

Jeff Watson

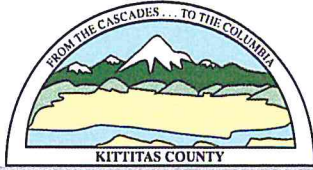
From: Jeff Watson
Sent: Thursday, December 19, 2013 1:53 PM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-13-00011 Hansen

[BL-13-00011 Hansen](#)

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"

December 19, 2013

Michael J. Hansen
225 Rachel Road
Kennewick WA 99338

RE: Hansen Boundary Line Adjustment (BL-13-00011),

Map Number 19-16-18052-0313 Parcel Number 567134
Map Number 19-16-18053-0009 Parcel Number 717134

Dear Mr. Hansen,

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 December 19, 2013 to finalize the boundary line adjustment.

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

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: mike.dawn1@gmail.com
kandiebaker@johnlscott.com
wanechek@windemere.com
brandon@kittitastitle.com
dpnelson@encompasses.net

BL-13-00011 Hansen Master File @ T:\CDS\Projects\BLAs\BL 2013\BL-13-00011 Hansen

Jeff Watson

From: Dave Nelson <dnelson@encompasses.net>
Sent: Thursday, December 19, 2013 9:52 AM
To: Jeff Watson
Cc: Kandie Baker; mike.dawn1@gmail.com; Christine M. Garcia
Subject: RE: BL-13-00011 Hansen

Good morning Jeff,

The problem is with lot 9. The assessed acreage is incorrect. The calculated acreage for lot 9 is 1.20 acres. The original plat did not broadcast acreage of the lots and someone came up with 1.36 acres for lot 9.

I believe a Record of Survey is what Christy needs to have recorded to change the acreage. It is expensive to fix and doesn't benefit anyone as I believe the tax levied is for the parcel not the actual size.

You might talk to Christy.

Regards,

David P. Nelson, P.L.S.
DPNelson@EncompassES.net

Encompass Engineering & Surveying

Together With

Baima & Holmberg

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

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From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]

Sent: Thursday, December 19, 2013 9:28 AM

To: 'Brandon Huber'

Cc: Dave Nelson

Subject: RE: BL-13-00011 Hansen

We have some math issues here on recorded acreage and the exhibit submitted... are these numbers corrected by survey... original plat numbers wrong...? See attached page 1, let me know.

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: Thursday, December 12, 2013 4:32 PM
To: 'Brandon Huber'
Subject: RE: BL-13-00011 Hansen

My apologies I have been sick all week. Dave sent the legals over later on Tuesday so I think I can close it out. I'll take a look tomorrow to see what I can do.

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: Brandon Huber [mailto:Brandon@kittitastitle.com]
Sent: Tuesday, December 10, 2013 10:17 AM
To: Jeff Watson
Subject: RE: BL-13-00011 Hansen

Hey Jeff,

Sorry to bother you again on this file, but wondering if there has been any changes, looks like they are wanting to get this close and the lender is wondering where we are with this BLA



Thank you,
Brandon Huber

Title Officer
Direct Line (509)962-0934
Office (509)933-4324
Fax(509)933-4329

Please note my email has changed to brandon@kittitastitle.com





stewart
Vetted and verified.

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Thursday, December 05, 2013 1:16 PM
To: Brandon Huber
Subject: FW: BL-13-00011 Hansen

This email was sent Nov 20; to date I am not aware of the submission of the materials requested.

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: Wednesday, November 20, 2013 9:25 AM
To: 'Mike'
Cc: 'kandiebaker@johnlscott.com'; 'wanechek@windemere.com'
Subject: RE: BL-13-00011 Hansen

Good Morning Mr. Hansen,

Nothing has been done as of yet. The map labeled “Exchange Area Percentage Map” was done to ensure that the proposed boundary line adjustment fell within the parameters set out in the “Code Interpretation – KCC 16.04.010...” that follows. This was done to facilitate these types of small lot modifications; up until August 16 this proposal would have been denied because we were not allowed to make any non-conforming lot more non-conforming (even if it made the adjacent lot less non-conforming). The Preliminary Approval letter provides conditions that need to be met before the BLA can be perfected, i.e. legal description which define the reconfigured lots and provides their new acreages. This should have been done on page three of the application (attached) as the email from the Assessor’s Office points out. I was able to process to this point without them, but for everybody’s protection it needs to be defined; again as the AO indicates it should probably be done by a surveyor or title company. Once those are submitted I will forward the application to the Assessor’s Office for perfection. If you have any questions feel free to call me.

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: Mike [mailto:mike.dawn1@gmail.com]
Sent: Tuesday, November 19, 2013 5:54 PM
To: Jeff Watson

Cc: 'kandiebaker@johnlscott.com'; tinman Hansen

Subject: Re: BL-13-00011 Hansen

On 11/19/2013 3:06 PM, Jeff Watson wrote:

[BL-13-00011 Hansen Hyperlink to Online File](#)

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment Application. See attached file. The signed original conditional approval letter has been sent via US Mail, 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
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

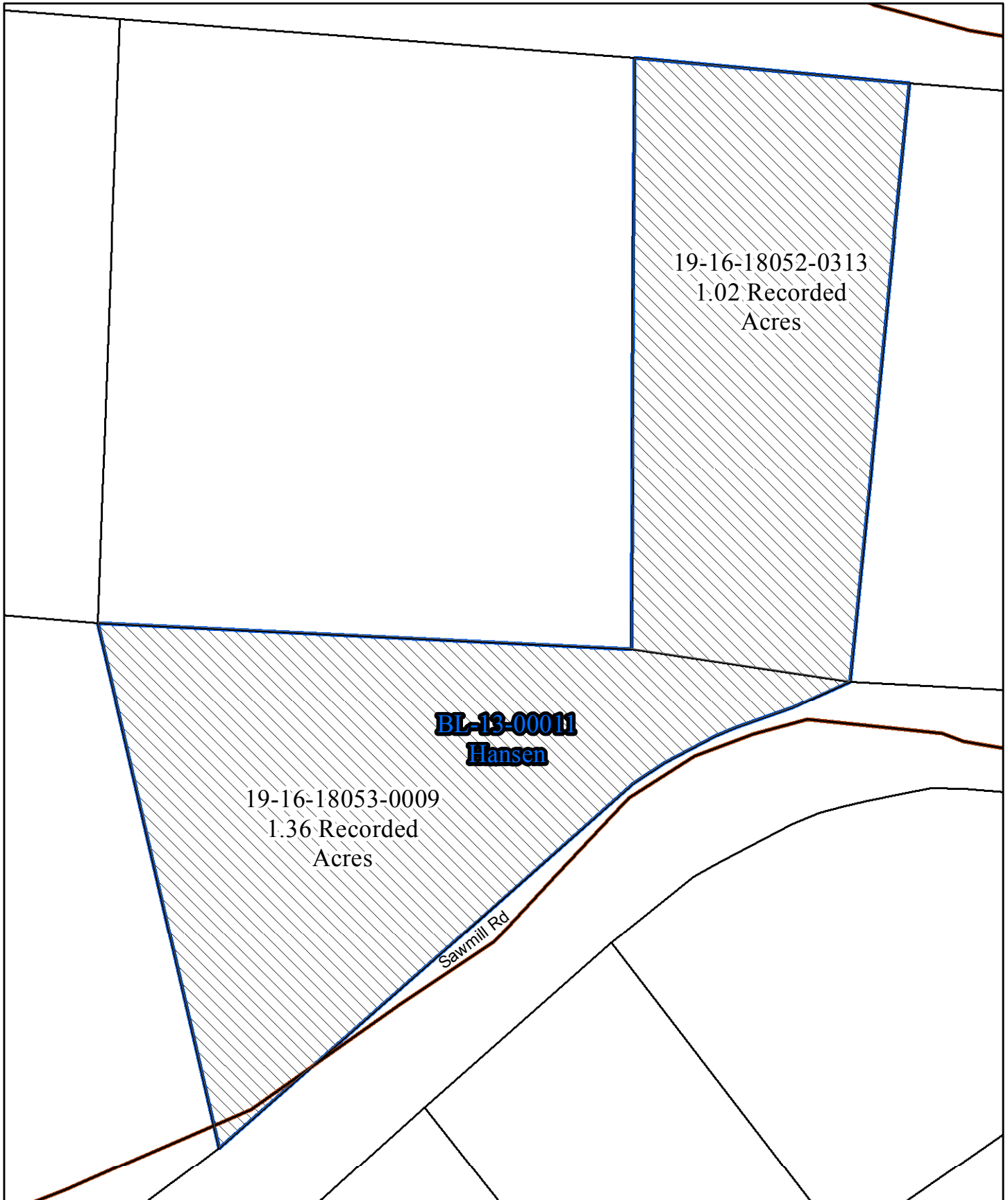
All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

Hi Jeff,

The BLA was to eliminate one line on the South side of lot 6 and add a second extension to lot sixes west boundary as depicted in the attachment. It appears that the line needing deletion was done but no line was added to the west of the property creating two separate lots. Rather, it appears that the two lots were combined unless I am missing something in the drawings.

