

BL-15-00011  
Burtness

Area Map



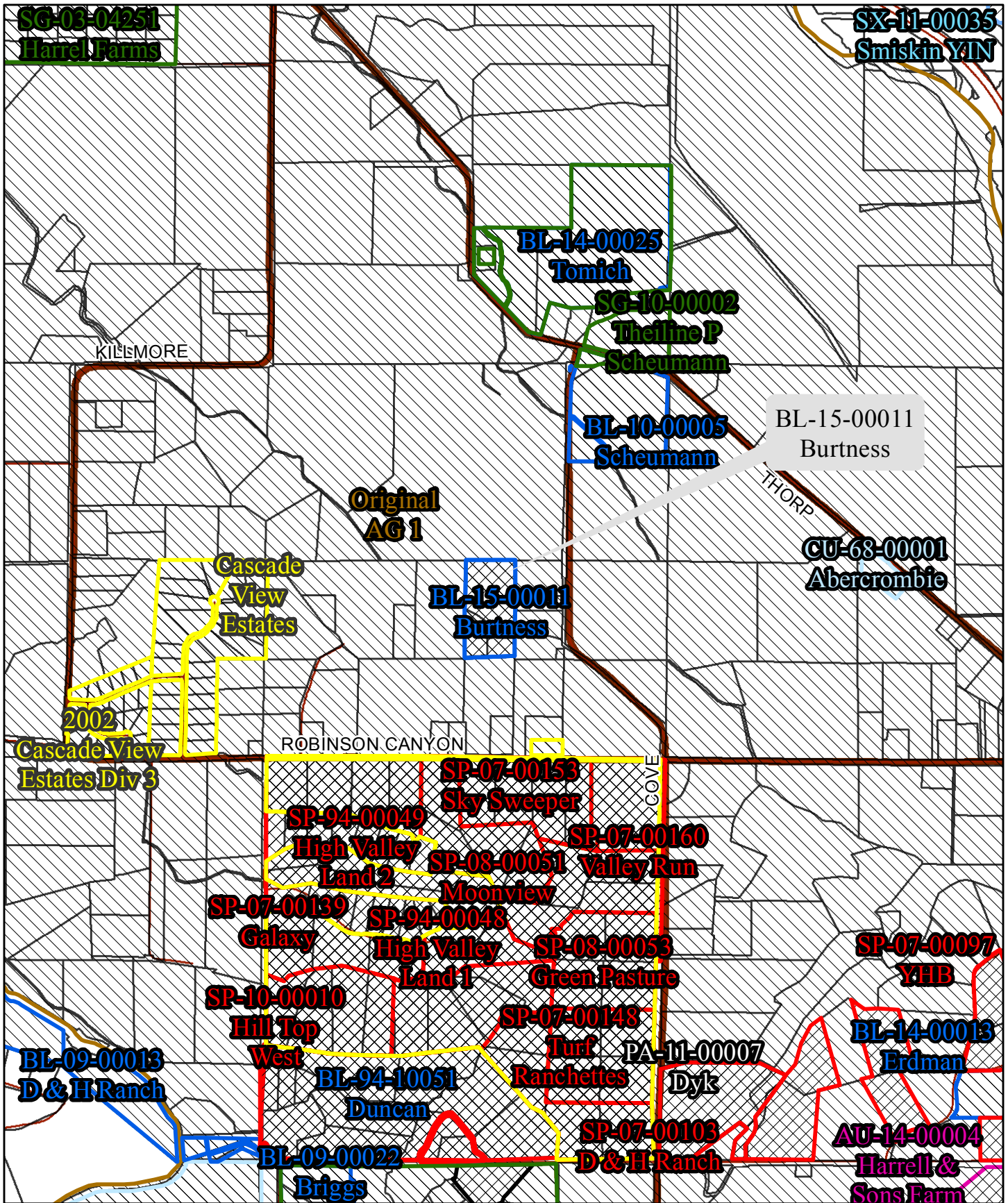
BL-15-00011  
Burtness

3D Air  
Photo



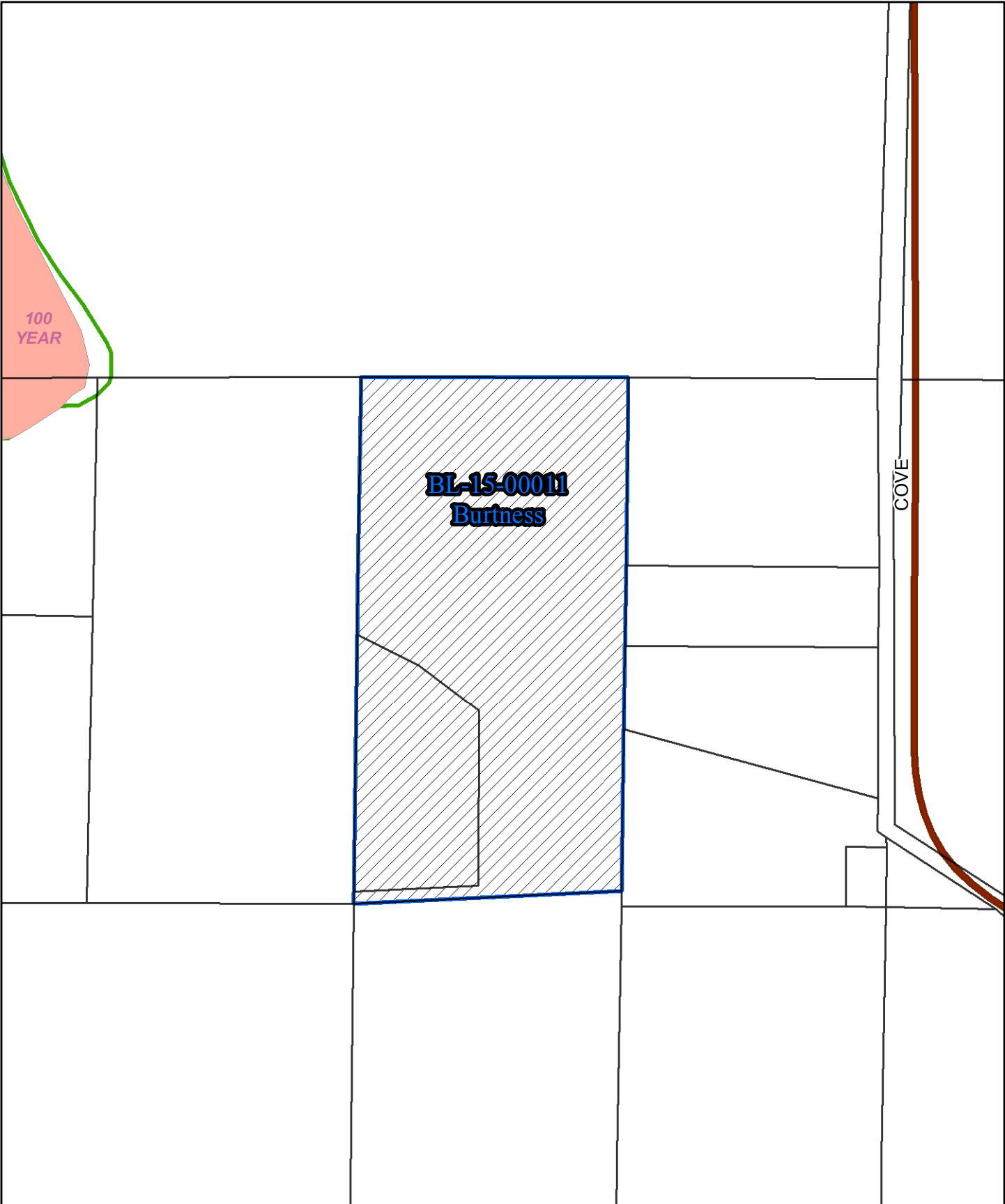
BL-15-00011  
Burtness

Air  
Photo



**BL-15-00011**  
Burtness

Regional Land  
Use



BL-15-00011  
