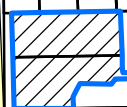


BL-12-00037

Ferrell



ELLENSBURG

E 2nd Ave

E 1st Ave

S Alder St

E Capitol Ave

S Pfenning Rd

N Pfenning Rd

E Quartz Mtn Dr

E Washington Ave

Oak St

S Mount Daniels Dr

Red Mtn Dr

E 1st Ave

Delta St

S Willow St

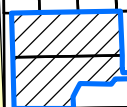
S Locust St

E Seattle Ave

E Seattle Ave

BL-12-00037

Ferrell



S Matthews Rd

E Spokane Ave

E Spokane Ave

E Mount Daniels Dr

E Hobert Ave

E Hobert Ave

ELLENSBURG

Pfenning Rd

Kittitas Hwy

S Bull Rd

S Gregory Pl



E. Scotts Ave

S. Herbert Ave

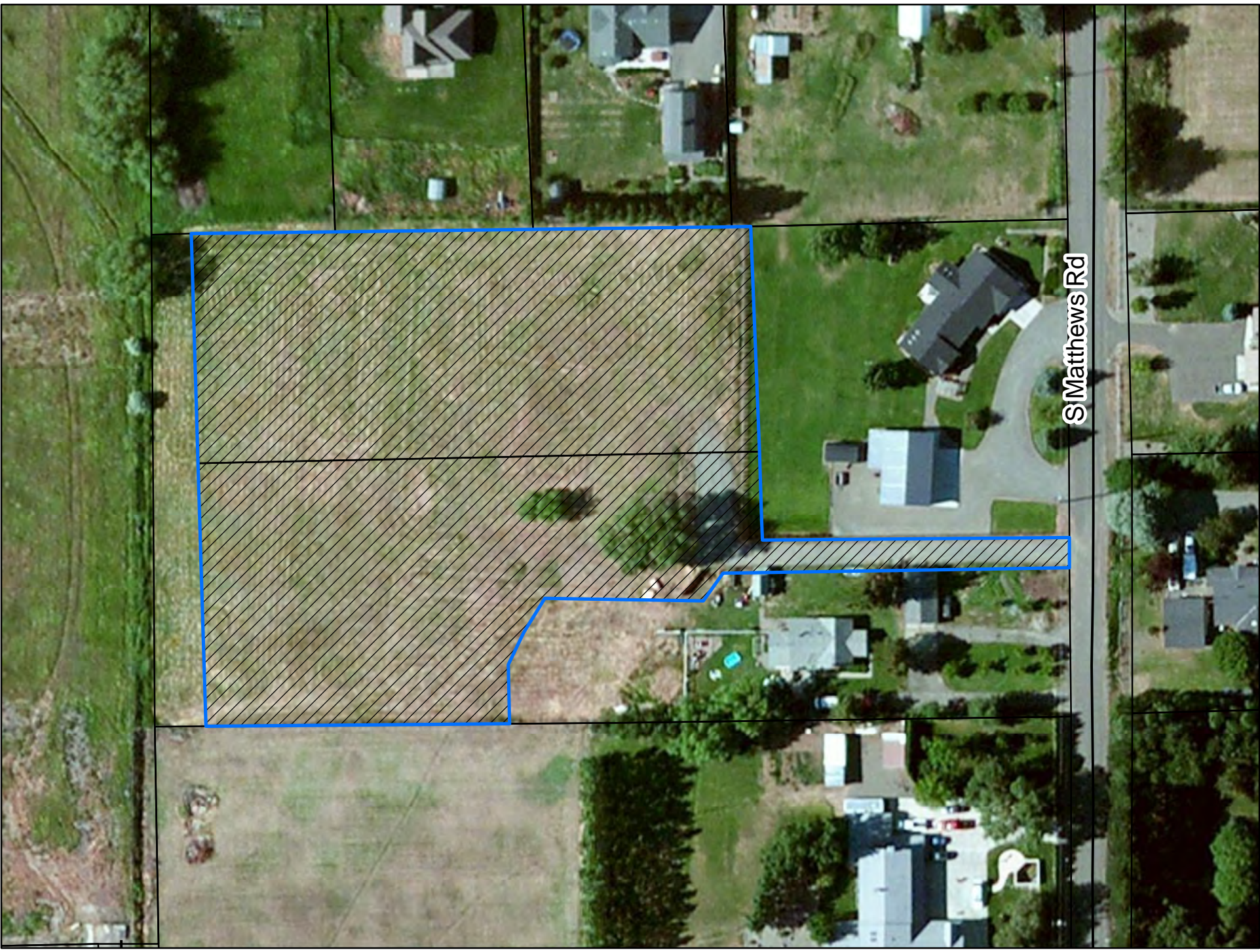
Maple St

S. Linden St

Piercing Rd

