

## Jeff Watson

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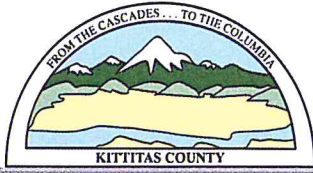
**From:** Jeff Watson  
**Sent:** Tuesday, March 18, 2014 8:51 AM  
**To:** Christine M. Garcia  
**Cc:** Shelley A. McClellan  
**Subject:** BL-13-00019 Brady

### [BL-13-00019 Brady](#)

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

Thank You,

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



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

March 18, 2014

Matt Coe  
2111 East 3rd Avenue  
Ellensburg WA 98926

Michael Brady  
800 Lariat Lane  
Ellensburg WA 98926

RE: Brady Boundary Line Adjustment (BL-13-00019),

Map Number 18-19-08050-0002 Parcel Number 956840  
Map Number 18-19-08040-0008 Parcel Number 584234

Dear Applicants,

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

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on March 18, 2014 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: KCCDS@encompasses.net

BL-13-00019 Brady Master File @ T:\CDS\Projects\BLAs\BL 2013\BL-13-00019 Brady

Tax Receipt

DEANNA JO PANATTONI ROLL YEAR 2014  
Kittitas County Treasurer TYPE OF TAX REAL  
205 W 5th Ave Suite 102 TAX DISTRICT 22  
Ellensburg, WA 98926 (509)962-7535  
LEGAL ACRES 8.00, CD 10221; SEC 8, TWP 18, RGE 19; PTN SE1/4  
(PARCEL 1, B34/P42-43)

PARCEL # 584234  
PAID BY DARLENE BRADY  
DATE OF PAYMENT 03/13/2014  
RECEIPT # 2014-0498552  
LOAN PAYMENT CODE  
METHOD CHECK  
PAYMENT FULL  
INITIALS BRITTANY  
CHECK # 5557

INSTALLMENT	2,028.38
INTEREST	0.00
TOTAL COLLECTED	2,028.38

BRADY, MICHAEL ETUX

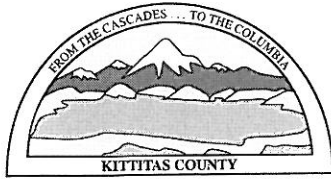
800 LARIAT LANE  
ELLENSBURG WA 98926-

COMMENTS

RECEIVED

MAR 13 2014

KITTITAS COUNTY  
CDS



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

---

TO: Jeff Watson, CDS  
FROM: Christina Wollman, Planner III *CW*  
DATE: March 4, 2014  
SUBJECT: Brady BL-13-00019

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. All conditions of the Coe Large Lot Subdivision LL08-01 remain applicable to Parcel A as shown on the recorded survey (Book 39 Page 20), including the requirement to construct a cul-de-sac at the end of Lariat Lane.
- b. 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.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- 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.

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

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Monday, March 03, 2014 10:05 AM  
**To:** 'pam@atouchofthewest.com'; 'waterlinematt@gmail.com'; Dave Nelson  
**Subject:** BL-13-00019 Brady  
**Attachments:** BL-13-00019 Brady Master File 3.3.2014.pdf

### [BL-13-00019 Brady Link to Online File](#)

Someone came in on Friday and was frustrated about this file; I explained that because it was not finalized by the first of the year the 2014 taxes would need to be paid in full in order for the Treasurer to sign off. She brought back a receipt for the Coe parcel , but I am still showing taxes due for the Brady Parcel. I do not have an email for them so if somebody out there can get in touch we can get this thing finished up as soon as I get a final from PW and the taxes are paid.

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

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Monday, March 03, 2014 9:11 AM  
**To:** Christina Wollman  
**Subject:** BL-13-00019 Brady

[BL-13-00019 Brady](#)

Can you give a final on this?

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

# Tax Receipt

DEANNA JO PANATTONI  
Kittitas County Treasurer  
205 W 5th Ave Suite 102  
Ellensburg, WA 98926 (509)962-7535

ROLL YEAR  
TYPE OF TAX  
TAX DISTRICT

2014  
REAL  
22

LEGAL ACRES 33.29; COE LARGE LOT SUBDIVISION 08-01, LOT 2; SEC 08, TWP 18, RGE 19

PARCEL # 956840  
PAID BY COE, MATTHEW D  
DATE OF PAYMENT 02/28/2014  
RECEIPT # 2014-0497460  
LOAN PAYMENT CODE  
METHOD CHECK  
PAYMENT FULL  
INITIALS ANGELA

INSTALLMENT	195.88
INTEREST	0.00
TOTAL COLLECTED	195.88

COE, MATTHEW D

2111 E 3RD AVE  
ELLENSBURG WA 98926-

RECEIVED  
FEB 28 2014  
KITTITAS COUNTY  
CDS



**RECORD OF SURVEY**  
 A PORTION OF THE EAST 1/2 OF SECTION 8,  
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE ADJUST KITTITAS COUNTY PARCEL NUMBERS 956840 AND 584234 TO THE CONFIGURATION SHOWN HEREON.
  2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
  3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
  4. FOR ADDITIONAL SURVEY INFORMATION AND BASIS OF BEARINGS, SEE THE FOLLOWING:
    - BOOK 12 OF PLATS, PAGES 7 THROUGH 9, AFN: 201010130026
    - BOOK 34 OF SURVEYS, PAGES 42 & 43, AFN: 200705090017
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.




**EXISTING LEGAL DESCRIPTIONS:**

LOT 2 OF THE COE LARGE LOT SUBDIVISION (LL-08-01), AS RECORDED OCTOBER 13, 2010, IN BOOK 12 OF PLATS, PAGES 7 THROUGH 9, UNDER AUDITOR'S FILE NUMBER 201010130026, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

AND

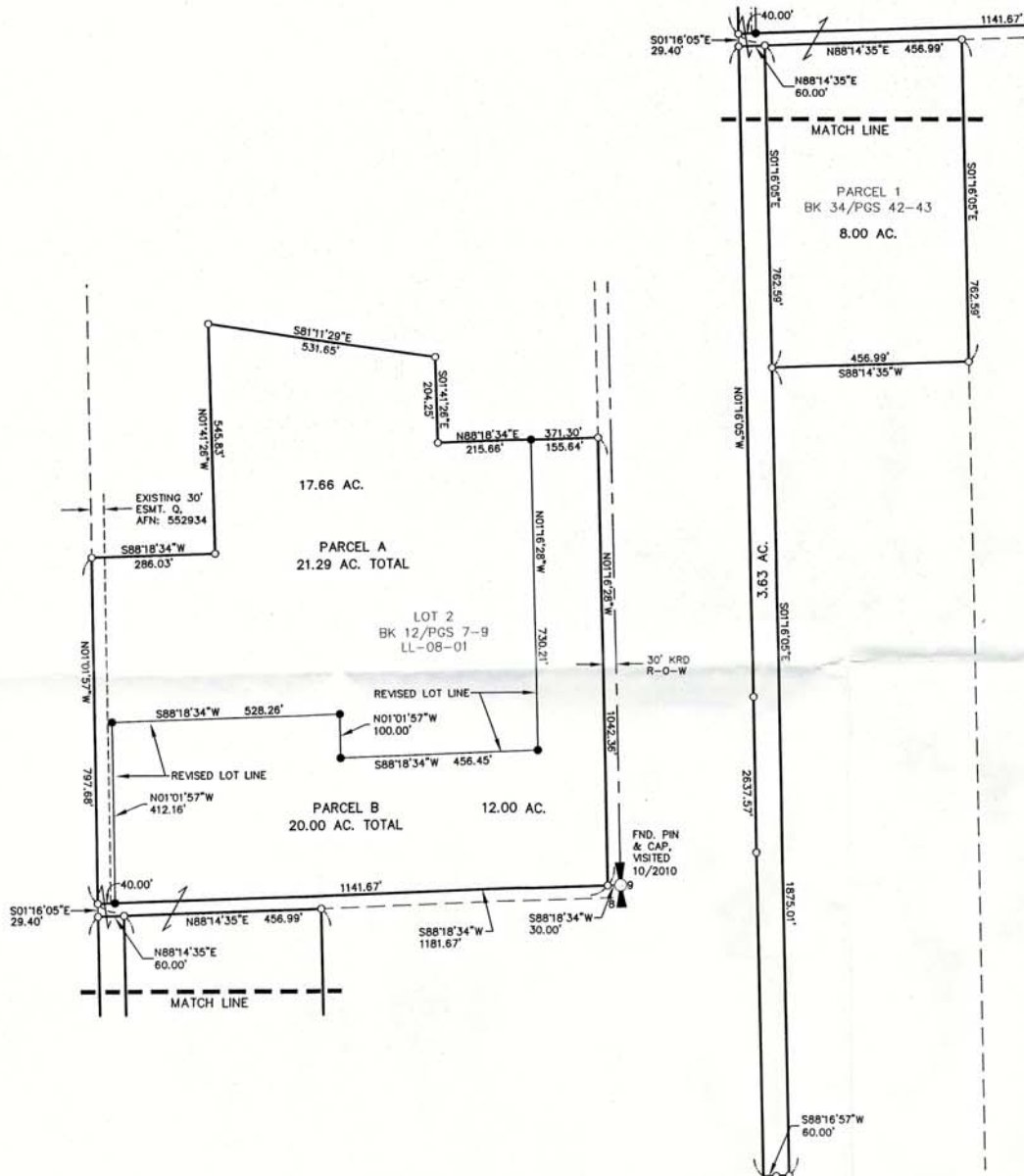
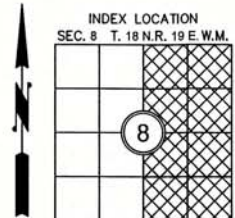
PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED MAY 9, 2007, IN BOOK 34 OF SURVEYS, PAGES 42 AND 43, UNDER AUDITOR'S FILE NUMBER 200705090017, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

