

## Jeff Watson

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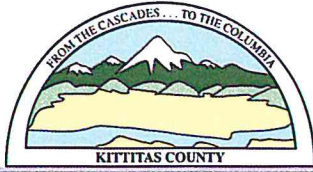
**From:** Jeff Watson  
**Sent:** Wednesday, September 11, 2013 1:11 PM  
**To:** Christine M. Garcia  
**Cc:** Shelley A. McClellan  
**Subject:** BL-13-00006 Rinehart

### [BL-13-00006 Rinehart](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



# 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"

September 11, 2013

Donald Rinehart  
480 Hungry Junction Road  
Ellensburg WA 98926

Jason Rinehart  
750 Hungry Junction Road  
Ellensburg WA 98926

Lance Sandage  
890 Hungry Junction Road  
Ellensburg WA 98926

RE: Rinehart Boundary Line Adjustment,

Map Number	18-18-21020-0003	Parcel Number	476233
Map Number	18-18-21000-0009	Parcel Number	957189
Map Number	18-18-21000-0010	Parcel Number	957190
Map Number	18-18-21020-0001	Parcel Number	456233
Map Number	18-18-21020-0002	Parcel Number	466233

Dear Applicants,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on September 11, 2013 to finalize the boundary line adjustment.

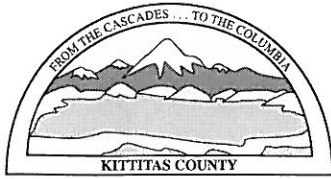
If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson  
Staff Planner

CC via E-Mail to: [cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

BL-13-00006 Rinehart Master File @ T:\CDS\Projects\BLAs\BL 2013\BL-13-00006 Rinehart



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, CDS  
FROM: Christina Wollman, Planner II *CW*  
DATE: September 3, 2013  
SUBJECT: Rinehart BL-13-00006

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Road Variance RV-13-13 was granted to allow an access that does not meet spacing requirements.

**Our department recommends final approval with the following conditions:**

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

# CRUSE & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

### RINEHART BLA DESCRIPTIONS

8/5/13

#### J. Rinehart Ptn. Parcel B

That portion of Parcel B of that certain survey as recorded January 23, 1995 in Book 20 of Surveys, pages 193-194, under Auditor's File No. 578637, records of Kittitas County, Washington; lying west and north of a line described as follows:

Beginning at the northwest corner of said Parcel B; thence S 88°44'40" E, along the north boundary of said Parcel B, 417.03 feet to an existing fence that bears S 03°19'53" W and the true point of beginning for said described line; thence S 03°19'53" W, along said fence and fence extended, 349.05 feet; thence N 88°44'40" W, 468.52 feet to a point on the west boundary of said Parcel B and the end of said described line;

Being a portion of the Northwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Contains 3.24 acres.

#### L. Sandage Ptn. Parcel C

That portion of Parcel C of that certain survey as recorded January 23, 1995 in Book 20 of Surveys, pages 193-194, under Auditor's File No. 578637, records of Kittitas County, Washington; lying northerly of a line described as follows:

Beginning at the northwest corner of said Parcel C; thence along the west boundary of said Parcel C, the following two courses: S 05°21'00" W, 103.82 feet; and S 03°57'59" E, 286.67 feet to the true point of beginning for said described line; thence N 88°54'36" E, 103.91 feet; thence S 85°02'16" E, 103.91 feet; thence S 78°59'09" E, 103.91 feet; thence S 72°56'02" E, 103.90 feet to a point on the east boundary of said Parcel C and the end of said described line;

Being a portion of the Northwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Contains 3.89 acres.



**CRUSE**  
& ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

RINEHART BLA DESCRIPTIONS (cont.)  
8/5/13

D. Rinehart Ptn. Parcels B & C

Parcels B and C of that certain survey as recorded January 23, 1995 in Book 20 of Surveys, pages 193-194, under Auditor's File No. 578637, records of Kittitas County, Washington;

EXCEPT that portion of said Parcel B lying west and north of a line described as follows:

Beginning at the northwest corner of said Parcel B; thence S 88°44'40" E, along the north boundary of said Parcel B, 417.03 feet to an existing fence that bears S 03°19'53" W and the true point of beginning for said described line; thence S 03°19'53" W, along said fence and fence extended, 349.05 feet; thence N 88°44'40" W, 468.52 feet to a point on the west boundary of said Parcel B and the end of said described line;

AND EXCEPT that portion of said Parcel C lying northerly of a line described as follows:

Beginning at the northwest corner of said Parcel C; thence along the west boundary of said Parcel C, the following two courses: S 05°21'00" W, 103.82 feet; and S 03°57'59" E, 286.67 feet to the true point of beginning for said described line; thence N 88°54'36" E, 103.91 feet; thence S 85°02'16" E, 103.91 feet; thence S 78°59'09" E, 103.91 feet; thence S 72°56'02" E, 103.90 feet to a point on the east boundary of said Parcel C and the end of said described line;

Being a portion of the Northwest Quarter of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Contains 25.00 acres.



# CRUSE & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

### RINEHART BLA DESCRIPTIONS (cont.) 8/5/13

#### D. Rinehart Ptn. Parcel 13

Parcel 13 of that certain survey recorded December 20, 2010 in Book 37 of Surveys, pages 89-91, under Auditor's File No. 201012200027, records of Kittitas County, Washington;

EXCEPT that portion thereof lying easterly of a line described as follows:

Beginning at the northeast corner of said Parcel 13; thence S 01°24'04" W, along the east boundary of said Parcel 13, 1016.69 feet to an angle point in said east boundary and the true point of beginning for said described line; thence S 02°22'40" E, 527.67 feet to a point on the south boundary of said Parcel 13 and the end of said described line;

Being a portion of the Northwest and Southwest Quarters of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Contains 22.26 acres.

#### D. Rinehart Parcels 10, 11 & Ptn. Parcel 13

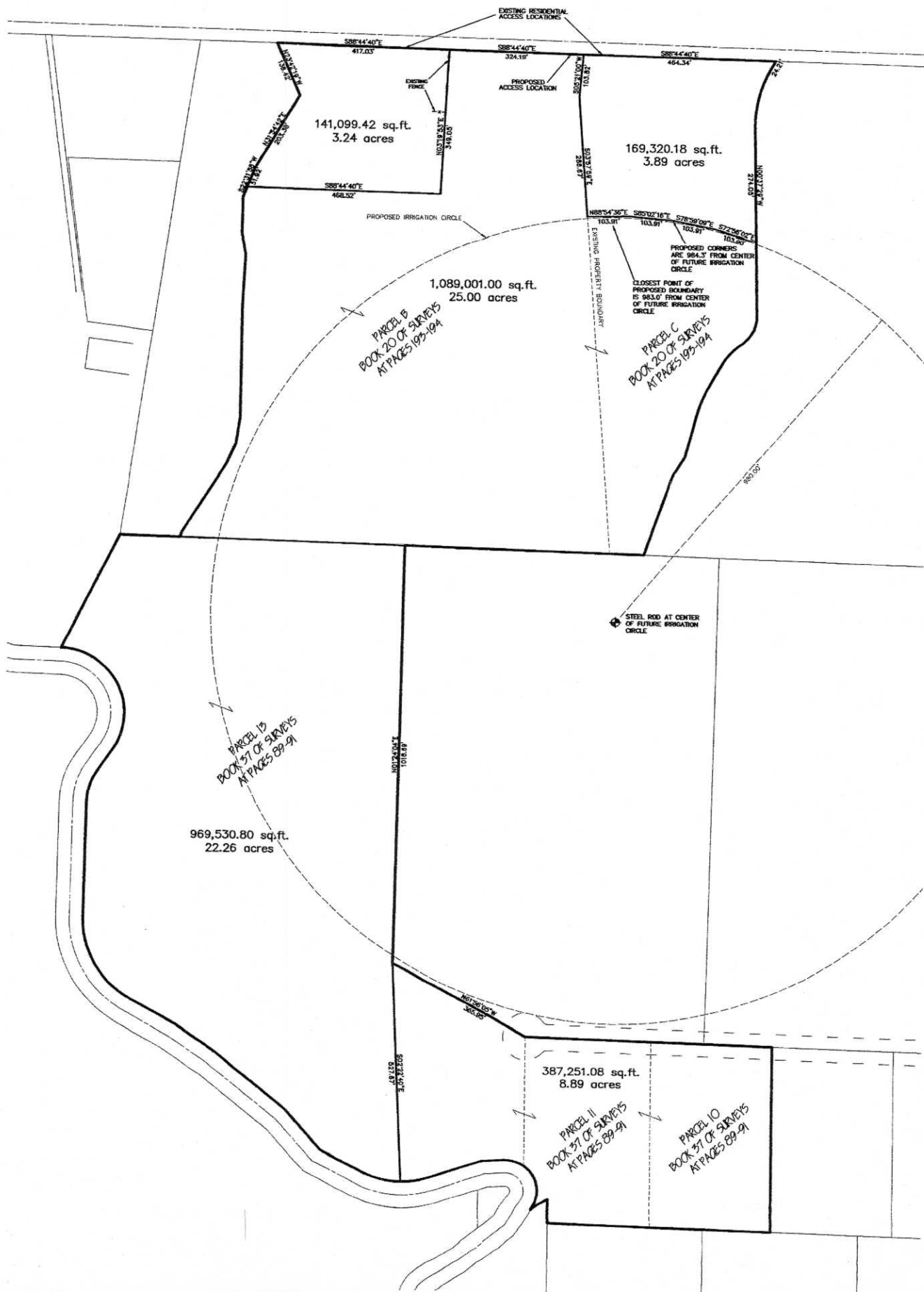
Parcels 10 and 11, and that portion of Parcel 13, all of that certain survey recorded December 20, 2010 in Book 37 of Surveys, pages 89-91, under Auditor's File No. 201012200027, records of Kittitas County, Washington, lying easterly of a line described as follows:

Beginning at the northeast corner of said Parcel 13; thence S 01°24'04" W, along the east boundary of said Parcel 13, 1016.69 feet to an angle point in said east boundary and the true point of beginning for said described line; thence S 02°22'40" E, 527.67 feet to a point on the south boundary of said Parcel 13 and the end of said described line;

Being a portion of the Northwest and Southwest Quarters of Section 21, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Contains 8.89 acres.





EXISTING RESIDENTIAL ACCESS LOCATIONS

141,099.42 sq. ft.  
3.24 acres

169,320.18 sq. ft.  
3.89 acres

1,089,001.00 sq. ft.  
25.00 acres

969,530.80 sq. ft.  
22.26 acres

387,251.08 sq. ft.  
8.89 acres

PARCEL B  
BOOK 20 OF SURVEYS  
AT PAGES 193-194

PARCEL C  
BOOK 20 OF SURVEYS  
AT PAGES 193-194

PARCEL D  
BOOK 37 OF SURVEYS  
AT PAGES 89-91

PARCEL E  
BOOK 37 OF SURVEYS  
AT PAGES 89-91

PARCEL F  
BOOK 37 OF SURVEYS  
AT PAGES 89-91

PROPOSED IRRIGATION CIRCLE

EXISTING PROPERTY BOUNDARY

PROPOSED CORNERS ARE 984.3' FROM CENTER OF FUTURE IRRIGATION CIRCLE

CLOSEST POINT OF PROPOSED BOUNDARY IS 983.0' FROM CENTER OF FUTURE IRRIGATION CIRCLE

STEEL ROD AT CENTER OF FUTURE IRRIGATION CIRCLE

S88°44'40"E 417.03'

S88°44'40"E 324.18'

S88°44'40"E 484.34'

S88°44'40"E 468.52'

N88°54'36"E 103.91'

S85°02'16"E 103.91'

S78°59'04"E 103.91'

S72°54'02"E 103.91'

N04°04'16"E 1016.81'

S52°28'42"E 821.91'

N62°50'07"E 365.60'

S83°50'

N41°32'43"E 136.22'  
N41°34'16"E 268.33'  
N82°15'16"E 349.03'

N00°12'28"E 288.67'

N03°27'24"E 214.63'

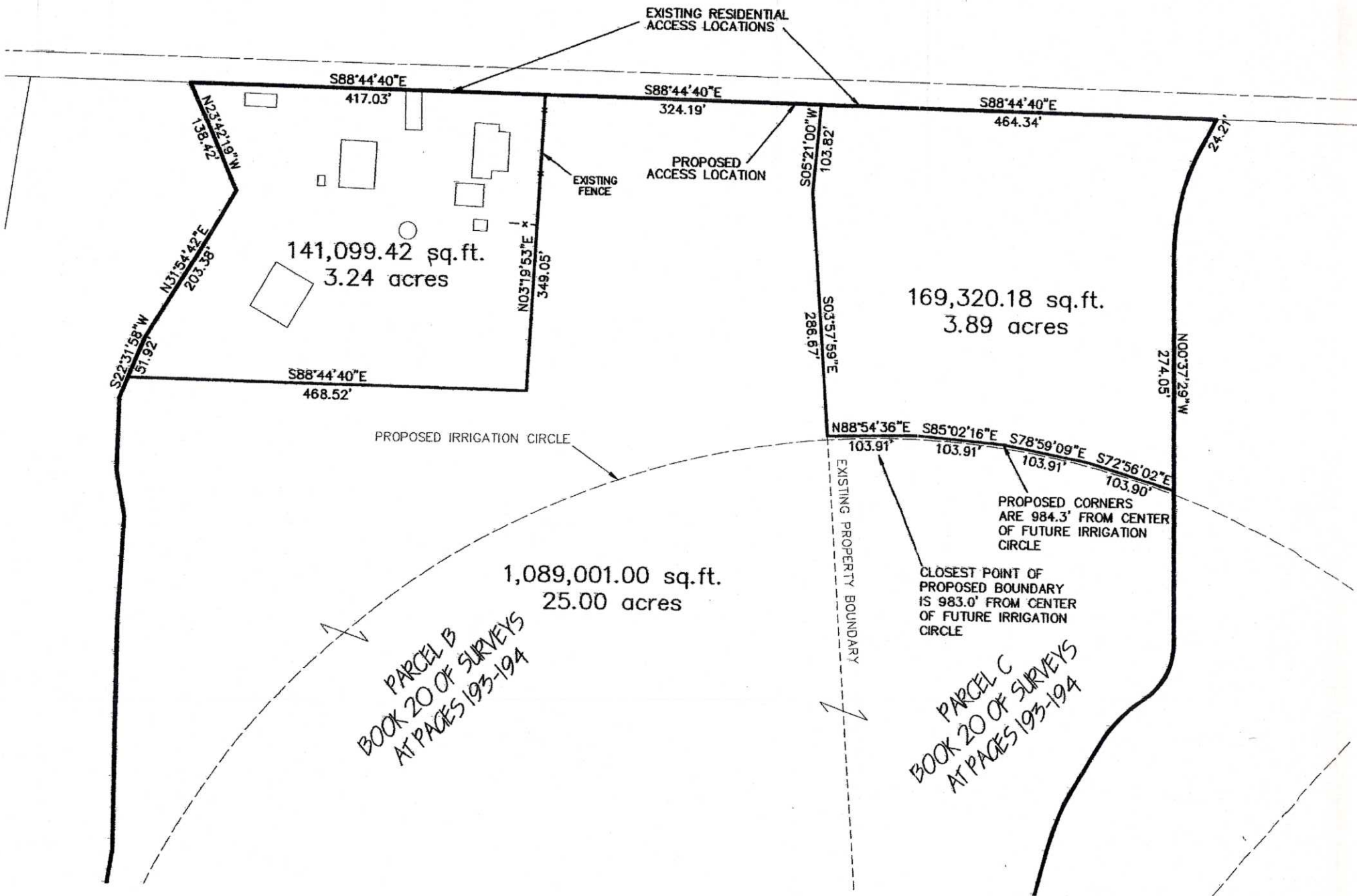
EXISTING FENCE

PROPOSED ACCESS LOCATION

PROPOSED CORNERS ARE 984.3' FROM CENTER OF FUTURE IRRIGATION CIRCLE

CLOSEST POINT OF PROPOSED BOUNDARY IS 983.0' FROM CENTER OF FUTURE IRRIGATION CIRCLE

STEEL ROD AT CENTER OF FUTURE IRRIGATION CIRCLE



EXISTING RESIDENTIAL  
ACCESS LOCATIONS

S88°44'40"E  
417.03'

S88°44'40"E  
324.19'

S88°44'40"E  
464.34'

N23°42'19"W  
138.42'

N31°34'42"E  
203.58'

141,099.42 sq. ft.  
3.24 acres

EXISTING  
FENCE

PROPOSED  
ACCESS LOCATION

S05°21'12.50S  
28.201'

S03°57'59"E  
286.67'

169,320.18 sq. ft.  
3.89 acres

N00°37'29"W  
274.05'

S22°31'58"W  
57.92'

S88°44'40"E  
468.52'

N03°19'53"E  
349.05'

PROPOSED IRRIGATION CIRCLE

N88°54'36"E 103.91'  
S85°02'16"E 103.91'  
S78°59'09"E 103.91'  
S72°56'02"E 103.90'

PROPOSED CORNERS  
ARE 984.3' FROM CENTER  
OF FUTURE IRRIGATION  
CIRCLE

CLOSEST POINT OF  
PROPOSED BOUNDARY  
IS 983.0' FROM CENTER  
OF FUTURE IRRIGATION  
CIRCLE

1,089,001.00 sq. ft.  
25.00 acres

PARCEL B  
BOOK 20 OF SURVEYS  
AT PAGES 193-194

PARCEL C  
BOOK 20 OF SURVEYS  
AT PAGES 193-194

EXISTING PROPERTY BOUNDARY



## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Wednesday, August 21, 2013 2:27 PM  
**To:** 'Cruse & Associates'  
**Subject:** RE: BL-13-00006 Rinehart

The Treasurer's office will not sign off; apparently one parcel has irrigation \$ due.

