

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"

June 3, 2015

Manord Rucker
593 Hidden Valley Road
Cle Elum, WA 98922

Subject: Rucker Boundary Line Adjustment (BL-15-00005)

Dear Applicant,

On May 22, 2015 Kittitas County Community Development Services (CDS) received your application for the above Boundary Line adjustment Permit (BL-15-00005). The application as submitted has been deemed **incomplete** by CDS until such time as the following are submitted:

- *Scaled site plan encompassing all parcels involved in the boundary line adjustment. You have submitted a site plan with all of parcel 20-17-30040-0009 and part of parcel 20-17-30040-0002.*

The requested material will need to be submitted to KCCDS on or before **November 30, 2015 at 5:00 pm** (180 days), in order to keep this application active. KCCDS's review will commence when all additional information is received. *The application will be processed under all codes in effect at the time a complete application is received by KCCDS.*

When the County receives this information, staff will send relevant materials to interested agencies for an opportunity to comment.

If you have any questions regarding this matter, please feel free to contact me at (509)962-7079 or by email at Kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

BL-15-00005



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"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)

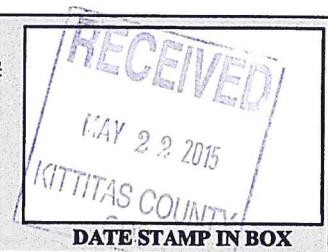
FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

SM

DATE: 5/22/15

RECEIPT # 25528



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: Manord Rucker
Mailing Address: 593 HIDDEN VALLEY ROAD
City/State/ZIP: CLE ELUM, WA 98922
Day Time Phone: 509-674-9747
Email Address: ruck2mj@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: Babs Ballard
Mailing Address: 591 HIDDEN VALLEY RD
City/State/ZIP: CLE ELUM, WA 98922-9134
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: 593 HIDDEN VALLEY RD
City/State/ZIP: Cle Elum, WA 98922

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

See attached

6. Property size: 55.61 ACRES (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 ____)

20-17-30040-0009, 2.07 Acres

3.37 Acres

20-17-30040-0002, 53.54 Acres

52.24 Acres

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: *ADNER*

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

x *Manning J. Reuter Jr* (date) 5/15/15
John DeRuech 5/15/15

x *Bobby Bullard* (date) 5/15/15

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: _____

Rucker/Ballard

Boundary Line Adjustment

Project Narrative

This project consists of an application for a Boundary Line Adjustment (BLA) involving parcel no. 285535 and 670736 in the Agricultural 20 (AG-20) zone. The parcels are located in the Southeast quarter of Section 30, T. 20 N., R. 17 E. W.M. and are adjacent to Hidden Valley county road.

Water is supplied by an existing well and community water system

Sewage is disposed of using individual septic tanks and drain fields.

Parcel area information:

285535 (20-17-30040-0002): 53.54 Acres

670736 (20-17-30040-0009): 2.07 Acres





CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44694269

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: April 24, 2015

Issued by:

AmeriTitle, Inc.

101 W FifthEllensburg, WA 98926

(509) 925-1477

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By:

President



ATTEST

Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-44694269

SUBDIVISION GUARANTEE

Order No.: 42878AM
Guarantee No.: 72156-44694269
Dated: April 24, 2015

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00

Your Reference:

Assured: Manord Rucker and Encompass Engineering & Surveying

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

The Easterly 298.89 feet of the Southerly 324.00 feet, all when measured at right angles thereof, of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M., Kittitas County, Washington.

EXCEPT: Right of way for the county road (Hidden Valley Road) along the East line thereof.

Title to said real property is vested in:

Manord J. Rucker and Joy D. Rucker, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 42878AM
Policy No: 72156-44694269

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. 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
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2015
Tax Type: County
Total Annual Tax: \$1,980.60
Tax ID #: 20-17-30040-0009 (670736)
Taxing Entity: Kittitas County Treasurer
First Installment: \$990.30
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$990.30
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

7. Right of way for Knight Canal Company Ditch, an irrigation ditch, as disclosed by Deed to M. C. Ballard, dated December 5, 1905, and recorded in Book 11 of Deeds, page 97.

