

Jeff Watson

From: Jeff Watson
Sent: Monday, June 10, 2013 2:28 PM
To: rg98926@yahoo.com; 'patmcf@fairpoint.net'
Cc: Paul Jewell
Subject: BL-13-00007 Grossman
Attachments: BL-13-00007 Grossman Master File.pdf

Kittitas County Community Development Services has issued **final approval** for the above Boundary Line Adjustment Application. Please review the entire attached *Master File*. The signed original final approval letter has been sent you via U.S. Mail, please feel free to contact me if you have additional concerns or questions.

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

Jeff Watson

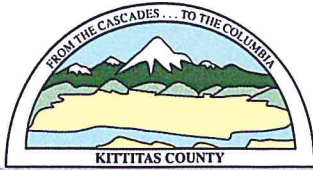
From: Jeff Watson
Sent: Monday, June 10, 2013 2:15 PM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-13-00007 Grossman Final Approval

[BL-13-00007 Grossman](#)

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
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"

June 10, 2013

Rod Grossman
15390 Vantage Highway
Ellensburg, WA 98926

Map Number	19-17-25020-0009	Parcel Number	407834
Map Number	19-17-25020-0012	Parcel Number	426736
Map Number	19-17-25030-0003	Parcel Number	457834
Map Number	19-17-25030-0008	Parcel Number	487834

Dear Mr. Grossman,

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, a final packet has been submitted to the Assessor's Office on June 10, 2013 to finalize the boundary line adjustment. I will be sending a complete record of your application to your email account (rg98926@yahoo.com) for your review.

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






Sincerely,

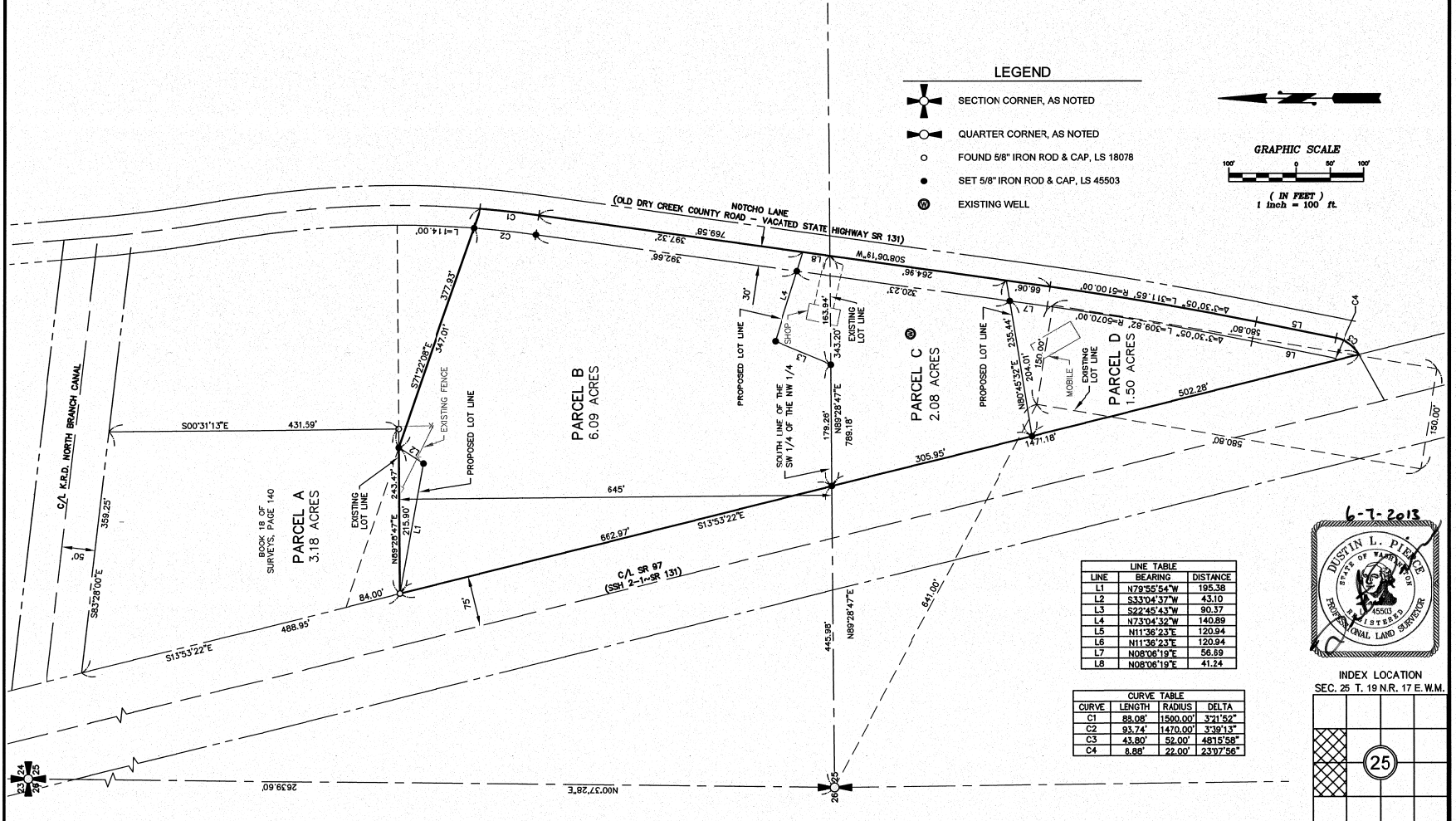
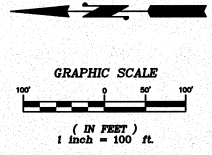
Jeff Watson
Staff Planner

RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 25,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON

06/07/2013 03:02:13 PM V: 38 P: 189 201306070025
 S45.00 ENCOMPASS
 Survey Kitititas County Auditor
 Page 1 of 2

- LEGEND**
-  SECTION CORNER, AS NOTED
 -  QUARTER CORNER, AS NOTED
 -  FOUND 5/8" IRON ROD & CAP, LS 18078
 -  SET 5/8" IRON ROD & CAP, LS 45503
 -  EXISTING WELL

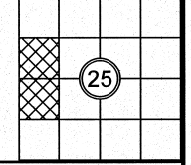


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N79°55'54"W	195.38
L2	S33°04'37"W	43.10
L3	S22°45'43"W	90.57
L4	N73°04'39"W	140.89
L5	N11°36'23"E	120.94
L6	N11°36'23"E	120.94
L7	N08°06'19"E	56.69
L8	N08°06'19"E	41.24

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	88.08'	1500.00'	3°21'52"
C2	85.74'	1470.00'	3°39'13"
C3	48.60'	52.00'	48°15'58"
C4	8.89'	22.00'	23°07'56"



INDEX LOCATION
SEC. 25 T. 19 N.R. 17 E. W.M.



RECORDER'S CERTIFICATE 201306070025
 FILED FOR RECORD THIS 7 DAY OF JUNE 2013 AT 3:02 PM
 IN BOOK 38 OF SURVEYS AT PAGE 189 AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
JERALD V. PETTIT
 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 ROD GROSSMAN
 IN JUNE 2013
Dustin L. Pierce 6-7-2013
 DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT SURVEY		
PREPARED FOR		
ROD GROSSMAN		
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4, OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITITAS COUNTY, WASHINGTON		
DWN BY	DATE	JOB NO.
DLP	6/2013	13014
CHKD BY	SCALE	SHEET
GW	1" = 100'	1 OF 2

38-190

RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON

06/07/2013 03:22:13 PM V: 38 P: 190 20130607025
2:14:30
Surveys County Auditor
Encompass Page 2 of 2

EXISTING LEGAL DESCRIPTIONS:

PARCEL A

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY THAT LIES WESTERLY OF A LINE 300 FEET EAST OF THE EASTERLY RIGHT OF WAY LINE OF SSH-21 (SR 131) MEASURED AT THE MIDPOINT BETWEEN THE NORTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF SSH-21 (SR 131); SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE KITTITAS DIVISION, NORTH BRANCH CANAL, KNOWN AS THE HIGHLINE CANAL; WESTERLY OF THE CENTERLINE OF THE VACATED AND ABANDONED OLD DRY CREEK ROAD; AND NORTHERLY OF THE NORTH LINE OF THE SOUTHERLY 1/4 OF SECTION 25, ALL IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

THE SOUTHERLY 645 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF SSH 2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD) AS THEY EXISTED ON DECEMBER 28, 1976.

EXCEPT

THAT PORTION OF THE SOUTHERLY 645 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF SSH 2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD) AS THEY EXISTED ON DECEMBER 28, 1976, AND LYING NORTH OF THE CENTER LINE OF A GULLY.

SAID GULLY RUNNING IN AN EASTERLY AND WESTERLY DIRECTION AND SAID CENTER LINE BEING APPROXIMATELY 114 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTH 645 FEET MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF VACATED AND ABANDONED OLD DRY CREEK ROAD AND SAID CENTERLINE BEING APPROXIMATELY 84 FEET NORTH OF THE NORTHWEST CORNER OF SAID SOUTH 645 FEET OF SAID QUARTER OF QUARTER SECTION AS MEASURED ALONG THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY SSH 21 (SR 131)

TOGETHER WITH THAT PORTION OF OLD VACATED DRY CREEK ROAD WHICH ATTACHES BY OPERATION OF LAW.

PARCEL C

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF SSH 2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD).

EXCEPT

A TRACT OF LAND BEGINNING AT A POINT WHICH BEARS SOUTH 82°09' EAST, 641 FEET FROM THE QUARTER SECTION CORNER ON THE WEST SIDE OF SAID SECTION 25 AND RUNNING THENCE SOUTH 80°30' EAST, 150 FEET TO THE WEST BOUNDARY LINE OF THE RIGHT OF WAY STATE HIGHWAY; THENCE SOUTH 9°30' WEST, ALONG SAID WEST BOUNDARY LINE OF SAID RIGHT OF WAY, 580.8 FEET; THENCE NORTH 80°30' WEST, 150 FEET; THENCE NORTH 09°30' EAST, 580.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF OLD VACATED DRY CREEK ROAD WHICH ATTACHES BY OPERATION OF LAW.

PARCEL D

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND WHICH LIES EASTERLY OF SSH 2-1 (SR 131) AS DECEDED TO THE STATE OF WASHINGTON BY DEEDS RECORDED JANUARY 8, 1963, UNDER AUDITOR'S FILE NOS. 301853 AND 301852.

