

Jeff Watson

From: Jeff Watson
Sent: Monday, November 02, 2015 2:57 PM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-15-00009 Strole

[BL-15-00009 Strole](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeffrey A. Watson
Planner II
[Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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"

November 2, 2015

Jeffery Strole
2546 Robbins Rd
Ellensburg, WA 98926

RE: Strole Boundary Line Adjustment (BL-15-00009)

Map Number 19-18-35020-0001 Parcel Number 10729
Map Number 19-18-35020-0001 Parcel Number 10728

Dear Applicants,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Please refer to the attached Kittitas County Public Works Memo for additional information. A final packet has been submitted to the Assessor's Office on November 2, 2015 to finalize the boundary line adjustment.

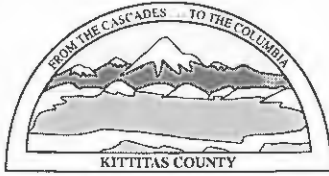
If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: strole@fairpoint.net

BL-15-00009 Strole Master File @ \\fileserver-03\Teams\CDS\Projects\BLAs\BL 2015\BL-15-00009 Strole



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner III *CW*
DATE: November 2, 2015
SUBJECT: Strole BL-15-00009

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

Our department recommends final approval with the following conditions:

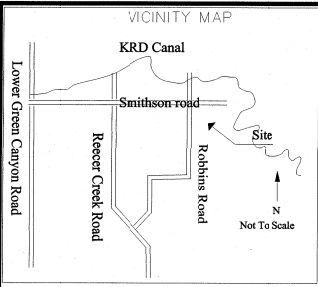
- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

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

40-5

Stanavich / Strole Boundary Line Adjustment
 A PORTION OF SECTION 35,
 TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

10/12/2015 04:30:50 PM V: 40 P: 5 201510120020
 \$157.00 Boundary Line Adjustment STROLE
 Kittitas County Auditor Page 1 of 1



- Survey Notes**
1. This survey may not show all easements which may pertain to this property.
 2. For section corner documentation, basis of bearings, KR D, BPA and county road right of way information, and additional survey information, see book 21 of Surveys, Pages 117 and 118, and the surveys referenced thereon.

Original Parcels
 Parcel A of that certain survey as recorded October 11, 1995 in book 21 of surveys at pages 117 and 118, under auditor's file No. 586114, records of Kittitas County, Washington; being a portion of the West half of Section 35, Township 19 North, Range 18 East, W.M., in the county of Kittitas, state of Washington.

Parcel F of that certain survey as recorded January 13, 1999 in book 24 of surveys at page 2, under auditor's file no. 19990113 0017, records of Kittitas County, Washington; being a portion of the West half of Section 35, Township 19 North, range 18 East, W.M. in the county of Kittitas, state of Washington.

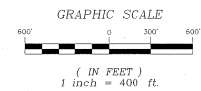
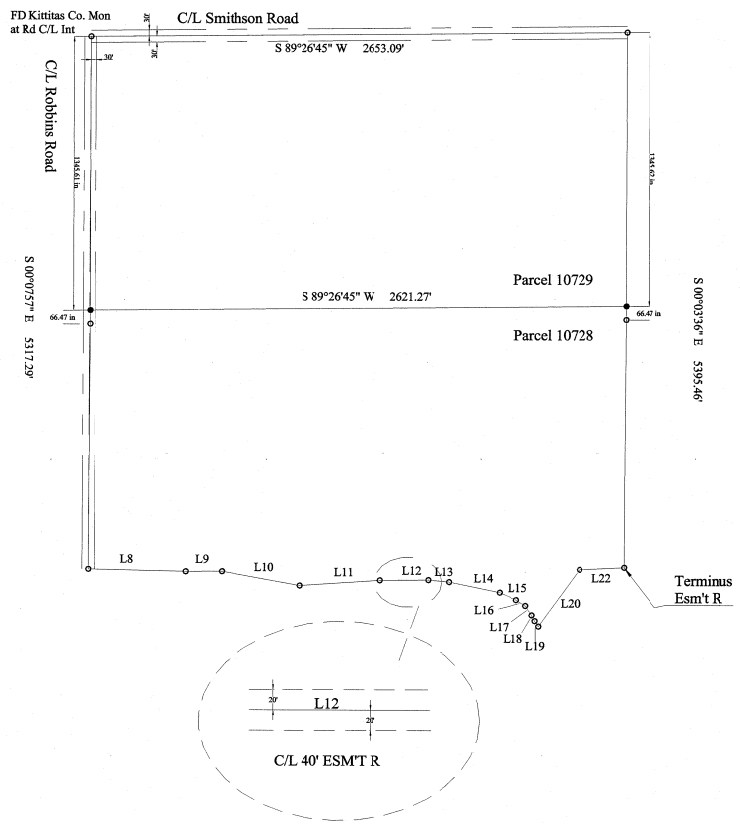
Easement R
 Easement R as delineated on that certain survey recorded January 13, 1999 in Book 24 of Surveys at page 2, under auditor's file no. 19990113 0017, records of Kittitas County, Washington; being across a portion of the West half of Section 35, Township 19 North, Range 18 East, W.M. in the county of Kittitas, state of Washington; affecting parcels F, G, and H of said survey.

OWNERS
 Parcel 10729
 Mike & Debbie Stanavich
 8400 Smithson Rd
 Ellensburg, WA 98926

 Parcel 10728
 Jeff & Cindy Strole
 2546 Robbins Rd
 Ellensburg, WA 98926

SITE INFORMATION:
 IRRIGATION DISTRICT: KR D
 SCHOOL DISTRICT: ELLENSBURG DIST. #401
 FIRE DISTRICT: Fire District 2 (Rural Ellensburg)
 POWER: PUD District 2
 TELEPHONE: FAIRPOINT COMMUNICATIONS

Line	Bearing	Distance
L1	N 89°45'31" W	479.18
L2	N 89°46'01" E	172.50
L3	S 70°49'57" E	360.68
L11	S 89°07'57" E	295.56
L12	S 89°36'50" E	235.44
L13	N 64°59'52" W	185.34
L14	S 78°17'23" E	251.21
L15	N 64°10'00" W	90.30
L16	N 57°34'22" W	53.60
L17	S 34°00'18" E	55.49
L18	N 27°09'10" W	32.01
L19	S 34°08'20" E	32.19
L20	N 90°00'00" E	241.97
L21	N 87°11'23" E	482.49
L22	S 87°01'23" W	219.27



RECORDER'S CERTIFICATE 201510120020
 FILED FOR RECORD THIS 12 DAY OF OCT 2015 AT 3:30 P.
 IN BOOK 40 OF SURVEYS AT PAGE 5 AT THE REQUEST OF
 CHRISTOPHER W. EDEN
 SURVEYOR'S NAME
 JERRY 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 Jeff Strole
 IN OCTOBER 20 15
 CHRISTOPHER W. EDEN
 DATE
 CERTIFICATE NO. 52080

CONSTRUCTION SURVEYORS
 NORTH CENTRAL WASHINGTON
 854 N Manchester Pl, East Wenatchee, WA 98802

PREPARED FOR Jeff Strole		
DWN BY J. STROLE	DATE 10/2015	JOB NO.
CHKD BY C. EDEN	SCALE 1"=400'	SHEET 1 OF 1

Jeff Watson

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Tuesday, September 29, 2015 2:02 PM
To: Jeff Watson
Subject: Strole

Jeff,

This is in regards to the Strole project, BL-15-00009. All conditions set forth in the KRD General Guidelines have been met. Please let me know if you need anything further.

