

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.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)

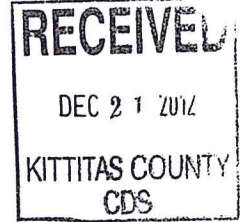
FOR STAFF USE ONLY

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;">DEC 21 2012</p> <p style="margin: 0;">KITTTAS COUNTY CDS</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: Patrick and Susan Ferrell

Mailing Address: 5030 Umptanum Rd

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: 859-3157

Email Address: susanf@ellensburg.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: 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: 703 and 705 Mathews Rd

City/State/ZIP: Ellensburg, WA 98926

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

Lot 1 of the Ferrell Short Plat SP-06-32 and Lot 2A of the Book 37 of Surveys at Page 34

6. Property size: 2.54 (acres)

7. Land Use Information: Zoning: Rural-Res 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 ____)
17-19-06093-0001 1.26 Ac	1.05 Ac
_____	_____
17-19-06093-0002 1.28 Ac	1.49 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) 12/21/2012

X [Signature] (date) 12/21/12

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: _____

PART OF THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

Lot 2A - Existing

3734

08/04/2010 03:24:37 PM V. 37 P. 24 201008040028
Kittitas County Surveyors Association
Page 1 of 1



GRAPHIC SCALE



LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUISE 36815"
- FENCE

- NOTES:
1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE, IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
 2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
 3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION SEE BOOK 1 OF SHORT PLATS, PAGES 58-59 AND THE SURVEYS REFERENCED THEREON.

RECEIVED
DEC 21 2012
KITTITAS COUNTY
CDS

LEGAL DESCRIPTIONS

ORIGINAL PARCELS
LOTS 2 AND 3 OF THE FERRELL SHORT PLAT (KITTITAS COUNTY SHORT PLAT NO. SP-06-32), RECORDED IN BOOK 1 OF SHORT PLATS, PAGES 58-59, UNDER AUDITOR'S FILE NO. 200810200001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

PARCEL 2A
PARCEL 2A OF THAT CERTAIN SURVEY RECORDED AUGUST 4, 2010 IN BOOK 37 OF SURVEYS AT PAGE 24 UNDER AUDITOR'S FILE NO. 201008040028, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2A
PARCEL 2A OF THAT CERTAIN SURVEY RECORDED AUGUST 4, 2010 IN BOOK 37 OF SURVEYS AT PAGE 24 UNDER AUDITOR'S FILE NO. 201008040028, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE 201008040028

Filed for record this 4th day of AUGUST, 2010, at 3:24 P.M., in Book 37 of Surveys at page(s) 37 at the request of Cruse & Associates.

GERALD V. PETTIT BY: *K. Brummett*
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of state law, and the accuracy of this representation of PAT FERRELL & CHRIS GRIFFITH in JULY of 2010.

Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
8/4/2010



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 859
Ellensburg, WA 98926 (509) 962-8242
FERRELL/GRIFFITH PROPERTY

8
CALC. 7
SEE NOTE 3

X					

LINE	DIRECTION	DISTANCE
L1	N 00°56'00" W	44.08'
L2	N 23°32'53" E	23.04'
L3	N 31°51'09" E	25.92'
L4	N 35°54'51" E	22.57'