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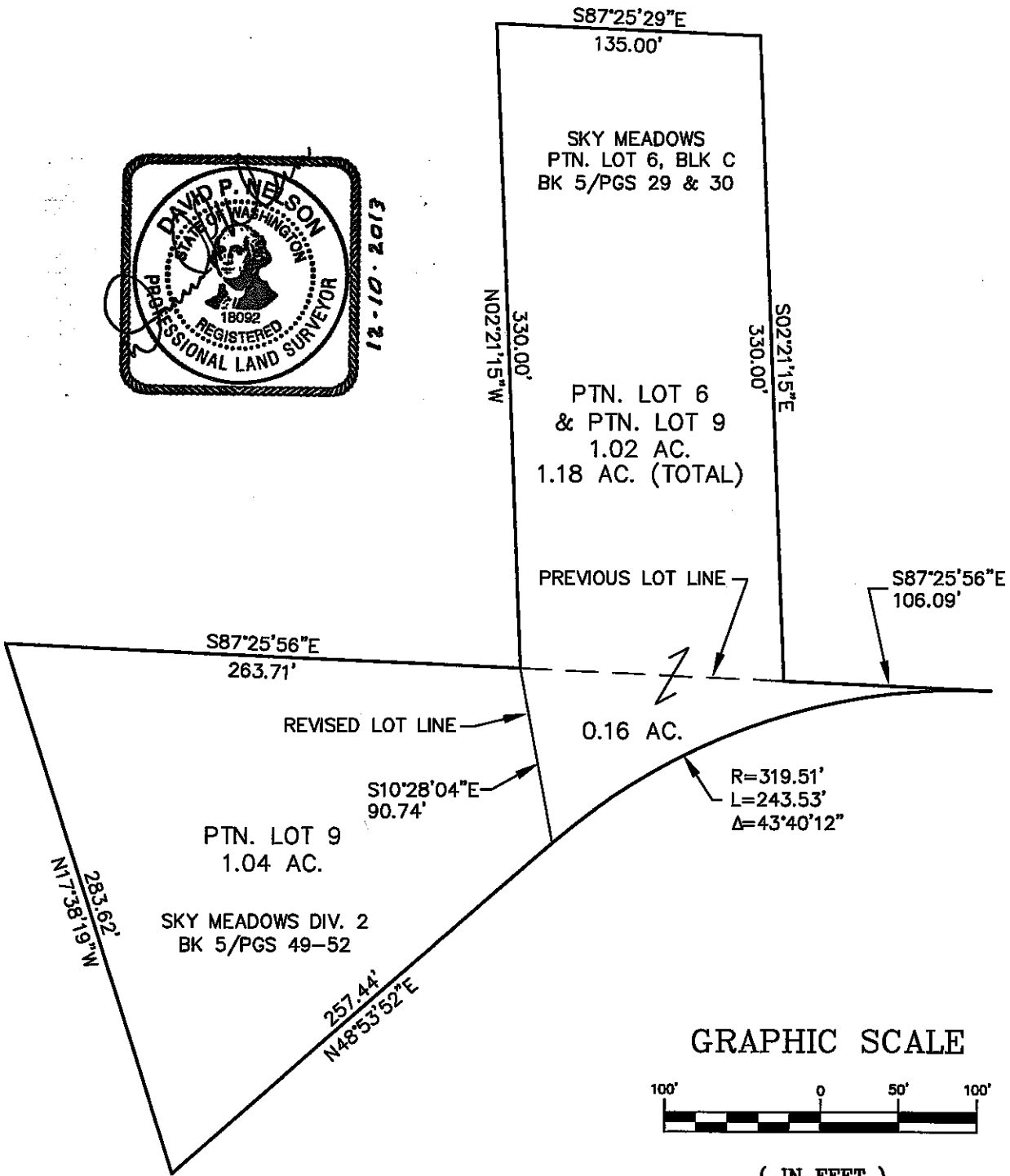
message id: 38eb45916c6dcbdac24bb8719d004a14



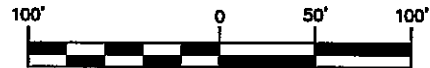
BL-13-00011
Hansen

Acreage Clarification:
1.36 - .16 = 1.20: Why is
053-0009 shown in exhibit as 1.04

**BOUNDARY LINE ADJUSTMENT EXHIBIT
KITITAS CO. TAX PARCEL NUMBERS 717134 & 567134**



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



Encompass
ENGINEERING & SURVEYING

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

PREPARED FOR
MIKE HANSEN

JOB NO. 13155

DATE: 12/2013

SCALE: 1"=100'

1

SHEET

Jeff Watson

From: Jeff Watson
Sent: Tuesday, November 19, 2013 3:06 PM
To: 'mike.dawn1@gmail.com'
Cc: 'kandiebaker@johnlscott.com'
Subject: BL-13-00011 Hansen
Attachments: BL-13-00011 Hansen Master File.pdf

[BL-13-00011 Hansen Hyperlink to Online File](#)

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

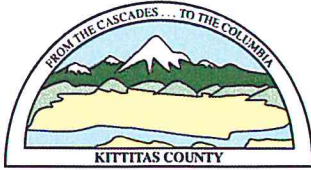
Jeff Watson
Planner II

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
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jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

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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

November 19, 2013

Michael J. Hansen
225 Rachel Road
Kennewick WA 99338

RE: Hansen Boundary Line Adjustment (BL-13-00011),

Map Number 19-16-18052-0313 Parcel Number 567134
Map Number 19-16-18053-0009 Parcel Number 717134

Dear Mr. Hansen,

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

1. A metes and bounds legal description or recorded survey displaying legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval. **Neither page three of the application or the legal description provided updated acreages for the parcels involved. Please see the attached email from the Assessor's Office for more details.**
2. Tax records indicate that the taxes have been paid for 2013 on all three parcels. If the conditions of approval are met prior to January 1, 2014, no further actions will be required. **If the required conditions are not met before the first of the year the 2014 full year's taxes will need to be paid prior to final approval.**
3. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

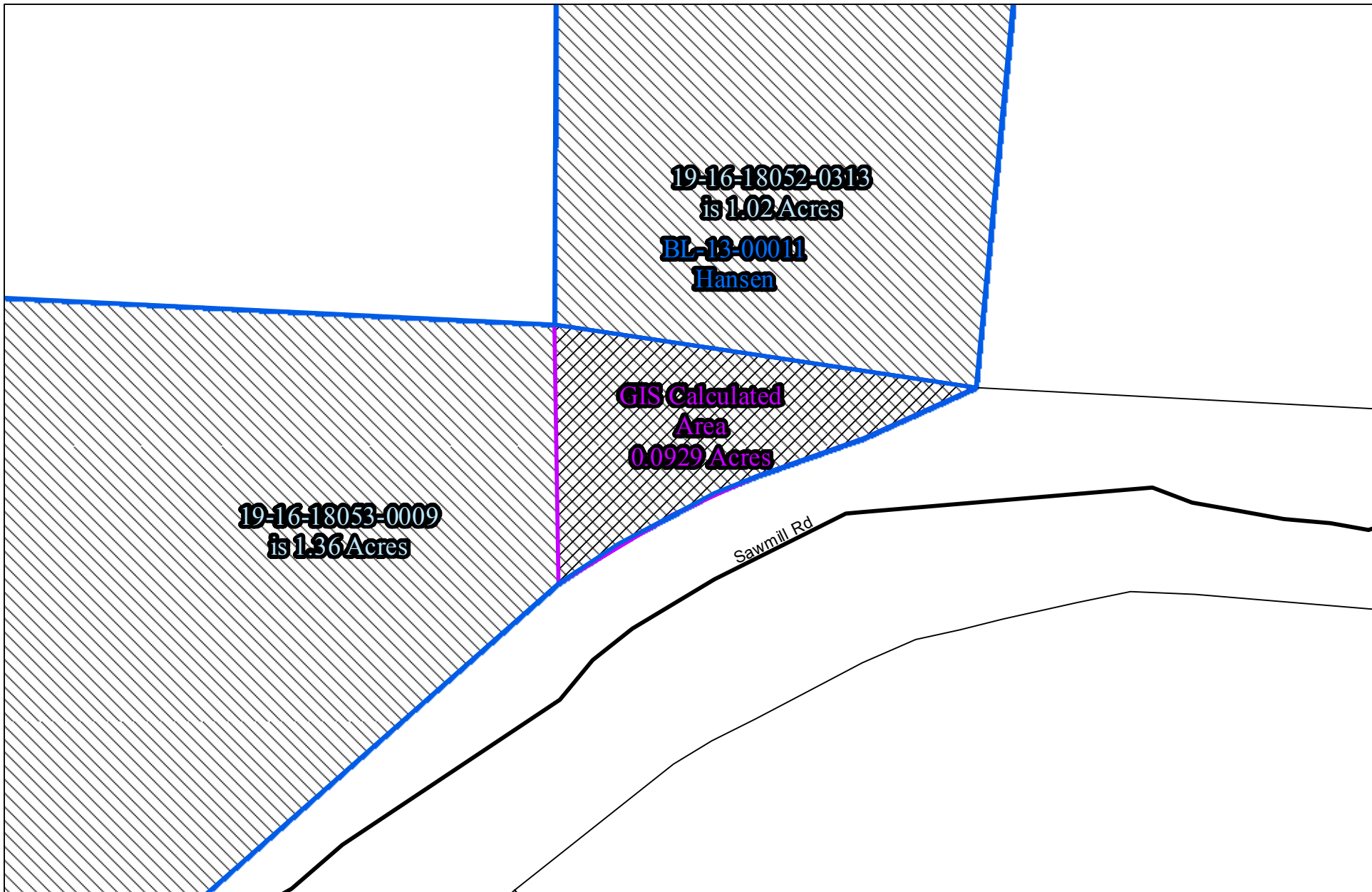
If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: mike.dawn1@gmail.com
kandiebaker@johnlscott.com

BL-13-00011 Hansen Master File @ T:\CDS\Projects\BLAs\BL 2013\BL-13-00011 Hansen



BL-13-00011
Hansen

Exchange Area Percentage
Calculation Map



CODE INTERPRETATION—KCC 16.04.010, 16.04.020(1) and 16.08.055

Boundary Line Adjustments to Nonconforming Lots

Background

KCCs 16.04.010, 16.04.020(1) and 16.08.055 provide the parameters for the processing of boundary line adjustments in Kittitas County. 16.08.055 specifically stipulates that:

“... No lot or parcel resulting from a boundary line adjustment may be smaller than the minimum size allowed in that zone; provided, however, if the lot or parcel was already a nonconforming lot size that did not meet the minimum lot size for that zone, a boundary line adjustment may adjust boundaries so that nonconforming lot is larger even if it still continues to be less than the minimum lot size for that zone.”