Keli

Jeff Watson

From: Jeff Watson
Sent: Friday, September 25, 2015 9:38 AM
To: 'strole@fairpoint.net'
Subject: BL-15-00009 Strole Boundary Line Adjustment
Attachments: BL-15-00009 Strole Preliminary Approval Signed.pdf; BL-15-00009 Strole Comments FM.pdf; BL-15-00009 Strole Comments PW.pdf

[BL-15-00009 Strole](#) (hyperlink to on line file)

Preliminary Approval has been issued; see attached. Hard copy coming via USPS; Let me know if you have any questions.

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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

September 25, 2015

Jeffery Strole
2546 Robbins Rd
Ellensburg, WA 98926

RE: Strole Boundary Line Adjustment (BL-15-00009)

Map Number 19-18-35020-0001 Parcel Number 10729
Map Number 19-18-35020-0001 Parcel Number 10728

Dear Applicants,

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. This property is within the boundaries of the KRD irrigation entity. The applicant will need to comply with the requirements set forth by KRD prior to final approval of the boundary line adjustment.
3. 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.
4. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: strole@fairpoint.net

BL-15-00009 Strole Master File @ \\fileserver-03\Teams\CDS\Projects\BLAs\BL 2015\BL-15-00009 Strole

Jeff Watson

From: Brenda Larsen
Sent: Thursday, September 17, 2015 10:18 AM
To: Jeff Watson
Subject: RE: BL-09-00009 Strole

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff Watson
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Strole (BL-15-00009)

Dear Mr. Watson:

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

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal

From: Jeff Watson
Sent: Tuesday, September 15, 2015 10:09 AM
To: Brenda Larsen
Subject: FW: BL-09-00009 Strole

Any chance you could knock out some quick comments on this one?

Jeffrey A. Watson
Planner II



Memo

To: Jeff Watson, CDS

From: Holly Myers, Environmental Health Supervisor

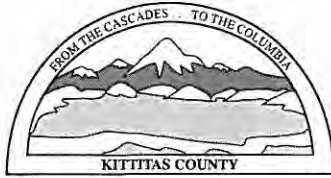
Date: September 1, 2015

RE: BL-15-00009 - Strole

After review of this BLA, it appears that the proposed boundary line adjustment will not impact existing water sources or septic systems.

Holly Myers, Environmental Health Supervisor





KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner III *CW*
DATE: August 28, 2015
SUBJECT: Strole BL-15-00009

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

Jeff Watson

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Tuesday, August 11, 2015 9:55 AM
To: Jeff Watson
Subject: Re: BL-15-00009 Strole

Follow Up Flag: Follow up
Flag Status: Flagged

On 8/10/2015 11:21 AM, Jeff Watson wrote:

Please review the attached file for KRD comments and requirements.

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

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

Jeff,
This property is within the KRD and contains irrigable acreage so our requirements will need to be met. Let me know if you need anything further.
Keli

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

509-933-8274

From: Jeff Watson

Sent: Friday, August 28, 2015 8:58 AM

To: Christina Wollman; Brenda Larsen; Holly Myers

Cc: Josh Hink

Subject: RE: BL-09-00009 Strole

[BL-15-00009 Strole](#)

Sorry I had the project number wrong on this notice, but I am still looking for comments...

Jeffrey A. Watson

Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

509-933-8274

From: Jeff Watson

Sent: Monday, August 10, 2015 11:17 AM

To: Christina Wollman; Brenda Larsen; Holly Myers

Subject: BL-09-00009 Strole

[BL-09-00009 Strole](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson

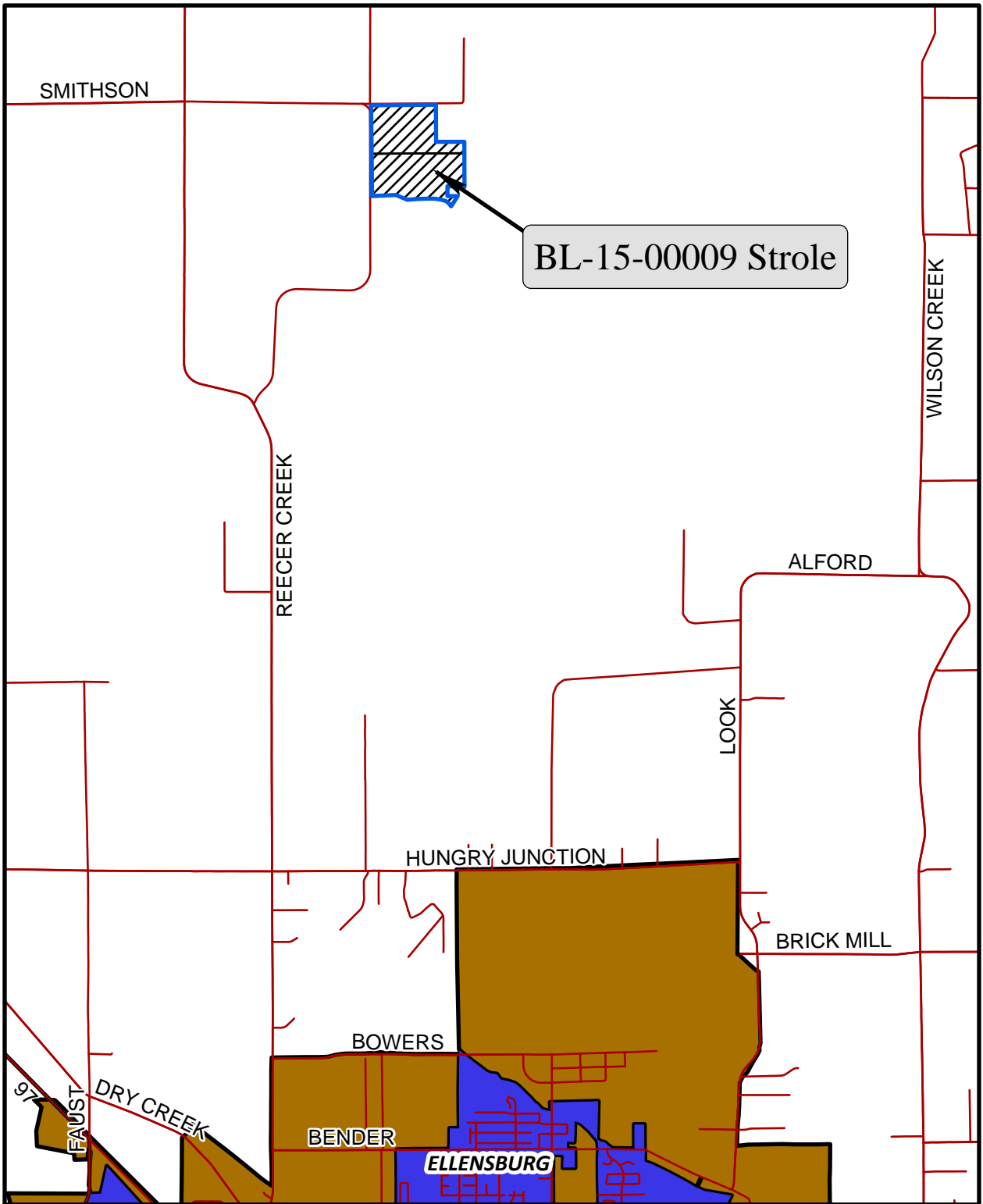
Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us



