

# 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
<b>\$585.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

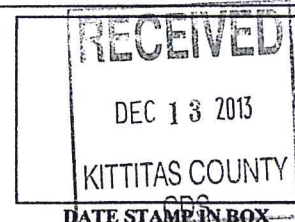
### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE: 12/13/13

RECEIPT # 19973



2/14

**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: Dunning Family Ranch LLC  
 Mailing Address: 731 S. Prairie Grass Dr.  
 City/State/ZIP: Boise ID 83716  
 Day Time Phone: 899-1129  
 Email Address: bcnw@hughes.net

**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: Chris Cruse  
 Mailing Address: PO Box 959  
 City/State/ZIP: Ellensburg WA 98926  
 Day Time Phone: 962-8242  
 Email Address: cruseandassoc@kvalley.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: Wilson Cr. Rd.  
 City/State/ZIP: Ellensburg WA 98926

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

Portions of Sections 18, 19, and 20 in T19N, R19E, WM

**6. Property size:** 929.93 (acres)

**7. Land Use Information:** Zoning: F/R Comp Plan Land Use Designation: Rural Working



3/14



8. Existing and Proposed Lot Information

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

New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

19-19-18000-0004 - 60.00AC	300.00AC
19-19-19000-0001 - 483.59AC	247.22AC
19-19-20000-0013 - 150.74AC	142.11AC
19-19-20000-0019 - 19.94AC	119.95AC
19-19-20000-0009 - 215.66AC	120.65AC

Total: 929.93

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 Chris Cruise (date) 12/9/2013

X Debra Dunning Buchanan (date) 12-11-13

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

4/14

Proposed

RECEIVED  
DEC 13 2013  
KITITAS COUNTY  
CDS

DUNNING PROPERTY  
PORTIONS OF SECTIONS 18, 19, AND 20,  
ALL IN T. 19 N., R. 19 E., W.M.



13 18  
24 19  
18 17  
19 20

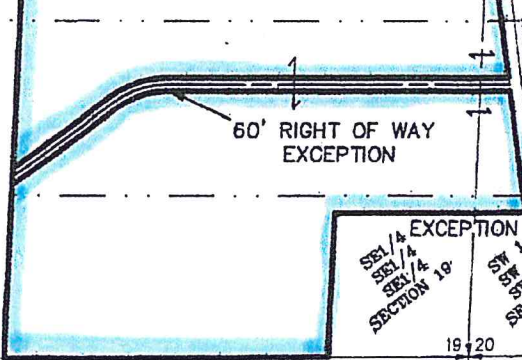
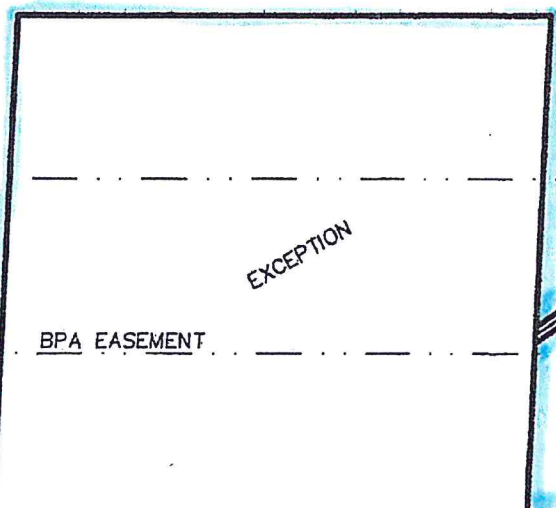
19-19-18000-0004  
300.00 AC.

2038.00'

240.00 acres

N89°35'38"E  
5161.11'

19-19-19000-0001  
247.19 acres  
247.22 AC.