**LEGEND**

-  QUARTER CORNER, AS NOTED
-  SET 5/8" IRON ROD & CAP, LS# 18092
-  FOUND MONUMENTS



**GRAPHIC SCALE**



RECORDER'S CERTIFICATE 201401130038  
 FILED FOR RECORD THIS 13 DAY OF JAN 2014 AT 4:27 P.M.  
 IN BOOK 39 OF SURVEY AT PAGE 20 AT THE REQUEST OF  
DAVID P. NELSON  
 SURVEYOR'S NAME  
JERALD V. PETTIT  
 County Auditor

SURVEYOR'S CERTIFICATE  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY  
 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY  
 RECORDING ACT AT THE REQUEST OF MATT COE  
 IN OCT 2013  
DAVID P. NELSON DATE 10/20/13  
 CERTIFICATE NO. 18092

**Encompass**  
 ENGINEERING & SURVEYING

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

BOUNDARY LINE ADJUSTMENT PREPARED FOR		
MATT COE		
A PORTION OF THE EAST 1/2, SECTION 8, TOWNSHIP 18N., RANGE 19E., W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY <b>G. WEISER</b>	DATE <b>10/2013</b>	JOB NO. <b>13049</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 1</b>



## Jeff Watson

---

**From:** Dave Nelson <dnelson@encompasses.net>  
**Sent:** Thursday, December 19, 2013 10:04 AM  
**To:** Jeff Watson  
**Subject:** RE: BL-13-00019 Brady

Not yet. Encompass Engineering & Surveying needs to be paid first.

David P. Nelson, P.L.S.  
[DPNelson@EncompassES.net](mailto: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 2<sup>nd</sup> Street | Cle Elum, WA 98922 | Phone: (509) 674-7433 | Fax: (509) 674-7419

Encompass Engineering & Surveying, its officers or agents shall not be responsible for the accuracy or completeness of electronic file copies.

Due to the potential that information exchanged by electronic media can deteriorate, be damaged, lost or modified, intentionally or otherwise, use of this electronic data by anyone other than Encompass Engineering & Surveying shall be at the sole risk of such user and without liability or legal exposure to Encompass Engineering & Surveying. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. If there is a discrepancy between the hard copy and the electronic copy, the hard copy will govern. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.

---

**From:** Jeff Watson [mailto:[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)]  
**Sent:** Thursday, December 19, 2013 9:57 AM  
**To:** 'Dave Nelson'; '[KCCDS@encompasses.net](mailto:KCCDS@encompasses.net)'  
**Subject:** BL-13-00019 Brady

I have crossing and system approval from KRD... taxes are paid... did you record the survey?

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

---

**From:** Jeff Watson  
**Sent:** Monday, October 07, 2013 4:07 PM  
**To:** Dave Nelson; [KCCDS@encompasses.net](mailto:KCCDS@encompasses.net)  
**Subject:** BL-13-00019 Brady

[BL-13-00019 Brady](#) (Web Hyperlink to 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 to the applicants, please feel free to contact me if you have additional concerns or questions.

Jeff Watson  
Planner II

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



"Building Partnerships-Building Communities"

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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 Watson

---

**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Tuesday, December 17, 2013 3:57 PM  
**To:** Jeff Watson  
**Subject:** Re: Coe Crossing License

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

On 12/17/2013 1:20 PM, Jeff Watson wrote:

Does this have the "All Clear" from you yet or are there issues yet to be resolved?

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

---

**From:** Keli Bender [<mailto:krd.keli@fairpoint.net>]  
**Sent:** Friday, September 27, 2013 9:12 AM  
**To:** Jeff Watson; Matt Coe  
**Subject:** Coe Crossing License

Jeff,

Attached is the signed Crossing License for Matt Coe. Mr. Coe and I are working on revising the water distribution plan to reflect the changes in boundary due to the BL-13-00019. Please let me know if you need anything further.

Keli

Keli R. Bender  
KRD Lands Clerk/RRA

----- Original Message -----

**Subject:**Message from 45C-3  
**Date:**Fri, 27 Sep 2013 08:04:25 -0800  
**From:**[krdgis@fairpoint.net](mailto:krdgis@fairpoint.net)  
**Reply-To:**[krdgis@fairpoint.net](mailto:krdgis@fairpoint.net)  
**To:**[krd.keli@fairpoint.net](mailto:krd.keli@fairpoint.net)

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

**All clear my friend!**

## CROSSING LICENSE

THIS CROSSING LICENSE made and entered into this 16th day of September 2013, is by and between KITTITAS RECLAMATION DISTRICT, a corporation, ("KRD" or "Licensor") and **Matt Coe**("Licensee") (referred to collectively as the "Parties").

### I. RECITALS

A. The KRD is an irrigation district organized under Chapter 87.03 RCW. The KRD owns or has a right to use and operate irrigation canals, laterals, roads and irrigation control facilities ("KRD Property") to transport irrigation water to land within the KRD service area under agreements with the United States Bureau of Reclamation (USBR), which agreements give the KRD the right and authority to grant third parties the right to use said canals and property in Kittitas County, State of Washington.

B. Licensee desires to cross the KRD property as set forth on Exhibit A, attached hereto and incorporated by reference, to access or cross property Licensee owns, which is described as:

Parcel U of that certain Survey as recorded June 24, 2003, in Book 29 of Surveys, pages 16 through 18, under Auditor's File No. 200306240041, records of Kittitas County, Washington, being a portion of the East 1/2 of the NE 1/4 of Section 8, Township 18 North, Range 19 East, W.M. in the County of Kittitas, State of Washington.

C. The KRD is willing to grant a license to Licensee for the crossing, construction, placement, repair and maintenance described in this agreement. Upon the terms and conditions in this Agreement, Licensee is willing to hold the KRD harmless from any loss, damage, liability or expense arising because of this License.

NOW, THEREFORE, for and in consideration of the mutual provisions in this agreement and no monetary consideration, the Parties agree as follows:

### II. TERMS AND CONDITIONS

1. Grant of License. The KRD grants permission and a license to Licensee to use the KRD Property as set forth above and as described on **Exhibit A**, attached hereto, under the conditions and terms in this Agreement. Licensee agrees this License does not give Licensee an ownership interest in the KRD Property and Licensee's use of the KRD Property as set forth in this Agreement is permissive and shall not give the Licensee, its heirs, successors and assigns any claim of title by adverse possession or an easement by prescription.

2. Description of Crossing Facility. The use by Licensee shall be at the location and in the manner specified on the attached **Exhibit A** (Crossing Facilities), provided that at no time shall the construction, operation, repair, maintenance or use of the Crossing Facilities by Licensee disturb, change, or alter in any manner the existing canals and laterals or the KRD's use and operation of the canals or KRD Property.

3. Cost of Construction, Repair and Maintenance. Licensee, at its sole cost and expense, shall construct, repair, and maintain the Crossing Facilities. The Crossing Facilities shall be constructed, repaired, and maintained in such a manner so the Crossing Facilities or Licensee's use of the Crossing Facilities will not cause loss or damage to the KRD, its water users or interfere with the KRD's operation of its irrigation water delivery system. All construction, repair, or maintenance of the Crossing Facilities shall be approved in advance by the KRD and completed under the inspection and subject to the approval of the KRD. Licensee shall perform all work to be done under this Agreement in such a manner so as not to cause loss or damage to the KRD, KRD Property, KRD water users or any third person, or interfere with the operation of the KRD system. As used in this Agreement, the terms "interfere with its operations" or "interfering with its operations" means the interference with or interruption of the flow of water in or the use by KRD or the maintenance by KRD of the KRD canals, laterals and the KRD Property or of the continuous delivery of water by the KRD.

4. Notice to the KRD. Prior to construction, repair, maintenance or redesign of the Crossing Facilities, Licensee shall give advance written notice of Licensee's intention to perform such work to the KRD and provide the KRD with sufficient information as to the details so the KRD can either approve or deny the proposed work, and have an opportunity to be present when such construction, repair, or maintenance is performed.

5. Indemnification and Hold Harmless. Licensee shall defend, indemnify and hold the KRD harmless from any and all claims, losses, damages, liabilities, obligations, costs or expenses, including reasonable attorney's fees, which result from Licensee's construction, repair, maintenance or use of the Crossing Facilities or from Licensee's breach of any covenant or obligation created in this agreement or arising under law because of Licensee's use of the Crossing Facilities.

6. Breach by Licensee. If Licensee fails to perform any duty or obligation required to be performed under this Agreement, the KRD may, at its option, perform said duty or obligation. Licensee shall promptly reimburse the KRD for all expenses KRD incurred in performing the duty or obligation.

7. Assumption of Risk by Licensee. Licensee assumes all risks now known or unknown arising because of Licensee's use of the Crossing Facilities or from this Agreement, and recognizes that damages or injuries could occur during Licensee's operation, repair, maintenance or use of the KRD property.

8. Insurance. Licensee shall obtain and provide \$1,000,000 of insurance coverage for each event from which liability or claims may arise incident to the construction, repair, maintenance, operation, use or existence of the Crossing Facilities authorized by this Agreement. The insurance shall name the KRD as an additional insured, and Licensee shall provide the KRD with a Certificate of Insurance upon demand by the KRD. In no event shall the limit of insurance limit the Licensee's liability to the KRD.

