

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
20-14-21033-0002, 1.73 Acres	1.73 Acres
20-14-20040-0010, 0.06 Acres	1.15 Acres
20-14-21033-0007, 0.5 Acres	0.76 Acres
20-14-21050-0023, 1.00 Acre	
20-14-21050-0022, 0.38 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:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X \_\_\_\_\_ (date) \_\_\_\_\_

X Sandra J. Rush (date) 05-13-2015

**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: 2015 pd in full

By: Oliver Palmer

Date: 8/3/2015

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

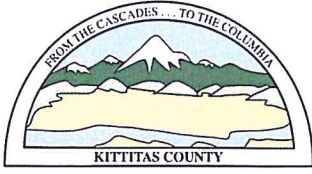
Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: 6/18/2015

By: Kaycee K Hatnaway

Final Approval Date: 8/5/2015

By: Kaycee K Hatnaway



# 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

December 2, 2015

Sandra Ruth  
19406 102<sup>ND</sup> Avenue SE  
Renton, WA 98055-6338

RE: Ruth Boundary Line Adjustment (BL-15-00005)

Parcel Number	810434	Map Number	20-14-21033-0002
Parcel Number	786236	Map Number	20-14-20040-0010
Parcel Number	776236	Map Number	20-14-21033-0007
Parcel Number	080434	Map Number	20-14-21050-0023
Parcel Number	070434	Map Number	20-14-21050-0022

Dear Applicant,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on December 2, 2015 to finalize the boundary line adjustment.

If you have any further questions, please feel free to contact me at (509) 962-7079.

Sincerely,

Kaycee K Hathaway  
Staff Planner



39-209

RECORD OF SURVEY  
PORTIONS OF SECTIONS 20 AND 21,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
KITITITAS COUNTY, STATE OF WASHINGTON

07/31/2015 09:18:46 AM V: 39 P: 209 201507310001  
\$143.00  
Boundary Line Adjustment ENCLOSURE Page 2 of 2  
Kittitas County Auditor

NOTES:

- 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 KITITITAS COUNTY.
  - THIS SURVEY WAS PERFORMED USING A TRIMBLE S8 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.
  - THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
  - FOR ADDITIONAL SURVEY INFORMATION SEE THE FOLLOWING:
    - VOLUME 4 OF PLATS, PAGE 21-22, AFN: 333307
    - BOOK 19 OF SURVEYS, PAGE 115, AFN: 582075
    - BOOK 34 OF SURVEYS, PAGE 144, AFN: 200710040033
    - BOOK 35 OF SURVEYS, PAGE 198, AFN: 200810220019
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.
- THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83. ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999978521, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

EXISTING LEGAL DESCRIPTIONS PER TITLE POLICY NUMBER 72156-4694276 :

TRACT 1:

LOT 22, BIG CREEK, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY;

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT A, BIG CREEK, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY.

TRACT 2:

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING LOT 23, BIG CREEK, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY;

TRACT 3:

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

TRACT 4:

THE NORTHERLY 80 FEET OF THAT PORTION OF SECTIONS 20 AND 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THE PLAT OF BIG CREEK AS FILED IN VOLUME 4 OF PLATS, PAGES 21 AND 22, KITITITAS COUNTY, STATE OF WASHINGTON, WITH THE WEST LINE OF SAID SECTION 21; THENCE SOUTH ALONG SAID WEST LINE 468.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF TALMADGE ROAD OPPOSITE P.1. STA 9 PLUS 88; THENCE SOUTH 21'44" WEST ALONG SAID EASTERLY MARGIN 47.85 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 68'16" EAST, 390 FEET, MORE OR LESS, TO THE CENTER LINE OF THE MAIN CHANNEL OF BIG CREEK; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE SOUTH LINE OF SAID SECTION 21; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 241 FEET TO THE NORTHEAST CORNER OF THE SOUTH 241 FEET OF SAID SECTION 20; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 TO THE EASTERLY LINE OF SAID TALMADGE ROAD; THENCE NORTH 21'44" EAST ALONG SAID EASTERLY MARGIN TO THE TRUE POINT OF BEGINNING.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL 1

LOT 22, BIG CREEK, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY;

AND THAT PORTION OF PARCEL A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITITITAS COUNTY, WASHINGTON WHICH LIES EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE SOUTH 73°03'14" EAST, 138.43 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00°46'34" WEST, 197.99 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF LOT 22 OF SAID PLAT OF BIG CREEK AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT A, BIG CREEK, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING LOT 23, BIG CREEK, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY;

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT A, BIG CREEK, IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

EXCEPT:

THAT PORTION OF SAID PARCEL A WHICH LIES EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE SOUTH 73°03'14" EAST, 138.43 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00°46'34" WEST, 197.99 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF LOT 22 OF SAID PLAT OF BIG CREEK AND THE TERMINUS OF SAID LINE.

PARCEL 3

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

AND

THE NORTHERLY 80 FEET OF THAT PORTION OF SECTIONS 20 AND 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THE PLAT OF BIG CREEK AS FILED IN VOLUME 4 OF PLATS, PAGES 21 AND 22, KITITITAS COUNTY, STATE OF WASHINGTON, WITH THE WEST LINE OF SAID SECTION 21; THENCE SOUTH ALONG SAID WEST LINE 468.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF TALMADGE ROAD OPPOSITE P.1. STA 8 PLUS 88; THENCE SOUTH 21'44" WEST ALONG SAID EASTERLY MARGIN 47.85 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 68'16" EAST, 390 FEET, MORE OR LESS, TO THE CENTER LINE OF THE MAIN CHANNEL OF BIG CREEK; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE SOUTH LINE OF SAID SECTION 21; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 241 FEET TO THE NORTHEAST CORNER OF THE SOUTH 241 FEET OF SAID SECTION 20; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 TO THE EASTERLY LINE OF SAID TALMADGE ROAD; THENCE NORTH 21'44" EAST ALONG SAID EASTERLY MARGIN TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID PARCEL B WHICH LIES NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITITITAS COUNTY, WASHINGTON; THENCE SOUTH 00°33'55" WEST, ALONG THE EAST RIGHT-OF-WAY BOUNDARY LINE OF SAID TALMADGE ROAD, 128.78 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 73°03'14" WEST, 190.70 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL B AND THE TERMINUS OF SAID LINE.