WILSON CREEK RD

24 19  
25 30

19 20  
30 29

Revised 5/14  
Descriptions

# CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

DUNNING SECTIONS 18, 19 & 20 DESCRIPTIONS  
11/20/13



North Parcel - Tax Pct No. 19-19-18000-0004 (300.00 Ac)

That portion of the Southeast Quarter of Section 18, Township 19 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies west of Wilson Creek Road as it existed November 12, 1947, date of acquiring title;

AND

That portion of Section 19, Township 19 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which lies north of a line described as follows:

Beginning at the northwest corner of said Section 19; thence south along the west boundary of said section, 2038 feet to the true point of beginning for said described line; thence N 89°35'38" E, 5161.11 feet to the east boundary of said Section 19 and the end of said described line.

South Parcel - Tax Pct No 19-19-19000-0001 (247.22 Ac)

That portion of the Southwest Quarter of Section 20, Township 19 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, lying west of the westerly right of way of Wilson Creek Road;

AND

Section 19, Township 19 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion of said Section 19 which lies north of a line described as follows:

Beginning at the northwest corner of said Section 19; thence south along the west boundary of said section, 2038 feet to the true point of beginning for said described line; thence N 89°35'38" E, 5161.11 feet to the east boundary of said Section 19 and the end of said described line;

AND EXCEPT that portion of said Section 19 described as follows:

Beginning at a point on the south boundary line of said Section 19, which bears South 89°41'20" West, 2130.9 feet from the southeast corner of said Section 19, evidenced by a 1 inch iron rod; thence North 00°02'50" West, 2320.0 feet to a point in the Northwest Quarter, Southeast Quarter of said Section 19, which lies 993.6 feet northerly (when measured at right





6/14

**CRUSE**  
& ASSOCIATES  
PROFESSIONAL LAND SURVEYORS



DUNNING SECTIONS 18, 19 & 20 DESCRIPTIONS (cont.)  
11/20/13

angles) of the survey line BPA Grand Coulee-Raver No. 1 and 2 transmission line (formerly Covington-Grand Coulee transmission line), as described in an instrument recorded in Book 63, Page 394, Deed Records of said County; thence South 89°57'10" West, parallel to said Grand Coulee-Ravers Nos. 1 and 2 transmission line, 2450.0 feet; thence South 00°02'50" East, 2311.0 feet to a point on the southerly boundary line of said Section 19, which bears South 89°42'59" East, 536.1 feet from the southwest corner of said Section 19, evidenced by a north/south-east/west fenceline intersection; thence South 89°42'59" East along said southerly line of Section 19, 1950.0 feet to the south quarter corner of said Section 19, evidenced by a South-East/West fenceline intersection; thence North 89°41'20" East, along said southerly line of Section 19, 500.0 feet to the Point of Beginning;

AND EXCEPT a right of way 60 feet wide for a new road to be constructed over and across the SW1/4 SE1/4 and the N1/2 SE1/4 SE1/4 of Section 19 and that portion of the NW1/4 SW1/4 SW1/4 of Section 20, which lies westerly of County Road No. 67 (Wilson Creek Road), all in Township 19 North, Range 19 East, Willamette Meridian, Kittitas County, Washington. The boundaries of said right of way lie 30 feet on each side of and parallel with the centerline which is described with reference to the Washington Coordinate System, South Zone, as follows:

Beginning at access road station 100+00.0, a point in the SE1/4 SW1/4 of said Section 19, which bears N 78°29'52" W, 2787.0 feet from the southeast corner of said Section 19, evidenced by a 1/2 inch iron rod; thence N 87°57'10" E, 150.0 feet to access road station 101+50.0; thence 182.3 feet along the arc of a curve to the left, having a radius of 277.0 feet and a central angle of 37°42'55"; thence N 37°45'45" E, 907.2 feet to access road station 112+39.5; thence 263.4 feet along the arc of a curve to the right, having a radius of 400.0 feet and a central angle of 37°42'55"; thence N 89°57'10" E, 1596.6 feet to access road station 130+99.5, the terminus of BPA access road SHUL-SAR-1, a point on the centerline of the 60 foot wide right of way of said County Road No. 67 which bears N 6°40'33" E, 1263.0 feet from said southeast corner of Section 19;

AND EXCEPT the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 19 and that portion of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 20 lying West of the Westerly right of way line of the County Road.

All as per attached Exhibit.

