BL-15-00016



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg. WA 98926 CDS@CO.KITTITAS.WA.US Office (509) 962-7506 Fax (509) 962-7682

"Building Partnerships - Building Communities"

BOUNDARY LINE ADJUSTMENT

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

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form <u>does not</u> 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 <u>each</u> 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

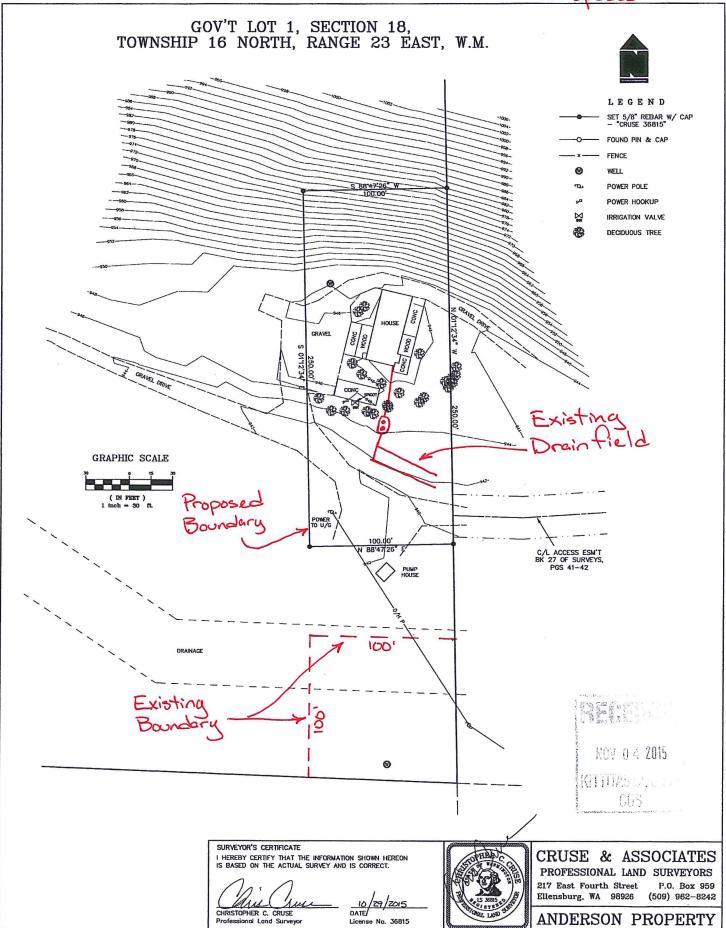
\$595.00 Total fees due for this application (One check made payable to KCCDS)