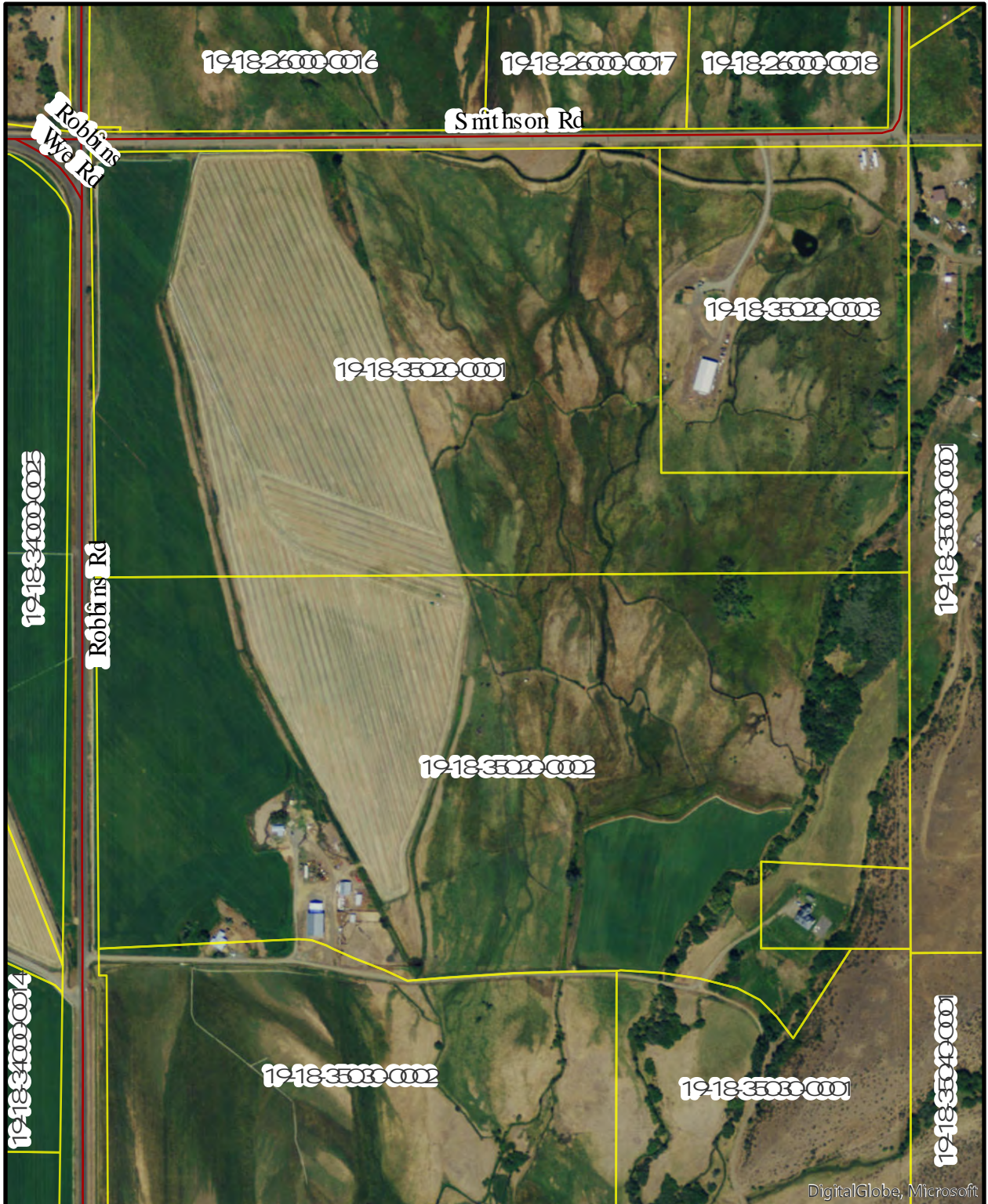
BL-15-00009 Strole

Area Map



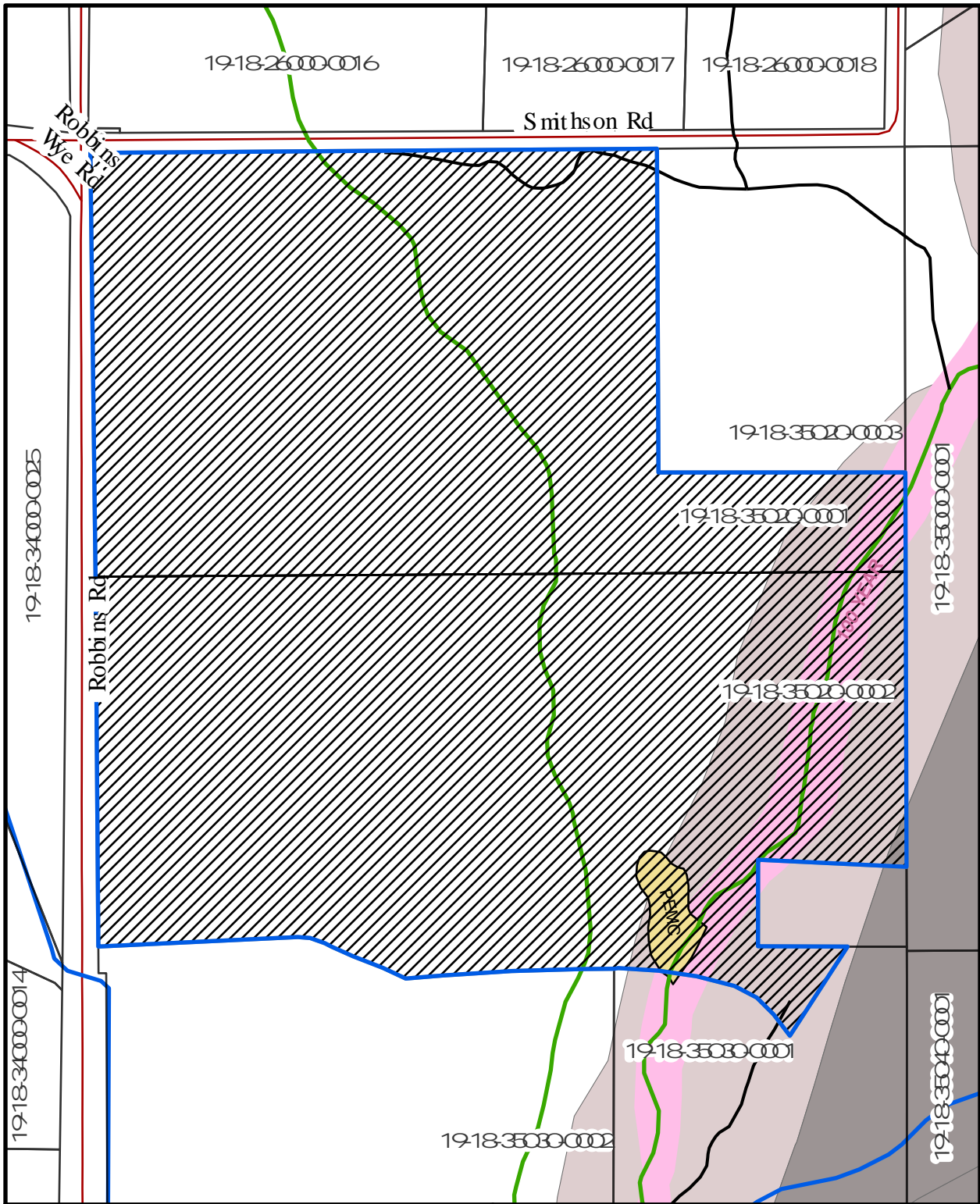
BL-15-00009 Strole

3D Air Photo



BL-15-00009 Strole

Air Photo



BL-15-00009 Strole

Critical Areas

Critical Areas Checklist

Monday, August 10, 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?