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

**From:** Cruse & Associates [mailto:cruseandassoc@kvalley.com]  
**Sent:** Wednesday, August 21, 2013 10:52 AM  
**To:** Jeff Watson  
**Subject:** Re: BL-13-00006 Rinehart

Jeff

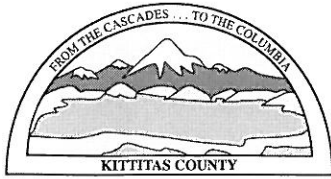
Taxes are current, please continue the review and contact me back with any other concerns.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
(509) 962-8238 Fax  
[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

**From:** [Jeff Watson](#)  
**Sent:** Friday, August 16, 2013 8:36 AM  
**To:** '[Cruse & Associates](#)'  
**Subject:** RE: BL-13-00006 Rinehart

Taxes are still due for 18-18-21020-0002 only (\$915).

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, CDS  
FROM: Christina Wollman, Planner II *CW*  
DATE: September 3, 2013  
SUBJECT: Rinehart BL-13-00006

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Road Variance RV-13-13 was granted to allow an access that does not meet spacing requirements.

**Our department recommends final approval with the following conditions:**

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

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**From:** Cruse & Associates [mailto:cruseandassoc@kvalley.com]  
**Sent:** Wednesday, August 07, 2013 9:38 AM  
**To:** Christina Wollman  
**Cc:** Jeff Watson  
**Subject:** Re: BL-13-00006 Rinehart

Jeff

Attached are the final descriptions for the Rinehart application. I was told that irrigation has signed off and that taxes will be paid shortly. Also attached is the access variance we submitted to PW yesterday. Please review and contact me back with any questions and in particular if you do not have consent for irrigation.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
(509) 962-8238 Fax  
[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

**From:** [Cruse & Associates](#)  
**Sent:** Friday, August 02, 2013 11:54 AM  
**To:** [Christina Wollman](#)  
**Cc:** [Jeff Watson](#)  
**Subject:** Re: BL-13-00006 Rinehart

Christina

Rinehart has reviewed the sight distance issue and would like to adjust to the attached configuration. Please review and let me know your concerns.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
(509) 962-8238 Fax  
[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

**From:** [Cruse & Associates](#)  
**Sent:** Wednesday, July 24, 2013 2:23 PM  
**To:** [Christina Wollman](#)  
**Subject:** Re: BL-13-00006 Rinehart

Christina

Did you get a chance to review this? Don would still like to look at a variance for an AG access only. Don stated he could meet you at the proposed location if needed. His cell number is 899-2674.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959

Ellensburg, WA 98926  
(509) 962-8242 Office  
(509) 962-8238 Fax  
[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

**From:** [Cruse & Associates](#)  
**Sent:** Friday, July 12, 2013 2:58 PM  
**To:** [Christina Wollman](#)  
**Subject:** Re: BL-13-00006 Rinehart

Christina

Could you look at the sight distance when you get a chance. They would like to try for a variance due to the conflict on property. Historically the trucks have driven to the barn past the house (750 Hungry Junction Rd) but there is concern that future owners may have children or pets and create a safety issue and would like a separate access for agricultural use to eliminate any conflicts. Please review and let me know your concerns or if you think this location is just not feasible.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
(509) 962-8238 Fax  
[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

**From:** [Cruse & Associates](#)  
**Sent:** Thursday, July 11, 2013 1:15 PM  
**To:** [Christina Wollman](#)  
**Subject:** Re: BL-13-00006 Rinehart

Thanks for looking. I will discuss with the applicant and get back to you.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
(509) 962-8238 Fax  
[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

**From:** [Christina Wollman](#)  
**Sent:** Thursday, July 11, 2013 11:21 AM  
**To:** ['Cruse & Associates'](#)  
**Subject:** RE: BL-13-00006 Rinehart

Current code will not allow this.

It is only 80ft approx from the other access so it does not meet spacing requirements (300ft). It also may not meet sight distance requirements, but I can't tell that for sure without a site visit. The existing driveway is located at the crest of the hill and may have been put in that location for safety reasons.

A variance is a possibility, but without a really good reason I don't foresee this being approved. I do not make that decision though.

*Christina Wollman, AICP CFM*

Planner II | Floodplain Manager  
[p] 509.962.7051 | [f] 509.962.7663

---

**From:** Cruse & Associates [mailto:cruseandassoc@kvalley.com]  
**Sent:** Thursday, July 11, 2013 9:01 AM  
**To:** Christina Wollman  
**Cc:** Jeff Watson  
**Subject:** Re: BL-13-00006 Rinehart

Christina,

I have an agreement with all parties for the final layout on the Rinehart application but the desire for an additional access came up. Don Rinehart is buying the other properties for additional hay ground and desires an access for agricultural use only, primarily for access to the hay barn. Please review the exhibits and please let me know what options we have under current code. If not allowed under current code is a variance possible?

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
(509) 962-8238 Fax  
[cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

**From:** [Jeff Watson](#)  
**Sent:** Friday, June 07, 2013 12:14 PM  
**To:** [Chuck Cruse \(cruseandassoc@kvalley.com\)](mailto:cruseandassoc@kvalley.com)  
**Subject:** BL-13-00006 Rinehart

BL-13-00006 Rinehart

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment Application. See attached file. Copies of the original CPA and Comment Letters have been sent to all three applicants, please feel free to contact me if you have additional concerns or questions.

Jeff Watson  
Planner II

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.*

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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2012.0.2242 / Virus Database: 3199/5892 - Release Date: 06/07/13

No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2012.0.2242 / Virus Database: 3204/5982 - Release Date: 07/11/13

No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2012.0.2242 / Virus Database: 3211/6082 - Release Date: 08/16/13

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, June 07, 2013 12:14 PM  
**To:** Chuck Cruse (cruseandassoc@kvalley.com)  
**Subject:** BL-13-00006 Rinehart  
**Attachments:** BL-13-00006 Rinehart Master File.pdf

BL-13-00006 Rinehart

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment Application. See attached file. Copies of the original CPA and Comment Letters have been sent to all three applicants, please feel free to contact me if you have additional concerns or questions.

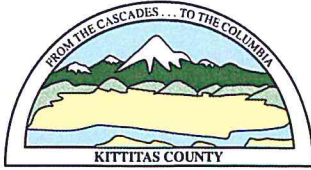
Jeff Watson  
Planner II

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.*



# 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

June 7, 2013

Donald Rinehart  
480 Hungry Junction Road  
Ellensburg WA 98926

Jason Rinehart  
750 Hungry Junction Road  
Ellensburg WA 98926

Lance Sandage  
890 Hungry Junction Road  
Ellensburg WA 98926

RE: Rinehart Boundary Line Adjustment,

Map Number	18-18-21020-0003	Parcel Number	476233
Map Number	18-18-21000-0009	Parcel Number	957189
Map Number	18-18-21000-0010	Parcel Number	957190
Map Number	18-18-21020-0001	Parcel Number	456233
Map Number	18-18-21020-0002	Parcel Number	466233

Dear Applicants,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A metes and bounds legal description or recorded survey displaying legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **18-18-21020-0001 & 0002 have taxes due. Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. Please refer to the attached Kittitas County Public Works, Kittitas County Fire Marshall, and Kittitas County Public Health comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson  
Staff Planner

CC via E-Mail to: [cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

BL-13-00006 Rinehart Master File @ T:\CDS\Projects\BLAs\BL 2013\BL-13-00006 Rinehart





# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

June 3, 2013

Jeff Watson  
Public Works Department  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Rinehart (BL-13-00006)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen  
Fire Marshal

## Jeff Watson

---

**From:** LARRY BROWNE <eburgwater@yahoo.com>  
**Sent:** Monday, June 03, 2013 8:41 PM  
**To:** Jeff Watson  
**Subject:** BL-13-00006

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff, BLA-13-00006 @ Rineharts is located in the Cascade Irrigation Dist. The new adjustment does not reach our service area.

## Jeff Watson

---

**From:** Richard Lee <cid@fairpoint.net>  
**Sent:** Wednesday, May 29, 2013 10:43 AM  
**To:** Jeff Watson  
**Subject:** RE: BL-13-00006 Rinehart

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff,  
CID has no objection to this BLA.

Thanks,

Richard Lee  
District Manager  
Cascade Irrigation District  
(509) 962-9583

---

**From:** Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]  
**Sent:** Friday, May 17, 2013 7:59 AM  
**To:** Larry Browne (eburgwater@yahoo.com); cid@fairpoint.net  
**Cc:** Chuck Cruse (cruseandassoc@kvalley.com)  
**Subject:** BL-13-00006 Rinehart

Please review the attached file for CID and EWC comments and requirements.

