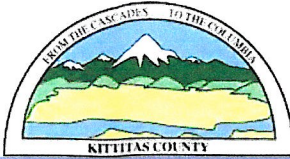


BL-12-00024



# 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
<b>\$555.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

### FOR STAFF USE ONLY

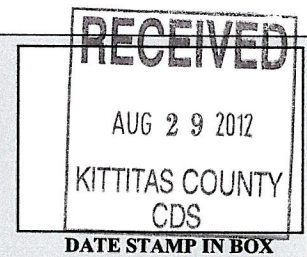
Application Received By (CDS Staff Signature):

*sm*

DATE:

*8/29/12*

RECEIPT #



**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

J6

020-0002  
3.11

400  
400

Umptanum Rd

429.63

050-0001  
4.61

LOT 1

RETRACTED SHORT PLAT 08-29

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

010-0007  
19.28

190

010-0008  
1.01

2.30

334

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



No Improvements  
on Lots 1 and 2A

S89°32'05"W 753.05'

N35°39'55"W  
569.37'

S25°27'44"E 297.93'  
238.49'

S6°43'

96.42'  
171.67'

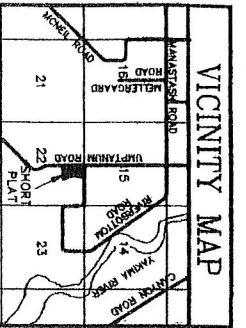
75.25'

N11°21'20"W 111.21'  
N16°12'35"W 97.75'

101.76'

S08°23'00"W

**BEGAIKA 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  
 PIAT. 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 Health Officer

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

DATED THIS 13th DAY OF Sept. A.D. 1993  
 Kititas County Planning Director

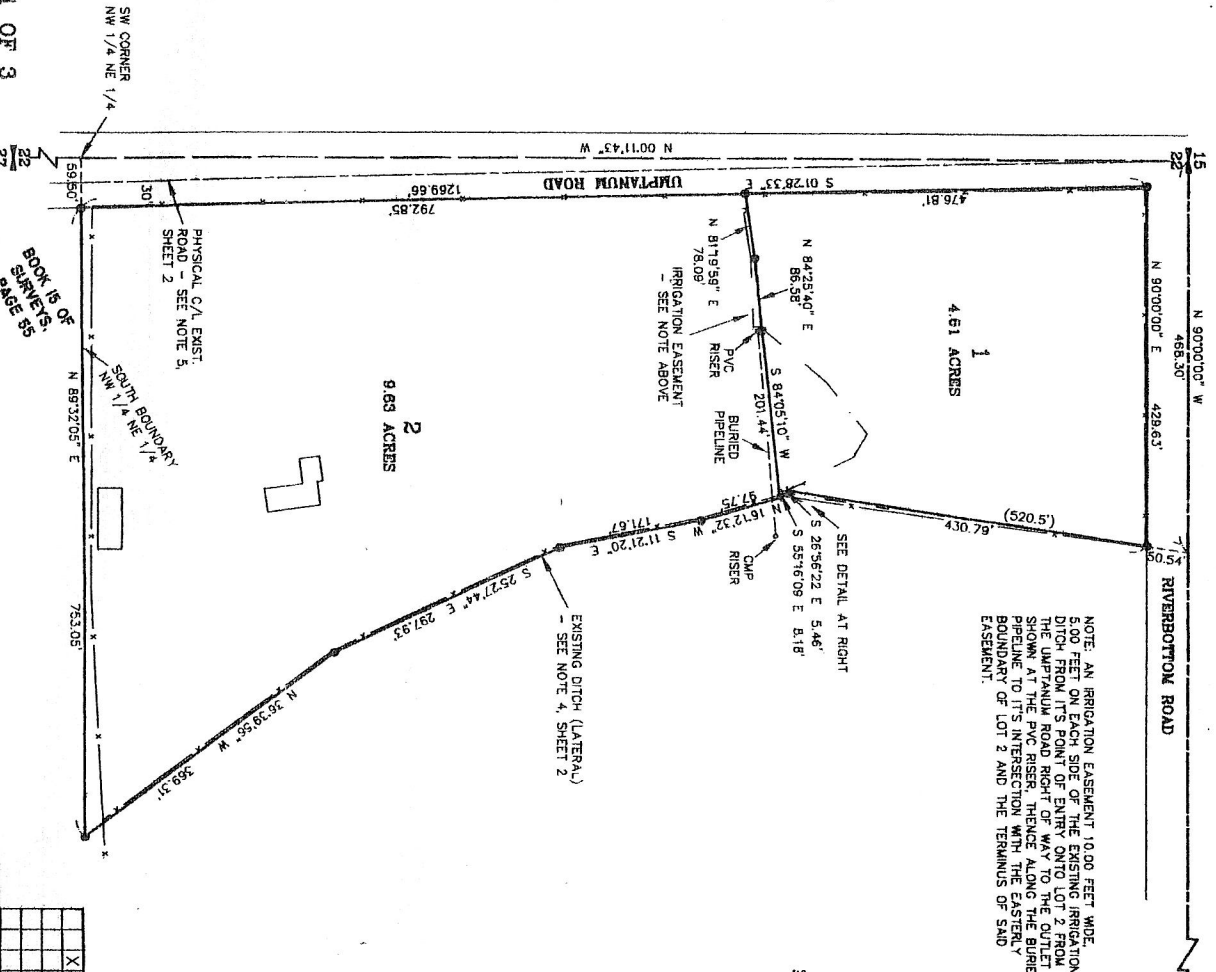
CERTIFICATE OF KITITAS COUNTY TREASURER  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS  
 ARE PAID FOR THE PRECEDING YEARS AND FOR THIS  
 YEAR IN WHICH THE PIAT IS NOW TO BE FILED.  
 PARCEL NO. 17-18-2210-0008  
 DATED THIS 14th DAY OF Sept. A.D. 1993

