

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

BOUNDARY LINE ADJUSTMENT

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

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

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

REQUIRED ATTACHMENTS


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

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

APPLICATION FEES:

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

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 

DATE: 6/4/13

17597
17598

PAID
JUN 04 2013

KITTITAS CO
CDS

STAMP IN BOX

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

FORM LAST REVISED: 1-30-2012

- OPTIONAL ATTACHMENTS**
- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
 - Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form

Name: * KATHLEEN D HALL ETVIR ** CAROL HART BANKS - Carol's Cell # 206-930-2459

Mailing Address: * 5718 251ST CT NE ** 10329 206TH AVE NE

City/State/ZIP: REDMOND, WA 98053

Day Time Phone: 206-660-3118 (GARY HALL)

Email Address: HALLGARYE@AOL.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: ENCOMPASS ENGR. & SURV. (DAVE NELSON)

Mailing Address: 108 EAST 2ND ST

City/State/ZIP: CLE ELUM WA 98922

Day Time Phone: (509) 674-7433

Email Address: DPNELSON@ENCOMPASSES.NET

4. **Street address of property:**

Address: * 200 TOM WRIGHT RD ** 250 TOM WRIGHT RD

City/State/ZIP: RONALD, WA 98940

5. **Legal description of property (attach additional sheets as necessary):**
* LOT 2, BLOCK P, PINELOCH SUN #2 ** PARCEL 1, BK23/P77-78

6. **Property size:** * 0.34 **20.00 (acres)

7. **Land Use Information: Zoning:** RURAL 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 ____)
*20-14-02051-1602 (462334) 0.34	1.35 ACRES
**20-14-02040-0010 (101934) 20 AC	19.00 ACRES
_____	_____
_____	_____
_____	_____

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 Carol H Banko (date) 6/3/13
Katherine D H 4 6/3/13

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).

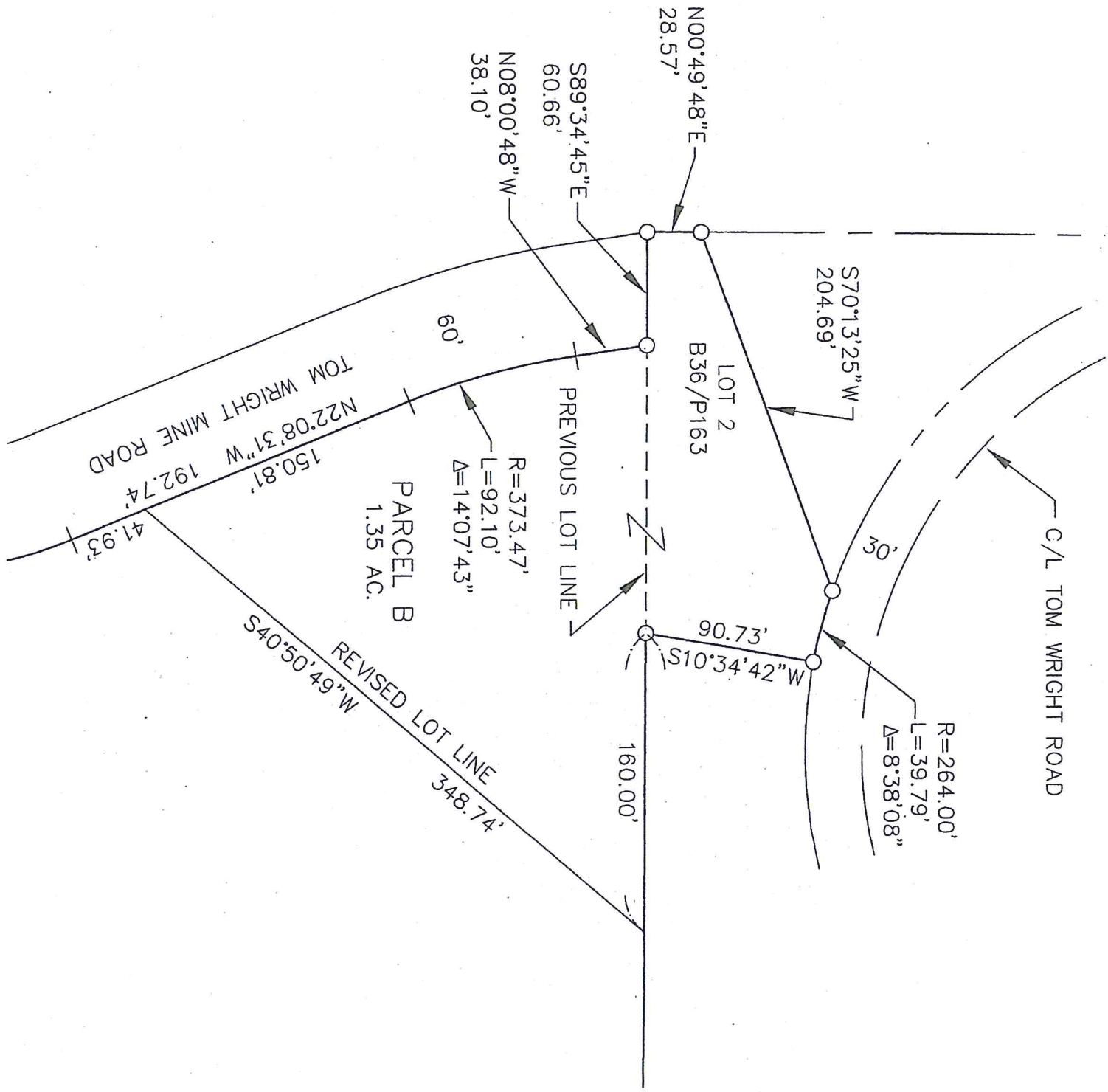
Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes _____ No _____

Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Preliminary Approval Date: _____ By: _____

Final Approval Date: _____ By: _____





**HALL/BANKS
BOUNDARY LINE ADJUSTMENT
PROJECT OVERVIEW**

OVERVIEW:

The purpose of this application is to boundary line adjust Assessor's Parcel Numbers 20-14-02051-1602 (462334) & 20-14-02040-0010 (101934) into the configuration as shown on the exhibit map. The subject property is located within the Rural 3 (R-3) Zone of Kittitas County.

UTILITIES:

The parcels are currently individual septic tank and drain field and individual/shared wells.

TRANSPORTATION:

Access to county road via existing easements.

COMMENTS:

Attached is a preliminary survey for your review and comment.

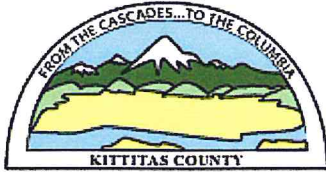
PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS BOUNDARY LINE ADJUSTMENT APPLICATION.

Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

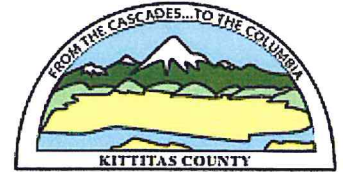
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 462334
Map Number: 20-14-02051-1602
Situs: 00200 \TOM WRIGHT RD RONALD
Legal: ACRES .34, PINE LOCH' SUN #2 LOT 2 BLOCK P SEC. 2; TWP. 20; RGE. 14

Ownership Information

Current Owner: HALL, KATHLEEN D ETVIR
Address: 5718 251ST CT NE
City, State: REDMOND WA
Zipcode: 98053-

Assessment Data

Tax District: 40
Land Use/DOR Code: 19
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 0.34
Last Revaluation for Tax Year: {Reval}

Market Value

Land: 60,000
Imp: 218,730
Perm Crop: 0
Total: 278,730

Taxable Value

Land: 60,000
Imp: 218,730
Perm Crop: 0
Total: 278,730

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
10-02-2009	2009-1349	1	BANK OF NEW YORK MELLON	HALL, KATHLEEN D ETVIR	269,000
07-02-2009	2009-0859	1	AVES, LESTER J	BANK OF NEW YORK MELLON	336,176
07-01-1998	6119	1	DROTNING, NORMAN C ETUX	AVES, LESTER J	27,000
08-01-1995	40656	1	RODSTROM, DENNIS P. ETUX	DROTNING, NORMAN C ETUX	16,000
11-01-1994	39290	1	ROSE, PAULA A.	RODSTROM, DENNIS P. ETUX	11,000
07-01-1992	3450400	1	KLINEFELTER ETUX, JAMES	ROSE, PAULA A.	11,000
05-01-1990	2955600	1	EUGENE J. KIRCHNER	KLINEFELTER ETUX, JAMES	4,000

Building Permits

Permit No.	Date	Description	Amount
99-08093	08/23/1999	EXP GARAGE RESOB	10,800
2004-05064	05/17/2004	RESOB IS GONE 11/29/11 SF~RESOB 60% 06/23/08 SF~	
2002-04012	04/03/2002	EXP SHED RESOB	3,600
99-03019	03/09/1999	RNEW CABIN RNEW	84,301