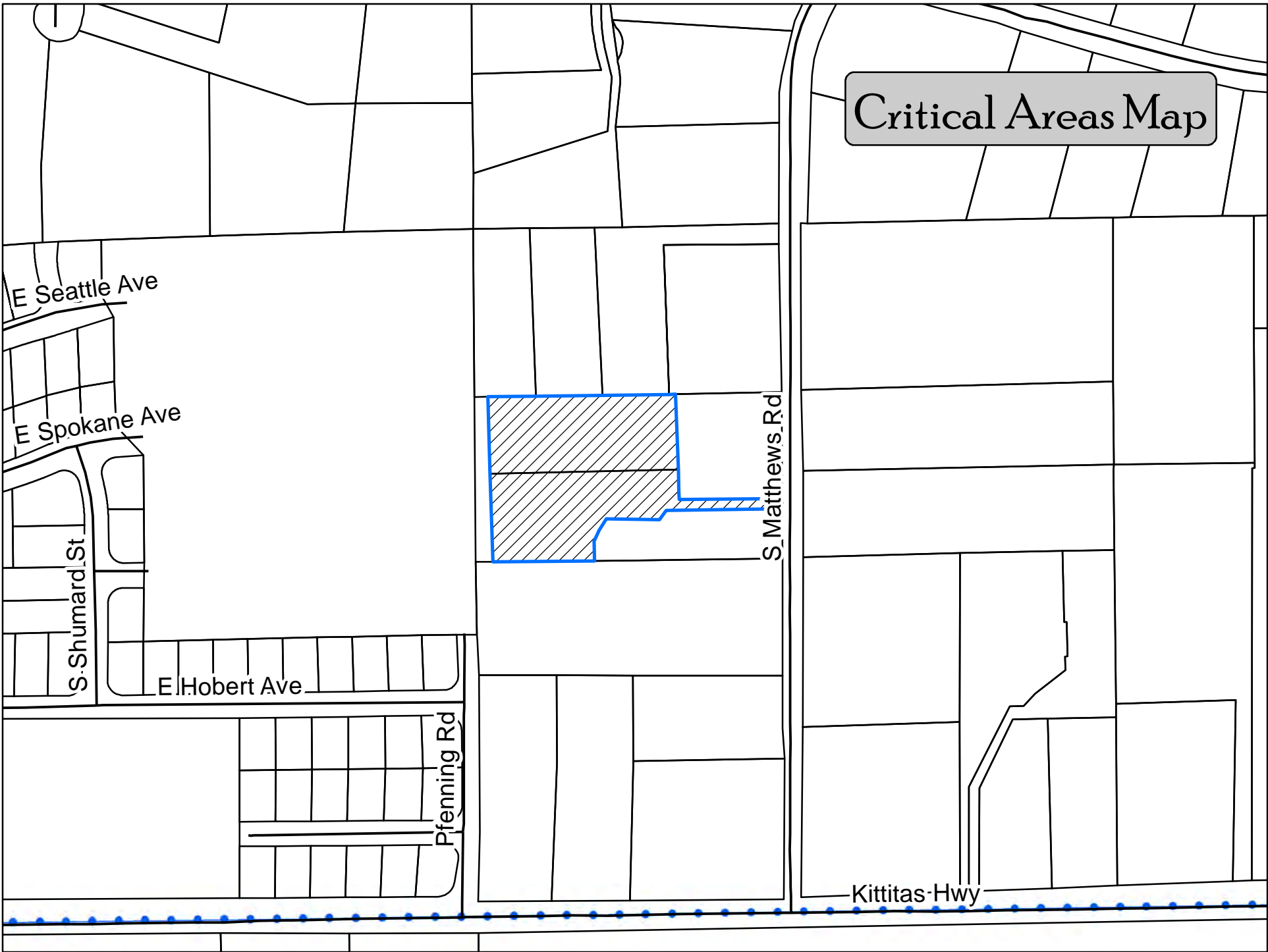
S. Matthews Rd

Kittitas Hwy



S Matthews Rd

Critical Areas Map



Critical Areas Checklist

Tuesday, January 22, 2013

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

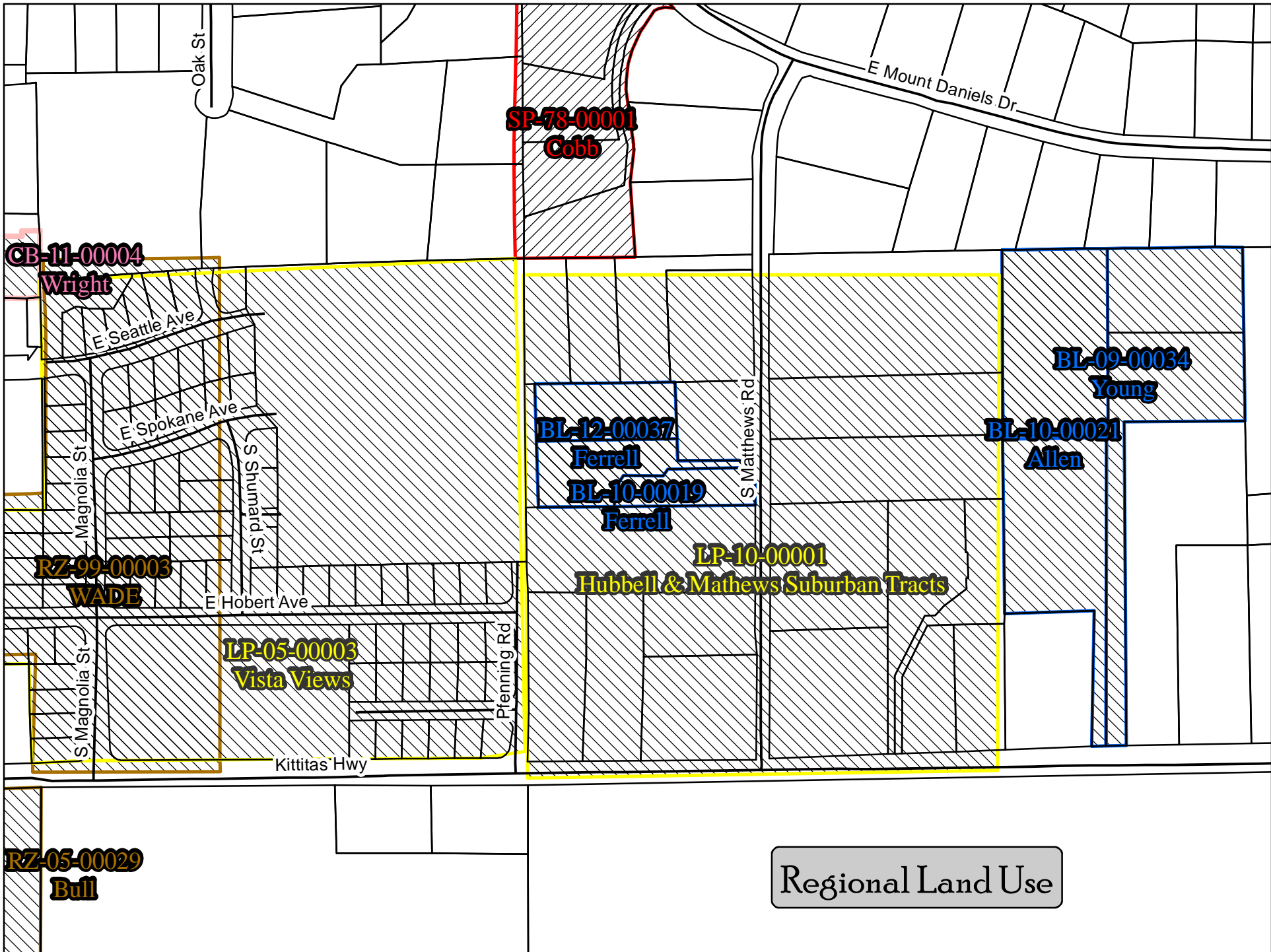
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



