

# CRUSE & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

### ORR BLA DESCRIPTIONS

3/21/14

#### 5.00 Acre Parcel

That portion of Parcel C of that certain survey as recorded January 9, 1998 in Book 23 of Surveys at pages 47-49, under Auditor's File No. 199801090019, records of Kittitas County, Washington, lying north and east of a line described as follows: Beginning at the northeast corner of said Parcel C; thence S 01°39'47" E, along the east boundary of said Parcel C, 356.00 feet to the true point of beginning of said described line; thence N 89°56'41" W, 662.00 feet; thence N 01°11'40" E, 304.00 feet to a point on the north boundary of said Parcel C and the end of said described line; being a portion of the Northwest Quarter of Section 18, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

#### Revised Parcel C

Parcel C of that certain survey as recorded January 9, 1998 in Book 23 of Surveys at pages 47-49, under Auditor's File No. 199801090019, records of Kittitas County, Washington; EXCEPT that portion of said Parcel C lying north and east of a line described as follows: Beginning at the northeast corner of said Parcel C; thence S 01°39'47" E, along the east boundary of said Parcel C, 356.00 feet to the true point of beginning of said described line; thence N 89°56'41" W, 662.00 feet; thence N 01°11'40" E, 304.00 feet to a point on the north boundary of said Parcel C and the end of said described line; being a portion of the Northwest Quarter of Section 18, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

#### Parcel D

Parcel D of that certain survey as recorded January 9, 1998 in Book 23 of Surveys at pages 47-49, under Auditor's File No. 199801090019, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 18, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

#### Parcels E and F

Parcels E and F of that certain survey as recorded January 9, 1998 in Book 23 of Surveys at pages 47-49, under Auditor's File No. 199801090019, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 18, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.



C/L MANASTASH ROAD

S85°32'38"W 789.32'

S85°32'38"W 660.00'

S01°11'40"E 304.00'

S89°56'41"E 662.00'

N01°39'47"W 356.00'

N01°39'47"W 618.05'

S02°42'57"E 1107.87'

N87°39'57"E 1080.72'

31.73 acres

5.00 acres

2

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Wednesday, August 21, 2013 12:37 PM  
**To:** Chuck Cruse (cruseandassoc@kvalley.com)  
**Subject:** BL-13-00008 Orr  
**Attachments:** BL-13-00008 Orr Master File.pdf

BL-13-00008 Orr

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment/Segregation Application. See attached file. The signed original conditional approval letter has been sent to the applicant, please feel free to contact me if you have additional concerns or questions.

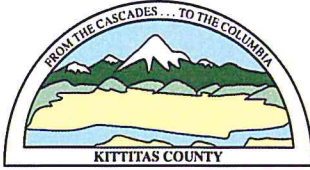
Jeff Watson  
Planner II

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"

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## 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

August 21, 2013

Darleen Orr  
280 Orion Road  
Ellensburg WA 98926

RE: Orr Boundary Line Adjustment (BL-13-00008),

Map Number	17-18-18020-0005	Parcel Number	12703
Map Number	17-18-18020-0006	Parcel Number	12704
Map Number	17-18-18020-0001	Parcel Number	808833
Map Number	17-18-18020-0003	Parcel Number	12701

Dear Ms. Orr,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete, vested to the zoning code in place at the time of application, 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. **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. This property is within the boundaries of the KRD irrigation entity. The applicant will need to comply with the requirements set forth by KRD prior to final approval of the boundary line adjustment.
4. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