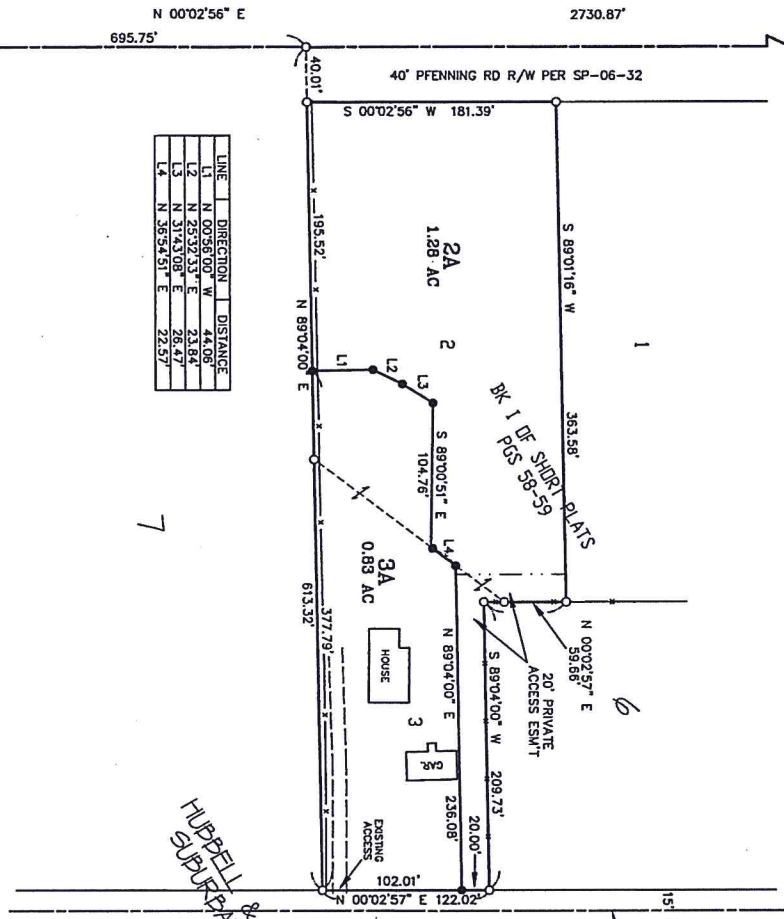
12
CALC.
SEE NOTE 3

C/L KITTITAS HWY

C/L MATTHEWS RD
PER SP-00-11

HUBBELL & MATTHEWS
SUBURBAN TRACTS

40' PFENNING RD R/W PER SP-06-32



RECEIVED
 DEC 21 2012
 KITTITAS COUNTY
 CDS

FERRELL SHORT PLAT
 PART OF SECTION 6, T. 17 N., R. 19 E., W.M.
 KITTITAS COUNTY, WASHINGTON

Lot 1 - Existing

158

RECEIVING NO. 2a61d1e0ee01

SP-06-32

(IN FEET)
 1 inch = 100 ft

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE

ORIGINAL PARCEL DESCRIPTIONS

PARCEL 1
 LOT 6, HUBBELL AND MATTHEWS SUBURBAN TRACTS, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT RECORDS OF SAID COUNTY, PLATS PAGE 46, RECORDS OF SAID COUNTY, EXCEPT THE SOUTH 122 FEET OF THE EAST 357.05 FEET; THE SOUTH 122 FEET OF THE EAST 357.05 FEET; PARCEL 2

THE SOUTH 122 FEET OF THE EAST 357.05 FEET OF LOT 6, HUBBELL AND MATTHEWS SUBURBAN TRACTS, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF, RECORDED IN BOOK 2 OF PLATS, PAGE 46, RECORDS OF SAID COUNTY.

AUDITOR'S CERTIFICATE

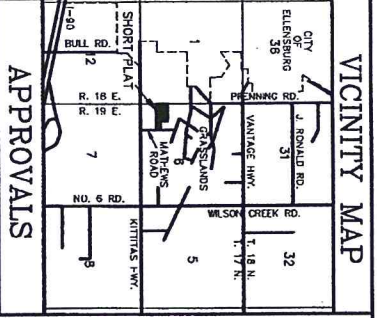
Filed for record this 20th day of October 2006, at 9:06 & A.M., in Book 1 of Short Plats at page(s) 54 at the request of Cruse & Associates
 ERALD V. PETTY REGISTERED SURVEYOR
 KITTITAS COUNTY REGISTER

CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 35815
 DATE 10/11/2006



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98928
 P.O. Box 959
 Ellensburg, WA 98928
 (509) 866-8242