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEGINNING AT A POINT WHICH BEARS SOUTH 82°09' EAST 641 FEET FROM THE QUARTER SECTION CORNER ON THE WEST SIDE OF SAID SECTION 25 AND RUNNING THENCE SOUTH 80°30' EAST 150 FEET TO THE WEST BOUNDARY LINE OF THE RIGHT OF WAY STATE HWY; THENCE SOUTH 9°30' WEST ALONG SAID WEST BOUNDARY LINE OF SAID RIGHT OF WAY, 580.8 FEET; THENCE NORTH 80°30' WEST, 150 FEET; THENCE NORTH 09°30' EAST, 580.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED COUNTY ROAD ALONG THE EASTERLY BOUNDARY THEREOF WHICH ATTACHES BY OPERATION OF LAW.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL A

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY THAT LIES WESTERLY OF A LINE 300 FEET EAST OF THE EASTERLY RIGHT OF WAY LINE OF SSH-21 (SR 131) MEASURED AT THE MID POINT BETWEEN THE NORTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF SSH-21 (SR 131); SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE KITTITAS DIVISION, NORTH BRANCH CANAL, KNOWN AS THE HIGHLINE CANAL; WESTERLY OF THE CENTERLINE OF THE VACATED AND ABANDONED OLD DRY CREEK ROAD; AND NORTHERLY OF THE NORTH LINE OF THE SOUTHERLY 1/4 OF SECTION 25, ALL IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTHERLY 645.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, WHICH IS BOUNDED BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 23°28'13" EAST, REFERENCE BEARING NORTH 00°37'28" EAST ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST QUARTER, 708.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY LINE OF SR 97 AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 89°28'47" EAST, ALONG THE NORTH LINE OF SAID SOUTHERLY 645.00 FEET, 215.90 FEET; THENCE SOUTH 33°04'37" WEST, 43.10 FEET; THENCE NORTH 79°55'54" WEST, 195.38 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

PARCEL B

THE SOUTHERLY 645 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF SSH 2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD) AS THEY EXISTED ON DECEMBER 28, 1976.

EXCEPT

1. THAT PORTION OF THE SOUTHERLY 645 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF SSH 2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD) AS THEY EXISTED ON DECEMBER 28, 1976, AND LYING NORTH OF THE CENTER LINE OF A GULLY.

SAID GULLY RUNNING IN AN EASTERLY AND WESTERLY DIRECTION AND SAID CENTER LINE BEING APPROXIMATELY 114 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTH 645 FEET MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF VACATED AND ABANDONED OLD DRY CREEK ROAD AND SAID CENTERLINE BEING APPROXIMATELY 84 FEET NORTH OF THE NORTHWEST CORNER OF SAID SOUTH 645 FEET OF SAID QUARTER OF QUARTER SECTION AS MEASURED ALONG THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY SSH 2-1 (SR 131)

2. THAT PORTION OF THE SOUTHERLY 645.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, WHICH IS BOUNDED BY THE FOLLOWING DESCRIBED LINE:

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3. THAT PORTION OF THE SOUTHERLY 645.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, WHICH IS BOUNDED BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 89°28'47" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 625.24 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 22°45'43" EAST, 90.37 FEET; THENCE SOUTH 13°04'52" EAST, 140.89 FEET TO A POINT ON THE CENTERLINE OF OLD VACATED DRY CREEK ROAD (NOTCHO LANE); THENCE SOUTH 09°08'19" WEST, ALONG SAID CENTERLINE, 41.24 FEET; THENCE SOUTH 89°28'47" WEST, 163.94 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF OLD VACATED DRY CREEK ROAD WHICH ATTACHES BY OPERATION OF LAW.

PROPOSED LEGAL DESCRIPTIONS CONT.:

PARCEL C

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF SSH 2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD).

TOGETHER WITH THAT PORTION OF THE SOUTHERLY 645.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, WHICH IS BOUNDED BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 89°28'47" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 625.24 FEET TO THE TRUE POINT IF BEGINNING OF SAID LINE; THENCE NORTH 22°45'43" EAST, 90.37 FEET; THENCE SOUTH 13°04'52" EAST, 140.89 FEET TO A POINT ON THE CENTERLINE OF OLD VACATED DRY CREEK ROAD (NOTCHO LANE); THENCE SOUTH 09°08'19" WEST, ALONG SAID CENTERLINE, 41.24 FEET; THENCE SOUTH 89°28'47" WEST, 163.94 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

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2. THAT PORTION OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SAID SECTION 25 WHICH LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 60°34'33" EAST (REFERENCE BEARING OF NORTH 89°23'47" EAST ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER), 596.32 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY LINE OF SR 97 AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 80°45'32" EAST, 235.44 FEET TO A POINT ON THE CENTERLINE OF VACATED OLD DRY CREEK ROAD (NOTCHO LANE) AND THE TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF OLD VACATED DRY CREEK ROAD WHICH ATTACHES BY OPERATION OF LAW.

PARCEL D

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., WHICH LIES EASTERLY OF THE EASTERLY RIGHT OF WAY BOUNDARY LINE OF SR 97; WESTERLY OF THE CENTERLINE OF VACATED OLD DRY CREEK ROAD (NOTCHO LANE) AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

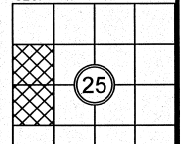
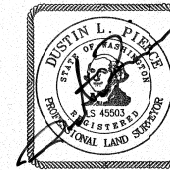
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TOGETHER WITH THAT PORTION OF VACATED COUNTY ROAD ALONG THE EASTERLY BOUNDARY THEREOF WHICH ATTACHES BY OPERATION OF LAW.

NOTES:

- THE PURPOSE OF THIS SURVEY ILLUSTRATE AND DESCRIBE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO BE FILED WITH KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 18 OF SURVEYS, PAGE 140, APM 647978
 - AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- THE CENTERLINE AND RIGHT OF WAY BOUNDARIES FOR NOTCHO LANE (OLD DRY CREEK ROAD) ARE BASED ON A COMBINATION OF THEAS-BUILT LOCATION OF THE EXISTING ROAD AND WSDOT RIGHT OF WAY PLAN INFORMATION.
- THE BASIS OF BEARINGS IS THE SAME AS THAT ON THAT CERTAIN SURVEY RECORDED IN BOOK 18 OF SURVEYS, PAGE 140, UNDER AUDITOR'S FILE NO. 647978.

INDEX LOCATION
SEC. 25 T. 19 N.R. 17 E.W.M.



RECORDER'S CERTIFICATE 20130607025

FILED FOR RECORD THIS 7 DAY OF June 2013 AT 3:03pm.
IN BOOK 28 OF Surveys AT PAGE 190 AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME
JERARD Y. PETTI
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 ROD GROSSMAN
IN JUNE 2013

Dustin L. Pierce 6-7-2013
DATE
CERIFICATE NO. 45503

Encompass

ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT SURVEY

PREPARED FOR
ROD GROSSMAN
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4,
OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
DLP	6/2013	13014
CHKD BY	SCALE	SHEET
GW	N/A	2 OF 2

Jeff Watson

From: Holmstrom, Rick <HolmstR@wsdot.wa.gov>
Sent: Thursday, June 06, 2013 12:54 PM
To: Christina Wollman; Jeff Watson
Cc: Gonseth, Paul; Kaiser, Mark; rg98926@yahoo.com
Subject: RE: notcho lane

Follow Up Flag: Follow up
Flag Status: Flagged

Christina/Jeff-there has been an interpretation that the easement provided to Probasco under AF426164 for the access easement on Notcho lane is a “non-exclusive” easement. As such, the concerns we raised in our comment letter dated May 21, 2013, have been addressed. WSDOT does not require anything further regarding this BLA.

Rick Holmstrom
WSDOT-SCR
Access Management/Development Services Engineer
509-577-1633

From: Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]
Sent: Friday, May 31, 2013 11:32 AM
To: Holmstrom, Rick
Subject: RE: notcho lane

Does your requirement include parcel A? It does not have frontage on Notcho Lane.

Christina Wollman, AICP CFM
Planner II | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Holmstrom, Rick [mailto:HolmstR@wsdot.wa.gov]
Sent: Friday, May 31, 2013 10:59 AM
To: Christina Wollman
Cc: Kaiser, Mark; Gonseth, Paul
Subject: FW: notcho lane

Christina-thank you. The document (access easement) you have attached does provide access from the southern US97/Notcho Lane to then Probasco (now Lee) parcel. That is good for our records.

That said, we require a similar easement be extended from Notcho, to address all parcels of the BLA.

The requirement is based on WAC 468-52-040.

If you have any questions, feel free to call. Thanks again for turning up this easement.

From: Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]
Sent: Friday, May 31, 2013 9:14 AM

To: Holmstrom, Rick
Subject: notcho lane

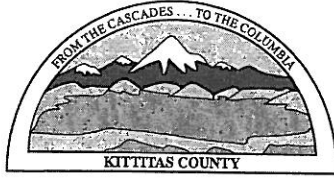
Christina Wollman, AICP CFM

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

From: BizHub_PW@co.kittitas.wa.us [mailto:BizHub_PW@co.kittitas.wa.us]
Sent: Friday, May 31, 2013 10:15 AM
To: Christina Wollman
Subject: Message from KMBT_C550

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

Paul D. Bennett, P.E., Director

March 22, 2004

Carolyn Richards
805 East 4th
Ellensburg, WA 98926

RE: Notcho Lane History

Dear Mrs. Richards,

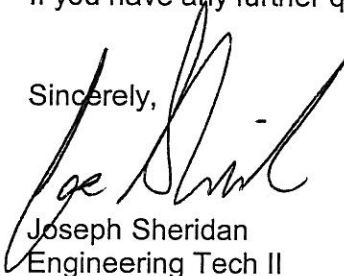
Notcho Lane (SR 131) was transferred to Kittitas County via an August 5, 1965 letter from the State Highway Commission. September 2, 1966 Howard Anderson, Kittitas County Engineer sent a letter to the County Commissioners suggesting that Notch Lane (SR 131) be vacated. At that time there were only two owners that had property bordering the Lane, Smithson and Company to the East and Harold Jenkins to the West. Both parties identified that they had other access to their property than that of Notcho Lane (SR 131). The September 2, 1966 letter further explained "the Hi-Line Canal Crosses this old road by means of a siphon. Their access would not be restricted if this road is vacated by the county". Referencing Resolution 51-69, signed July 28, 1969, the County Commissioners directed the Kittitas County Engineer to verify if and fact Notcho Lane (SR 131) should be vacated and report back to them by August 18, 1969. Concurrently, the road was vacated September 22, 1969.

