

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. __, Pg __)

17-19-34000-0048 - 3 AC.

3.79 AC As per survey

17-19-35000-0015 - 98.58 AC

104.29 AC

17-19-35000-0019 (MBSW)

Adjust existing tax parcel
around house & barnyard.

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 Curse (date) 2/4/2015

X Jane Mages (date) 2/4/15

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 in full 2015 By: Tiffany Fay

Date: 03/27/15

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: N/A

By: _____

Final Approval Date: 4.1.2015

By: Kaylee Hathaway

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Card #: _____

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Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: N/A

By: _____

Final Approval Date: 4.1.2015

By: Karyne Hathaway

Kaycee Hathaway

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Wednesday, March 11, 2015 10:47 AM
To: Kaycee Hathaway; cruse and associates
Subject: Mapes
Attachments: S45C-315031109580.pdf

Jim Mapes has met all of the KRD requirements on this BLA. FYI, KRD acres are circled on the individual parcels on the attached map.

Any questions, let me know.

Keli

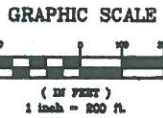
----- Original Message -----

Subject:Message from 45C-3
Date:Wed, 11 Mar 2015 09:58:08 -0800
From:krdgis@fairpoint.net
Reply-To:krdgis@fairpoint.net
To:krd.keli@fairpoint.net

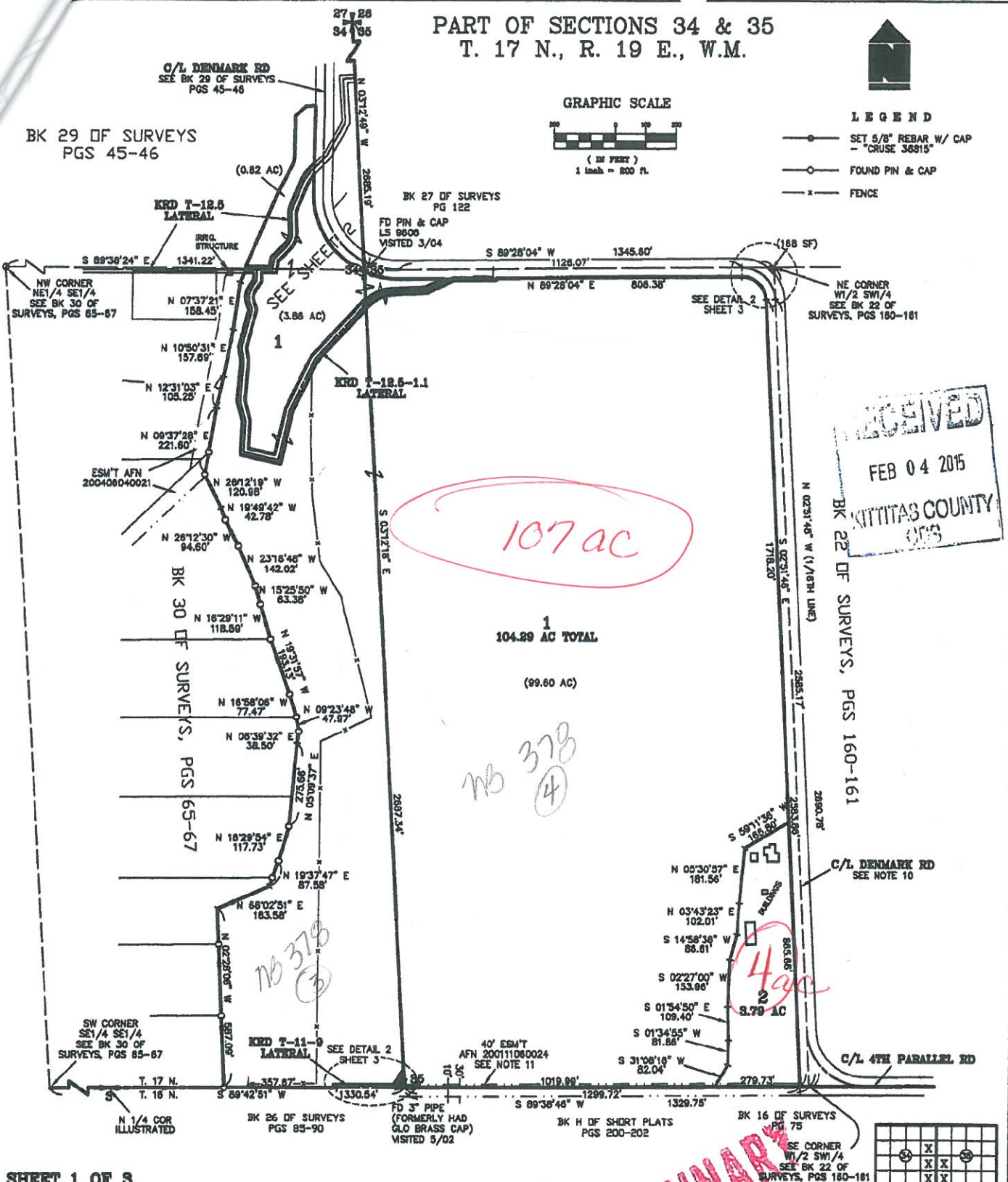
PART OF SECTIONS 34 & 35
T. 17 N., R. 19 E., W.M.



BK 29 OF SURVEYS
PGS 45-46



- LEGEND**
- SET 5/8" REBAR W/ CAP - CRUSE 36815
 - FOUND PIN & CAP
 - x— FENCE



RECEIVED
FEB 04 2015
KITITAS COUNTY
OFF

SHEET 1 OF 3

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2015, at _____ M., in Book 39 of Surveys at
page(s) _____ at the request of Cruse & Associates.

JERALD Y. PETTIT BY:
KITITAS 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
JIM MAPES IN JANUARY of 2015.

CHRISTOPHER C. CRUSE
Professional Land Surveyor

DATE
License No. 58815



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

MAPES PROPERTY

KRD acres



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

March 12, 2015

Kaycee Hathaway
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Mapes (BL-15-00001)

Dear Ms. Hathaway:

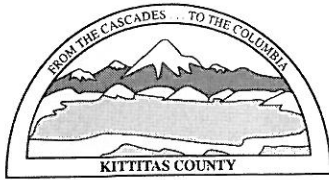
After conducting a review of the recent changes to the above named project, I have the following comments:

- 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
Fire Marshal



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kaycee Hathaway, CDS
FROM: Christina Wollman, Planner III *CW*
DATE: March 2, 2015
SUBJECT: Mapes BL-15-00001

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. 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.

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



Memo

To: Kaycee Hathaway, CDS

From: Holly Myers, Environmental Health Supervisor

Date: March 13, 2015

RE: BL-15-00001 Mapes

After review of this BLA application, it appears that the proposed changes will incorporate the existing home, well and septic system onto one parcel. Based on the information provided it appears the well and septic meet all applicable setbacks. Based on this information EH recommends approval of this BLA.