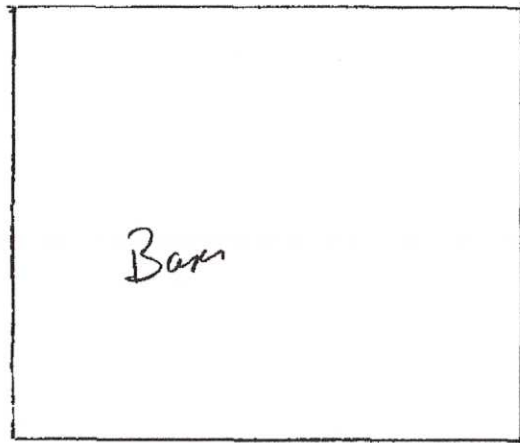
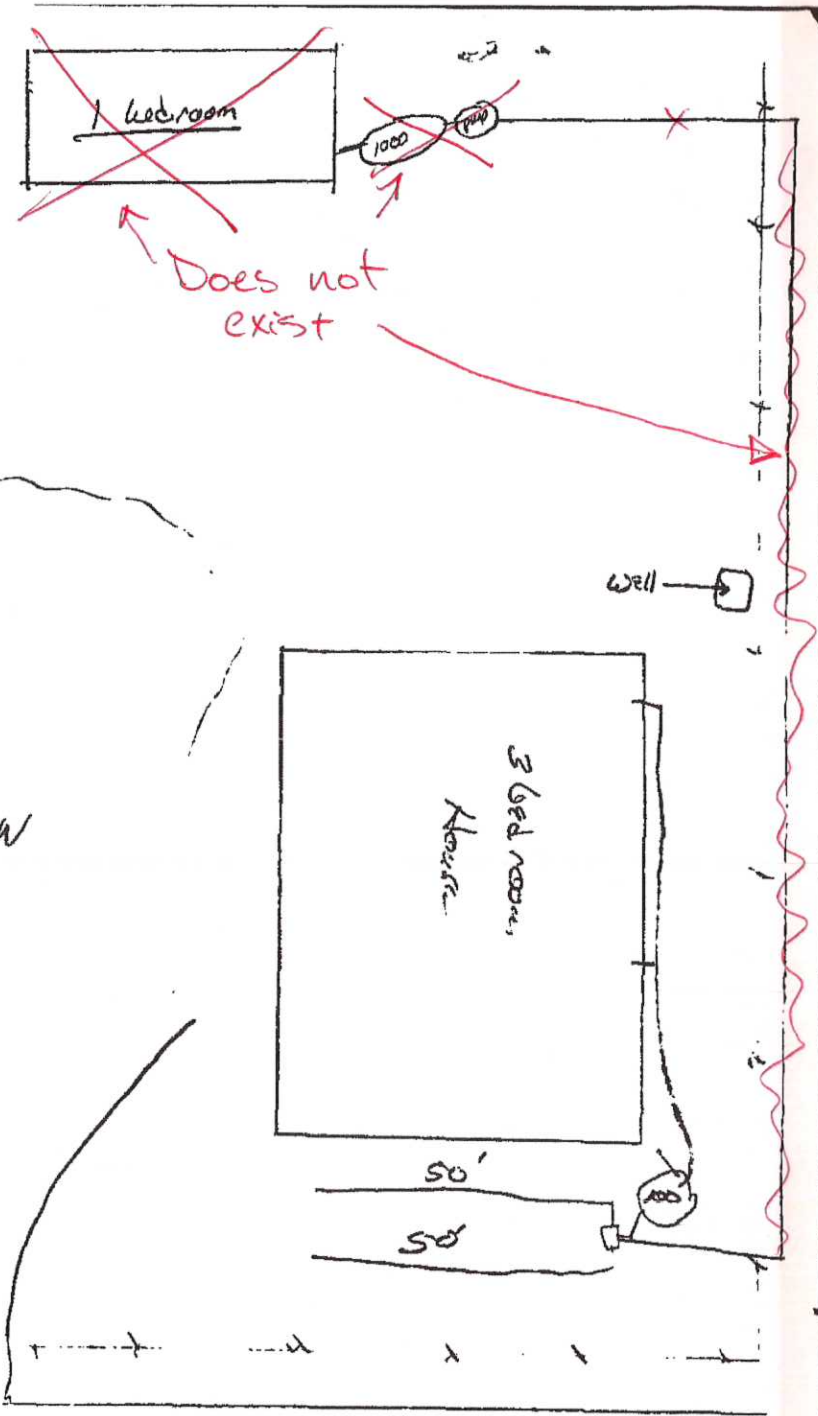
If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson  
Staff Planner

CC via E-Mail to: cruseandassoc@kvalley.net

BL-13-00008 Orr Master File @ T:\CDS\Projects\BLAs\BL 2013\BL-13-00008 Orr



North ↓

Manashish Rd



Drainfield

660'

+100'

304'

356'

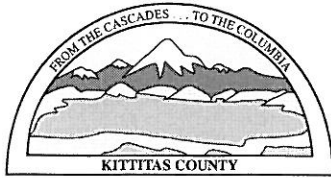
662'



2000

Google earth

Imagery Date: 9/2/2011 46°58'12.84" N 120°38'10.02" W elev 1835 ft eye alt 2773 ft



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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## MEMORANDUM

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TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: June 27, 2013  
SUBJECT: Orr BL-13-00008

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. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

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:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Wednesday, June 12, 2013 2:15 PM  
**To:** Jeff Watson  
**Subject:** Re: BL-13-00008 Orr

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

On 6/12/2013 12:52 PM, Jeff Watson wrote:

BL-13-00008 Orr

Please review the attached file for KRD 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"

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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

Jeff,  
The requirements set forth in the KRD General Guidelines will need to be met on this application prior to approval. Let me know if you need anything further.  
Keli



## Jeff Watson

---

**From:** Brenda Larsen  
**Sent:** Thursday, June 13, 2013 11:44 AM  
**To:** Jeff Watson  
**Subject:** RE: BL-13-00008 Orr

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

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

Re: Orr (BL-13-00013)

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*  
*Kittitas County Fire Marshal*  
*509-962-7000*

---

**From:** Jeff Watson  
**Sent:** Wednesday, June 12, 2013 12:49 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan  
**Subject:** BL-13-00008 Orr

[BL-13-00008 Orr](#)

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

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

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**From:** Erin Moore  
**Sent:** Tuesday, June 18, 2013 10:44 AM  
**To:** Jeff Watson  
**Subject:** FW: BL-13-00008 Orr

See holly's comment below.

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**From:** Holly Duncan  
**Sent:** Tuesday, June 18, 2013 8:56 AM  
**To:** Erin Moore  
**Subject:** FW: BL-13-00008 Orr

This one should be OK for the well location. The proposed lot line doesn't appear to be close to where the well is on the 5 acre parcel.