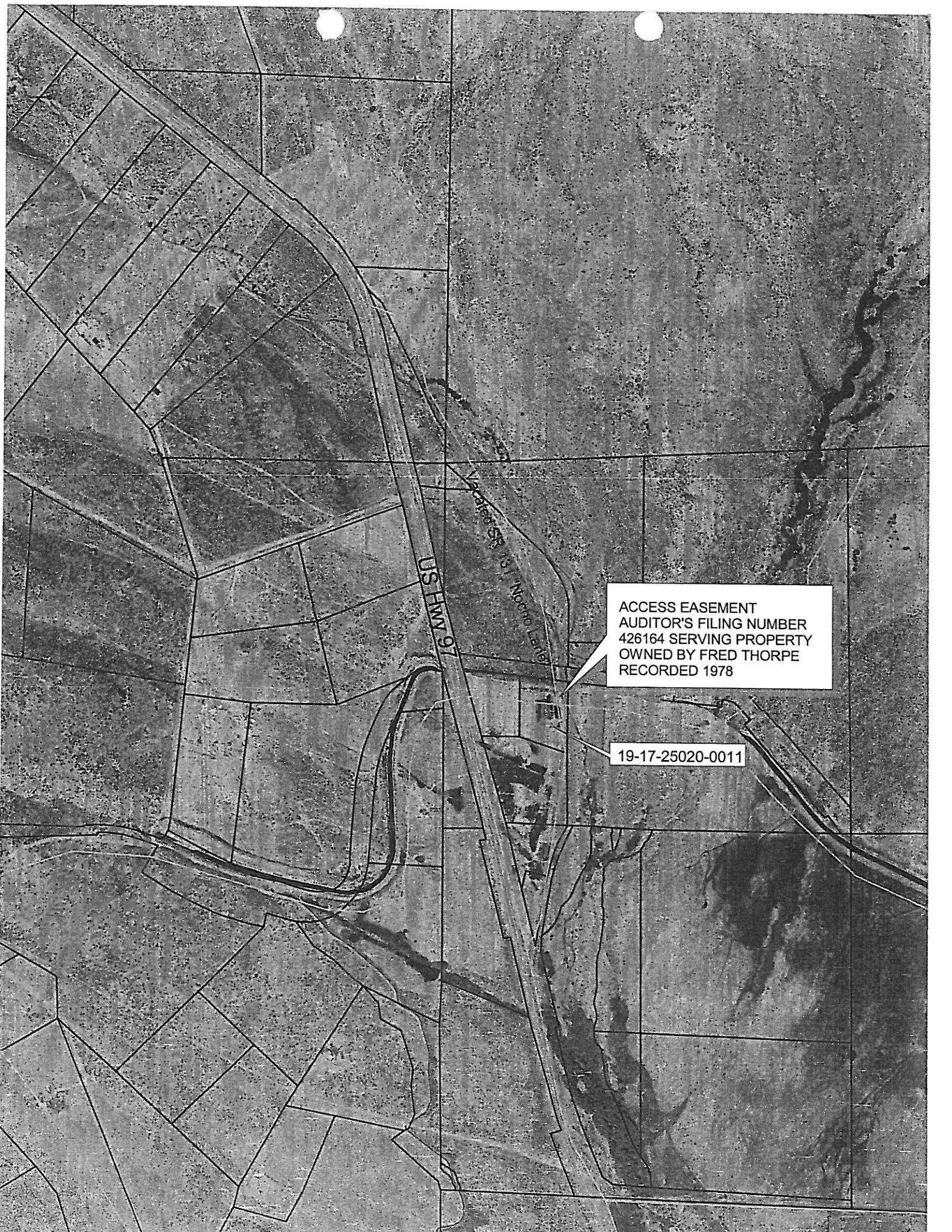
An Access Easement (Auditor's Filing Number 426164) was filed September 12, 1978, referencing "Notcho Lane", however this easement was granted only for the property currently owned by Fred Thorpe. Due to the above mentioned vacation of SR 131 "Notcho Lane", properties north of Mr. Thorpe's parcel, not including the Highline Canal, which do not access directly to the current highway, a county maintained road or have an access through a recorded easement appear to be landlocked (Reference attached Map).

Records referencing "Notcho Lane" are considered Public Documents and can be requested from the Kittitas County Public Works Department, 411 North Ruby, Suite 1 Ellensburg, WA 98926 (509) 962-7523.

If you have any further questions or concerns, I can be reached at (509) 962-7019.

Sincerely,


Joseph Sheridan
Engineering Tech II
Development Review

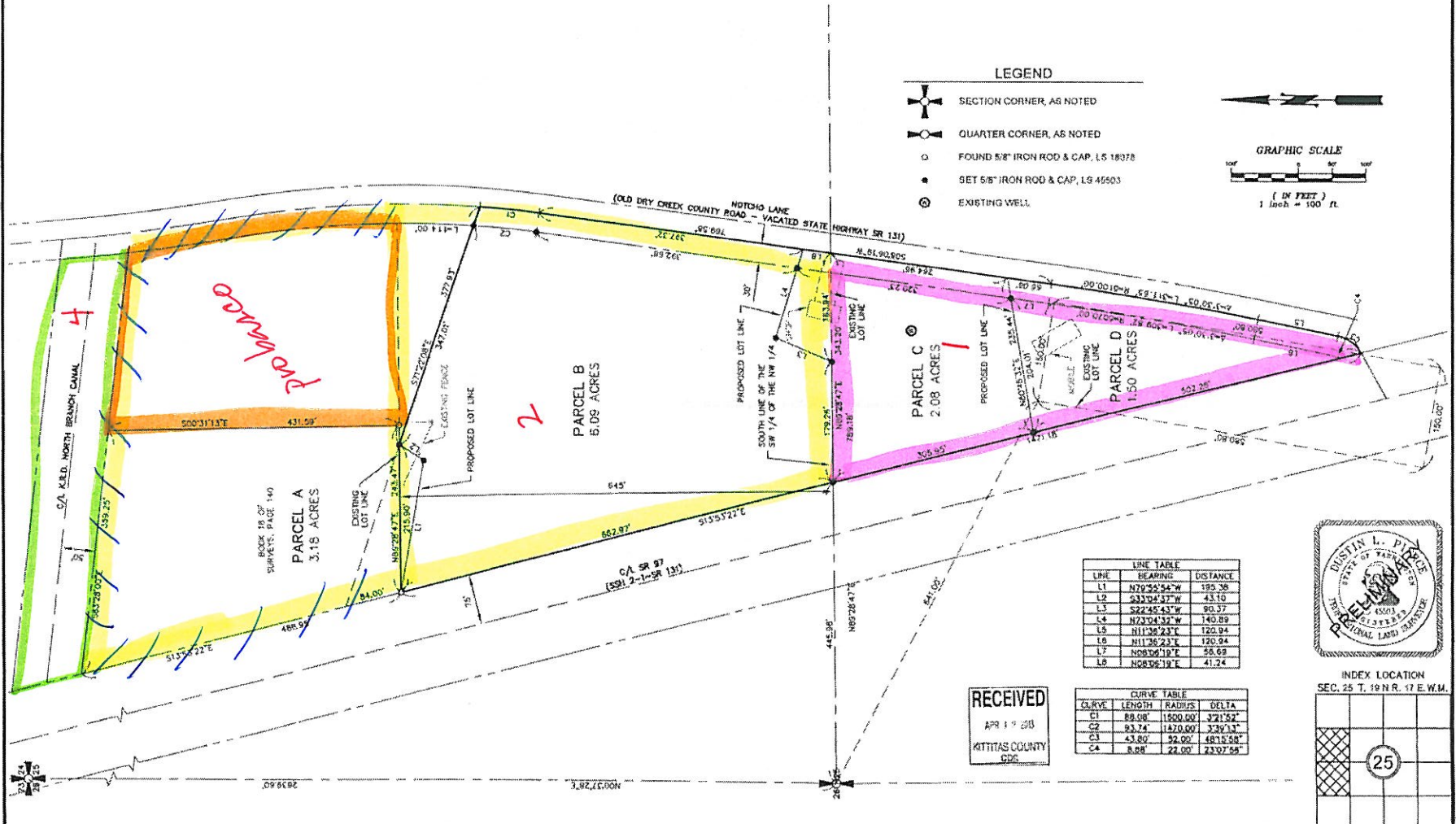


ACCESS EASEMENT
AUDITOR'S FILING NUMBER
426164 SERVING PROPERTY
OWNED BY FRED THORPE
RECORDED 1978

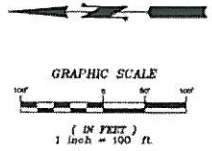
19-17-25020-0011

BL-13-00007

RECORD OF SURVEY
 A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 25,
 TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON



- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - FOUND 5/8" IRON ROD & CAP, LS 18378
 - SET 5/8" IRON ROD & CAP, LS 46503
 - EXISTING WELL



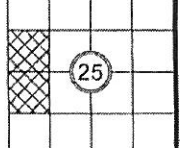
LINE	BEARING	DISTANCE
L1	N79°55'54"W	193.38
L2	S33°04'57"W	43.10
L3	S22°45'43"W	90.37
L4	N73°04'57"W	140.89
L5	N11°36'23"E	120.94
L6	N11°36'23"E	120.94
L7	N08°06'19"E	58.69
L8	N08°06'19"E	41.24

CURVE	LENGTH	RADIUS	DELTA
C1	88.08'	1500.00'	37°15'2"
C2	83.74'	1470.00'	37°32'11"
C3	43.80'	92.00'	48°18'58"
C4	8.88'	22.00'	23°07'59"

RECEIVED
 APR 1 2013
 KITTITAS COUNTY
 GIS



INDEX LOCATION
 SEC. 25 T. 19 N R. 17 E W.M.



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
 DUSTIN L. PIERCE
 SURVEYOR'S NAME
 ERNOLD V. FETDT
 County Auditor
 Deputy 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 ROD GROSSMAN
 IN ACB# _____ 20____
 DUSTIN L. PIERCE
 DATE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 163 NE Jupiter Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 394-1855
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT SURVEY
 PREPARED FOR
 ROD GROSSMAN
 A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4,
 OF SECTION 25, TOWNSHIP 19 NORTH RANGE 17 EAST, W.M.
 KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	4/2013	13014
CHKD BY	SCALE	SHEET
GW	1" = 100'	1 OF 2

426164

KITTITAS COUNTY AUDITOR
FILED REQUEST OF:

Schuller, et al
19 SEP 12 PM 3:53

1% RE EXCISE TAX PAID

Amount 72.50

Date 9/12/78

Affidavit No. 6809

BETTE J. SPENCE
KITTITAS COUNTY TREASURER

By JAD

ACCESS EASEMENT

For and in consideration of mutual benefits, BLUE ROCK FARMS, INC., a Washington corporation, gives, grants and conveys to CECIL G. PROBASCO and FRANCES M. PROBASCO, husband and wife, and STEVEN A. PROBASCO and CYNTHIA M. PROBASCO, husband and wife, and their successors in interest, an EASEMENT for ingress, egress and utility access.

The Easement affects the following described property:

1 That portion of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 19 North, Range 17 East, W.M., laying Easterly of SSH 201 (SR 131) and Westerly of Old Dry Creek Road (County Road).

ALSO:

2 The Southerly 645 feet of that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 25, Township 19 North, Range 17 East, W.M., laying Easterly of SSH2-1 (SR 131) and Westerly of Old Dry Creek Road (County Road) as they existed on December 28, 1976.

