

*Claudia A. Gowan, PLLC*

A PROFESSIONAL LIMITED LIABILITY COMPANY

---

Market Place One, Suite 330  
2003 Western Avenue  
Seattle, Washington 98121  
(206) 443-2733  
[claudia@cagowanlaw.com](mailto:claudia@cagowanlaw.com)  
[www.seattletrustsandestates.com](http://www.seattletrustsandestates.com)

October 22, 2014



Mr. Jeff Watson  
Kittitas County Community Development Services  
411 N. Ruby St. Suite 2  
Ellensburg, WA 98926

Re: Estate of Douglas D. Curry  
Application for Boundary Line Adjustment  
Parcels #145734, #104636  
3032 Upper Peoh Point Road and 3030 Upper Peoh Point Road

Dear Jeff:

I am writing to forward the application for a boundary line adjustment submitted by Wescott W. Peterson, Personal Representative of the Estate of Douglas D. Curry. I represent Scott and the Estate for purposes of this matter.

I spoke with Mr. Bob Bailey, who prepared the legal descriptions that are enclosed with the application on the Estate's behalf. He indicated that he believed that the drawings that we are submitting along with the legal descriptions should be sufficient for identifying the issues raised for purposes of the Unified Site Plan. For this reason, I am taking your advice and submitting the application, trusting that if you need additional information, you will advise me.

Jeff, thank you very much for your assistance. I greatly appreciate it.

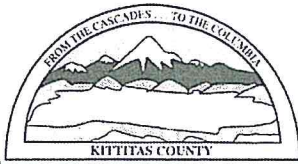
Best regards,

A handwritten signature in cursive script that reads "Claudia".

Claudia A. Gowan

Enc.

cc: Wescott W. Peterson



# 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)*

**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

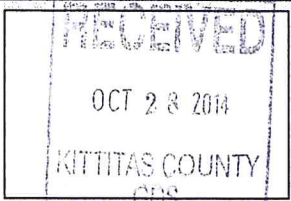
Note: a separate application must be filed for each boundary line adjustment request.

- 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
\$215.00	Kittitas County Public Health Department Environmental Health
<b>\$595.00</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):  _____	DATE:  _____	RECEIPT #  _____	
---	--------------------	------------------------	---

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

FORM LAST REVISED: 1-02-2013

Page 1 of 3

- 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: Douglas D. Curry, by Wescott W. Peterson, Personal Representative, Estate of Douglas D. Curry

Mailing Address: c/o: Claudia A. Gowan, PLLC, 2003 Western Avenue, Suite 330

City/State/ZIP: Seattle, WA 98121

Day Time Phone: (206) 669-3795

Email Address: wescottpeterson@comcast.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: Claudia A. Gowan, Claudia A. Gowan, PLLC

Mailing Address: 2003 Western Avenue, Suite 330

City/State/ZIP: Seattle, WA 98121

Day Time Phone: (206) 443-2733

Email Address: Claudia@cagowanlaw.com

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

**4. Street address of property:**

Address: 3032 Upper Peoh Point Road, 03030 Upper Peoh Point Rd.

City/State/Zip: Cle Elum, WA 99922

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

See, attachments.

**6. Property size: 6.28 (acres), 29.16 (acres)**

**7. Land Use Information:** Zoning: Forest/Range. Comp Plan Land Use Designation: Rural Working Forest/Range. Comp Plan Land Use Designation: Rural Working

**8. Existing and Proposed Lot Information**

Original Parcel Number(s) & Acreage New Acreage

(1 parcel number per line) (Survey Vol. Bk 33, Pg119)

145734 Current 6.28 (acs) Proposed: 15.18 (acres)  
104636 Current 29.16 (acs) Proposed: 20.26 (acres)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICANT IS: XXX 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 W = W P (date) 10/21/14

X [Signature] (date) 10/21/14

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

NARRATIVE PROJECT DESCRIPTION

Wescott W. Peterson, Personal Representative and Executor of the Estate of Douglas D. Curry, Kittitas County Superior Court, Cause # 04-4-00058-1, is requesting a boundary line adjustment expanding the property line on the western and southern boundaries of parcel no. 145734 for the purpose of 1) protecting drainage fields and seasonal water sources close to the western edge of the current property line, which are alternate water sources to the water rights associated with 145734, and to include such alternate water sources within the boundaries of 145734, and, for maintaining a right of way on a dirt utility access which provides access to the remaining portions of the existing property. The main water source is situated approximately 3000 feet horizontally uphill from the residence and is not affected under this BLA. Note: while a mobile home will also be encompassed under the BLA, the mobile home is not in use and serves as storage.