While this language does not explicitly state that a legal non-conforming lot may not be made more non-conforming in any way, the implications and intent seem to decidedly point in that direction. The above assertion was given affirmation in a memo from the Kittitas County Prosecuting Attorney’s Office in a 2010 legal analysis and opinion which in part stated that:

“Our County code allows lots to become more conforming, even if still nonconforming (too small), but this cannot be at the expense of allowing another lot to become less conforming.”

Discussion

In a rural county such as Kittitas many development actions and divisions occurred prior to the adoption or implementation of modern zoning and parcel configuration procedures. Surveys and legal descriptions can date back to the original GLO records of the late 19th century. Existing roads, streams, canals, fences and/or past activities in general have led to a variety of illogical, inefficient, or legally ambiguous land use practices. It must also be acknowledged that for a variety of reasons, there exists in Kittitas County a substantial quantity of legal nonconforming lots in all types of zoning classifications. It should be acknowledged that there are times when a BLA request involving a minor net loss in acreage to a nonconforming legal lot is not only in the interest of the applicant, but may be in the interest of the general health, safety, and welfare, of the County as a whole.

Decision

In an effort to facilitate logical and beneficial changes to nonconforming parcels in Kittitas County the Community Development Services Planning Official provides the following criteria which must be met in order for said boundary line adjustments to be made. All elements of Kittitas County Code remain in effect, and the proposal must conform to the following:

1. Only one nonconforming parcel may be reduced in size on any given application.
2. Said reduction shall not exceed 10% of the current nonconforming parcel size.
3. All conforming parcels involved in the boundary line adjustment must remain conforming.

All Boundary Line Adjustment decisions are subject to appeal under the provisions of Title 15A.

Attachments:

KCC Title 16
Caulkins Memo

Indexing Subject:

1. Boundary Line Adjustment
2. BLA
3. Nonconforming Lot

Jeff Watson

From: Christine M. Garcia
Sent: Tuesday, November 19, 2013 8:50 AM
To: Jeff Watson
Subject: RE: Legal Description Question

I was just writing this in response to your email 😊

I guess I could process the BLA off this legal description since I can determine the intent of what is happening, but would recommend review from a professional (Title Company or Surveyor).

The applicant has not completely filled out page 3 of the application. All parcel numbers need to be listed in Box 8 with the corresponding before and after acreages. Our office will not estimate acreages for the application, **it must be provided by the applicant**. Also, without a recorded survey the ending acreages must equal beginning acreage.

Christy Garcia

Cadastral Technician II
Kittitas County Assessor's Office
509-962-7633 Phone
509-962-7666 Fax

From: Jeff Watson
Sent: Tuesday, November 19, 2013 8:50 AM
To: Christine M. Garcia
Subject: RE: Legal Description Question

Duh... just noticed there were no Acreages... I will send them a preliminary and await a new legal...

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: Tuesday, November 19, 2013 8:05 AM
To: Christine M. Garcia
Subject: Legal Description Question

[BL-13-00011 Hansen](#)

Could you take a look at the legal description on this application and tell me if it is going to meet your needs?

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: Tuesday, November 19, 2013 8:05 AM
To: Christine M. Garcia
Subject: Legal Description Question

[BL-13-00011 Hansen](#)

Could you take a look at the legal description on this application and tell me if it is going to meet your needs?

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

Jeff Watson

From: Holly Duncan
Sent: Tuesday, November 05, 2013 5:15 PM
To: Jeff Watson; Erin Moore; Joe Gilbert
Subject: RE: BL-13-00011 Hansen

Follow Up Flag: Follow up
Flag Status: Flagged

This looks fine to me. They are on a public water system so there shouldn't be any wells to worry about.

From: Jeff Watson
Sent: Monday, November 04, 2013 2:02 PM
To: Erin Moore; Holly Duncan; Joe Gilbert
Subject: FW: BL-13-00011 Hansen

I'm not showing anything from you guys on this one...? Got Comments...?

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, June 21, 2013 1:54 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore
Subject: BL-13-00011 Hansen

[BL-13-00011 Hansen](#)

Christina, Holly (Erin), 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



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

July 2, 2013

Jeff Watson
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Hansen (BL-13-00011)

Dear Mr. Watson:

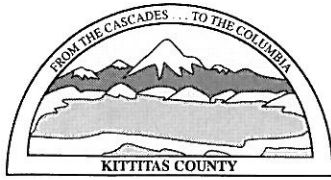
After conducting a review of the above named project, I have the following comments:

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

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

Sincerely,

Brenda Larsen
Fire Marshal



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *sw*
DATE: June 28, 2013
SUBJECT: Hansen BL-13-00011

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.
- e. Access is not guaranteed to any existing or created parcel on this application.

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

Jeff Watson

From: Jeff Watson
Sent: Friday, June 21, 2013 1:54 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore
Subject: BL-13-00011 Hansen

[BL-13-00011 Hansen](#)

Christina, Holly (Erin), 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

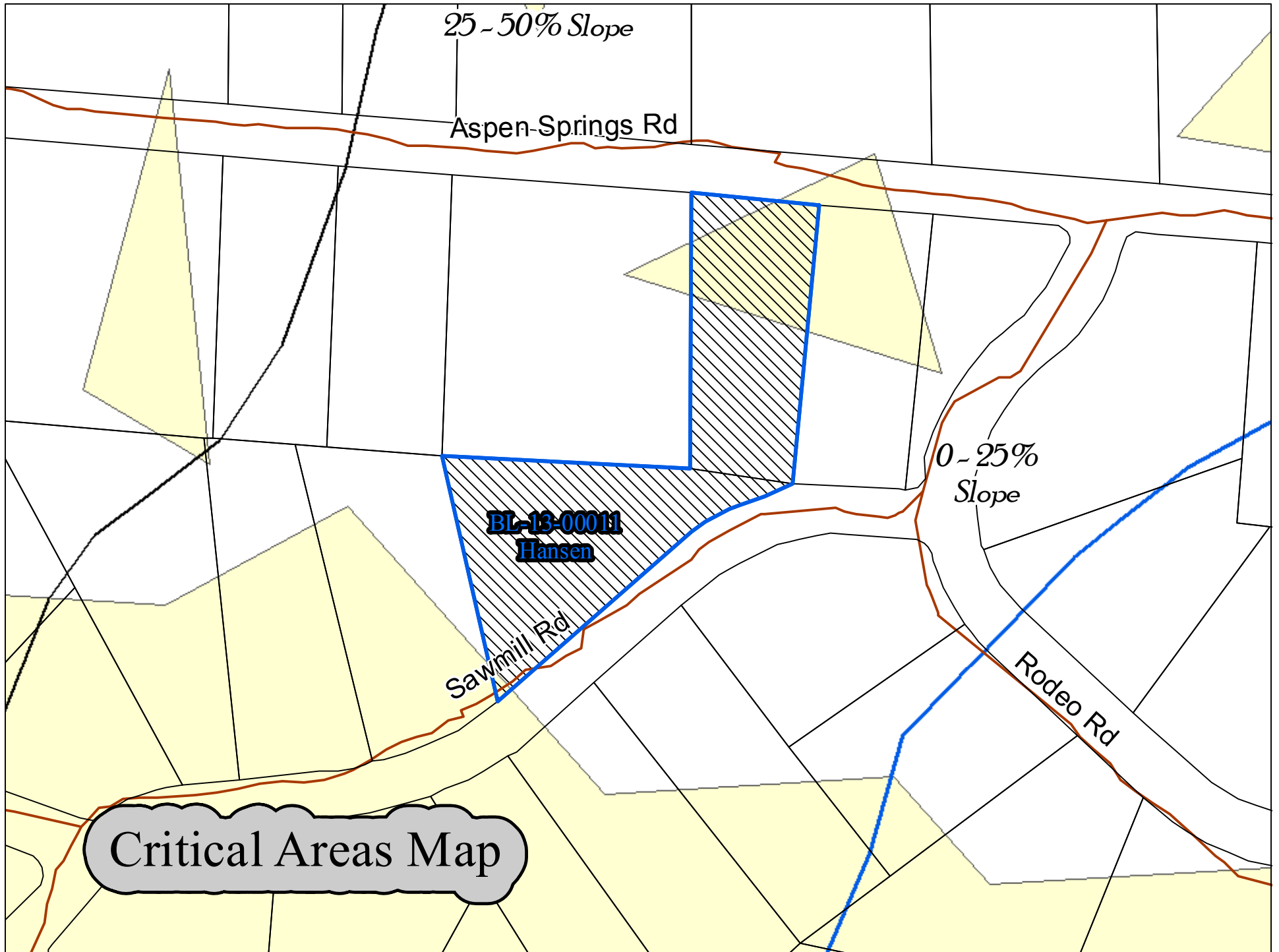


Image © 2013 TerraMetrics

Image © 2013 DigitalGlobe

Google earth





Critical Areas Checklist

Friday, June 21, 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?