These descriptions are based on information of record.  
No field work was performed by Cruse & Associates.



7/14

DUNNING PROPERTY  
PORTIONS OF SECTIONS 18, 19, AND 20.  
ALL IN T. 19 N., R. 19 E., W.M.

RECEIVED  
DEC 1 8 2000  
KITITAS COUNTY  
CDS

WILSON CREEK RD

60.00 acres

13 18  
24 19

18 17  
19 20

2038.00'

240.00 acres

N89°35'38"E  
5161.11'

247.19 acres

EXCEPTION

BPA EASEMENT

60' RIGHT OF WAY  
EXCEPTION

WILSON CREEK RD

24 19  
25 30

19 20  
30 29

EXCEPTION  
SE 1/4  
SE 1/4  
SECTION 18

EXCEPTION  
SW 1/4  
SECTION 20

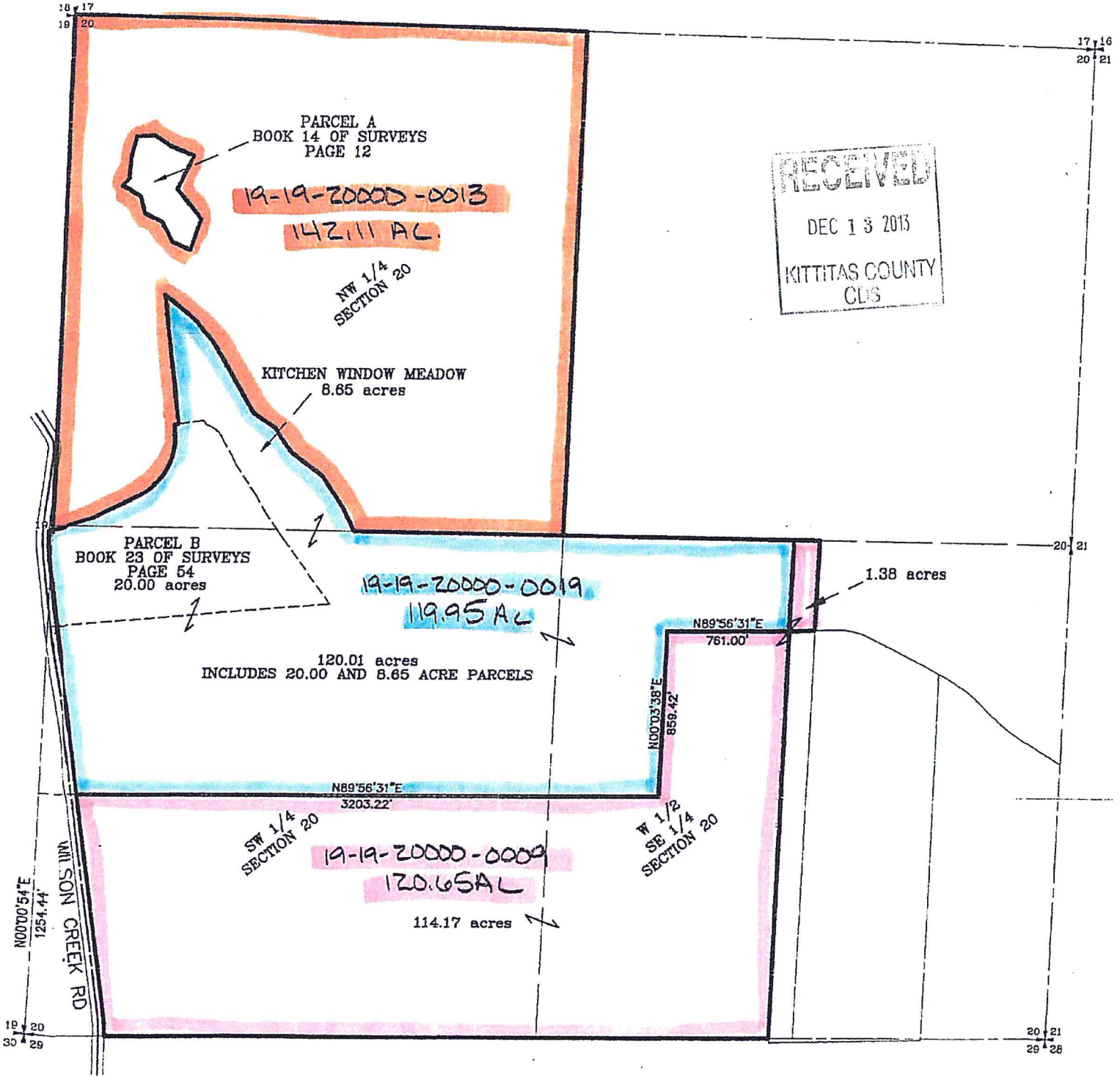
8/14

Proposed

# DUNNING PROPERTY

PORTION OF SECTION 20  
IN T. 19 N., R. 19 E., W.M.

RECEIVED  
DEC 13 2015  
KITITAS COUNTY  
CLERK





# CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

Revised  
Descriptions

9/14

## DUNNING SECTION 20 DESCRIPTIONS 12/9/13



North Parcel Tax Pcl No. 19-19-20000-0013 (142.11 AL)

The Northwest Quarter of Section 20, Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington;

EXCEPT Parcel A of that certain survey as recorded in Book 14 of Surveys, page 12, under Auditor's File No. 488587;

AND EXCEPT Parcel B of that certain survey as recorded in Book 23 of Surveys, page 54, under Auditor's File No. 199801130006;

AND EXCEPT that portion of said Northwest Quarter lying northeasterly of said Parcel B and easterly and southwesterly of a line described as follows:

Beginning at the northerly most corner of said Parcel B; thence S 81°01'11" W, along the north boundary of said Parcel B, 133.24 feet to the true point of beginning for said described line; thence N 08°28'33" W, 675.85 feet; thence S 51°11'16" E, 224.52 feet; thence S 40°26'30" E, 140.11 feet; thence S 31°20'26" E, 422.70 feet; thence S 56°06'29" E, 141.48 feet; thence S 35°13'57" E, 153.35 feet; thence S 53°41'18" E, 207.37 feet; thence S 34°55'03" E, 193.19 feet; thence S 27°36'37" E, 148.75 feet to the south boundary of said Northwest Quarter and the end of said described line;