9. Termination of License. If the KRD finds in the KRD's sole and absolute discretion that removal of the Crossing Facilities is necessary or desirable for operation of its canal or use of its easement or if this agreement is terminated, Licensee, at its sole cost and expense, shall remove such Crossing Facilities authorized or constructed because of this agreement upon the KRD's request. If Licensee fails or refuses to remove any such structure or improvement, the KRD may remove the same and charge the expense of removal to Licensee. Nothing in this agreement shall impair the rights of the KRD under this paragraph to terminate or modify the license granted by this agreement.

10. Breach of Agreement. If the Licensee breaches this agreement the KRD may, at its election, terminate this agreement.

11. Modification of the Crossing Facilities. This grant of license to use the KRD Property described shall be modified at the sole expense of Licensee to the extent required by the KRD for the efficient and/or desirable operation of its canal and water distribution system. If Licensee refuses or fails to modify the Uses Facilities as required by KRD then this License shall terminate.

12. Attorneys' Fees. If any legal action is brought to enforce or interpret this Agreement, the prevailing party shall be entitled to recover from the other party, reasonable attorneys' fees as determined by the court in addition to the costs allowed by law. The venue for any action brought upon this Agreement shall be in Kittitas County, Washington. This Agreement shall be governed by and construed under the laws of the state of Washington.

13. Successors and Assigns. This License shall be binding upon Licensee, and Licensee's successors and assigns, and shall run with the land described above in Recital B.

14. Recording. The KRD reserves the right to record this License.

KITTITAS RECLAMATION DISTRICT

LICENSEE

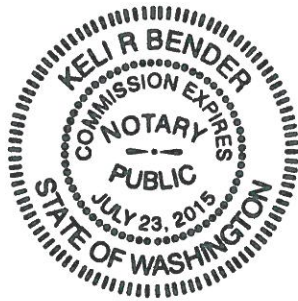
By: [Signature]  
Its: Secretary-Manager

[Signature]  
Matt Coe

STATE OF WASHINGTON )  
County of Kittitas County ) ss.

On this day personally appeared before me Ken Hasbrouck, to me known to be the Secretary/Manager of the KITTITAS RECLAMATION DISTRICT, as the individual who executed the within and foregoing instrument, and acknowledged that he/she was authorized to sign the same as the free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

DATED this 23rd day of September, 2013.



[Signature]  
Printed Name: KELI R. BENDER  
NOTARY PUBLIC in and for the  
State of Washington  
My appt. expires: 7/23/15

STATE OF WASHINGTON )  
County of Kittitas ) ss.

I certify that I know or have satisfactory evidence that MATT COE, to me known to be the individual who appeared before me, and said individual acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 26 day of SEPTEMBER, 2013.



[Signature]  
Printed Name: KELI R BENDER  
NOTARY PUBLIC in and for the  
State of Washington  
My appt. expires: 7/23/15





## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Monday, October 07, 2013 4:07 PM  
**To:** Dave Nelson; KCCDS@encompasses.net  
**Subject:** BL-13-00019 Brady  
**Attachments:** BL-13-00019 Brady Master File.pdf

[BL-13-00019 Brady](#) (Web Hyperlink to 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 to the applicants, please feel free to contact me if you have additional concerns or questions.

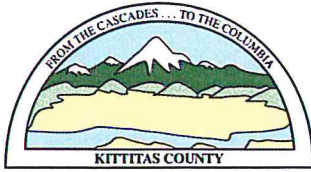
Jeff Watson  
Planner II

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



"Building Partnerships-Building Communities"

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



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

October 7, 2013

Matt Coe  
2111 East 3rd Avenue  
Ellensburg WA 98926

Michael Brady  
800 Lariat Lane  
Ellensburg WA 98926

RE: Brady Boundary Line Adjustment (BL-13-00019),

Map Number 18-19-08050-0002 Parcel Number 956840  
Map Number 18-19-08040-0008 Parcel Number 584234

Dear Applicants,

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

1. A metes and bounds legal description or recorded survey displaying legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **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. An access easement crossing the KRD lateral at the private road or a KRD crossing permit for a separate location shall be required to ensure legal access to the new section of the parcel.
4. 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.
5. 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: KCCDS@encompasses.net

BL-13-00019 Brady Master File @ T:\CDS\Projects\BLAs\BL 2013\BL-13-00019 Brady

## Jeff Watson

---

**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Monday, September 23, 2013 10:48 AM  
**To:** Jeff Watson  
**Subject:** Coe

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

Good morning Jeff,

I am in the process of working on the Crossing License for Matt Coe(Brady). There are no issues getting this crossing approved, it may just take a bit to get the required signatures. I wanted to let you know it is in process.

Keli

## Jeff Watson

---

**From:** Rose Shriner  
**Sent:** Friday, September 06, 2013 1:20 PM  
**To:** Jeff Watson  
**Subject:** jeff watson re brady bl-13-00019

Dear Jeff

I contacted the KRD this morning and talked with Ken Hasbrouck. After describing the public works request for an easement crossing as a part of the approval process for the BLA, I received a License agreement, have filled it out, and have an exhibit A (map) prepared for submittal. He is in agreement with all aspects and conditions as requested by Public Works, and he will provide me with all the construction and material details to conform with KRD specifications.

Thanks for taking me off the rack and putting me on your desk.

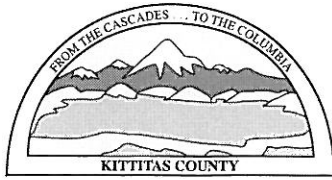
Matt Coe

matt [pam@atouchofthewest.com](mailto:pam@atouchofthewest.com) <[waterlinematt@gmail.com](mailto:waterlinematt@gmail.com)>

---

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

message id: 38eb45916c6dcbdac24bb8719d004a14



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

---

## MEMORANDUM

---

TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *W*  
DATE: September 3, 2013  
SUBJECT: Brady BL-13-00019

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. An access easement crossing the KRD lateral at the private road or a KRD crossing permit for a separate location shall be required prior to final approval to ensure legal access to the new section of the parcel.
2. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. 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:** Brenda Larsen  
**Sent:** Friday, August 30, 2013 8:02 AM  
**To:** Jeff Watson  
**Subject:** RE: BL-13-00019 Brady

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

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

Re: Brady (BL-13-00019)

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:** Thursday, August 22, 2013 2:31 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-13-00019 Brady

[BL-13-00019 Brady](#)

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](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

---

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

message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

---

**From:** Erin Moore  
**Sent:** Monday, August 26, 2013 10:28 AM  
**To:** Jeff Watson  
**Subject:** FW: BL-13-00019 Brady

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

I don't see any problems with this one. No wells are located on either parcel near the proposed property lines that I can see.

---

**From:** Jeff Watson  
**Sent:** Thursday, August 22, 2013 2:31 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-13-00019 Brady

[BL-13-00019 Brady](#)

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](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

---

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

message id: 38eb45916c6dcbdac24bb8719d004a14

## Jeff Watson

---

**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Monday, August 26, 2013 2:46 PM  
**To:** Jeff Watson  
**Subject:** Re: BL-13-00019 Brady

On 8/22/2013 2:32 PM, Jeff Watson wrote:

BL-13-00019 Brady

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"

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

---

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

message id: 38eb45916c6dcbdac24bb8719d004a14

Our requirements will need to be met on this application. Let me know if you need anything further.

Keli

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Thursday, August 22, 2013 2:33 PM  
**To:** 'Keli Bender'  
**Subject:** BL-13-00019 Brady  
**Attachments:** BL-13-00019 Brady Master File.pdf

BL-13-00019 Brady

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"

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

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Thursday, August 22, 2013 2:31 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-13-00019 Brady