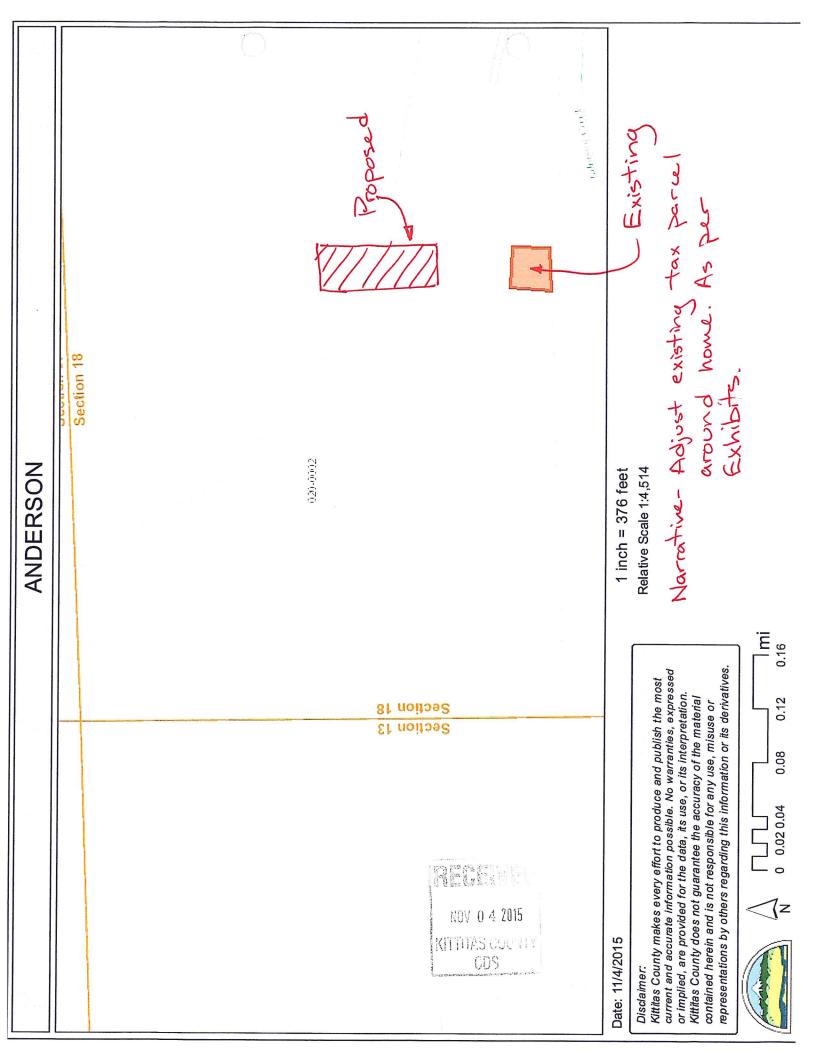
		parcels until after prelim	e current lot lines. (Please do not submit a new survey of the proposed adjusted inary approval has been issued.) rmation about the parcels.	or new	
			GENERAL APPLICATION INFORMATION		
1.	Name, mailing address and day phone of land owner(s) of record: Landowner(s) signature(s) required on application form				
		Name:	Ross \$ Jennifer Anderson		
		Mailing Address:	3035 W GalerSt		
		City/State/ZIP:	Seattle, WA 98189		
		Day Time Phone:	(206) 369-2030		
		Email Address:	rossa (a) acarchitect.com		
2.			and day phone of authorized agent, if different from landowner of recording indicated, then the authorized agent's signature is required for application substitutes the substitute of the control of the		
		Agent Name:	Chris Cruse		
		Mailing Address:	PO Box 959		
		City/State/ZIP:	Ellensburg, WA 98926		
		Day Time Phone:	962-8242		
		Email Address:	Cruse and assoc (a) kins lley, com		
3.		Name, mailing address a If different than land own	and day phone of other contact person er or authorized agent.		
	3	Name:			
		Mailing Address:			
		City/State/ZIP:			
		Day Time Phone:			
	1	Email Address:			
4.	5	Street address of proper	ty:		
	1	Address:	401 Guttys Cone Rd		
	(City/State/ZIP:	Vantage UJA 98950		
5.		Legal description of prop Grov Lot 1, 5	B, TIGE, EZE, WM		
6.	F	Property size: <u>54.42</u>	per Survey (acres)		
7.	I	and Use Information: 2	Zoning: F-R Comp Plan Land Use Designation: Rucal V	Jorking	

8.	Existing and Proposed Lot Information	
	Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol, Pg)
	584833 - 36.87AL	53.85 AL
	654855 - 0.23AL	0.57 AL
	APPLICANT IS: OWNER PURCHASE	ERLESSEEOTHER
9.	with the information contained in this application information is true, complete, and accurate. I fur	e the activities described herein. I certify that I am familia, and that to the best of my knowledge and belief such ther certify that I possess the authority to undertake the to which this application is made, the right to enter the
	E: Kittitas County does not guarantee a buildab ecceiving approval for a Boundary Line Adjustmen	le site, legal access, avaîlable water or septic areas, foi t.
	correspondence and notices will be transmitted to the notice of the notices will be transmitted to the notices.	e Land Owner of Record and copies sent to the authorized
Signatu	re of Authorized Agent:	Signature of Land Owner of Record
(REQUI	RED if indicated on application) (date) 10/29/2015	(Required for application submittal): X (date) 10/29/15
THIS FO		DPMENT SERVICES AND THE TREASURER'S OFFICE
	PRIOR TO SUBMITTAL TO T	
	TREASURER'S O	FFICE REVIEW
Γax Statι	By:	Date:
	COMMUNITY DEVELOPME	NT SERVICES REVIEW
()	This BLA meets the requirements of Kittitas County (
]	Deed Recording Vol Page Date	**Survey Required: Yes No
Caro	1 #:	Parcel Creation Date:
Last	Split Date:	Current Zoning District:
Prelin	minary Approval Date:	. Ву:
	Approval Date:	Rv.

