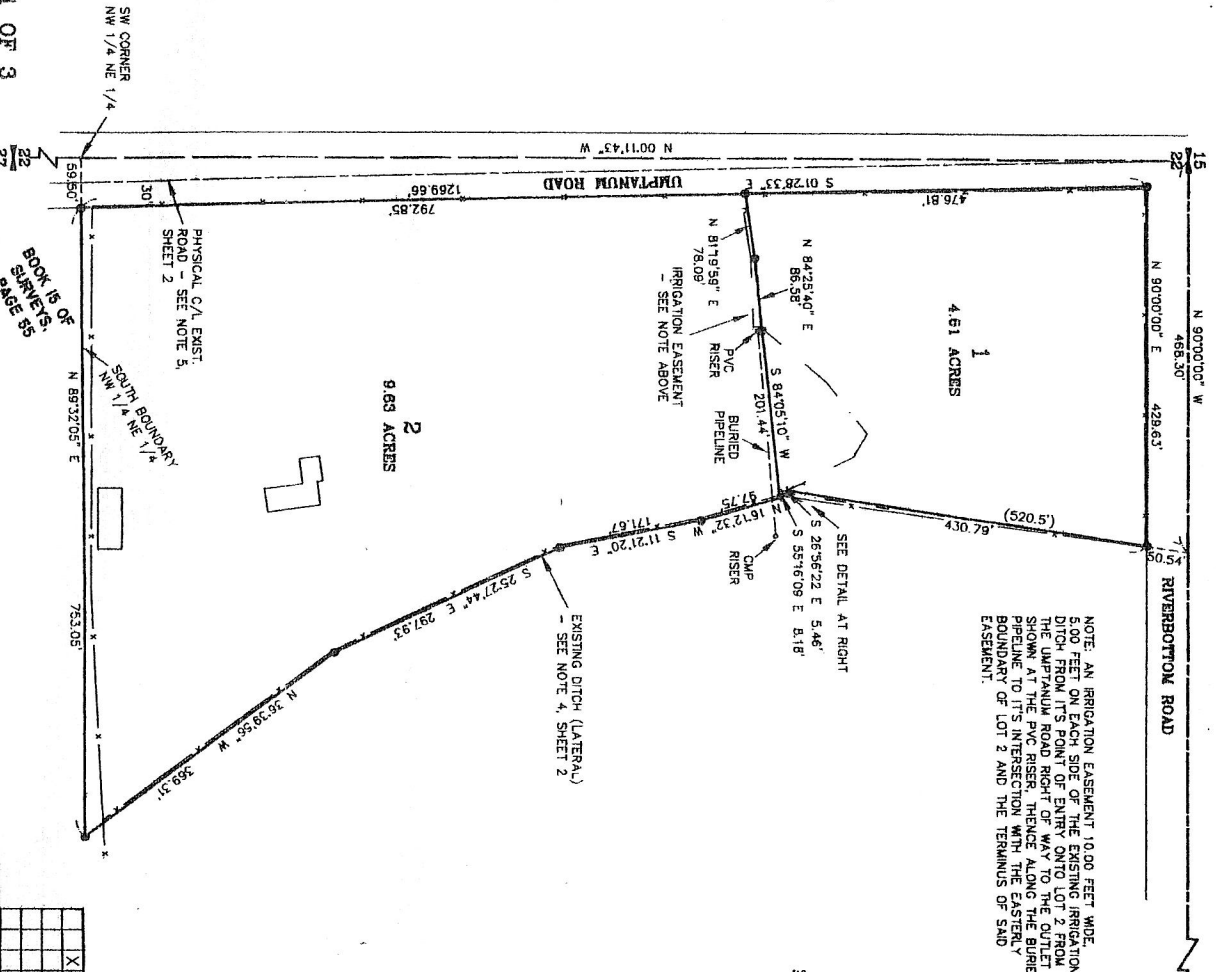
KITITAS COUNTY PLANNING DIRECTOR
 CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE BEGAJKA SHORT PIAT
 HAS BEEN EXAMINED BY ME AND FIND THAT IT
 CONFORMS TO THE COMPREHENSIVE PLAN OF THE
 KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 12th DAY OF Sept. A.D. 1993

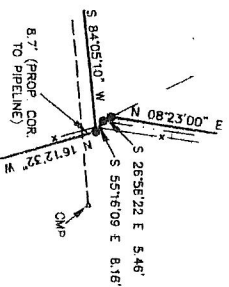
KITITAS COUNTY TREASURER
 CERTIFICATE OF KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
 ARE PAID FOR THE PRECEDING YEARS AND FOR THIS
 YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 17-18-2210-0008
 DATED THIS 14th DAY OF Sept. A.D. 1993

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: ELMER BEGAJKA
 ADDRESS: RT. 6, BOX 1960
 ELLENBURG, WA 99226
 PHONE: (509) 925-2201
 EXISTING ZONE: AC-20
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 WIDTH AND TYPE OF ACCESS: 80' COUNTY ROADS
 NO. OF SHORT-PLATED LOTS: TWO (2)
 SCALE: 1" = 100'
 SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

SHEET 1 OF 3

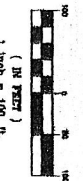


NOTE: AN IRRIGATION EASEMENT 10.00 FEET WIDE,
 5.00 FEET ON EACH SIDE OF THE EXISTING IRRIGATION
 DITCH FROM ITS POINT OF ENTRY ON TO LOT 2 FROM
 THE POINT OF ENTRY OF SAID DITCH ON THE OTHER
 SHORE AT THE POINT WHERE THE BURIED
 PIPELINE TO LOT 2 INTERSECTS WITH THE EASTERN
 BOUNDARY OF LOT 2 AND THE TERMINUS OF SAID
 EASEMENT.