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



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

www.co.kittitas.wa.us/health/

Critical Areas Checklist

Monday, March 02, 2015

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

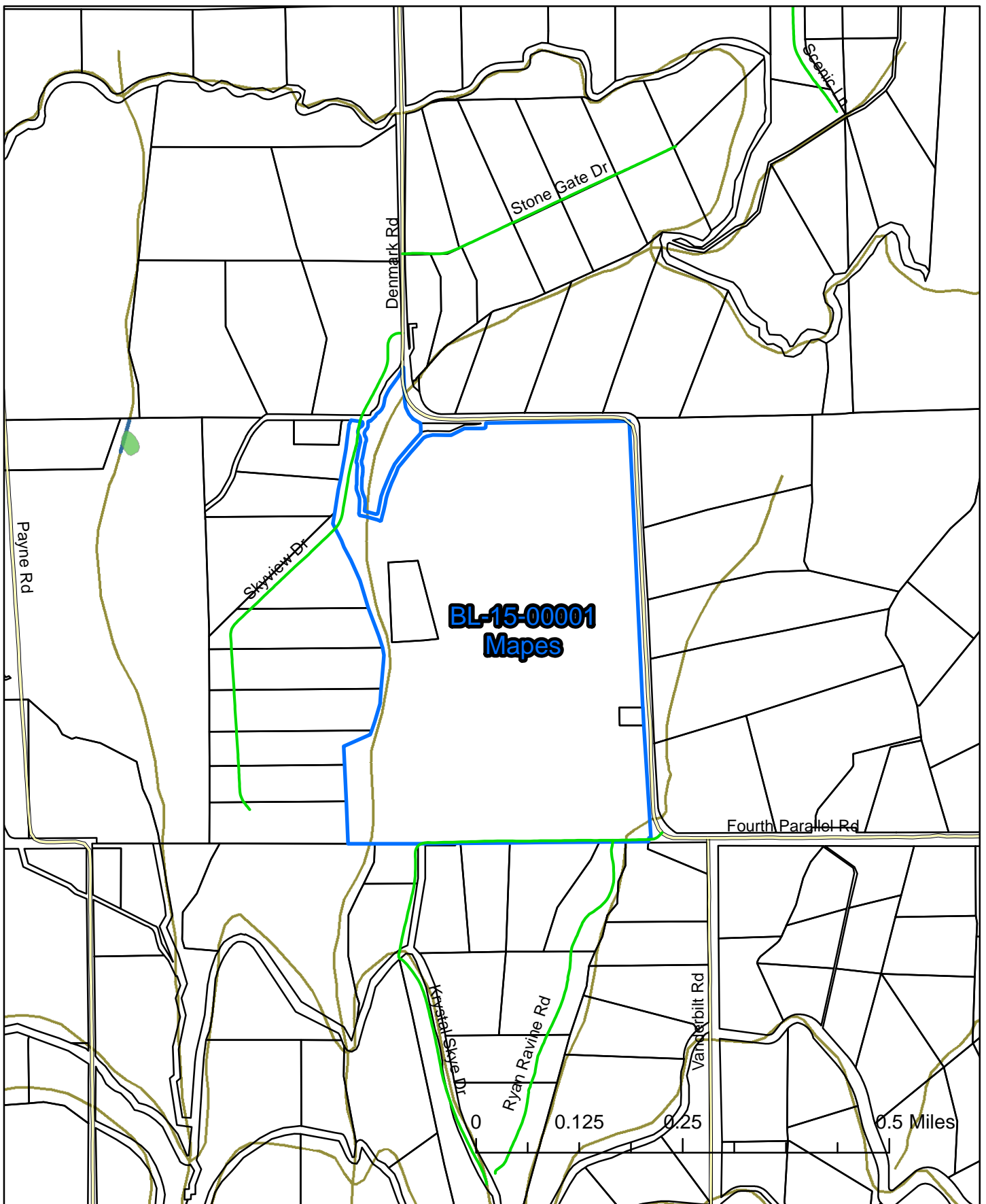
What is the Seismic Designation?

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?