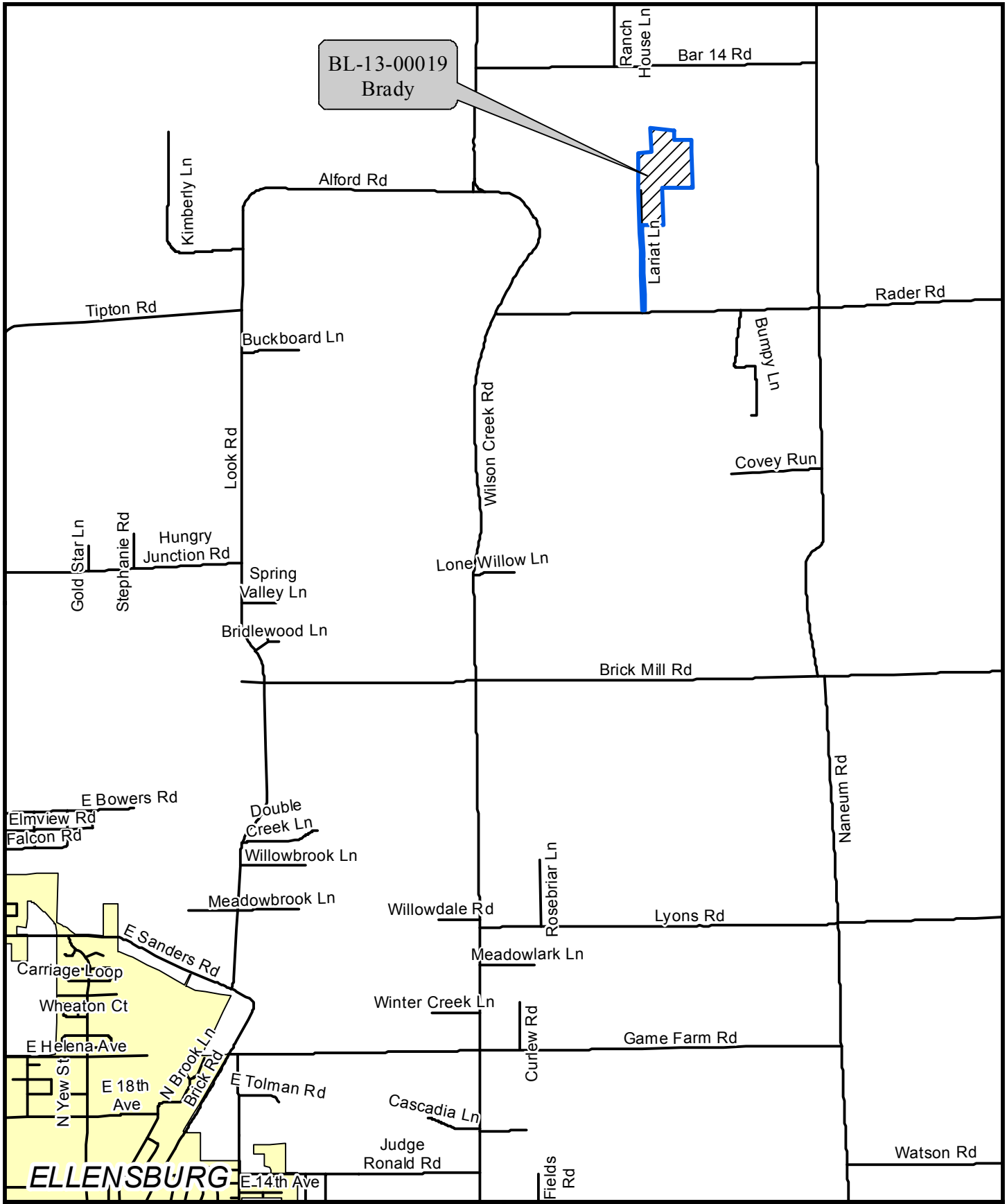
[BL-13-00019 Brady](#)

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,

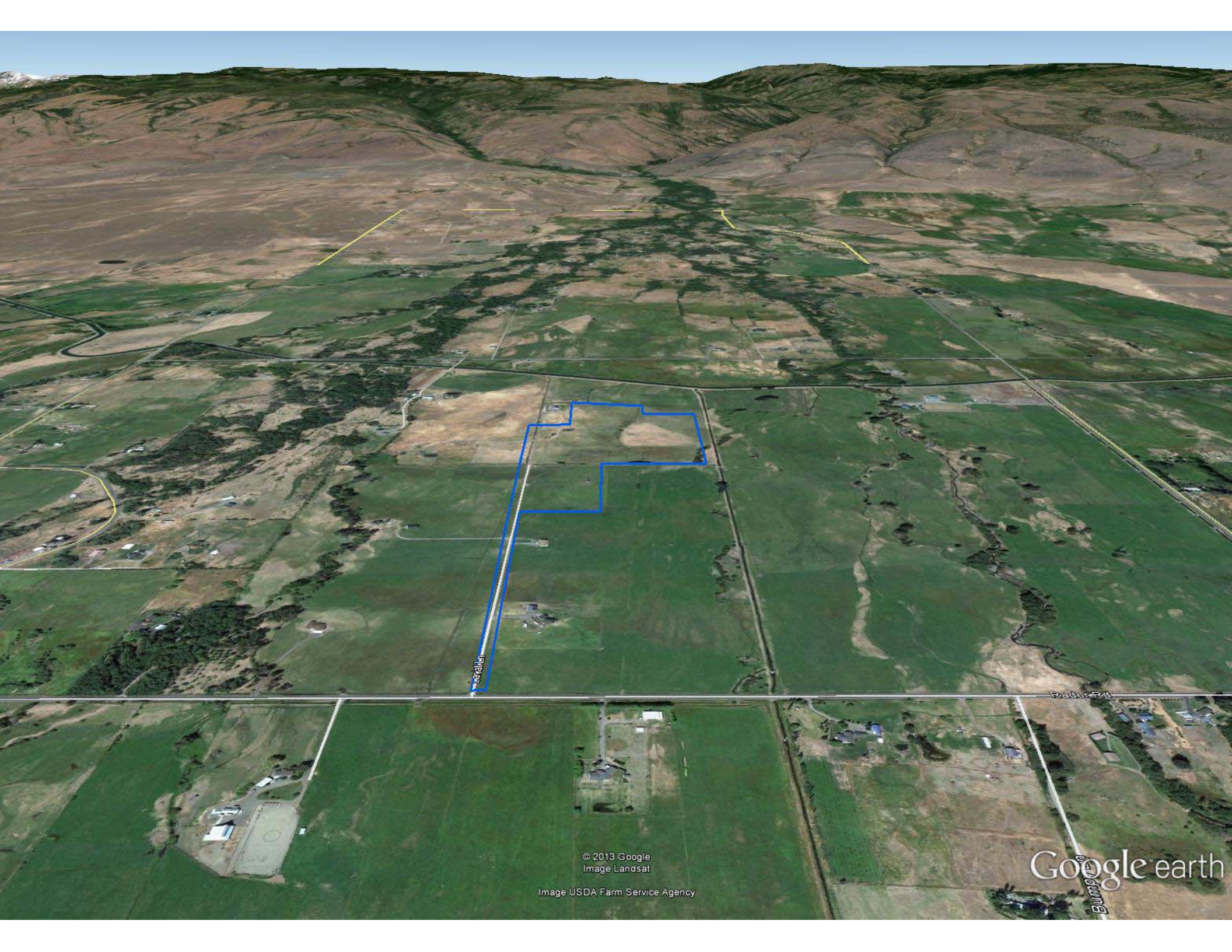
Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