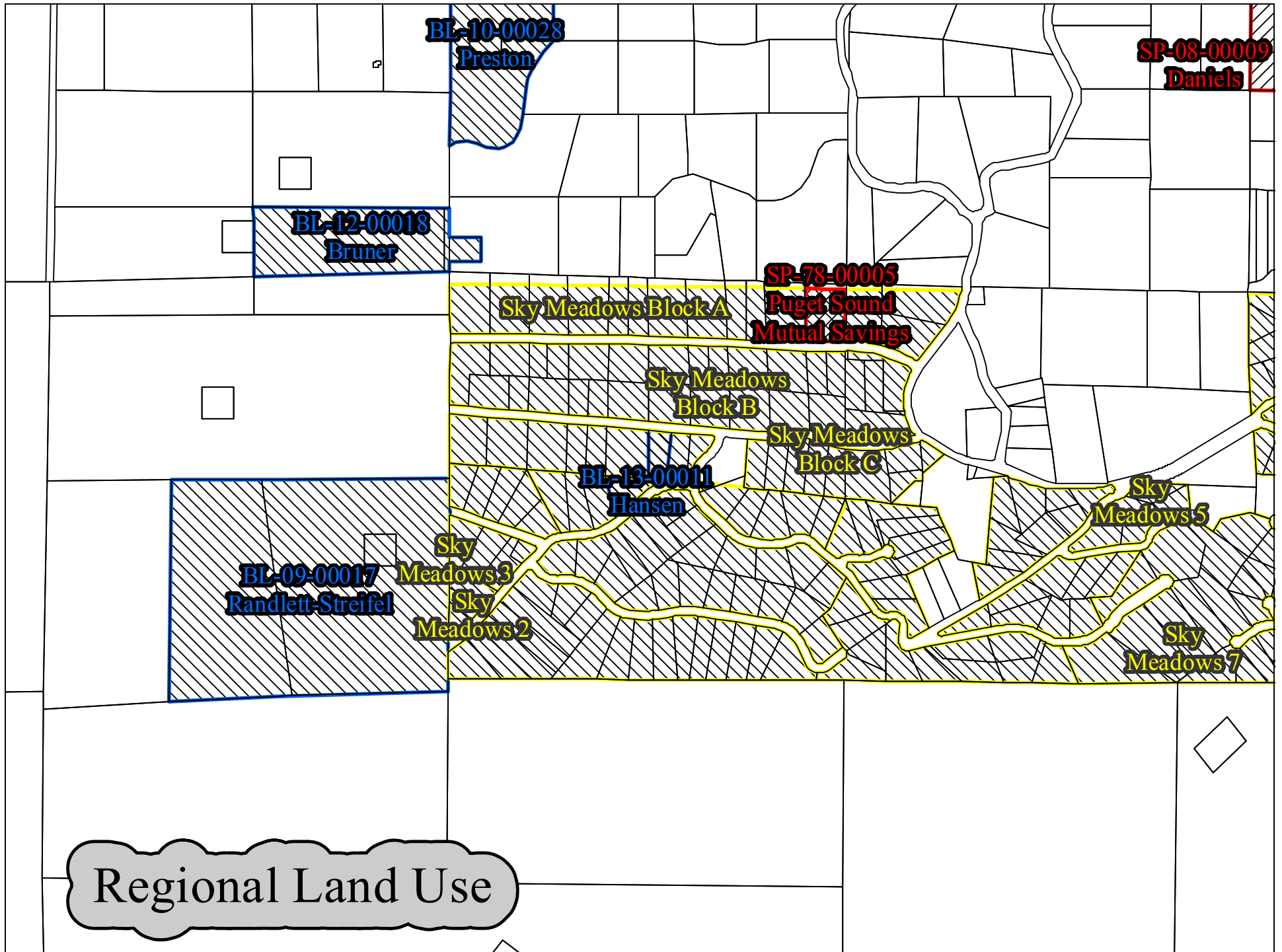
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

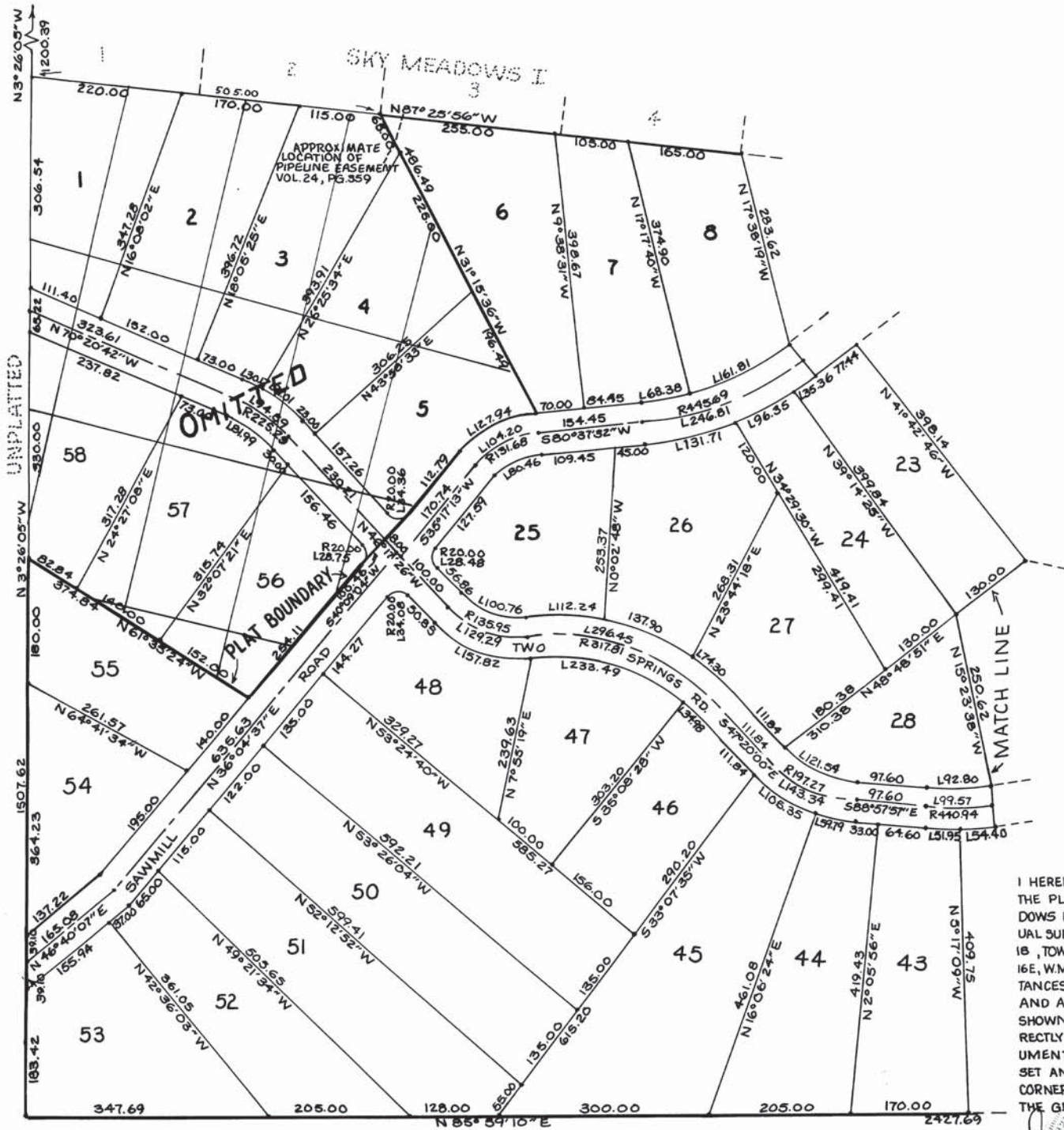
Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



Sky Meadows II

PTS. NE 1/4 SECTION 18, PTS NW 1/4 SECTION 17, T 19 N, R 16 E AND REPLAT OF
LOT T, BLOCK C, SKY MEADOWS
SCALE 1"=100'
• SET 1/2" X 18" STEEL ROD