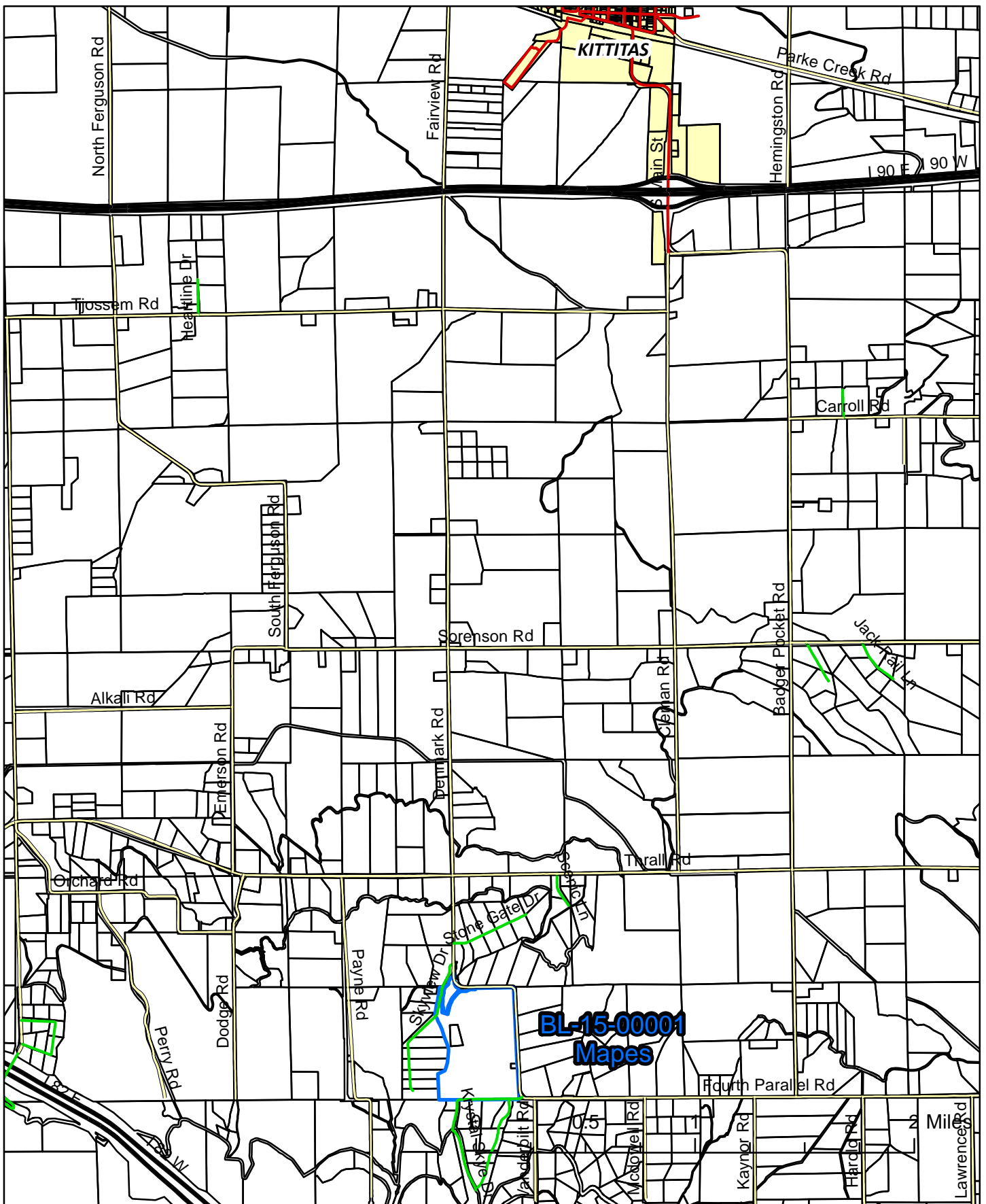


**BL-15-00001
Mapes**

3/2/2015

**Critical Areas
Map**

kaycee.hathaway

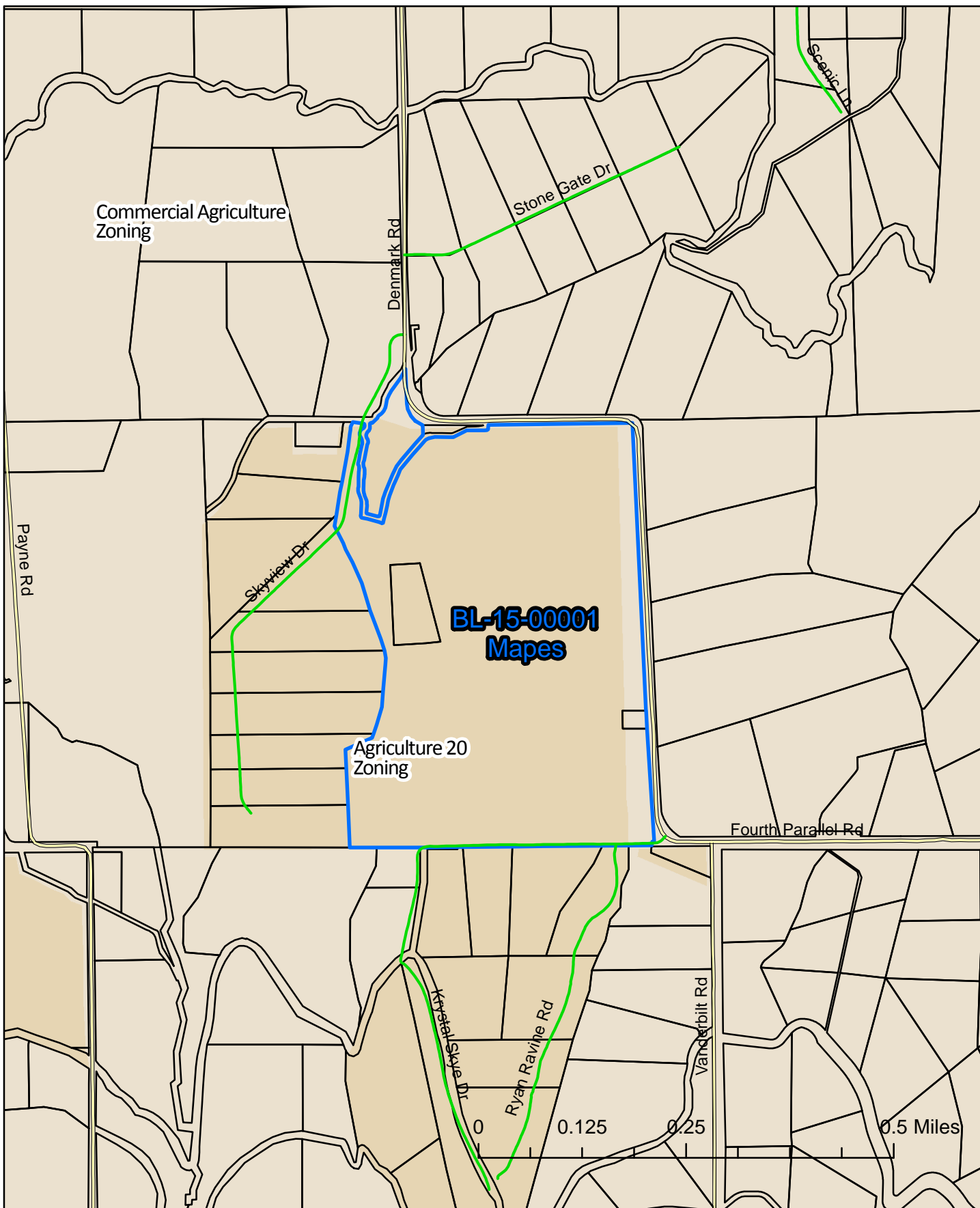


BL-15-00001
Mapes

3/2/2015

Area
Map

kaycee.hathaway



**BL-15-00001
Mapes**

3/2/2015

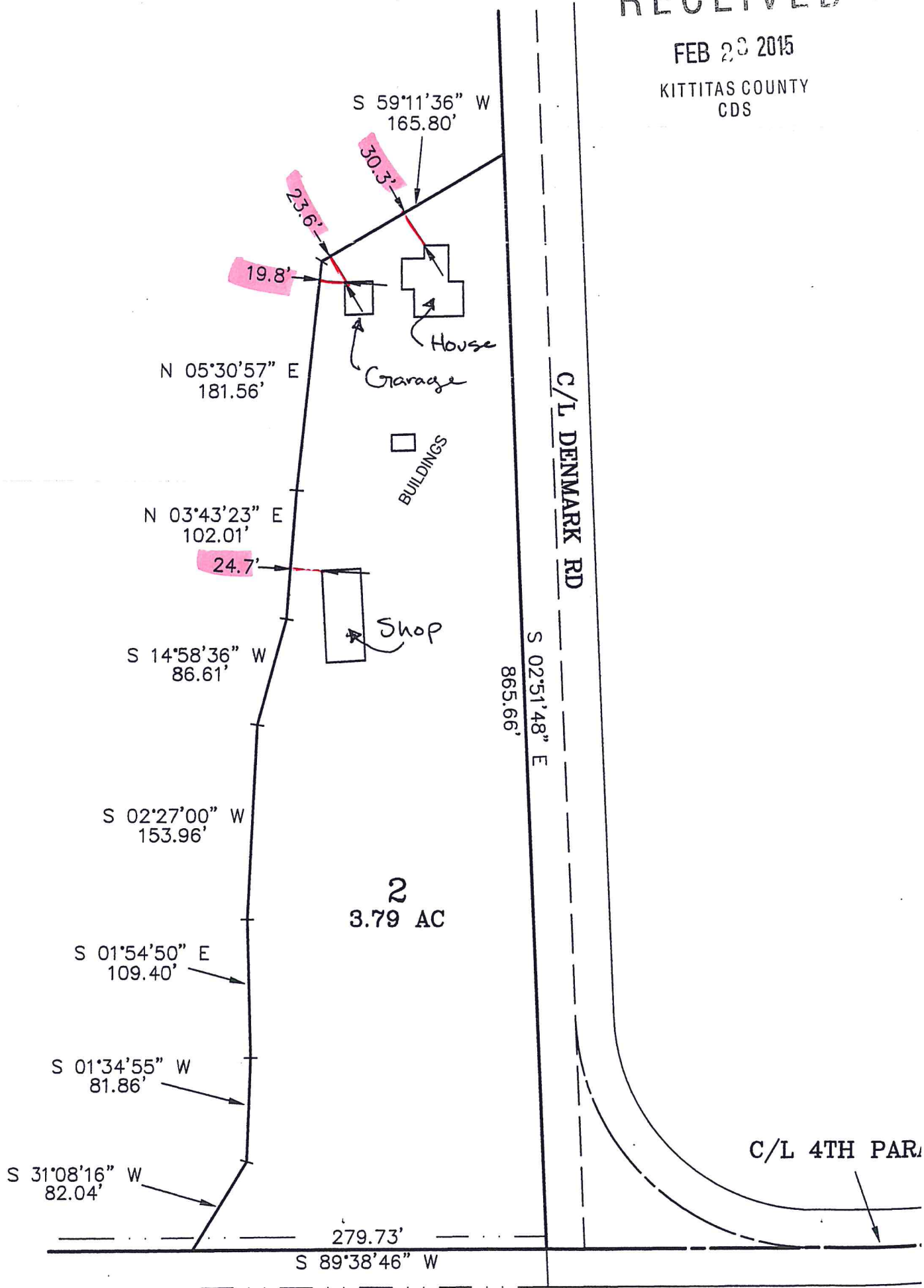
**Zoning
Map**

kaycee.hathaway

RECEIVED

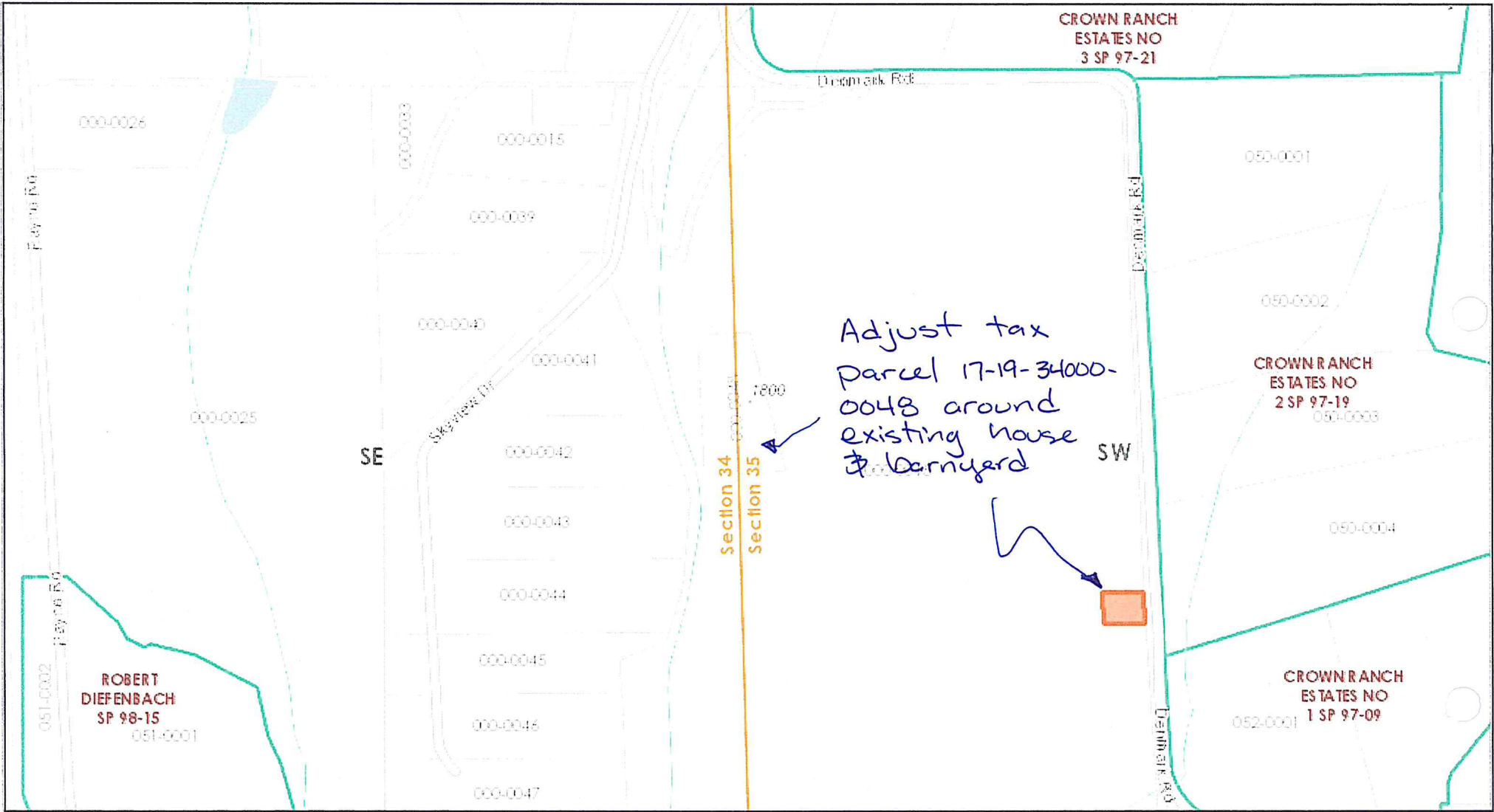
FEB 23 2015

KITTITAS COUNTY
CDS



Mapes

Existing

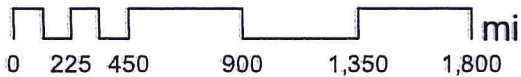
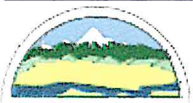
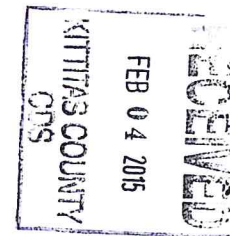


Date: 2/4/2015

1 inch = 752 feet
Relative Scale 1:9,028

Disclaimer:

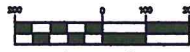
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PART OF SECTIONS 34 & 35
T. 17 N., R. 19 E., W.M.



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

- SET 5/8" REBAR W/ CAP
— "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE

BK 29 OF SURVEYS
PGS 45-46

C/L DENMARK RD
SEE BK 29 OF SURVEYS
PGS 45-46

KRD T-12.5
LATERAL

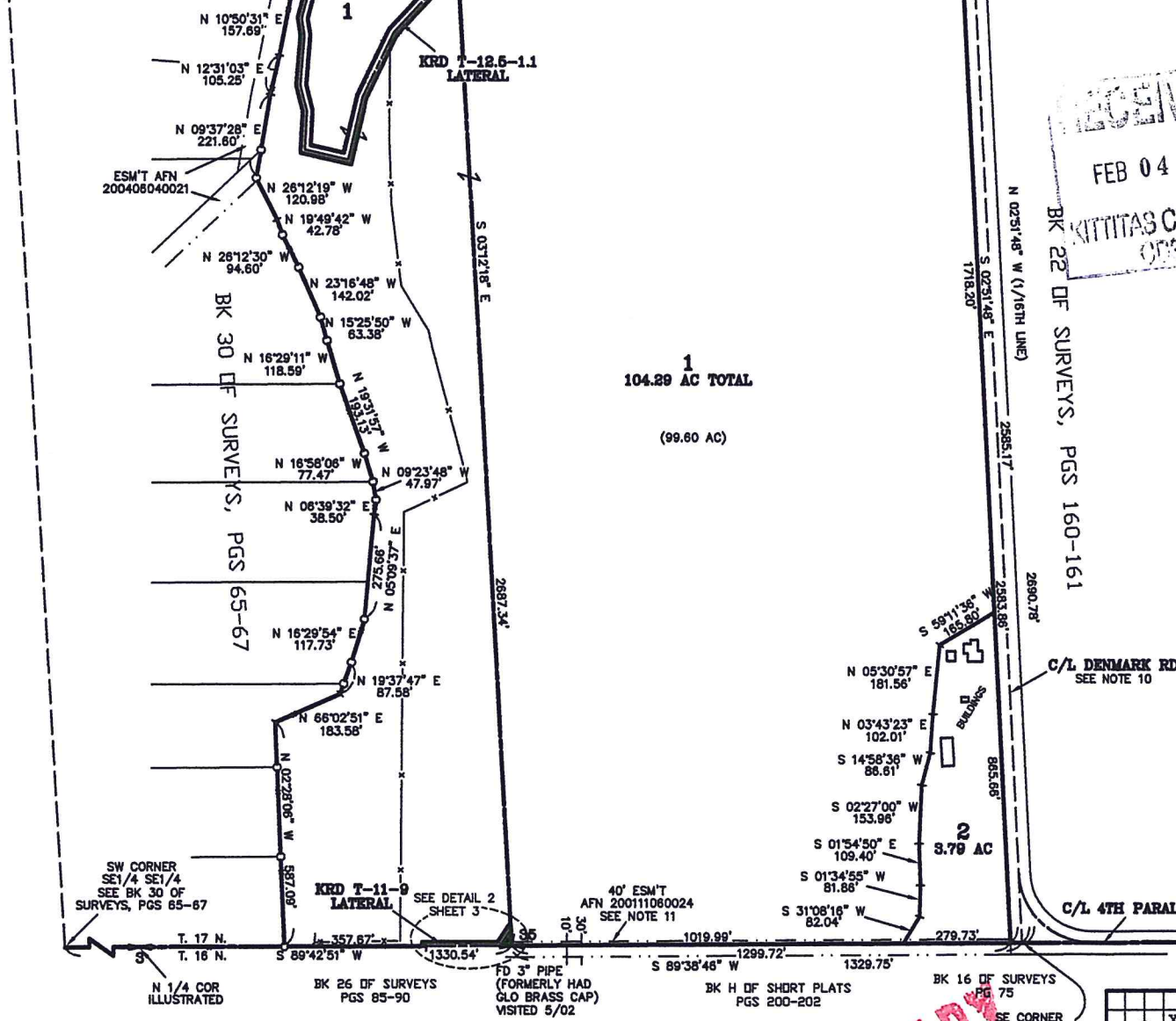
BK 27 OF SURVEYS
PG 122

FD PIN & CAP
LS 9806
VISITED 3/04

NW CORNER
NE 1/4 SE 1/4
SEE BK 30 OF
SURVEYS, PGS 65-67

SEE DETAIL 2
SHEET 3

NE CORNER
W 1/2 SW 1/4
SEE BK 22 OF
SURVEYS, PGS 160-161



SHEET 1 OF 3

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____
2015, at _____ M., in Book 39 of Surveys at
page(s) _____ at the request of Cruse & Associates.

JERALD V. PETIT BY: _____
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
JIM MAPES in JANUARY of 2015.

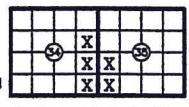
CHRISTOPHER C. CRUSE
Professional Land Surveyor

DATE _____
License No. 36815



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

MAPES PROPERTY



**PART OF SECTIONS 34 & 35,
T. 17 N., R. 19 E., W.M.**

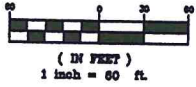


RECEIVED
FEB 04 2015
KITITAS COUNTY
CDS

LEGEND

- SET 5/8" REBAR W/ CAP
— "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE

GRAPHIC SCALE



60' ESM T Q
AFN 200308180043 &
AFN 200402230035

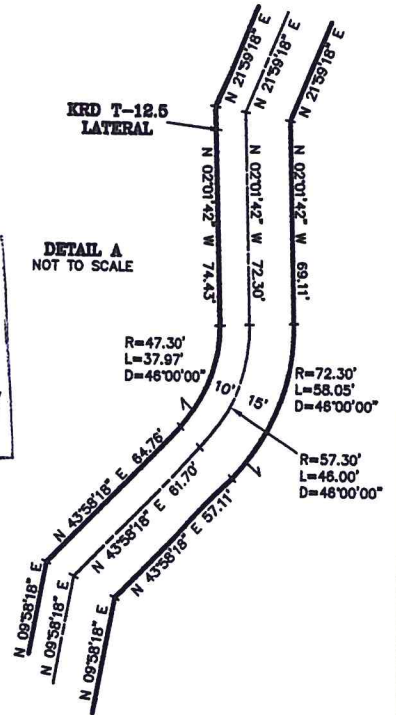
PROPERTY BDY AS
ESTABLISHED IN BK
29 OF SURVEYS, PGS
45-46; SEE SURVEY
FOR ADD'L INFO

**KRD T-12.6
LATERAL**

**BK 27 OF SURVEYS
PG 122**

FD PIN & CAP
LS 9606
VISITED 3/04

**DETAIL A
NOT TO SCALE**



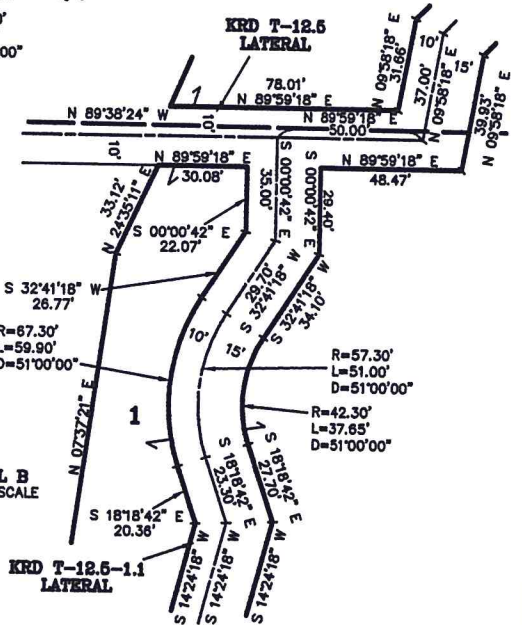
C/L DENMARK RD

**KRD T-12.6-1.1
LATERAL**

**KRD T-12.6
LATERAL**

**KRD T-12.6-1.1
LATERAL**

**DETAIL B
NOT TO SCALE**



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2015, at _____ M., in Book 39 of Surveys at
page(s) _____ at the request of Cruse & Associates.