BL-13-00019 Brady

Area Map



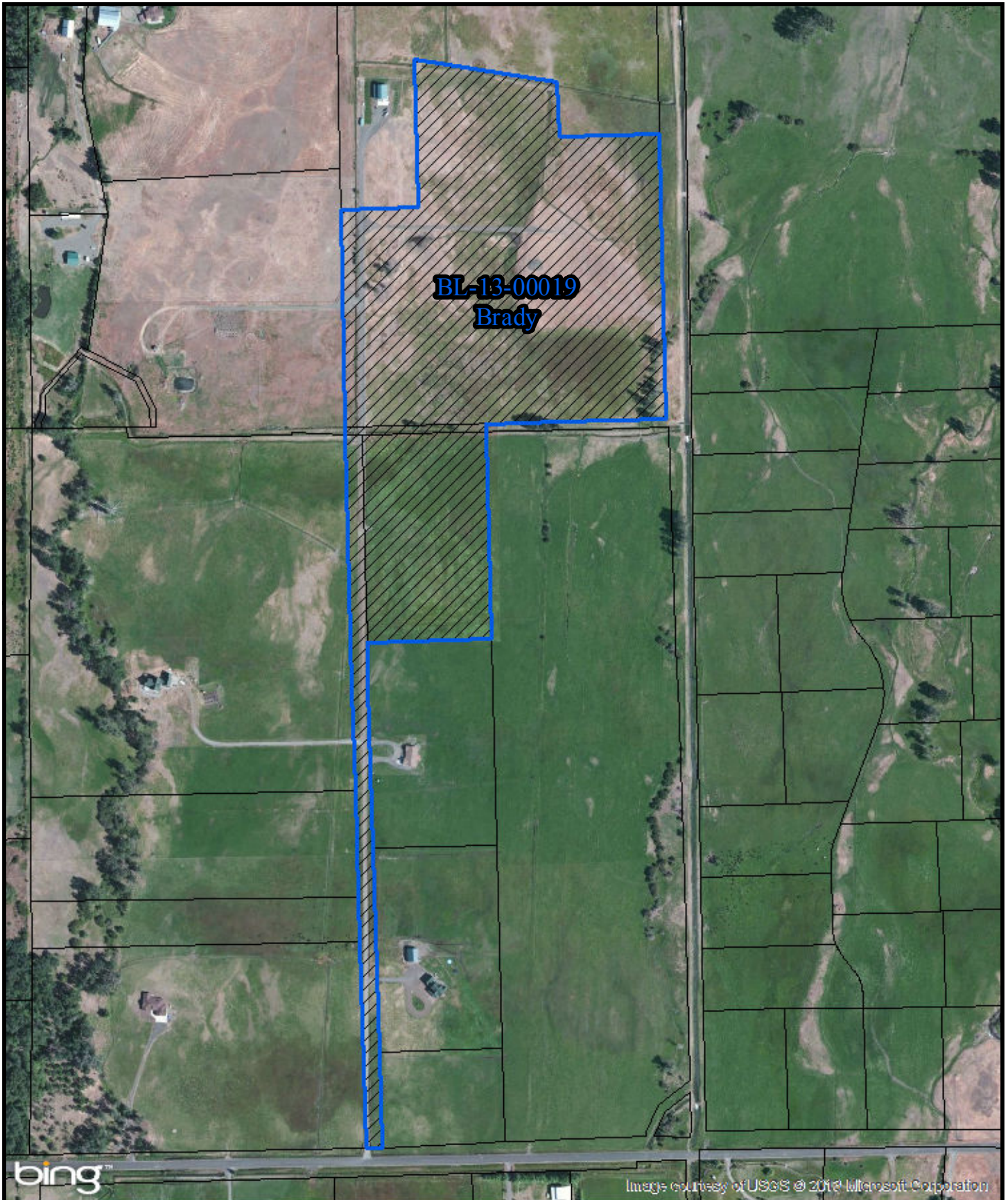


© 2013 Google  
Image Landsat

Image USDA Farm Service Agency

Google earth



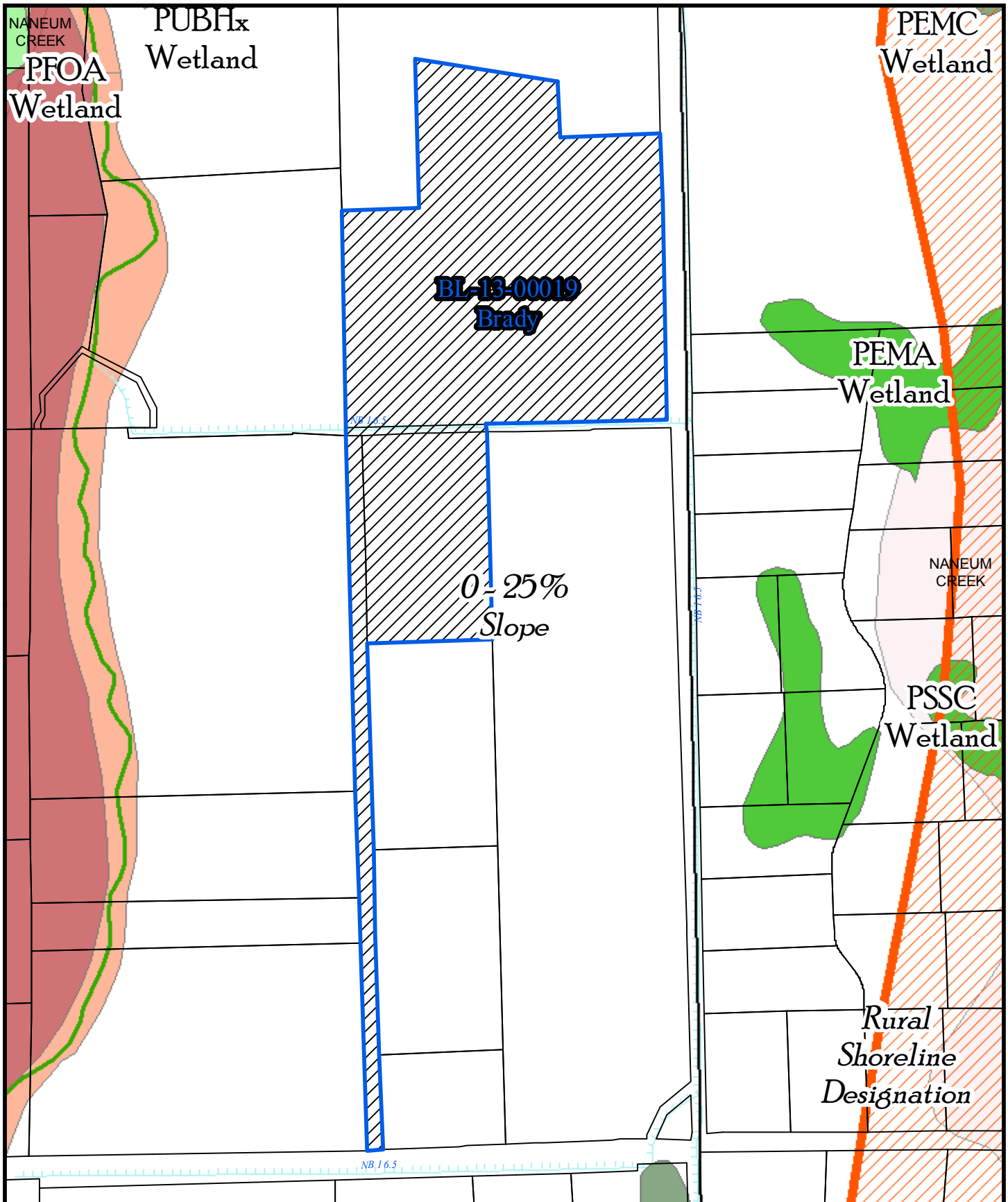


BL-13-00019 Brady

Air Photo

jeff.watson

8/22/2013



BL-13-00019 Brady

Critical Areas

# Critical Areas Checklist

Thursday, August 22, 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

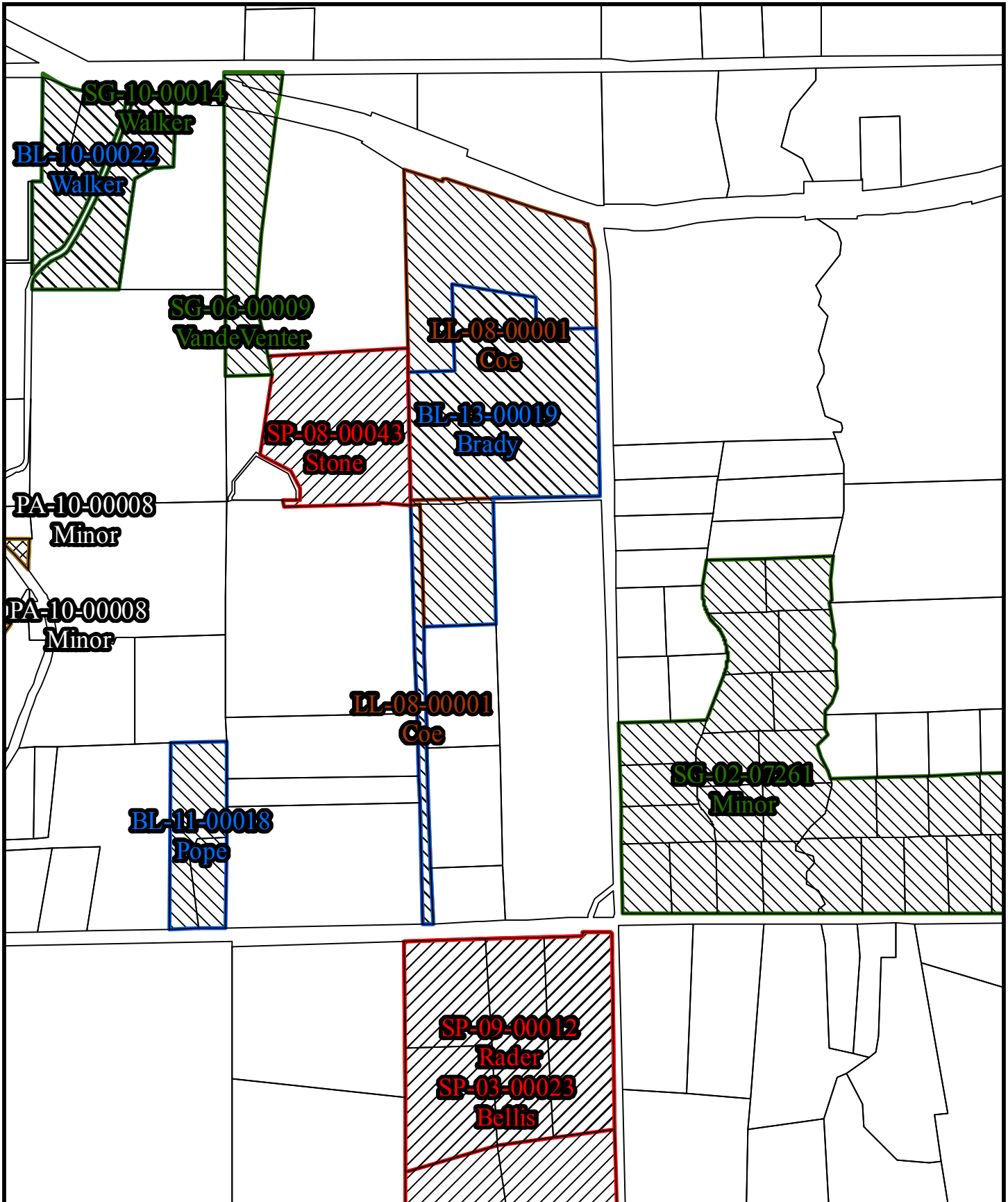
What is the Seismic Designation?

C

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?