Burtness

Critical Areas  
Map

# Critical Areas Checklist

Friday, August 28, 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?

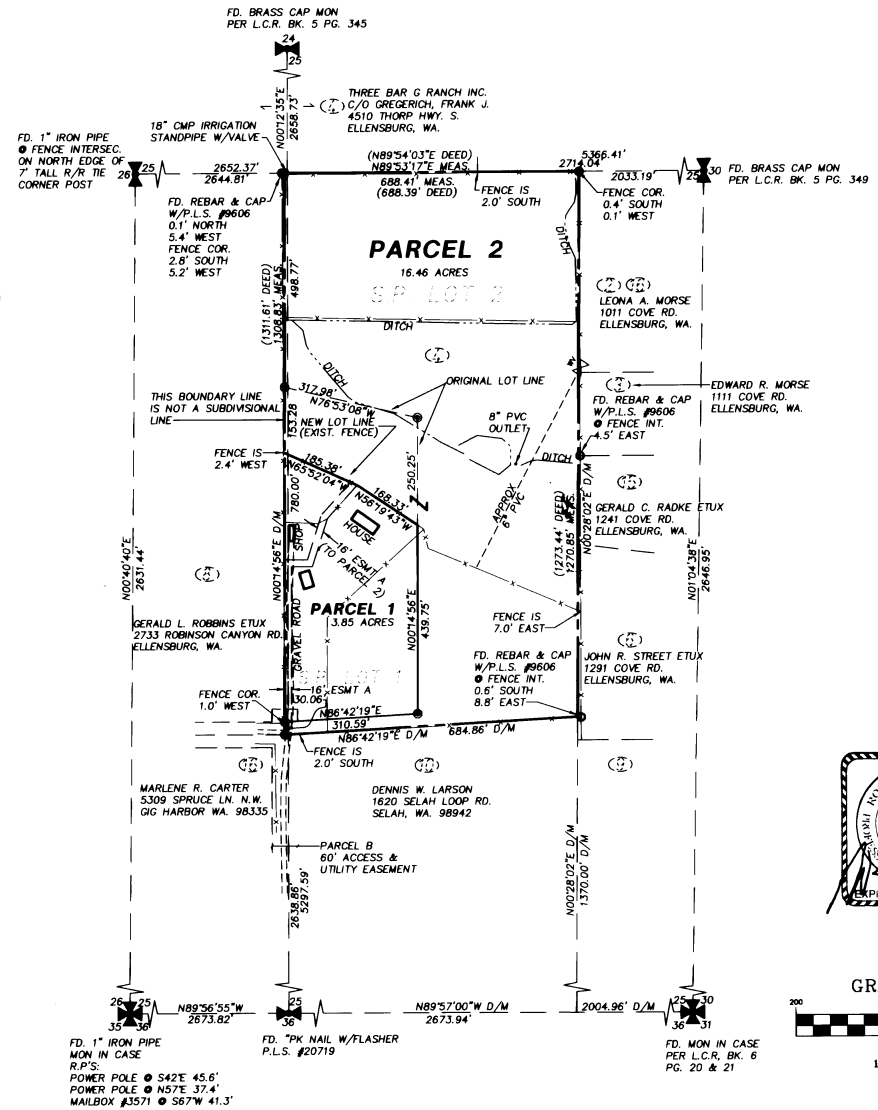
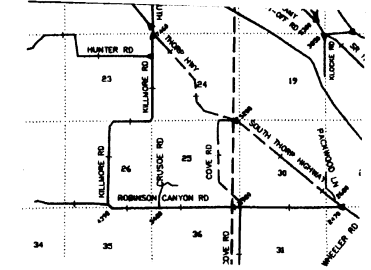
Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