GERALD V. PETIT BY:
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

217 East Fourth Street P.O. Box 959
Ellensburg, WA 98928 (509) 962-8242

MAPES PROPERTY

PART OF SECTIONS 34 & 35, T. 17 N., R. 19 E., W.M.

RECEIVED
FEB 04 2015
KITITITAS COUNTY

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 KITITITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 1 HAS IRRIGABLE ACRES; PARCEL 2 HAS 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 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. KITITITAS 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. THE RIGHT OF WAY OF DENMARK ROAD IS BASED ON THE SURVEYS REFERENCED HEREON.
11. I HELD THE SOUTH BOUNDARY OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35 AS THE PROPERTY BOUNDARY FOR THIS SURVEY. OTHER SURVEYS ILLUSTRATE A RIGHT OF WAY CENTERED ON THIS BOUNDARY BUT NO DOCUMENTS WERE FOUND ESTABLISHING SAID RIGHT OF WAY OR REFERENCED IN TITLE REPORTS. SEE BOOK 16 OF SURVEYS, PAGE 75 FOR ADDITIONAL INFORMATION.

LEGAL DESCRIPTIONS

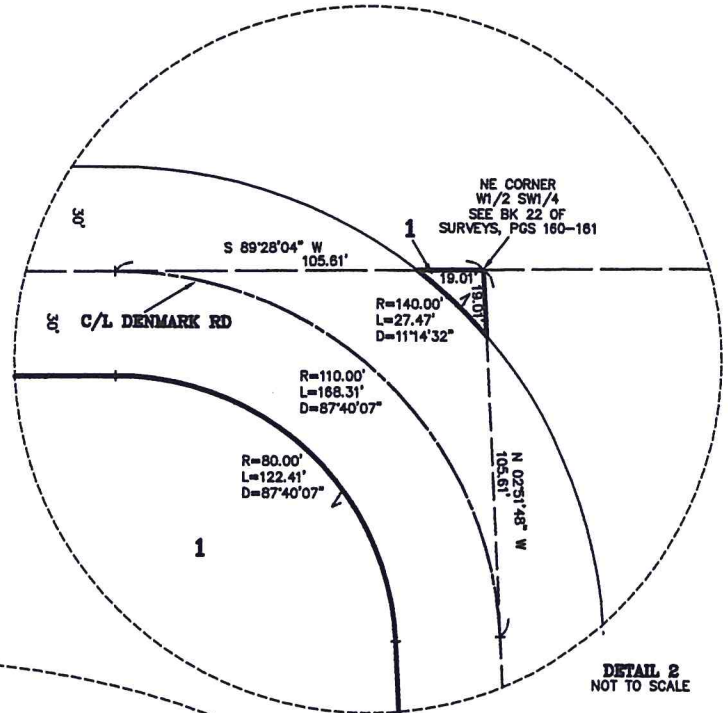
ORIGINAL PARCELS -- AFN'S

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 2015, IN BOOK 39 OF SURVEYS AT PAGES UNDER AUDITOR'S FILE NO. 201502 RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 34, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

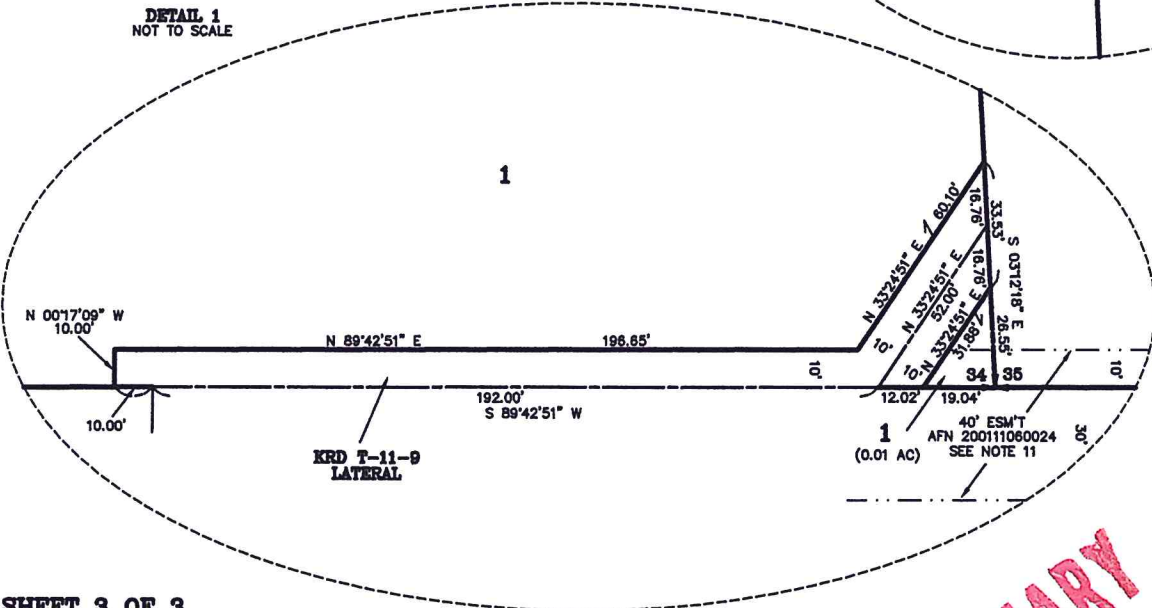
PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 2015, IN BOOK 39 OF SURVEYS AT PAGES UNDER AUDITOR'S FILE NO. 201502 RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.