BL-13-00019 Brady

Regional Land Use

34/42

34/42

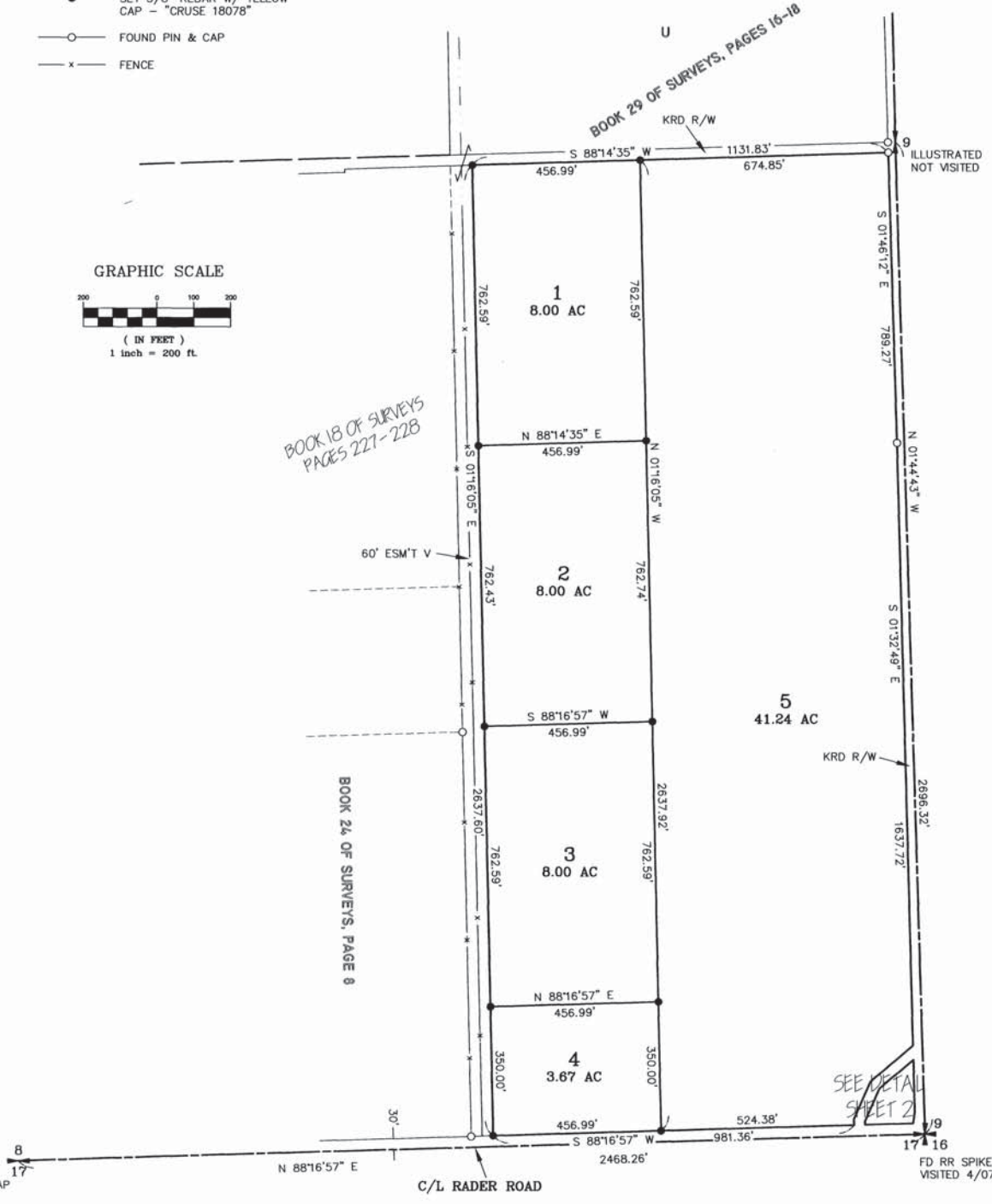
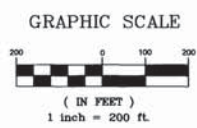
200705090017

# PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.



### LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x- FENCE



SHEET 1 OF 2

AUDITOR'S CERTIFICATE

Filed for record this 9TH day of MAY, 2007, at 1:39 P.M., in Book 34 of Surveys at page(s) 42 at the request of Cruse & Associates.

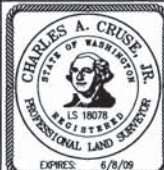
JERALD V. PETTIT BY: Kristina Wenzel  
KITITIAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of MARY MINOR in APRIL of 2007.

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

MAY 9, 2007  
DATE  
License No. 18078



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

**MINOR PROPERTY**

34/43

343

# PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

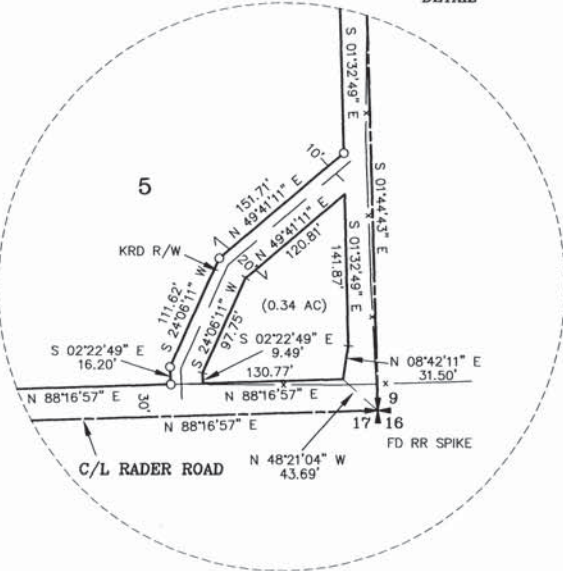
200705090017



### LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE

DETAIL



### NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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 OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 1 HAS 8 IRRIGABLE ACRES; PARCEL 2 HAS 8 IRRIGABLE ACRES; PARCEL 3 HAS 8 IRRIGABLE ACRES; PARCEL 4 HAS 4 IRRIGABLE ACRES; PARCEL 5 HAS 43 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(5). DATE OF APPLICATION: JANUARY 2004.

### LEGAL DESCRIPTIONS

#### ORIGINAL PARCELS

PARCELS A THROUGH H, J THROUGH N, AND P THROUGH T, OF THAT CERTAIN SURVEY AS RECORDED JUNE 24, 2003 IN BOOK 29 OF SURVEYS AT PAGES 16 THROUGH 18, UNDER AUDITOR'S FILE NO. 200306240041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED MAY 9, 2007 IN BOOK 34 OF SURVEYS AT PAGES ~~42-43~~, UNDER AUDITOR'S FILE NO. 200705090017, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED MAY 9, 2007 IN BOOK 34 OF SURVEYS AT PAGES ~~42-43~~, UNDER AUDITOR'S FILE NO. 200705090017, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED MAY 9, 2007 IN BOOK 34 OF SURVEYS AT PAGES ~~42-43~~, UNDER AUDITOR'S FILE NO. 200705090017, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED MAY 9, 2007 IN BOOK 34 OF SURVEYS AT PAGES ~~42-43~~, UNDER AUDITOR'S FILE NO. 200705090017, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 5

PARCEL 5 OF THAT CERTAIN SURVEY AS RECORDED MAY 9, 2007 IN BOOK 34 OF SURVEYS AT PAGES ~~42-43~~, UNDER AUDITOR'S FILE NO. 200705090017, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

### SHEET 2 OF 2

#### AUDITOR'S CERTIFICATE

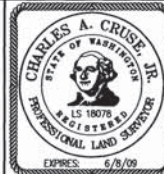
Filed for record this 9TH day of MAY, 2007, at 1:39 P.M., in Book 34 of Surveys at page(s) 43 at the request of Cruse & Associates.

JERALD V. PETTIT BY *Kristina Ward*  
KITTITAS COUNTY AUDITOR

#### SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of MARY MINOR in APRIL of 2007.

*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
MAY 9, 2007  
DATE  
License No. 18078



### CRUSE & ASSOCIATES PROFESSIONAL LAND SURVEYORS

217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

### MINOR PROPERTY



**RECORD OF SURVEY**  
 A PORTION OF THE EAST 1/2 OF SECTION 8,  
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE ADJUST KITTITAS COUNTY PARCEL NUMBERS 956840 AND 584234 TO THE CONFIGURATION SHOWN HEREON.
  2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADMITH ADJUSTMENT.
  3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
  4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
    - BOOK 12 OF SURVEYS, PAGES 7 THROUGH 9, AFN: 201010130026
    - BOOK 34 OF SURVEYS, PAGES 42 & 43, AFN: 200705090017
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

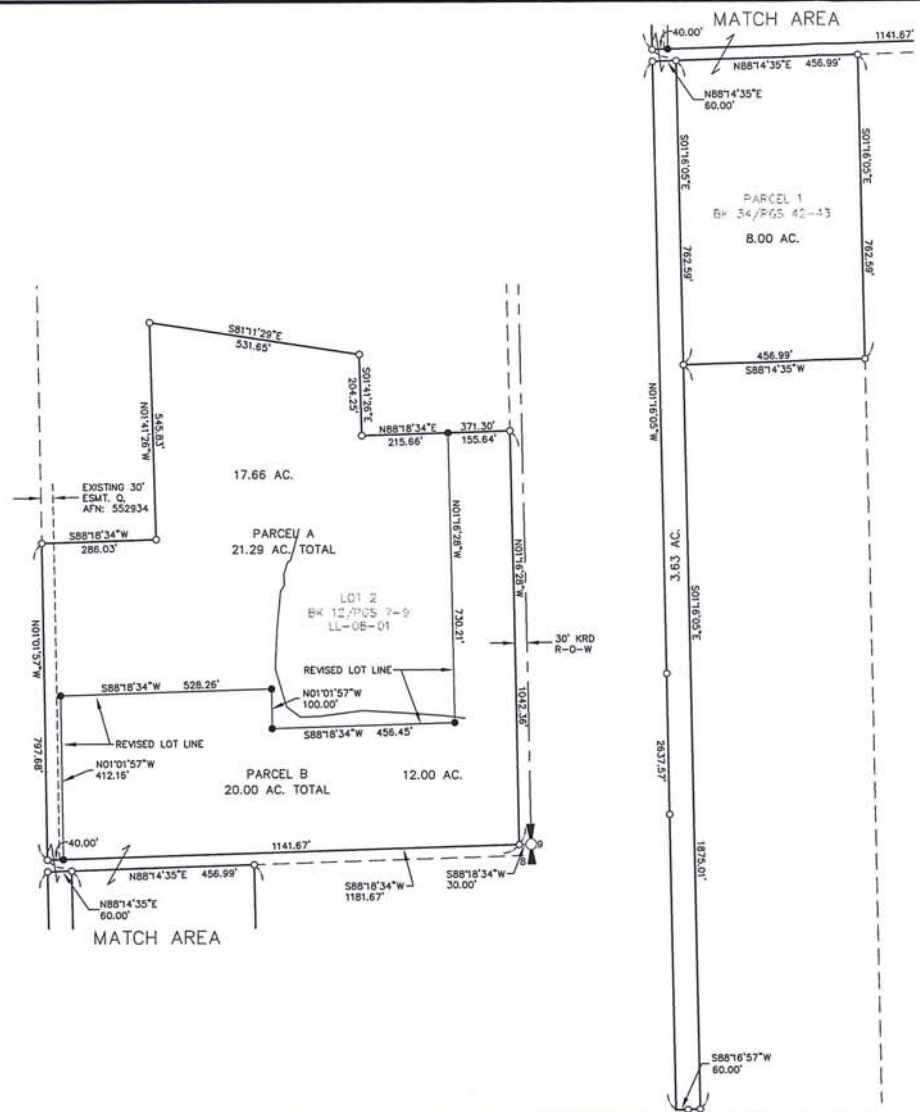
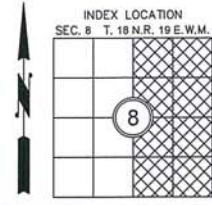
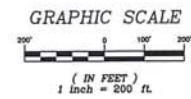
**EXISTING LEGAL DESCRIPTIONS:**