RECEIVING NO. 200009080025

# PRICE-BURTNESS BOUNDARY LINE ADJUSTMENT SURVEY

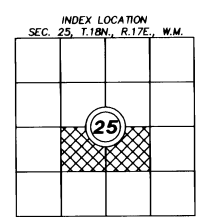
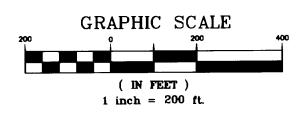
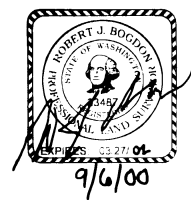
PORTION OF THE NE1/4, SW1/4; & NW1/4, SE1/4; SEC. 25, T.18N., R.17E., W.M.  
KITITAS COUNTY, WASHINGTON  
ORIGINAL TAX PARCEL NOS. 18-17-25050-0001 & 18-17-25050-0002



ORIGINAL PARCEL LEGAL DESCRIPTIONS:  
LOTS 1 AND 2 OF PRICE SHORT PLAT NO. 00-15 AS RECORDED IN VOLUME F OF SHORT PLATS ON PAGES 108-109 UNDER AUDITOR'S FILE NO. 200008080025 RECORDED IN KITITAS COUNTY, STATE OF WASHINGTON.

- SURVEY NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN THE ORIGINAL LOTS OF KITITAS COUNTY SHORT PLAT NO. 00-15 AS RECORDED IN VOLUME F OF SHORT PLATS ON PAGES 108 & 109 UNDER AUDITOR'S FILE NO. 200008080025.
  2. BASIS OF BEARINGS IS N89°57'00"W FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T.18N., R.17E., W.M. AS SHOWN ON THE ORIGINAL DEED AND A RECORD OF SURVEY FILED IN BOOK 2 OF SURVEYS ON PAGE 11.
  3. FIELD WORK WAS DONE IN MAY OF 2000 USING TRIMBLE 4400 SERIES G.P.S. RECEIVERS AND A PENTAX PTS-V3 THREE SECOND TOTAL STATION WITH CLOSURES IN ACCORDANCE WITH W.A.C. 322-130-090.
  4. SEVERAL DISCREPANCIES HAVE BEEN FOUND FOR MEASUREMENTS BETWEEN FOUND CORNERS AS SHOWN ON THE SURVEY REFERENCED IN NOTE 1 ABOVE. THE EXTERIOR BOUNDARY AS SHOWN HAS BEEN ESTABLISHED FROM THE DEED DESCRIPTION STARTING AT THE SOUTHEAST CORNER OF SECTION 25.
  5. THE LEGAL DESCRIPTION AND ENCUMBRANCES WERE TAKEN FROM CHICAGO TITLE INSURANCE COMPANY POLICY NO. 48-0035-030-00000296 DATED FEBRUARY 28, 2000.
  6. THE 16' ACCESS EASEMENT TO PARCEL 2 (EASEMENT A) SHALL BE CREATED BY SEPARATE INSTRUMENT.

- LEGEND:
- ✦ A SECTION CORNER
  - ⌵ A QUARTER CORNER
  - A FND PIPE OR REBAR
  - ⊙ A SET REBAR W/LS CAP NO. 33487



RECORDER'S CERTIFICATE 200009080025

Filed for record this 8 day of Sept. 2000 at 2:30P in book 25 of SURVEYS at page 125 at the request of Robert J. Bogdon, Mike Burtness  
Doreen Allenbaugh, 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...MIKE BURTNESS... in AUGUST, 2000.  
ROBERT J. BOGDON  
Certificate No. 33487

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS  
518 EAST FIRST  
CLE ELUM, WASHINGTON 98922  
PHONE: 1509674-7433  
FAX: 1509674-7419