DETAIL 1 NOT TO SCALE

DETAIL 2 NOT TO SCALE



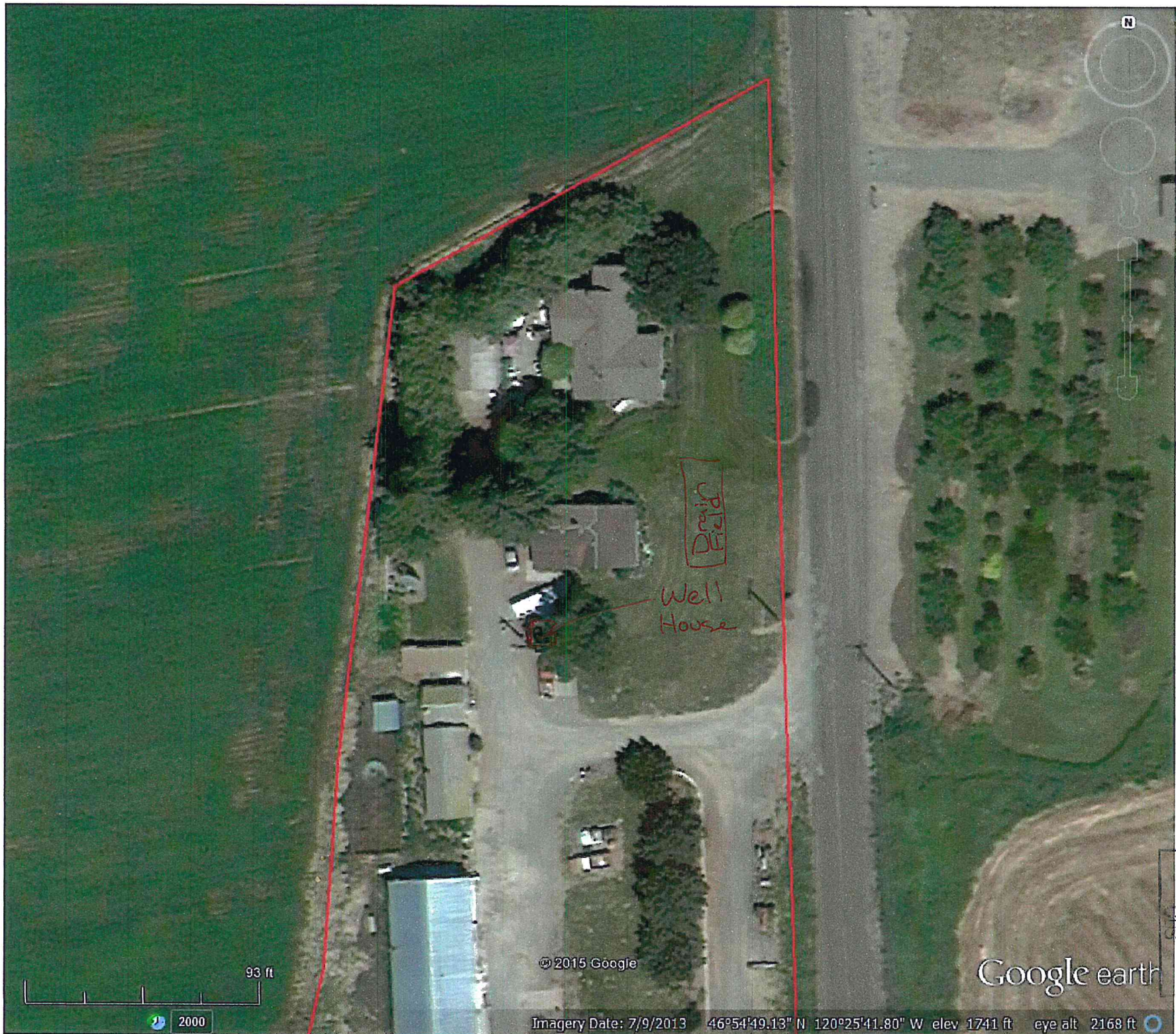
SHEET 3 OF 3

AUDITOR'S CERTIFICATE
Filed for record this day of 2015, at M., in Book 39 of Surveys at page(s) at the request of Cruse & Associates.
JERALD V. PETTIT BY:
KITITITAS 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 JIM MAPES IN JANUARY of 2015.
CHRISTOPHER C. CRUSE
Professional Land Surveyor
DATE
License No. 36815



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



PUMP

Well House



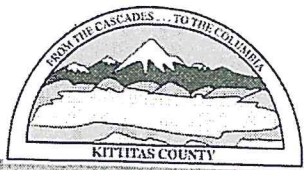
© 2015 Google

Google earth

Imagery Date: 7/9/2013 46°54'49.13" N 120°25'41.80" W elev 1741 ft eye alt 2168 ft

RECEIVED
FEB 04 2015
KITITAS COUNTY
ORS

BL-15-00001



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.

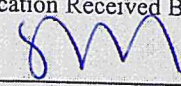
- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information 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
\$215.00	Kittitas County Public Health Department Environmental Health
\$595.00	Total fees due for this application (One check made payable to KCCDS)

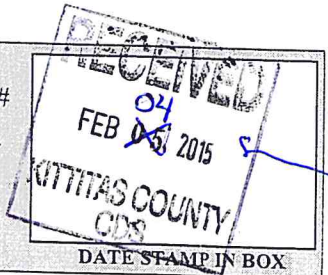


FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):


DATE:
2/4/15

RECEIPT #
24282



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

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: Jim Mapes
Mailing Address: 6881 Denmark Rd
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: _____
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: Chris Cruse
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 962-8242
Email Address: _____

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: 6881 Denmark Rd
City/State/ZIP: Ellensburg WA 98926

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

Portion of Sections 34 and 35 all in T17N, R19E, WM
See Survey & Title Report

6. **Property size:** 101.58 Assessed (acres)

7. **Land Use Information:** Zoning: AG-20 Comp Plan Land Use Designation: Rural-Working

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. _____, Pg _____)

17-19-34000-0043 - 3 AC.

3.79 AC As per survey

17-19-35000-0015 - 98.58 AC

104.29 AC

17-19-35000-0019 (MBSW)

Adjust existing tax parcel
around house & barnyard.

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 Curse (date) 2/4/2015

X Jamie Mayo (date) 2/4/15

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: _____

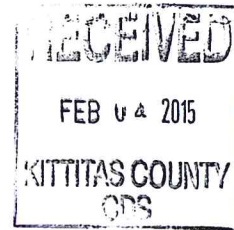
By: _____

Final Approval Date: _____

By: _____

Customer Reference No.
File No. 29961AM
Underwriter: Chicago Title Insurance Company

SCHEDULE A



Order No.: 29961AM

1. Effective date: **January 14, 2015 at 7:30 A.M**

2. Policy or Policies to be issued:

(a) **ALTA Owner's Policy** **Standard Coverage** **Extended Coverage**
(6-17-06)

Amount:
Premium:
Sales Tax:

Proposed Insured:

(b) **ALTA Loan Policy** **Standard Coverage** **Extended Coverage**
(6-17-06)

Amount:
Premium: \$0.00

Endorsements: None

Proposed Insured:

3. **FEE SIMPLE** interest in the Land described in this Commitment is owned, at the Commitment Date, by:

James R. Mapes, a married man as his separate estate

4. The Land referred to in this Commitment is described as follows:

PARCEL I:

The East Half of the Southeast Quarter of Section 34, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;
EXCEPT that portion commencing at the Northwest corner of said Half of Quarter section and running thence East along the North boundary line of said half of quarter section 585.0 feet; thence South at right angle to said North boundary line 10 feet to the true point of beginning; thence continuing South at right angle to said North boundary line 160.0 feet; thence East parallel to the said North boundary line 272.2 feet; thence North 160.0 feet to a point 10 feet South of said North boundary line; thence West parallel to and 10 feet South of said North boundary line 272.2 feet to the point of beginning.

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EXCEPT

Lots 1 through 11 of that certain Survey as recorded June 4, 2004, in Book 30 of Surveys, pages 65 through 67, under Auditor's File No. 200406040021, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 34, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

AND EXCEPT

That portion of Parcel A lying with in the Southeast Quarter of Section 34, of that certain Survey as recorded August 3, 2004, in Book 30 of Surveys, page 110, under Auditor's File No. 200408030023, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 34 and portion of the Southwest Quarter of Section 35, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

And except the right of way of Denmark Road and rights of way of Kittitas Reclamation District Canals.

All that portion of the South Half of the Northeast Quarter of Section 34, Township 17 North, Range 19 East, W.M., commencing at a point on the East line of said tract 24 feet North of the point where a lateral of the Kittitas Reclamation District intersects said East line; thence West 60 feet; thence running in a Southerly direction parallel to said lateral and 24 feet from the West bank thereof a distance of 310 feet; thence in a straight line 225 feet to a point on the South line of said tract a distance of 45 feet from the West bank of the lateral where said lateral turns North at the South line of said premises; thence East to the Southeast corner of said tract; thence North along the East line of said tract to the point of beginning; excepting therefrom the right of way of the Kittitas Reclamation District for said lateral.