Subdivision Guarantee Policy Number: 72156-44694269

8. Well agreement, and the terms and conditions thereof, dated November 24, 1975, recorded April 5, 1976, under Auditor's File No. 403866, by and between Bernice A. Owens, Grantor, and Allen Minerich and Linda M. Minerich, husband and wife, Grantees.
9. The provisions contained in Warranty Deed,
Recorded: January 14, 1977,
Instrument No.: 410442.
As follows: It is understood and agreed that the State shall construct on its right of way an off and on approach, not to exceed 20 feet in width on the Southerly side of said highway at or near HES 464+50. Said approach shall be maintained between the right of way line and the shoulder line of said highway by the grantors, their heirs, successors or assigns. The grantors herein further grant to the State of Washington, or its agents, the right to enter upon the grantor's remaining lands where necessary to construct said approach.
10. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
11. Agreement and the terms and conditions contained therein
Between: Jay R. Ballard & Jeanne L. Ballard
And: Bernice A. Ballard
Purpose: Water Use
Recorded: March 16, 2005
Instrument No.: 200503160048
12. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$174,000.00
Trustor/Grantor: Manord J. Rucker and Joy Rucker, husband and wife
Trustee: U.S. Bank Trust Company, National Association
Beneficiary: U.S. Bank National Association N.D.
Dated: October 31, 2005
Recorded: November 20, 2005
Instrument No.: 200511280035

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information 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: 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:

Note No. 3: We note the title to the following manufactured home located on said premises has been eliminated, as disclosed by Manufactured Home Application for Title Elimination;

Recorded : August 17, 2000

Auditor's File No.: 200008170014

Manufactured Home: 1998 Valley 56 X 40 VMHI2834W82814ABC

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

CHICAGO TITLE INSURANCE COMPANY



Policy No. 72156-44694270

GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: April 24, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth Ellensburg, WA 98926

(509) 925-1477

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By:

President



ATTEST

Secretary

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-44694270

SUBDIVISION GUARANTEE

Order No.: 42889AM
Guarantee No.: 72156-44694270
Dated: April 24, 2015

Liability: \$1,000.00
Fee: \$250.00
Tax: \$20.00

Your Reference:

Assured: Manord Rucker and Encompass Engineering & Surveying

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

That portion of the Southeast Quarter AND of the Southeast Quarter of the Southwest Quarter of Section 30, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which lies South of Primary State Highway No. 2, (U.S. 97), West of Hidden Valley County Road and East of a line which is parallel to and 360 feet West of the East line of said Southeast Quarter of the Southwest Quarter.

EXCEPT:

1. That portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M., described as follows:

Beginning at the Southeast corner of said Quarter of Quarter section and running thence North along the East line of said section, 900 feet to the true point of beginning; thence continuing North along the said East line, 295.2 feet; thence West 295.2 feet; thence South parallel to the said East line, 295.2 feet; thence East 295.2 feet to the true point of beginning.

2. Parcel A of that certain survey as recorded December 6, 1989, in Book 16 of Surveys at page 90, under Auditor's File No. 525535, Records of Kittitas County, Washington; being a portion of the East Half of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington

3. A strip of land 25.00 feet in width, when measured at right angles thereof, which lies Southerly of, adjacent to, and abutting the South boundary of the following described parcel:

That portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Southeast corner of said quarter of quarter section and running thence North along the East line of said section 900 feet to the true point of beginning; thence continuing North along the said East line 295.2 feet; thence West 295.2 feet; thence South parallel to the said East line 295.2 feet; thence East 295.2 feet to the true point of beginning.

Subdivision Guarantee Policy Number: 72156-44694270

4. Parcel 1 of that certain survey as recorded March 16, 1990 in Book 16 of Surveys, page 122, under Auditor's File No. 527756, records of Kittitas County, State of Washington, being a portion of the East one-half of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

5. That portion of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M. as conveyed to Joy D. and Manord Rucker by Deed recorded January 28, 1991 under Auditor's File No. 536691.

6. That portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 20 North, Range 17 East, W.M. as conveyed to Jay R. Ballard by Deed recorded December 17, 2004 under Auditor's File No. 200412170012.