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



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.

GRAPHIC SCALE



LEGEND

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

LEGAL DESCRIPTIONS

ORIGINAL PARCELS

LOTS 2 AND 3 OF THE FERRELL SHORT PLAT (KITITITAS COUNTY SHORT PLAT NO. SP-06-32), RECORDED IN BOOK 1 OF SHORT PLATS, PAGES 58-59, UNDER AUDITOR'S FILE NO. 200610300001, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.

PARCEL 2A

PARCEL 2A OF THAT CERTAIN SURVEY RECORDED AUGUST 4, 2010 IN BOOK 37 OF SURVEYS AT PAGE 34 UNDER AUDITOR'S FILE NO. 20100804 0028, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

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PARCEL 2A OF THAT CERTAIN SURVEY RECORDED AUGUST 4, 2010 IN BOOK 37 OF SURVEYS AT PAGE 34 UNDER AUDITOR'S FILE NO. 20100804 0028, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, 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) 34 at the request of Cruse & Associates.

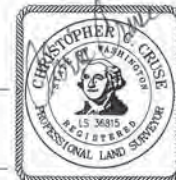
JERALD V. PETTIT BY: Patricia
KITITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

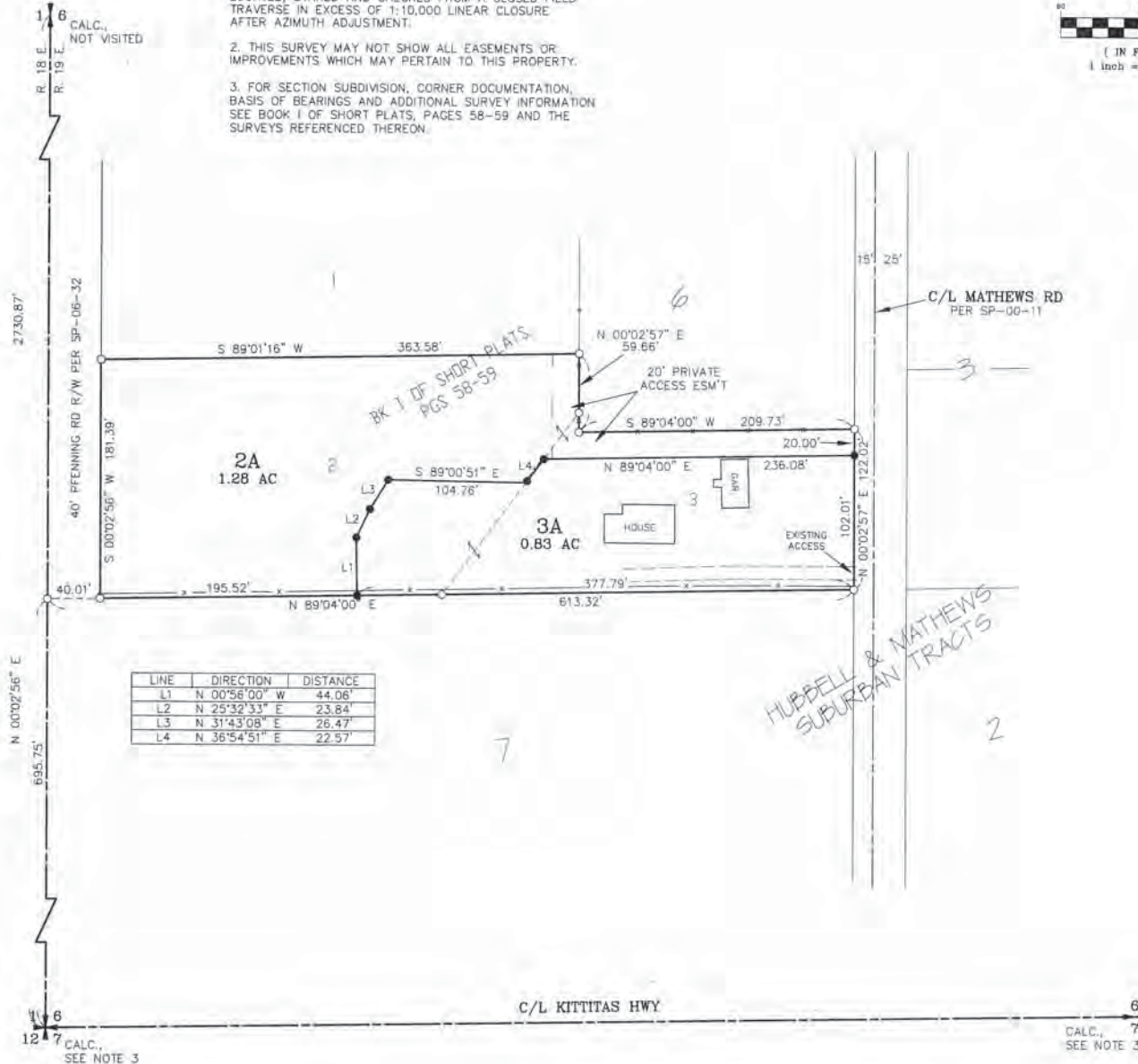
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of PAT FERRELL & CHRIS GRIFFITH in JULY of 2010.

Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE 8/4/2010



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
FERRELL/GRIFFITH PROPERTY





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;">DEC 2 1 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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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: _____

Lot 2A - Existing

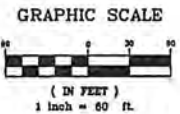
37-34

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

08/04/2010 03:24:37 PM V: 37 P: 34 201008040028
FILE NO CRUSE & ASSOCIATES SURVEYING
KITTITAS COUNTY AUDITOR



- 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.
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- LEGEND
- SET 5/8" REBAR W/ CAP
 - "CRUISE 36815"
 - FOUND PIN & CAP
 - x— FENCE

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. 200810300001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

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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) 34 at the request of Cruse & Associates.

JERALD V. PETTY BY: K. Hernandez
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 the Survey Recording Act at the request of PAT FERRELL & CHRIS GRIFFITH in JULY of 2010.

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



DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98928 (509) 962-8242

FERRELL/GRIFFITH PROPERTY

X			

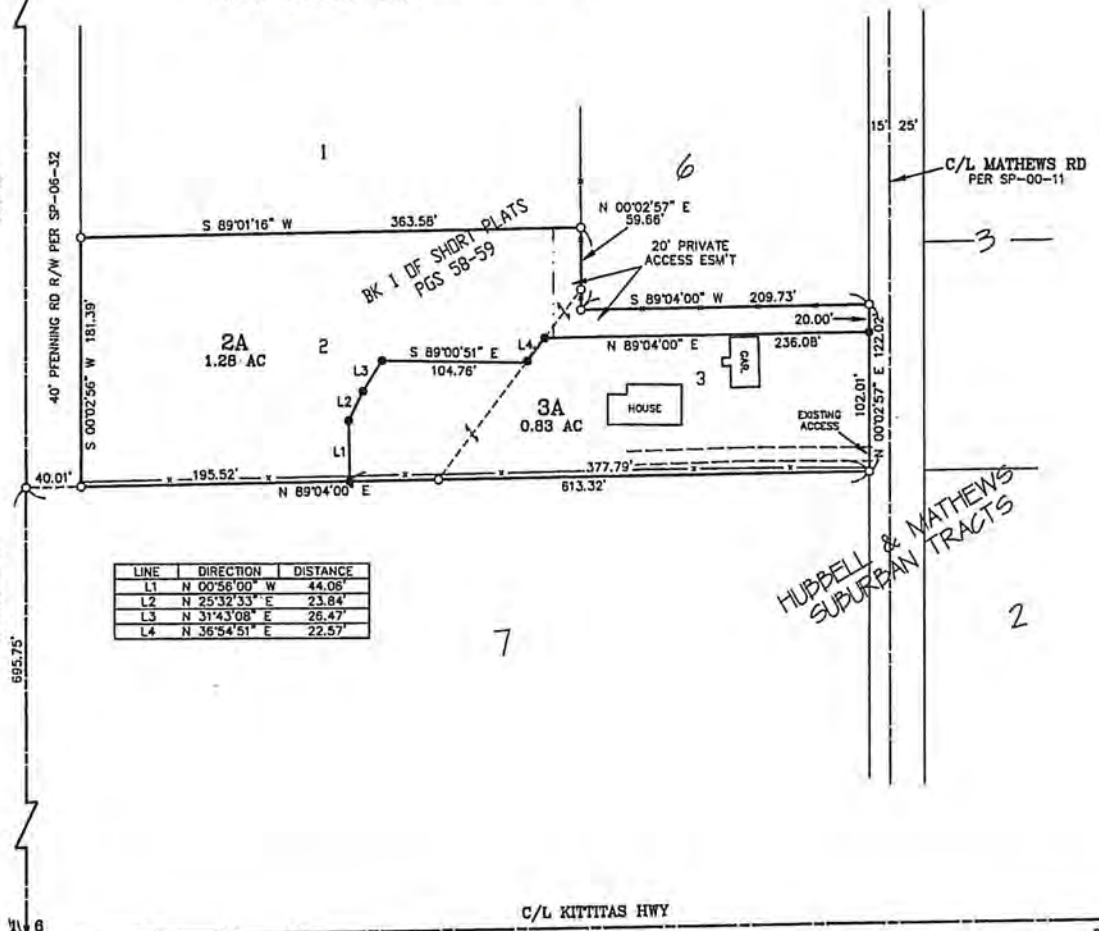
1/8
R. 18 E.
R. 19 E.

2730.87'

N 00°02'56" E
695.75'

1247
CALC.,
SEE NOTE 3

LINE	DIRECTION	DISTANCE
L1	N 00°56'00" W	44.06'
L2	N 25°32'33" E	23.64'
L3	N 31°43'08" E	26.47'
L4	N 36°54'51" E	22.57'



HUBBELL & MATHEWS
SUBURBAN TRACTS

CALC.,
SEE NOTE 3

Lot 1 - Existing

I-58

RECEIVED

DEC 21 2017

KITTITAS COUNTY
CDS

RECEIVING NO. 20061030001



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 MATHEWS 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; EXCEPT: THE SOUTH 122 FEET OF THE EAST 357.05 FEET; THE EAST 209.7 FEET.

PARCEL 2

THE SOUTH 122 FEET OF THE EAST 357.05 FEET OF LOT 6, HUBBELL AND MATHEWS 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 30th day of October 2006, at 9:08 A.M., in Book 1 of Short Plats at page(s) 59 at the request of Cruse & Associates.

JERALD V. PETTIT
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 the Survey Recording Act at the request of PAT & SUSAN FERRELL in JUNE of 2006.

