

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"

BL-13-00023

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):

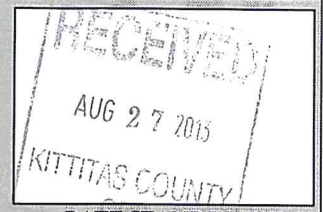
[Handwritten Signature]

DATE:

8/27/13

RECEIPT #

18635



DATE STAMP IN BOX

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: Cecile Haw

Mailing Address: 14012 227th Ave NE

City/State/ZIP: Woodinville WA 98077

Day Time Phone: 425-869-7961

Email Address: Cecilehaw@gmail.com ←

CECILEHAW@GMAIL.COM

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____

Mailing Address: _____

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: Rick Repin - Repin Construction

Mailing Address: PO Box 541

City/State/ZIP: Roslyn WA 98941

Day Time Phone: 425 686 2570

Email Address: RRepin@inlandnet.com

4. Street address of property:

Address: 162 West Pacific

City/State/ZIP: Donald WA 98940

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

SEE ATTACHED.

6. Property size: 2.16 ACRES (acres)

7. Land Use Information: Zoning: RES. 2 Comp Plan Land Use Designation: LAMIRD

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
<u>20-15-07050-0602, 6,000 S.F.</u>	<u>18,750 S.F.</u>
<u>20-15-07050-0603, 88,013 S.F.</u>	<u>75,263 S.F.</u>
_____	_____
_____	_____
_____	_____

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 Craig How (date) 8-15-13

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: _____

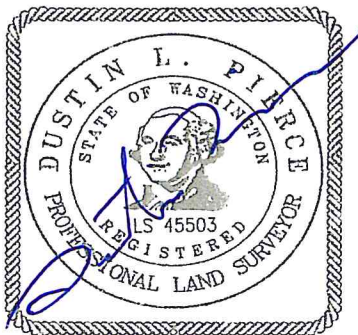
By: _____



PARCEL NO. 036034
MAP NO. 20-15-07050-0602

LOT 2, BLOCK 6, NORTHERN PACIFIC RAILWAY COMPANY RONALD TOWNSITE, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 75, RECORDS OF SAID COUNTY; AND THAT PORTION OF LOT 3, OF SAID BLOCK 6 OF SAID RONALD TOWNSITE WHICH IS BOUNDED BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO LOTS 9 AND 10, BLOCK 5 OF SAID PLAT OF NORTHERN PACIFIC RAILWAY COMPANY RONALD TOWNSITE AND THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 31°03'00" EAST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 5, 75.00 FEET;
THENCE SOUTH 58°57'00" WEST, 170.00 FEET;
THENCE NORTH 31°03'00" WEST, 75.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, OF SAID BLOCK 6;
THENCE NORTH 58°57'00" EAST, 170.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.



8-22-2013

Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
98922
Phone: (425) 392-0250 Fax: (425) 391-3055
674-7419

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



PARCEL NO. 046034
MAP NO. 20-15-07050-0603

LOT 3, BLOCK 6, NORTHERN PACIFIC RAILWAY COMPANY RONALD TOWNSITE, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGE 75, RECORDS OF SAID COUNTY; EXCEPT THAT PORTION WHICH IS BOUNDED BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING COMMON TO LOTS 9 AND 10, BLOCK 5 OF SAID PLAT OF NORTHERN PACIFIC RAILWAY COMPANY RONALD TOWNSITE AND THE TRUE POINT OF BEGINNING OF SAID LINE;

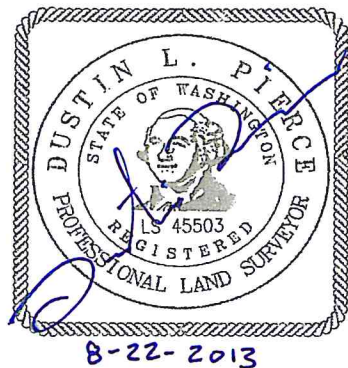
THENCE SOUTH 31°03'00" EAST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 5, 75.00 FEET;

THENCE SOUTH 58°57'00" WEST, 170.00 FEET;

THENCE NORTH 31°03'00" WEST, 75.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, OF SAID BLOCK 6;

THENCE NORTH 58°57'00" EAST, 170.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

AND EXCEPT THE WESTERLY 20 FEET OF SAID LOT 3.



Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
98922
Phone: (425) 392-0250 Fax: (425) 391-3055
674-7419

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

AUG 9 2 2002
KITTITAS COUNTY
TREASURER

WHEN RECORDED RETURN TO: RE EXCISE TAX PAID
Name: Cecile E. Haw Amount 1606.50
Address: 14012 227th Ave. NE Date 4/30/02
Woodinville, WA 98072 Affidavit No. 14208
KITITAS COUNTY TREASURER
By [Signature]

Escrow Number: 12275
Filed for Record at Request of: Stewart Title of Kittitas County

STATUTORY WARRANTY DEED

The Grantors, CECILE E. HAW AND John A. Gavalir, David Bullock, Larry Bullock, Mary Lou Ham, Ron Torland, Jo Ann Johnson, and William Sporcich, Jr., Bradley Sporcich, and Robert Sporcich, Heirs of Helen K. Swanson, also appearing of record as Helen S. Swanson, and Clarence A. Swanson, both deceased for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Cecile E. Haw, a single woman the following described real estate, situated in the County of Kittitas, State of Washington:

Lots 1, 2 and Lot 3 except that ptn all in Block 6, NORTHERN RAILWAY COMPANY RONALD TOWNSITE.

Legal Description: See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all water rights and irrigation ditches appurtenant thereto, if any.

SUBJECT TO: All matters, including reservations, restrictions, exceptions, easements and rights-of-way, apparent or of record.

Assessor's Property Tax Parcel/Account Number: 20-15-07050-0601; 20-15-07050-0602; 20-15-07050-0603

Dated: April 24, 2002

BY: See Attached signature page BY: _____

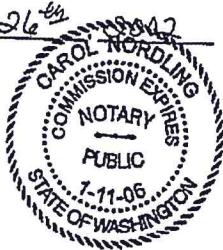
STATE OF Washington

COUNTY OF Kittitas

)
) ss. CECILE E. HAW AND

I certify that I know or have satisfactory evidence that John A. Gavalir, David Bullock, Larry Bullock, Mary Lou Ham, Ron Torland, Jo Ann Johnson, and William Sporcich, Jr., Bradley Sporcich, and Robert Sporcich, by and through Cecile E. Haw, Attorney in fact are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 26th 2002



[Signature]
Notary Public in and for the State of Washington
My appointment expires: 1/11/06

SIGNATURE PAGE
Statutory Warranty Deed

Grantor: Heirs of Helen K. Swanson and Clarence A. Swanson, both deceased
Grantee: Cecile E. Haw, a single woman

*John A. Gavalir by
Cecile Haw power of
attorney for Heirs*
John A. Gavalir

*Larry Bullock by
Cecile Haw power of
attorney for Heirs*
Larry Bullock

*Ron Torland by
Cecile Haw, power of
attorney for Heirs*
Ron Torland

*William Sporcich Jr by
Cecile Haw, power of
attorney for Heirs*
William Sporcich, Jr.

*Robert Sporcich by
Cecile Haw, power of
attorney for Heirs*
Robert Sporcich

*David Bullock by
Cecile Haw power of
attorney for Heirs*
David Bullock

*Mary Lou Ham by
Cecile Haw power of
attorney for Heirs*
Mary Lou Ham

*Jo Ann Johnson by
Cecile Haw power of
attorney for Heirs*
Jo Ann Johnson

*Bradley Sporcich by
Cecile Haw power of
attorney for Heirs*
Bradley Sporcich

Cecile Haw - Heir
Cecile E. Haw

Order Number: 12275



EXHIBIT "A"

Parcel A:

Lots 1 and 2, Block 6, NORTHERN RAILWAY COMPANY RONALD TOWNSITE, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, page 75, records of said County.

Parcel B:

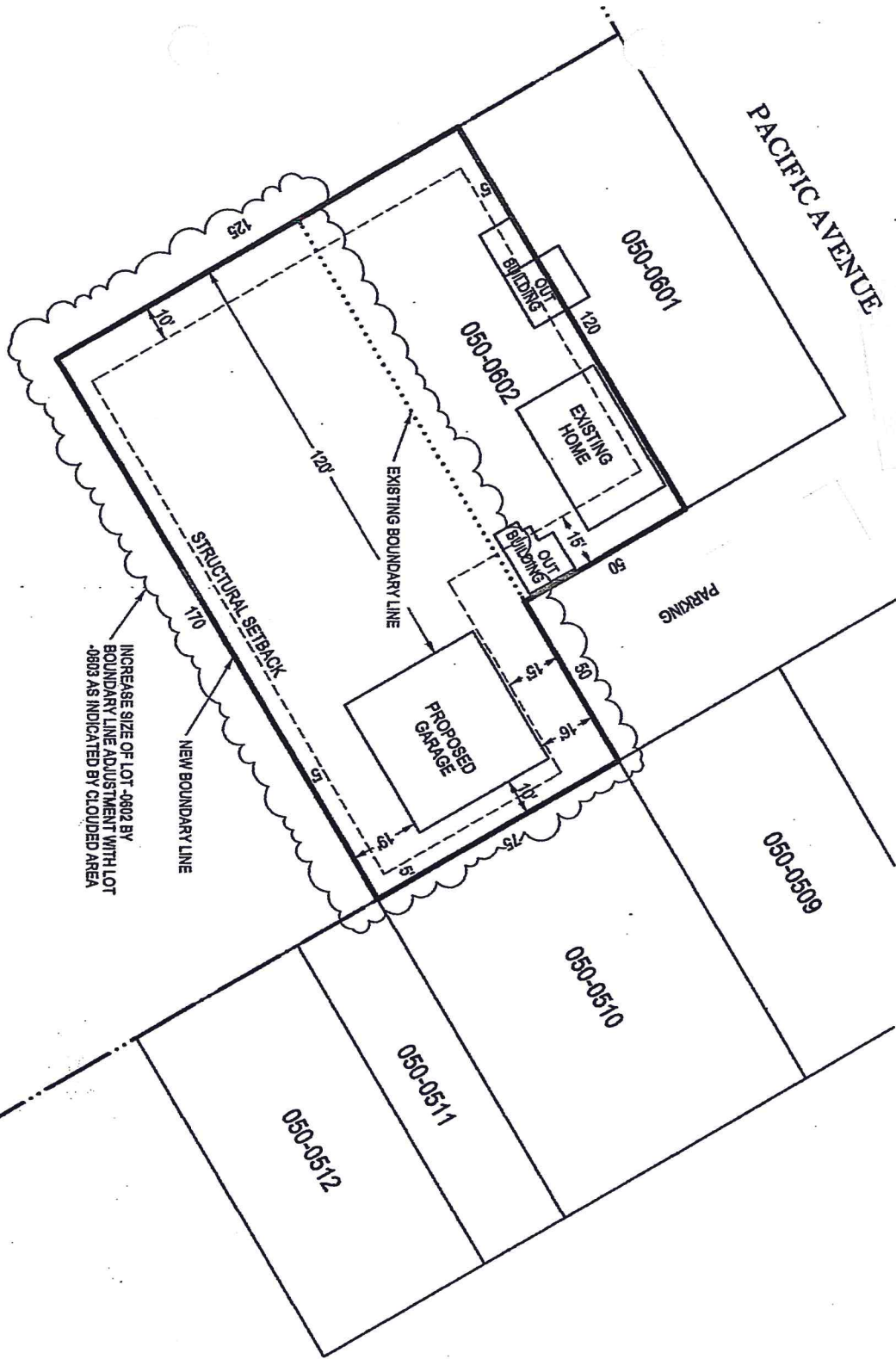
Lot 3, Block 6, NORTHERN RAILWAY COMPANY RONALD TOWNSITE, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 3 of Plats, page 75, records of said County, EXCEPT that portion conveyed to Kittitas County Water District No. 2 by Quit Claim Deed recorded May 26, 1995, under Auditor's File No. 581851, described as follows:

Beginning at the Southwest corner of said Lot 3;
Thence Easterly along the South line, thereof, a distance of 20 feet;
Thence North 0°13'41" East, to the Southerly line of Pacific Avenue;
Thence Southwesterly along said Southerly line to the West line of said Lot 3;
Thence South along said West line to the Southwest Corner, thereof to the point of beginning.

Abbreviated Legal: Lots 1, 2 and Lot 3 except that ptn all in Block 6, NORTHERN RAILWAY COMPANY RONALD TOWNSITE

AUG 27 2009
COUNTY

050-0603



INCREASE SIZE OF LOT -0602 BY
BOUNDARY LINE ADJUSTMENT WITH LOT
-0603 AS INDICATED BY CLOUDED AREA

STRUCTURAL SETBACK

EXISTING BOUNDARY LINE

NEW BOUNDARY LINE

THIS SITE PLAN IS NOT A SURVEY.
PROPERTY LINES AND POSITIONS OF
EXISTING BUILDING MAY NEED TO BE
VERIFIED PRIOR TO CONSTRUCTION.

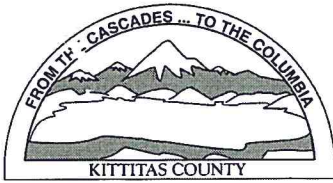
HAW GARAGE

W Pacific Avenue - Ronald, Washington



BUILDING DESIGN GROUP
C/O ELLIUM, WVA 855
509 674 5050 PH

STONE RIVER
ENGINEERING C



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

RECEIPT NO.: 00018635

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 022360

Date: 8/27/2013

Applicant: REPIN CONSTRUCTION LLC

Type: check # 7451

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00023	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00023	BLA MAJOR FM FEE	65.00
BL-13-00023	PUBLIC WORKS BLA	90.00
BL-13-00023	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00