Under the project, the Estate is simply taking 8.9 acres from 104636. Such acres are in excess of the minimum required acreage for 104636 and are being tacked on to 145734 to accomplish the Estate's purposes. Both parcels 145734 and 104636 are owned by the Estate.



PARCEL 145734 Description from 2006 Survey AFN200611140022; Bk 33 of Surveys, Pg 119

That portion of the NE4, Section 11, T19N R15E WM in the County of Kittitas, State of Washington described as follows:

Beginning at the N ¼ sec cor of said section 11; Thence S89°16'16"E along the north line of said NE4, 1040.24' to the True Point-of-Beginning; Thence continuing S89°16'16"E along said north line 555.44' to intersect with the west boundary of the easement description in AFN450900; Thence SOUTH along said boundary 74.08'; Thence S15°W along said boundary 195.26'; Thence S18°W along said boundary 294.19'; Thence S37°W along said boundary, 5.47'; Thence N89°16'16"W parallel with the north line of said section 417.70'; thence N00°43'44"E, 549.03' to the True Point-of-Beginning, Containing 6.28 Acres.

NEW DESCRIPTION from the BLA for PARCEL 145734

That portion of the NE4, Section 11, T19N R15E WM in the County of Kittitas, State of Washington described as follows:

Beginning at the N ¼ sec cor of said section 11; Thence S89°16'16"E along the north line of said NE4, 566.71' to the True Point-of-Beginning; Thence continuing S89°16'16"E along said north line 1028.97' to intersect with the west boundary of the easement description in AFN450900; Thence SOUTH along said boundary 74.08'; Thence S15°W along said boundary 195.26'; Thence S18°W along said boundary 294.19'; Thence S37°W along said boundary, 193.67'; Thence N89°16'16"W parallel with the north line of said section 779.88'; thence N00°43'44"E, 701.10' to the True Point-of-Beginning, Containing 15.18 Acres.



**808's LLC**  
**PROFESSIONAL LAND SURVEYING**  
**4201 HWY 970, CLE ELUM, WA 98922**  
**509 674 5551**

10/12/14

PARCEL 104636 Description from 2006 Survey; AFN200611140022; Bk 33 of Surveys, Pg 119

That portion of the NE4, Sec 11, T19N R15E WM shown as tract 4, Record of Survey, Book 20, Page 110, AFN574819 all situated in the County of Kittitas, State of Washington more particularly described as follows:

Beginning at the N 1/4 sec cor of said Section 11 which is also the True Point-of-Beginning; Thence S89°16'16"E along the north line of said NE4, 1040.24' to the NW corner of Tax Parcel 19-15-11010-0008; Thence S0°43'44"W, 549.03' to the SW corner of said Tax Parcel; Thence S89°16'16"E, 417.70' to intersect with the west boundary of the easement description in AFN450900; Thence S37°W along said boundary, 188.20'; Thence S42°W along said boundary, 92.86'; Thence S64°W along said boundary, 95.74'; Thence S58°W along said boundary, 104.46'; Thence S47°W along said boundary, 205.78'; Thence S36°W along said boundary, 105.25'; Thence S27°W along said boundary, 46.70'; Thence S25°36'42"W, 77.97' to the NE corner of Lot 1, Plat of Little Peoh Point Tracts; Thence N83°21'59"W along the north line of said Plat of Little Peoh Point Tracts, 829.63' (827.65') to intersect with the west line of said NE4; Thence N0°28'44"W along said west line, 1126.50' to the True Point-of-Beginning; Containing 29.16 Acres.

NEW DESCRIPTION from the BLA for PARCEL 104636

That portion of the NE4, Sec 11, T19N R15E WM shown as tract 4, Record of Survey, Book 20, Page 110, AFN574819 all situated in the County of Kittitas, State of Washington more particularly described as follows:

Beginning at the N 1/4 sec cor of said Section 11 which is also the True Point-of-Beginning; Thence S89°16'16"E along the north line of said NE4, 566.71' to the NW corner of Parcel 145734; Thence S0°43'44"W, 701.10' to the SW corner of last said Parcel; Thence S89°16'16"E, 779.88' to intersect with the west boundary of the easement description in AFN450900; Thence S42°W along said boundary, 92.86'; Thence S64°W along said boundary, 95.74'; Thence S58°W along said boundary, 104.46'; Thence S47°W along said boundary, 205.78'; Thence S36°W along said boundary, 105.25'; Thence S27°W along said boundary, 46.70'; Thence S25°36'42"W, 77.97' to the NE corner of Lot 1, Plat of Little Peoh Point Tracts; Thence N83°21'59"W along the north line of said Plat of Little Peoh Point Tracts, 829.63' (827.65') to intersect with the west line of said NE4; Thence N0°28'44"W along said west line, 1126.50' to the True Point-of-Beginning; Containing 20.26 Acres.