---

**From:** Jeff Watson  
**Sent:** Wednesday, June 12, 2013 12:49 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan  
**Subject:** BL-13-00008 Orr

[BL-13-00008 Orr](#)

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)  
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message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Wednesday, June 12, 2013 12:52 PM  
**To:** 'Keli Bender'  
**Cc:** Chuck Cruse (cruseandassoc@kvalley.com)  
**Subject:** BL-13-00008 Orr  
**Attachments:** BL-13-00008 Orr Master File.pdf

BL-13-00008 Orr

Please review the attached file for KRD 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  
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**Subject:** BL-13-00008 Orr

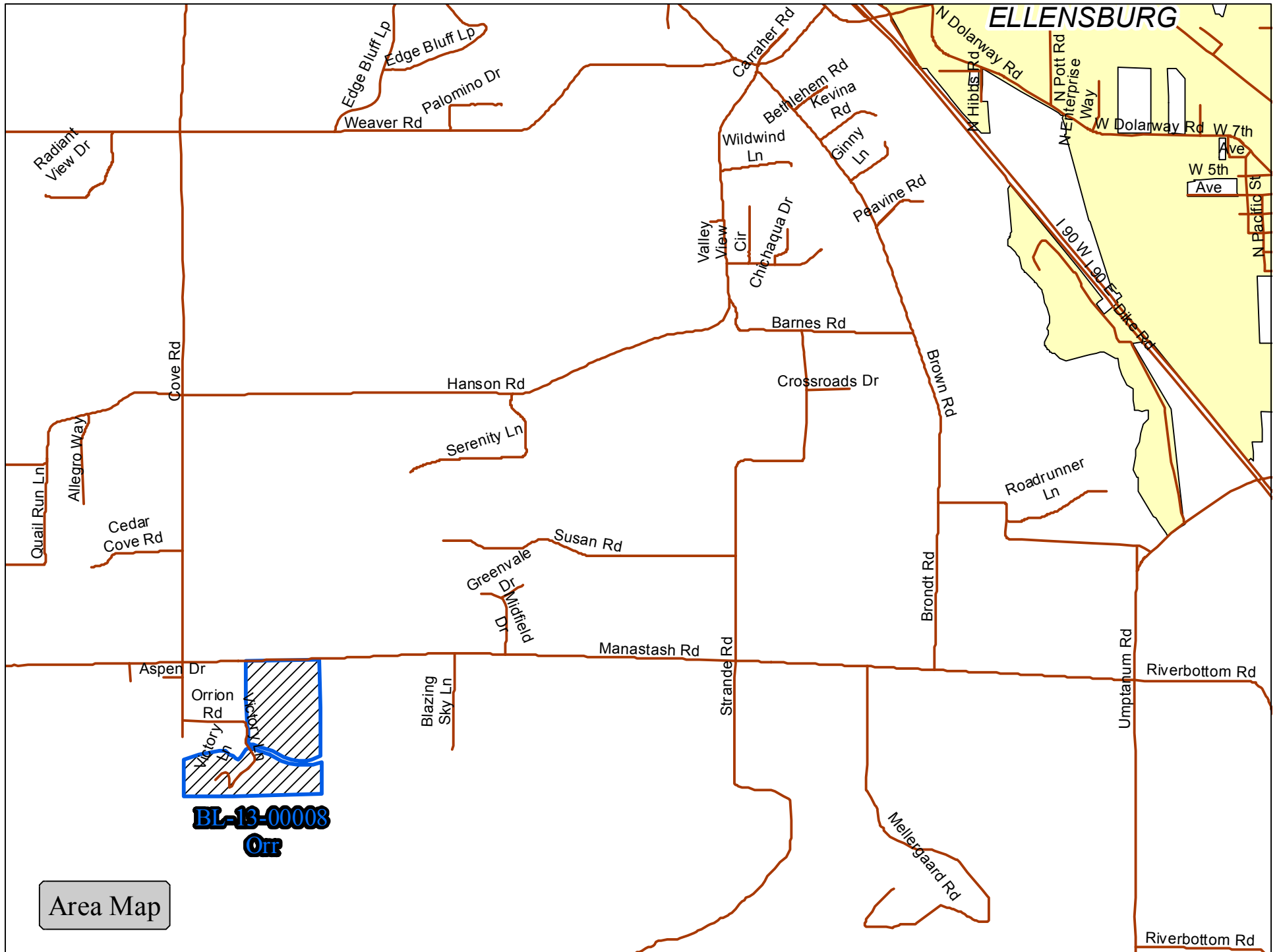
[BL-13-00008 Orr](#)