3 EXCEPT that portion, if any, lying within tract conveyed to Herman Belt, et. ux., by Deed recorded August 23, 1950 under Auditor's No. 217683 in Volume 85 of Deeds, page 168.

4 AND EXCEPT that portion conveyed to Kittitas Reclamation District for Highline Canal by Deeds recorded in Volume 46 of Deeds, pages 70 and 76.

TOGETHER WITH that portion of old vacated State Highway SR 131 which attaches by operation of law.

ALL in the County of Kittitas, State of Washington.

The Easement is described as follows:

Easement is a 30 foot strip of land described as follows:

The Easterly 30 feet of the following described property: That portion of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 19 North, Range 17 East, W.M., laying Easterly of SSH 201 (SR 131) and Westerly of Old Dry Creek Road (County Road).

ALSO:

The Southerly 645 feet of that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 25, Township 19 North, Range 17 East, W.M., laying Easterly of SSH2-1 (SR 131) and Westerly of Old Dry Creek Road (County Road) as they existed on December 28, 1976.

EXCEPT that portion, if any, lying within tract conveyed to Herman Belt, et. ux., by Deed recorded August 23, 1950 under Auditor's No. 217683 in Volume 85 of Deeds, page 168.

AND EXCEPT that portion conveyed to Kittitas Reclamation District for Highline Canal by Deeds recorded in Volume 46 of Deeds, pages 70 and 76.

TOGETHER WITH that portion of old vacated State Highway SR 131 which attaches by operation of law.

ALL in the County of Kittitas, State of Washington.

Easement

Schuller & Beckley
Attorneys At Law

701 N. Pine
P. O. Box 858
Ellensburg, Washington 99028
(509) 925-4128

OFFICIAL RECORDS

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DATED this 1st day of September, 1978.

BLUE ROCK FARMS, INC.

By: Jack Wadkins
President

By: Linda MacDicken
Secretary

STATE OF WASHINGTON)
) ss.
County of Kittitas)

On this day personally appeared before me JACK WADKINS and LINDA MacDICKEN, to me known to be the President and Secretary, respectively, of BLUE ROCK FARMS, INC., the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

GIVEN under my hand and official seal this 1st day of September, 1978.



Anna M. Barnaby
NOTARY PUBLIC in and for the
State of Washington, residing
in Ellensburg.

Vol. 104, Page 416



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov



May 21, 2013

Kittitas County Community Development Services
411 North Ruby St.
Ellensburg, WA 98926

Attention: Jeff Watson, Planner
Subject: BL-13-00007 – Grossman – SR 97, milepost 142.60 right

We have reviewed the proposed project and have the following comments.

- The property is adjacent to U.S. Highway 97 (US 97), a Class 1 managed access facility with a posted speed limit of 65 miles per hour. Class 1 highways favor mobility over access to adjacent properties. WAC 468-52-040 and others stipulate, “if access is available via the general street system, primary access shall be provided from the general street system rather than from the state highway.” No more than one access is allowed for contiguous parcels under the same ownership.
- The former State Route 131 (SR 131) runs along the east side of the property. This portion of SR 131 was relinquished to the County. The County then vacated this right-of-way without providing an access easement to abutting properties. Notcho Lane remains a public at-grade intersection within WSDOT right-of-way.
- According to our records, parcels “B”, “C”, and “D” are under the same ownership; this is the only property owner with the legal right to access US 97 via Notcho Lane. Parcel #19-17-25020-0011, though unrelated to this proposal, has no legal means of access to the highway. Without an established access easement, the right to use Notcho Lane will remain solely with the owner of parcel “D”.

In summary, we require an access easement be reserved from Notcho Lane to serve parcels “A”, “B”, “C”, and “D” of this boundary line adjustment as well as parcel #19-17-25020-0011. No new approaches to US 97 will be allowed.

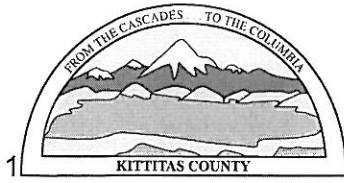
Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.

Planning & Materials Engineer

PG: rh/jjp
cc: File #1, SR 97
Don Whitehouse, Region Administrator
Terry Kukes, Area I Maintenance Superintendent



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

MEMORANDUM

TO: File

FROM: Joseph Sheridan, Development Review Technician

THROUGH: Paul D. Bennett, P.E., Director

DATE: February 25, 2004

SUBJECT: Notcho Lane – Formerly SR 131 60' Easement

Notcho Lane:

Called Carolyn Richards back regarding her property on Nacho Lane, an apparent private drive. Explained to her that the Notcho Lane (SR 131) was transferred to Kittitas County via an August 5, 1965 letter from the State Highway Commission. This was apparently with the realignment of the current SR 97. September 2, 1966 Howard Anderson, Kittitas County Engineer sent a letter to the County Commissioners suggesting that Notcho Lane (SR 131) be vacated. At that time there were only two owners that had property bordering the Lane, Smithson and Company to the East and Harold Jenkins to the West. Both parties identified that they had other access to their property than that of Notcho Lane (SR 131). The September 2, 1966 further explained "the Hi-Line Canal Crosses this old road by means of a siphon. Their access would not be restricted if this road is vacated by the county". Referencing Resolution 51-69, signed July 28, 1969, the County Commissioners directed the Kittitas County Engineer to verify if and fact Notcho Lane (SR 131) should be vacated and report back to them by August 18, 1969. Concurrently, the road was vacated September 22, 1969.

March 11, 2003, letter from Rick Holmstrom WSDOT to Kim Parsel, Coldwell Banker Realty discussing access and the creation of Parcel 020-0010 .5 acres US 97. March 12, 2003 7:46 AM email between David Spurlock and Rick Holmstrom, the jest of their conversation revolved around the creation of lots and the fact there didn't seem to be a recorded access easement. The parcels appear to be landlocked. I explained to Carolyn Richards that it would be beneficial to her if she went to the Auditor's Office and looked to see if there were any related easements filed. She had previously mentioned, the neighbors to the south of the Hi-Line Canal, had an agreement between themselves regarding maintenance/access. In response to this, I explained to her, that for an easement/maintenance agreement to be binding upon the property, a legal copy of the easement needed to be filed with the Auditor's Office, from what I understood. She is going to get back to me with her findings.

Jeff Watson

From: Holly Duncan
Sent: Wednesday, June 05, 2013 10:09 AM
To: Jeff Watson
Attachments: 0347_001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Here's the shared water user's agreement. The Grossman BL should be OK now from the EH side of things.

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

June 3 2013

I Rod Grossman certify that I have terminated the water line, by digging up and capping the line to 131 Natcho lane, also known as parcel A on BLA Map.

This property will be sold as a building site, with no access to water.

Rod Grossman
15390 Vantage Hwy
Ellensburg WA 98926
509-607-0492

AFTER RECORDING RETURN TO:

Richard T. Cole
P. O. Box 638
Ellensburg, WA 98926

DOCUMENT TITLE:	DECLARATION OF JOINT WELL AGREEMENT
OWNERS / GRANTORS:	ROD GROSSMAN, Declarant
LEGAL DESCRIPTION (Abbreviated):	Parcel B SE 645 ft of SW ¼ of NW ¼ Sec 25, TWN 19N, R 17 E, W.M., East of SR 131 and West of Old Dry Crk Rd; Parcel C ptn NW ¼ of SW ¼ Sec 25 Twn 19N, R 17 E, W.M., east of SR 131 and West of Old Dry Creek Rd
TAX PARCEL NUMBERS	407834, 487834

DECLARATION OF JOINT WELL AGREEMENT

THIS DECLARATION OF JOINT WELL AGREEMENT is made this 4 day of June, 2013 by Rodney Grossman, Declarant, who is the owner of the following described real property:

See Exhibit "A" attached hereto and by this reference incorporated herein as though fully set forth.

WHEREAS the Owner/Declarant hereby desires to establish rights in the above described property to use a well located on Parcel C and to equally share the expenses of said well, one-half each amongst the two properties sharing said well; it is now agreed as follows:

1. Parcel C as described above, has located within its boundaries, a domestic water well, which well is intended to be shared by Parcel B described above and to supply residential and domestic water in exempt quantities for both parcels, said quantities not to exceed the legal maximum allowed for said well as provided by existing law.

2. The above described Parcels shall share equally (one-half each) all expense of operation and improvement of said well to supply domestic water to the two parcels, which shared expense shall include all operating costs and repairs to the well pump, shared transmission line, water pressure tank serving the well, and all other necessary accessories to

include heating the well house during the winter, and all other such expenses which are normally associated with the operation of a domestic water well and well house.

3. Parcel C shall be encumbered with an easement for a domestic supply line to Parcel B above described, which easement shall exist five (5) feet on either side of the location of the supply line leading from the well to Parcel B, and said easement shall be for the benefit of Parcel C as to its water supply line, and shall allow Parcel B to install, maintain and repair the buried domestic water line serving their Parcel. Parcel C shall not erect or maintain any improvement or landscaping within said easement, which would frustrate the rights of Parcel C in the easement and rights therein as described herein.

4. Both Parcels shall have the right of action against the other for any lack of participation in regards to the equal and shared expenses as described in paragraph 2 above, provided, however, that if one of the properties is solely drawing water from the well, all expenses of the operation of the well shall be the responsibility of the Parcel using the water until such time as the other Parcel is developed and begins using water. From that point on, the costs of heating and operating the well, house and pumps shall be shared equally, regardless of actual water consumption of each Parcel.

5. The electrical costs of operating the well, heating of the well house and any electrical charges shall be charged against Parcel B at the rate of \$25.00 per month. Any excess electrical charges shall be the sole responsibility of Parcel C on which the well is located.

6. In the event that it is necessary for either Parcel to institute any action to collect any unpaid expenses, the prevailing party shall be entitled to all of its actual attorney's fees and costs associated with such action.

7. This Agreement shall be perpetual in nature, shall run with the land, and shall bind all successors, assigns, and heirs of the owners of the Parcels B and C above described.

IN WITNESS WHEREOF, Owner has set his hand to the foregoing JOINT WELL AGREEMENT on the date first above written.



Rodney Grossman

STATE OF WASHINGTON)
) ss.
County of Kittitas)

On this day, personally appeared before me RODNEY GROSSMAN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4 day of June, 2013.



Holly A. Greemel

NOTARY PUBLIC for the State of Washington

Name printed: Holly A. Greemel

Commission expires: 9-19-16

Jeff Watson

From: Jeff Watson
Sent: Friday, May 24, 2013 12:42 PM
To: 'rg98926@yahoo.com'; Paul Jewell
Cc: Holly Duncan
Subject: FW: BL-13-00007 Grossman

Mr. Grossman,

I called and left a voice message at 968-4121; we need to have the items listed by Holly Duncan below taken care of before we can finalize your Boundary Line Adjustment. If you have any questions please feel free to contact me (933-8274) or Holly at KC Public Health (962-7580).