AND

That portion of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 20, Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington, lying northwesterly of Parcel B of that certain survey as recorded in Book 23 of Surveys, page 54, under Auditor's File No. 199801130006.



10/14

# CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

DUNNING SECTION 20 DESCRIPTIONS (cont.)  
12/9/13



Middle Parcel Tax P<sub>2</sub>1 No. 19-19-20000-0019 (119.95 AC)

The Southwest Quarter of Section 20, Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington, which lies east of Wilson Creek Road;

EXCEPT Parcel B of that certain survey as recorded in Book 23 of Surveys, page 54, under Auditor's File No. 199801130006;

AND EXCEPT That portion of the Northwest Quarter of the Northwest Quarter of the said Southwest Quarter, lying northwesterly of said Parcel B;

AND

Parcel B of that certain survey as recorded in Book 23 of Surveys, page 54, under Auditor's File No. 199801130006;

AND

That portion of the Northwest Quarter of said Section 20 lying northeasterly of said Parcel B and easterly and southwesterly of a line described as follows:

Beginning at the northerly most corner of said Parcel B; thence S 81°01'11" W, along the north boundary of said Parcel B, 133.24 feet to the true point of beginning for said described line; thence N 08°28'33" W, 675.85 feet; thence S 51°11'16" E, 224.52 feet; thence S 40°26'30" E, 140.11 feet; thence S 31°20'26" E, 422.70 feet; thence S 56°06'29" E, 141.48 feet; thence S 35°13'57" E, 153.35 feet; thence S 53°41'18" E, 207.37 feet; thence S 34°55'03" E, 193.19 feet; thence S 27°36'37" E, 148.75 feet to the south boundary of said Northwest Quarter and the end of said described line;

AND

That portion of the West Half of the Southeast Quarter of Section 20, Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington, which lies west of a line described as follows:

Beginning at the Southeast corner of said Southeast Quarter, thence S 89°56'31" W, along the South line thereof, 1436.84 feet, more or less, to the intersection of said South line with an existing fence line, said intersection being the true point of beginning for the line described; thence N 00°03'38" E, along said fence line, 2113.86 feet, more or less, to the Southerly right-of-way for Naneum Road; thence continuing N 00°03'38" E to the North line of said Southeast Quarter and the end of said described line;

EXCEPTING FROM ALL OF THE ABOVE that portion thereof lying southerly of a line described as follows:

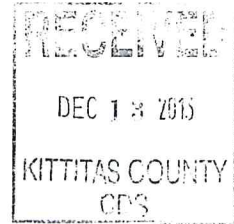


11/14

# CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

DUNNING SECTION 20 DESCRIPTIONS (cont.)  
12/9/13



Beginning at the Southwest corner of said Section 20, thence N 00°00'54" E, along the West line thereof, 1254.44 feet to the true point of beginning for the line described; thence N 89°56'31" W, 3203.22 feet; thence N 00°03'38" E, 859.42 feet; thence N 89°56'31" E, 761.00 feet to the east boundary of said West half of the Southeast Quarter and end of said described line.

Being a portion of Section 20 and of the East Half of Section 19, all in Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington.



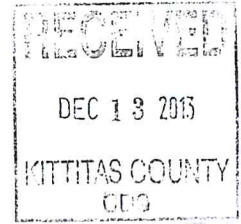


12/14

# CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

DUNNING SECTION 20 DESCRIPTIONS (cont.)  
12/9/13



South Parcel Tax Pct No. 19-19-20000-0009 (120.65AL)

The Southwest Quarter and the West Half of the Southeast Quarter of Section 20, Township 19 North, Range 19 East. W.M., in the County of Kittitas, State of Washington, which lies east of Wilson Creek Road and lying southerly of a line described as follows:

Beginning at the Southwest corner of said Section 20, thence N 00°00'54" E, along the West line thereof, 1254.44 feet to the true point of beginning for the line described; thence N 89°56'31" W, 3203.22 feet; thence N 00°03'38" E, 859.42 feet; thence N 89°56'31" E, 761.00 feet to the east boundary of said West half of the Southeast Quarter and end of said described line.

EXCEPT that portion of said West Half of the Southeast Quarter which lies south of the South right-of-way for Naneum Road and Naneum Road projected and East of the following described existing fence line:

Beginning at the Southeast corner of said Southeast Quarter, thence S 89°56'31" W, along the South line thereof, 1436.84 feet, more or less, to the intersection of said South line with said existing fence line, said intersection being the true point of beginning for the line described; thence N 00°03'38" E, along said fence line, 2113.86 feet, more or less, to the Southerly right-of-way for Naneum Road and the end of said described line;

AND

That portion of said West Half of the Southeast Quarter which lies North of the Southerly right of way of Naneum Road and east of a line described as follows:

Beginning at the Southeast corner of said Southeast Quarter, thence S 89°56'31" W, along the South line thereof, 1436.84 feet, more or less, to the intersection of said South line with an existing fence line; thence N 00°03'38" E, along said fence line, 2113.86 feet, more or less, to the Southerly right-of-way for Naneum Road and the true point of beginning for the line described; thence continuing N 00°03'38" E to the North line of said Southeast Quarter and the end of said described line.