LOT 2 OF THE COE LARGE LOT SUBDIVISION (LL-08-01), AS RECORDED OCTOBER 13, 2010, IN BOOK 12 OF PLATS, PAGES 7 THROUGH 9, UNDER AUDITOR'S FILE NUMBER 201010130026, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

AND

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED MAY 9, 2007, IN BOOK 34 OF SURVEYS, PAGES 42 AND 43, UNDER AUDITOR'S FILE NUMBER 200705090017, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

- LEGEND**
-  QUARTER CORNER, AS NOTED
  -  SET 5/8" IRON ROD & CAP, LS# 18092
  -  FND IRON ROD & CAP, AS NOTED



**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ W.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
 \_\_\_\_\_  
 DAVID P. NELSON  
 SURVEYOR'S NAME

\_\_\_\_\_ JERALD V. PETBIT \_\_\_\_\_  
 County Auditor Deputy County Auditor

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MATT COE  
 IN AUG 2013

*David P. Nelson* 08/12/2013  
 DAVID P. NELSON DATE  
 CERTIFICATE NO. 18092

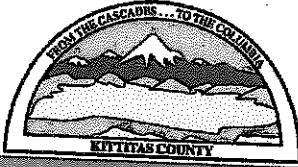
**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

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

**BOUNDARY LINE ADJUSTMENT**  
 PREPARED FOR  
 MATT COE  
 A PORTION OF THE EAST 1/2,  
 SECTION 8, TOWNSHIP 18N., RANGE 19E., W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
G. WEISER	08/2013	13049	
CHKD BY	SCALE	SHEET	
D. NELSON	1"=200'	1 OF 1	



# KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.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
- \$205.00 Kittitas County Public Health Department Environmental Health
- \$585.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):	DATE:	RECEIPT #	
			DATE STAMP IN BOX

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

FORM LAST REVISED: 1-02-2013

**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: MATT COE                      MICHAEL BRADY  
Mailing Address: 2111 E 3RD AVE      800 LARIAT LANE  
City/State/ZIP: ELLENSBURG, WA 98926  
Day Time Phone: 509-929-1386  
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: \_\_\_\_\_  
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: DAVID P. NELSON  
Mailing Address: 108 E. 2ND STREET  
City/State/ZIP: CLE ELUM, WA 98922  
Day Time Phone: 509-925-4747  
Email Address: dpnelson@encompasses.net
  
4. **Street address of property:**  
Address: 800 LARIAT LANE  
City/State/ZIP: ELLENSBURG, WA 98926
  
5. **Legal description of property (attach additional sheets as necessary):**  
LOT 2, COE LARGE LOT SUBDIVISION 08-01    PARCEL 1, BOOK 34 OF SURVEYS-  
PAGES 42 AND 43
  
6. **Property size:** 33.29 ACRES AND 8.00 ACRES (acres)
  
7. **Land Use Information:** Zoning: AG 20      Comp Plan Land Use Designation: RURAL

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
<u>18-19-08050-0002 (956840) 33.29Ac</u>	<u>20.29 ACRES 21.29 ACRES</u>
<u>18-19-08040-0008 (584234) 8.00Ac</u>	<u>21.00 ACRES 20.00 ACRES</u>
_____	_____
_____	_____
_____	_____

DPN  
08/08/2013

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 E. Beahm (date) 5-8-  
M. H. Doe 5-8-13

**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: \_\_\_\_\_

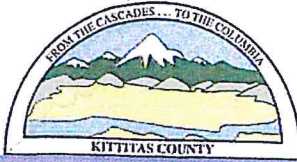
Preliminary Approval Date: \_\_\_\_\_

By: \_\_\_\_\_

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

By: \_\_\_\_\_





# 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"

## BOUNDARY LINE ADJUSTMENT

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

RECEIVED

JUL 19 2013

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

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.

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- For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

RECEIVED  
JUL 19 2013  
KITTTITAS COUNTY  
CDS

RECEIVED

JUL 19 2013

### 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)**

RECEIVED  
JUL 18 2013  
KITTTITAS COUNTY  
CDS

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 7/19/13

RECEIPT # 18163  
18164

**PAID**  
JUL 19 2013  
KITTTITAS CO  
CDS  
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.)
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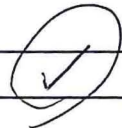
**GENERAL APPLICATION INFORMATION**

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form*  
Name: MATT COE MICHAEL BRADY  
Mailing Address: 2111 E 3RD AVE 800 LARIAT LANE  
City/State/ZIP: ELLENSBURG, WA 98926  
Day Time Phone: 509-929-1386  
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: \_\_\_\_\_  
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: DAVID P. NELSON  
Mailing Address: 108 E. 2ND STREET  
City/State/ZIP: CLE ELUM, WA 98922  
Day Time Phone: 509-925-4747  
Email Address: dpnelson@encompasses.net
  
4. **Street address of property:**  
Address: 800 LARIAT LANE  
City/State/ZIP: ELLENSBURG, WA 98926
  
5. **Legal description of property (attach additional sheets as necessary):**  
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18-19-08040-0008 (584234) 8.00Ac	21.00 ACRES
_____	_____
_____	_____
_____	_____



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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.

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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 <u>Michael E. B...</u> (date) <u>5-8-13</u>
	<u>M. E. B...</u> <u>5-8-13</u>

**THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.**

**TREASURER'S OFFICE REVIEW**

Tax Status: paid 2014 By: [Signature] Date: 3/14/14

**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 \_\_\_\_

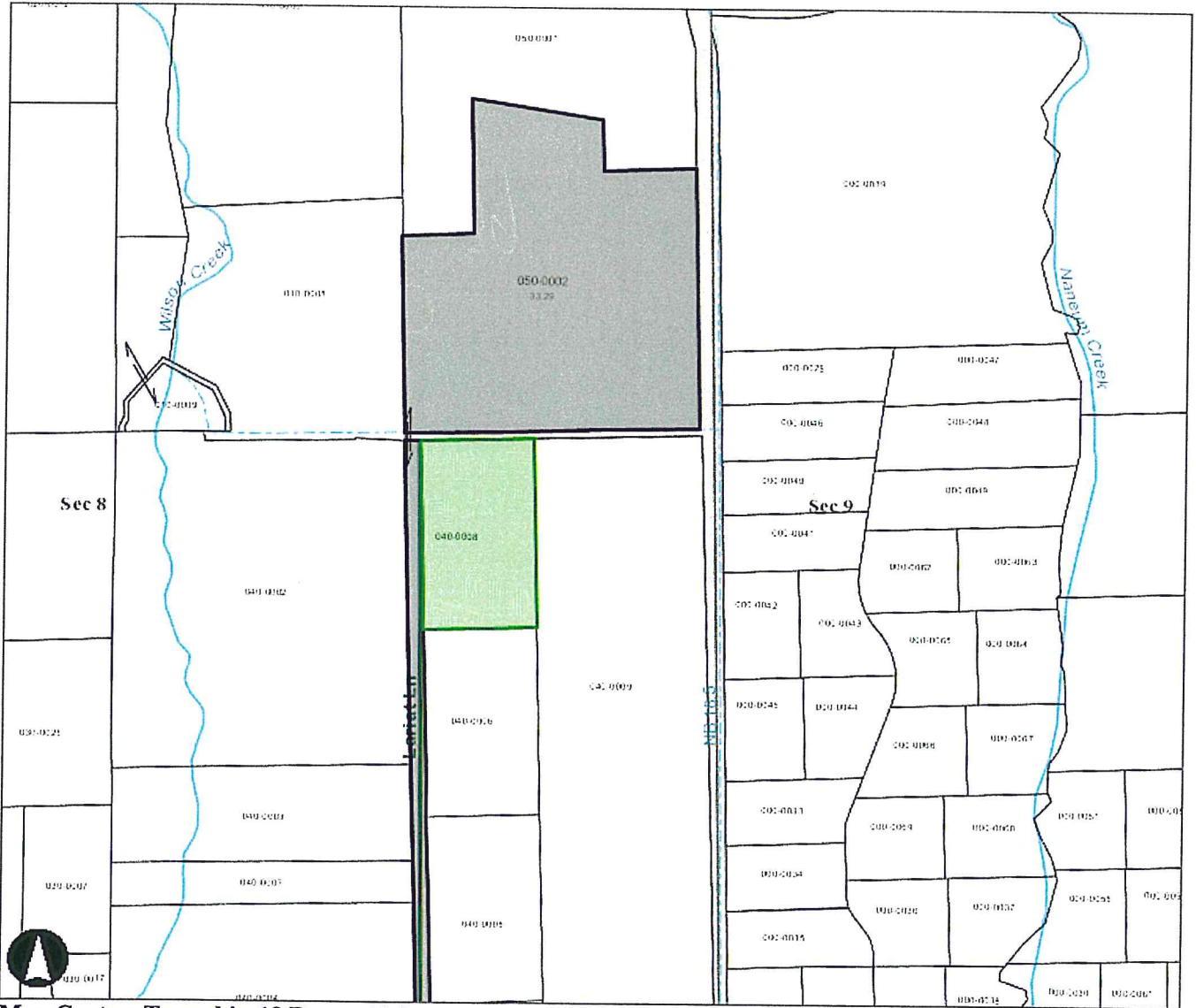
Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_ Current Zoning District: Agriculture 20