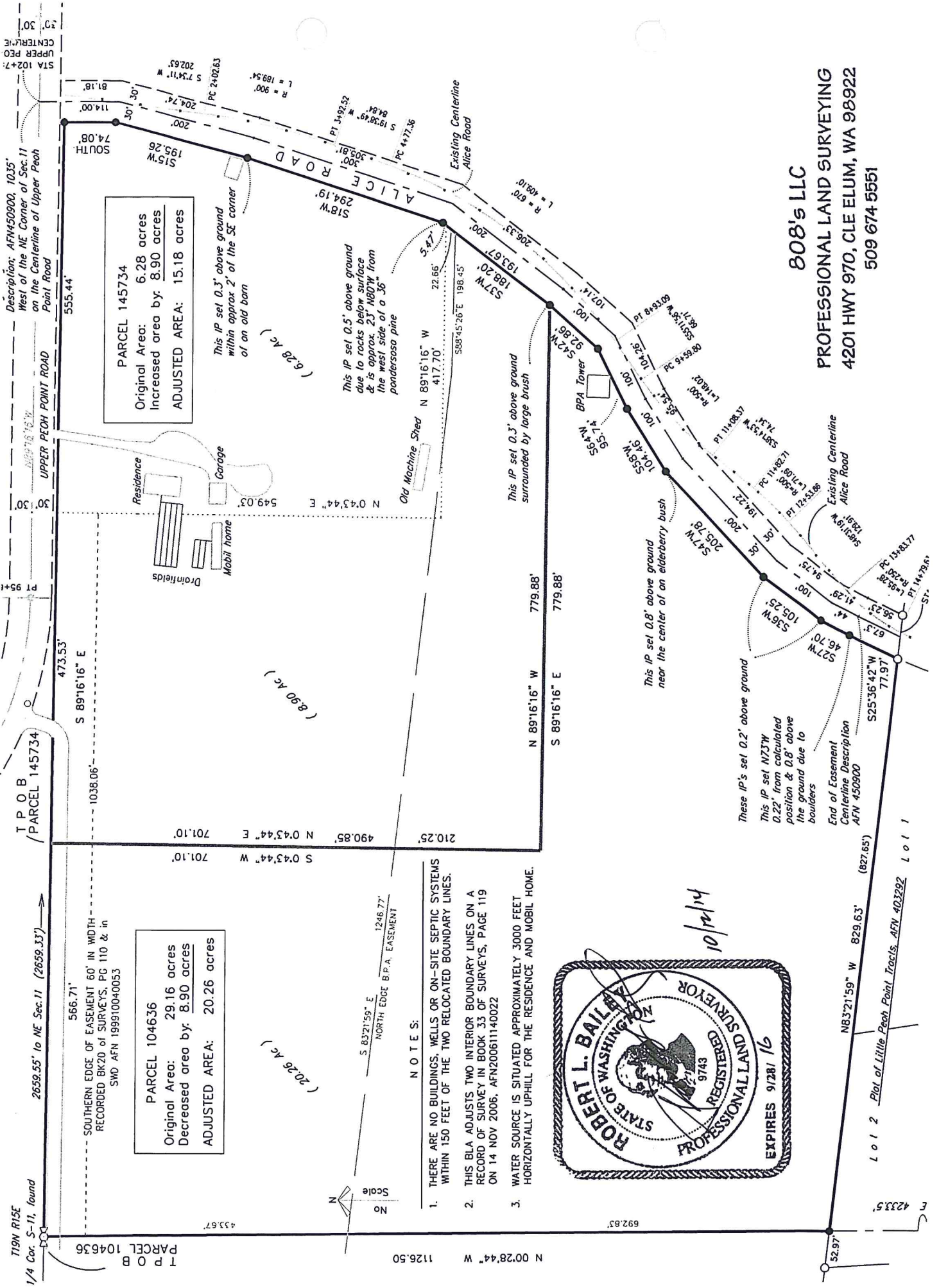
**808's LLC**

**PROFESSIONAL LAND SURVEYING**

**4201 HWY 970, CLE ELUM, WA 98922**

**509 674 5551**

10/12/14



179N RISE  
N 1/4 Cor. S-11, found  
2659.55' to NE Sec. 11 (2659.33')

566.71'  
SOUTHERN EDGE OF EASEMENT 60' IN WIDTH  
RECORDED BK20 of SURVEYS, PG 110 & in  
SWD AFN 199910040053

PARCEL 104636  
Original Area: 29.16 acres  
Decreased area by: 8.90 acres  
ADJUSTED AREA: 20.26 acres

PARCEL 145734  
Original Area: 6.28 acres  
Increased area by: 8.90 acres  
ADJUSTED AREA: 15.18 acres

(20.26 Ac.)

(8.90 Ac.)

