

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

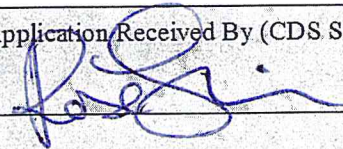
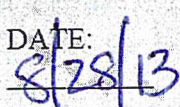

Note: a separate application must be filed for each boundary line adjustment request.

- 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
\$205.00	Kittitas County Public Health Department Environmental Health
<hr/>	
\$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 # 	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;"> PAID AUG 28 2013 KITTITAS CO. DATE STAMP IN BOX </div>
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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: BRAD C. TAYLOR

Mailing Address: POB 278

City/State/ZIP: CLE ELUM, VA.

Day Time Phone: 509 674 5297

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: ROBERT L. BAILEY

Mailing Address: 4201 HINY 970

City/State/ZIP: CLE ELUM, VA.

Day Time Phone: 509 679 7017

Email Address: pls808@hotmail.com

3. **Name, mailing address and day phone of other contact person**

If different than land owner or authorized agent.

Name: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

4. **Street address of property:**

Address: 7811 LAMBERT ROAD

City/State/ZIP: CLE ELUM, VA 98922

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

LOT 1 / LOT 2 TAYLOR SHORT PLAT AFN 205708170059

BOOK I OF SHORT PLATS, PAGE 222

6. **Property size:** _____ (acres)

10 AC / 10 AC

7. **Land Use Information: Zoning:** _____ **Comp Plan Land Use Designation:** _____

AG20

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

20-17-31054-0003 1.00 AC
20-17-31054-0001 9.00 AC
20-17-31054-0002 10.00 AC

20-17-31054-0003 1.00 AC NO CHANGE
" " " 0001 9.00 AC " "
" " " 0002 10.00 AC " "