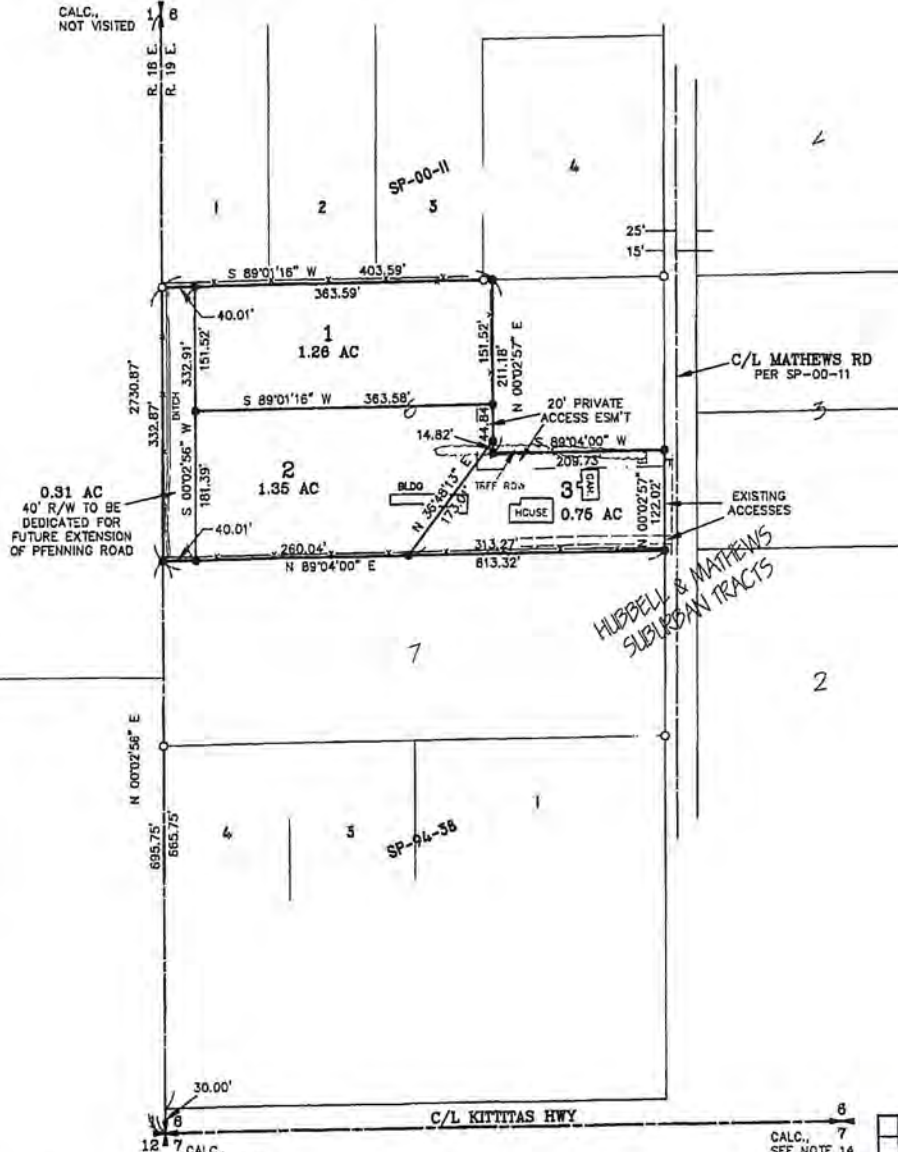
Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
DATE: 10/11/2006



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242
FERRELL SHORT PLAT

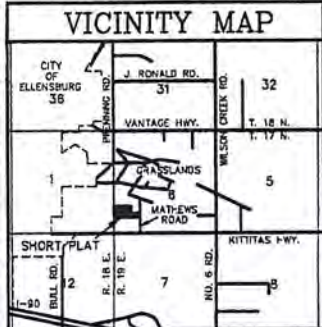
FERRELL SHORT PLAT
PART OF SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON

CALC., NOT VISITED



CALC., SEE NOTE 14

CALC., SEE NOTE 14



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 13th DAY OF October A.D., 2006
J. J. Chinn
KITTITAS COUNTY 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 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 24th DAY OF Oct A.D., 2006
R. J. Anderson
KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE FERRELL SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS 26th DAY OF October A.D., 2006
D. J. P.
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 NOW TO BE FILED.
PARCEL(S) NO. 129-000257-0001
DATED THIS 26th DAY OF October A.D., 2006
R. Pankhurst
KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: PATRICK & SUSAN FERRELL
ADDRESS: 103 S MT DANIELS DR ELLensburg, WA 98926
PHONE: (509) 982-9036
EXISTING ZONE: SUBURBAN
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANKS
WIDTH 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: _____