Thanks,

Jeff Watson  
Planner II

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.*

---

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

---

**From:** Holly Duncan  
**Sent:** Wednesday, May 22, 2013 12:20 PM  
**To:** Jeff Watson  
**Subject:** RE: BL-13-00006 Rinehart

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff,

As long as the proposed lot lines don't come within 50 feet of existing wells and 5 feet of existing drainfields there should be no problem with this application from the Environmental Health standpoint.

Holly

---

**From:** Jeff Watson  
**Sent:** Thursday, May 16, 2013 4:20 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan  
**Subject:** BL-13-00006 Rinehart

[BL-13-00006 Rinehart](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

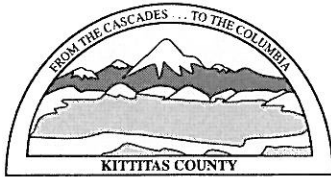
Thanks,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

---

### MEMORANDUM

---

TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *ow*  
DATE: May 21, 2013  
SUBJECT: Rinehart BL-13-00006

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Friday, May 17, 2013 7:59 AM  
**To:** Larry Browne (eburgwater@yahoo.com); cid@fairpoint.net  
**Cc:** Chuck Cruse (cruseandassoc@kvalley.com)  
**Subject:** BL-13-00006 Rinehart  
**Attachments:** BL-13-00006 Rinehart Master File.pdf

Please review the attached file for CID and EWC comments and requirements.

Thanks,

Jeff Watson  
Planner II

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

*All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.*

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Thursday, May 16, 2013 4:20 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan  
**Subject:** BL-13-00006 Rinehart

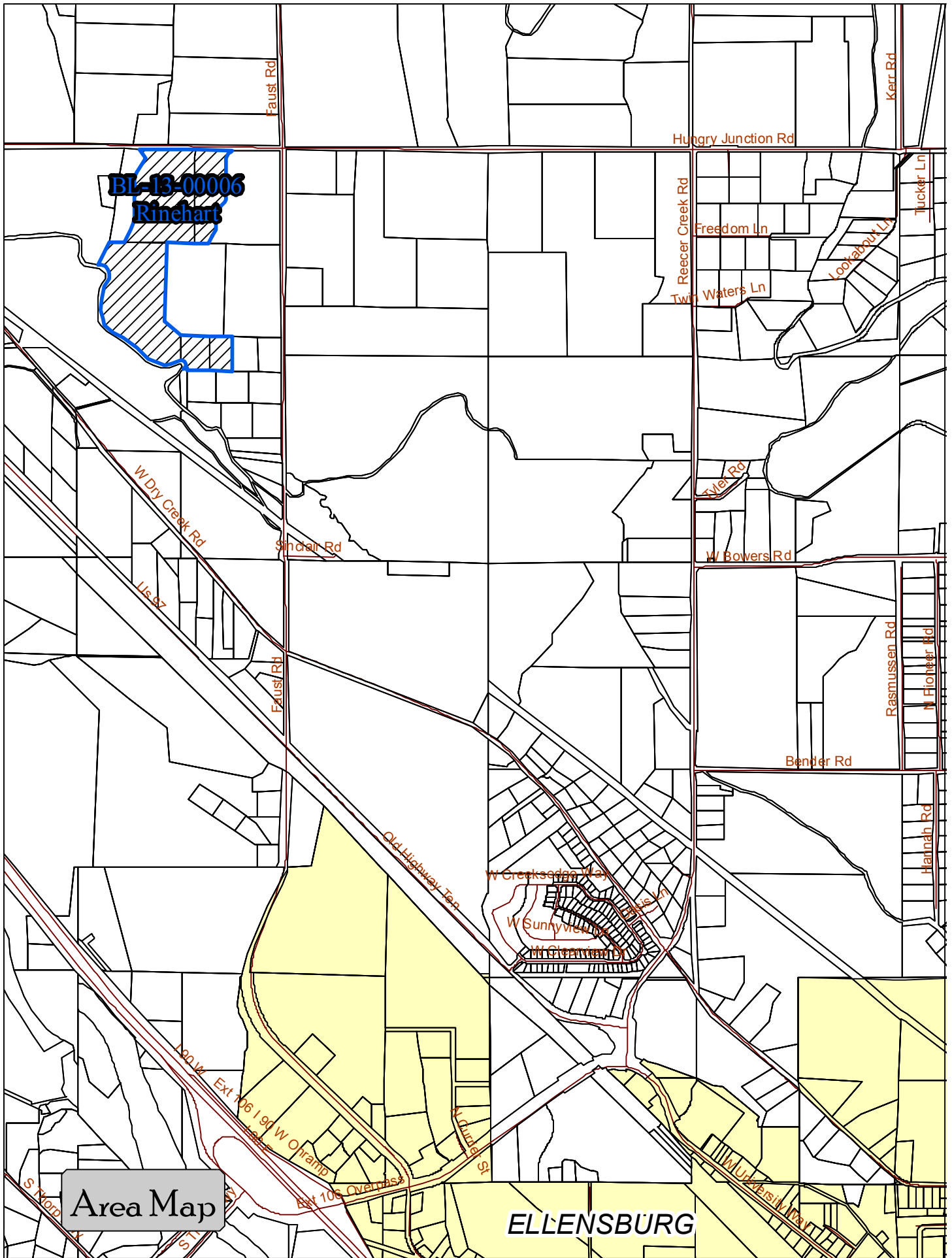
[BL-13-00006 Rinehart](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



Area Map

ELLENSBURG



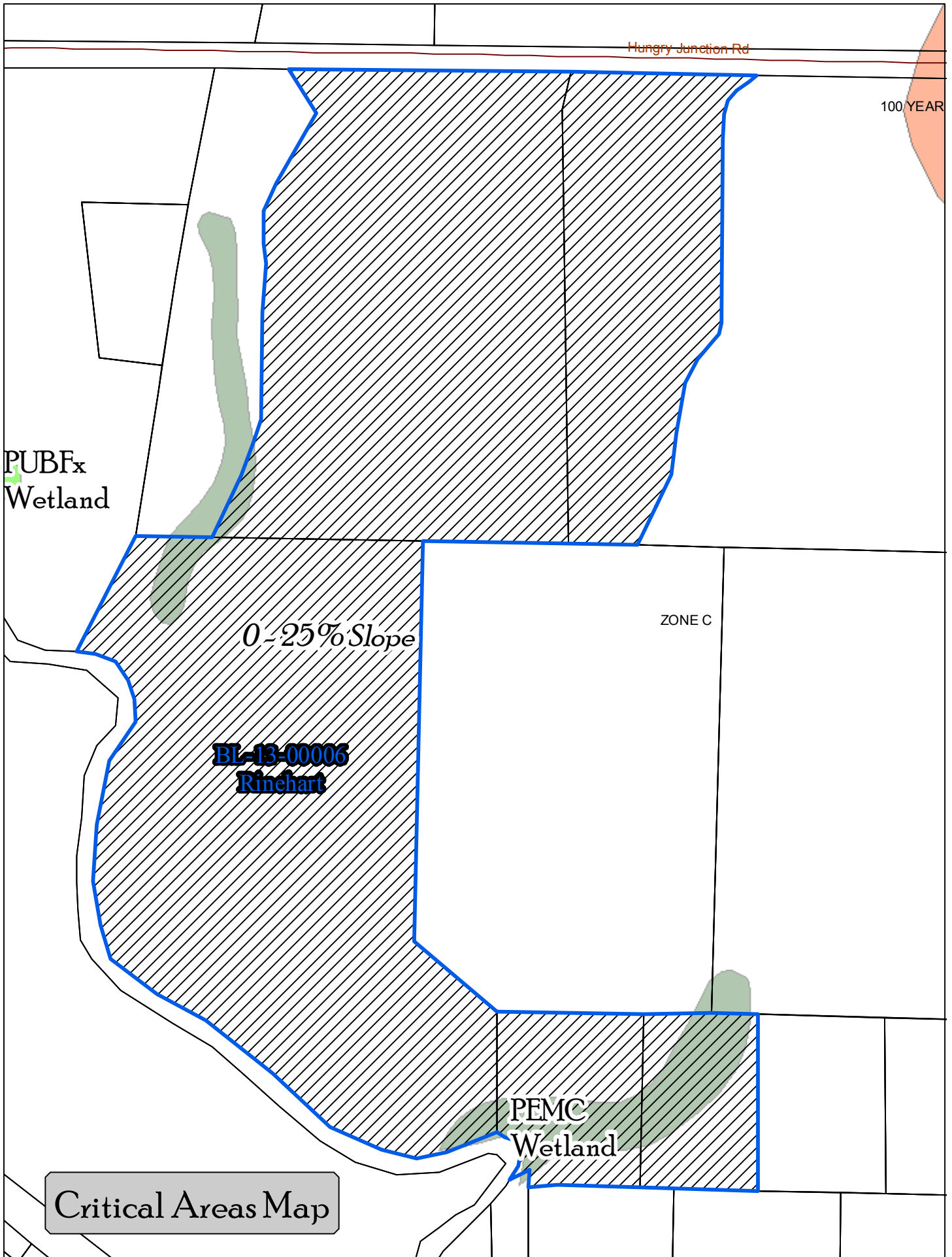


Hungry Junction Rd

**BL-13-00006**  
**Rinehart**



Image courtesy of USGS © 2013 Microsoft Corporation



# Critical Areas Checklist

Thursday, May 16, 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 Classified Stream?  Yes  No

If so what is the Classification?