FERRELL SHORT PLAT



APPROVALS

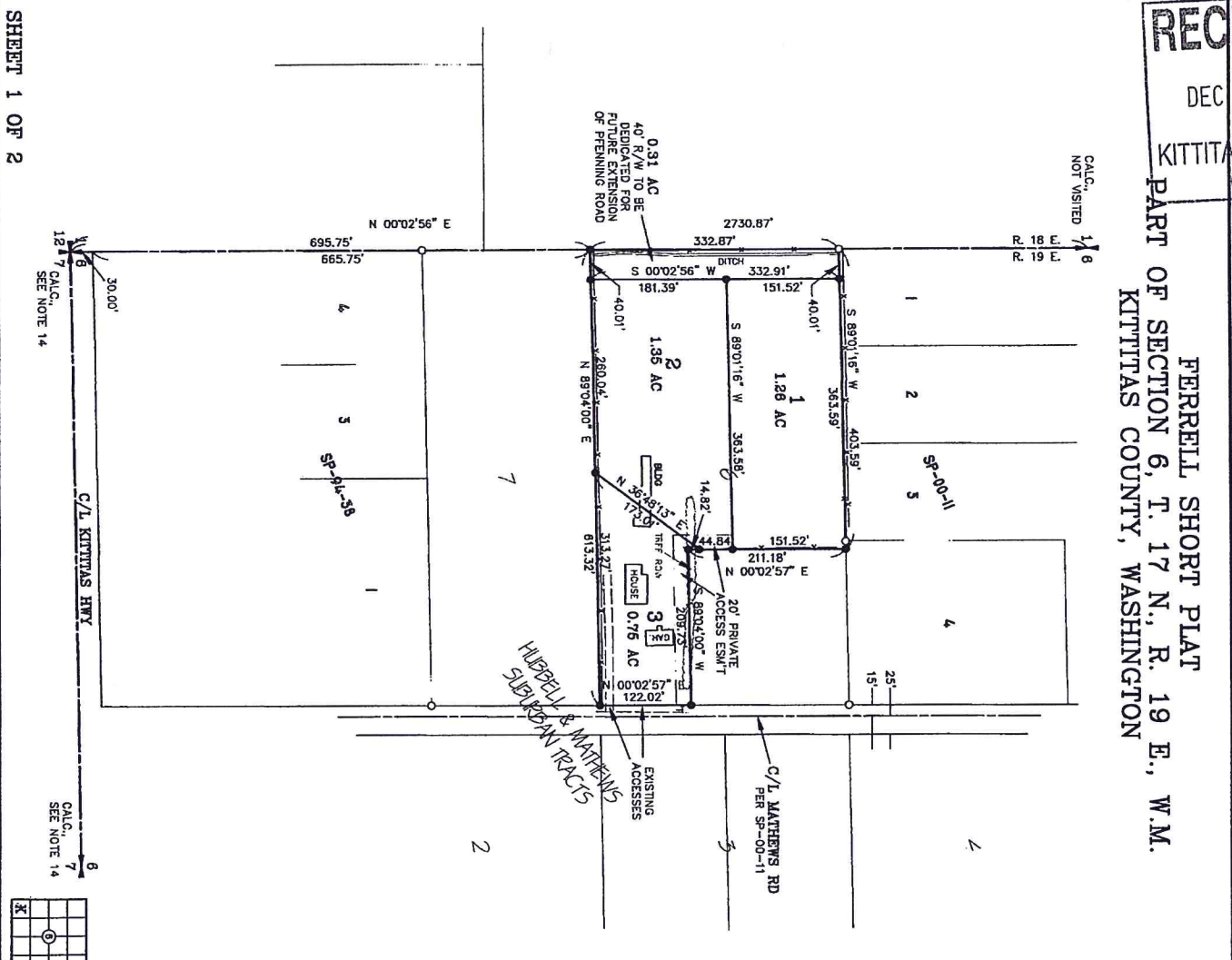
KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 13th DAY OF October A.D., 2006
[Signature]
 DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL, FOR SOLE 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 ISSUES OF SEPTIC TANK PERMITS FOR LOTS.
 DATED THIS 20th DAY OF October A.D., 2006
[Signature]
 KITTITAS COUNTY HEALTH DEPARTMENT

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE FERRELL SHORT PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS 20th DAY OF October A.D., 2006
[Signature]
 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS 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 TO BE FILED.
 DATED THIS 20th DAY OF October A.D., 2006
[Signature]
 KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: PATRICK & SUSAN FERRELL
 ADDRESS: 103 S W DARNES DR
 ELLensburg, WA 98928
 PHONE: (509) 862-8036
 EXISTING ZONE: SUBURBAN
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 MOVD AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: THREE (3)
 SCALE: 1" = 100'
 SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