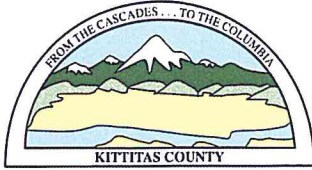
RECORDER'S CERTIFICATE 201507310001  
FILED FOR RECORD THIS 31 DAY OF July 2015 AT 9:18 A.M.  
IN BOOK 39 OF SURVEYS AT PAGE 209 AT THE REQUEST OF  
DUSTIN L. PIERCE  
SURVEYOR'S NAME  
JERALD V. PETTIT  
County Auditor

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 SAUNDRA RUTH  
IN JULY 2015  
DUSTIN L. PIERCE  
DATE 7/30/15  
CERTIFICATE NO. 45503

Encompass ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT		
PREPARED FOR SAUNDRA RUTH		
PORTIONS OF SECTION 20 AND 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.		
KITITITAS COUNTY	DATE	JOB NO.
DLP	7/2015	15018
CHKD BY	SCALE	SHEET
GW	N/A	2 OF 2





# 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 18, 2015

Sandra Ruth  
19406 102<sup>ND</sup> Avenue SE  
Renton, WA 98055-6338

RE: Ruth Boundary Line Adjustment (BL-15-00005)

Parcel Number	810434	Map Number	20-14-21033-0002
Parcel Number	786236	Map Number	20-14-20040-0010
Parcel Number	776236	Map Number	20-14-21033-0007
Parcel Number	080434	Map Number	20-14-21050-0023
Parcel Number	070434	Map Number	20-14-21050-0022

Dear Applicant,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A recorded survey displaying legal descriptions and the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.

If you have any further questions, please feel free to contact me at (509) 962-7079.

Sincerely,

Kaycee K Hathaway  
Staff Planner

## Kaycee Hathaway

---

**From:** Michael Flory  
**Sent:** Wednesday, June 03, 2015 1:24 PM  
**To:** Kaycee Hathaway; Christina Wollman; Holly Myers; Brenda Larsen  
**Cc:** Emily Miltko; Steph Mifflin; Rose Shriner  
**Subject:** RE: BL-15-00007 Ruth Notice of Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Kaycee,

The BLA does not appear to affect any structures or otherwise cause structures to be closer than 5'-0" to any lot line which would require additional fire separation. Building Dept. has no comments.

Thank you for the opportunity to review and comment.

### Michael Flory Certified Building Official

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)  
P: 509.933.8222  
F: 509.962.7682



"Building Partnerships-Building Communities"

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**From:** Kaycee Hathaway  
**Sent:** Wednesday, June 03, 2015 10:06 AM  
**To:** Christina Wollman; Holly Myers; Brenda Larsen; Michael Flory  
**Cc:** Emily Miltko; Steph Mifflin; Rose Shriner  
**Subject:** BL-15-00007 Ruth Notice of Application

Hello!

Please review the below application. If you have any questions please feel free to contact me. **Comments are due by June 18, 2015.** If I do not receive comments by that date I will assume that your department has no issue and proceed with the processing of this application.

[BL-15-00007 Ruth](#)

Thank you,

Kaycee K Hathaway  
Kittitas County

Community Development Services/ Planner I

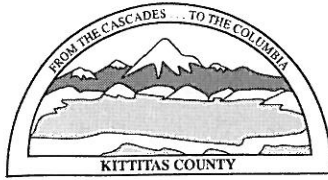
Phone: (509) 962-7079

Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Kaycee Hathaway, CDS  
FROM: Christina Wollman, Planner III *CW*  
DATE: June 3, 2015  
SUBJECT: Ruth BL-15-00007