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?

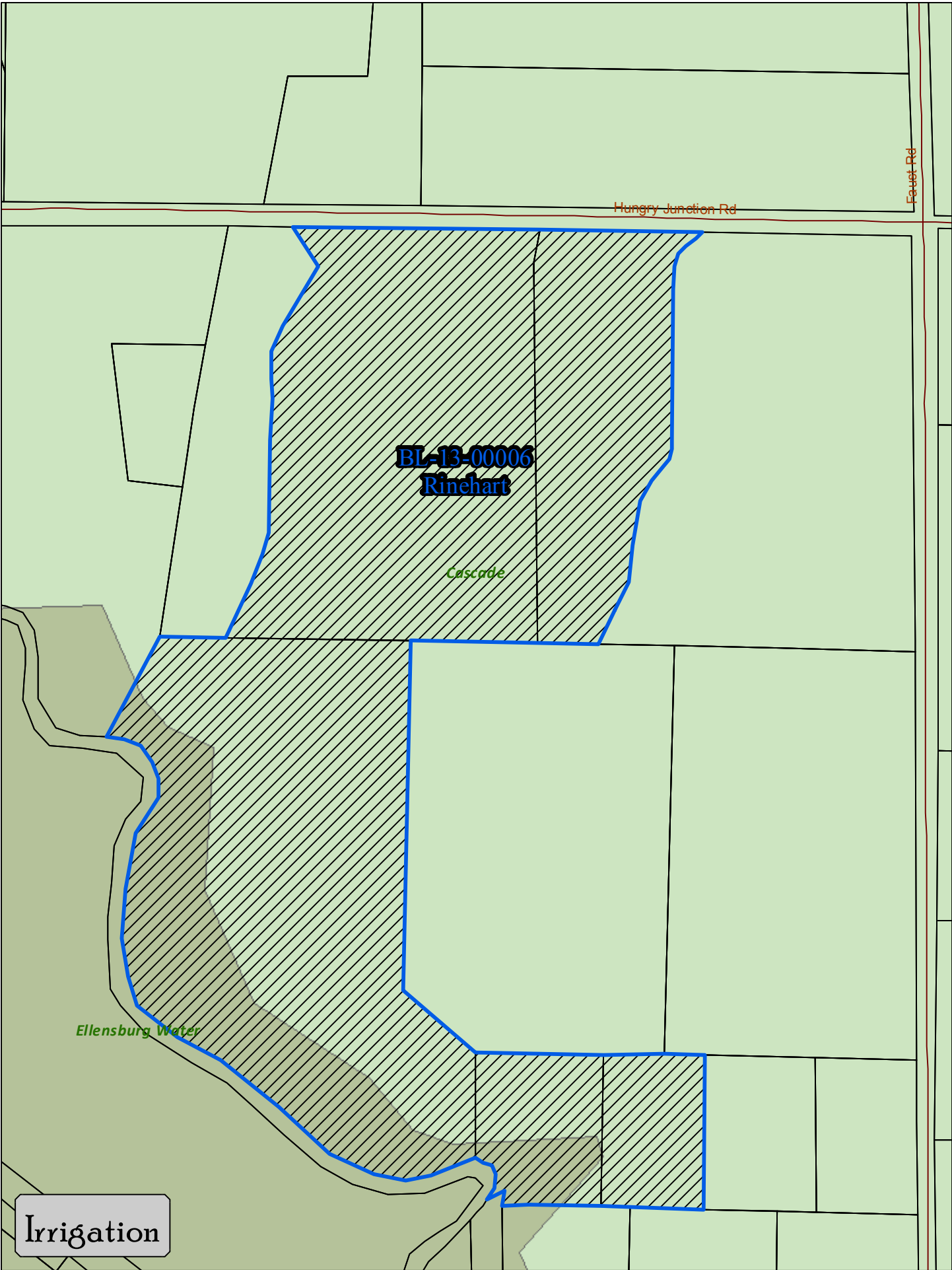
Is the project parcel in or near a Coal Mine area?  Yes  No

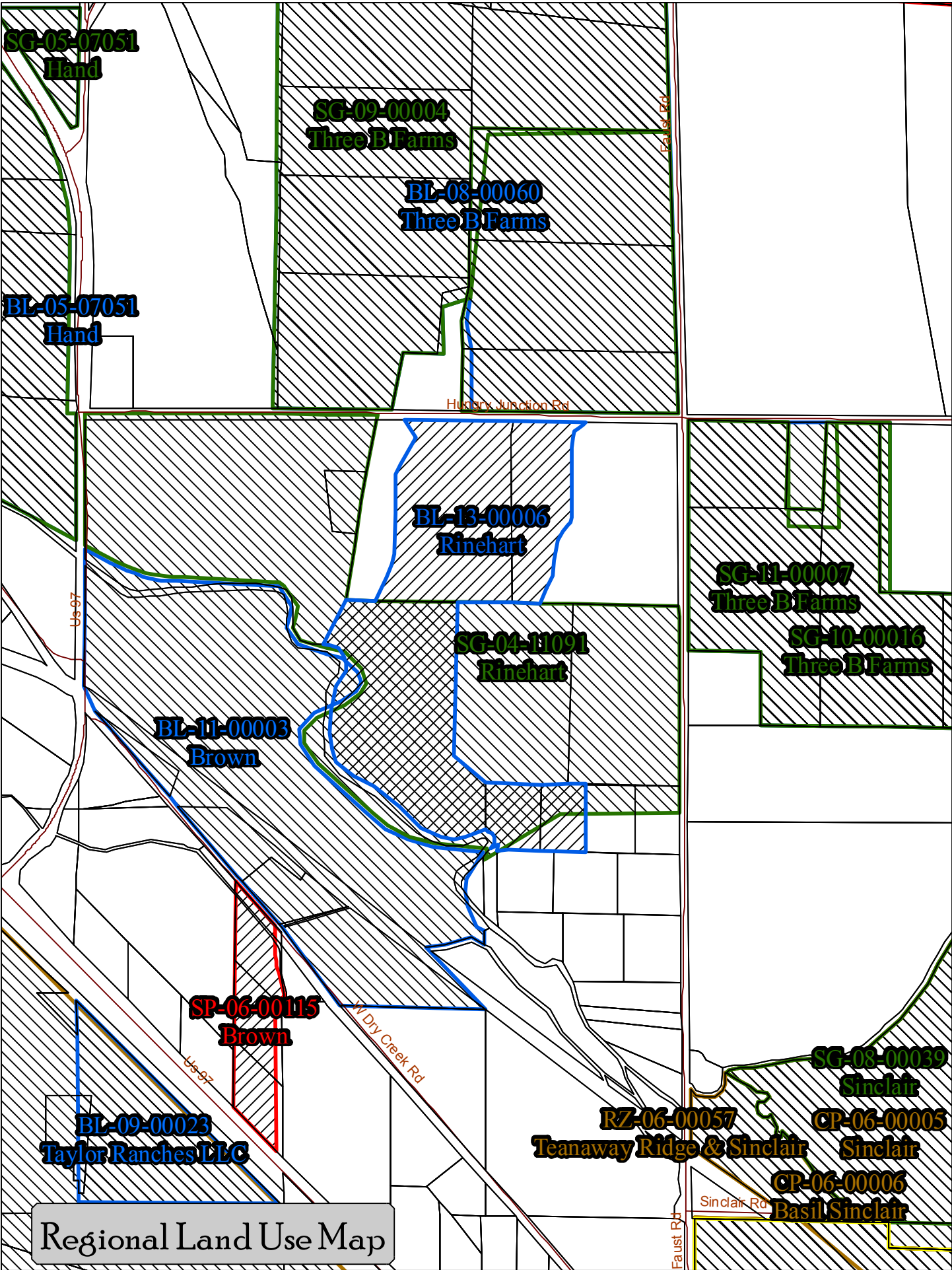
What is the Seismic Designation?

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?