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?



U.S. Fish & Wildlife Service

National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code: (Example: **L1UB1Hx**)

For geographically specific information* (optional), please enter a State code: (Example: **TX** for Texas)

Description for code **PEMC**:

P System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

EM Class **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass :

Modifier(s):

C WATER REGIME **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.



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 24, 2015

Jeffery Strole
2546 Robbins Rd
Ellensburg, WA 98926

RE: Strole Boundary Line Adjustment (BL-15-00009)

Dear Applicant,

Kittitas County Community Development Services received a Boundary Line Adjustment permit on June 17, 2015. This application was determined **complete** as of June 24, 2015. The application is located on 2 lots totaling 131.6 acres which are zoned Agriculture 20, located in a portion of Section 35, T19N, R20E, WM, in Kittitas County, Assessor's parcel numbers: 10728 (MBSW 14294) & 10729 (MBSW 14217).

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will sent to all governmental agencies and interested persons.
2. Consideration of written comments from all interested parties.

If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K. Hathaway

Staff Planner

(509)962-7079

kaycee.hathaway@co.kittitas.wa.us



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"

BL-15-00009

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

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.

RECEIVED
JUN 17 2015
KITTITAS COUNTY
CDS

REQUIRED ATTACHMENTS

Note: The following are required per KCC 16.10.020 Application Requirements. 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 to scale.
- 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.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel 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.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):



- Full year's taxes to be paid in full.
- Recorded Survey.

APPLICATION FEES:

\$225.00 Kittitas County Community Development Services (KCCDS)
 \$90.00 Kittitas County Department of Public Works
 \$65.00 Kittitas County Fire Marshal
 \$215.00 Kittitas County Public Health Department Environmental Health

\$595.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received/By (CDS Staff Signature): 	DATE: <u>6/17/15</u>	RECEIPT # <u>25864</u>	
DATE STAMP IN BOX			

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: JEFFERY STROLE
Mailing Address: 2546 ROBBINS RD
City/State/ZIP: ELLENSBURG WA 98927
Day Time Phone: 509 962 4210
Email Address: Strole @ Fairpoint.net

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
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: _____
City/State/ZIP: _____

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

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

7. **Land Use Information:** Zoning: A6 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 ____)

10728 - 76.6
 10729 - 85 acres
 MBSW 14294
 MBSW 14217

~~73.6 ACRES~~ / 80.6 acres
~~65 ACRES~~ / 81.81 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 ^{LAND OWNER} ~~Authorized Agent~~ ^{PARCEL} 10729

Signature of Land Owner of Record PARCEL 10728

(REQUIRED if indicated on application)

(Required for application submittal):

X Mike Starach (date) _____

X Anthony A. Starach (date) 6/15/15

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: pd. in full

By: [Signature]

Date: 1-2-15

COMMUNITY DEVELOPMENT SERVICES REVIEW

This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes No ____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

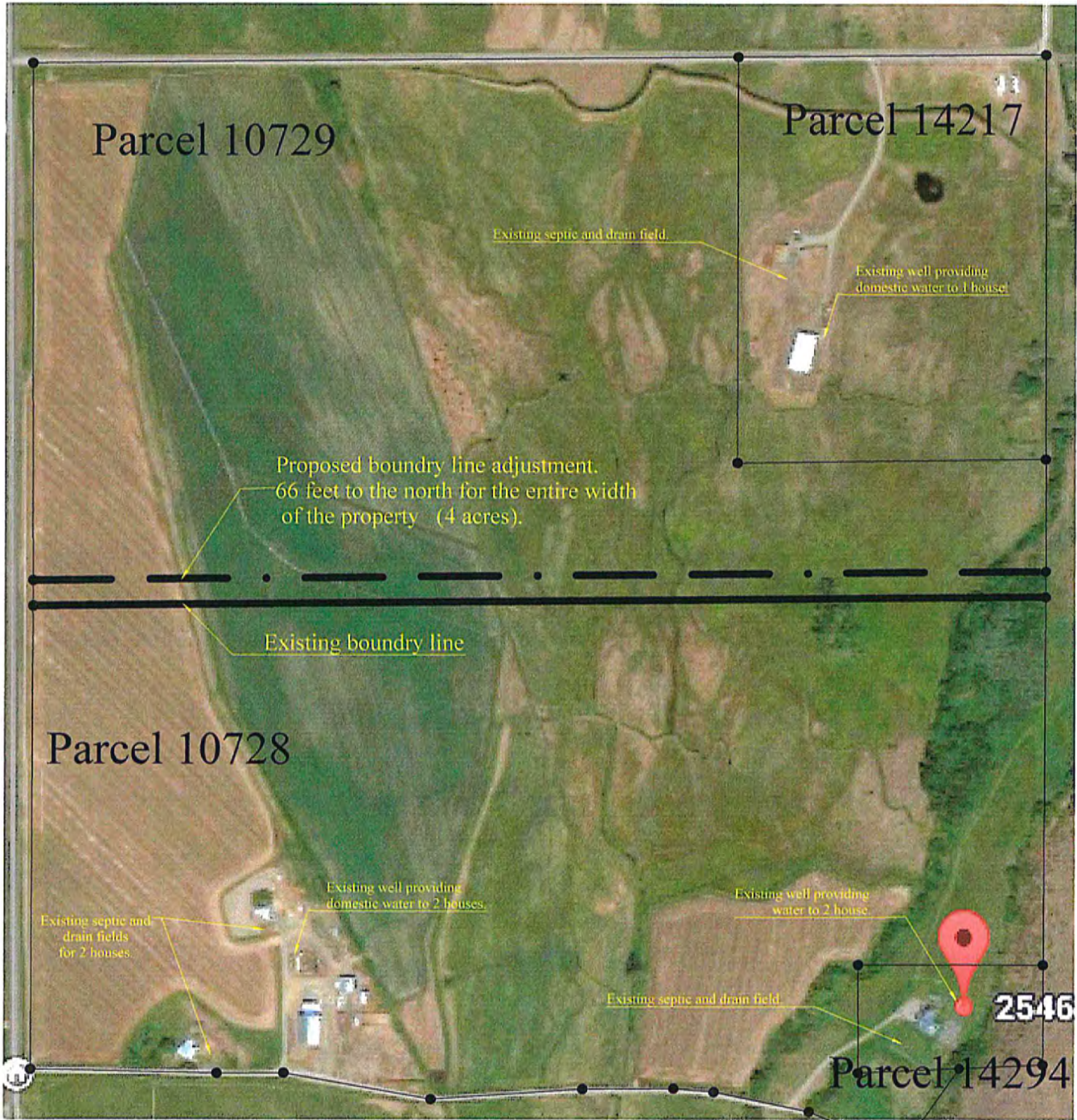
Current Zoning District: AG-20

Preliminary Approval Date: 9/25/2015

By: [Signature]

Final Approval Date: 11/2/2015

By: [Signature]



Scale: 1in = 400ft

Jeffery Strole
2546 Robbins Rd.
Ellensburg, WA 98926

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

RE: Boundary Line Adjustment

June 1st, 2015

Narrative of Proposal:

Parcel 10728 (map # 19-18-35020-0002/2540 Robbins Rd) will be extended approximately 66 feet to the North for the entire width of the parcel. This will gain approximately 4 acres of land from parcel 10729 (map # 19-18-35020-000/8400 Smithson Rd). This adjustment will provide parcel # 10728/14294 (parcel 14294 must be sold with 10728) with a total of 80.6 acres of land. The intention of this boundary line adjustment is to have enough land to subdivide parcel #10728.