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

**Public Works recommends final approval.**



# Critical Areas Checklist

Wednesday, June 03, 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

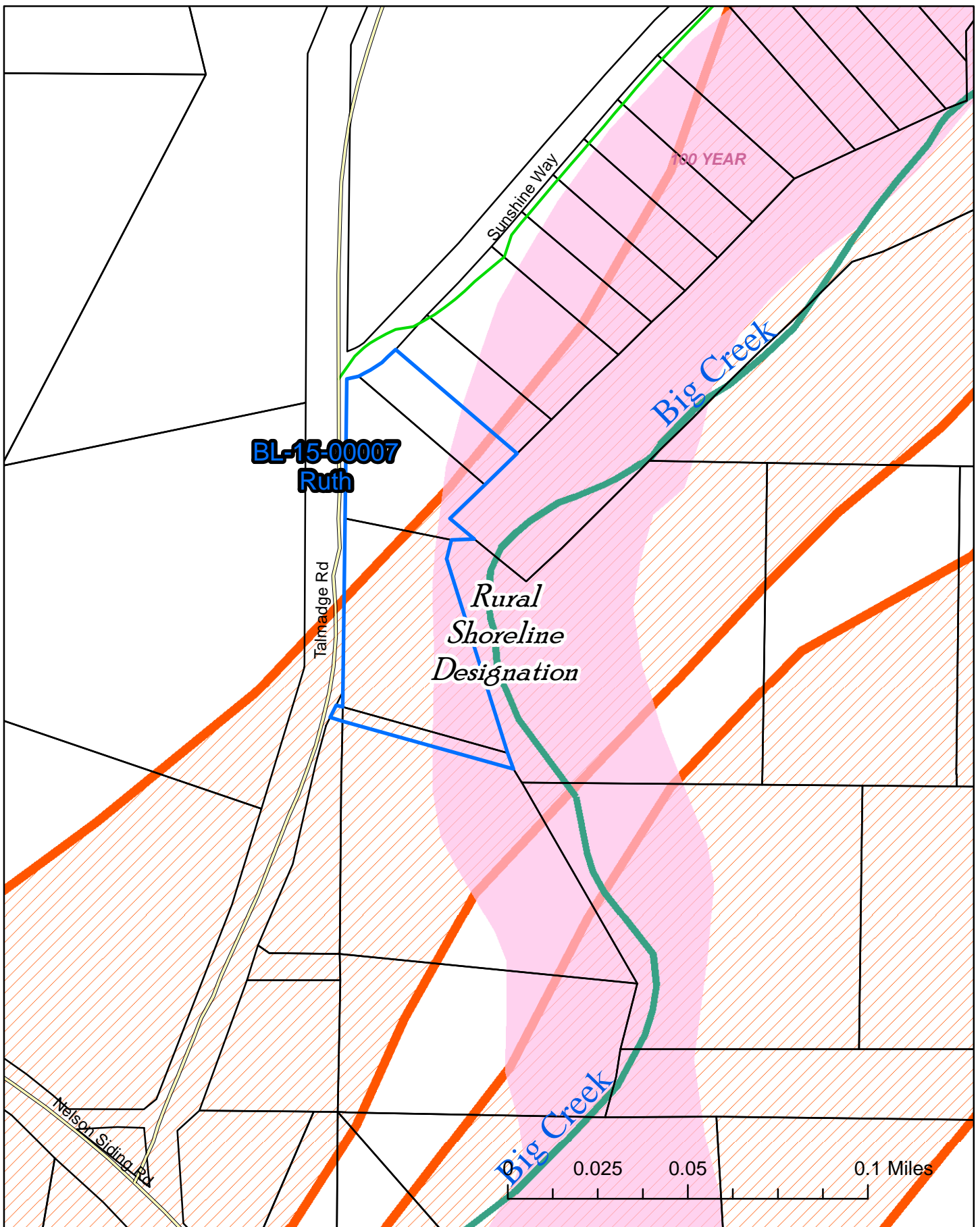
What is the Seismic Designation?