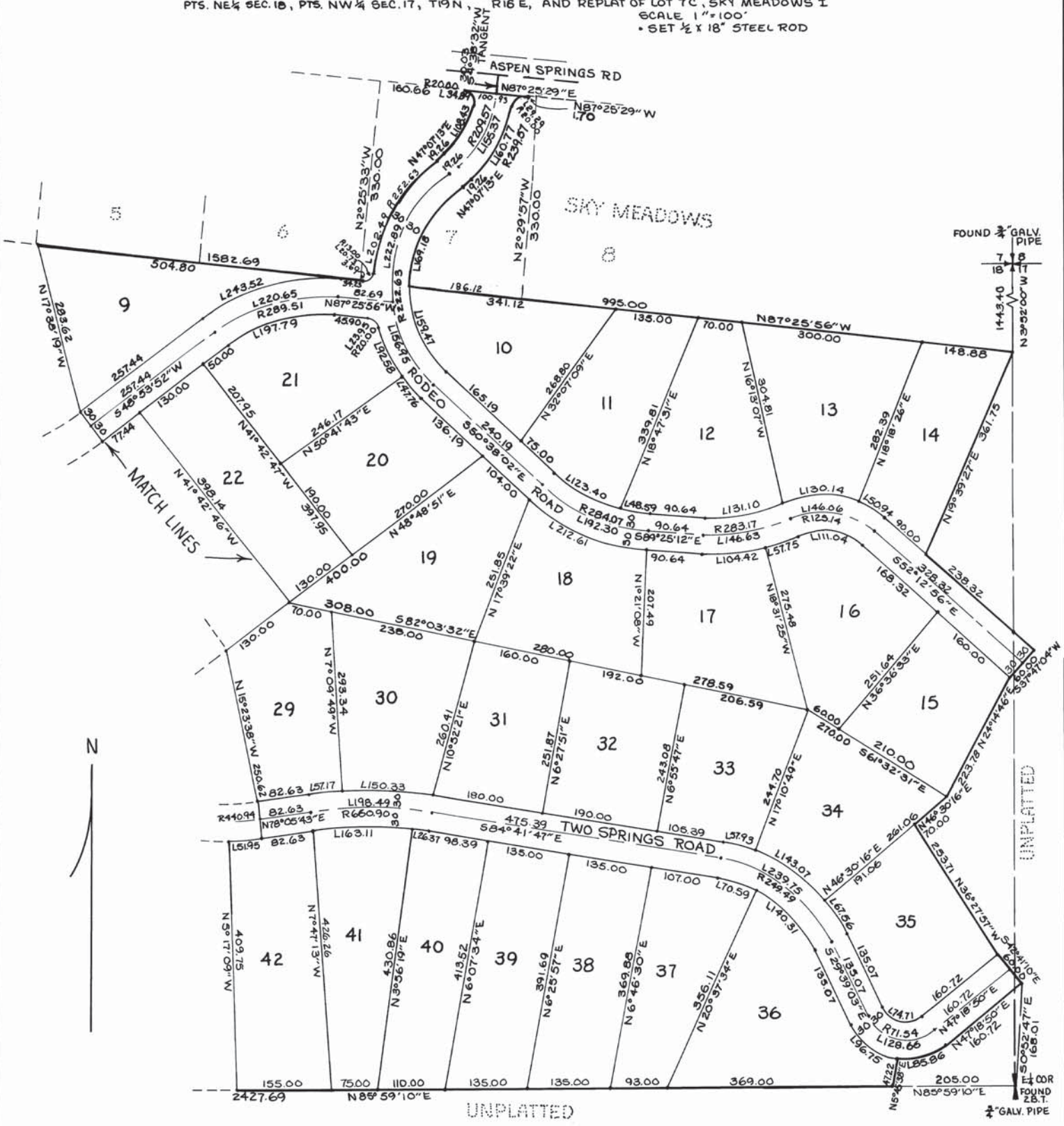
I HEREBY CERTIFY THAT THE PLAT OF SKY MEADOWS IS BASED ON ACTUAL SURVEY OF SEC 17 AND 18, TOWNSHIP 19N, RANGE 16E, W.M.S, THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED ON THE GROUND.

Jerrold D. O'Hare
JERROLD D. O'HARE
LICENSED LAND SURVEYOR
CERT. NO. 9806

UNPLATTED

Sky Meadows III

PTS. NE ¼ SEC. 10, PTS. NW ¼ SEC. 17, T19N, R16E, AND REPLAT OF LOT 7C, SKY MEADOWS I
SCALE 1"=100'
• SET ½ X 18" STEEL ROD



Sky Meadows II

PTS. NE 1/4 SEC. 18, PTS. NW 1/4 SEC. 17, T19N, R16E, AND REPLAT OF LOT 7, BLOCK C, SKY MEADOWS I

DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS: THAT THE WENDEL WEST CORPORATION, THE UNDERSIGNED, OWNER IN FEE SIMPLE OF THE ABOVE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DESCRIPTION, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER AS HIGHWAYS, ALL ROADS, STREETS AND ALLEYS THEREON. THE COSTS OF CONSTRUCTIONS, MAINTAINING AND SNOW REMOVAL OF ALL ROADS, STREETS, AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF A NON-PROFIT CORPORATION COMPOSED OF ALL THE OWNERS OF THE LOTS OF THIS PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS. IN THE EVENT THAT THE OWNERS OF ANY OF THE LOTS OF THIS PLAT OR ANY ADDITIONAL PLATS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE BUILT UP TO MINIMUM COUNTY STANDARDS BY SAID NON-PROFIT CORPORATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 5th DAY OF March, A.D. 1970.

WENDEL WEST CORP.

Moksha W. Smith
MOKSHA W. SMITH
PRESIDENT

A.J. Hutton Jr.
A.J. HUTTON JR.
SECRETARY

KNOW ALL MEN BY THESE PRESENTS: THAT SKY MEADOWS, INCORPORATED, THE UNDERSIGNED, OWNER IN FEE SIMPLE OF THE ABOVE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DESCRIPTION, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER AS HIGHWAYS, ALL ROADS, STREETS, AND ALLEYS THEREON. THE COSTS OF CONSTRUCTIONS, MAINTAINING AND SNOW REMOVAL OF ALL ROADS, STREETS, AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF A NON-PROFIT CORPORATION COMPOSED OF ALL THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS. IN THE EVENT THAT THE OWNERS OF ANY OF THE LOTS OF THIS PLAT OR ANY ADDITIONAL PLATS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE BUILT UP TO MINIMUM COUNTY ROAD STANDARDS BY SAID NON-PROFIT CORPORATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 6th DAY OF March, 1970.

SKY MEADOWS, INC.

Harley Brown, William O. Kumbera
HARLEY BROWN, PRES. WILLIAM O. KUMBERA, SEC.

KNOW ALL MEN BY THESE PRESENTS: THAT VERNITA WHITED, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF THOMAS P. WHITED, DECEASED, THE UNDERSIGNED, OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OF WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY HIGHWAY PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC., SHOWN THEREON. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 29th DAY OF March, A.D. 1970.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF KING } ss. ON THIS 6th DAY OF March, A.D. 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Moksha W. Smith AND A.J. Hutton Jr., TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE WENDEL WEST CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL HEREUNTO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Doris K Jones
NOTARY PUBLIC IN AND FOR THE STATE OF WASH.
RESIDING AT Seattle

STATE OF WASHINGTON }
COUNTY OF KING } ss. ON THIS 6th DAY OF MARCH, A.D. 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED HARLEY BROWN AND WILLIAM O. KUMBERA, TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE SKY MEADOWS CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL HEREUNTO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Joe O'Rourke
NOTARY PUBLIC IN AND FOR THE STATE OF WASH.
RESIDING AT SEA HURST

STATE OF WASHINGTON }
COUNTY OF KITTITAS } ss. THIS IS TO CERTIFY THAT ON THIS 29th DAY OF MARCH, A.D. 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED VERNITA WHITED, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES & PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND SEAL THE DAY & YEAR FIRST WRITTEN.

Sue O'Hare
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT ELLENSBURG

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY AND PACIFIC NORTHWEST BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 5 FEET OF FRONT AND REAR BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR 2.5 FT. OF SIDE BOUNDARY LINES OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED; ALSO HEREBY GRANTED IS THE RIGHT TO USE THE STREETS FOR THE SAME PURPOSES.

APPROVALS

I HEREBY CERTIFY THAT ALL COUNTY AND STATE TAXES ARE PAID ON THE ABOVE DESCRIBED PROPERTY.

6-1-70
DATED

Lucille Vanhook
KITTITAS COUNTY TREASURER

EXAMINED AND APPROVED THIS 1 DAY OF June, A.D. 1970.

London C. Blossom
KITTITAS COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 6th DAY OF June 1970 A.D. 1970.
ATTEST:

Marion Starler
CLERK OF BOARD

BY: Joe McManamy
CHAIRMAN

FILING RECORD

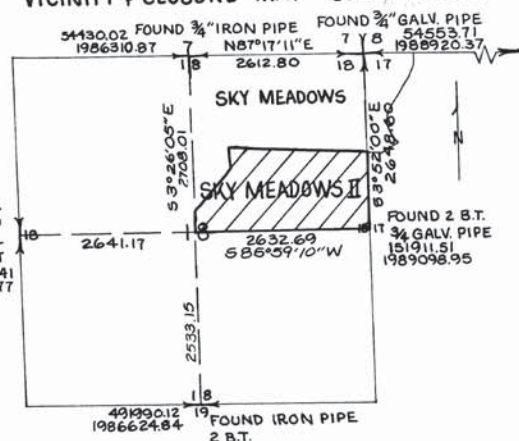
FILED FOR THE RECORD AT THE REQUEST OF THE KITTITAS COUNTY BOARD OF COMMISSIONERS THIS 1st DAY OF June, A.D. 1970, AT 49 MINUTES PAST 2 O'CLOCK P.M. AND RECORDED IN VOLUME 5 OF PLATS, PAGE 49-2 RECORDS OF KITTITAS COUNTY, WASHINGTON.