(6.28 Ac.)

This IP set 0.3' above ground  
within approx 2' of the SE corner  
of an old barn

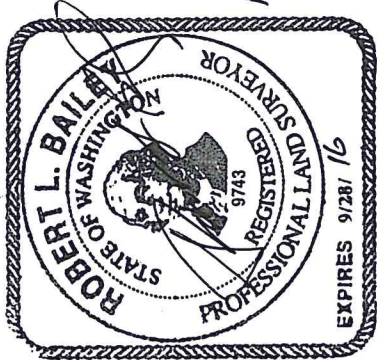
This IP set 0.5' above ground  
due to rocks below surface  
& is approx. 23' N80°W from  
the west side of a 36"  
ponderosa pine

This IP set 0.3' above ground  
surrounded by large brush

This IP set 0.8' above ground  
near the center of an elderberry bush

These IP's set 0.2' above ground  
This IP set N73°W  
0.22' from calculated  
position & 0.8' above  
the ground due to  
boulders  
End of Easement  
Centerline Description  
AFN 450900

- NOTES:
1. THERE ARE NO BUILDINGS, WELLS OR ON-SITE SEPTIC SYSTEMS WITHIN 150 FEET OF THE TWO RELOCATED BOUNDARY LINES.
  2. THIS BLA ADJUSTS TWO INTERIOR BOUNDARY LINES ON A RECORD OF SURVEY IN BOOK 33 OF SURVEYS, PAGE 119 ON 14 NOV 2006, AFN20061140022
  3. WATER SOURCE IS SITUATED APPROXIMATELY 3000 FEET HORIZONTALLY UPHILL FOR THE RESIDENCE AND MOBIL HOME.



10/12/14

808's LLC  
PROFESSIONAL LAND SURVEYING  
4201 HWY 970, CLE ELUM, WA 98922  
509 674-5551

829.63' (827.65')  
N83°21'59" W  
L o l 2 Plat of Little Peoh Point Tracts, AFN 401292 L o l 1

UPPER PEOH POINT ROAD  
Description: AFN450900, 1035'  
West of the NE Corner of Sec. 11  
on the Centerline of Upper Peoh  
Point Road

STATIONING: STA 102+7.7, STA 102+7.0, STA 102+6.3, STA 102+5.6, STA 102+4.9, STA 102+4.2, STA 102+3.5, STA 102+2.8, STA 102+2.1, STA 102+1.4, STA 102+0.7, STA 101+0.0, STA 100+0.0, STA 99+0.0, STA 98+0.0, STA 97+0.0, STA 96+0.0, STA 95+0.0, STA 94+0.0, STA 93+0.0, STA 92+0.0, STA 91+0.0, STA 90+0.0, STA 89+0.0, STA 88+0.0, STA 87+0.0, STA 86+0.0, STA 85+0.0, STA 84+0.0, STA 83+0.0, STA 82+0.0, STA 81+0.0, STA 80+0.0, STA 79+0.0, STA 78+0.0, STA 77+0.0, STA 76+0.0, STA 75+0.0, STA 74+0.0, STA 73+0.0, STA 72+0.0, STA 71+0.0, STA 70+0.0, STA 69+0.0, STA 68+0.0, STA 67+0.0, STA 66+0.0, STA 65+0.0, STA 64+0.0, STA 63+0.0, STA 62+0.0, STA 61+0.0, STA 60+0.0, STA 59+0.0, STA 58+0.0, STA 57+0.0, STA 56+0.0, STA 55+0.0, STA 54+0.0, STA 53+0.0, STA 52+0.0, STA 51+0.0, STA 50+0.0, STA 49+0.0, STA 48+0.0, STA 47+0.0, STA 46+0.0, STA 45+0.0, STA 44+0.0, STA 43+0.0, STA 42+0.0, STA 41+0.0, STA 40+0.0, STA 39+0.0, STA 38+0.0, STA 37+0.0, STA 36+0.0, STA 35+0.0, STA 34+0.0, STA 33+0.0, STA 32+0.0, STA 31+0.0, STA 30+0.0, STA 29+0.0, STA 28+0.0, STA 27+0.0, STA 26+0.0, STA 25+0.0, STA 24+0.0, STA 23+0.0, STA 22+0.0, STA 21+0.0, STA 20+0.0, STA 19+0.0, STA 18+0.0, STA 17+0.0, STA 16+0.0, STA 15+0.0, STA 14+0.0, STA 13+0.0, STA 12+0.0, STA 11+0.0, STA 10+0.0, STA 9+0.0, STA 8+0.0, STA 7+0.0, STA 6+0.0, STA 5+0.0, STA 4+0.0, STA 3+0.0, STA 2+0.0, STA 1+0.0, STA 0+0.0