Title to said real property is vested in:

Bernice A. Ballard, also known as Babs Ballard and formerly known as Bernice A. Howe and as Bernice Owens, as her separate property

END OF SCHEDULE A

(SCHEDULE B)

Order No: 42889AM
Policy No: 72156-44694270

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. 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
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General taxes and assessments for the year 2015, payable after February 15, 2015, which become delinquent after April 30, 2015, if the first half not paid, reflecting an exemption, as allowed under Chapter 182, Laws of 1974, 1st Ex. Session and subsequent amendments thereto.

Full year	First Half	Second Half	
Amount:	\$275.66	\$137.83	\$137.83
Tax No: 20-17-30040-0006 (315535)			

NOTE: General Taxes and Assessments for the year 2015 without regard to the exemption \$1846.18.

NOTE: Any sale of said premises or death of the exempt taxpayer during the calendar year 2015 may result in a claim by the treasurer for a greater proportion of tax payment by the purchaser of the heirs than the foregoing amount.

Note: Tax payments can be mailed to the following address:
Kittitas County Treasurer
205 W 5th St., Ste. 102
Ellensburg, WA 98926
(509) 962-7535

7. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or

Subdivision Guarantee Policy Number: 72156-44694270

penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2015
Tax Type: County
Total Annual Tax: \$54.41
Tax ID #: 20-17-30040-0002 (285535)
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.20
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$27.20
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

8. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

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

9. Right of way for Knight Canal Company Ditch, an irrigation ditch, as disclosed by Deed to M.C. Ballard, dated December 5, 1905, and recorded in Book 11 of Deeds, page 97.
10. Well Agreement and the terms and conditions contained therein
Between: Bernice A. Owens, Grantor
And: Allen Minerich and Linda M. Minerich, husband and wife, Grantees
Recorded: April 5, 1976
Instrument No.: 403866
11. The provisions contained in Warranty Deed,
Recorded: January 14, 1977,
Instrument No.: 410442.
As follows: It is understood and agreed that the State shall construct on its right of way an OFF and ON APPROACH, not to exceed 20 feet in width on the Southerly side of said highway at or near HES 464+50. Said approach shall be maintained between the right of way line and the shoulder line of said highway by the grantors, their heirs, successors or assigns. The grantors herein further grant to the State of Washington, or its agents, the right to enter upon the grantor's remaining lands where necessary to construct said approach.
12. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Bernice A. Ballard, successors and assigns
Purpose: Repair, maintain, own and operate a well, watermain and water system facilities
Recorded: March 16, 2005
Instrument No.: 200503160046
14. Water Use Agreement and the terms and conditions contained therein
Between: Jay R. Ballard and Jeanne L. Ballard
And: Bernice A. Ballard
Recorded: March 16, 2005
Instrument No.: 200503160048

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information 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: 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 of SE Quarter AND of SE Quarter of SW Quarter of Section 30, Township 20N, Range 17E, W.M.

Note No. 3: Your order for title work calls for a search of property that is identified only by a street address or tax identification number. 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.

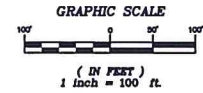
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

Subdivision Guarantee Policy Number: 72156-44694270

END OF GUARANTEE

Subdivision Guarantee Policy Number: 72156-44694270

RECORD OF SURVEY
A PORTION OF THE SE 1/4 OF SECTION 30,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITITIS COUNTY, WASHINGTON



NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE AND ILLUSTRATE THE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT TO BE SUBMITTED AT KITITIS COUNTY.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES OF RECORD OR OTHERWISE.
 4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 16 OF SURVEYS, PAGE 60, AFN: 525535
 - BOOK 18 OF SURVEYS, PAGE 122, AFN: 527755
 - BOOK 30 OF SURVEYS, PAGE 184, AFN: 200411230077
 - BOOK 31 OF SURVEYS, PAGES 239-240, AFN: 200511080052
- RECORDS OF KITITIS COUNTY, STATE OF WASHINGTON

LEGEND

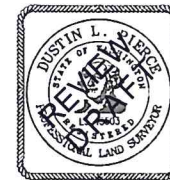
- FOUND IRON ROD & CAP
- ^{IR} FOUND 1/2" IRON ROD, NO CAP
- SET 5/8" REBAR & CAP, LS 45503