BY: Harriett Noble
DEPUTY CO. AUDITOR

Marion Starler
KITTITAS COUNTY AUDITOR

RECEIVING NO. 361308

VICINITY & CLOSURE MAP



Sky Meadows III

PTS NE 1/4 SEC. 18, PTS NW 1/4 SEC. 17, T19N, R16E, AND REPLAT OF LOT 7, BLOCK C, SKY MEADOWS I

LEGAL DESCRIPTION

A PORTION OF LOT 7, BLK. C, SKY MEADOWS, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 29 AND 30, RECORDS OF KITTITAS COUNTY, WASHINGTON, AND A PORTION OF THE NE 1/4 OF SECTION 18 AND A PORTION OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 17, ALL BEING IN TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, WASHINGTON, AND ALL OF WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 18, THENCE S 85° 59' 10" W, ALONG THE SOUTH BOUNDARY OF SAID NE 1/4, 205.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 85° 59' 10" W, 2427.69 FEET; THENCE N 3° 26' 05" W, 1507.62 FEET TO THE SW CORNER OF SAID SKY MEADOWS PLAT; THENCE S 87° 25' 56" E, 1582.69 FEET; THENCE N 1° 49' 42" W, ZERO DISTANCE; THENCE ALONG A CURVE OF RADIUS 252.63 FEET, TO THE RIGHT, AN ARC LENGTH OF 215.82 FEET; THENCE N 47° 07' 13" E, 192.26 FEET; THENCE ALONG A CURVE OF RADIUS 179.57 FEET, TO THE LEFT, AN ARC LENGTH OF 108.43 FEET; THENCE ALONG A CURVE OF RADIUS 20.00 FEET, TO THE LEFT, AN ARC LENGTH OF 34.89 FEET; THENCE S 87° 25' 29" E, 100.93 FEET; THENCE N 87° 25' 29" W, ZERO DISTANCE; THENCE ALONG A CURVE OF RADIUS 20.00 FEET, TO THE LEFT, AN ARC LENGTH OF 29.29 FEET; THENCE ALONG A CURVE OF RADIUS 239.57 FEET, TO THE RIGHT, AN ARC LENGTH OF 160.77 FEET; THENCE S 47° 07' 13" W, 19.26 FEET; THENCE ALONG A CURVE OF RADIUS 192.63 FEET, TO THE LEFT, AN ARC LENGTH OF 169.18 FEET; THENCE S 87° 25' 56" E, 995.00 FEET; THENCE S 19° 39' 27" W, 361.75 FEET; THENCE S 62° 12' 56" E, 238.82 FEET; THENCE S 37° 47' 04" W, 60.00 FEET; THENCE S 24° 14' 46" W, 223.78 FEET; THENCE S 46° 30' 16" W, 70.00 FEET; THENCE S 36° 27' 57" E, 253.71 FEET; THENCE S 42° 41' 10" E, 60.00 FEET; THENCE S 47° 18' 50" W, 160.72 FEET; THENCE ALONG A CURVE OF RADIUS 101.84 FEET, TO THE RIGHT, AN ARC LENGTH OF 85.86 FEET; THENCE S 5° 45' 38" W, 47.22 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID NE 1/4 WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT SAID SW CORNER OF SAID SKY MEADOWS PLAT, AT WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE S 3° 26' 05" E, 701.76 FEET; THENCE S 61° 35' 24" E, 374.84 FEET; THENCE N 36° 04' 37" E, 254.11 FEET; THENCE N 40° 09' 04" E, 100.46 FEET; THENCE N 35° 17' 13" E, 112.79 FEET; THENCE ALONG A CURVE OF RADIUS 161.68 FEET, TO THE RIGHT, AN ARC LENGTH OF 127.94 FEET; THENCE N 31° 15' 36" W, 486.49 FEET; THENCE N 87° 25' 56" W, 505.00 FEET TO THE TRUE POINT OF BEGINNING.

ADDITIONAL DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT NOEL BAKKE, MORTGAGEE OF THE LAND HEREBY PLATTED HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OF WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY HIGHWAY PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC, SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC, SHOWN THEREON. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS DAY OF APRIL, A.D., 1970.

Noel Bakke
NOEL BAKKE

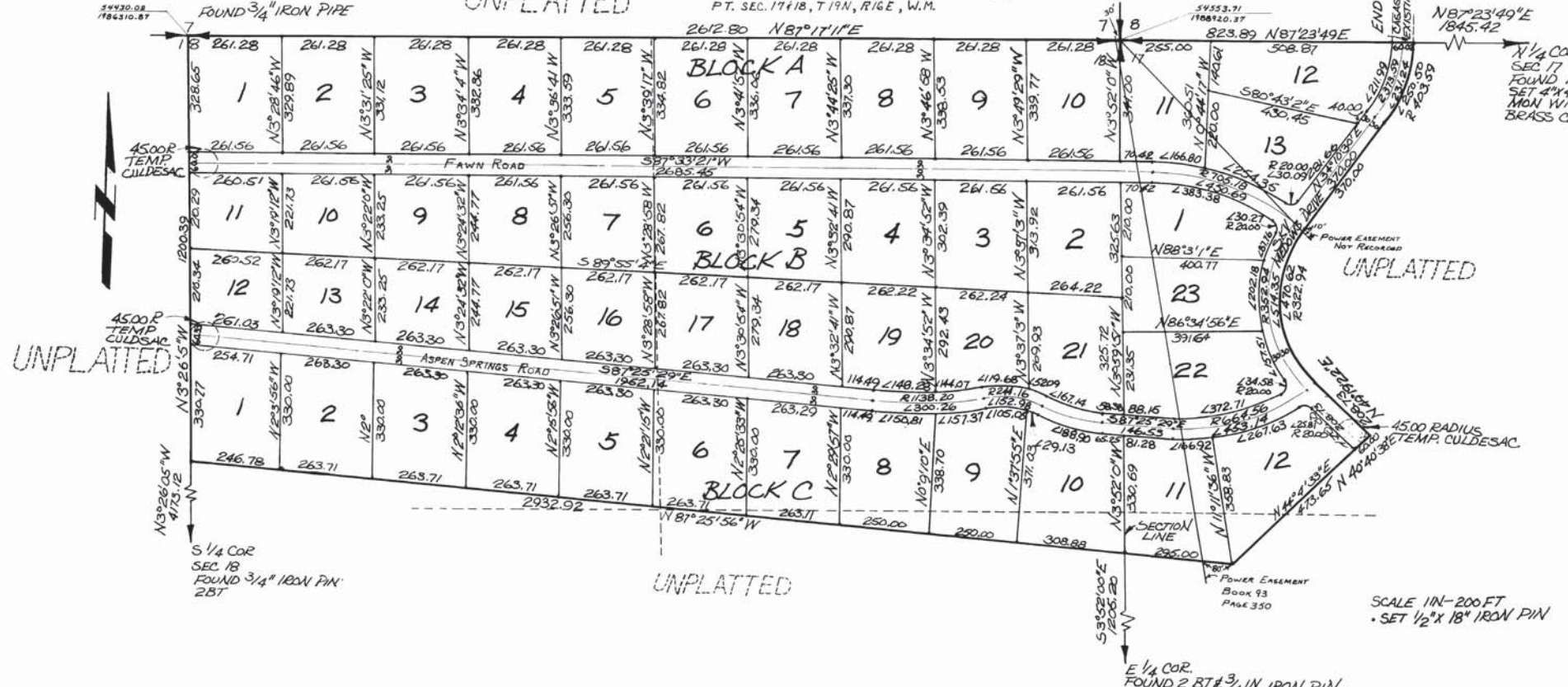
STATE OF WASHINGTON }
COUNTY OF Jefferson } SS THIS IS TO CERTIFY THAT ON THIS 18 DAY OF APRIL, A.D., 1970, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED NOEL BAKKE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST WRITTEN.

Paul B. Schmidt
NOTARY PUBLIC IN AND FOR THE STATE OF WASH.
RESIDING AT Seattle

SKY MEADOWS

P.T. SEC. 17 & 18, T. 19 N., R. 16 E., W.M.