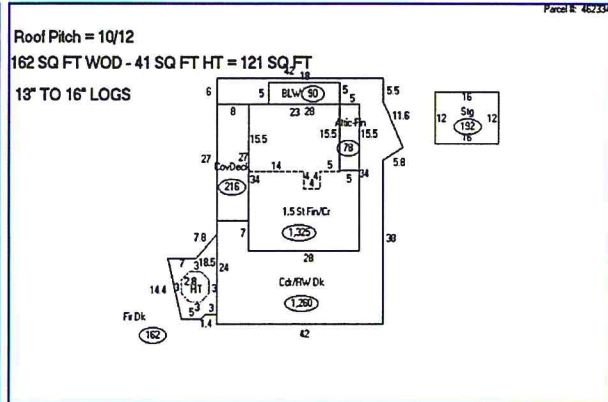
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	HALL, KATHLEEN D ETVIR	140,000	302,580	0	442,580	0	442,580	View Taxes

2011	HALL, KATHLEEN D ETVIR	140,000	302,580	0	442,580	0	442,580	View Taxes
2010	HALL, KATHLEEN D ETVIR	140,000	302,580	0	442,580	0	442,580	View Taxes
2009	AVES, LESTER J	140,000	302,580	0	442,580	0	442,580	View Taxes
2008	AVES, LESTER J	22,000	202,920	0	224,920	0	224,920	View Taxes
2007	AVES, LESTER J	22,000	202,920	0	224,920	0	224,920	View Taxes

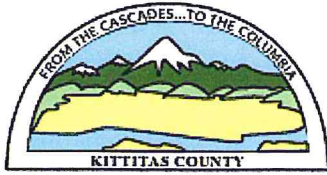
Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE, 10/30/2012; 12 FOR 13~
2	SENT CHANGE OF VALUE NOTICE 11/26/08; 08 FOR 09~
3	1) 08/09/99 -1999 NC FIELDLED 07/14/99 BY S.F.



Filedate: 12/26/2012 5:01:00 PM

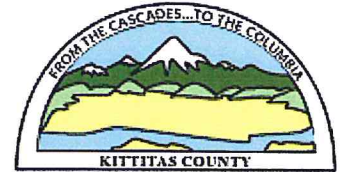




Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 101934
Map Number: 20-14-02040-0010
Situs: 00250 \TOM WRIGHT RD RONALD
Legal: ACRES 20.00 CD. 5838; SEC. 2 TWP. 20 RGE. 14; PTN S1/2 SE1/4~(PARCEL 1 B23/P77-78)~~

Ownership Information

Current Owner: BANKS, CAROL HART
Address: 10329 206TH AVE NE
City, State: REDMOND WA
Zipcode: 98053-

Assessment Data

Tax District: 40
Land Use/DOR Code: 19
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 20
Last Revaluation for Tax Year: {Reval}

Market Value

Land: 273,000
Imp: 205,910
Perm Crop: 0
Total: 478,910

Taxable Value

Land: 273,000
Imp: 205,910
Perm Crop: 0
Total: 478,910

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
04-29-2011	UNREC-317	1	HART, CAROL	BANKS, CAROL HART	
02-01-1999	7404	1	MONJAZEB, ARASTOU	HART, CAROL	147,000
12-01-1997	4938	11	GRIFFITH, JACK M.	MONJAZEB, ARASTOU	500,000
06-01-1990	2984300	11	HAYES, DANIEL M.	GRIFFITH, JACK M.	400,000
04-01-1988	2535600	11	EVELYN PLANT ETAL	HAYES, DANIEL M.	334,500

Building Permits

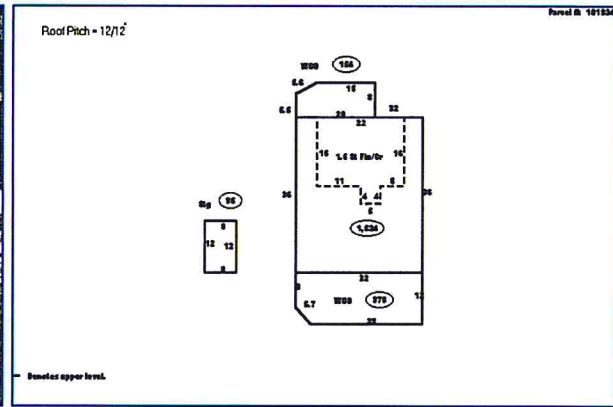
Permit No.	Date	Description	Amount
99-09097	09/24/1999	2) LEFT CD: ASSUME COMPLETE IF NO ONE CALLS.~98% CKRV SFR RNEW	87,232