Preliminary Approval Date: 10/7/2013 By: Jeff Watson

Final Approval Date: 3/18/2014 By: [Signature]

Enter title here



Map Center: Township:18 Range:19 Section:8

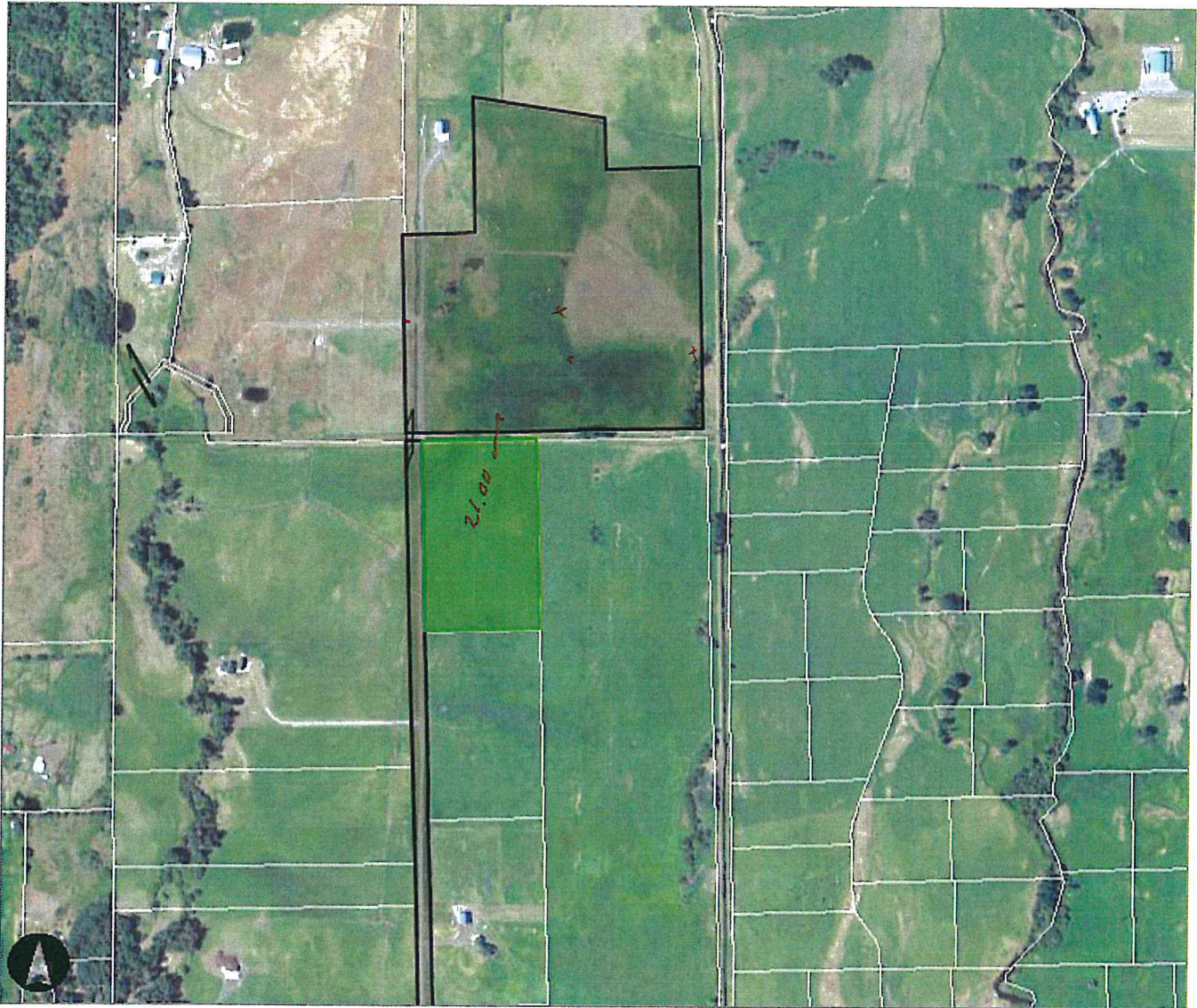
**Kittitas County Disclaimer**

*Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.*





Enter title here

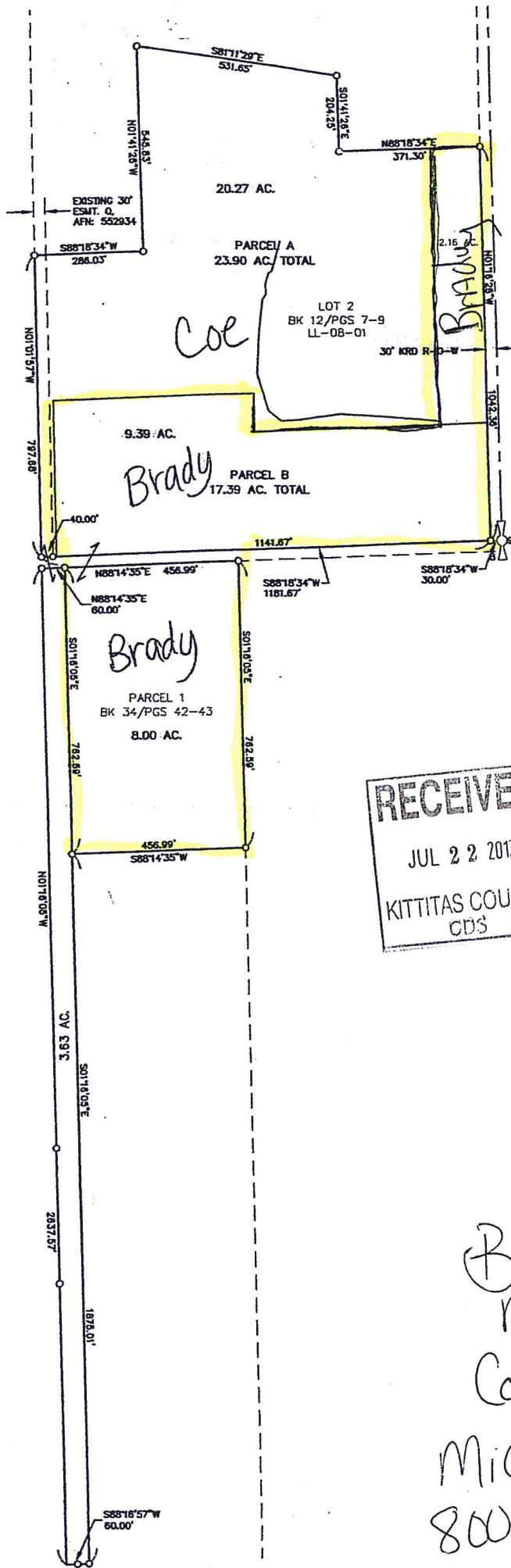


Map Center: Township:18 Range:19 Section:8

***Kittitas County Disclaimer***

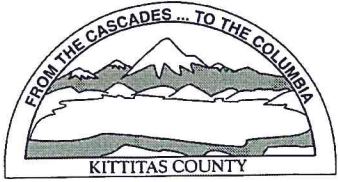
*Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.*





RECEIVED  
 JUL 22 2013  
 KITTITAS COUNTY  
 CDS

Boundary line  
 Adjustment -  
 Coe &  
 Michael & Darlene  
 800 WARIAT Lane Brady



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

**RECEIPT NO.: 00018164**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 025215

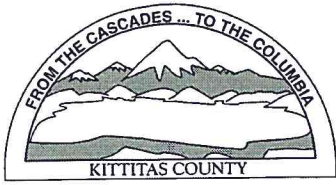
**Date:** 7/19/2013

**Applicant:** BRADY, MICHAEL ETUX

**Type:** cash

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00019	BLA MAJOR FM FEE	30.00
	Total:	30.00





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

**RECEIPT NO.: 00018163**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 025215

**Date:** 7/19/2013

**Applicant:** BRADY, MICHAEL ETUX

**Type:** check # 12372

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00019	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00019	BLA MAJOR FM FEE	35.00
BL-13-00019	PUBLIC WORKS BLA	90.00
BL-13-00019	ENVIRONMENTAL HEALTH BLA	205.00
	<u>Total:</u>	<u>555.00</u>