DWN BY	DATE	JOB NO.
G. WEISER	08/00	00537/BLA
CHKD BY	SCALE	SHEET
ALLEN LANG	1"=200'	1 OF 1



# PRICE SHORT PLAT

## KITTITAS COUNTY SHORT PLAT NO. 00-15

### PORTION OF THE NE1/4, SW1/4; & NW1/4, SE1/4; SEC. 25, T.18N., R.17E., W.M.

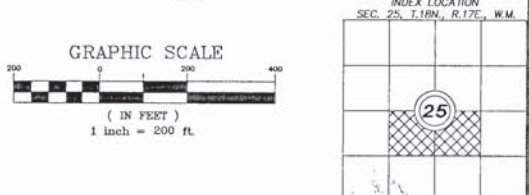
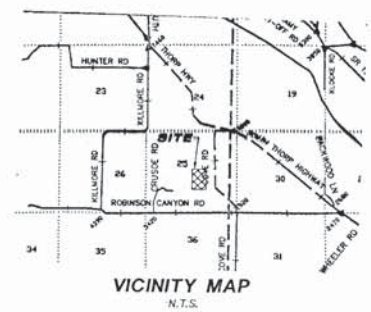
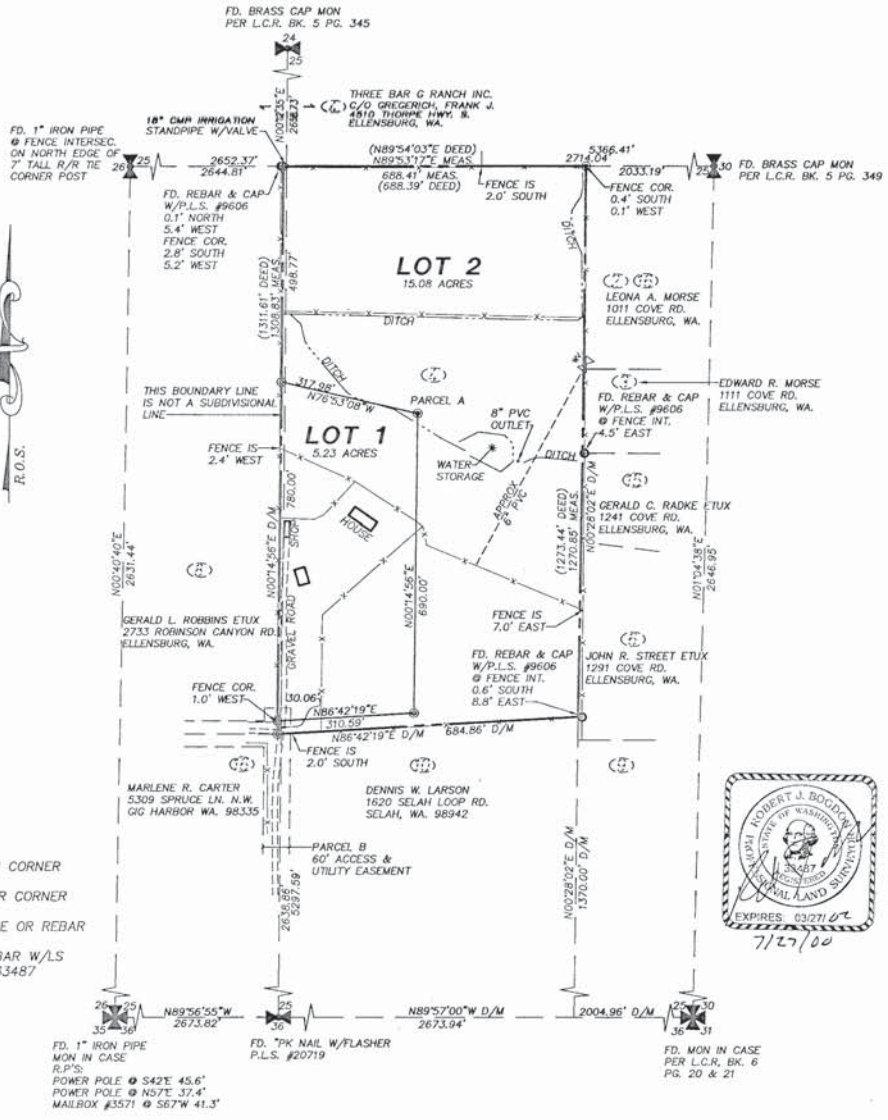
### KITTITAS COUNTY, WASHINGTON

### ORIGINAL TAX PARCEL NO. 18-17-25040-0004

RECEIVING NO. 200008080025

**SURVEY NOTES:**

1. BASIS OF BEARINGS IS N89°57'00"W FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T.18N., R.17E., W.M. AS SHOWN ON THE ORIGINAL DEED AND A RECORD OF SURVEY FILED IN BOOK 2 OF SURVEYS ON PAGE 11.
2. FIELD WORK WAS DONE IN MAY OF 2000 USING TRIMBLE 4400 SERIES G.P.S. RECEIVERS AND A PENTAX PTS-V3 THREE SECOND TOTAL STATION WITH CLOSURES IN ACCORDANCE WITH W.A.C. 332-130-090.
3. SEVERAL DISCREPANCIES HAVE BEEN FOUND FOR MEASUREMENTS BETWEEN FOUND CORNERS AS SHOWN ON THE SURVEY REFERENCED IN NOTE 1 ABOVE. THE EXTERIOR BOUNDARY AS SHOWN HAS BEEN ESTABLISHED FROM THE DEED DESCRIPTION STARTING AT THE SOUTHEAST CORNER OF SECTION 25.
4. THE LEGAL DESCRIPTION AND ENCUMBRANCES WERE TAKEN FROM CHICAGO TITLE INSURANCE COMPANY POLICY NO. 46-0035-030-00000296 DATED FEBRUARY 28, 2000.



## APPROVALS

### KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 2<sup>nd</sup> day of AUGUST A.D., 2000

*[Signature]*  
Public Works Director

### COUNTY PLANNING DIRECTOR

I hereby certify that the "Price" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 2<sup>nd</sup> day of August A.D., 2000

*[Signature]*  
Kittitas County Planning Director

### KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries of the County Health Department about issuance of septic tank permits for lots.

Dated this 1<sup>st</sup> day of AUGUST A.D., 2000

*[Signature]*  
Kittitas County Health Officer

### CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this 2<sup>nd</sup> day of AUGUST A.D., 2000

*[Signature]*  
Kittitas County Treasurer

- LEGEND:**
- ✦ SECTION CORNER
  - ⊠ QUARTER CORNER
  - END PIPE OR REBAR
  - ⊙ SET REBAR W/LS CAP NO. 33487

RECORDER'S CERTIFICATE 200008080025

Filed for record this 2<sup>nd</sup> day of August, 2000 at Walla Walla in book 200008080025 of S. 1/2 at page 108, at the request of ROBERT J. BOGDON Surveyor's Name

*[Signature]*  
County Auditor

*[Signature]*  
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 ANITA M. PRICE in MAY, 2000.