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	BANKS, CAROL HART	273,000	205,910	0	478,910	0	478,910	View Taxes
2011	HART, CAROL	273,000	205,910	0	478,910	0	478,910	View Taxes
2010	HART, CAROL	422,500	188,140	0	610,640	0	610,640	View Taxes
2009	HART, CAROL	422,500	188,140	0	610,640	0	610,640	View Taxes
2008	HART, CAROL	422,500	188,140	0	610,640	0	610,640	View Taxes
2007	HART, CAROL	422,500	188,140	0	610,640	0	610,640	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
2	COMBINE W/20-14-02040-0018; 06 FOR 07~
3	REMOVE SR EXEMP FOR '07 TAX YR; SR FAILED TO RESPOND TO AUDIT~
4	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
5	ADJUST ACREAGE WITH 20-14-02040-0018 IN COMPLIANCE WITH RCW~84.36.383(1); 06 FOR 07~
7	ADD NEW SR EXEMP FOR '04,'05,'06 TAX YRS~
8	SEG 1@ HOMESITE FOR SR EXEMPT; 02 FOR 03; 03 FOR 04; 04 FOR 05~
9	(1)RM-4/15/98:BLA WITH 20-14-0240-0009 AND SEG TO 20-14-0240-0015/-0016/-0017 AND 20-14-0243-0001/-0002 PER SEG FORM
10	2) 07/19/00 -CABIN APPEARS TO STILL NEED FLOOR COVERING, A COUPLE WINDOWS IN THE CATHEDRAL PTN. OF LIVING AREA AND MISC FINISH WORK. 1) 010190,CANC. 89 FOR 90 TAX



Filedate: 12/26/2012 5:01:00 PM



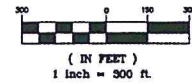
PART OF SECTIONS 2 AND 11,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.



LEGEND

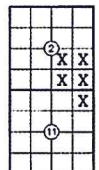
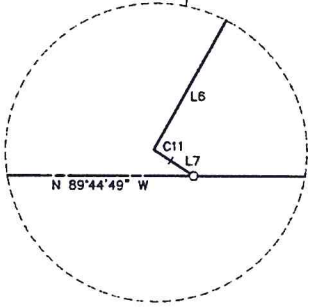
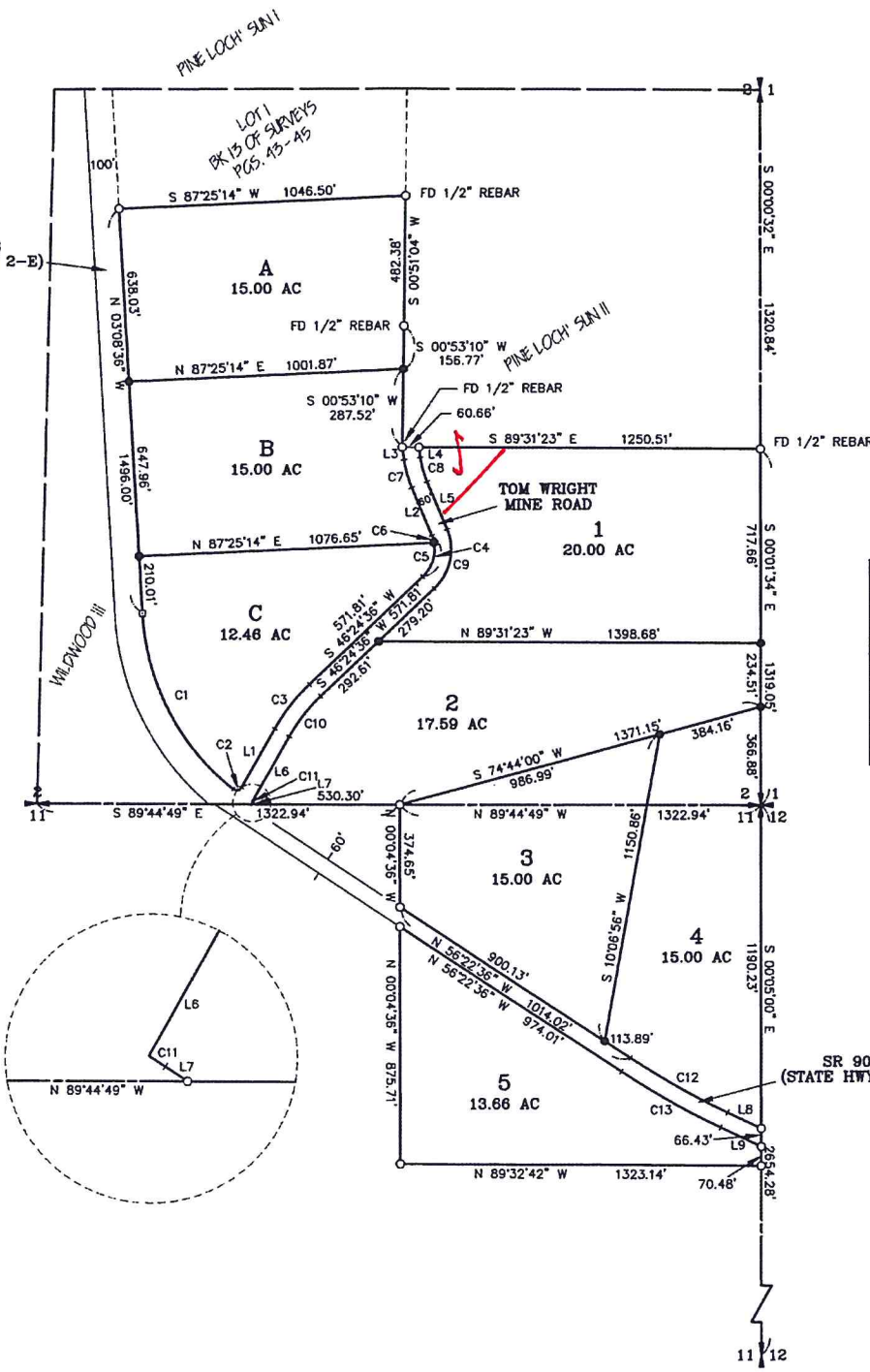
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FOUND CONC. R/W MARKER
- FENCE