Legal Description of Land:

Parcel 10728/14294: Parcels F and F-1 that certain Survey as Recorded January 13, 1999 in Book 24 of Survey at Page 2, under Auditor's file No. 199901130017, Records of Kittitas County, Washington; Being portions of the West Half of Section 35, Township 19 North, Range 18 East., W.M., in the County of Kittitas, State of Washington.

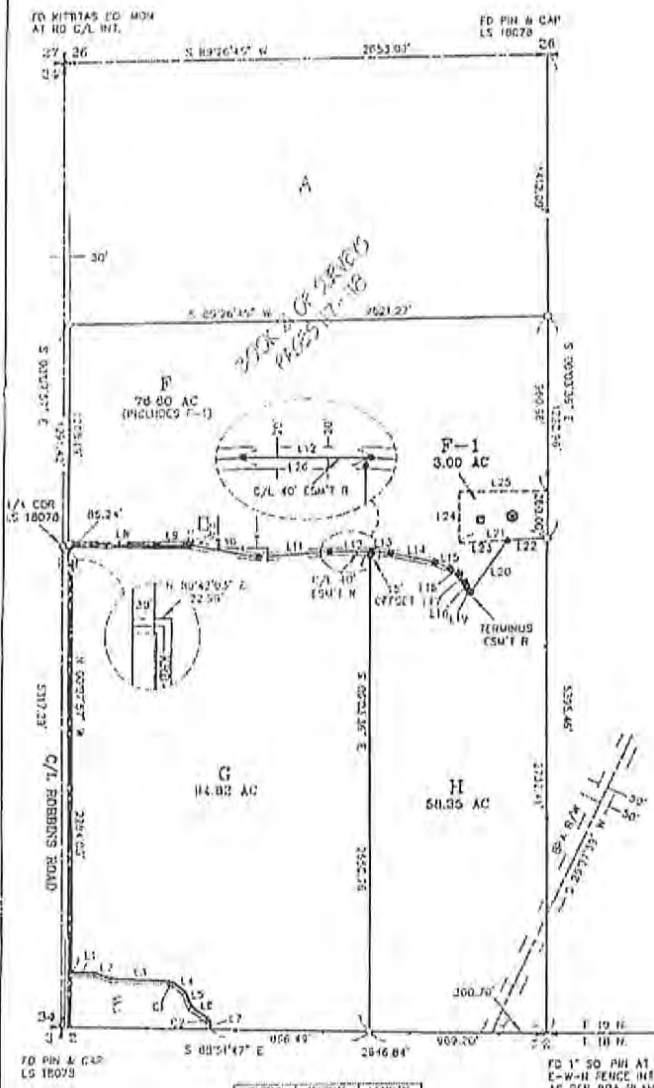
Parcel 10729: Parcel A of that certain Survey Recorded October 11, 1995, in Book 21 of Surveys, pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 35, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

199901130017

PART OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M.



- LEGEND**
- SET PIN & CAP
 - FOUND PIN & CAP
 - FENCE



- NOTES:**
1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-35 TOTAL STATION THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1.00.000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
 2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
 3. FOR SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS, KED, BPA AND COUNTY ROAD RIGHT OF WAY INFORMATION, AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 24 OF SURVEYS, PAGES 117 AND 118, AND THE SURVEYS REFERENCED THEREON.
 4. THE PURPOSE OF THIS SURVEY IS A BOUNDARY LINE ADJUSTMENT.
 5. PARCEL F-1 HEREON IS SHOWN FOR A MORTGAGE PURPOSE ONLY SEGREGATION.

ORIGINAL PARCELS

PARCELS D, E AND F OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 11, 1995 BY BOOK 21 OF SURVEYS AT PAGES 117 AND 118, UNDER AUDITOR'S FILE NO. 19950113_0222, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL F

PARCEL F OF THAT CERTAIN SURVEY AS RECORDED JANUARY 13, 1999 IN BOOK 24 OF SURVEYS AT PAGE 117, UNDER AUDITOR'S FILE NO. 19990113_0222, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL F-1

PARCEL F-1 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 13, 1999 IN BOOK 24 OF SURVEYS AT PAGE 117, UNDER AUDITOR'S FILE NO. 19990113_0222, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL G

PARCEL G OF THAT CERTAIN SURVEY AS RECORDED JANUARY 13, 1999 IN BOOK 24 OF SURVEYS AT PAGE 117, UNDER AUDITOR'S FILE NO. 19990113_0222, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL H

PARCEL H OF THAT CERTAIN SURVEY AS RECORDED JANUARY 13, 1999 IN BOOK 24 OF SURVEYS AT PAGE 117, UNDER AUDITOR'S FILE NO. 19990113_0222, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT R

EASEMENT R AS DELINEATED IN THAT CERTAIN SURVEY RECORDED JANUARY 13, 1999 IN BOOK 24 OF SURVEYS AT PAGE 117, UNDER AUDITOR'S FILE NO. 19990113_0222, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AFFECTING PARCELS F, G AND H OF SAID SURVEY.

LINE	DIRECTION	BEARING	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S 89°22'00" E	131.00	131.00	L14	S 281°22'00" E	251.21
L2	S 62°44'52" E	80.30	80.30	L15	N 268°44'52" W	80.30
L3	S 05°47'52" E	311.47	311.47	L16	N 57°24'23" W	53.18
L4	S 00°17'52" E	74.20	74.20	L17	S 37°58'19" E	56.40
L5	S 22°15'52" E	84.43	84.43	L18	N 77°59'10" W	32.53
L6	S 55°25'52" E	103.83	103.83	L19	S 30°07'00" W	42.15
L7	S 03°22'52" E	36.49	36.49	L20	N 32°27'20" E	141.94
L8	N 05°45'13" W	479.19	479.19	L21	N 87°21'23" E	402.49
L9	N 02°44'01" E	172.50	172.50	L22	S 87°21'23" W	219.23
L10	S 72°47'52" E	306.68	306.68	L23	N 62°21'23" E	203.22
L11	S 06°58'52" W	393.57	393.57	L24	N 26°01'18" W	201.18
L12	S 03°36'00" E	235.41	235.41	L25	N 62°21'23" E	402.49
L13	S 04°21'52" W	165.24	165.24	L26	S 02°36'00" E	225.93

CURVE	HAZARD	TERMIN
C1	02.70	05.07
C2	39.60	05.33

AUDITOR'S CERTIFICATE

Fed for record this 13th day of JANUARY, 1999, at 10:20 A.M. in Book 24 of Surveys of page(s) 117 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *[Signature]*
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of ONDY STROLE & GRIETTER in JANUARY of 1999.

[Signature] JANUARY 13, 1999
DATE

DAVID P. NELSON
Professional Land Surveyor License No. 18092



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 859
Ellensburg, WA 98920 (509) 825-4747

STROLE/GRIETTER PROP.

199901130017

24/02

586741

EXERCISE TAX PAID

And: _____
Date: _____
Alliant No. _____
SALLY SCHIRMANN, TREASURER
KITITAS COUNTY TREASURER
By: _____

REAL ESTATE CONTRACT

THIS REAL ESTATE CONTRACT is made and entered into this 30th day of October, 1995, by and between WILLIAM J. GRUETER and PATRICIA M. GRUETER, husband and wife, hereinafter referred to as "Seller", and JEFFREY A. STROHL and CINDY A. STROHL, husband and wife, hereinafter referred to as "Purchaser."