D1

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-15-00007  
Ruth

6/3/2015

Critical Areas  
Map

kaycee.hathaway





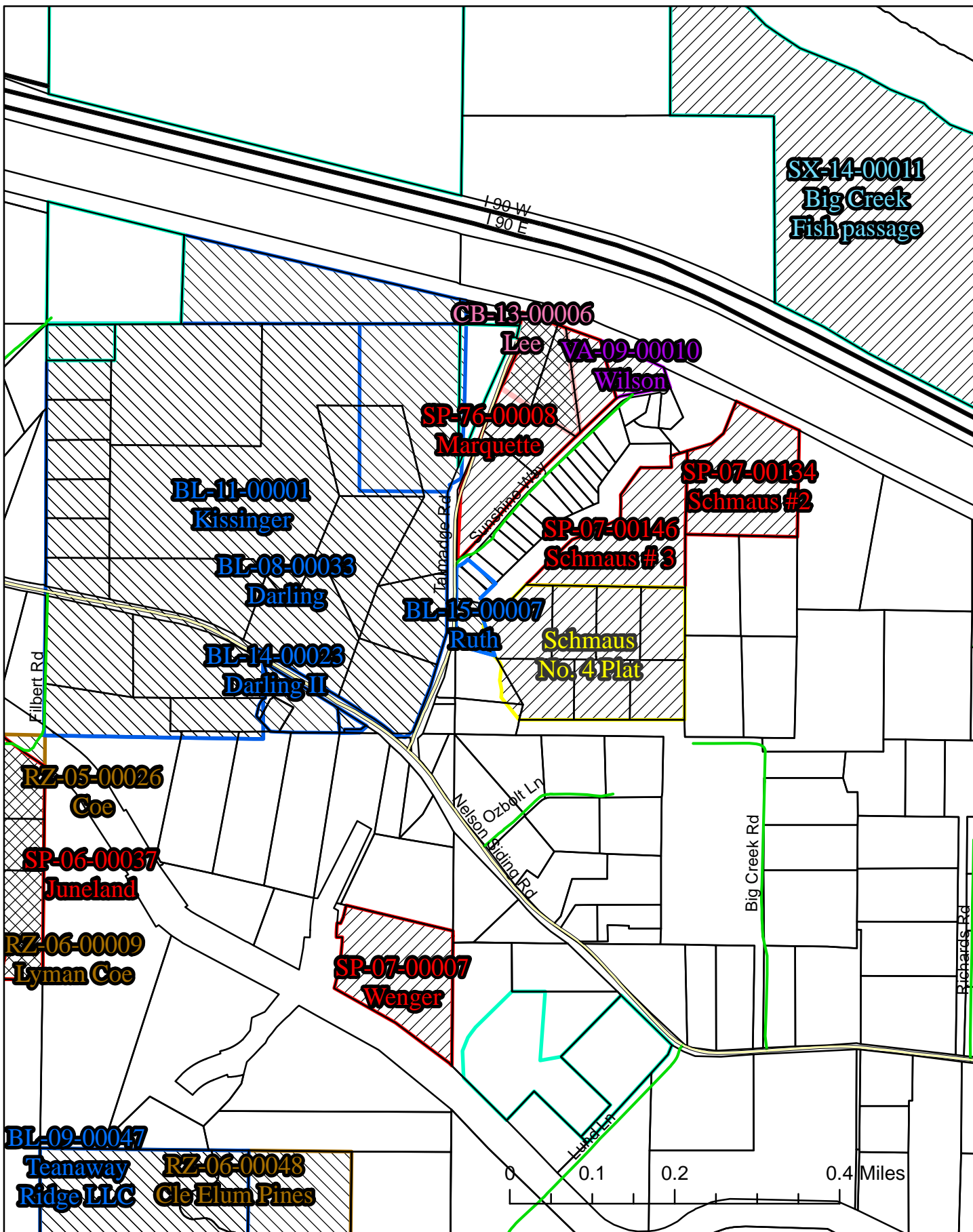
BL-15-00007  
Ruth

6/3/2015

Air  
Photo

kaycee.hathaway



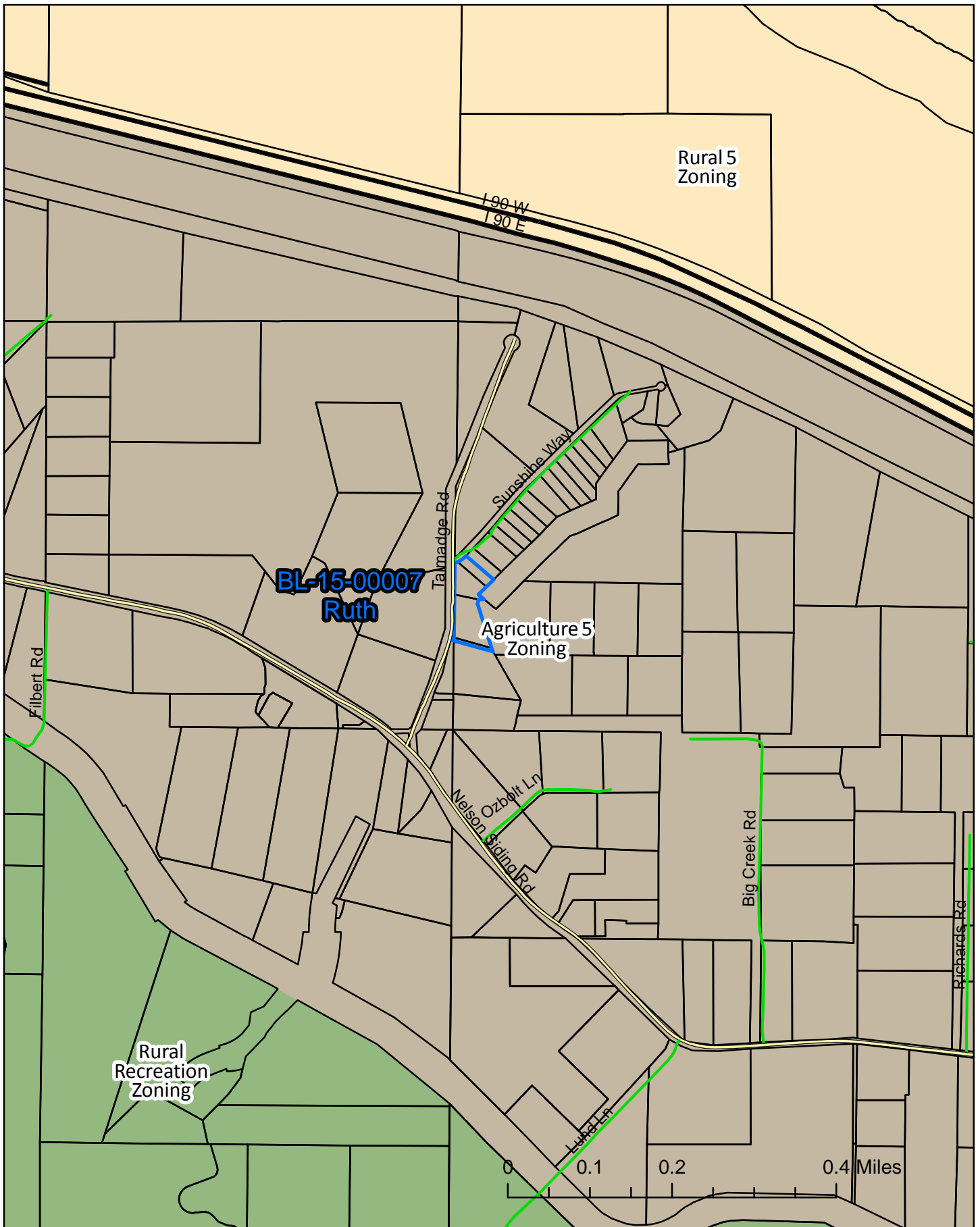


BL-15-00007  
Ruth

Regional Land Use  
Map

6/3/2015

kaycee.hathaway



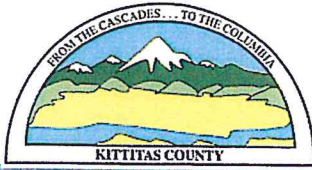
**BL-15-00007  
Ruth**

6/3/2015

**Zoning  
Map**

kaycee.hathaway

BL- 15-00007



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.  Title Report
- 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: <u>5/26/15</u>	RECEIPT # <u>25552</u>	<div style="border: 2px solid black; padding: 5px; margin: 0 auto; width: 80%;"> <p style="font-size: 1.5em; margin: 0;">RECEIVED</p> <p style="margin: 5px 0;">MAY 26 2015</p> <p style="margin: 0;">KITTTITAS COUNTY CDS</p> </div> <p style="font-size: 0.8em; margin-top: 5px;">DATE STAMP IN BOX</p>
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**OPTIONAL ATTACHMENTS**

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

**GENERAL APPLICATION INFORMATION**

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form*

Name: Sandra Ruth  
Mailing Address: 19406 102ND AVENUE SE  
City/State/ZIP: Renton, WA 98055-6338  
Day Time Phone: 206-730-7939  
Email Address: samr@motoroilsupply.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: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: 280 Talmadge Road  
City/State/ZIP: Cle Elum, WA 98922

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

6. **Property size:** 4.05 acres (acres)

7. **Land Use Information:** Zoning: AG-5 Comp Plan Land Use Designation: Rural Residential



