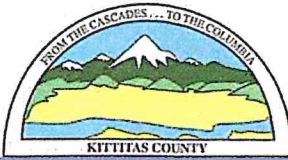


BL-12-00030



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

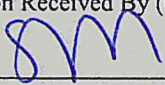


Note: a separate application must be filed for each boundary line adjustment request.

- 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):  <hr style="width: 25%; margin-left: 0;"/>	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;">NOV 01 2012</p> <p style="margin: 0;">KITTTITAS COUNTY</p> <p style="font-size: 0.8em; margin: 0;">DATE STAMP IN BOX</p> </div>
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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: Evergreen Valley LLC
Mailing Address: PO Box 808
City/State/ZIP: Cle Elum WA 98922
Day Time Phone: 509-260-0462
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: 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: Off of Patricks Park Dr.
City/State/ZIP: Ronald WA

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

6. Property size: total acreage of 7 lots = 27.83 (acres)

7. Land Use Information: Zoning: P.U.D. 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 ____)
822534 24.55 15599 .59	24.55 .59
15601 .50	.50
15603 .50	.50
15614 .55	.55
15636 .63	.63
15613 .51	.51

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 Charles B. ... (date) 10-31-12

X [Signature] (date) 10-31-12

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: _____

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CDS

ORIGINAL Parcel
Boundaries



P.# 822534
Gravel Pit

P.# 15613

P.# 15599

P.# 15601

P.# 15603

P.# 15614

P.# 15636

256 404 592 Feet

100 12

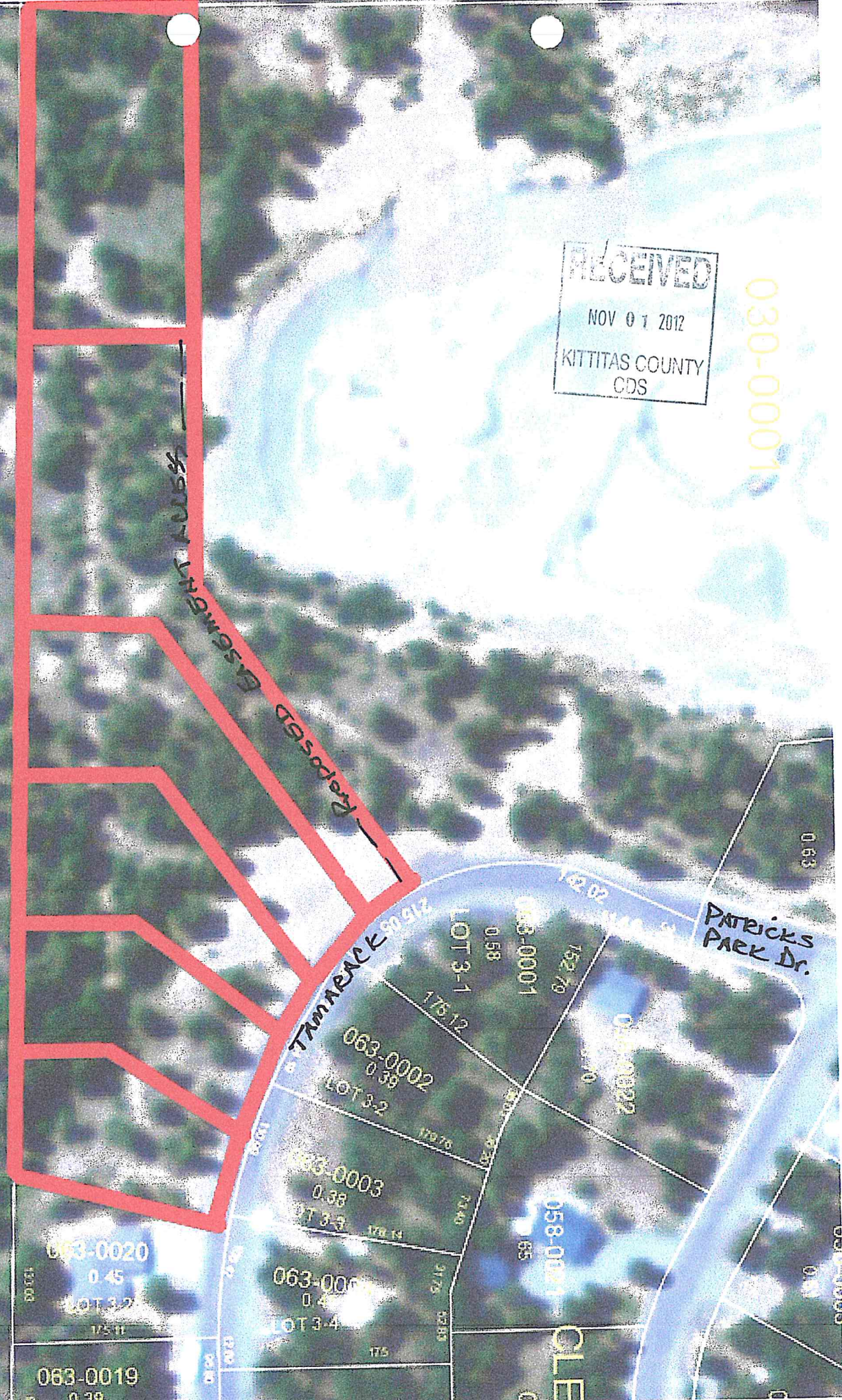
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NOV 01 2012
KITITAS COUNTY
CDS