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

From: Holly Duncan
Sent: Thursday, May 23, 2013 5:01 PM
To: Jeff Watson
Subject: RE: BL-13-00007 Grossman

I thought by commenting back to you, he receives all of the comments through you, is that true or do I need to contact him?

From: Jeff Watson
Sent: Thursday, May 23, 2013 4:28 PM
To: Holly Duncan
Cc: Paul Jewell
Subject: RE: BL-13-00007 Grossman

... and he is aware of all of these requirements?

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

From: Holly Duncan
Sent: Thursday, May 23, 2013 4:23 PM
To: Jeff Watson
Subject: RE: BL-13-00007 Grossman

He needs to submit the recorded shared water user's agreement between parcels B and C. We also need a statement from Mr. Grossman saying that he has cut off the water supply to parcel D. Otherwise if parcel D stays on the well he technically has an illegal Group B water system that would have to be approved. Those two pieces of paperwork must be submitted before the BLA can be approved.

From: Jeff Watson
Sent: Thursday, May 23, 2013 4:12 PM
To: Holly Duncan
Cc: Robin Read; James Rivard; Paul Jewell
Subject: RE: BL-13-00007 Grossman

Do all of these actions preclude the BLA from moving forward? I am not familiar with the details but it is my understanding that there is some form of time sensitive transaction to take place; this file has been given a high priority.

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

From: Holly Duncan
Sent: Wednesday, May 22, 2013 12:04 PM
To: Jeff Watson
Cc: Robin Read; James Rivard; Paul Jewell
Subject: RE: BL-13-00007 Grossman

Jeff,

I just had a conversation with Rod Grossman. He said that the well on parcel C serves both parcels B and C and that based upon the conversation that he and I had a month or so ago he cut the water line leading to Parcel D. He says he will be selling that lot without water. Parcel D still has a mobile home on it. A recorded, shared water user's agreement between parcels B and C is required and a statement from Mr. Grossman saying that he has cut the water supply to parcel D and that he will be selling that parcel without water is also required. I will send you a copy of a shared water user's agreement that Mr. Grossman may use in another e-mail.

Thank you,

Holly Duncan

From: Jeff Watson
Sent: Wednesday, May 22, 2013 10:08 AM
To: Holly Duncan
Subject: RE: BL-13-00007 Grossman

509-968-4121

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)

411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Holly Duncan
Sent: Wednesday, May 22, 2013 10:07 AM
To: Jeff Watson
Subject: RE: BL-13-00007 Grossman

Do you have Rod's #? I talked with him not long ago and believe he may have more than two homes hooked up to the existing well.

From: Jeff Watson
Sent: Tuesday, May 21, 2013 4:47 PM
To: Holly Duncan
Subject: RE: BL-13-00007 Grossman

So we have 4 lots, three owned by Grossman... I have an ADU permit (AU-08-00006) for parcel 407834, but I only see one home... the southern two both have mobile home... but as far as the well info... I got nuttin'. The changes are all very minor... I'm not sure what's going on but they have Paul's ear and he wants it done by Friday.

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

From: Holly Duncan
Sent: Tuesday, May 21, 2013 3:02 PM
To: Jeff Watson
Subject: RE: BL-13-00007 Grossman

Jeff,

I was looking at this. I only see one well. How many houses are on that one well? Do you have that information?

Holly

From: Jeff Watson
Sent: Friday, May 17, 2013 10:17 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-13-00007 Grossman

[BL-13-00007 Grossman](#)

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

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



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

May 21, 2013

Kittitas County Community Development Services
411 North Ruby St.
Ellensburg, WA 98926

Attention: Jeff Watson, Planner
Subject: BL-13-00007 – Grossman – SR 97, milepost 142.60 right

We have reviewed the proposed project and have the following comments.

- The property is adjacent to U.S. Highway 97 (US 97), a Class 1 managed access facility with a posted speed limit of 65 miles per hour. Class 1 highways favor mobility over access to adjacent properties. WAC 468-52-040 and others stipulate, "if access is available via the general street system, primary access shall be provided from the general street system rather than from the state highway." No more than one access is allowed for contiguous parcels under the same ownership.
- The former State Route 131 (SR 131) runs along the east side of the property. This portion of SR 131 was relinquished to the County. The County then vacated this right-of-way without providing an access easement to abutting properties. Notcho Lane remains a public at-grade intersection within WSDOT right-of-way.
- According to our records, parcels "B", "C", and "D" are under the same ownership; this is the only property owner with the legal right to access US 97 via Notcho Lane. Parcel #19-17-25020-0011, though unrelated to this proposal, has no legal means of access to the highway. Without an established access easement, the right to use Notcho Lane will remain solely with the owner of parcel "D".

In summary, we require an access easement be reserved from Notcho Lane to serve parcels "A", "B", "C", and "D" of this boundary line adjustment as well as parcel #19-17-25020-0011. No new approaches to US 97 will be allowed.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.

Planning & Materials Engineer

PG: rh/jjp

cc: File #1, SR 97

Don Whitehouse, Region Administrator

Terry Kukes, Area 1 Maintenance Superintendent

Jeff Watson

From: Brenda Larsen
Sent: Tuesday, May 21, 2013 3:57 PM
To: Jeff Watson
Subject: RE: BL-13-00007 Grossman

Follow Up Flag: Follow up
Flag Status: Flagged

May 20, 2013

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

Re: Grossman (BL-13-00007)

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 the fire apparatus.
- All future development must comply with the International Fire Code.

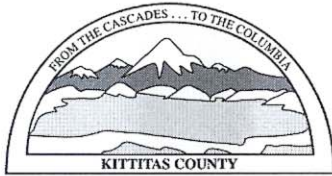
Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

From: Jeff Watson
Sent: Monday, May 20, 2013 4:47 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: RE: BL-13-00007 Grossman

Commissioner Jewell would like this expedited... there is a transaction pending; by Wednesday if possible.



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *aw*
DATE: May 21, 2013
SUBJECT: Grossman BL-13-00007

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

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.

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

Jeff Watson

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Monday, May 20, 2013 8:10 AM
To: Jeff Watson
Subject: Re: BL-13-00007 Grossman

Follow Up Flag: Follow up
Flag Status: Flagged

On 5/17/2013 10:24 AM, Jeff Watson wrote:

BL-13-00007 Grossman

Please review the attached file for KRD & DOT 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
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

Nothing is required by KRD on the Grossman BLA. All of the irrigable acreage is on Parcel B. Let me know if you need anything further.

Keli

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

From: Jeff Watson
Sent: Friday, May 17, 2013 10:17 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-13-00007 Grossman

[BL-13-00007 Grossman](#)

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
509-933-8274

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message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Jeff Watson
Sent: Friday, May 17, 2013 10:24 AM
To: 'Keli Bender'
Cc: Holmstrom, Rick
Subject: BL-13-00007 Grossman
Attachments: BL-13-00007 Grossman Master File.pdf

BL-13-00007 Grossman

Please review the attached file for KRD & DOT 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
P: 509.933.8274
F: 509.962.7682



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Jeff Watson

From: Jeff Watson
Sent: Friday, May 17, 2013 10:17 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-13-00007 Grossman

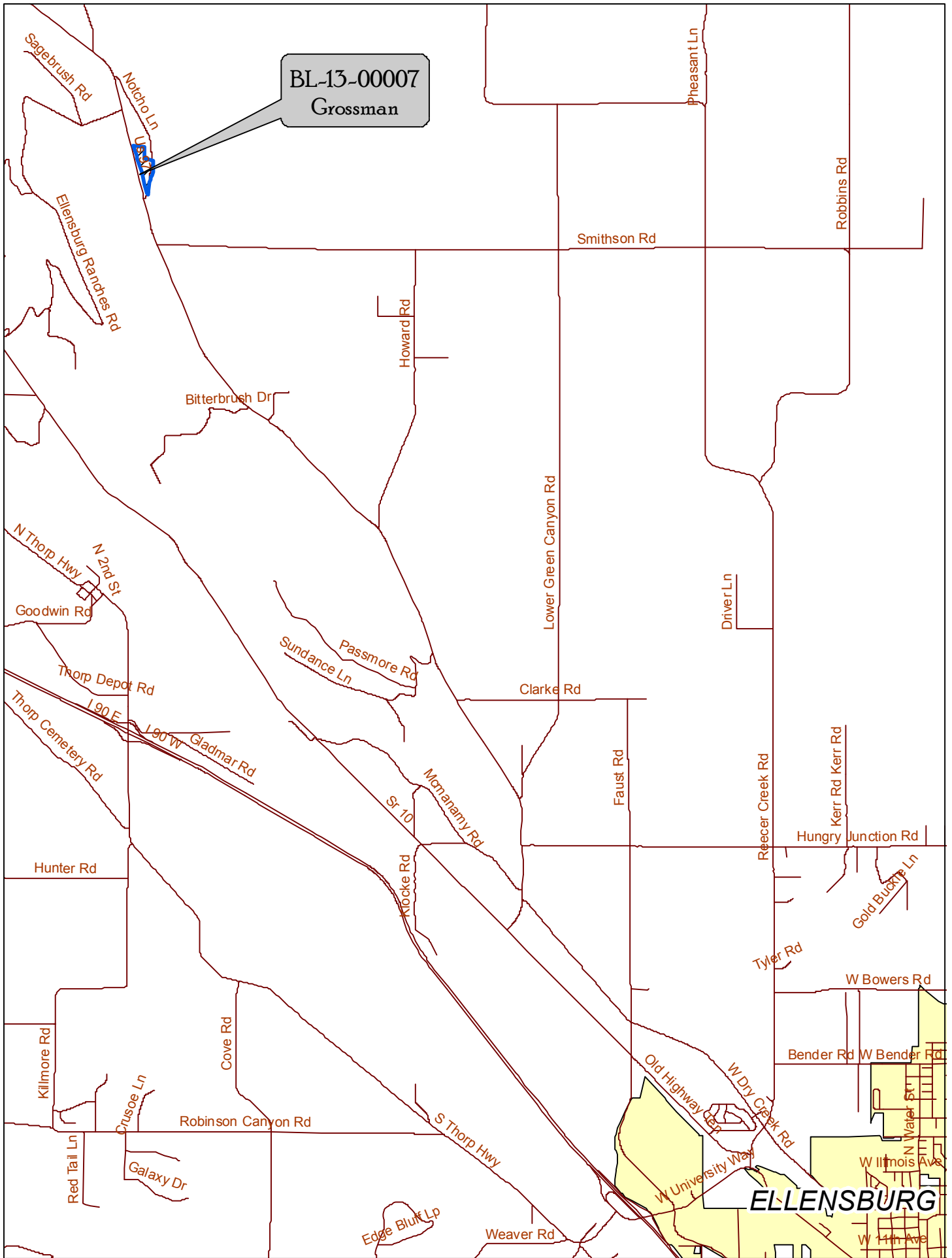
[BL-13-00007 Grossman](#)