GRAPHIC SCALE



CURVE	RADIUS	LENGTH	DELTA
C1	904.93'	751.56'	47°35'06"
C2	20.00'	35.04'	100°22'55"
C3	678.95'	207.61'	17°31'13"
C4	138.91'	166.07'	68°29'45"
C5	138.91'	136.86'	56°26'56"
C6	138.91'	29.21'	12°02'49"
C7	433.47'	106.89'	14°07'43"
C8	373.47'	92.10'	14°07'43"
C9	198.91'	237.80'	68°29'45"
C10	518.95'	189.27'	17°31'13"
C11	904.93'	4.81'	00°18'17"
C12	2834.79'	408.83'	08°17'00"
C13	2894.79'	418.50'	08°17'00"

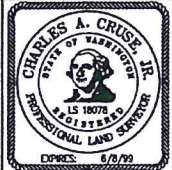
LINE	DIRECTION	DISTANCE
L1	S 28°53'23" W	251.77'
L2	S 22°05'09" E	192.74'
L3	S 07°57'26" E	47.00'
L4	S 07°57'26" E	38.10'
L5	N 22°05'09" W	192.74'
L6	S 28°53'23" W	282.76'
L7	N 56°22'35" W	6.47'
L8	N 64°39'35" W	136.47'
L9	S 64°39'35" E	164.99'



SHEET 1 OF 2

AUDITOR'S CERTIFICATE
 Filed for record this 24TH day of FEBRUARY, 1998, at 2:11 P.M., in Book 23 of Surveys at page(s) 77 at the request of Cruse & Nelson.
 BEVERLY M. ALLENBAUGH BY: X. Flash
 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 AL MONJAZEB in FEBRUARY of 1998.
Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 FEBRUARY 24, 1998
 DATE
 License No. 18078



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

23-77

PART OF SECTIONS 2 AND 11, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

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 AZMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION SUBDIVISION, SR 903 RIGHT OF WAY INFORMATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 13 OF SURVEYS, PAGES 43-45 AND THE NOTES THEREON. THE PARCELS SHOWN HEREON WERE STAKED FROM THE PERIMETER MONUMENTS SHOWN ON THE ABOVE REFERENCED SURVEY.
4. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(2) AND (5).

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - AFN 199712230044

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 24, 1998, IN BOOK 23 OF SURVEYS AT PAGES 77-78, UNDER AUDITOR'S FILE NO. 19980224-0911, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 24, 1998, IN BOOK 23 OF SURVEYS AT PAGES 77-78, UNDER AUDITOR'S FILE NO. 19980224-0911, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 24, 1998, IN BOOK 23 OF SURVEYS AT PAGES 77-78, UNDER AUDITOR'S FILE NO. 19980224-0911, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 24, 1998, IN BOOK 23 OF SURVEYS AT PAGES 77-78, UNDER AUDITOR'S FILE NO. 19980224-0911, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 24, 1998, IN BOOK 23 OF SURVEYS AT PAGES 77-78, UNDER AUDITOR'S FILE NO. 19980224-0911, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 24, 1998, IN BOOK 23 OF SURVEYS AT PAGES 77-78, UNDER AUDITOR'S FILE NO. 19980224-0911, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, AND OF THE NORTHEAST QUARTER OF SECTION 11, ALL IN TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 24, 1998, IN BOOK 23 OF SURVEYS AT PAGES 77-78, UNDER AUDITOR'S FILE NO. 19980224-0911, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, AND OF THE NORTHEAST QUARTER OF SECTION 11, ALL IN TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL 5

PARCEL 5 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 24, 1998, IN BOOK 23 OF SURVEYS AT PAGES 77-78, UNDER AUDITOR'S FILE NO. 19980224-0911, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

SHEET 2 OF 2

AUDITOR'S CERTIFICATE

Filed for record this 24TH day of FEBRUARY, 1998, at 2:11 P.M., in Book 23 of Surveys at page(s) 78 at the request of Cruse & Nelson.