030-0001

1004 12

Proposed
GASBURY DRIVE



Proposed Layout

BARBERS POINT

WINDY HILLS

10.5.5.

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NOV 07 2012
KITITAS COUNTY
CDS

SEPT 10

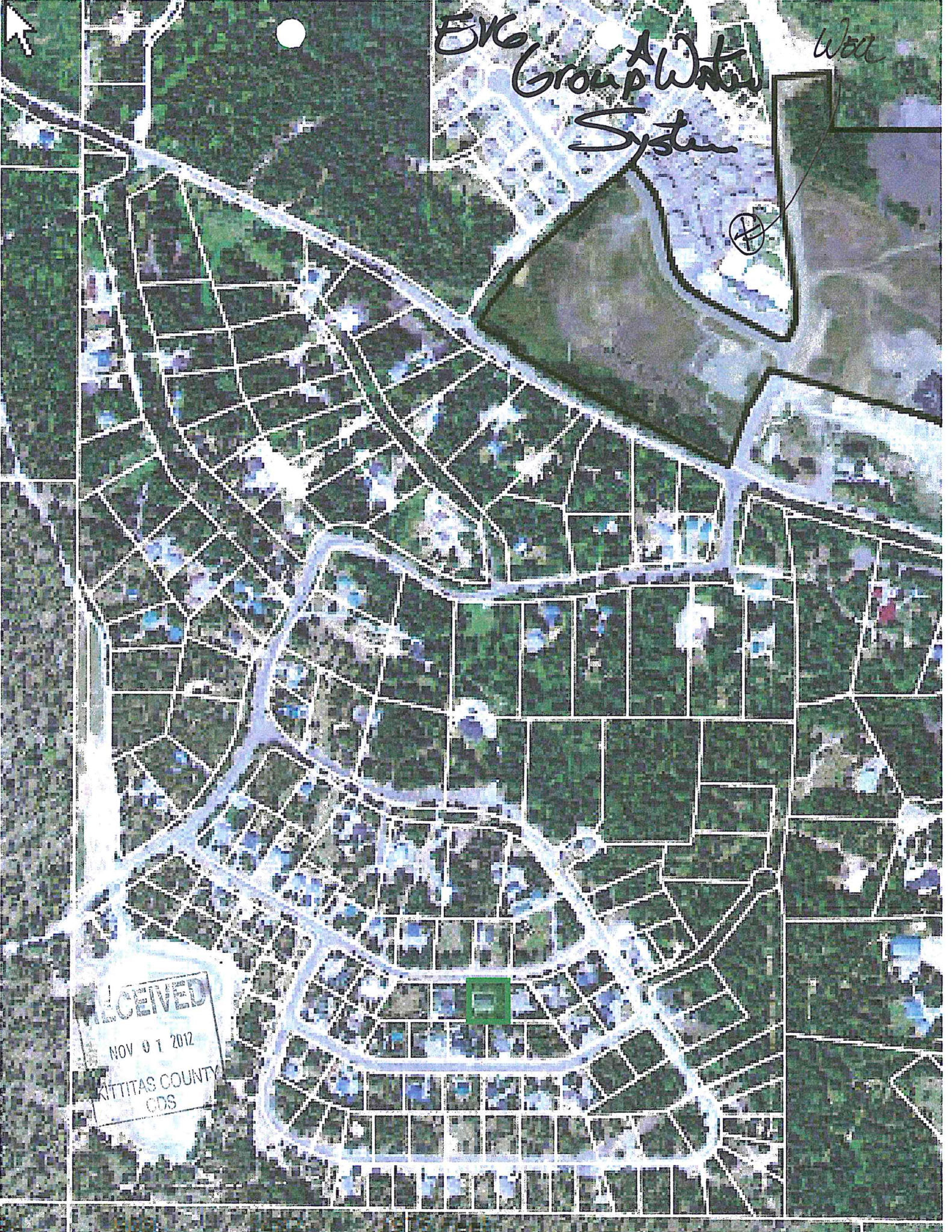
482 738 554

EVG
Group Water
System

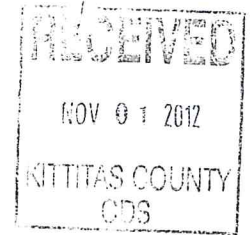
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NOV 01 2012
KITITAS COUNTY
CDS



CLE ELUM RIVER TRAILS
EVERGREEN VALLEY
EVERGREEN RIDGE
OPEN SPACE AND PARK DEVELOPMENT



On November 19th of 1996 Ordinance 96-18 was passed that stated in Condition 2 "That the applicant makes a commitment to a time line for park completion." Since the signing of that document a number of Park and Open Space areas have been constructed by the developer through out the Cle Elum River Trails, Evergreen Valley, and Evergreen Ridge area as follows:

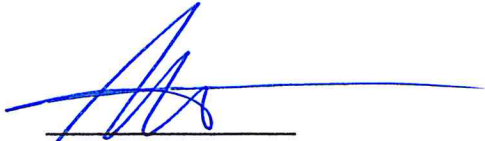
1. The Roslyn Ridge Activity Center which consists of a large swimming pool, basket ball court, tennis court, volley ball court, barbeque areas, picnic area, children play area, and parking areas have been completed and are operating. The total cost of this recreation development is in excess of \$1,700,000. Residents of Cle Elum River Trails, Evergreen Valley, and Evergreen Ridge are all eligible to use this facility.
2. Walking Trail area. On the north side of Highway 903 there had been constructed, within an open space area, a walking trail system that is about a mile in length that wanders through forested area, and meadows with bridges. Residents of Cle Elum River Trails, Evergreen Valley, and Evergreen Ridge may use the walking trails.
3. Bicycle trail. On the north side of highway 903 and north of the Walking trail area there is a portion of land that has been set aside for a bicycle area. Residents of Cle Elum River Trails, Evergreen Valley, and Evergreen Ridge may use the bicycle trail.