KITITAS COUNTY TREASURER  
 NAME AND ADDRESS - ORDNANCE TRACT OWNERS  
 NAME: ELMER BEGAIKA  
 ADDRESS: RT. 6, BOX 1960  
 ELLENBURG, WA 98926  
 PHONE: (509) 962-2201

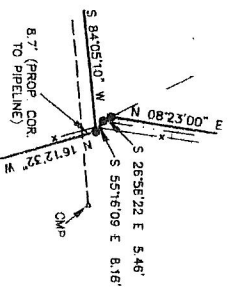
EXISTING ZONE: AC-20  
 SOURCE OF WATER: INDIVIDUAL WELLS  
 SEWER SYSTEM: SEPTIC TANKS  
 WIDTH AND TYPE OF ACCESS: 80' COUNTY ROADS  
 NO. OF SHORT-PLATED LOTS: TWO (2)  
 SCALE: 1" = 100'

SUBMITTED ON: \_\_\_\_\_  
 AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
 RETURNED FOR CAUSE ON: \_\_\_\_\_

SHEET 1 OF 3

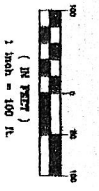


NOTE: AN IRRIGATION EASEMENT 10.00 FEET WIDE,  
 5.00 FEET ON EACH SIDE OF THE EXISTING IRRIGATION  
 DITCH FROM ITS POINT OF ENTRY ON TO LOT 2 FROM  
 THE POINT OF ENTRY OF SAID IRRIGATION  
 DITCH AT THE POINT WHERE THE BURIED  
 PIPELINE TO LOT 2 INTERSECTS WITH THE EASTERN  
 BOUNDARY OF LOT 2 AND 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) 15 at the request of Cruse & Neilson.

BERNICE M. ALLENBAUGH by *S. Haggard*  
 KITITAS COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE**

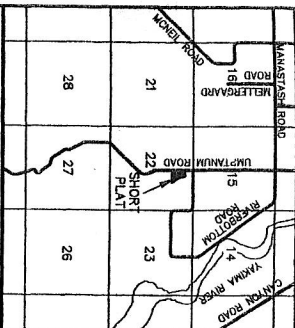
This map correctly represents a survey made by  
 the undersigned in conformity with  
 the requirements of the Survey Recording Act  
 at the request of **ELMER BEGAIKA**  
 in \_\_\_\_\_ A.D. 1993.

*Charles A. Cruse, Jr.*  
 CHARLES A. CRUSE, JR.  
 Professional Land Surveyor  
 License No. 18078  
 SEPTEMBER 13, 1993



**CRUSE & NELSON**  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St.  
 Ellensburg, WA 98926  
 P.O. Box 959  
 (509) 925-4747  
 BEGAIKA 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

REGISTERED PROFESSIONAL SURVEYOR  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS  
 PAID BY THE SURVEYOR FOR THE PRECEDING YEARS AND FOR THIS  
 YEAR ARE CORRECT AND ACCORDING TO BE FILED.