EXCEPT that portion of Parcel 1 lying within Section 34, Township 17 North, Range 19 East, W.M., of that certain Survey recorded April 2, 2002, in Book 27 of Surveys, pages 122 through 124, under Auditor's File No. 200204020034, records of Kittitas County, Washington; being a portion of Sections 34 and 35, Township 17 North, Range 19 East, W.M.

EXCEPT the right of way of Denmark Road and rights of way of Kittitas Reclamation District Canals.

The West Half of the Southwest Quarter of Section 35, Township 17 North, Range 19 East, W.M. in the County of Kittitas, State of Washington ;

EXCEPT

That portion of Parcel A lying within the Southwest Quarter of Section 35, of that certain Survey as recorded August 3, 2004, in Book 30 of Surveys, page 110, under Auditor's File No. 200406040021, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 34 and a portion of the Southwest Quarter of Section 35, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

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AND EXCEPT

That portion of the Southwest Quarter of the Southwest Quarter of said section beginning at a point 1300.5 feet East and 707.4 feet North of the Southwest corner of said Section; thence continuing North along the West boundary line of the county road 117 feet; thence at a right angle West 141 feet; thence at a right angle South on a line parallel to said West line of county road 117 feet; thence at a right angle East 141 feet to said West line of County road; the point of beginning, in Section 35, Township 17 North, Range 19 East, W.M.;

Except the right of way of Denmark Road and rights of way of Kittitas Reclamation District Canals.

PARCEL II

That portion of the Southwest Quarter of the Southwest Quarter of said section beginning at a point 1300.5 feet East and 707.4 feet North of the Southwest corner of said Section; thence continuing North along the West boundary line of the county road 117 feet; thence at a right angle West 141 feet; thence at a right angle South on a line parallel to said West line of county road 117 feet; thence at a right angle East 141 feet to said West line of County road; the point of beginning, in Section 35, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

Except the right of way of Denmark Road.



**SCHEDULE B - SECTION I
REQUIREMENTS**



The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the Land and/or the Mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
- e. Your order for title work calls for a search of property that is identified by a street address only. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this. To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.
- f. Any conveyance or encumbrance executed by the herein named party must also be executed by the spouse or domestic partner of said party, if married or in a domestic partnership.
Named party: James R. Mapes
- g. A copy of the Operating Agreement for Zirkle Fruit Company, LLC, must be submitted showing identity and authority of the Managing Member(s) to execute the proposed conveyance documents if said manager(s) is/are other than Bill Wangler.
- h. The company will require a copy of articles of organization, operating agreements, if any, and a current list of its members and managers for Zirkle Fruit Company, LLC, a limited liability company.
- i. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn East Half SE Quarter Section 34, Township 17N, Range 19East, W.M.; AND Ptn W Half SW Quarter Section 35, Township 17N, Range 19E, W.M.; AND ptn SW Quarter SW Quarter of Section 35, Township 17N, Range 19E, W.M.; AND ptn S Half NE Quarter Section 34, Township 17N, Range 19E, W.M.

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

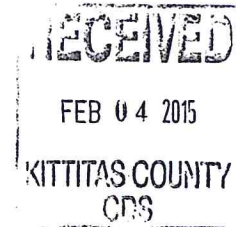
Note No. 2: In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.

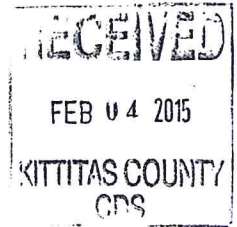
Customer Reference No.
File No. 29961AM ●
Underwriter: Chicago Title Insurance Company

Note No. 3: According to the available County Assessor's Office records, the purported address of said land is:

6883 Denmark Road, Ellensburg, WA 98926

Note No. 4: We would like to take this opportunity to thank you for your business, and inform you that your Title Officer is Sidney Martin, whose direct line is (509) 925-1477, and your Escrow Officer is Schiree Minor, whose direct line is (509) 925-1477.





SCHEDULE B - SECTION II

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
8. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
9. Taxes, including any assessments collected therewith, for the year 2015 which are a lien not yet due and payable.
Parcel No.:
17-19-35000-0015 (240433)
17-19-35000-0019 (020433)

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:
Amount: \$2,619.66
Year: 2014
Parcel No.: 17-19-35000-0015 (240433)

Amount: \$1,332.20
Year: 2014
Parcel No.: 17-19-35000-0019 (020433)

10. The lien of real estate Excise Tax upon any sale of said premises, if unpaid.

- Properties located inside Kittitas County, the total rate is 1.53% of the total sales price

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11. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

12. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

13. Liens, levies and assessments of the Skyview Estates Homeowners Association as set forth in Declaration of Protective Covenants recorded December 20, 2004, under Auditor's File No. 200412200057.
14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed as provided for in Act effective June 12, 1907, under the Laws of the State of Washington, 1907 Session, Chap 256, Sec 3 (Rem Rev Stats Sec 7873).
Recorded: January 14, 1960
Book: 105 of Deeds, Page 445
Instrument No.: 280547
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Joint use of the existing roadway as a means of access to and from the County Road as same extends upon and across said premises
Recorded: July 16, 1968
Instrument No.: 348637 *Easement not described*
16. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.

(Attorney for Plaintiff: Charles B. Rose, Jr., Senior Assistant Attorney General)

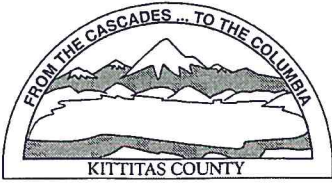
NOTE: The policy/policies to be issued include(s) as one of the printed exceptions to coverage: "Water rights, claims or title to water" as set forth as Paragraph 5C in the general exceptions which are printed on Schedule B herein. The pending action involves such water rights and therefore, will not be set forth as a separate exception in said policy/policies

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17. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in a document
Purpose: Irrigation Easements "R" and "Q"
Recorded: February 23, 2004
Instrument No.: 200402230035
18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity
Recorded: July 20, 2004
Instrument No.: 200407200012
19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Paul R. Beiter and Cynthia L. Beiter, husband and wife; Suzanne R. Webster, a widow and Skyline Ranch Partnership, a Washington partnership
Purpose: Ingress, egress and utilities
Recorded: November 6, 2001
Instrument No.: 200111060024
Affects: Portion said premises and other land
20. Easements reservations and dedications, as shown on record of survey, in Book 37 of Surveys, pages 71 and 72.
Recorded: October 14, 2010
Instrument No.: 201010140019

END OF SCHEDULE B



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

RECEIPT NO.: 00024282

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 029534

Date: 2/4/2015

Applicant: MAPES, JAMES R

Type: check # 3031

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00001	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00001	BLA MAJOR FM FEE	65.00
BL-15-00001	PUBLIC WORKS BLA	90.00
BL-15-00001	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00