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
509-933-8274

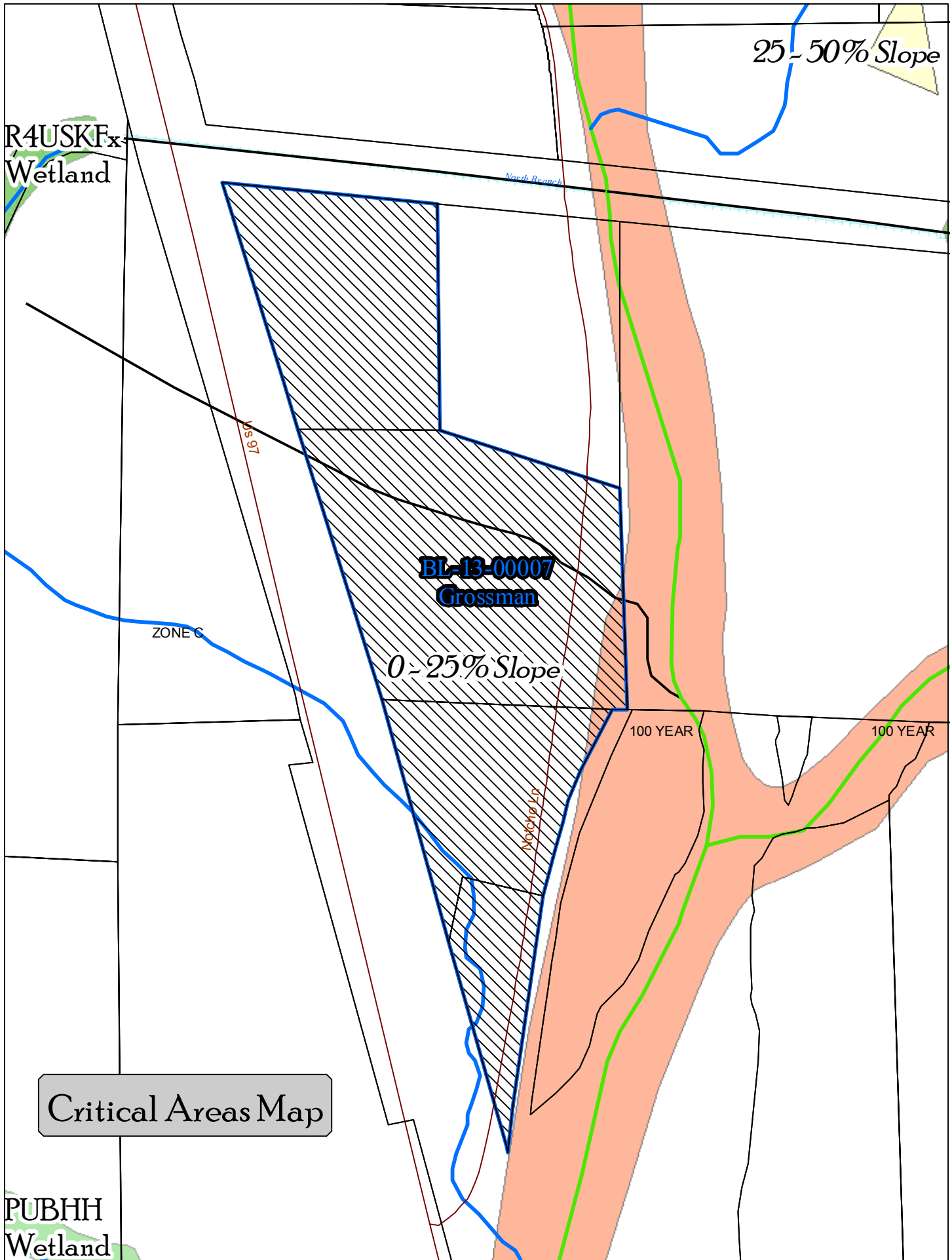


BL-13-00007
Grossman

ELLENSBURG







Critical Areas Map

Critical Areas Checklist

Friday, May 17, 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?

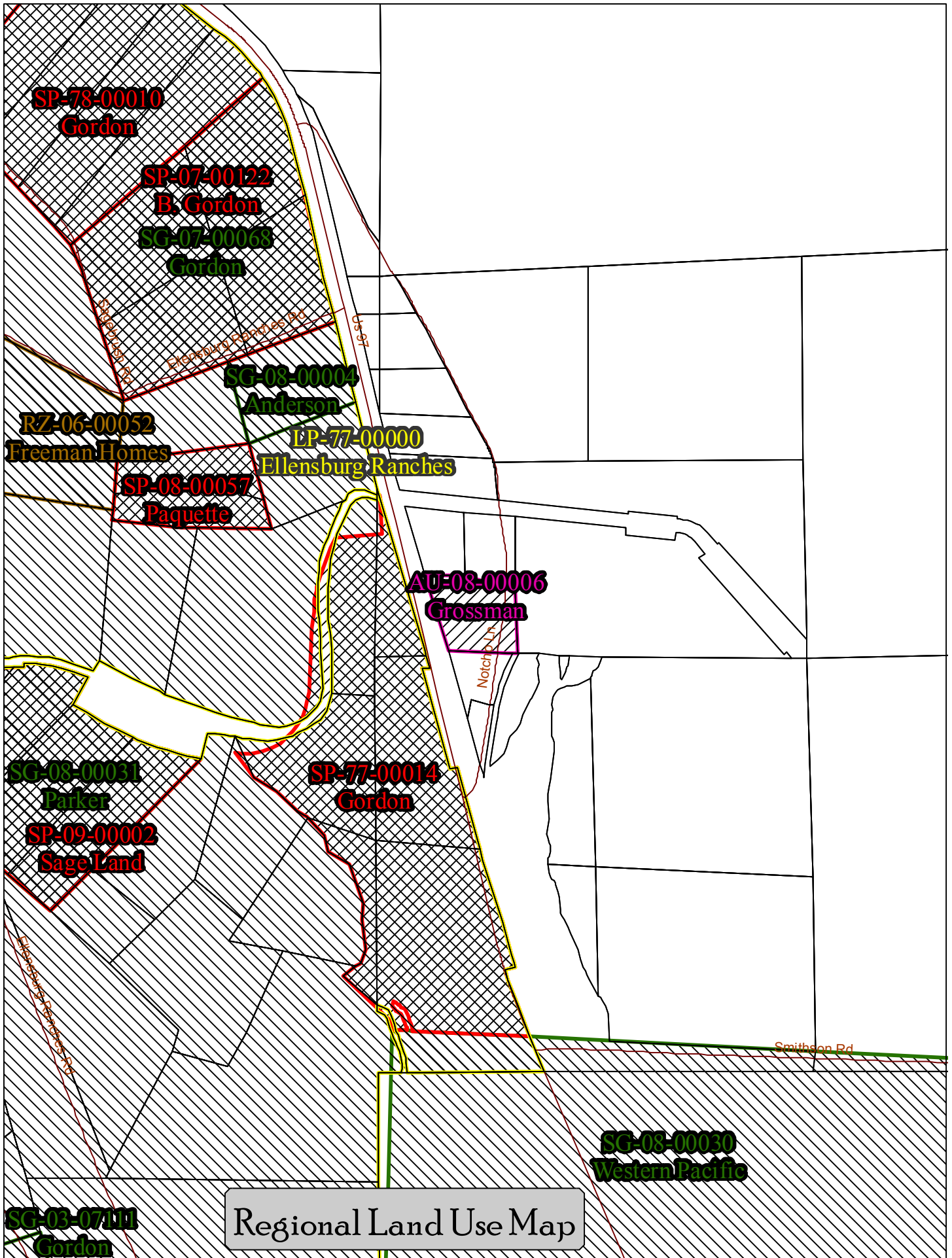
Is the project parcel in or near a Coal Mine area? Yes No

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?



Part of the NW 1/4 of Section 25, Township 19 North, Range 17 East, W.M.

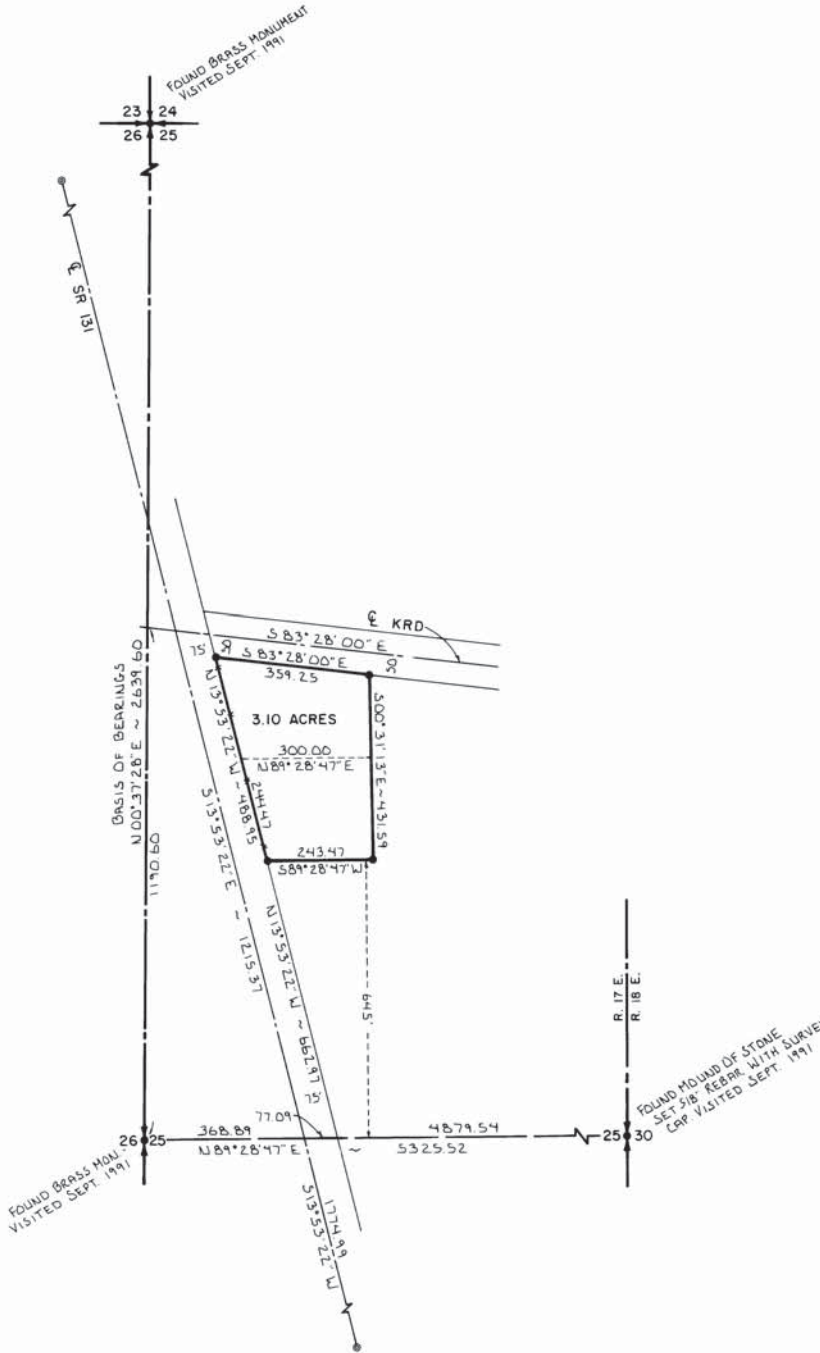


Scale: 1" = 200'