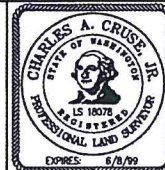
BEVERLY M. ALLENBAUGH BY: *B. Slack*
KITTITAS COUNTY AUDITOR *Deputy Auditor*

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 AL MONJAZEB in FEBRUARY of 1998.

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor

FEBRUARY 24, 1998
DATE
License No. 18078



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

MONJAZEB PROPERTY

RECORD OF SURVEY
 LOTS 2, BLOCK P, PINE LOCH SUN II
 A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON



NOTES:

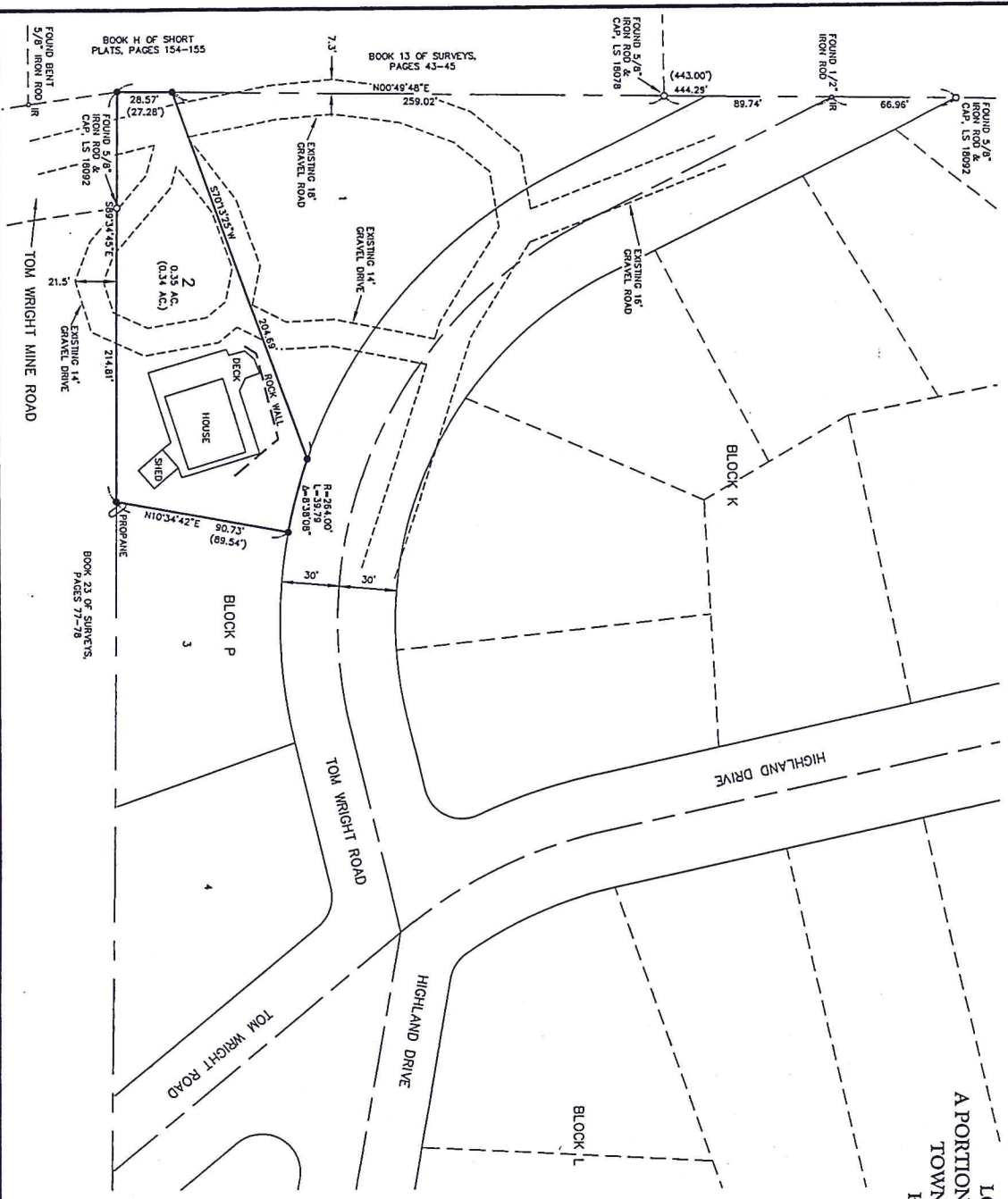
1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MARK THE EXTENSION BOUNDARY LINES FOR LOTS 2, BLOCK P, PINE LOCH SUN II.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S5 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAL CLOSURE PER FIELD ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERS.
4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE PLAT RECORDED IN BOOK 5 OF PLATS, AT PAGES 24-36, UNDER AUDITOR'S FILE NO. 357206. THE BASIS OF THIS SURVEY IS THE PLAT RECORDED IN BOOK 5 OF PLATS, AT PAGES 24-36, UNDER AUDITOR'S FILE NO. 357206, RECORDED IN BOOK 23 OF SURVEYS, PAGES 77-78, UNDER AUDITOR'S FILE NO. 199902240011 AND BOOK 13 OF SURVEYS, PAGES 43-45, UNDER AUDITOR'S FILE NO. 199902240011, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
5. TAX PARCEL MAP No. 20-14-0203-1602