WITNESSETH

WHEREAS, Seller and Purchaser desire to enter into this Real Estate Contract for the sale and purchase of certain real property on the terms and conditions as hereinafter set forth;

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and promises as hereinafter set forth, and the payment of the purchase price on the following terms and conditions, the parties hereto agree as follows:

1. Real Property Sold. Seller agrees to sell to Purchaser and Purchaser agrees to purchase the real property located in Kittitas County, State of Washington, legally described as follows:

Parcel B of that certain Survey recorded October 11, 1995, in Book 21 of Surveys, pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington, being a portion of the West 1/2 of Section 35, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

and that the same is free and clear of all encumbrances; provided, however, that the same is

(a) TOGETHER WITH AND SUBJECT TO Easement Q as described on that certain Survey filed October 11, 1995 in Book 21 of Surveys at page 117, under Auditor's File No. 586114, records of Kittitas County, Washington; said easement is for the benefit of Parcels C and D of same survey.

(b) SUBJECT TO this property is currently classified under the Open Space Taxation Statute R.C.W. 84.56. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferrer.

Continuation of this classification requires:

- a) That all Grantees sign the Notice of Continuation Section on Exercise Tax Affidavit, compliance with revised policy effective July 14, 1994, which requires that a three year Open Space Land Management Plan from the new owner, together with the legal description, be submitted to the Kittitas County Assessor's office 11/20/95 (to be filed by 11/20 closing) and signed;



(c) if the sale is for under 20 acres, income history must be provided to the Kittitas County Assessor's Office to meet mandated requirements for three out of five past years.

(d) SUBJECT TO possibility of unpaid assessments levied by the Kittitas Reclamation District, constructive 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 therefor.

(e) SUBJECT TO an amendatory contract including the terms and conditions thereof, between the United States of America and the Kittitas Reclamation District, dated January 20, 1949, and recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267.

(f) SUBJECT TO Pendency of Yakima County Superior Court Cause No. 77-2-01484 S, State of Washington, Department of Ecology, Plaintiff vs. (Numerous named Defendants) notice of which is given by Lis Pendens recorded on October 14, 1977, under Kittitas County recording number 417201, being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin. Supplemental Notice of Lis Pendens filed June 4, 1980 under Auditor's File No. 342263, in Volume 131 page 63.

(g) SUBJECT TO matters disclosed by Survey recorded October 11, 1995, in Book 21 of Surveys, at pages 117 and 118, under Auditor's File No. 586114, including but not limited to the following:

- a) Easement Q along a portion of the southerly boundary of said Parcel B.
- b) Easement R on both sides of the southerly boundary of said Parcel B.



(h) SUBJECT TO one-half interest retained by Seller in all oil, gas, and other minerals in or under and that may be produced from the above-described property for 20 years from date of closing, with surface owner retaining ownership/management thereon.

(i) SUBJECT TO a 10-foot irrigation easement for an existing concrete ditch adjacent to and along the West boundary of said parcel, together with the right of access to the owner or owners of Parcels C, D and E, for the rights of maintenance, cleaning and repair to said irrigation ditch, said Parcels C, D and E are described in the same survey as the above-described property.

(j) SUBJECT TO a covenant in favor of Parcels C and D, as described in the survey of the above-described property, that the above-described property be properly and regularly irrigated during the normal irrigation season (April 15 to October 15) each year, to the full measure of all irrigation water available to the property described, and that such excess water not utilized by Parcel B above described, shall be allowed to flow naturally off said property and onto Parcels C and D as described in the same survey dated October 11, 1995, as contained in Book 21 of Surveys at pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington, more or less.

370-11158

Recorded in the County of Kittitas, WA
Beverly M. Allenbaugh, Auditor



16.00

199904300046 3:34pm 04/30/99

002 4014498 04 06
A07 U18 0 4 8.00 5.00 3.00

Return to:
Law Office of C. K. Heaverlo, P.S.
700 E. Mt. View Suite 501
Ellensburg, Wa 98926

Document Title: Road Maintenance Agreement/Restrictive Covenant
Grantor: William J. & Patricia M. Grueter & Jeffery A. & Cindy A. Strole
Grantee: William J. & Patricia M. Grueter & Jeffery A. & Cindy A. Strole
Legal Description: Portion W 1/2 Sec. 35 Twp. 19N, R 18 E
Add'l Legal on pages: _____
Parcel No.s: 19-18-35020-0002, 19-18-35030-0002, 19-18-35030-0001

**ROAD MAINTENANCE AGREEMENT
AND RESTRICTIVE COVENANT**

This Road Maintenance Agreement and Restrictive Covenant is made and entered into this 28th day of April, 1999 by WILLIAM J. GRUETER and PATRICIA M. GRUETER, husband and wife, hereinafter referred to as "Grueter", and JEFFERY A. STROLE and CINDY A. STROLE, husband and wife, hereinafter referred to as "Strole."

WHEREAS Grueter are the owners of real property legally described as follows:

Parcels G and H of that certain Survey as recorded January 13, 1999 in Book 24 of Surveys at Page 2, under Auditor's File No. 199901130017 Records of Kittitas County, Washington; Being a Portion of the West Half of Section 35, Township 19 North, Range 18 East, W. M., in the County of Kittitas, State of Washington; and

WHEREAS Strole are the owners of real property legally described as follows:

Parcels F and F-1 of that certain Survey as recorded January 13, 1999 in Book 24 of Surveys at Page 2, under Auditor's File No. 199901130017 Records of Kittitas County, Washington; Being a

11469

1. 904300046

Portion of the West Half of Section 35, Township 19 North, Range 18 East, W. M., in the County of Kittitas, State of Washington; and

WHEREAS the above described parcels are subject to that certain Easement as delineated as Easement R on that certain Survey Recorded January 13, 1999 in Book 24 of Surveys at Page 2, Under Auditor's File No 1999011300117, Records of Kittitas County, Washington; Being a Portion of the West Half of Section 35, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington; and

WHEREAS, Grueter and Strole have joint use of the road which runs in accordance with the above described Easement and they desire to enter into a Road Maintenance Agreement; and

WHEREAS Grueter and Strole have agreed Strole shall place a Restrictive Covenant on the portion of real property being acquired by Strole from Grueter through a lot line adjustment,

NOW, THEREFORE, for and in mutual consideration of the covenants and undertakings of the parties hereto, Grueter and Strole, do hereby covenant and agree as follows:

1. The cost of maintenance and upkeep to maintain the integrity of the existing roadway over said Easement "R" shall be allocated to an individual land user from the point the road exists from Robbins Road to the point at which the individual land owner turns off onto their individual driveway or onto another road used solely by that land owner for access to that land owners property.
2. All improvements to said roadway shall be agreed to in writing by all parties who share the use of the portion of the roadway to be improved.
3. Should the owner of either parcel desire to extend the road, the cost of construction and maintenance thereof shall be borne solely by the owner of said parcel.
4. No structure shall be erected on that portion of property which is the subject of the Lot Line Adjustment (1.65 acres) which is described as

199904300044
CAS 15
W.S. P.B.

lying south of the boundary line between Parcel B and Parcel C as describe in that certain Survey recorded October 11, 1995, in Book 21 of Surveys, pages 117 and 118, under Auditor's File No. 856114, Records of Kittitas County, Washington AND lying North of the boundary line between Parcel F and Parcel H of that certain Survey as recorded January 13, 1999 in Book 24 of Surveys at Page 2, under Auditor's File No. 199901130017 Records of Kittitas County, Washington, PROVIDED HOWEVER, this restriction shall terminate automatically upon the sale or transfer of the Grueter property (Parcel H.)