LEGEND

- FOUND ENCASED MONUMENT
- SET 5/8" REBAR WITH SURVEY CAP
- FENCE



LEGAL DESCRIPTION - A.F.N. 488948

That portion of the following described property that lies Westerly of a line 300 feet East of the Easterly right of way line of SSH 2-1 (SR 131) measured at the mid point between the North line of the following described property and the South line of the following described property:

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 19 North, Range 17 East, W.M., lying Easterly of the Easterly right of way line of SSH 2-1 (SR 131); Southerly of the Southerly right of way line of the Kittitas Division, North Branch Canal, known as Highline Canal; Westerly of the centerline of the vacated and abandoned Old Dry Creek Road; and Northerly of the North line of the Southerly 645 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 25; ALL in the County of Kittitas, State of Washington.

NOTES:

1. Section and quarter section corners shown hereon were set as "drove stake and set post in mound" in July of 1872 by Rollin Reeves, Deputy Surveyor. Due to road construction and farming related activities, no original evidence exists at this time. The following is a brief history of the corners:

NW SEC COR & W 1/4 COR - Found brass cap in rock mound, LS 8250. These monuments were set as a result of the survey filed in Book 4 of Surveys, pages 4 - 10, under A.F.N. 416570, Records of Kittitas County, Washington.

E 1/4 COR - Found mound of stone at approximate location of proportioned 1/4 corner. Fits east-west fence 1/4 mile to the east. Set 5/8" rebar with aluminum cap in the rock mound. This location also fits the Bureau of Reclamation plans on file with the Kittitas County Dept. of Public Works.

2. The deed call of "Westerly of a line 300 feet East of the Easterly right of way line...measured at the mid point between the North line...and the South line..." was interpreted to be the mid point on the west boundary with the direction of measure being parallel with the south boundary. The east line is perpendicular to the south boundary.

3. 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 10,000 linear closure after azimuth adjustment.

AUDITOR'S CERTIFICATE

Filed for record this 30th day of March, 1992, at 4:21 P.M., in Book 18 of Surveys at page(s) 140 at the request of CRUSE & NELSON.

BEVERLY M. ALLENBAUGH 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 Paula Hake in September of 1991.

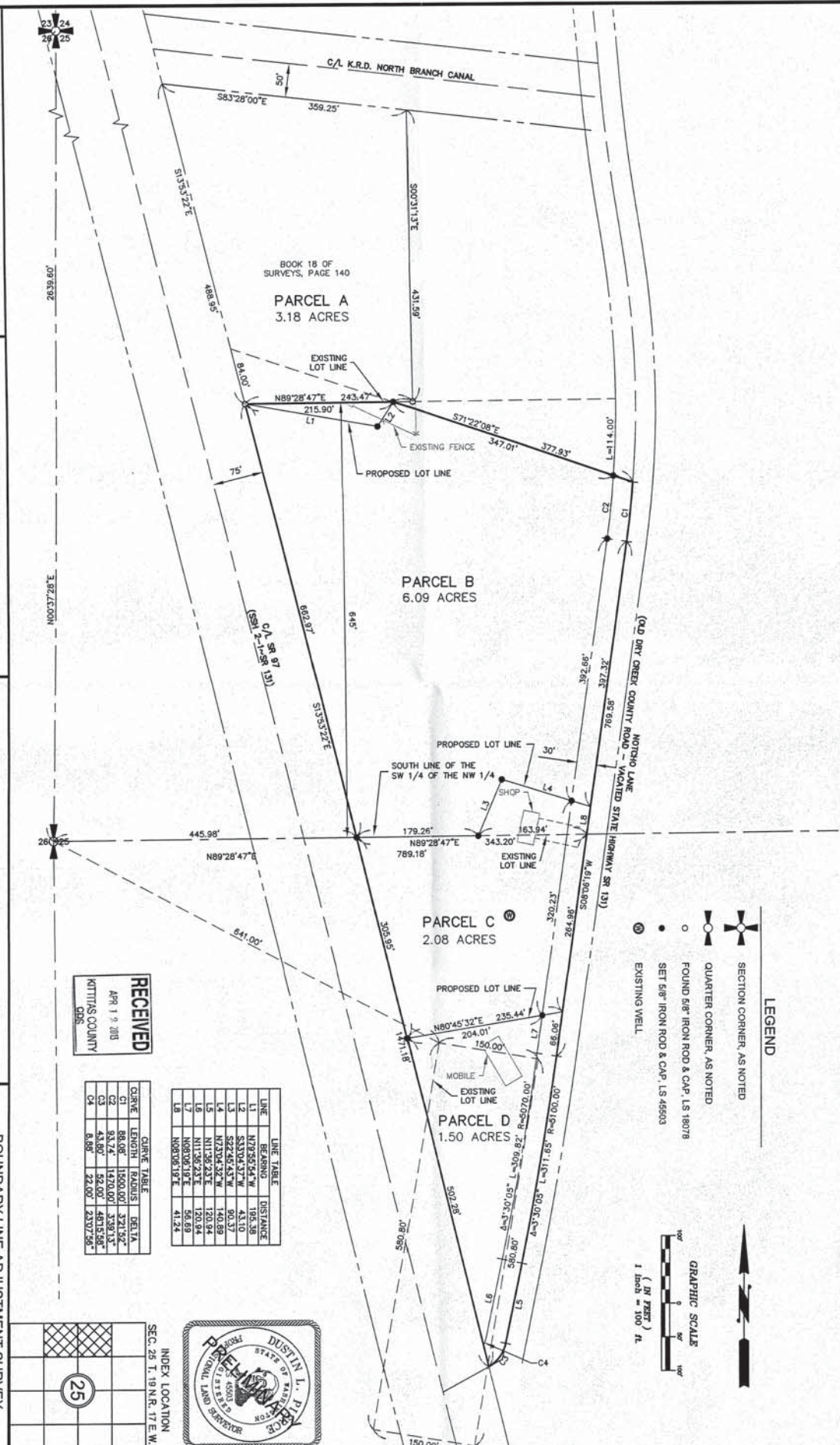
[Signature] 9/25/91
DAVID P. NELSON Date
Professional Land Surveyor License No. 18092



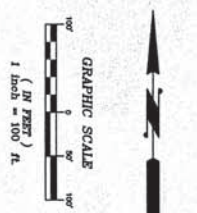
CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 Ph (509) 925-4747

Hake Property

RECORD OF SURVEY
 A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 25,
 TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON



- LEGEND**
- SECTION CORNER, AS NOTED
 - FOUND 5/8" IRON ROD & CAP, I.S. 18078
 - SET 5/8" IRON ROD & CAP, I.S. 45503
 - EXISTING WELL



RECEIVED
 APR 19 2013
 KITITAS COUNTY
 GIS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N73°55'54"W	705.38
L2	S33°05'51"W	431.59
L3	N72°53'57"W	431.10
L4	N72°53'57"W	140.89
L5	N11°36'23"E	120.94
L6	N11°36'23"E	120.94
L7	N08°08'19"E	56.69
L8	N08°08'19"E	41.24

CURVE TABLE

CURVE	LENGTH	BEARINGS	DELTA
C1	88.06'	1550.00'	32°15'22"
C2	93.74'	1420.00'	33°01'35"
C3	43.80'	52.00'	48°15'58"
C4	8.88'	22.00'	23°07'56"

INDEX LOCATION
 SEC. 25 T. 19 N. R. 17 E. W.M.



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20__ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
 SURVEYOR'S NAME _____
 ERNOLD V. FETTER
 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 _____ ROD GROSSMAN
 IN APRIL, 2013.
 DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Sequim, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT SURVEY
 PREPARED FOR
 ROD GROSSMAN
 A PORTION OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4
 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
 KITITAS COUNTY, WASHINGTON

DWN BY _____
 KITTAS COUNTY
 DATE 4/2013
 JOB NO. 13014
 CHKD BY _____
 SCALE 1" = 100'
 SHEET 1 OF 2

PL-13-00004

BL-13-00007

RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTIONS:

PARCEL A

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY THAT LIES WESTERLY OF A LINE 300 FEET EAST OF THE EASTERLY RIGHT OF WAY LINE OF S8H-2-1 (SR 131) MEASURED AT THE MID POINT BETWEEN THE NORTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF S8H-2-1 (SR 131), SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE KITITAS DIVISION, NORTH BRANCH CANAL, KNOWN AS THE HIGHLINE CANAL, WESTERLY OF THE CENTERLINE OF THE VACATED AND ABANDONED OLD DRY CREEK ROAD, AND NORTHERLY OF THE NORTH LINE OF THE SOUTHERLY 645 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; ALL IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL B

THE SOUTHERLY 645 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF S8H-2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD) AS THEY EXISTED ON DECEMBER 28, 1976.

EXCEPT

THAT PORTION OF THE SOUTHERLY 645 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF S8H-2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD) AS THEY EXISTED ON DECEMBER 28, 1976, AND LYING NORTH OF THE CENTER LINE OF A GULLY.

SAID GULLY RUNNING IN AN EASTERLY AND WESTERLY DIRECTION AND SAID CENTER LINE BEING APPROXIMATELY 114 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTH 645 FEET MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF VACATED AND ABANDONED OLD DRY CREEK ROAD AND SAID CENTERLINE BEING APPROXIMATELY 84 FEET NORTH OF THE NORTHWEST CORNER OF SAID SOUTH 645 FEET OF SAID QUARTER OF QUARTER SECTION AS MEASURED ALONG THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY S8H-2-1 (SR 131)

TOGETHER WITH THAT PORTION OF OLD VACATED DRY CREEK ROAD WHICH ATTACHES BY OPERATION OF LAW.

PARCEL C

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF S8H-2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD).