FD 3" BRASS CAP 3" BRASS CAP FD 3" BRASS CAP 1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HERGON WERE COCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:0,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT. NOTES: 3. FOR BASIS OF BEARINGS, SECTION SUBDIVISION, CORNER DOCUMENTATION, VISITATION DATES AND ADDITIONAL INFORMATION SEE BK 30 OF SURVEYS, PG PG 186 AND THE SURVEYS REFERENCED THEREON. 2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR MPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY. GOV'T 哭? 27 LOI SURVEYS, PGS SECTION 33.85 41-42 AC 18, : 16 MOV 0 4 2015 z ; N 88'47'26" 100.00 FD WPE PIN & CAP FD PIN & CAP LS 36815 SET FOR BK 30 OF SURVEYS PAGE 186 KITTIAS aserih Z. 008 N 88'47'26" 100.00' 23 円 : C/L ACCESS ESM'T BK 27 OF SURVEYS, PGS 41-42 -0.57 B W.M 몆 30 OF SURVEYS PG 186 AC 8 GRAPHIC SCALE 1 inch = 100 ft. CALC. 7 CHRISTOPHER C. CR Professional Land S License No. 36815 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 ROSS ANDERSON in OCTOBER of 2015. SURVEYOR'S CERTIFICATE JERALD V. PETTIT BY:
KITTITAS COUNTY AUDITOR page(s)___ 2015, at Filed for record this. PARCEL B PARCEL A AUDITOR'S CERTIFICATE ORIGINAL PARCELS - AFN 201004290009 LEGAL DESCRIPTIONS 217 East Fourth Street Ellensburg, WA 98926 CRUSE 10/29/2015 PROFESSIONAL LAND SURVEYORS ANDERSON PROPERTY 0 __at the request of Cruse & Associates. LEGEND ጵ FENCE _M., in Book 40 of Surveys at FOUND AS NOTED SET 5/8" REBAR W/ CAP - "CRUSE 36815" WELL ASSOCIATES P.O. Box 959 (509) 962-8242

Proposed





COMMITMENT FOR TITLE INSURANCE

Prepared for: CHICAGO TITLE /MOSES LAKE 1240 S PIONEER WAY, SUITE B MOSES LAKE, WA 98837

Attn: CALLI KEELE

Inquiries should be made to: **AMERITITLE** P. O. Box 617 101 West 5th Avenue Ellensburg WA 98926 (509)925-1477 / FAX (509)962-3111 Email: ellensburg@ameri-title.com

SCHEDULE A

Title Number: 0103209

Title Officer: JACKIE HOVEY

Your Reference No.: SMITH/ANDERSON

1. Effective Dated as of November 28, 2006 at 8:00 A.M.

2. Policy or Policies to be issued:

Liability

Premium

ALTA Owner's Policy (10-17-92)

\$175,000.00

\$655.00

Standard

Sales Tax:

\$50.44

Proposed Insured: **ROSS ANDERSON**

3. The estate or interest in the land which is covered by this Commitment is:

PARCELS A AND B: FEE SIMPLE ESTATE

PARCEL C: EASEMENT

4. Title to the estate or interest in the land is at the effective date hereof vested in:

DAVID R. SMITH AND DIANE L. SMITH, HUSBAND AND WIFE, AS TO PARCEL A; DAVID ROY SMITH AS TO PARCEL B; DAVID R. SMITH AND KATHLEEN SMITH, HUSBAND AND WIFE, AS TO PARCEL C

5. The land referred to in this Commitment is described as follows:

As fully set forth on attached.



SCHEDULE A (Continued)

Order No.: 0103209

Legal Description:

PARCEL A:

Government Lot 1 of Section 18, Township 16 North, Range 23 East, W.M., in the County of Kittitas, State of Washington,

EXCEPT a tract of land beginning at the Southeast corner of said Lot 1;
Thence running West along the South boundary of said Lot 1, 100 feet;
Thence North running parallel with the East boundary of said Lot 1, 100 feet;
Thence running East parallel with the South boundary of said Lot 1, 100 feet to the East boundary line;
Thence South along the East boundary line 100 feet to the point of beginning.

PARCEL B:

All of that portion of Government Lot 1 of Section 18, Township 16 North, Range 23 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Southeast corner of said Lot 1;
Thence running West along the South boundary of said Lot 1, 100 feet;
Thence North running parallel with the East boundary of said Lot 1, 100 feet;
Thence running East parallel with the South boundary of said Lot 1, 100 feet to the East boundary line;
Thence South along the East boundary line 100 feet to the point of beginning.

PARCEL C:

A fifteen-foot access easement as described and delineated on that certain Survey recorded December 12, 2001 in Book 27 of Surveys, pages 41 and 42, under Kittitas County Auditor's File No. 200112120003, being a portion of Section 18, Township 16 North, Range 23 East, W.M., in the County of Kittitas, State of Washington.