UNPLATTED



UNPLATTED

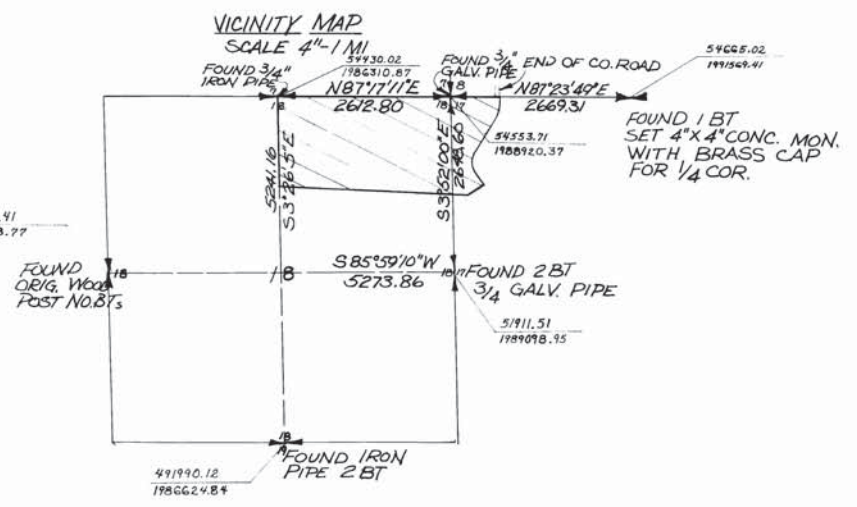
UNPLATTED

NOTE: BEARINGS AND COORDINATES
REFERRED TO WASHINGTON
COORDINATE SYSTEM
NORTH ZONE

SCALE 1/4" = 200 FT
• SET 1/2" X 18" IRON PIN

I HEREBY CERTIFY THAT THE PLAT OF
SKY MEADOWS IS BASED ON ACTUAL SURVEY AND
SUBDIVISION OF SECTIONS 17 AND 18, TOWNSHIP 19 N.,
RANGE 16 E., W.M.; THAT THE DISTANCES AND COURSES
AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT
THE MONUMENTS HAVE BEEN SET AND LOT AND
BLOCK CORNERS STAKED ON THE GROUND.

Arnold D. O'Hare
ARNOLD D. O'HARE
PROFESSIONAL LAND SURVEYOR
JUNE 19, 1969



LEGAL DESCRIPTION

That portion of the NE 1/4 of Section 15 and that portion of the NE 1/4 of Section 17 of Township 19 North, Range 16 East, 4th, Kittitas County, Washington which is bounded by a line described as follows: Beginning at the northeast section corner of said Section 17 at which point is the true point of beginning; thence S 87°17'11"W, along the north line of said section 17, 2612.80 feet to the north quarter section corner of said Section 15; thence S 102°05'05"E along the west line of said NE 1/4 of said Section 15, 1200.34 feet; thence S 87°25'15"W, 2932.92 feet; thence N 44°04'33"E, 473.65 feet; thence N 40°20'38"W, 60.00 feet; thence N 49°19'22"W, 208.71 feet; thence along curve of radius 327.94 feet, to the right, an arc length of 470.65 feet; thence N 34°10'30"E, 370.00 feet; thence along a curve of radius 407.59 feet to the left, an arc length of 250.50 feet to the north line of said Section 17; thence S 87°23'49"W, 823.89 feet to the true point of beginning.

DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS: That I Irvin Woodell and Patricia C. Woodell, his wife, owners in fee simple of above described real property, do hereby declare this plat and description and dedicate to the use of the public forever as highways all roads, streets and alleys thereon.

The costs of construction, maintaining and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the County Road System, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

WITNESS Our hands and seal this day of A.D., 1969.

Irvin Woodell Patricia C. Woodell, his wife

KNOW ALL MEN BY THESE PRESENTS: That I Vernita Whited, owner in fee simple of above described real property, do hereby declare this plat and description and dedicate to the use of the public forever as highways all roads, streets and alleys thereon.

The costs of construction, maintaining and snow removal of all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the County Road System, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

WITNESS My hand and seal this 20th day of June A.D., 1969.

Vernita Whited
Vernita Whited, individually and as Executrix of the Estate of Thomas F. Whited, deceased.

KNOW ALL MEN BY THESE PRESENTS: That the Wendell-West Development Corporation, the undersigned, owner in fee simple of the above described real property does hereby declare this plat and description, and dedicates to the use of the public forever as highways, all roads, streets, and alleys thereon.

The costs of constructions, maintaining and snow removal of all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 10th day of June, A. D., 1969.

Wendell West Development Corporation
Marsha W. Smith President
A.J. Nelson Secretary

KNOW ALL MEN BY THESE PRESENTS: That the Sky Meadows, Inc. Corporation, the undersigned, owner in fee simple of the above described real property, does hereby declare this plat and description, and dedicates to the use of the public forever as highways, all roads, streets, and alleys thereon.

The costs of constructions, maintaining and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 20th day of June, A. D., 1969.

SKY MEADOWS Corporation
Harley Brown President
William S. Johnson Secretary

ACKNOWLEDGMENT

STATE OF WASHINGTON
County of Kittitas S.S.

On this 19th day of June A.D., 1969, before me, the undersigned, a notary public in and for the State of Washington duly commissioned and sworn, personally appeared MARSHA W. SMITH and A.J. NELSON JR. to me known to be the President and Secretary, respectively, of the WENDELL WEST Corporation, the Corporation that executed the 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 the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS My hand and official seal hereto affixed the day and year first above written.

Sharon R. Martin
Notary Public in and for the State of Washington
residing at Seattle

STATE OF WASHINGTON
County of Kittitas S.S.

On this 20th day of June A.D., 1969, before me, the undersigned, a notary public in and for the State of Washington duly commissioned and sworn, personally appeared Harley Brown and William S. Johnson, to me known to be the President and Secretary, respectively, of the SKY MEADOWS Corporation, the Corporation that executed the 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 the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS My hand and official seal hereto affixed the day and year first above written.

Sharon R. Martin
Notary Public in and for the State of Washington
residing at Seattle

STATE OF WASHINGTON
County of Kittitas S.S.

THIS IS TO CERTIFY That on this day of A.D., 1969, before me, the undersigned, a Notary Public personally appeared Irvin Woodell and Patricia C. Woodell, his wife, to me known to be the person who executed the foregoing dedication and acknowledged to me that signed and sealed the same as free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS My hand and official seal the day and year first written.

Notary Public in and for the State of Washington
residing at

STATE OF WASHINGTON
County of Kittitas S.S.

THIS IS TO CERTIFY That on this 20 day of June A.D., 1969, before me, the undersigned, a Notary Public personally appeared Vernita Whited, to me known to be the person who executed the foregoing dedication and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS My hand and official seal the day and year first written.

William S. Johnson
Notary Public in and for the State of Washington
residing at Bellevue

APPROVALS

I hereby certify that all County and State taxes are paid on the above described property.

Dated: July 7, 1969

Lucille VanLue
Kittitas County Treasurer

EXAMINED AND APPROVED this June day of 25, A.D., 1969.

L Gordon E. Blossom
Kittitas County Road Engineer

EXAMINED AND APPROVED This 7 day of July A.D., 1969
BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

By: Joe M. Manamy
Chairman

Attest: M. Martin
Clerk of Board

FILING RECORD

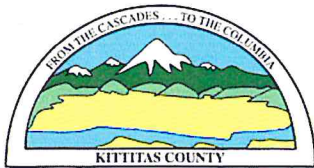
Filed for the record at the request of the Kittitas County Board of Commissioners, this 7 day of July, A.D., 1969, at 45 minutes past 3:00 o'clock P.M., and recorded in Volume 5 of Plats, on Page 39-30, Records of Kittitas County, Washington.

M. Martin
Kittitas County Auditor

By: Deputy County Auditor

Receiving No. 353261





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

MAY 20 2013

"Building Partnerships – Building Communities"

KITTITAS COUNTY

CDS

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: 5/20/13	RECEIPT # 00017375	<div style="border: 2px solid red; padding: 10px; color: red; font-weight: bold; font-size: 1.2em;">PAID</div> <p style="color: red; font-weight: bold;">MAY 20 2013</p>
			DATE STAMP IN BOX KITTITAS CO. CDS

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: Michael J. Hansel / Andrew J. Hansel
Mailing Address: 225 Rachel Pk
City/State/ZIP: Kennewick, WA 99338
Day Time Phone: 509-967-6028
Email Address: mike.dawn1@gmail.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: brandon@kittitastitle.com
City/State/ZIP: _____
Day Time Phone: wanechek@windemere.com
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: _____

As of 6.3.2013
Zoning is R5

4. Street address of property:

Address: 151 Sawmill Rd
City/State/ZIP: Cle Elum, WA

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

Sky Meadows #2 Lot 9 SEC. 18; Twp. 19; RGE 16

6. Property size: ~~1.36~~ 1.36 (acres)

7. Land Use Information: Zoning: F+R Comp Plan Land Use Designation: _____

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)

New Acreage
(Survey Vol. ____, Pg ____)

717134
1.36 ACRES

1.04 (Corrected)

567134 1.02 (Staff Added)

1.18

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 _____ (date) _____

X Michael J. Hanrahan (date) 4/19/13
4/20/13

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: 2013 paid

By: Brittany Blumensteter

Date: 12-17-13

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: ~~_____~~ R-5

Preliminary Approval Date: 4/19/2013

By: Jeff Watson

Final Approval Date: 12/19/2013

By: Jeff Watson

WHEN RECORDED RETURN TO
Micheal J. Hansen
225 Rachel Rd.
Kennewick, WA 99338

Quit Claim Deed

Grantor: Andrew J. Hansen and Michael John Hansen, as to an undivided 1/2 interest as their sole and separate property

Grantee: Andrew J. Hansen and Michael John Hansen, each as to an undivided 1/2 interest each as their sole and separate property

Tax Parcel ID#: 19-16-18053-0009

Legal Description:

That portion of Lot 9, DIVISION II, SKY MEADOWS, as per plat recorded in Book 5 of Plats, page 49, records of Kittitas County, Washington, that is at a point along the north boundary of said Lot 9 that at the intersection of the west boundary line of Lot 6, Block C, DIVISION I, SKY MEADOWS, as per plat recorded in Book 5, page 29, records of Kittitas County, and the north boundary of said Lot 9, and extending south to Sawmill Road, as depicted in Exhibit A, attached, situated in the County of Kittitas, State of Washington.