8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
20-14-21033-0002, 1.73 Acres	1.73 Acres
20-14-20040-0010, 0.06 Acres	1.15 Acres
20-14-21033-0007, 0.5 Acres	0.76 Acres
20-14-21050-0023, 1.00 Acre	
20-14-21050-0022, 0.38 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:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X \_\_\_\_\_ (date) \_\_\_\_\_

X Laundrea J. Rush (date) 05-13-2015

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

**Sandra Ruth**

**Boundary Line Adjustment**

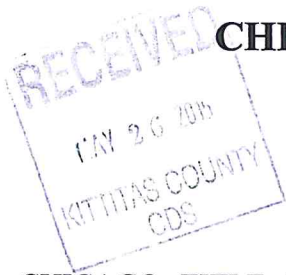
**Project Narrative**



This project consists of an application for a Boundary Line Adjustment (BLA) involving parcel no. 776236, 786236, 070434, 370434, 080434 and 810434 in the Agricultural 5 (AG-5) zone with a Rural Residential land use designation. The parcels are located in the Southeast quarter of Section 20, and the Southwest Quarter of Section 21, T. 20 N., R. 14 E. W.M. and are adjacent to Talmadge Road and Sunshine Way.

Water is supplied by an existing wells.

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



# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-44694276**

## **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: May 14, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth Ellensburg, WA 98926

(509) 925-1477

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By:

ATTEST Secretary

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

Subdivision Guarantee Policy Number: 72156-44694276



# SUBDIVISION GUARANTEE

Order No.: 50002AM  
Guarantee No.: 72156-44694276  
Dated: May 14, 2015

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

Your Reference:

Assured: 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:

Tract 1:

Lot 22, BIG CREEK, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 4 of Plats, pages 21 and 22, records of said County;

TOGETHER WITH an undivided interest in Tract A, BIG CREEK, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 4 of Plats, pages 21 and 22, records of said County.

Tract 2:

Parcel A of that certain Survey as recorded October 22, 2008, in Book 35 of Surveys, page 198, under Auditor's File No. 200810220019, records of Kittitas County, Washington; being Lot 23, BIG CREEK, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 4 of Plats, pages 21 and 22, records of said County; TOGETHER WITH an undivided interest in Tract A, BIG CREEK, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 4 of Plats, pages 21 and 22, records of said County, and a portion of the Southwest Quarter of Section 21, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Tract 3:

Parcel B of that certain Survey as recorded October 22, 2008, in Book 35 of Surveys, page 198, under Auditor's File No. 200810220019, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 21, Township 20 North, Range 14 East, W.M. and of the Southeast Quarter of Section 20, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Tract 4:

The Northerly 60 feet of that portion of Sections 20 and 21, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington, described as follows:  
Beginning at the intersection of the Southwesterly line of the plat of Big Creek as filed in Volume 4 of Plats, pages 21 and 22, Kittitas County, State of Washington, with the West line of said Section 21; Thence South along said West line 465.74 feet to an intersection

Subdivision Guarantee Policy Number: 72156-44694276



with the East line of Talmadge Road opposite P.I. Sta 8 plus 68; Thence South  $21^{\circ}44'$ , West along said Easterly margin 47.65 feet to the true point of beginning of this description; Thence South  $68^{\circ}16'$  East, 390 feet, more or less, to the center line of the main channel of Big Creek; Thence Southerly along said centerline to the South line of said Section 21; Thence Westerly along said South line to the Southeast corner of said Section 20; Thence North 241 feet to the Northeast corner of the South 241 feet of said Section 20; Thence Westerly parallel with the South line of said Section 20 to the Easterly line of said Talmadge Road; Thence North  $21^{\circ}44'$  East along said Easterly margin to the true point of beginning.

Title to said real property is vested in:

Sandra J. Ruth, Trustee of the Ruth Survivor's Trust Under Agreement Dated March 9, 2001

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 50002AM  
Policy No: 72156-44694276

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. 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.

7. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Big Creek Maintenance Corporation.  
Affects: Tract 1 and a portion of Tract 2
8. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Northern Pacific Railway Company.  
Dated: December 23, 1898  
Book: 1 of Deeds, Page 460  
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.
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Postal Telegraph Cable Company, its successors and assigns  
Purpose: The right to construct and maintain its lines of telegraph, including the necessary poles and fixtures, over a portion of Section 21, and the right to trim all trees necessary to keep the wires cleared at least 18 inches, and to set necessary guy and brace poles and to attach to trees the

Subdivision Guarantee Policy Number: 72156-44694276

necessary guy wires  
Recorded: April 27, 1911  
Instrument No.: 29533  
Book 22 of Deeds, Page 537

10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Puget Sound Power and Light Company  
Dated: June 20, 1927 and June 30, 1927  
Instrument No.: 86878 and 88440  
Book: 45 of Deeds, Page: 415 and Book: 46 of Deeds, Page: 39
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: The Pacific Telephone and Telegraph Company, its successors and assigns  
For: To construct, operate, maintain, replace and remove such communication systems as said grantee may from time to time require, consisting of underground cables, wires, conduits, manholes, drains and splicing boxes, and surface testing terminals, repeaters, repeater housings and markers, poles and other appurtenances, upon, over and under a strip of land thirty (30) feet wide; together with the right to place a repeater housing building adjacent to and outside said thirty foot strip and five feet easterly from the westerly boundary of said land, and the right to clear and keep clear of all inflammable vegetation a tract of land one hundred feet square of which tract said repeater housing building shall be the center; together with the right of ingress and egress over and across said lands, and the right to clear and keep cleared all trees, roots, brush and other obstructions from the surface of said strip and to install gates in any fences crossing said strip  
Dated: May 12, 1948  
Instrument No.: 202133  
Book: 79 of Deeds, Page: 279  
Affects: Tract 1 and a portion of Tract 2
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Puget Sound Power and Light Company  
Dated: November 30, 1961  
Instrument No.: 293493  
Book: 109 of Deeds, Page: 209
13. Construction and Maintenance Obligations, as contained on the plat of Big Creek, recorded October 10, 1966, in Book 4 of Plats, pages 21 and 22, under Auditor's File No. 333307, as follows:  

"The costs of construction, maintenance and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all of the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys. (This corporation shall be known as Big Creek Maintenance Corporation.)