ROBERT J. BOGDON  
Certificate No. 33487

<b>K.C.S.P. NO. 00-15</b>		
IN THE S. 1/2, SEC. 25, T.18N., R.17E., W.M.		
Kittitas County, Washington		
DWN BY <b>S. KITZ</b>	DATE <b>5/00</b>	JOB NO. <b>00537</b>
CHKD BY <b>R. BOGDON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS - SURVEYORS 516 EAST FIRST  
CLE ELUM, WASHINGTON 98922  
PHONE: 509/674-7433

RECEIVING NO. 00008080025

PRICE SHORT PLAT
KITITAS COUNTY SHORT PLAT NO. 00-15
PORTION OF THE NE1/4, SW1/4; & NW1/4, SE1/4; SEC. 25, T.18N., R.17E., W.M.
KITITAS COUNTY, WASHINGTON
ORIGINAL TAX PARCEL NO. 18-17-25040-0004

OWNER: LINDA M. PRICE
2731 ROBINSON CANYON ROAD
ELLENSBURG, WA 98926

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC & DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING TAX PARCEL NO.: 18-17-25040-0004

ZONE: AG-20

ORIGINAL PARCEL AREA: 20.36 ACRES

GENERAL NOTES:

- 1. PER RCW 17.10.140 LAND OWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENTS SHALL ALSO BE USED FOR IRRIGATION.
3. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS, OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
5. ANY FURTHER SUBDIVISION OR ADDITIONAL LOTS TO BE SERVED BY ACCESS MAY RESULT IN FURTHER ACCESS OR ROAD REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).
6. ACCORDING TO KITITAS COUNTY ROAD STANDARDS 12.50.30 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE.

KITITAS RECLAMATION DISTRICT (KRD) NOTES:

- 1. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
2. ACCORDING TO KRD RECORDS LOTS WITHIN THIS SHORT PLAT CONTAIN THE FOLLOWING AMOUNT OF IRRIGABLE AREA: LOT 1: 4 ACRES LOT 2: 5 ACRES KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
3. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
4. IT IS RECOMMENDED THAT EACH LOT HAS A MEANS TO MEASURE ITS OWN PORTION OF WATER THAT IS DIVERTED AT THE PLATS DESIGNATED TURNOUT.
5. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE, OF THE LAND TO BE SUBDIVIDED does hereby declare this plat and the easements for all roads and ways shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this day of August 7, A.D., 2002

Linda M. Price, CLS ESCROW, INC. - President

ACKNOWLEDGEMENT

STATE OF WASHINGTON )
COUNTY OF Spokane ) s.s.

On this 7th day of August, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Linda M. Price, President and Secretary, respectively, of CLS Escrow, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Dona Marie Fasano, Notary Public in and for the State of Washington, residing at Spokane

DONA MARIE FASANO
NOTARY PUBLIC
STATE OF WASHINGTON
EXPIRES NOVEMBER 3, 2002

State of Washington
County of

I certify that I know or have satisfactory evidence that

signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Signature of Notary Public
Dated
My appointment expires

LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25, THENCE NORTH 89°57'00" WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 25, 2004.96 FEET; THENCE NORTH 0°28'02" EAST, 1370.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°28'02" EAST, 1273.44 FEET; THENCE SOUTH 89°54'03" WEST, 688.39 FEET; THENCE SOUTH 0°14'56" WEST, 1311.61 FEET; THENCE NORTH 86°42'19" EAST, 684.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A STRIP OF LAND 60 FEET IN WIDTH WHICH LIES ADJACENT, PARALLEL TO AND 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 2599.48 FEET NORTH 89°57'00" WEST, OF THE SOUTHEAST CORNER OF SAID SECTION 25, THENCE NORTH 0°14'56" EAST, ALONG SAID CENTER LINE OF SAID EASEMENT, 496.70 FEET; THENCE NORTH 89°57'00" WEST, 83.80 FEET; THENCE NORTH 0°14'56" EAST, 893.30 FEET; THENCE SOUTH 0°14'56" WEST, 75.00 FEET; THENCE NORTH 89°57'00" 30.00 FEET TO A POINT WHERE EASEMENT IS 30 FEET IN WIDTH AND LIES 15 FEET ON EITHER SIDE OF THE CONTINUING CENTERLINE; THENCE NORTH 89°56'52" WEST, 60.00 FEET TO THE END OF SAID EASEMENT.

SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED AS FILED IN BOOK X OF DEEDS ON PAGE 12.

SUBJECT TO AN AMENDATORY CONTRACT AS FILED UNDER A.F. NO. 208267.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED IN VOLUME 78 ON PAGE 569.

SUBJECT TO AN IRRIGATION RIGHT OF WAY AS FILED IN BOOK 114 OF DEEDS OF PAGE 252.

SUBJECT TO A RIGHT OF WAY FOR UNDERGROUND PIPELINE AS FILED IN BOOK 119 OF DEEDS ON PAGE 579.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED UNDER A.F. NO. 385002.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS FILED UNDER A.F. NO. 396718.

SUBJECT TO PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NO. 77-2-01484-5.



RECORDER'S CERTIFICATE 00008080025

Filed for record this 8th day of Aug, 2002 at 10:11 AM in book # of Sp. at page 109 at the request of

ROBERT J. BOGDON, Surveyor's Name

County Auditor, Deputy County Auditor

SURVEYOR'S CERTIFICATE

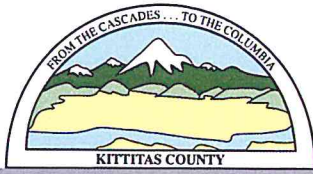
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of LINDA M. PRICE in MAY, 2002.