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,

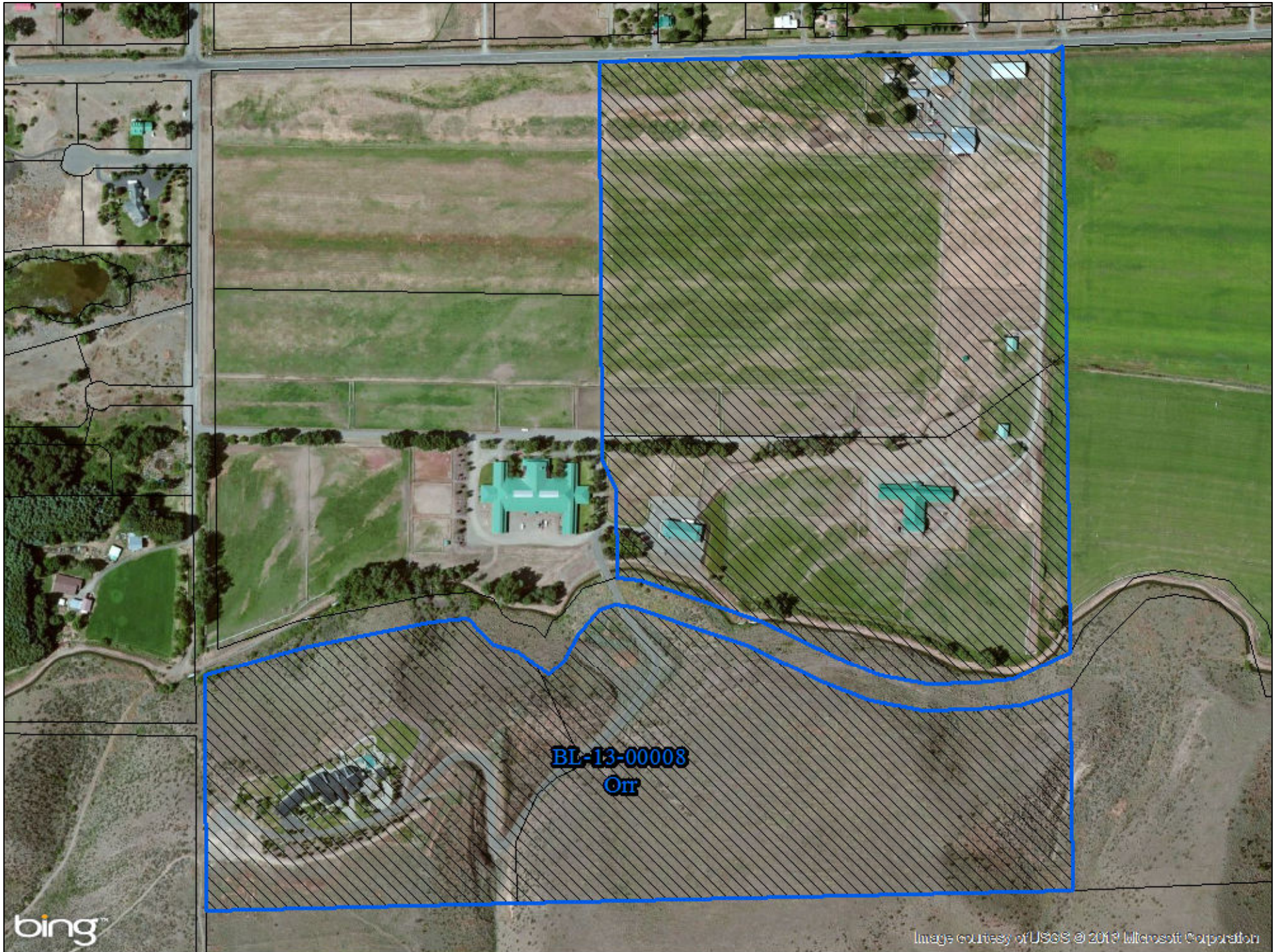
Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274





Manastash Rd

Rte 210



**BL-13-00008**  
**On**

bing™

Image courtesy of USGS © 2013 Microsoft Corporation





# Critical Areas Checklist

Wednesday, June 12, 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?

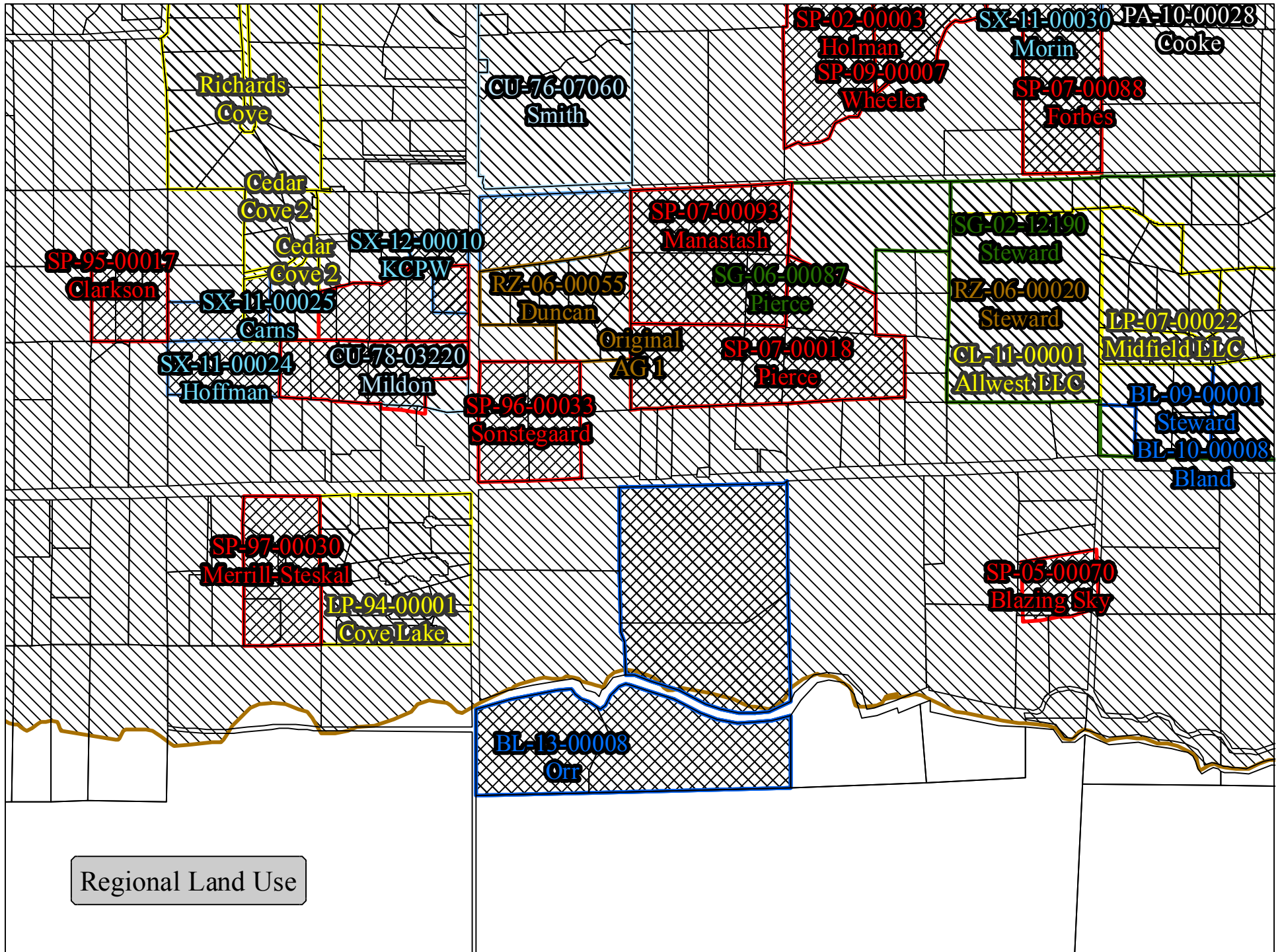
Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