In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the County Road System, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation."
14. Restrictions, as contained on the plat of Big Creek, recorded October 10, 1966, in Book 4 of Plats, pages 21 and 22, under Auditor's File No. 333307, as follows:



"No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for use district in which located."

15. Implied Community Easement over said Tract A, as delineated on the face of the plat of Big Creek, recorded October 10, 1966, in Book 4 of Plats, pages 21 and 22, under Auditor's File No. 333307.
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Power and Light Company  
Purpose: The right to install, maintain, replace, remove and use an electric line consisting of wire overhang and to keep this line free of interference from trees or other growth  
Recorded: August 28, 1967  
Instrument No.: 344054  
Affects: The wire overhang to be located as now staked across Lot 23, Big Creek Plat, Southwesterly over said lot from the most northerly corner thereof
17. Partition Agreement and the terms and conditions contained therein  
Between: JTM Corporation, Lawrence A. and Sharlene M. Davies, Harold A. Cook, Kenneth L. and Dolores J. Bepple, Robin A. and Jayne L. Schmaus, Jill V. Massa, Mark A. and Sylvia L. Starr, Frank G. Sengstock, Jerry H and Donelda R. Krueger, Paul and Jill Massa, and Jack D. and Janet H. Cheetham  
Recorded: September 3, 2003  
Instrument No.: 200309030024  
Affects: Tract A of Big Creek Plat
18. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: May 29, 2007  
Instrument No.: 200705290038  
Affects: Big Creek Plat
19. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: October 22, 2008  
Book: 35 of Surveys Page: 198  
Instrument No.: 200810220019  
Matters shown:
  - a) Location of Big Creek
  - b) Location of fenceline in relation to property boundary of Tract 4
  - c) Note 11, which states: "An irrigation easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut all exterior plat boundary and shall be divided 5 feet on each side of interior lot lines."
  - d) All other Notes contained thereon
20. Any discrepancies in the location of the East boundary line of the subject property as shown on survey recorded October 22, 2008 under Auditor's File No. 200810220019 with the West boundary line of the Schmaus No. 4 Plat recorded April 7, 2015 under Auditor's File No. 201504070004
21. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Big Creek, if it is navigable.

Subdivision Guarantee Policy Number: 72156-44694276



22. Any question of location, boundary or area related to the Big Creek, including, but not limited to, any past or future changes in it.
23. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
24. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

#### **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. 1: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$22.70

Year: 2015

Parcel No.: 20-14-20040-0010 (786236)

Taxes as paid include the following exemptions: NONE

Amount: \$2,622.55

Year: 2015

Parcel No.: 20-14-21033-0002 (810434)

Taxes as paid include the following exemptions: NONE

Amount: \$22.70

Year: 2015

Parcel No.: 20-14-20040-0002 (370434)

Taxes as paid include the following exemptions: NONE

Amount: \$53.69

Year: 2015

Parcel No.: 20-14-21033-0007 (776236)

Taxes as paid include the following exemptions: NONE

Amount: \$412.04

Year: 2015

Parcel No.: 20-14-21050-0022 (070434)

Taxes as paid include the following exemptions: NONE

Amount: \$580.71

Subdivision Guarantee Policy Number: 72156-44694276

Year: 2015

Parcel No.: 20-14-21050-0023 (080434)

Taxes as paid include the following exemptions: NONE

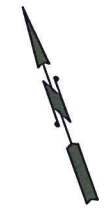
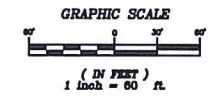
NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such 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**