CAS 15
W.S. P.B.

5. Each of the terms, covenants and conditions of this Agreement shall be binding upon the respective parties, their heirs, successors in interest and assigns and shall be deemed mutual and reciprocal covenants running with and binding upon the land and property of all of the parties identified and signed this Agreement.

6. If any suit or other action to enforce this Agreement is commenced, the prevailing party shall be entitled to recover the such sum as the court may determine reasonable as attorneys fees and costs, including discovery costs and costs of appeal.

Dated this ____ day of March, 1999.

William J. Grueter
William J. Grueter
Patricia M. Grueter
Patricia M. Grueter

Jeffery A. Strole
Jeffery A. Strole
Cindy A. Strole
Cindy A. Strole

STATE OF Washington)
) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that WILLIAM J. GRUETER AND PATRICIA M. GRUETER are the persons who appeared

199904300046

before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 28 day of ^{April} March, 1999

C. Carlton (Heards)

Notary Public in and for the
State of Washington
Residing at Ellensburg
My Commission Expires: 8/27/00



STATE OF Washington)
) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that JEFFERY A STROLE AND CINDY A. STROLE are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



^{April} day of March, 1999

C. Carlton (Heards)

Notary Public in and for the
State of Washington
Residing at Ellensburg
My Commission Expires: 8/27/00

11472

Recorded in the County of Kittitas, WA
Beverly M. Allenbaugh, Auditor

10.00

199908260021 2:34pm 08/26/99

001 4016295 04 04
W04 3 7887 8.00 2.00

When Recorded Return To:

Jeffery & Cindy Strole
2540 Robbins Road
Ellensburg, Wa 98926

Escrow No. SALE

(Fulfillment)
STATUTORY WARRANTY DEED

AMT-83315E
10-
LPD-11

Reference Numbers of related documents: Auditor File No. 586701 on page of document
Grantor(s): William J. Grueter & Patricia M. Grueter Additional Names on page of document
Grantee(s): Jeffery A. Strole & Cindy A. Strole Additional Names on page of document
Legal Description (abbreviated): Port W 1/2 Sec. 35 Twp. 19N R 18E Full legal on page 1 of document
Assessor's Property Tax Parcel Account Number(s): 19-18-35020-0002

THE GRANTOR WILLIAM J. GRUETER and PATRICIA M. GRUETER, Husband and Wife for and in consideration of Ten Dollars & Other Valuable Consideration in hand paid, conveys and warrants to JEFFERY A. STROLE and CINDY A. STROLE, Husband and Wife the following described real estate, situated in the County of Kittitas, State of Washington:

Parcels F and F-1 of that certain Survey as Recorded January 13, 1999 in Book 24 of Survey at Page 2, under Auditor's File No. 199901130017, Records of Kittitas County, Washington; Being portions of the West Half of Section 35, Township 19 North, Range 18 East., W.M., in the County of Kittitas, State of Washington.

TOGETHER WITH AND SUBJECT TO ATTACHED SCHEDULE "A"
Assessor's Property Tax Parcel Account Number(s): 19-18-35020-0002

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 30, 1995, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

APRIL 30, 1999
Real Estate Excise Tax was paid on this sale or stamped exempt on ~~Record 1/31/1995~~, Rec. No. # 586701 Excluded 4/6/847, EXCISE TAX #7887

Dated this 29 day of ^{April} March, 1999

William J. Grueter
WILLIAM J. GRUETER

Patricia M. Grueter
PATRICIA M. GRUETER



Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By *C. Asher*
8/26/99 off # 7387

State of Washington } ss.
County of Kittitas

I certify that I know or have satisfactory evidence that William J. Grueter and Patricia M. Grueter is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 4-29-99

William J. Grueter

Notary Public in and for the State of Washington,
residing at Ellensburg
My appointment expires: 8/27/00

EXHIBIT A

(a) TOGETHER WITH AND SUBJECT TO Easement R as delineated on that certain survey recorded January 13, 1999 in Book 24 of Surveys at page 2, under Auditor's File No. 199901130012, Records of Kittitas County, Washington; being a portion of the West Half of Section 35, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

(b) SUBJECT TO this property is currently classified under the Open Space Taxation Statute RCW 84.24. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Continuation of this classification requires:

- (a) that all Grantees sign the Notice of Continuation Section on Excise Tax Affidavit;
- (b) compliance with revised policy effective July 14, 1994, which requires that a five year Farm Land Management Plan from the new owner, together with the legal description, be submitted to the Kittitas County Assessor's office in advance (seven days) of closing/recording;
- (c) if the sale is for under 20 acres, income history must be provided to the Kittitas County Assessor's Office to meet mandated requirements for three out of five past years.

(c) SUBJECT TO possibility of unpaid assessments levied by the Kittitas Reclamation District, constructive 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 therefor.

(d) SUBJECT TO an amendatory contract including the terms and conditions thereof, between the United States of America and the Kittitas Reclamation District, dated January 20, 1949, and recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267.

(e) SUBJECT TO Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff vs. (Numerous named Defendants) notice of which is given by Lis Pendens recorded on October 14, 1977, under Kittitas County recording number 417201, being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin. Supplemental Notice of Lis Pendens filed June 4, 1980 under Auditor's File No. 442263, in Volume 131, page 63.

(f) SUBJECT TO one-half interest retained by Seller in all oil, gas, and other mineral in or under and that may be produced from the above described property for 20 years from date of closing, with surface owner retaining executive management rights.

(g) SUBJECT TO a 10 foot irrigation easement for an existing concrete ditch adjacent to and along the West boundary of said parcel, together with the right of access to the owner or owners of Parcels C, D and E, for the rights of maintenance, cleaning and repair to said irrigation ditch, said Parcels rights of maintenance, cleaning and repair to said irrigation ditch, said Parcels C, D and E are described in the same survey as the above-described property.

(h) SUBJECT TO a covenant in favor of Parcels C and D, as described in the survey of the above-described property, that the above-described property be properly and regularly irrigated during the normal irrigation season (April 15 to October 15) each year, to the full measure of all irrigation water to which the property is entitled, and that such excess water not utilized by Parcel B above described, shall be allowed to flow naturally off said property and onto Parcels C and D as described in that certain survey dated October 11, 1995, as contained in Book 21 of Surveys at pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington; being a portion of the West half of Section 35, Township 19 North, Range 18 East, W.M., Kittitas County, State of Washington.

(i) SUBJECT TO matters disclosed by Survey January 13, 1999 in Book 24 of Surveys at page 2, under Auditor's File No. 199901130017, Records of Kittitas County, Washington.

Customer Reference No.
File No. 49540AM
Underwriter: Chicago Title Insurance Company



101 W Fifth Ellensburg, WA 98926
(509) 925-1477 FAX (509) 962-3111

PRELIMINARY TITLE COMMITMENT ATTACHED

Date: June 1, 2015 **File No.:** 49540AM
Property: 8400 Smithson Road, Ellensburg, WA 98926
Buyer/Borrower: Jeffery Strole
Seller: Mike Stanavich

In connection with the above referenced transaction, we are delivering copies of the Title Commitment to the following parties:

Listing Agent:

Selling Agent:

Attn:

Attn:

Lender:

Attn:

Seller:

Mike Stanavich
8400 Smithson Road
Ellensburg, WA 98926

Buyer/Borrower:

Jeffery Strole
2546 Robbins Rd
Ellensburg, WA 98926

Jeff Watson

From: Jeff Watson
Sent: Monday, August 10, 2015 11:21 AM
To: 'Keli Bender'
Subject: BL-15-00009 Strole
Attachments: BL-15-00009 Strole Master File Compressed 8.10.2015.pdf

Please review the attached file for KR D comments and requirements.