ROBERT J. BOGDON, Certificate No. 33487

K.C.S.P. NO. 00-15
IN THE S. 1/2, SEC. 25, T.18N., R.17E., W.M.
Kittitas County, Washington

Table with 3 columns: DWN BY, DATE, JOB NO.; CHKD BY, SCALE, SHEET. Values: S. KITZ, 5/00, 00537; R. BOGDON, 1"=200', 2 OF 2

EASTSIDE CONSULTANTS, INC. ENGINEERS - SURVEYORS 516 EAST FIRST CLE ELUM, WASHINGTON 98922 PHONE: 509/674-7433



## 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"

August 28, 2015

Mike Burtness  
P.O. Box 353  
Ellensburg WA 98926

**RE: Burtness Boundary Line Adjustment (BL-15-00011)**

Dear Mr. Burtness,

Kittitas County Community Development Services received a Boundary Line Adjustment permit on August 21 2015, 2015. This application was determined **complete** as of August 27, 2015.

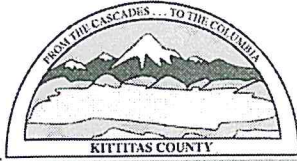
Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to appropriate governmental agencies for comment within 14 days. Agencies have 15 days to comment unless additional information is required.
2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed per KCC 15A.07
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. Taxes will need to be paid for all parcels involved prior to final approval.
6. Final approval and associated documentation will be submitted to the Kittitas County Assessor's office for perfection (the change of the map). The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Sincerely,

Jeff Watson  
Staff Planner  
(509) 933-8274  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)



**KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITITITAS.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 16.10.010)*

**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.**

**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
<b>\$595.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	
--	-----------	---------------	--

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

FORM LAST REVISED: 5-11-2015

**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: MILLEN BUSINESS

Mailing Address: P.O. BOX 353

City/State/ZIP: ELLENBURG, WA 98926

Day Time Phone: 509 929 3233

Email Address: business@hotmail.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: 2729 ROBINSON CANYON RD

City/State/ZIP: ELLENBURG, WA 98926

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

SEE SURVEY

**6. Property size:** 16.46 to be 3.95 - - 3.95 to be 16.46 (acres)

**7. Land Use Information:** Zoning: A1 20 Comp Plan Land Use Designation: \_\_\_\_\_

8. Existing and Proposed Lot Information

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

New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

18-17-25050-0002  
(10 AC)  
18-17-25050-0003  
(6.46) MBSW  
18-17-25050-0001  
(3.85 AC)

18-17-25050-0002  
3.85  
18-17-25050-0001  
6.46

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.

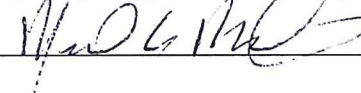
Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

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

X  (date) 8/21/15

**THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.**

**TREASURER'S OFFICE REVIEW**

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

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

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

Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

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

Preliminary Approval Date: \_\_\_\_\_

By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_

By: \_\_\_\_\_

REGARDING BLA FOR 2729 & 2731 ROBINSON CANYON ROAD

To KCCDS

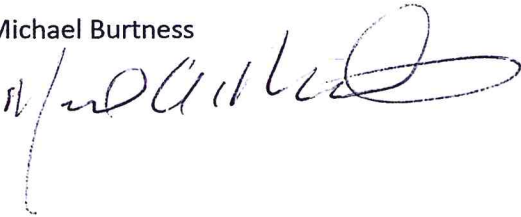
I (Michael Burtness) am the current owner of 16.46 acres located at 2729 Robinson Canyon Road. My desire is to sell 12.6 acres to my adjacent neighbors who currently own 3.85 acres of the original 20.3 acre parcel. We understand that one time splits on Ag 20 parcels are no longer allowed so what we have now are two non-conforming lots. In talking with Jeff Watson in May of this year we found that if the lots sizes remain the same then the boundary line adjustment would likely be approved.