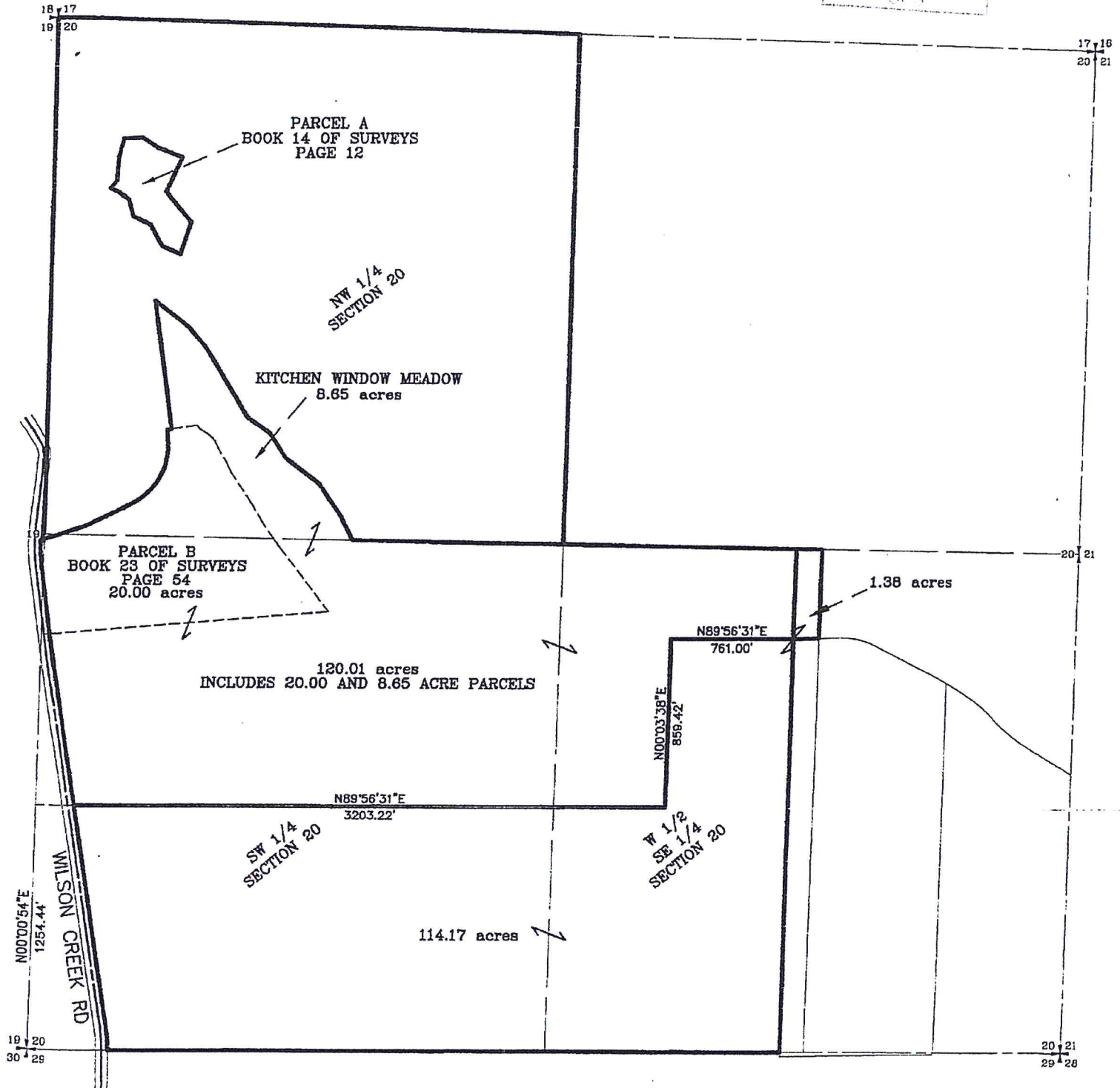


13/14

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DEC 1 8 2013  
KITITAS COUNTY  
CLS