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

Jeff Watson

From: Jeff Watson
Sent: Monday, August 10, 2015 11:17 AM
To: Christina Wollman; Brenda Larsen; Holly Myers
Subject: BL-09-00009 Strole

[BL-09-00009 Strole](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Customer Reference No.
File No. 49540AM
Underwriter: Chicago Title Insurance Company



101 W Fifth Ellensburg, WA 98926
(509) 925-1477 FAX (509) 962-3111

Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

Escrow Officer:

Title Officer

Kathryn Osborne
Kathy.Osborne@ameri-title.com
(509) 925-1477

Email escrow closing documents to:

Customer Reference No.
File No. 49540AM
Underwriter: Chicago Title Insurance Company



101 W Fifth Ellensburg, WA 98926
(509) 925-1477 FAX (509) 962-3111

In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your Escrow Officer or Title Officer if you answer "Yes" to any of the following:

- ❖ **Will you be using a Power of Attorney?**
- ❖ **Are any of the parties in title incapacitated or deceased?**
- ❖ **Has a change in marital status occurred for any of the principals?**
- ❖ **Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?**
- ❖ **Has there been any construction on the property in the last six months?**

Remember, all parties signing documents must have a current driver's license or other valid, government issued photo I.D.

ALTA Plain Language Commitment Form

INFORMATION

The Title Insurance Commitment is a legal contract between you and the Company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Policy contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or you as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT. YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, contact your title officer, Kathryn Osborne

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AGREEMENT TO ISSUE POLICY

SCHEDULE A

1. Commitment Date
2. Policies to be Issued, Amounts and Proposed Insureds
3. Interest in the Land and Owner
4. Description of the Land

SCHEDULE B-I -- REQUIREMENTS

SCHEDULE B-II -- EXCEPTIONS

CONDITIONS

Customer Reference No.
File No. 49540AM
Underwriter: Chicago Title Insurance Company

TITLE INSURANCE COMMITMENT

BY

Chicago Title Insurance Company

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-I.

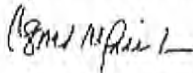
The Exceptions in Schedule B-II.

The Conditions.

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

CHICAGO TITLE INSURANCE COMPANY

By:



President




By: 

Secretary

Issued by: AmeriTitle, Inc.

By:


Authorized signer

Customer Reference No.
File No. 49540AM
Underwriter: Chicago Title Insurance Company

SCHEDULE A

Order No.: 49540AM

1. Effective date: **May 8, 2015 at 7:30 A.M**

2. Policy or Policies to be issued:

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

Amount:
Premium: \$0.00

Proposed Insured:

Jeffery Strole

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

Amount: TBD
Premium: \$0.00

Endorsements: Owners Endorsements: NONE

Proposed Insured:

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

Mike Stanavich and Debra Stanavich, husband and wife

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

Parcel A of that certain Survey recorded October 11, 1995, in Book 21 of Surveys, pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 35, Township 19 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

SCHEDULE B - SECTION I REQUIREMENTS

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the Land and/or the Mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
- e. Your order for title work calls for a search of property that is identified 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.
- f. 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: Parcel A, Book 21, pgs 117-118; ptn NW Quarter Section 35, Township 19N, Range 18E, W.M.

Note No. 1: In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.

Note No. 2: According to the available County Assessor's Office records, the purported address of said land is:
8400 Smithson Road, Ellensburg, WA 98926

Note No. 3: To assist you with RESPA compliance, be advised that the agent/underwriter split associated with the policy(ies) to be issued are as follows:

As to any Owners policy of title insurance proposed in Schedule A:

Agent \$0.00 Underwriter \$0.00

As to any Lenders policy of title insurance proposed in Schedule A:

Agent \$0.00 Underwriter \$0.00

As to any Endorsements proposed in Schedule A:

Agent \$0.00 Underwriter \$0.00

Note No. 4: Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

SCHEDULE B - SECTION II

EXCEPTIONS

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

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
8. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
9. 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: \$1,640.73
Tax ID #: 19-18-35020-0003 (14217)
Taxing Entity: Kittitas County Treasurer
First Installment: \$820.37
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$820.36
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

Customer Reference No.
File No. 49540AM
Underwriter: Chicago Title Insurance Company

10. Tax Year: 2015
Tax Type: County
Total Annual Tax: \$372.90
Tax ID #: 19-18-35020-0001 (10729)
Taxing Entity: Kittitas County Treasurer
First Installment: \$186.45
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2015
Second Installment: \$186.45
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2015

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

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

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

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

13. 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.

14. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington.

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

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

15. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William J. Grueter and Patricia M. Grueter, husband and wife.

Recorded: October 31, 1995

Book: 370, Page 1966

Instrument No.: 586703

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.

Customer Reference No.
File No. 49540AM
Underwriter: Chicago Title Insurance Company

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: William J Grueter and Patricia M. Grueter
Purpose: A 10 foot irrigation easement for an existing concrete ditch adjacent to along the West boundary of said parcel, together with the right of access to the owner or owners of Parcels C, D and E, for the rights of maintenance, cleaning and repair to said irrigation ditch
Recorded: October 31, 1995
Instrument No.: 586703
Book 370, Page 1966
Affects: Said premises and other lands
17. 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: October 31, 1995
Instrument No.: 586703, in Volume 370, page 1966

Which are as follows: A covenant in favor of Parcels C and D, as described in the survey of the above-described property, that the above-described property be properly and regularly irrigated during the normal irrigation season (April 15 to October 15) each year, to the full measure of all irrigation water to which the property is entitled, and that such excess water not utilized by Parcel A above described, shall be allowed to flow naturally off said property and onto Parcel B as described in that certain survey dated October 11, 1995, as contained in Book 21 of Surveys, at pages 117 and 118, under Auditor's File No. 586114, records of Kittitas County, Washington, being a portion of the West half of Section 35, Township 19 North, Range 18 East, W.M., Kittitas County, State of Washington.

END OF SCHEDULE B

CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting your title according to the state statutes where your land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

Comply with the Requirements shown in Schedule B - Section I

or

Eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.



In Response to The Gramm - Leach - Bliley Act Effective 7/1/2001

PRIVACY POLICY

We Are Committed to Safeguarding Customer information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use the information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, In person, by telephone or any other means:
- Information about your transactions with us, our affiliated companies, or others; end
- Information we receive from a consumer reporting agency.

Use of Information

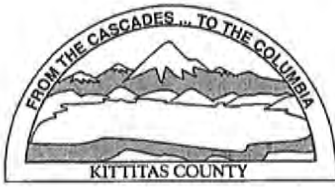
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies may include financial service providers, exchange companies, other title insurance companies, escrow collection companies, foreclosure companies, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your Information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



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

RECEIPT NO.: 00025864

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 015047

Date: 6/17/2015

Applicant: JEFFERY & CINDY STROLE

Type: check # 6933

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00009	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00009	BLA MAJOR FM FEE	65.00
BL-15-00009	PUBLIC WORKS BLA	90.00
BL-15-00009	ENVIRONMENTAL HEALTH BLA	215.00
	<u>Total:</u>	<u>595.00</u>