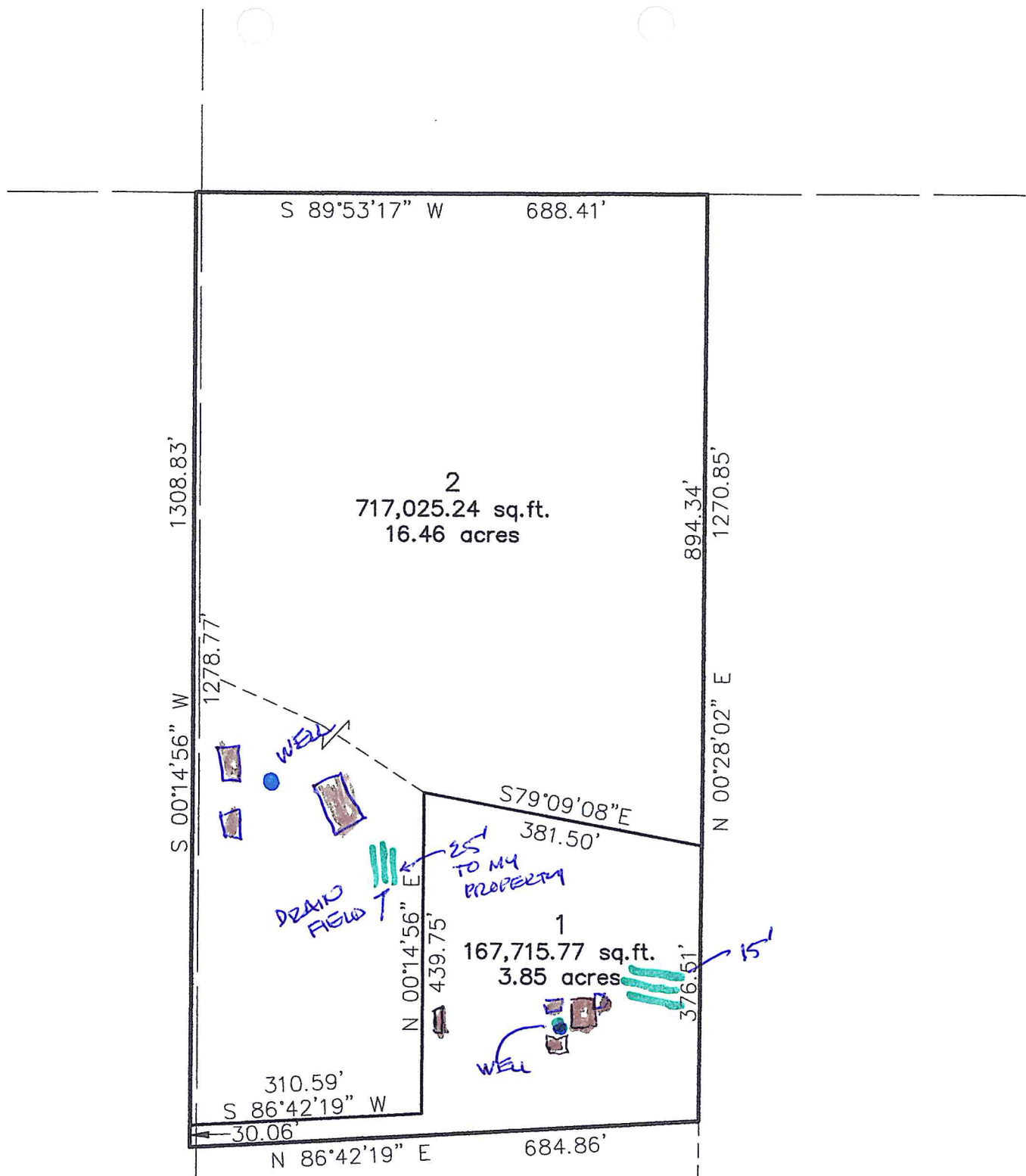
We have had the survey performed and now recorded with the County that shows me now having a parcel containing 3.85 acres with my neighbors (Gary and Beverly Micallef) with the 16.46 acres. No new non-conforming lots have been created with this adjustment per our instructions from KCCDS personal.

Thank you for the help in achieving this land adjustment ... appreciated.

Regards,

Michael Burtness

A handwritten signature in black ink, appearing to read "Michael Burtness", written in a cursive style.



ACCESS ROADS  
 N 00°12'35" E  
 2638.86'  
 V-S C/L SEC)

\* APPROX. 75'  
 FROM WELL  
 TO SEPTIC  
 TANK  
 ON MY  
 PROPERTY

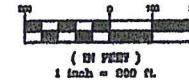
- WELL
- OUTBUILDING + HOUSE
- ▬ DRAINFIELD

(ALL EXISTING)



**PART OF THE SOUTH HALF OF SECTION 25,  
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.**

GRAPHIC SCALE



**LEGEND**

- SET 5/8" REBAR W/ CAP  
— "CRUSE 36815"
- ▲— SET NAIL & WASHER  
— "CRUSE 36815"
- FOUND AS NOTED
- K— FENCE

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 25 OF SURVEYS, PAGE 125.

**LEGAL DESCRIPTIONS**

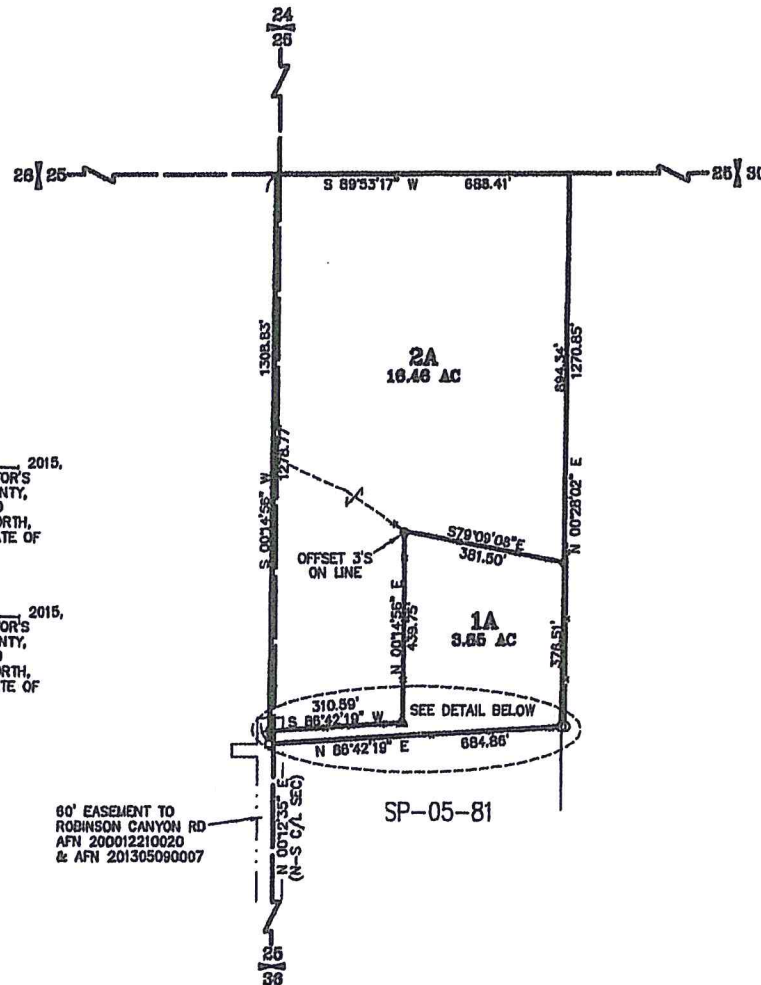
ORIGINAL PARCELS: AFN 201305090007 &  
AFN 200012210020