EXCEPT

A TRACT OF LAND BEGINNING AT A POINT WHICH BEARS SOUTH 62°09' EAST, 641 FEET FROM THE QUARTER SECTION CORNER ON THE WEST SIDE OF SAID SECTION 25 AND RUNNING THENCE SOUTH 80°30' EAST, 150 FEET TO THE WEST BOUNDARY LINE OF THE RIGHT OF WAY STATE HIGHWAY; THENCE SOUTH 9°30' WEST, ALONG SAID WEST BOUNDARY LINE OF SAID RIGHT OF WAY, 580.8 FEET; THENCE NORTH 80°30' WEST, 150 FEET; THENCE NORTH 09°30' EAST, 580.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF OLD VACATED DRY CREEK ROAD WHICH ATTACHES BY OPERATION OF LAW.

PARCEL D

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND WHICH LIES EASTERLY OF S8H-2-1 (SR 131) AS DEEDED TO THE STATE OF WASHINGTON BY DEEDS RECORDED JANUARY 8, 1983, UNDER AUDITOR'S FILE NOS. 301853 AND 301852:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEGINNING AT A POINT WHICH BEARS SOUTH 62°09' EAST 641 FEET FROM THE QUARTER SECTION CORNER ON THE WEST SIDE OF SAID SECTION 25 AND RUNNING THENCE SOUTH 80°30' EAST 150 FEET TO THE WEST BOUNDARY LINE OF THE RIGHT OF WAY STATE HWAY; THENCE SOUTH 9°30' WEST ALONG SAID WEST BOUNDARY LINE OF SAID RIGHT OF WAY, 580.8 FEET; THENCE NORTH 80°30' WEST 150 FEET; THENCE NORTH 09°30' EAST, 580.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED COUNTY ROAD ALONG THE EASTERLY BOUNDARY THEREOF WHICH ATTACHES BY OPERATION OF LAW.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL A

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY THAT LIES WESTERLY OF A LINE 300 FEET EAST OF THE EASTERLY RIGHT OF WAY LINE OF S8H-2-1 (SR 131) MEASURED AT THE MID POINT BETWEEN THE NORTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF S8H-2-1 (SR 131), SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE KITITAS DIVISION, NORTH BRANCH CANAL, KNOWN AS THE HIGHLINE CANAL, WESTERLY OF THE CENTERLINE OF THE VACATED AND ABANDONED OLD DRY CREEK ROAD, AND NORTHERLY OF THE NORTH LINE OF THE SOUTHERLY 645 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; ALL IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTHERLY 645.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, WHICH IS BOUNDED BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 23°53'13" EAST, (REFERENCE BEARING NORTH 00°37'28" EAST ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST QUARTER), 708.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY LINE OF SR 97 AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 89°28'47" EAST, ALONG THE NORTH LINE OF SAID SOUTHERLY 645.00 FEET; 215.90 FEET; THENCE SOUTH 33°04'37" WEST, 43.10 FEET; THENCE NORTH 79°55'54" WEST, 195.38 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

PARCEL B

THE SOUTHERLY 645 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF S8H-2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD) AS THEY EXISTED ON DECEMBER 28, 1976.

EXCEPT

1. THAT PORTION OF THE SOUTHERLY 645 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF S8H-2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD) AS THEY EXISTED ON DECEMBER 28, 1976, AND LYING NORTH OF THE CENTER LINE OF A GULLY.

SAID GULLY RUNNING IN AN EASTERLY AND WESTERLY DIRECTION AND SAID CENTER LINE BEING APPROXIMATELY 114 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTH 645 FEET MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF VACATED AND ABANDONED OLD DRY CREEK ROAD AND SAID CENTERLINE BEING APPROXIMATELY 84 FEET NORTH OF THE NORTHWEST CORNER OF SAID SOUTH 645 FEET OF SAID QUARTER OF QUARTER SECTION AS MEASURED ALONG THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY S8H-2-1 (SR 131)

2. THAT PORTION OF THE SOUTHERLY 645.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, WHICH IS BOUNDED BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 23°53'13" EAST, (REFERENCE BEARING NORTH 00°37'28" EAST ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST QUARTER), 708.30 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY LINE OF SR 97 AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 89°28'47" EAST, ALONG THE NORTH LINE OF SAID SOUTHERLY 645.00 FEET; 215.90 FEET; THENCE SOUTH 33°04'37" WEST, 43.10 FEET; THENCE NORTH 79°55'54" WEST, 195.38 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

3. THAT PORTION OF THE SOUTHERLY 645.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, WHICH IS BOUNDED BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 89°28'47" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 625.24 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 22°45'43" EAST, 90.37 FEET; THENCE SOUTH 73°04'32" EAST, 140.89 FEET TO A POINT ON THE CENTERLINE OF OLD VACATED DRY CREEK ROAD (NOTCH LANE); THENCE SOUTH 08°06'19" WEST, ALONG SAID CENTERLINE, 41.24 FEET; THENCE SOUTH 89°28'47" WEST, 163.94 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF OLD VACATED DRY CREEK ROAD WHICH ATTACHES BY OPERATION OF LAW.

PROPOSED LEGAL DESCRIPTIONS CONT.:

PARCEL C

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., LYING EASTERLY OF S8H-2-1 (SR 131) AND WESTERLY OF OLD DRY CREEK ROAD (COUNTY ROAD).

TOGETHER WITH THAT PORTION OF THE SOUTHERLY 645.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, WHICH IS BOUNDED BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 89°28'47" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID NORTHWEST QUARTER, 625.24 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 22°45'43" EAST, 90.37 FEET; THENCE SOUTH 73°04'32" EAST, 140.89 FEET TO A POINT ON THE CENTERLINE OF OLD VACATED DRY CREEK ROAD (NOTCH LANE); THENCE SOUTH 08°06'19" WEST, ALONG SAID CENTERLINE, 41.24 FEET; THENCE SOUTH 89°28'47" WEST, 163.94 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

EXCEPT

1. A TRACT OF LAND BEGINNING AT A POINT WHICH BEARS SOUTH 62°09' EAST, 641 FEET FROM THE QUARTER SECTION CORNER ON THE WEST SIDE OF SAID SECTION 25 AND RUNNING THENCE SOUTH 80°30' EAST, 150 FEET TO THE WEST BOUNDARY LINE OF THE RIGHT OF WAY STATE HIGHWAY; THENCE SOUTH 9°30' WEST, ALONG SAID WEST BOUNDARY LINE OF SAID RIGHT OF WAY, 580.8 FEET; THENCE NORTH 80°30' WEST, 150 FEET; THENCE NORTH 09°30' EAST, 580.8 FEET TO THE POINT OF BEGINNING.

2. THAT PORTION OF SAID NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SAID SECTION 25 WHICH LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 60°34'33" EAST (REFERENCE BEARING OF NORTH 89°28'47" EAST ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER), 596.32 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY LINE OF SR 97 AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 80°45'32" EAST, 235.44 FEET TO A POINT ON THE CENTERLINE OF VACATED OLD DRY CREEK ROAD (NOTCH LANE) AND THE TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF OLD VACATED DRY CREEK ROAD WHICH ATTACHES BY OPERATION OF LAW.

PARCEL D

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., WHICH LIES EASTERLY OF THE EASTERLY RIGHT OF WAY BOUNDARY LINE OF SR 97; WESTERLY OF THE CENTERLINE OF VACATED OLD DRY CREEK ROAD (NOTCH LANE) AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 60°34'33" EAST (REFERENCE BEARING OF NORTH 89°28'47" EAST ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST QUARTER), 596.32 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY LINE OF SR 97 AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 80°45'32" EAST, 235.44 FEET TO A POINT ON THE CENTERLINE OF VACATED OLD DRY CREEK ROAD (NOTCH LANE) AND THE TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF VACATED COUNTY ROAD ALONG THE EASTERLY BOUNDARY THEREOF WHICH ATTACHES BY OPERATION OF LAW.

NOTES:

- THE PURPOSE OF THIS SURVEY ILLUSTRATE AND DESCRIBE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO BE FILED WITH KITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S8 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 18 OF SURVEYS, PAGE 140, AFN: 547879.
 - AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- THE CENTERLINE AND RIGHT OF WAY BOUNDARIES FOR NOTCHO LANE (OLD DRY CREEK ROAD) ARE BASED ON A COMBINATION OF THE AS-BUILT LOCATION OF THE EXISTING ROAD AND WSDOT RIGHT OF WAY PLAN INFORMATION.
- THE BASIS OF BEARINGS IS THE SAME AS THAT ON THAT CERTAIN SURVEY RECORDED IN BOOK 18 OF SURVEYS, PAGE 140, UNDER AUDITOR'S FILE NO. 547878.

INDEX LOCATION
SEC. 25 T. 19 N.R. 17 E. W.M.



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor Deputy 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 ROD GROSSMAN
IN APRIL 20 13
DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503

Encompass
ENGINEERING & SURVEYING

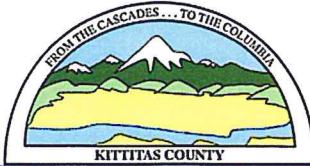
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0520 • Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT SURVEY

PREPARED FOR
ROD GROSSMAN
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
DLP	4/2013	13014
CHKD BY	SCALE	SHEET
GW	N/A	2 OF 2



KITITIAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITIAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

BL-13-00007

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
\$205.00	Kittitas County Public Health Department Environmental Health
\$585.00	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;">APR 12 2013</p> <p style="margin: 0;">KITITIAS COUNTY</p> <p style="margin: 0; font-size: 0.8em;">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: Rod Grossman
Mailing Address: 15390 VANTAGE HWY
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-968-4121
Email Address: RG98926@YAHOO.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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

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: 131 Notcho Lane, 261 Notcho Lane, & 13850 HWY 97, 14030 HWY 97
City/State/ZIP: Ellensburg, WA 98926

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

See Attached

6. Property size: _____ (acres)

7. Land Use Information: Zoning: AG-20 Comp Plan Land Use Designation: Rural

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
19-17-25030-0003 - 1.05 AC.	1.50 AC.
19-17-25030-0008 - 2.22 AC.	2.08 AC.
19-17-25020-0009 - 6.69 AC.	6.09 AC.
19-17-25020-0012 - 3.10 AC.	3.18 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 Reed S. Scullion (date) 4-7-13

X Bruce A. Montgomery (date) 4-12-13

Neighboring property owner

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: 2013

By: D. Karaffoni

Date: 4/17/13

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: _____

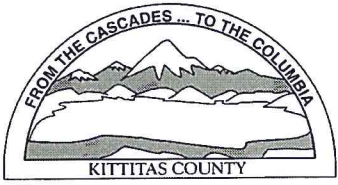
Current Zoning District: _____

Preliminary Approval Date: — N/A

By: Jeff Watson

Final Approval Date: 6/10/2013

By: [Signature]



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

RECEIPT NO.: 00016987

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 026825

Date: 4/12/2013

Applicant: GROSSMAN, ROD

Type: cash

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00007	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00007	BLA MAJOR FM FEE	65.00
BL-13-00007	PUBLIC WORKS BLA	90.00
BL-13-00007	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00