RECEIVED
MAY 2 2015
KITITIS COUNTY
Clerk

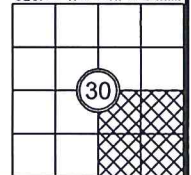
LINE	BEARING	DISTANCE
L1	S84°16'47"W	71.48
L2	N05°34'28"W	150.11
L3	N28°21'32"E	22.63

20-17-30040-0002
±52.24 ACRES

3.37 ACRES
20-17-30040-0009



INDEX LOCATION
SEC. 30 T. 20 N. R. 17 E. W.M.



RECORDER'S CERTIFICATE
FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor Deputy 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 MANORD RUCKER
IN MAY 2015
DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 N.L. Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3053
Eastern Washington Division
407 Swilwater Blvd • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT
PREPARED FOR
MANORD RUCKER
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.
KITITIS COUNTY WASHINGTON

DWN BY DLP	DATE 5/2015	JOB NO. 15030
CHKD BY GW	SCALE 1" = 100'	SHEET 1 OF 2

RECORD OF SURVEY
A PORTION OF THE SE 1/4 OF SECTION 30,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, WHICH LIES SOUTH OF PRIMARY STATE HIGHWAY NO. 2, (U.S. 49), WEST OF HIDDEN VALLEY COUNTY ROAD AND EAST OF A LINE WHICH IS PARALLEL TO AND 300 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER.

EXCEPT:

1. THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER OF QUARTER SECTION AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 900 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE SAID EAST LINE, 295.2 FEET; THENCE WEST 295.2 FEET; THENCE SOUTH PARALLEL TO THE SAID EAST LINE, 295.2 FEET; THENCE EAST 295.2 FEET TO THE TRUE POINT OF BEGINNING.
2. PARCEL A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 6, 1989, IN BOOK 10 OF SURVEYS AT PAGE 90, UNDER AUDITOR'S FILE NO. 525535, RECORDS OF KITITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON
3. A STRIP OF LAND 25.00 FEET IN WIDTH, WHEN MEASURED AT RIGHT ANGLES THEREOF, WHICH LIES SOUTHERLY OF, ADJACENT TO, AND ABUTTING THE SOUTH BOUNDARY OF THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER OF QUARTER SECTION AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 900 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE SAID EAST LINE 295.2 FEET; THENCE WEST 295.2 FEET; THENCE SOUTH PARALLEL TO THE SAID EAST LINE 295.2 FEET; THENCE EAST 295.2 FEET TO THE TRUE POINT OF BEGINNING.
4. PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED MARCH 10, 1990 IN BOOK 10 OF SURVEYS, PAGE 122, UNDER AUDITOR'S FILE NO. 527756, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.
5. THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M. AS CONVEYED TO JOY D. AND MANOR RUCKER BY DEED RECORDED JANUARY 28, 1991 UNDER AUDITOR'S FILE NO. 530991.
6. THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M. AS CONVEYED TO JAY R. BALLARD BY DEED RECORDED DECEMBER 17, 2004 UNDER AUDITOR'S FILE NO. 200412170012.

EXISTING LEGAL DESCRIPTION:

THE EASTERLY 298.80 FEET OF THE SOUTHERLY 324.00 FEET, ALL WHEN MEASURED AT RIGHT ANGLES THEREOF, OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITITAS COUNTY, WASHINGTON.

EXCEPT: RIGHT OF WAY FOR THE COUNTY ROAD (HIDDEN VALLEY ROAD) ALONG THE EAST LINE THEREOF.

PROPOSED LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER AND OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, WHICH LIES SOUTH OF PRIMARY STATE HIGHWAY NO. 2, (U.S. 49), WEST OF HIDDEN VALLEY COUNTY ROAD AND EAST OF A LINE WHICH IS PARALLEL TO AND 300 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER.