**PARCEL 1A**

PARCEL 1A OF THAT CERTAIN SURVEY RECORDED JULY 2015, IN BOOK 39 OF SURVEYS AT PAGE UNDER AUDITOR'S FILE NO. 201507, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 2A**

PARCEL 2A OF THAT CERTAIN SURVEY RECORDED JULY 2015, IN BOOK 39 OF SURVEYS AT PAGE UNDER AUDITOR'S FILE NO. 201507, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

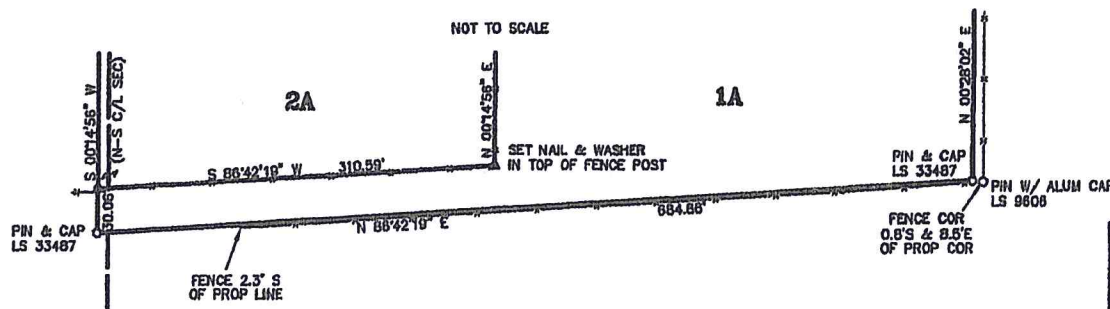


60' EASEMENT TO  
ROBINSON CANYON RD  
AFN 200012210020  
& AFN 201305090007

SP-05-81

**DETAIL**

NOT TO SCALE



**AUDITOR'S CERTIFICATE**

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

JERALD V. PETTIT BY:  
KITTITAS COUNTY AUDITOR

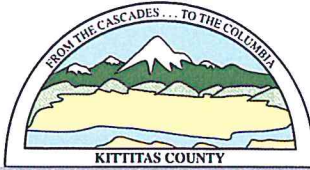
**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by  
me or under my direction in conformance with  
the requirements of the Survey Recording Act  
at the request of MIKE BURTNESS  
in JUNE of 2015.

CHRISTOPHER G. CRUSE  
Professional Land Surveyor  
License No. 36815

DATE

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98928 (509) 982-8242  
**BURTNESS/MICALLEF PROP.**



## 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"

May 8, 2015

Mike Burtness  
P.O. Box 353  
Ellensburg, WA. 98926

Re: Proposed Boundary Line Adjustment

Dear Mr. Burtness,

As requested this memo is in response to your inquiry regarding current policy for boundary line adjustments (BLAs) in Kittitas County on non-conforming legal lots of record. In an instance where a land owner wishes to make a modification to property lines on non-conforming lots Community Development Services (CDS) is able to do so if the parcel remains at its current recorded acreage or increases its recorded acreage. If the adjustment is requested in conjunction with a conforming lot of record, that lot's recorded acreage may not drop below the minimum lot size for its zoning classification. If all lots involved in the adjustment are non-conforming the end result must be "acreage neutral," meaning that there must be the same number of lots with the same acreage areas; only the ownership may change. The BLA process will of course, be subject to review by Public Works, Public Health, the Fire Marshal (and others as required) before final approval can be granted, but if the proposal meets the conditions listed above it can be approved from the planning/land use perspective.

I hope this provides you with the information you require to move forward with your proposal; I am available and would be happy to answer any questions that you or others associated with the project may have. You can get straight through to my desk by calling 509-933-8274 or via email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us).

Sincerely,

Jeff Watson  
Staff Planner

## Price-Burtness BLA

From: **Brenda Larsen** (brenda.larsen@co.kittitas.wa.us)  
Sent: Mon 5/11/15 1:47 PM  
To: 'burtness@hotmail.com' (burtness@hotmail.com); Jeff Watson  
(jeff.watson@co.kittitas.wa.us)

Good afternoon,

In regard to the new BLA on the Price-Burtness BLA, I have no fire related issues on which to comment. The parcel sizes are remaining the same, 16.46 and 3.85, respectively, it appears as though the configuration is the only change.

If you have any questions or comments, please feel free to contact me via email or the number below.

Take care,

*Brenda Larsen*

*Fire Marshal*

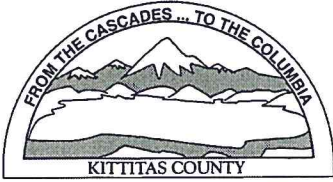
*509-962-7000*

PER CONVERSATION  
w/ HOLLY FOLCAN  
NO ISSUES FROM  
HEALTH DEPT  
STANDPOINT,  
5/15/15

---

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

**RECEIPT NO.:** 00026775

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 030412

**Date:** 8/21/2015

**Applicant:** BURTNESS, MICHAEL A

**Type:** check # 8447

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00011	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00011	BLA MAJOR FM FEE	65.00
BL-15-00011	PUBLIC WORKS BLA	90.00
BL-15-00011	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00