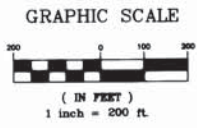
Have the Current Years Taxes been paid?



PART OF THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.

LEGEND

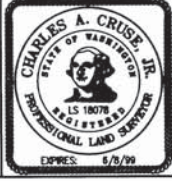
- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 18078"
- FOUND PIN & CAP
- x — FENCE
- > — CREEK
- - - EASEMENT
- UTILITY POLE
- P — POWER LINE



SHEET 1 OF 3

**AUDITOR'S CERTIFICATE**  
 Filed for record this 9TH day of JANUARY,  
 1998, at 2:48 P.M., in Book 23 of Surveys  
 at page(s) 42 at the request of Cruse & Nelson.  
 BEVERLY M. ALLENBAUGH BY: *[Signature]*  
 KITTITAS COUNTY AUDITOR Deputy 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 of the request of  
 HAROLD ORR in AUGUST of 1996.  
*[Signature]*  
 CHARLES A. CRUSE, JR.  
 Professional Land Surveyor  
 JANUARY 9, 1998  
 DATE  
 License No. 18078



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

X	X	
X	X	

PART OF THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.

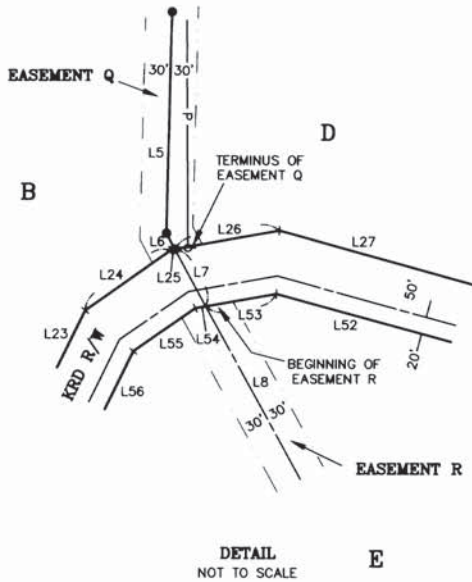


LEGEND

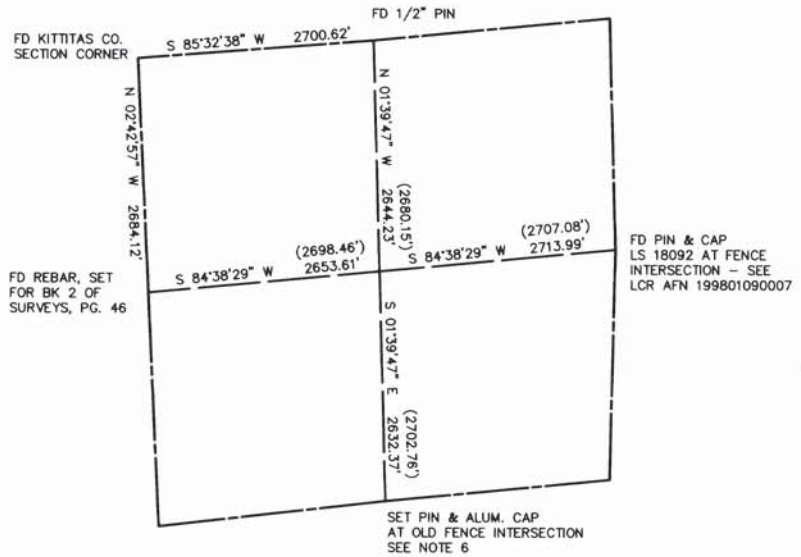
- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 18078"
- FOUND PIN & CAP
- x — FENCE
- EASEMENT
- UTILITY POLE
- P — POWER LINE

CURVE	RADIUS	LENGTH
C1	164.60'	66.07'
C2	94.60'	37.97'
C3	48.70'	71.68'
C4	48.70'	55.67'
C5	134.60'	93.97'
C6	64.60'	45.10'
C7	108.61'	104.82'
C8	524.38'	203.21'
C9	317.16'	171.81'