EXCEPT:

1. THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER OF QUARTER SECTION AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 900 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE SAID EAST LINE, 295.2 FEET; THENCE WEST 295.2 FEET; THENCE SOUTH PARALLEL TO THE SAID EAST LINE, 295.2 FEET; THENCE EAST 295.2 FEET TO THE TRUE POINT OF BEGINNING.
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3. A STRIP OF LAND 25.00 FEET IN WIDTH, WHEN MEASURED AT RIGHT ANGLES THEREOF, WHICH LIES SOUTHERLY OF, ADJACENT TO, AND ABUTTING THE SOUTH BOUNDARY OF THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER OF QUARTER SECTION AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 900 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE SAID EAST LINE 295.2 FEET; THENCE WEST 295.2 FEET; THENCE SOUTH PARALLEL TO THE SAID EAST LINE 295.2 FEET; THENCE EAST 295.2 FEET TO THE TRUE POINT OF BEGINNING.
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5. THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M. AS CONVEYED TO JOY D. AND MANOR RUCKER BY DEED RECORDED JANUARY 28, 1991 UNDER AUDITOR'S FILE NO. 530991.
6. THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M. AS CONVEYED TO JAY R. BALLARD BY DEED RECORDED DECEMBER 17, 2004 UNDER AUDITOR'S FILE NO. 200412170012.
7. THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 30, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 89°33'16" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER, 298.80 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 04°35'18" WEST, 325.25 FEET; THENCE NORTH 28°21'32" EAST, 22.63 FEET; THENCE NORTH 05°34'28" WEST, 150.11 FEET; THENCE SOUTH 89°17'46" EAST, 314.80 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF HIDDEN VALLEY COUNTY ROAD; THENCE SOUTH 00°42'14" WEST, ALONG SAID RIGHT-OF-WAY LINE, 167.87 FEET; THENCE NORTH 89°33'16" WEST, 278.89 FEET; THENCE SOUTH 00°42'14" WEST, 324.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

PROPOSED LEGAL DESCRIPTION:

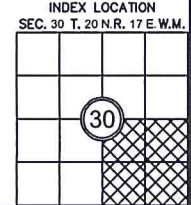
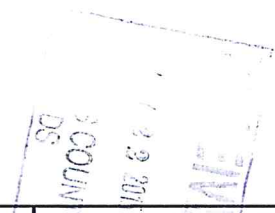
THE EASTERLY 298.80 FEET OF THE SOUTHERLY 324.00 FEET, ALL WHEN MEASURED AT RIGHT ANGLES THEREOF, OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITITITAS COUNTY, WASHINGTON.

EXCEPT:

RIGHT OF WAY FOR THE COUNTY ROAD (HIDDEN VALLEY ROAD) ALONG THE EAST LINE THEREOF.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 30, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 89°33'16" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER, 298.80 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 04°35'18" WEST, 325.25 FEET; THENCE NORTH 28°21'32" EAST, 22.63 FEET; THENCE NORTH 05°34'28" WEST, 150.11 FEET; THENCE SOUTH 89°17'46" EAST, 314.80 FEET, MORE OR LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF HIDDEN VALLEY COUNTY ROAD; THENCE SOUTH 00°42'14" WEST, ALONG SAID RIGHT-OF-WAY LINE, 167.87 FEET; THENCE NORTH 89°33'16" WEST, 278.89 FEET; THENCE SOUTH 00°42'14" WEST, 324.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
JERALD V. PETTIT
 County Auditor Deputy 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 MANOR RUCKER
 IN MAY 2015
DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503

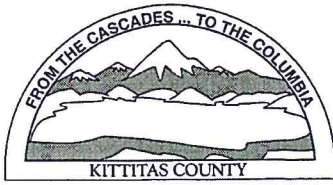
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BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 MANOR RUCKER
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30,
 TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.
 KITITITAS COUNTY WASHINGTON

DWN BY DLP	DATE 5/2015	JOB NO. 15030
CHKD BY GW	SCALE N/A	SHEET 2 of 2



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

RECEIPT NO.: 00025528

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 012288

Date: 5/22/2015

Applicant: MANARD & JOY RUCKER

Type: check # 4716

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00005	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00005	BLA MAJOR FM FEE	65.00
BL-15-00005	PUBLIC WORKS BLA	90.00
BL-15-00005	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00