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

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

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

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

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X  (date) 8/28/13

X  (date) 8-28-13

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: _____

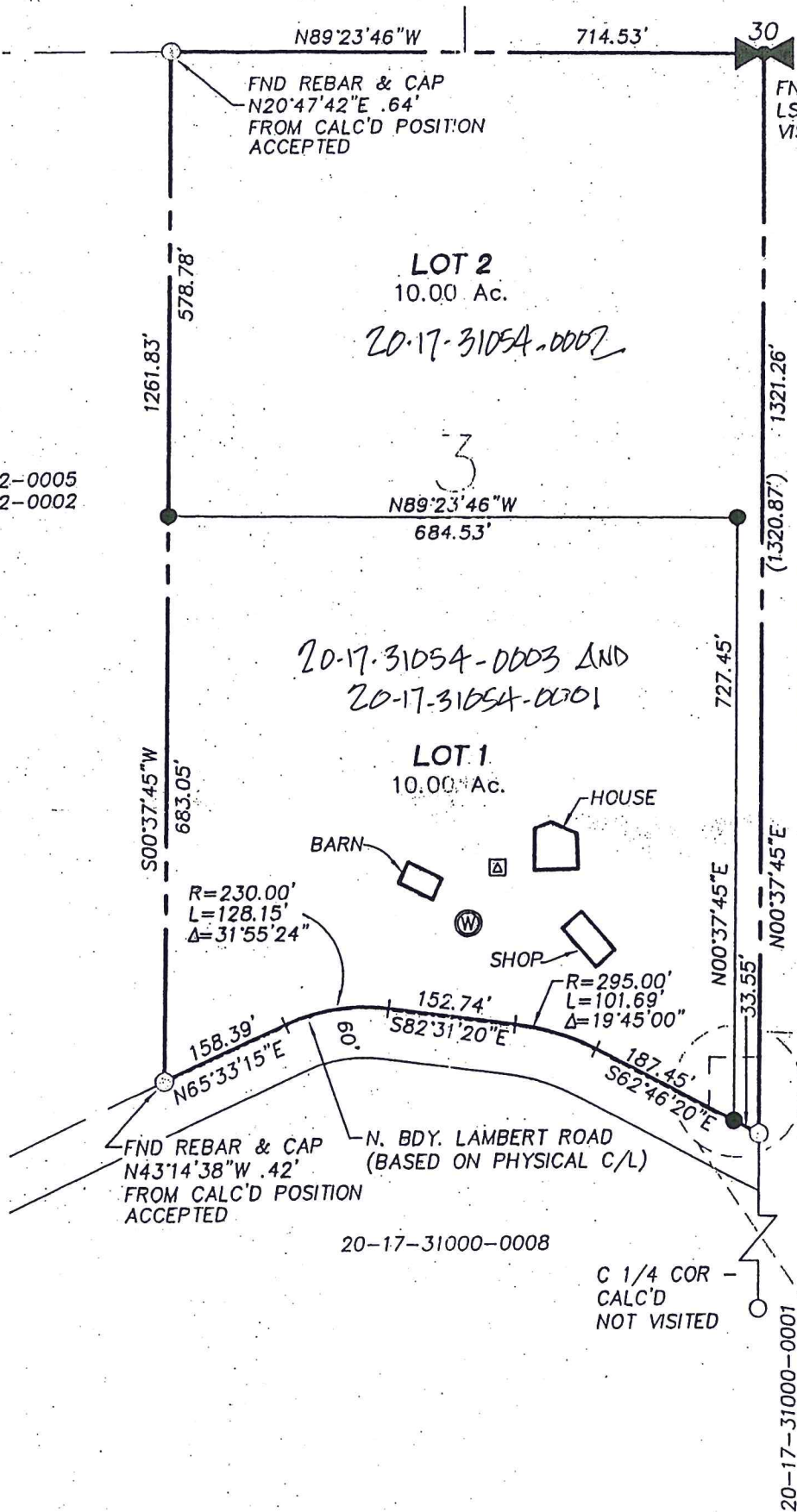
By: _____

Final Approval Date: _____

By: _____

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17-31052-0005
17-31052-0002



ASSIGNED BASIS OF BEARINGS

BEFORE B.L.A

20-17-31000-0013

20-17-31054-0003 AND
20-17-31054-0001

LOT 1
10.00 Ac.

LOT 2
10.00 Ac.

20-17-31054-0002

3
 $N89^{\circ}23'46''W$
684.53'

$R=230.00'$
 $L=128.15'$
 $\Delta=31^{\circ}55'24''$

$R=295.00'$
 $L=101.69'$
 $\Delta=19^{\circ}45'00''$

FND REBAR & CAP
 $N43^{\circ}14'38''W$.42'
FROM CALC'D POSITION
ACCEPTED

N. BDY. LAMBERT ROAD
(BASED ON PHYSICAL C/L)

20-17-31000-0008

60'X60' COMMON ACCESS
& UTILITY EASEMENT TO
SERVE LOTS 1 & 2 AND
FIRE APPARATUS
TURNAROUND.