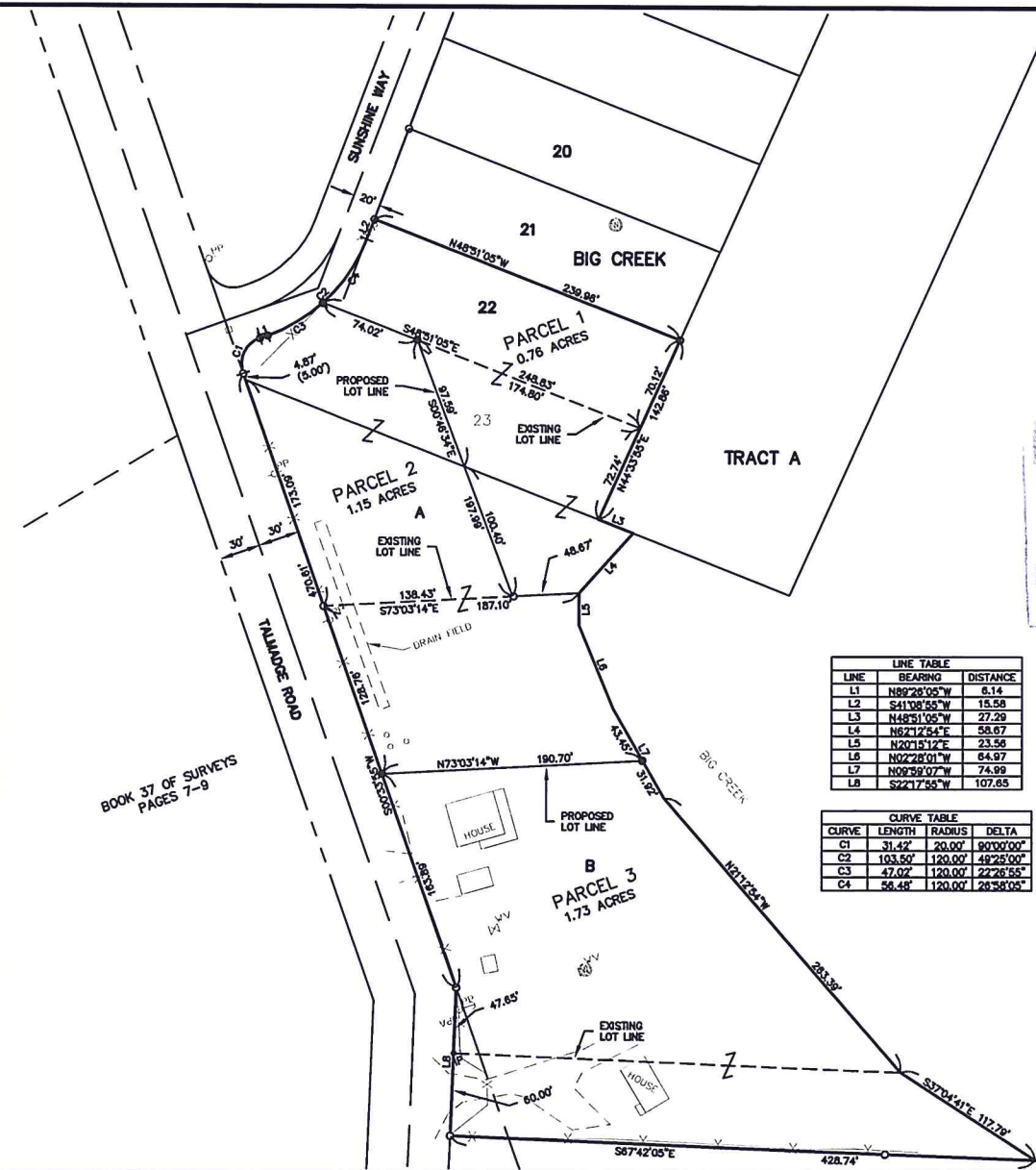
Subdivision Guarantee Policy Number: 72156-44694276

RECORD OF SURVEY  
 PORTIONS OF SECTIONS 20 AND 21  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

RECEIVED  
 MAY 26 2015  
 KITTITAS COUNTY  
 ODS



BOOK 37 OF SURVEYS  
 PAGES 7-9

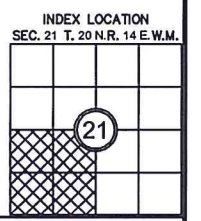
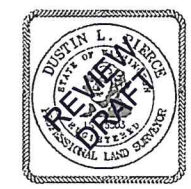


LINE	BEARING	DISTANCE
L1	N89°28'05"W	6.14
L2	S41°08'55"W	15.58
L3	N48°51'05"W	27.29
L4	N82°12'54"E	58.67
L5	N2°01'31"E	23.56
L6	N02°28'01"W	64.97
L7	N09°59'07"W	74.99
L8	S22°17'55"W	107.65

CURVE	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"
C2	103.50'	120.00'	49°25'00"
C3	47.07'	120.00'	22°26'55"
C4	56.48'	120.00'	26°58'05"

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET 5/8" IRON ROD & CAP, LS 45503
- FOUND 5/8" IRON ROD & CAP, LS 7
- FOUND IRON ROD
- UTILITY POLE
- WELL
- RECORD INFORMATION



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 SAUNDRA RUTH  
 IN MAY 20 15 \_\_\_\_\_ DATE  
DUSTIN L. PIERCE  
 CERTIFICATE NO. 45503

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division  
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT  
 PREPARED FOR  
 SAUNDRA RUTH  
 A PORTION OF THE SW 1/4 OF SECTION 21,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITTITAS COUNTY WASHINGTON

DWN BY DLP	DATE 5/2015	JOB NO. 15018
CHKD BY GW	SCALE 1" = 60'	SHEET 1 OF 2



**RECORD OF SURVEY**  
**PORTIONS OF SECTIONS 20 AND 21,**  
**TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.**  
**KITTTAS COUNTY, STATE OF 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 KITTTAS 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, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION SEE THE FOLLOWING:
  - VOLUME 4 OF PLATS, PAGE 21-22, AFN: 333307
  - BOOK 19 OF SURVEYS, PAGE 115, AFN: 662076
  - BOOK 34 OF SURVEYS, PAGE 144, AFN: 200710040033
  - BOOK 35 OF SURVEYS, PAGE 198, AFN: 200810220019

AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTTAS COUNTY, STATE OF WASHINGTON.

5. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83. ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9999876521. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

**EXISTING LEGAL DESCRIPTIONS PER TITLE POLICY NUMBER 72156-44604276 :**

**TRACT 1:**

LOT 22, BIG CREEK, IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY;

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT A, BIG CREEK, IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY.

**TRACT 2:**

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING LOT 23, BIG CREEK, IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY;  
 TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT A, BIG CREEK, IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

**TRACT 3:**

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

**TRACT 4:**

THE NORTHERLY 60 FEET OF THAT PORTION OF SECTIONS 20 AND 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTTAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THE PLAT OF BIG CREEK AS FILED IN VOLUME 4 OF PLATS, PAGES 21 AND 22, KITTTAS COUNTY, STATE OF WASHINGTON, WITH THE WEST LINE OF SAID SECTION 21; THENCE SOUTH ALONG SAID WEST LINE 465.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF TALMADGE ROAD OPPOSITE P.1. STA 8 PLUS 68; THENCE SOUTH 21°44' WEST ALONG SAID EASTERLY MARGIN 47.65 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 68°16' EAST, 390 FEET, MORE OR LESS, TO THE CENTER LINE OF THE MAIN CHANNEL OF BIG CREEK; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE SOUTH LINE OF SAID SECTION 21; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 241 FEET TO THE NORTHEAST CORNER OF THE SOUTH 241 FEET OF SAID SECTION 20; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 TO THE EASTERLY LINE OF SAID TALMADGE ROAD; THENCE NORTH 21°44' EAST ALONG SAID EASTERLY MARGIN TO THE TRUE POINT OF BEGINNING.