578637

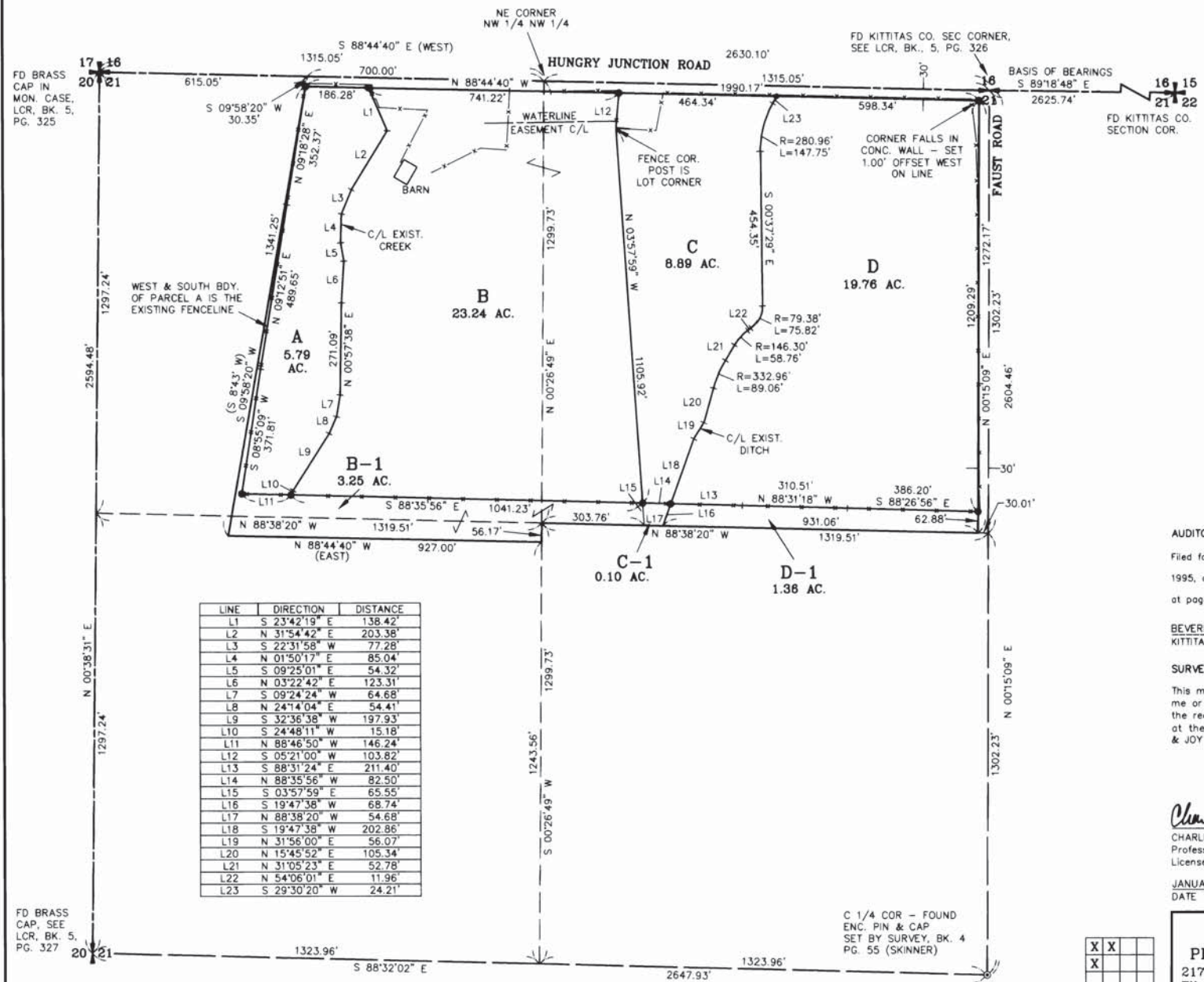
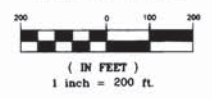
PART OF THE NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.



LEGEND

- SET PIN & CAP
- FOUND PIN & CAP
- ⊙ FOUND ENC. PIN & CAP
- FENCE
- ( ) DEED INFORMATION

GRAPHIC SCALE



LINE	DIRECTION	DISTANCE
L1	S 23°42'19" E	138.42'
L2	N 31°54'42" E	203.38'
L3	S 22°31'58" W	77.28'
L4	N 01°50'17" E	85.04'
L5	S 09°25'01" E	54.32'
L6	N 03°22'42" E	123.31'
L7	S 09°24'24" W	64.68'
L8	N 24°14'04" E	54.41'
L9	S 32°36'38" W	197.93'
L10	S 24°48'11" W	15.18'
L11	N 88°46'50" W	146.24'
L12	S 05°21'00" W	103.82'
L13	S 88°31'24" E	211.40'
L14	N 88°35'56" W	82.50'
L15	S 03°57'59" E	65.55'
L16	S 19°47'38" W	68.74'
L17	N 88°38'20" W	54.68'
L18	S 19°47'38" W	202.86'
L19	N 31°56'00" E	56.07'
L20	N 15°45'52" E	105.34'
L21	N 31°05'23" E	52.78'
L22	N 54°06'01" E	11.96'
L23	S 29°30'20" W	24.21'

AUDITOR'S CERTIFICATE

Filed for record this 23RD day of JANUARY, 1995, at 2:29 P.M., in Book 20 of Surveys at page(s) 193 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *R. [Signature]*  
KITITITAS COUNTY AUDITOR Deputy

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 LON CAMPBELL, ELAINE CAMPBELL & JOY POTTER in JULY of 1994.

*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
License No. 18078  
JANUARY 23, 1995  
DATE

**CRUSE & NELSON**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98928 (509) 925-4747  
**CAMPBELL/POTTER PROPERTY**

X	X	
X		

FD BRASS CAP. SEE LCR, BK. 5, PG. 327

C 1/4 COR - FOUND ENC. PIN & CAP SET BY SURVEY, BK. 4 PG. 55 (SKINNER)



# PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

### LEGAL DESCRIPTIONS

#### PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED JANUARY 23, 1995 IN BOOK 20 OF SURVEYS, PAGES 192-194, UNDER AUDITOR'S FILE NO. 578637, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

#### PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED JANUARY 23, 1995 IN BOOK 20 OF SURVEYS, PAGES 192-194, UNDER AUDITOR'S FILE NO. 578637, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

#### PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED JANUARY 23, 1995 IN BOOK 20 OF SURVEYS, PAGES 192-194, UNDER AUDITOR'S FILE NO. 578637, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

#### PARCEL D

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED JANUARY 23, 1995 IN BOOK 20 OF SURVEYS, PAGES 192-194, UNDER AUDITOR'S FILE NO. 578637, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

#### PARCEL B-1

PARCEL B-1 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 23, 1995 IN BOOK 20 OF SURVEYS, PAGES 192-194, UNDER AUDITOR'S FILE NO. 578637, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

#### PARCEL C-1

PARCEL C-1 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 23, 1995 IN BOOK 20 OF SURVEYS, PAGES 192-194, UNDER AUDITOR'S FILE NO. 578637, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

#### PARCEL D-1

PARCEL D-1 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 23, 1995 IN BOOK 20 OF SURVEYS, PAGES 192-194, UNDER AUDITOR'S FILE NO. 578637, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

ORIGINAL PARCEL DESCRIPTIONS - AFN'S 439592, 482930 AND 348856

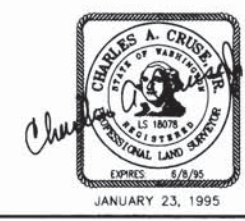
### NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C 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 WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR CORNER DOCUMENTATION ON THE N 1/4 CORNER AND NE SECTION CORNER FOR SUBJECT SECTION 21, SEE BOOK 19 OF SURVEYS, PAGE 128.
4. THE PURPOSE OF THIS SURVEY IS TO FACILITATE A BOUNDARY LINE ADJUSTMENT BETWEEN EXISTING PARCELS OF RECORD AND TO SEGREGATE PARCELS C AND D (SEC. 16.04.020 (2) ).
5. SECTION AND QUARTER SECTION CORNERS LAST VISITED JANUARY 1995.
6. THE PURPOSE OF PARCELS B-1, C-1 AND D-1 IS TO FACILITATE THE CLEARING OF TITLE TO LAND LYING OUTSIDE OF THE EXISTING FENCELINE.