LINE	DIRECTION	DISTANCE
L1	S 63°58'29" W	87.77'
L2	S 70°34'55" W	69.03'
L3	N 82°18'59" W	114.38'
L4	N 25°28'46" W	110.28'
L5	N 01°21'27" E	254.12'
L6	N 28°37'18" W	20.45'
L7	N 28°37'18" W	73.85'
L8	N 28°37'18" W	225.90'
L9	N 26°40'24" E	195.75'
L10	N 50°23'15" E	129.25'
L11	N 28°11'02" E	98.74'
L12	N 02°51'13" W	73.58'
L13	S 51°21'08" W	71.77'
L14	S 69°51'08" W	101.86'
L15	N 78°21'08" E	114.70'
L16	S 85°44'52" E	84.79'
L17	S 75°38'08" W	70.04'
L18	S 79°01'52" E	87.30'
L19	S 56°16'52" E	63.10'
L20	S 74°22'52" E	82.97'
L21	S 87°17'08" W	29.73'
L22	S 69°42'52" E	13.91'
L23	S 25°57'08" W	73.44'
L24	N 54°57'08" E	120.02'
L25	N 79°57'08" E	4.10'
L26	S 79°57'08" W	121.22'
L27	N 74°42'52" W	238.17'
L28	S 50°02'52" E	117.59'
L29	S 34°52'52" E	23.56'
L30	S 79°37'08" W	113.14'
L31	S 81°52'52" E	176.76'
L32	S 85°02'52" E	129.83'
L33	S 70°52'52" E	72.44'
L34	N 88°32'52" W	50.04'
L35	N 75°16'52" W	110.88'
L36	N 63°42'52" W	74.44'
L37	S 89°52'52" E	41.13'
L38	S 81°17'52" E	90.95'
L39	S 58°42'08" W	66.62'
L40	S 58°42'08" W	26.80'
L41	S 81°17'52" E	85.70'
L42	S 89°52'52" E	52.15'
L43	S 63°42'52" E	83.62'
L44	N 75°16'52" W	95.65'
L45	N 88°32'52" W	52.78'
L46	S 70°52'52" E	74.62'
L47	S 85°02'52" E	123.07'
L48	N 81°52'52" W	167.30'
L49	S 79°37'08" W	115.44'
L50	S 34°52'52" E	27.94'
L51	N 50°02'52" W	92.96'
L52	N 74°42'52" W	207.13'
L53	S 79°57'08" W	81.97'
L54	S 79°57'08" W	12.10'
L55	N 54°57'08" E	86.39'
L56	N 25°57'08" E	74.63'
L57	S 69°42'52" E	33.20'
L58	S 87°17'08" W	41.03'
L59	N 74°22'52" W	105.41'
L60	S 56°16'52" E	60.16'
L61	S 79°01'52" E	57.48'
L62	N 75°38'08" E	65.78'
L63	N 85°44'52" W	86.49'
L64	N 78°21'08" E	99.72'
L65	N 69°51'08" E	85.26'
L66	N 51°21'08" E	66.49'



SECTION CLOSURE  
CORNERS VISITED 12/98



SHEET 2 OF 3

AUDITOR'S CERTIFICATE

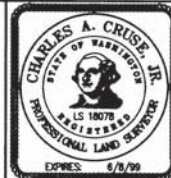
Filed for record this 9TH day of JANUARY,  
1998, at 3:43 P.M., in Book 23 of Surveys  
at page(s) 43 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *X. Glad.*  
KITITAS COUNTY AUDITOR *Deputy 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 HAROLD ORR in AUGUST of 1996.

*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
JANUARY 9, 1998  
DATE  
License No. 18078



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

ORR PROPERTY

**PART OF THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.**

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 491189

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED JANUARY 9, 1998 IN BOOK 23 OF SURVEYS AT PAGES 42-45, UNDER AUDITOR'S FILE NO. 19980109 0019, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED JANUARY 9, 1998 IN BOOK 23 OF SURVEYS AT PAGES 42-45, UNDER AUDITOR'S FILE NO. 19980109 0019, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED JANUARY 9, 1998 IN BOOK 23 OF SURVEYS AT PAGES 42-45, UNDER AUDITOR'S FILE NO. 19980109 0019, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL D

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED JANUARY 9, 1998 IN BOOK 23 OF SURVEYS AT PAGES 42-45, UNDER AUDITOR'S FILE NO. 19980109 0019, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL E

PARCEL E OF THAT CERTAIN SURVEY AS RECORDED JANUARY 9, 1998 IN BOOK 23 OF SURVEYS AT PAGES 42-45, UNDER AUDITOR'S FILE NO. 19980109 0019, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL F

PARCEL F OF THAT CERTAIN SURVEY AS RECORDED JANUARY 9, 1998 IN BOOK 23 OF SURVEYS AT PAGES 42-45, UNDER AUDITOR'S FILE NO. 19980109 0019, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED JANUARY 9, 1998 IN BOOK 23 OF SURVEYS AT PAGES 42-45, UNDER AUDITOR'S FILE NO. 19980109 0019, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON; AFFECTING PARCELS B AND D OF SAID SURVEY.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED JANUARY 9, 1998 IN BOOK 23 OF SURVEYS AT PAGES 42-45, UNDER AUDITOR'S FILE NO. 19980109 0019, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON; AFFECTING PARCELS E AND F OF SAID SURVEY.