END OF SCHEDULE A

SCHEDULE B

File No.: 0103209

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS:

- A. Rights or claims disclosed only by possession, or claimed possession, of the premises.
- Encroachments and questions of location, boundary and area disclosed only by inspection of the premises or by survey.
- C. Easements, prescriptive rights, rights-of-way, streets, roads, alleys or highways not disclosed by the public records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the public records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the public records.
- F. Any service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, natural gas or other utilities, or garbage collection and disposal.
- G. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- H. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- Water rights, claims or title to water.
- J. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

End of General Exceptions

SCHEDULE B continued

File no: 0103209

SPECIAL EXCEPTIONS:

1. Lien of real estate excise sales tax upon any sale of said premises, if unpaid. Real estate excise tax on said property is subject to tax at the rate of 1.53% (State = 1.28%; Local = 0.25%).

2. Reservations contained in Deed:

Executed by

The United States of America

Recorded

February 19, 1962

Auditor's File No:

294867

As follows:

....

"Excepting and reserving, also, to the United States all the oil and gas in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509)."

The interest excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title report.

3. 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. Roe, 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 I 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.

- 4. Matters disclosed on the Survey recorded December 12, 2001 in Book 27 of Surveys, Pages 41 and 42, under Auditor's File No. 200112120003, including but not limited to the following:
 - a) Location of 15-foot access easement (Parcel C)
 - b) Encroachment of fenceline onto the Southeast corner of Parcel B
 - c) Notes contained thereon
- 5. Easement Grant, and the terms and conditions thereof, executed by and between the parties herein named:

Between

George R. Carney, a single man, and Valerie Y. Ebert, a single

woman, Grantor, and David R. Smith and Kathleen Smith,

husband and wife, Grantee

Recorded

December 23, 2005

Auditor's File No.

200512230055

SCHEDULE B continued

File no: 0103209

 Unrecorded Oil and Gas Lease, and the terms, covenants and conditions contained therein, dated July 1, 2003, as disclosed by recital in Assignment recorded September 27, 2005, in the office of the recording officer of Kittitas County, Washington, under recording number 200509270012.

Lessor

United States of America, Washington Oregon State BLM Office

Lessee

Energy West Corporation

7. Unrecorded Oil and Gas Lease, and the terms, covenants and conditions contained therein, dated July 1, 2003, as disclosed by recital in Assignment of Overriding Royalty Interest, recorded October 24, 2006, in the office of the recording officer of Kittitas County, Washington, under recording number 200610240044.

Lessor

BLM WAOR 58771

Lessee

Energy West Corporation

END OF SCHEDULE B

SCHEDULE C

File No.: 0103209

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

- 1. Instruments necessary to create the estate or interest or mortgage to be insured must be properly executed, delivered, and duly filed for record.
- The legal description contained in this commitment is based on information provided with the application for title insurance and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company prior to closing if the legal description does not conform to their expectations.
- Any conveyance or encumbrance executed by the herein named party/parties must also be executed by the spouse of said party/parties, if married.
 Party/parties : David Rov Smith
- 4. The interest of the proposed insured will be subject to the community interest of the spouse, if married at date of acquiring said interest, and further subject to matters which the records may disclose against the name of said spouse. If the proposed insured is single, recital thereon of that fact will be sufficient.

END OF REQUIREMENTS

NOTES: The following matters will not be listed as Special Exceptions in Schedule B of the policy or policies to be issued. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy or policies to be issued:

- Suggested abbreviated legal (for use when a standardized cover sheet is required for recording): Section 18, Township 16 North, Range 23 East, W.M., Government Lot 1
- General taxes and assessments for the year 2006 have been paid.

	and the second s	The state of the s
Amount	Tax Parcel No.	Affects
\$ 502.70	16-23-18020-0002 (584833)	Parcel A
\$ 29.37	16-23-18020-0003 (654833)	Parcel B

- The following endorsements will be attached to the Alta Owner's policy when issued: NONE
- 4. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
- 5. In the event this transaction fails to close and this commitment is canceled, a minimum cancellation fee of \$53.85 may be charged to comply with the State Insurance Code and the filed schedule of this Company.

END OF NOTES

END OF SCHEDULE C

JEH/jeh

SCHEDULE C continued

File No.: 0103209

1 cc: Chicago Title: Calli Keele email keelec@ctt.com

1 cc: Kelley Realty: Chuck Monroe

1 cc: Gary Mann Real Estate: Rich Makela 305 E. 3rd Moses Lake WA 98837



SCALE: 1 INCH=200 FEET

NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF COUNTY ASSESSOR 96.90 400.90 374.40 96174 ÷ (5)



27/41-42

20011212 0003

GOVERNMENT LOT 1 OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 23 EAST, W.M. 岚 州 (5 6 党 出 9 學 R 国 党 山 局 區

LEGAL DESCRIPTION

Government tol I, in Section 18. Township 18 North, Rongs 20 East, T.H., County of Killian, Sale of Weshington, on Cellmines and obserbed on the research of survey drouble proposed between the country of the country

beginning at a found United States Dapartement of the interfer broads cape same of the interfer broads are peaked and the force of the state of the state of the force of the state of the

Containing 34.427 acros cora or loss.