DATED THIS 17 DAY OF December A.D., 2008

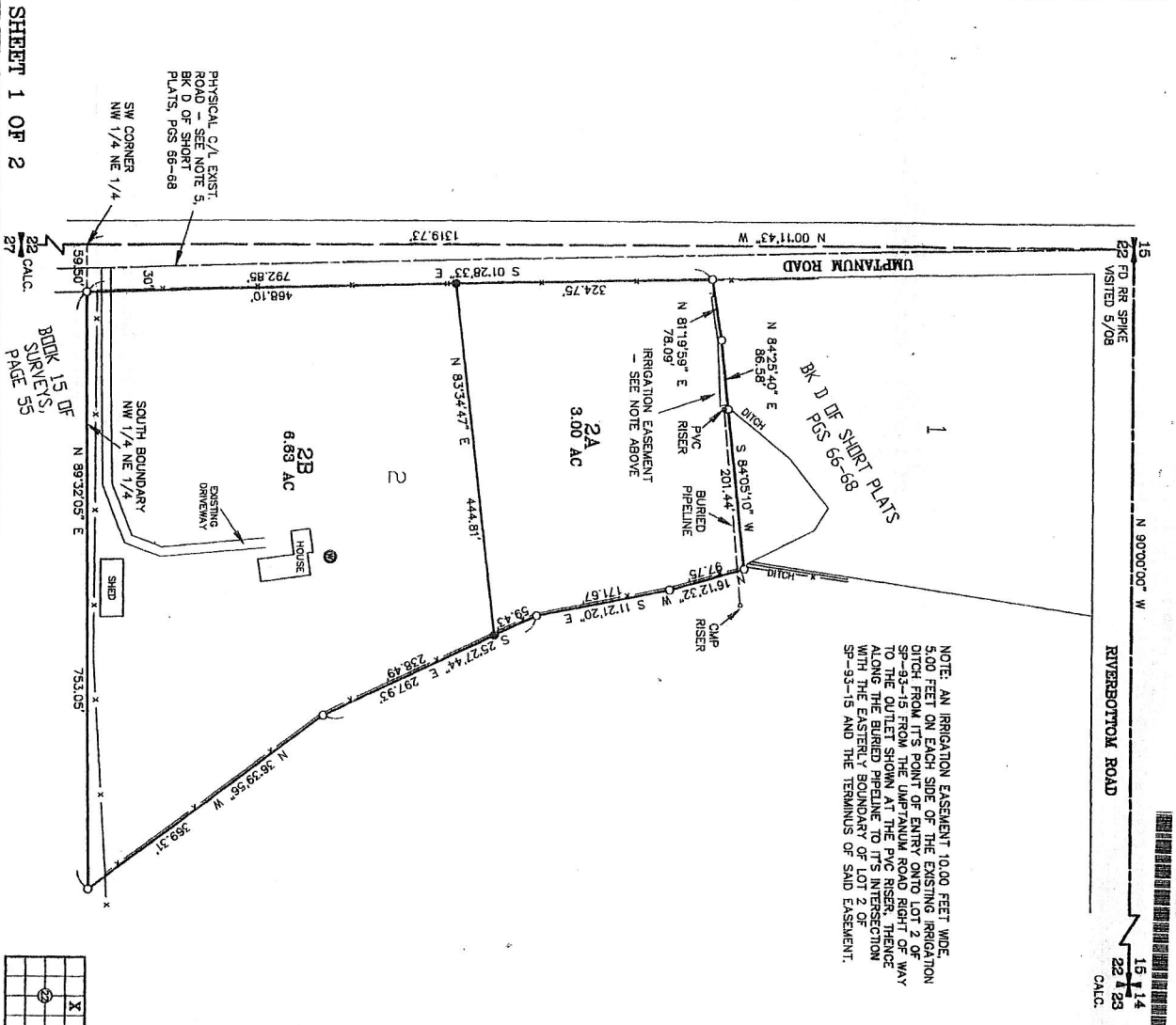
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
 NAME: JOHN SCOTT PANATTONI  
 ADDRESS: 4739 UMPFANUM ROAD  
 ELEMENSBURG, VA 88226  
 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: \_\_\_\_\_

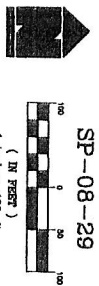
BIG JOHN SHORT PLAT  
 PART OF SECTION 22, T. 17 N., R. 18 E., W.M.  
 KITTITAS COUNTY, WASHINGTON



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.

02/09/2008 03:12:22 PM V. K. P.: 58 200803090027  
 11/17/08 11:11:11 AM V. K. P.: 58 200803090027  
 Page 1 of 2

15 14  
 22 23  
 CALC.



ORIGINAL PARCEL DESCRIPTION  
 LOT 2, BEGALKA SHORT PLAT, KITTITAS COUNTY,  
 WASHINGTON, AS RECORDED SEPTEMBER  
 24, 1953, UNDER KITTITAS COUNTY RECORDS  
 NO. 583133 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 24 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

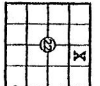
GERALD V. PETTIT by \_\_\_\_\_  
 KITTITAS COUNTY AUDITOR  
 SUPERVISOR'S CERTIFICATE  
 This map correctly represents a survey  
 or under my direction in conformity  
 requirements of the Survey Record  
 request of SCOTT PANATTONI in \_\_\_\_\_

DATE 11/17/2008  
 CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 License No. 35815

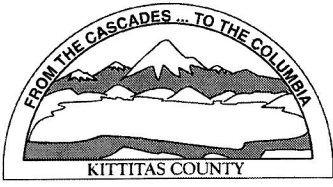


CRUSE & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 217 E. Fourth St.  
 ELEMENSBURG, VA 89226  
 P.O. Box 959  
 (509) 962-8242

SHEET 1 OF 2







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