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 PERTAIN TO THIS PROPERTY.
3. THE LOCATIONS SHOWN HEREON FOR MANASTASH ROAD AND COVE ROAD ARE BASED ON DEDICATION DOCUMENTS AND ROAD PLANS ON FILE AT THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS.
4. THE LOCATION SHOWN HEREON FOR THE KITTITAS RECLAMATION DISTRICT CANAL RIGHT OF WAY IS BASED ON THE PLANS ON FILE AT THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS.
5. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(1).
6. S 1/4 COR - SET PIN & ALUMINUM CAP AT AN OLD FENCE INTERSECTION. THIS LOCATION BEST FITS THE ANCIENT FENCES LOCATED ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 18. THIS CORNER WAS PROPORTIONED BY SKINNER (LS 12491) IN BOOK 2 OF SURVEYS, PAGE 46, AND REVISED IN BOOK 7 OF SURVEYS, PAGE 70. SKINNER USED THE CORNER N13 TO CALCULATE FROM AND DID NOT RECOGNIZE EXISTENT CORNERS WHICH WOULD HAVE EFFECT ON THE CALCULATIONS. THESE CALCULATED POSITIONS ARE EXTREMELY DISRUPTIVE TO LONG EXISTING LINES OF OCCUPATION AND TITLE. BOOK 4 OF SURVEYS, PAGE 29 (O'HARE - LS 9606) (REVISED IN BOOK 10 OF SURVEYS, PAGE 68), AND BOOK 4 OF SURVEYS, PAGE 51 (SKINNER), CALL A REBAR AT N11 WHICH IS APPROXIMATELY 24 FEET WESTERLY OF A CALCULATED CORNER LOCATION BASED ON SKINNER'S SURVEY IN BOOK 2 OF SURVEYS, PAGE 46.

SHEET 3 OF 3

AUDITOR'S CERTIFICATE

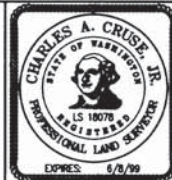
Filed for record this 9TH day of JANUARY, 1998, at 2:48 P.M., in Book 23 of Surveys at page(s) 49 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: K. Flack  
KITTITAS COUNTY AUDITOR Deputy Auditor

SURVEYOR'S CERTIFICATE

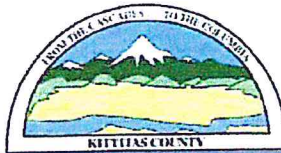
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of HAROLD ORR in AUGUST of 1996.

Charles A. Cruse, Jr. JANUARY 9, 1998  
CHARLES A. CRUSE, JR. DATE  
Professional Land Surveyor License No. 18078



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

**ORR PROPERTY**



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

## BOUNDARY LINE ADJUSTMENT

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

**NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.**

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REQUIRED ATTACHMENTS



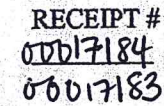
Note: a separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- For preliminary approval, please submit a sketch containing the following elements.
  1. Identify the boundary of the segregation:
    - a. The boundary lines and dimensions
    - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
  2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
  3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.  
Example: Parcel
  4. A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

### APPLICATION FEES:

\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$175.00	Kittitas County Public Health Department Environmental Health
<b>\$555.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;">PAID</div> <div style="color: red; font-weight: bold; font-size: 1.1em;">APR 30 2013</div> <div style="color: red; font-weight: bold; font-size: 0.8em;">KITTITAS CO CDS</div>
DATE STAMP IN BOX			

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-30-2012

Page 1 of 3



**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: Darleen M. Orr  
Mailing Address: 280 Orrion Road  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 925-8850  
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: 5020 Manastash Road  
City/State/ZIP: Ellensburg, WA 98926

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

Pins of the NW 1/4, Section 18, T. 17 N., R. 18 E.  
\_\_\_\_\_

**6. Property size:** 109.36 \_\_\_\_\_ (acres)

**7. Land Use Information:** Zoning: AG-3 \_\_\_\_\_ Comp Plan Land Use Designation: Rural \_\_\_\_\_

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
17-18-18020-0005 23.29 Ac	52.59 Ac
17-18-18020-0006 29.30 Ac	5.00 Ac
17-18-18020-0001 20.04 Ac	20.04 Ac
17-18-18020-0003 36.73 Ac	31.73 Ac

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

**AUTHORIZATION**

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.**

**All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.**

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Chris Cruise (date) 4/29/2013

X Daniel D. Dyer (date) 4-30-13

**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: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_ By: \_\_\_\_\_



±5 AC

000-0003  
31.73 AC.