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Baginning at a found United States Deportured.

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South 68"20'05" East a distance of 48.04 feets

South 74°51'34" East a distance of 137.10 fast: South 72"49"04" East a distance of 73.05 feet;

South 83-23'00" East a distance of 125.98 fest:

(N 87°51'50" W 1166.99')

N 01*12*34" W 1275.96*

Government Lot 2

1275.96*

SE 1/4 NW 1/4

N 01-12-34" W

Burveyed by RHS Drawn Ly Ump/NDN Chuoked by FCS

10-01

South 05*07'30" East a distance of 81.17 feet; North 86"13"++" East a distance of 67.84 feets

South 87"19'0+" Kast a distance of 13+.57 feet;

South 69°27'10" East a distance of 89.21 feeti South 67"05'42" East a distance of 100.87 feets

LEGAL DESCRIPTION (CONTINUED)

KITTITAS COUNTY, WASHINGTON

South 74*21*51" East o distance of 27.59 feat:

South 84*04*47" East a distance of 35.48 feet: North 88*15'90" East a distance of 81.32 fast;

this is a Boundary Line Survey and as such is not intended to show, nor does it purport to show, all eassments and sucumbrances.

NOTICE

Southeasterly on a langent 120.00-feet radius curve conseve to the southwest through a central angle of 21-40-57" to the right and an era of 47.58 it set, the long shord of sold ourve being South 20-54-31" East a distance of 47.40 feeti

17. South 70*04'53" East a distance of 130.00 feets

South 63°50'12" East a distance of 147.41 feet:

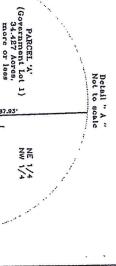
South 74*49'22" East a distance of 211.87 leals South 70°18'37" East a distance of 282.34 feet:

Kantheasterly an a tangent 633.89-feet redius curve conserve to the northwest through a control angle of 41*18-28" to the left and on are of 584.91 teet, the long shord of soid curve being North 84*31*24" East a distance of 378.83 feet;

20. 5 ē.

Harth 03-52'00" East a distance of 134.45 feets

R thance North Bi*31'28" East, scincident with said se-built centerline, a distance of 210.80 feet to the intersection with the an-built senderline of Kitticus County's rood "Muntainger Rood" and the tersinius of this essession. Northeasterly on a tangent *18.85-feet redius curve sencess to the southeast through a central angle of 17*30*17" to the right and an area of 183.31 test. The long barrd of southeast curve boing Kerth 72*41'48" East a distance of 128.85 feet;



This survey was propered for the archiefre use of the person, person, or solly amord in the Surveyor's destificate harvor. Said cartificate does not extend to any managed person without an express receptification by the Surveyor INSTRUMENT USED

Goodinater System 4000
One Man Surveying System
Finatronic Total Station
[+/- 1 Second Theodelite
and +/- (0.007' + 2 ppm)
Electronic Distance Meter) This may serroelly represents a survey mede by me or under my direction in conformance with the requirements of the Survey Recording Act at the David Smith, DVI in December, 2000. SURVEYOR'S CERTIFICATE INDREMING BATA SIS TION RESE



EDO

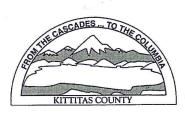
AUDITOR'S CERTIFICATE STREAM STREET

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at the request

HESTERN PACIFIC ENGINEERING, INC.
1968S LAKE, BLENSBURG, WASHINGTON
PROBLET TAY Professional Contar
1920 Hunter Place (650) 785 - 1023 House Lake, Wash DR. DAVID R. SMITH, DVM

Government Lot 1 of Section 18, Township 16 North, Range 23 East, W.M.



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

RECEIPT NO.:

00028014

COMMUNITY DEVELOPMENT SERVICES

(509) 962-7506

PUBLIC HEALTH DEPARTMENT

(509) 962-7698

DEPARTMENT OF PUBLIC WORKS

(509) 962-7523

Account name:

030820

Date: 11/4/2015

Applicant:

ROSS & JENNIFER ANDERSON

Type:

check # 10637

Permit Number	Fee Description	Amount
BL-15-00016	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00016	BLA MAJOR FM FEE	65.00
BL-15-00016	PUBLIC WORKS BLA	90.00
BL-15-00016	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00