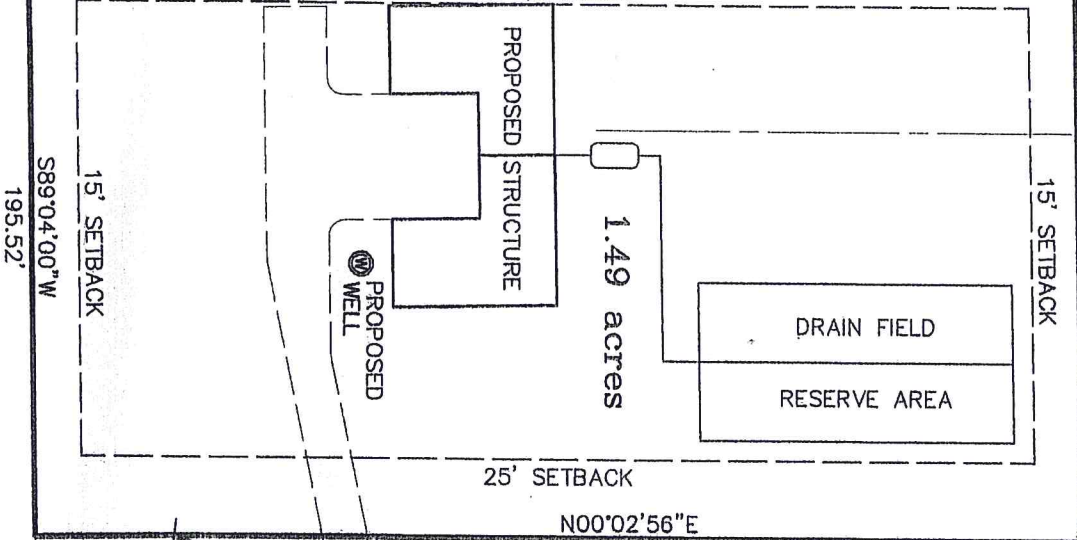


SHEET 1 OF 2

PFENNING RD

N00°02'56"E
332.91'

25' SETBACK



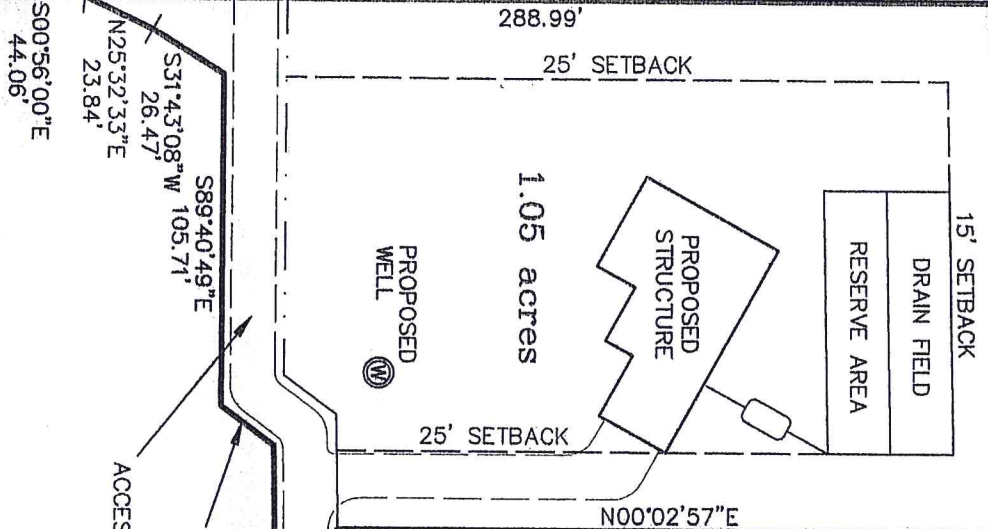
15' SETBACK
S89°04'00"W
195.52'

15' SETBACK
194.77'

25' SETBACK

N00°02'56"E
288.99'

25' SETBACK



S00°56'00"E
44.06'
N25°32'33"E
23.84'
26.47'
S31°43'08"W
105.71'

S89°40'49"E
105.71'

15' SETBACK
168.82'

25' SETBACK

N00°02'57"E
211.18'

S36°48'13"W
21.02'
ACCESS EASEMENT

S89°04'00"W
236.08'

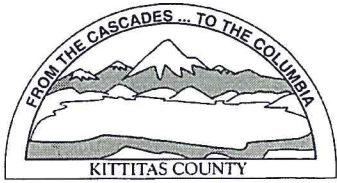
S89°04'00"W
209.73'

FERRELL PROPERTY
703 & 705 S MATTHEWS RD
TAX PARCEL NO. 17-19-06093-0001 & 0002
SCALE - 1" = 60'

RECEIVED
DEC 21 2012
KITITAS COUNTY
CDS

Proposed

MATTHEWS RD



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

RECEIPT NO.: 00016289

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 023620

Date: 12/21/2012

Applicant: FERRELL, PATRICK ETUX

Type: check # 2778

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00037	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00037	BLA MAJOR FM FEE	65.00
BL-12-00037	PUBLIC WORKS BLA	90.00
BL-12-00037	ENVIRONMENTAL HEALTH BLA	175.00
	Total:	555.00