C 1/4 COR
CALC'D
NOT VISITED

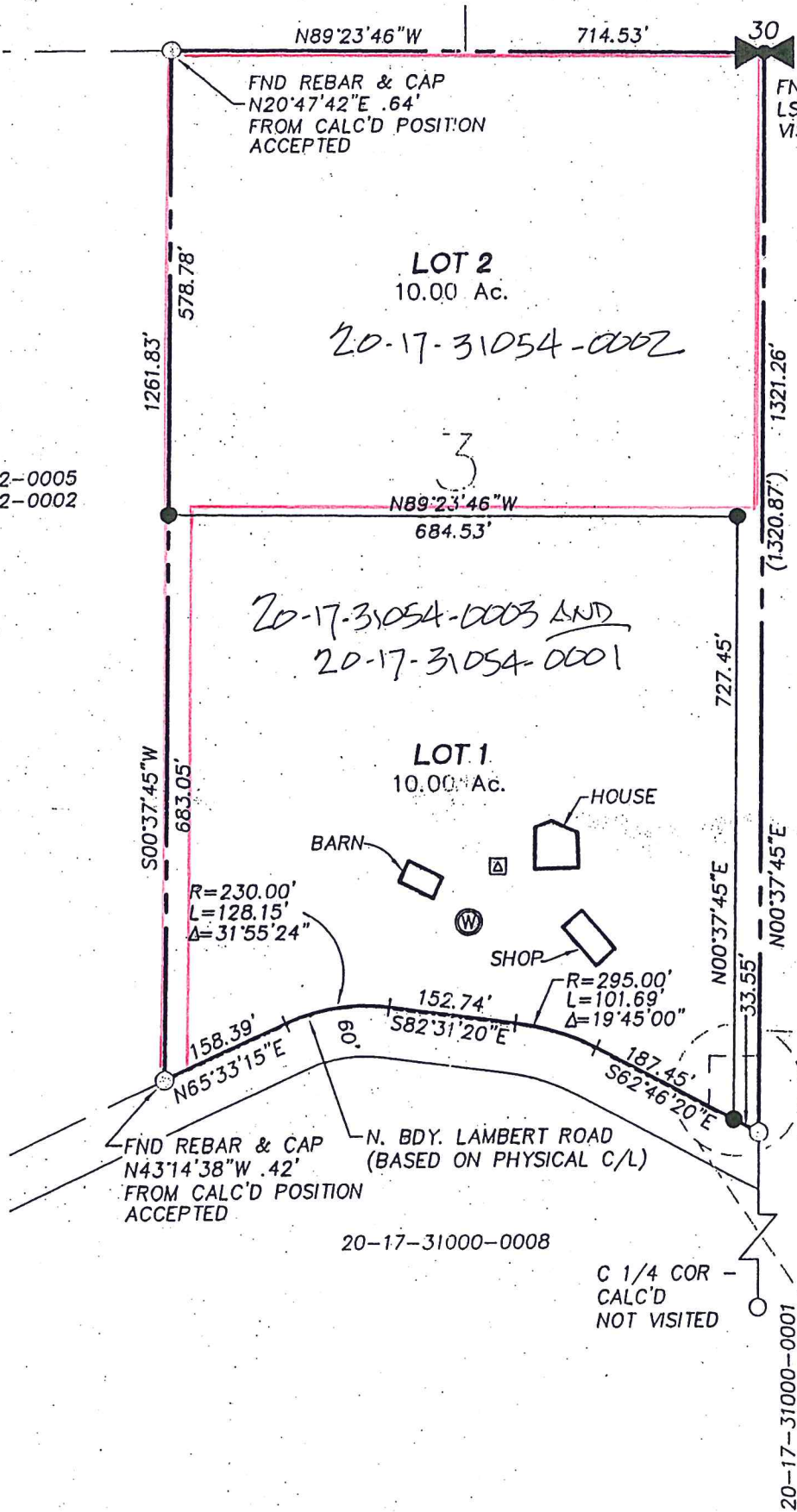
20-17-31000-0001

LEGEND

PAGE 4 OF 5

DWN
ARE

17-31052-0005
17-31052-0002

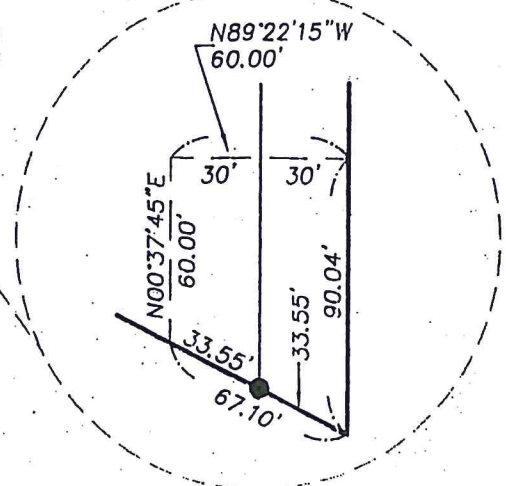


AFTER B.L.A.

LOTS 1 & 2 ADJUSTED TO RED LINES

20-17-31000-0013

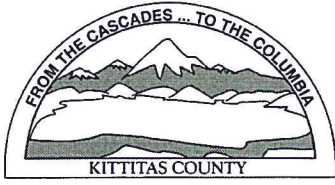
ASSIGNED BASIS OF BEARINGS



LEGEND

PAGE 5 OF 5

DWN ARE



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

RECEIPT NO.: 00018646

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027507

Date: 8/28/2013

Applicant: TAYLOR, BRAD C

Type: check # 8468

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00024	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00024	BLA MAJOR FM FEE	65.00
BL-13-00024	PUBLIC WORKS BLA	90.00
BL-13-00024	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00