EXISTING LEGAL DESCRIPTION:

LOT 2, BLOCK P, PINE LOCH SUN II, AS PER PLAT RECORDED IN BOOK 5 OF PLATS, PAGES 24-36, UNDER AUDITOR'S FILE NO. 357206, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

LEGEND

- FOUND 1/2" IRON ROD, NO CAP
- FOUND 1/2" IRON ROD & CAP, AS NOTED
- SET 5/8" IRON ROD & CAP, LS 18092
- () RECORD INFORMATION



RECORD OF SURVEY

PREPARED FOR
 HARC HUGH
 A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 2,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

DATE	9/2/2009	JOB NO.	09088
CHKD BY	D. NIELSON	SCALE	1"=40'
		SHEET	1 OF 1

RECORDERS CERTIFICATE 2009024007

Filed for record this 24th day of Sept., 2009 at 3:37 PM in book 5 of Kittitas County Auditor's records at the request of DAVID P. NIELSON, Surveyor's Name

County Auditor Joseph V. Quinn

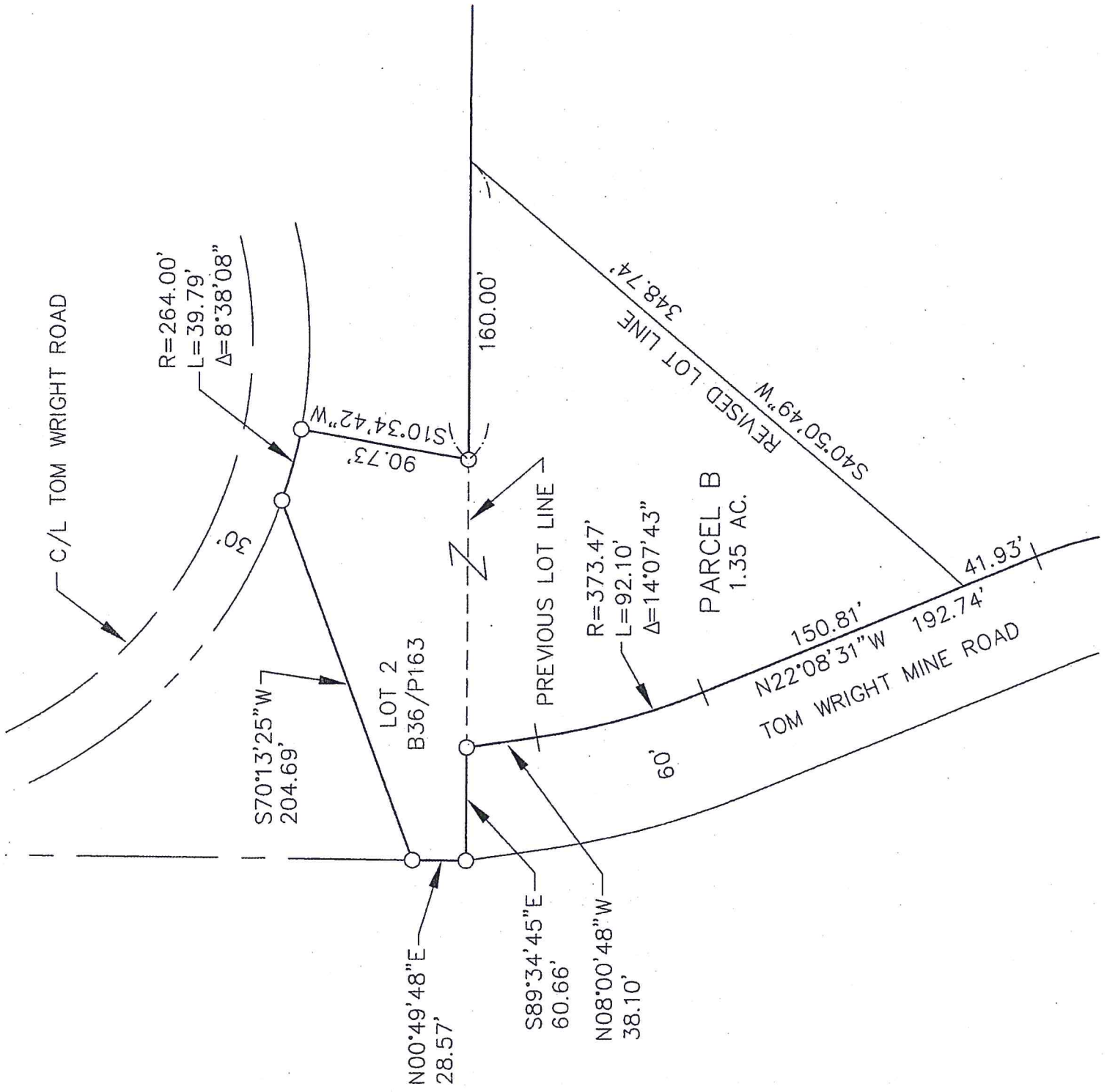
SURVEYOR'S CERTIFICATE

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 State of Washington, effective September 1, 2008.

DAVID P. NIELSON
 Surveyor
 Certificate No. 18092



108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 874-7433
 FAX: (509) 874-7419





LEGAL DESCRIPTION
HALL BOUNDARY LINE ADJUSTMENT
PARCEL B

A PORTION OF PARCEL 1 OF THAT CERTAIN SURVEY RECORDED FEBRUARY 24, 1998 IN BOOK 23 OF SURVEYS, PAGES 77 & 78, UNDER AUDITOR'S FILE NUMBER 199802240011, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID SURVEY WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89°34'45" EAST ALONG SAID NORTH BOUNDARY LINE OF SAID PARCEL 1, 314.15 FEET; THENCE SOUTH 40°50'49" WEST TO A POINT ON THE EASTERLY BOUNDARY OF THE TOM WRIGHT MINE ROAD, 348.74 FEET; THENCE NORTH 22°08'31" WEST ALONG THE WEST BOUNDARY LINE OF SAID PARCEL 1, 150.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 373.47 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 92.10 FEET, THROUGH A CENTRAL ANGLE OF 14°07'43"; THENCE NORTH 08°00'48" WEST, 38.10 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AND

LOT 2 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 24, 2009 IN BOOK 36 OF SURVEYS, PAGE 163, UNDER AUDITOR'S FILE NUMBER 200909240037, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 1.35 ACRES.