# DUNNING PROPERTY

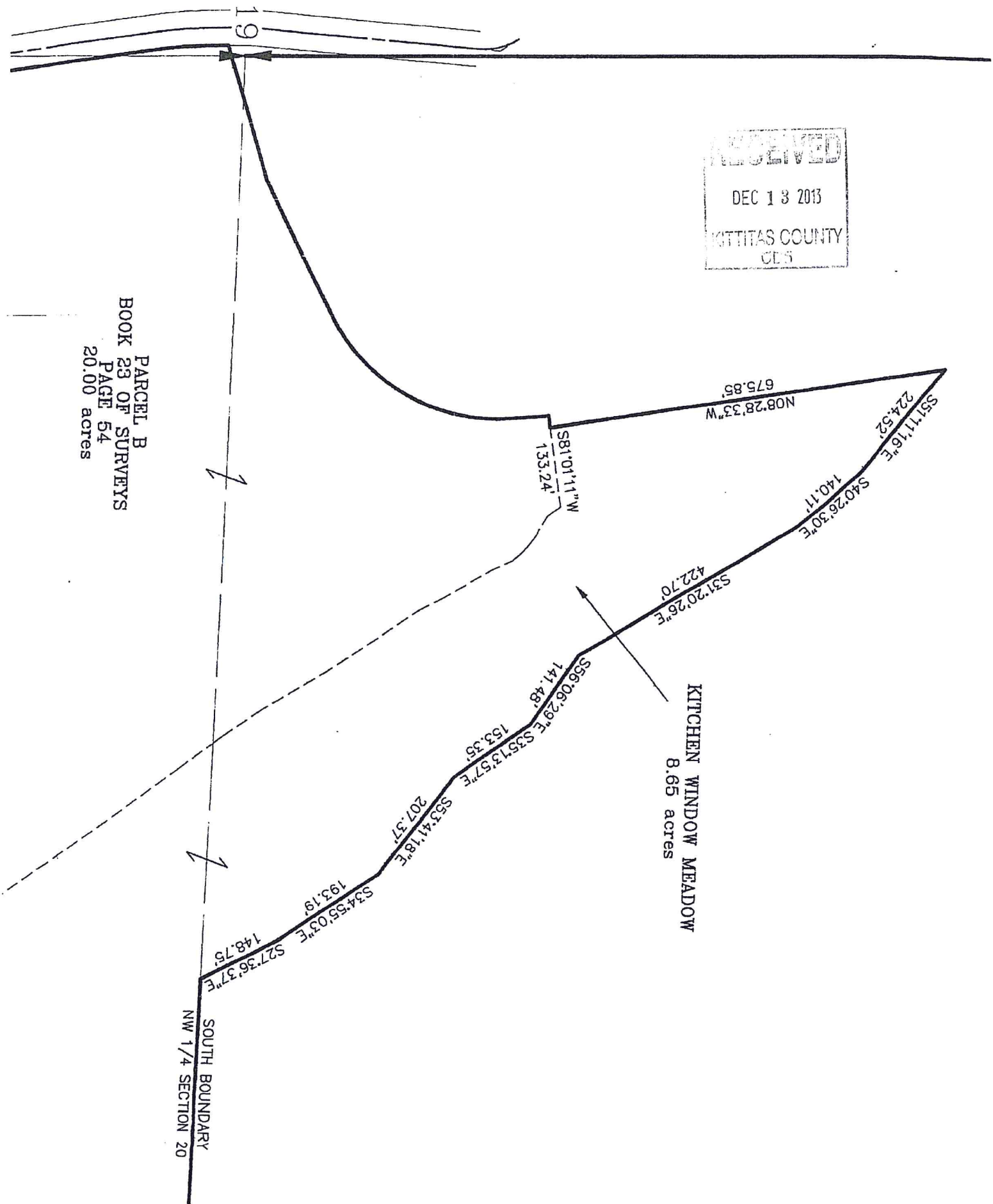
PORTION OF SECTION 20  
IN T. 19 N., R. 19 E., W.M.



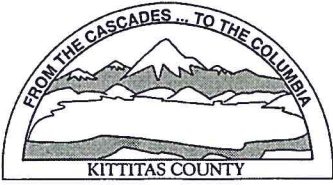
14/14

RECEIVED  
DEC 13 2013  
KITTITAS COUNTY  
CDS

PARCEL B  
BOOK 23 OF SURVEYS  
PAGE 54  
20.00 acres







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

**RECEIPT NO.: 00019973**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 027922

**Date:** 12/13/2013

**Applicant:** DUNNING FAMILY RANCH LLC

**Type:** check # 1034

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00032	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00032	BLA MAJOR FM FEE	65.00
BL-13-00032	PUBLIC WORKS BLA	90.00
BL-13-00032	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00