DETAIL
 NOT TO SCALE

- LEGEND
- SET PIN & CAP
 - FOUND PIN & CAP
 - FENCE
 - DITCH (LATERAL)



AUDITOR'S CERTIFICATE

Filed for record this 14th day of September
 1993, at 12:22 P.M. in Book D of Short Plat
 of page(s) 16 at the request of Cruse & Neilson.

BENEVOLENT WITNESSES by S. Elmer Bejalka
 KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

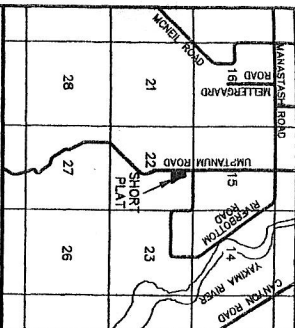
This map correctly represents a survey made by
 the undersigned in conformity with
 the requirements of the Survey Recording Act
 of the request of ELMER BEGAJKA
 in _____ A.D. of 1993.

CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 SEPTEMBER 13, 1993



CRUSE & NELSON
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 99226
 P.O. Box 959
 (509) 925-4747
 BEGAJKA SHORT PIAT

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 23 DAY OF
November A.D., 2008

REGISTERED PROFESSIONAL ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS
 MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS AS
 TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT
 NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT
 PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED
 TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT
 ABOUT ISSUANCE OF ON SITE SEWAGE DISPOSAL PERMITS
 FOR LOTS.

DATED THIS 23 DAY OF November A.D., 2008
 KITTITAS COUNTY HEALTH OFFICER

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

DATED THIS 23 DAY OF December A.D., 2008

KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
 DUE ON THE ABOVE DESCRIBED PROPERTY TO BE FILED.
 KITTITAS COUNTY TREASURER

KITTITAS COUNTY TREASURER

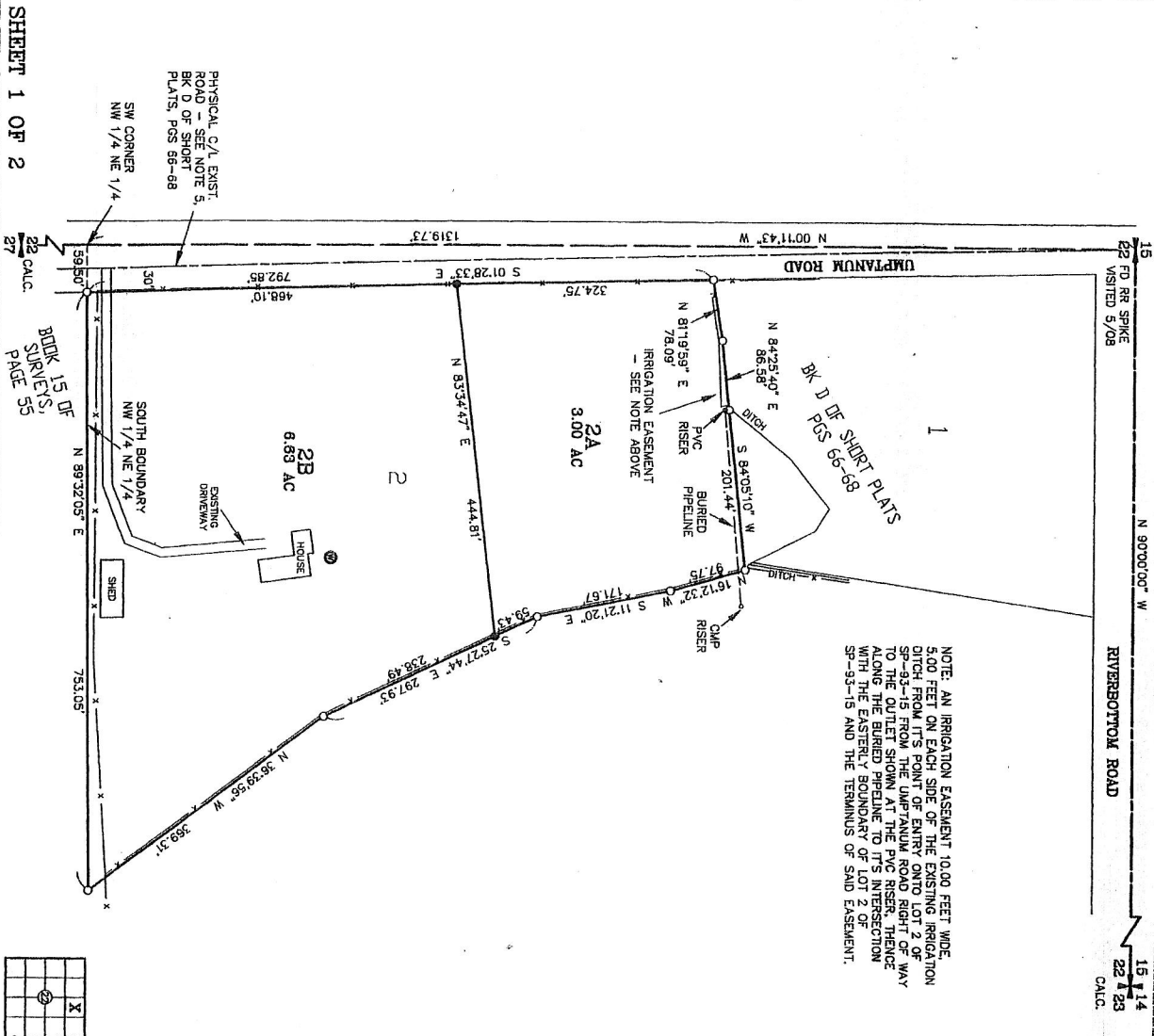
NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: JOHN SCOTT PANATTONI
 ADDRESS: 4739 UMPFANUM ROAD
 ELEMENSBURG, VA 88926
 PHONE: (509) 962-2415
 EXISTING ZONE: AG-20
 EXISTING WATER, SEWER, AND IRRIGATION SYSTEMS:
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WORTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATED LOTS: TWO (2)
 SCALE: 1" = 100'

SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

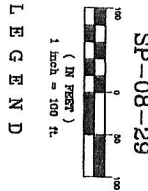
BIG JOHN SHORT PLAT
 PART OF SECTION 22, T. 17 N., R. 18 E., W.M.
 KITTITAS COUNTY, WASHINGTON

02/09/2008 03:12:22 PM V. K. P.: 58 200803090027
 SHEET 1 OF 2
 DATE: 02/09/2008
 TIME: 03:12:22 PM
 USER: V.K.P.
 PROJECT: BIG JOHN SHORT PLAT

15 22 RD RR SPKES VISITED 5/08
 N 90°00'00" W
 RIVERBOTTOM ROAD
 15 14
 22 23
 CALC.



NOTE: AN IRRIGATION EASEMENT 10.00 FEET WIDE,
 5.00 FEET ON EACH SIDE OF THE EXISTING IRRIGATION
 DITCH FROM ITS POINT OF ENTRY ONTO LOT 2 OF
 SP-93-15 FROM THE UMPFANUM ROAD RIGHT OF WAY
 TO THE OUTLET SHOWN AT THE PVC RISER, THENCE
 ALONG THE BURIED PIPELINE TO ITS INTERSECTION
 WITH THE EASTERLY BOUNDARY OF LOT 2 OF
 SP-93-18 AND THE TERMINUS OF SAID EASEMENT.



LEGEND
 (IN FEET)
 1 inch = 100 ft

ORIGINAL PARCEL DESCRIPTION
 LOT 2, BEGALKA SHORT PLAT, KITTITAS COUNTY,
 WASHINGTON, AS RECORDED SEPTEMBER
 15, 1953, UNDER KITTITAS COUNTY RECORDS
 NO. 581333 BEING A PORTION OF THE NORTHEAST
 QUARTER OF SECTION 22, TOWNSHIP 17 NORTH,
 RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS,
 STATE OF WASHINGTON, AS RECORDED IN BOOK D
 OF SHORT PLATS, PAGES 68 THROUGH 69, RECORDS
 OF SAID COUNTY.

AUDITOR'S CERTIFICATE

Filed for record this 23 day of March
 2008 at 2:12 P.M., in Book K of Short Plats
 at page(s) 51 at the request of Cruse & Associates.
 RECEIVING NO. 200803090027

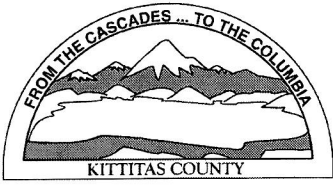
GERALD V. PETTIT by _____
 KITTITAS COUNTY AUDITOR
 SUPERVISOR'S CERTIFICATE
 This map correctly represents a survey
 or under my direction in conformity
 requirements of the Survey Record
 request of SCOTT PANATTONI in _____

DATE 11/14/2008
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 35815



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 ELEMENSBURG, VA 88926
 P.O. Box 959
 (509) 962-8242
 BIG JOHN SHORT PLAT

155



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

RECEIPT NO.: 00015091

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 009890

Date: 8/29/2012

Applicant: SCOTT PANATTONI

Type: check # 5127

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00024	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00024	BLA MAJOR FM FEE	65.00
BL-12-00024	PUBLIC WORKS BLA	90.00
BL-12-00024	ENVIRONMENTAL HEALTH BLA	175.00
	Total:	555.00