4. ORV trails for snowmobiles and other ORVs. To the east and north of Highway 903 there have been developed ORV riding areas as well as access points to other lands by the residents of Cle Elum River Trails, Evergreen Valley, and Evergreen Ridge may use.

All of the above has been constructed for use of the Residents of Cle Elum River Trails, Evergreen Valley, Evergreen Ridge and are now in place. In the future we plan on extending the ORV play areas to property that is both south and north of Highway 903.

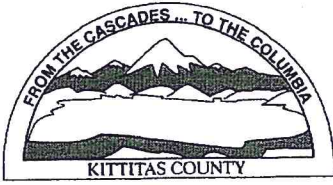
The south west corner of Section 12 has been designated as an addition park/open space area to be developed. Currently within this area is an operating gravel pit that was established in the mid 1970's and has been used by the County, State of Washington, Plum Creek and others.

We are now in the beginning stages of working with DNR regarding a reclamation plan of this gravel pit. The first stage of reclamation is to begin reclaiming the eastern and northern edge. This is the basis of boundary lot line adjusting these 6 parcels towards the southern side of the pit where there is more room and less

impact of the reclamation process to existing homes off of Evergreen Valley Loop Road.



Pat Deneen



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

RECEIPT NO.: 00015915

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024306

Date: 11/1/2012

Applicant: EVERGREEN VALLEY LLC

Type: check # 566

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00030	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00030	BLA MAJOR FM FEE	65.00
BL-12-00030	PUBLIC WORKS BLA	90.00
BL-12-00030	ENVIRONMENTAL HEALTH BLA	175.00
	<u>Total:</u>	<u>555.00</u>