Western Washington Division
165 NE Juniper St., Ste 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



LEGAL DESCRIPTION
HALL BOUNDARY LINE ADJUSTMENT
PARCEL A

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED FEBRUARY 24, 1998 IN BOOK 23 OF SURVEYS, PAGES 77 & 78, UNDER AUDITOR'S FILE NUMBER 199802240011, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON EXCEPT THAT PORTION WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

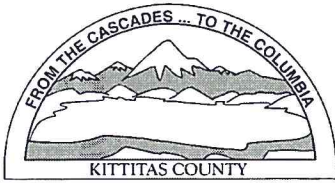
BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID SURVEY WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89°34'45" EAST ALONG SAID NORTH BOUNDARY LINE OF SAID PARCEL 1, 314.15 FEET; THENCE SOUTH 40°50'49" WEST TO A POINT ON THE EASTERLY BOUNDARY OF THE TOM WRIGHT MINE ROAD, 348.74 FEET; THENCE NORTH 22°08'31" WEST ALONG THE WEST BOUNDARY LINE OF SAID PARCEL 1, 150.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 373.47 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 92.10 FEET, THROUGH A CENTRAL ANGLE OF 14°07'43"; THENCE NORTH 08°00'48" WEST, 38.10 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

CONTAINING 19.00 ACRES.



Western Washington Division
165 NE Juniper St., Ste 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



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

RECEIPT NO.: 00017597

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

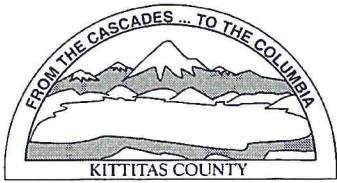
Account name: 027095

Date: 6/4/2013

Applicant: HALL, KATHLEEN D ETVIR

Type: check # 2108

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00013	BOUNDARY LINE ADJUSTMENT MAJOR	195.00
BL-13-00013	BLA MAJOR FM FEE	65.00
BL-13-00013	PUBLIC WORKS BLA	90.00
BL-13-00013	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	555.00



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

RECEIPT NO.: 00017598

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027095

Date: 6/4/2013

Applicant: HALL, KATHLEEN D ET VIR

Type: cash

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00013	BOUNDARY LINE ADJUSTMENT MAJOR	30.00
	Total:	30.00