### AUDITOR'S CERTIFICATE

Filed for record this 23RD day of JANUARY, 1995, at 2:29 P.M., in Book 20 of Surveys at page(s) 194 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: [Signature]  
KITTITAS COUNTY AUDITOR

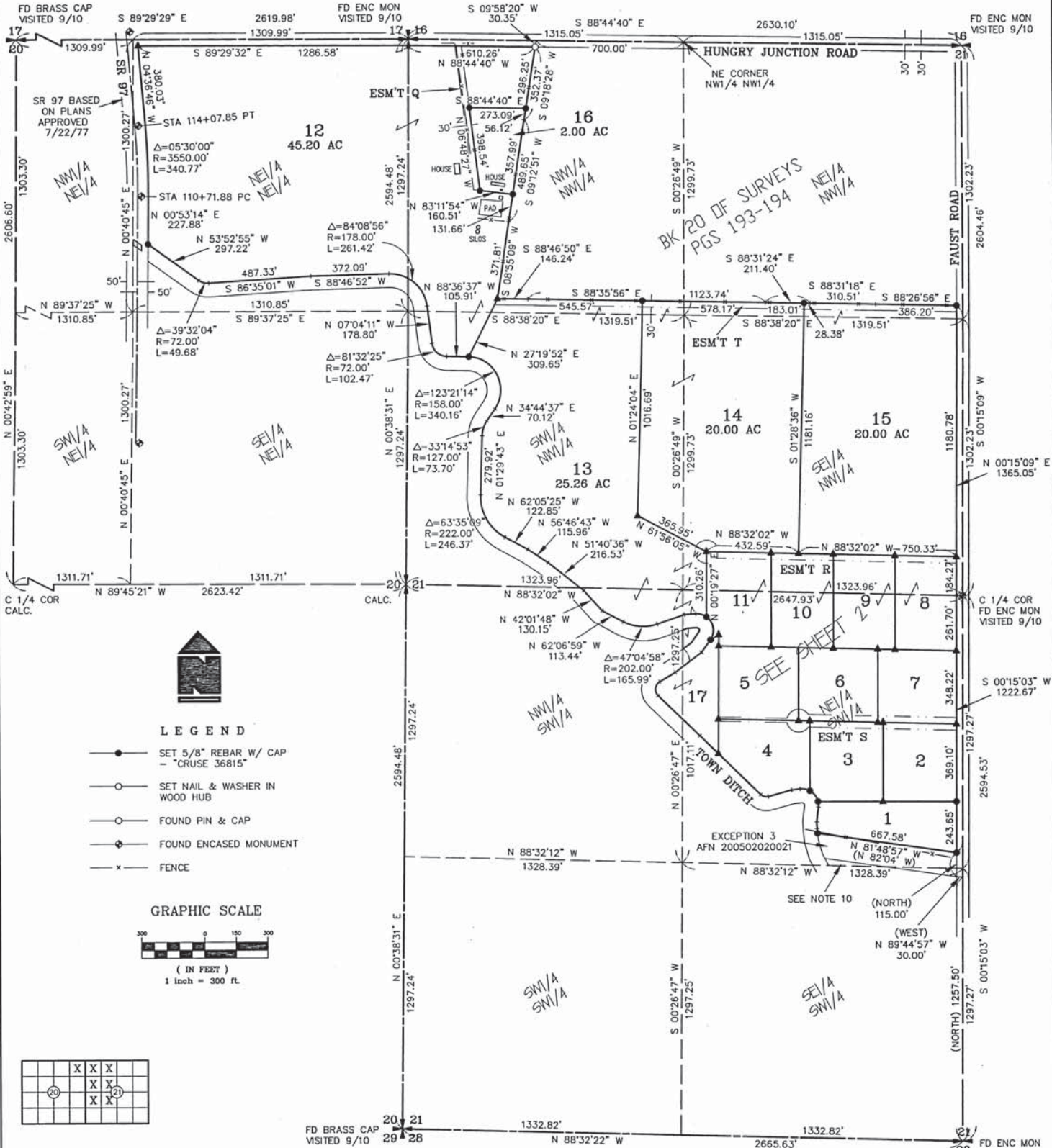


**CRUSE & NELSON**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98928 (509) 925-4747

**CAMPBELL/POTTER PROPERTY**

37-89

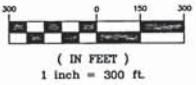
PART OF SECTIONS 20 & 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- SET NAIL & WASHER IN WOOD HUB
- FOUND PIN & CAP
- FOUND ENCASED MONUMENT
- x- FENCE

GRAPHIC SCALE



	X	X	X
	X	X	X
	X	X	X

SHEET 1 OF 3

AUDITOR'S CERTIFICATE 20101220027  
 Filed for record this 20TH day of DECEMBER,  
 2010, at 10:55 A.M., in Book 37 of Surveys at  
 page(s) 89 at the request of Cruse & Associates.  
 JERALD V. PETTIT BY: *[Signature]*  
 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  
 DON RINEHART in NOVEMBER of 2010.  
*[Signature]*  
 CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 DATE 12/20/2010  
 License No. 36815

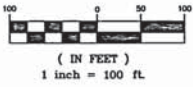


**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 959  
 Ellensburg, WA 98926 (509) 962-8242  
**RINEHART PROPERTY**

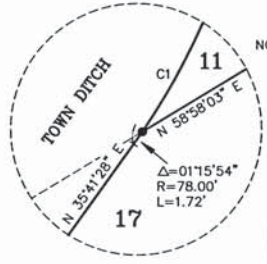
37-90

PART OF SECTIONS 20 & 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

GRAPHIC SCALE

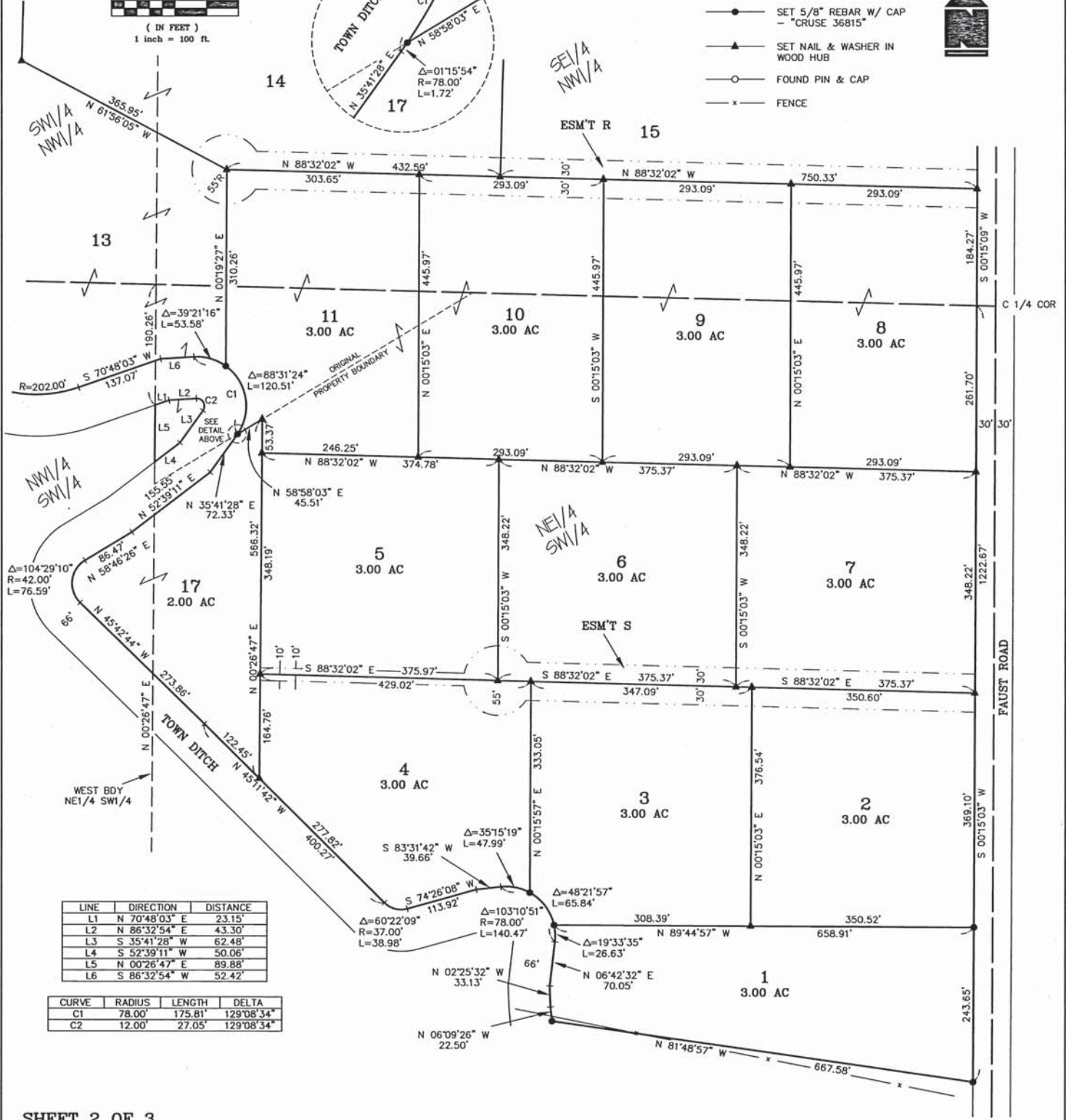


DETAIL NOT TO SCALE



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- ▲ SET NAIL & WASHER IN WOOD HUB
- FOUND PIN & CAP
- x — FENCE