THE GRANTOR named above for good consideration in hand paid, conveys and quit claims to the Grantee named above the real estate described above, situated in the County of Kittitas, State of Washington, together with all after-acquired title of the Grantor herein.

GRANTOR:

[Signature] 4/20/13
Andrew J. Hansen Date

[Signature] 4/19/13
Micheal J. Hansen Date

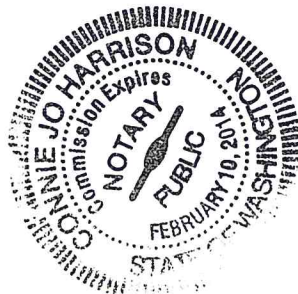
STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Andrew J. Hansen and Michael John Hansen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

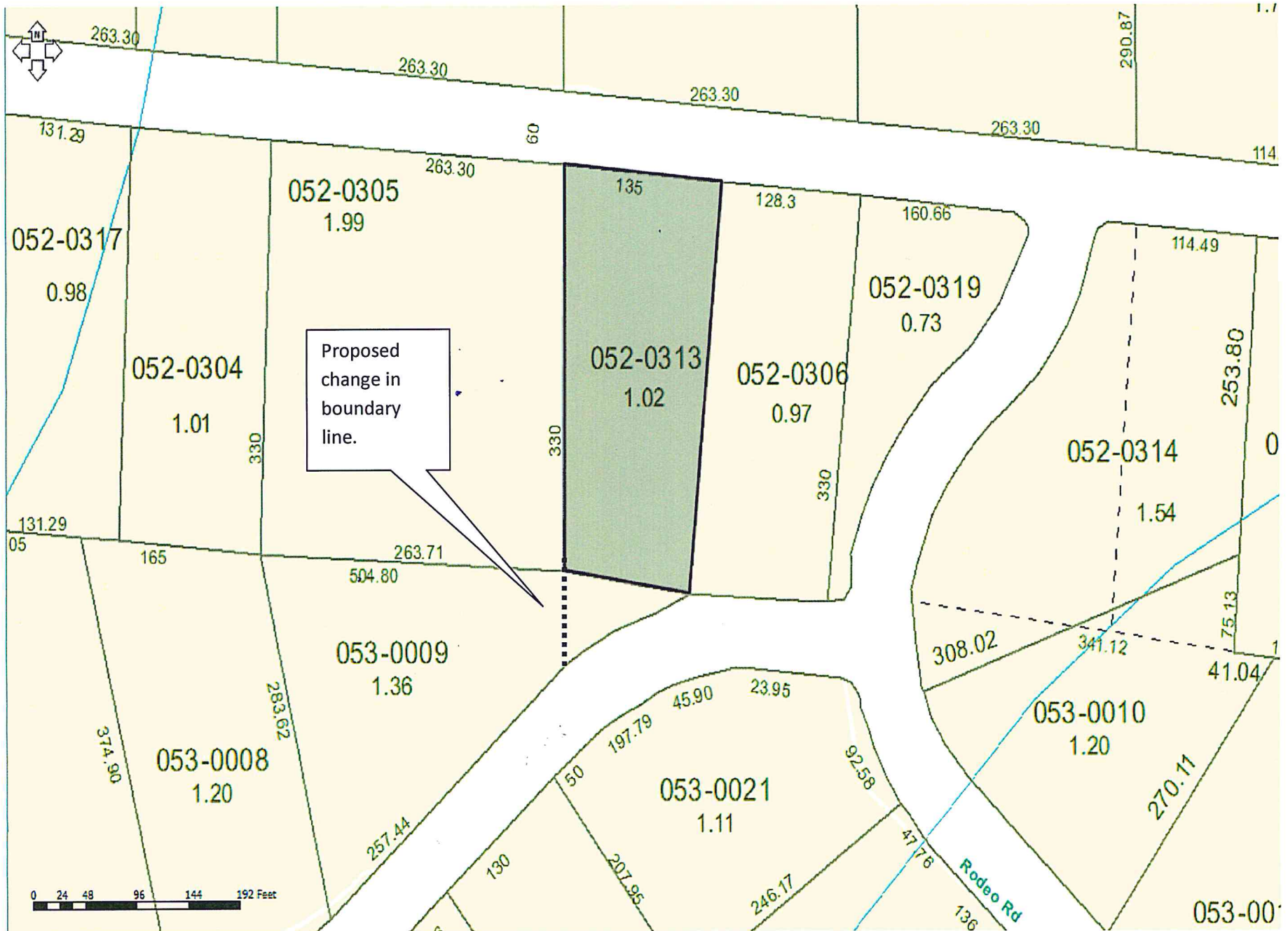
Dated 4-19-13 Connie Jo Harrison
Notary Public in and for the State of Washington

Residing at Richland, WA

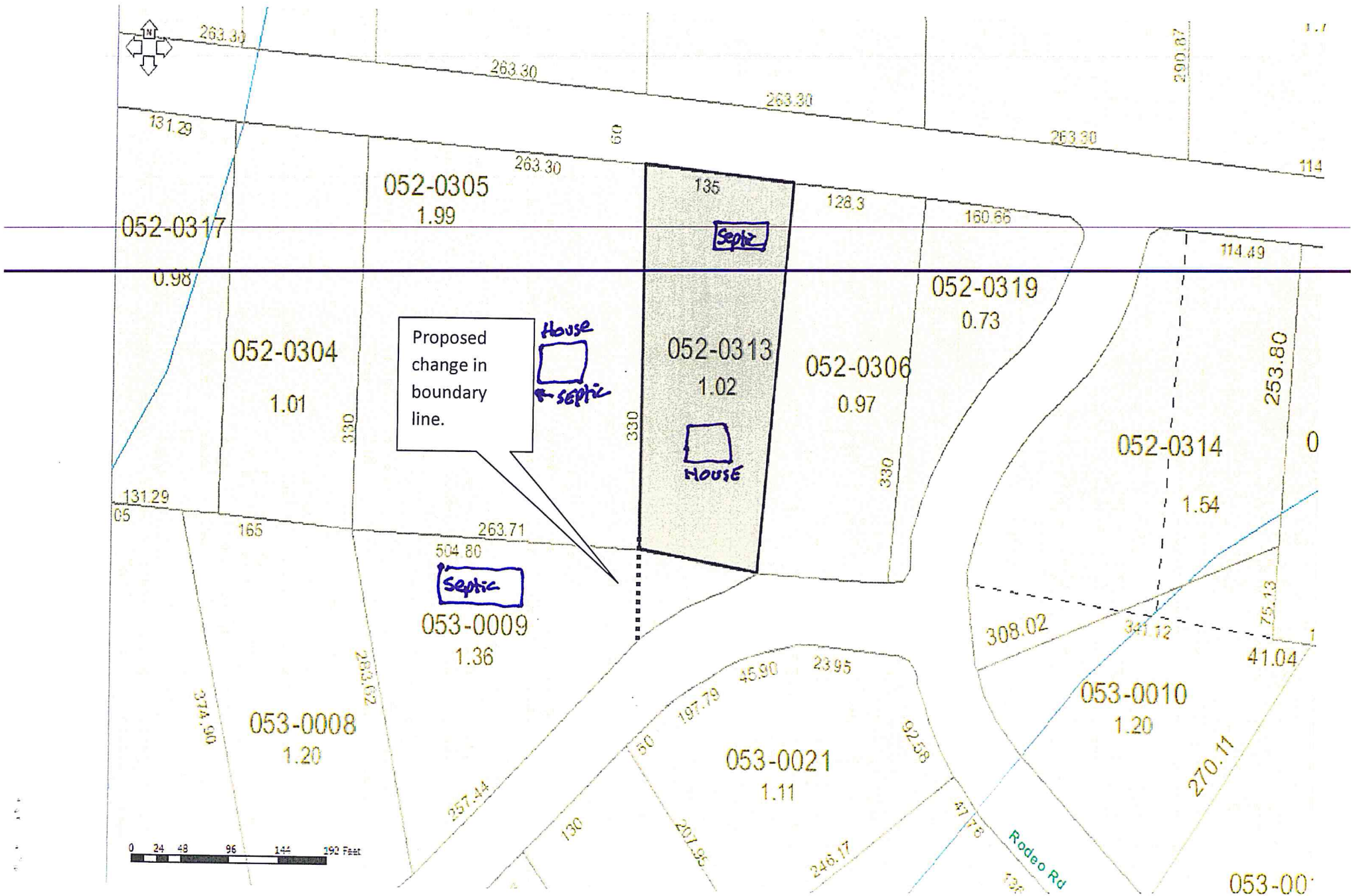
My commission expires: 2-10-14

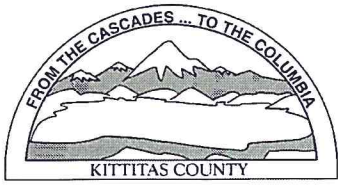


Parcel # 567134 Boundary Line Adjustment



Parcel # 567134 Boundary Line Adjustment





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

RECEIPT NO.: 00017375

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027012

Date: 5/20/2013

Applicant: HANSEN, ANDREW J &

Type: check # 1073

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00011	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00011	BLA MAJOR FM FEE	65.00
BL-13-00011	PUBLIC WORKS BLA	90.00
BL-13-00011	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00