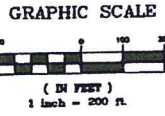
52.59 AC

Adjust Parcel  
0006 around  
House & Barnyard

051-0012  
1.24

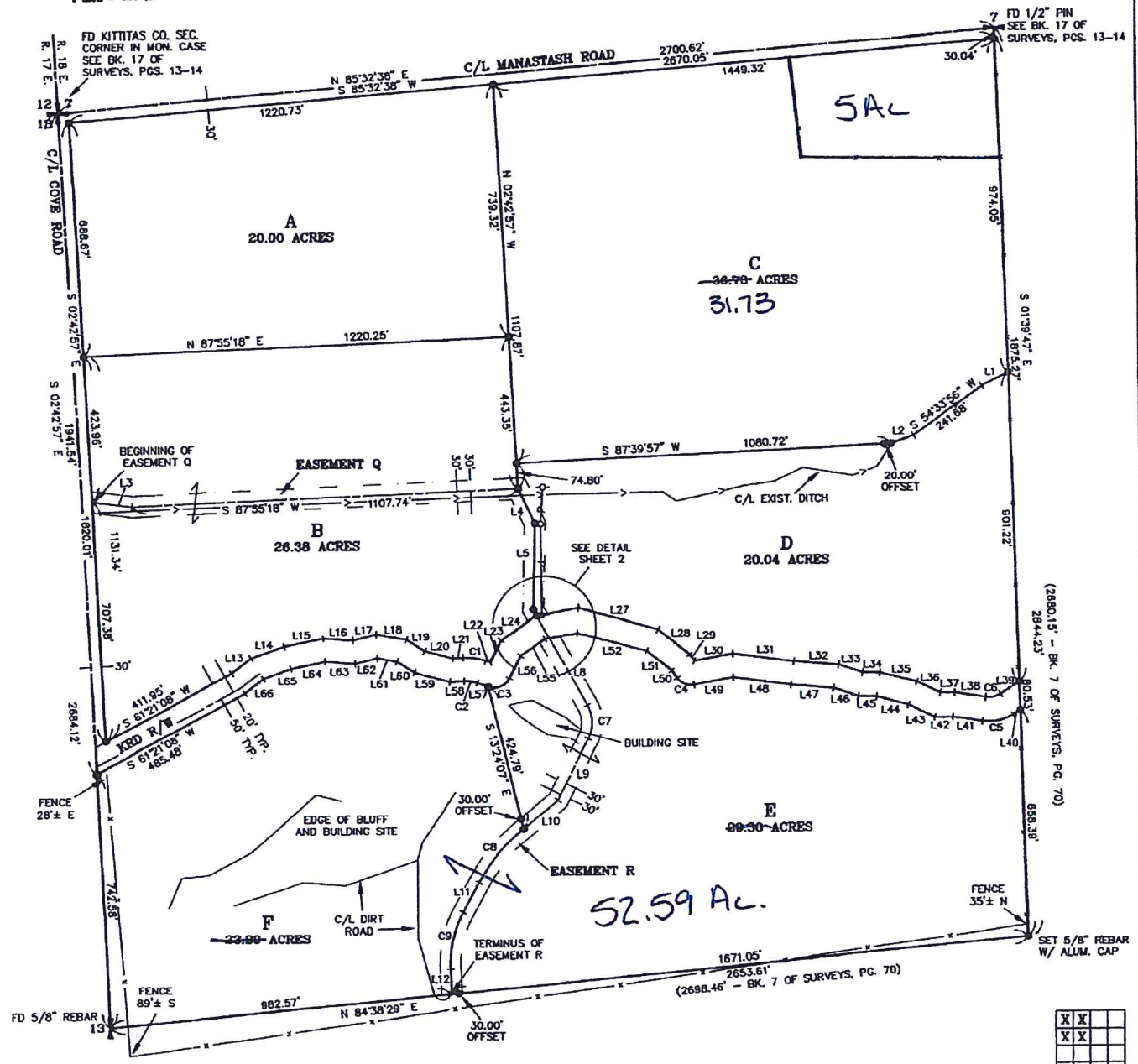


PART OF THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 18078"
- FOUND PIN & CAP
- x— FENCE
- >— CREEK
- ...— EASEMENT
- ◇— UTILITY POLE
- P— POWER LINE



SHEET 1 OF 3

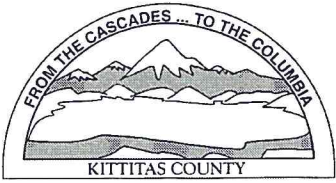
**AUDITOR'S CERTIFICATE**  
 Filed for record this 9TH day of JANUARY,  
 1998, at 3:47 P.M., in Book 23 of Surveys  
 at page(s) 47 at the request of Cruse & Nelson.  
 BEVERLY M. ALLENBAUGH BY: *X. Flank*  
 KITTITAS COUNTY AUDITOR Deputy Auditor

**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 of the request of  
 HAROLD ORR in AUGUST of 1996.  
*Charles A. Cruse, Jr.*  
 CHARLES A. CRUSE, JR.  
 Professional Land Surveyor  
 JANUARY 9, 1998  
 DATE  
 License No. 18078



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

X	X	
X	X	



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

**RECEIPT NO.: 00017183**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

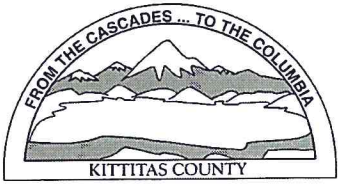
**Account name:** 026913

**Date:** 4/30/2013

**Applicant:** ORR, DARLEEN M

**Type:** check # 2108

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00008	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00008	BLA MAJOR FM FEE	30.00
BL-13-00008	PUBLIC WORKS BLA	90.00
BL-13-00008	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	550.00



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

**RECEIPT NO.: 00017221**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

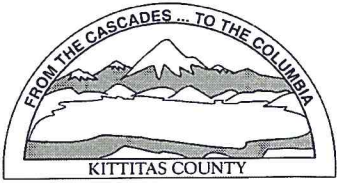
**Account name:** 026913

**Date:** 5/6/2013

**Applicant:** ORR, DARLEEN M

**Type:** check # 9387

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00008	OTHER	30.00
	Total:	30.00



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

**RECEIPT NO.: 00017184**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 026913

**Date:** 4/30/2013

**Applicant:** ORR, DARLEEN M

**Type:** cash

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00008	BLA MAJOR FM FEE	5.00
	Total:	5.00