**PROPOSED LEGAL DESCRIPTIONS:**

**PARCEL 1**

LOT 22, BIG CREEK, IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY;

AND THAT PORTION OF PARCEL A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITTTAS COUNTY, WASHINGTON WHICH LIES EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A;  
 THENCE SOUTH 73°03'14" EAST, 138.43 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
 THENCE NORTH 00°48'34" WEST, 197.99 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF LOT 22 OF SAID PLAT OF BIG CREEK AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT A, BIG CREEK, IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

**PARCEL 2**

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING LOT 23, BIG CREEK, IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY;

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT A, BIG CREEK, IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 21 AND 22, RECORDS OF SAID COUNTY, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

**EXCEPT:**

THAT PORTION OF SAID PARCEL A WHICH LIES EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A;  
 THENCE SOUTH 73°03'14" EAST, 138.43 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
 THENCE NORTH 00°48'34" WEST, 197.99 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF LOT 22 OF SAID PLAT OF BIG CREEK AND THE TERMINUS OF SAID LINE.

**PARCEL 3**

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. AND OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.

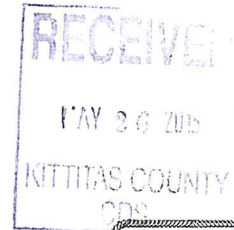
**AND**

THE NORTHERLY 60 FEET OF THAT PORTION OF SECTIONS 20 AND 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTTAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THE PLAT OF BIG CREEK AS FILED IN VOLUME 4 OF PLATS, PAGES 21 AND 22, KITTTAS COUNTY, STATE OF WASHINGTON, WITH THE WEST LINE OF SAID SECTION 21; THENCE SOUTH ALONG SAID WEST LINE 465.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF TALMADGE ROAD OPPOSITE P.1. STA 8 PLUS 68; THENCE SOUTH 21°44' WEST ALONG SAID EASTERLY MARGIN 47.65 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 68°16' EAST, 390 FEET, MORE OR LESS, TO THE CENTER LINE OF THE MAIN CHANNEL OF BIG CREEK; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE SOUTH LINE OF SAID SECTION 21; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 241 FEET TO THE NORTHEAST CORNER OF THE SOUTH 241 FEET OF SAID SECTION 20; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 TO THE EASTERLY LINE OF SAID TALMADGE ROAD; THENCE NORTH 21°44' EAST ALONG SAID EASTERLY MARGIN TO THE TRUE POINT OF BEGINNING.

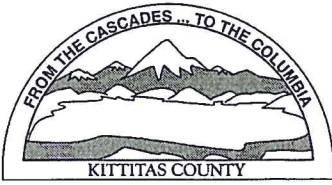
**EXCEPT THAT PORTION OF SAID PARCEL B WHICH LIES NORTHERLY OF THE FOLLOWING DESCRIBED LINE:**

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 22, 2008, IN BOOK 35 OF SURVEYS, PAGE 198, UNDER AUDITOR'S FILE NO. 200810220019, RECORDS OF KITTTAS COUNTY, WASHINGTON; THENCE SOUTH 00°33'55" WEST, ALONG THE EAST RIGHT-OF-WAY BOUNDARY LINE OF SAID TALMADGE ROAD, 128.70 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;  
 THENCE SOUTH 73°03'14" WEST, 190.70 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL B AND THE TERMINUS OF SAID LINE.



<p><b>RECORDER'S CERTIFICATE</b></p> <p>FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.</p> <p>IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF</p> <p style="text-align: center;"><u>DUSTIN L. PIERCE</u> SURVEYOR'S NAME</p> <p style="text-align: center;"><u>JERALD V. PETTIT</u> County Auditor Deputy County Auditor</p>	<p style="text-align: center;"><b>SURVEYOR'S CERTIFICATE</b></p> <p>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 <u>SAUNDRA RUTH</u></p> <p>IN <u>MAY 20 15</u></p> <p style="text-align: center;"><u>DUSTIN L. PIERCE</u> DATE CERTIFICATE NO. <u>45503</u></p>	<p>Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055</p> <p>Eastern Washington Division 407 Swthwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419</p>	<p style="text-align: center;"><b>BOUNDARY LINE ADJUSTMENT</b> PREPARED FOR SAUNDRA RUTH A PORTION OF THE SW 1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">KITTTAS COUNTY</td> <td style="width: 25%;">DATE</td> <td style="width: 25%;">JOB NO.</td> <td style="width: 25%;">WASHINGTON</td> </tr> <tr> <td>DWN BY</td> <td>5/2015</td> <td>15018</td> <td></td> </tr> <tr> <td>CHKD BY</td> <td>SCALE</td> <td>SHEET</td> <td></td> </tr> <tr> <td>GW</td> <td>N/A</td> <td>2</td> <td>of 2</td> </tr> </table>	KITTTAS COUNTY	DATE	JOB NO.	WASHINGTON	DWN BY	5/2015	15018		CHKD BY	SCALE	SHEET		GW	N/A	2	of 2
KITTTAS COUNTY	DATE	JOB NO.	WASHINGTON																
DWN BY	5/2015	15018																	
CHKD BY	SCALE	SHEET																	
GW	N/A	2	of 2																





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

**RECEIPT NO.:** 00025552

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 021263

**Date:** 5/26/2015

**Applicant:** RUTH, SAUNDRA

**Type:** check # 2207

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00007	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00007	BLA MAJOR FM FEE	65.00
BL-15-00007	PUBLIC WORKS BLA	90.00
BL-15-00007	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00