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

Proposed

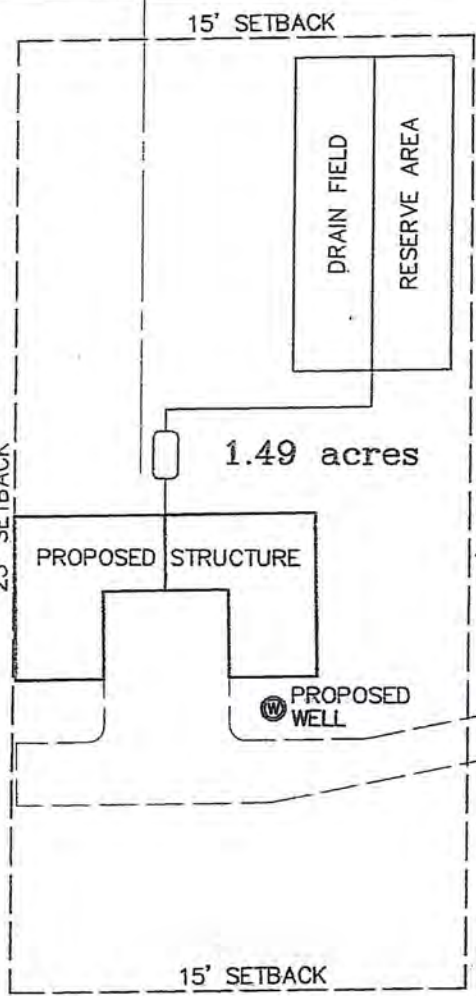
RECEIVED
 DEC 21 2017
 KITTITAS COUNTY
 CDS

PFENNING RD

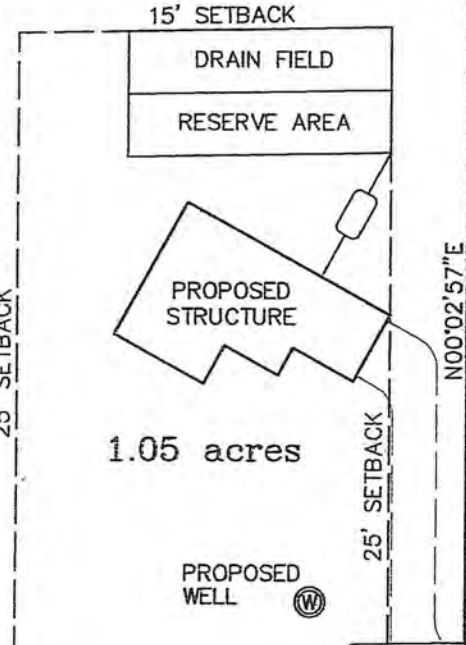
MATTHEWS RD

S89°01'16"W 194.77'

S89°01'16"W 168.82'



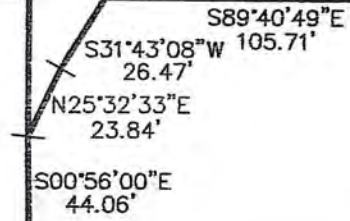
1.49 acres



1.05 acres

S89°04'00"W 209.73'

S89°04'00"W 236.08'



S36°48'13"W 21.02'
 ACCESS EASEMENT

S89°04'00"W 195.52'

N00°02'56"E 332.91'

25' SETBACK

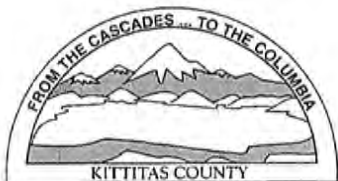
25' SETBACK

N00°02'56"E 288.99'

25' SETBACK

25' SETBACK

N00°02'57"E 211.18'



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