LINE	DIRECTION	DISTANCE
L1	N 70°48'03" E	23.15'
L2	N 86°32'54" E	43.30'
L3	S 35°41'28" W	62.48'
L4	S 52°39'11" W	50.06'
L5	N 00°26'47" E	89.88'
L6	S 86°32'54" W	52.42'

CURVE	RADIUS	LENGTH	DELTA
C1	78.00'	175.81'	129°08'34"
C2	12.00'	27.05'	129°08'34"

SHEET 2 OF 3

AUDITOR'S CERTIFICATE **2010/200027**  
 Filed for record this 20TH day of DECEMBER  
 2010, at 10:55 A.M., in Book 37 of Surveys at  
 page(s) 90 at the request of Cruse & Associates.  
 JERALD V. PETTIT BY: *[Signature]*  
 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  
 DON RINEHART in NOVEMBER of 2010.  
*[Signature]*  
 CHRISTOPHER C. CRUSE  
 Professional Land Surveyor  
 DATE 12/20/2010  
 License No. 36815



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

37-91

# PART OF SECTIONS 20 & 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

### NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
4. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
5. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL INFORMATION, SEE BK 20 OF SURVEYS, PGS 193-194 AND BK 27 OF SURVEYS, PGS 164-166.
6. BASIS OF BEARINGS = BK 20 OF SURVEYS, PG 193.
7. THE RIGHT OF WAY OF TOWN DITCH IS BASED ON THE PHYSICAL LOCATION.
8. THE PURPOSE OF THIS SURVEY IS TO COMPLETE THE RINEHART SEG/BLA APPLICATION AND IS EXEMPT FROM SUBDIVISION CODE UNDER KCC 16.04.020(2) AND (5).
9. LOT 17 IS SHOWN HEREON TO DELINEATE A BOUNDARY AND PROVIDE A LEGAL DESCRIPTION FOR THE PARCEL PURCHASED FROM KITTITAS COUNTY RECORDED UNDER AFN 200701110022.
10. THAT PORTION OF THE NE1/4 OF THE SW 1/4 OF SECTION 21, SOUTH OF EXCEPTION 3 IN AFN 200502020021, WAS NOT INCLUDED IN THIS SURVEY.

### LEGAL DESCRIPTIONS

#### PARCEL 8

PARCEL 8 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 9

PARCEL 9 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 10

PARCEL 10 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 11

PARCEL 11 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 12

PARCEL 12 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, AND OF THE NORTHEAST QUARTER OF SECTION 20, ALL IN TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 13

PARCEL 13 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 14

PARCEL 14 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 15

PARCEL 15 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 16

PARCEL 16 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 17

PARCEL 17 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCEL 12 OF SAID SURVEY.

#### EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 8, 9, 10, 11, 13 AND 14 OF SAID SURVEY.

#### EASEMENT S

EASEMENT S AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 2, 3, 4, 5, 6 AND 7 OF SAID SURVEY.

#### EASEMENT T

EASEMENT T AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 13, 14 AND 15 OF SAID SURVEY.

### LEGAL DESCRIPTIONS

ORIGINAL PARCELS - AFNS 430924, 200502020021, 583322, 580049 & 200701110022

#### PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 5

PARCEL 5 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 6

PARCEL 6 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 7

PARCEL 7 OF THAT CERTAIN SURVEY RECORDED DECEMBER 20, 2010 IN BOOK 37 OF SURVEYS AT PAGES 89-91, UNDER AUDITOR'S FILE NO. 20101220 0027, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

### SHEET 3 OF 3

AUDITOR'S CERTIFICATE 201012200027

Filed for record this 20TH day of DECEMBER, 2010, at 10:55 A.M., in Book 37 of Surveys at page(s) 91 at the request of Cruse & Associates.

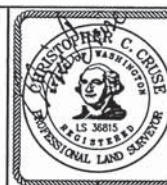
JERALD V. PETTIT BY: *J. Hernandez*  
KITTITAS COUNTY AUDITOR

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 DON RINEHART in NOVEMBER of 2010.

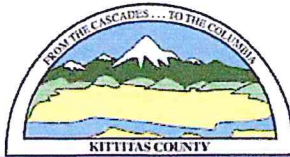
*Chris Cruse*  
CHRISTOPHER C. CRUSE  
Professional Land Surveyor

12/20/2010  
DATE  
License No. 36815



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

**RINEHART PROPERTY**



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

RECEIVED

**BOUNDARY LINE ADJUSTMENT**

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055) APR 12 2013

**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.**

KITTTITAS COUNTY CDS

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

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- \$555.00 Total fees due for this application (One check made payable to KCCDS)**

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE: 4/12/13

RECEIPT # 000116978

PAID

APR 12 2013

DATE STAMP IN BOX

KITTTITAS CO CDS

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: D. Rinehart, J. Rinehart, Sandage  
Mailing Address: 480 Hungry Junction Rd 750 Hungry Junction Rd 890 Hungry Junction Rd  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 899-2674 859-2505  
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: Hungry Junction Road  
City/State/ZIP: Ellensburg, WA 98926
  
5. **Legal description of property (attach additional sheets as necessary):**  
Parcels B and C of Book 20 of Surveys at Pages 193-4 and Parcels 10, 11, and 13 of Book 37 of Surveys at Pages 89-91
  
6. **Property size:** 63.39 (acres)
  
7. **Land Use Information:** Zoning: COM-AG Comp Plan Land Use Designation: COM-AG

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
18-18-21020-0002 23.24 Ac	25.24 Ac
18-18-21020-0001 8.89 Ac	8.89 Ac
18-18-21020-0003 25.26 Ac	22.37 Ac
18-18-21000-0010 3.00 Ac	3.00 Ac
18-18-21020-0009 3.00 Ac	3.89 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:

X Jason Leuchart 4/11/13  
Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Chris Cuse (date) 4/11/2013

X Doug Clark (date) 4/11/13  
X Janet Sanders 4/12/13

**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: Paid 2013 By: Kathy Powell Date: 08/27/2013

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: Commercial Agriculture

Preliminary Approval Date: 6/7/2013

By: Jeff Watson

Final Approval Date: 9/11/2013

By: [Signature]

Proposed

Hungry Junction Rd

3.00 AC

3.89

020-0002  
PARCEL B  
SURVEY ADDRESS  
B20 P 103 104

020-0001  
PARCEL C  
SURVEY ADDRESS  
B20 P 103 104

020-0009  
PARCEL D  
SURVEY ADDRESS  
B20 P 103 104

25.24

020-0005  
PARCEL A  
SURVEY ADDRESS  
B20 P 103 104

Adjust 3AC  
parcels around  
existing homes

020-0003  
22.37 AC

000-0011  
20.00

000-0012  
20.00

000-0010  
3.00

000-0009  
3.00

000-0008  
3.00

000-0007  
3.00

8.89 AC

010-0003  
4.24  
PTN LOT C  
D37P230

010-0010  
22.40  
LOT D  
D37P230

010-0006  
5.00

Faust Rd

Receptor Canyon

John Wayne Trail





B37/P230

527.03

1279.16

186.28

741.22

484.34

598.34

3AC

3.89 AC

004

489.05

020-0002

020-0001

PARCEL B  
SURVEY #578637  
B20/P 193-194

PARCEL C  
SURVEY #578637  
B20/P 193-194

25.24 AC

020-000

PARCEL D  
SURVEY #578  
B20/P 193-194

020-0005

579

PARCELA  
SURVEY #578637  
B20/P 193-194

371.81

197.93

54.97

64.68

271.09

146.24

15.18

604.32

207.86

96.07

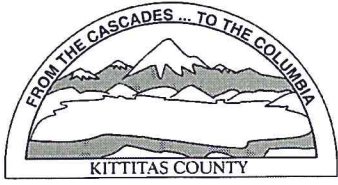
105.34

39.85

211.40

310.51





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

**RECEIPT NO.: 00017222**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

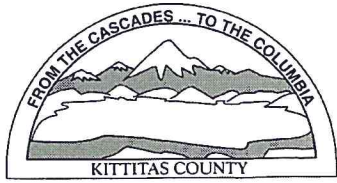
**Account name:** 026819

**Date:** 5/6/2013

**Applicant:** RINEHART, JASON C ETUX

**Type:** check # 9387

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00006	OTHER	30.00
	Total:	30.00



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

**RECEIPT NO.: 00016978**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 026819

**Date:** 4/12/2013

**Applicant:** RINEHART, JASON C ETUX

**Type:** check # 09791

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00006	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00006	BLA MAJOR FM FEE	35.00
BL-13-00006	PUBLIC WORKS BLA	90.00
BL-13-00006	ENVIRONMENTAL HEALTH BLA	205.00
	<u>Total:</u>	<u>555.00</u>