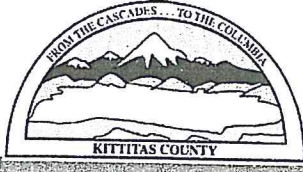


P.L-15-00019



# 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 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):

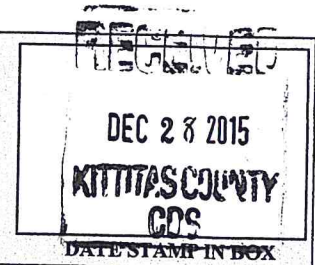
CUB

DATE:

12/28/15

RECEIPT #

00023630



**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: Howard & Navdeep Holt  
Mailing Address: 13011 65TH AVE SE  
City/State/ZIP: SNOHOMISH, WA 98296  
Day Time Phone: 206-226-1454  
Email Address: deepih@microsoft.com Deepiholt@outlook.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: Encompass Engineering & Surveying  
Mailing Address: 407 Swiftwater Blvd.  
City/State/ZIP: Cle Elum, WA, 98922  
Day Time Phone: 509-674-7433  
Email Address: dpierce@encompasses.net

**4. Street address of property:**

Address: Morgan Creek Road  
City/State/ZIP: Cle Elum, WA 98922

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

See Title Report

**6. Property size:** 3.25 and 3.01 (acres)

**7. Land Use Information:** Zoning: Rural Recreation Comp Plan Land Use Designation: Rural Recreation

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
951118 <u>95188 - 3.01 Acres</u>	<u>3.01 Acres</u>
<u>20367 - 3.25 Acres</u>	<u>3.25 Acres</u>
_____	_____
_____	_____
_____	_____

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 Nandep Khat (date) 12/18/15

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



## HOWARD AND NAVDEEP HOLT BOUNDARY LINE ADJUSTMENT PROJECT OVERVIEW

### OVERVIEW:

The purpose of this application is to adjust the boundaries between Parcel No. ~~95188~~<sup>95118</sup> and 20367 as illustrated on the attached preliminary survey map. The subject property is located within the Rural Recreation Zone of Kittitas County. The parcels are located in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 9, Township 21 North, Range 14 East, W.M.

### Sewage:

Septic tank(s) and drain field.

### Water:

Water is supplied by ground water well(s).

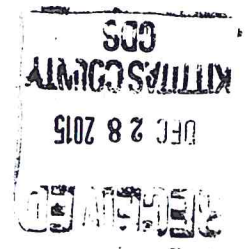
### TRANSPORTATION:

Access to county road(s) via existing private access easements.

### COMMENTS:

Attached are copies of the preliminary boundary line adjustment survey for your review and comment.

**PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF CORRESPONDENCE REGARDING THIS BOUNDARY LINE ADJUSTMENT APPLICATION.**



---

#### Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250 Fax: (425) 391-3055

#### Eastern Washington Division

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

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44948186

## GUARANTEE

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

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

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

Dated: December 11, 2015

Issued by:

AmeriTitle, Inc.

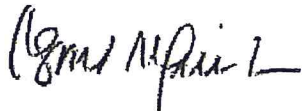
101 W Fifth Ellensburg, WA 98926

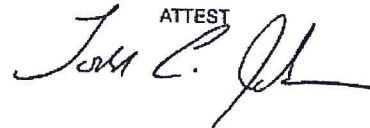
(509)925-1477

  
Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By: 

ATTEST  
  
Secretary

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

Subdivision Guarantee Policy Number: 72156-44948186



# SUBDIVISION GUARANTEE

Order No.: 80781AM  
Guarantee No.: 72156-44948186  
Dated: December 11, 2015

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

Your Reference:

Assured: Encompass Engineering & Surveying

The assurances referred to on the face page are:

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

Parcel 1

Lot 3, of ANGLEMYER SHORT PLAT, Kittitas County Short Plat No. 04-24, as recorded November 12, 2004, in Book G of Short Plats, pages 216 and 217, under Auditor's File No. 200411120002, records of Kittitas County, State of Washington; being a portion of the Southwest Quarter of Section 9, Township 21 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Parcel 2

Lot 3, ANGLEMYER PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 10 of Plats, pages 132 and 133, records of said County.

Title to said real property is vested in:

Navdeep Holt and Howard P Holt III, wife and husband as to Parcel 1 and Valerie A. Lee and Pamela J. Bridgen, each an unmarried person as to Parcel 2

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 80781AM  
Policy No: 72156-44948186

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

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. Liens, levies and assessments of the Morgan Creek Easement Owners Association.
7. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
8. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc, A Delaware Corporation (Formerly known as Plum Creek Timber Company, Inc, and BN Timberlands, Inc.).

Recorded: June 30, 1989  
Instrument No.: 521473

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

9. Agreement and the terms and conditions contained therein  
Between: PCTC, Inc., A Delaware Corporation (formerly known as Plum Creek Timber Company, Inc, and BN Timberlands, Inc) as grantors  
And: Plum Creek Timber Company, LP, as grantee, Meridian Minerals Company, a Montana corporation, as reserved mineral owner and Meridian Oil, Inc, A Delaware Corporation, as reserved oil and gas owner  
Recorded: May 31, 1991  
Instrument No.: 539737
10. Easements reservations and dedications, as shown on record of survey.  
Recorded: October 21, 1995  
Instrument No.: 586547
11. Partial waiver of surface use rights.  
Dated: February 13, 1992  
Recorded: April 8, 1996  
Auditor's File No.: 199604080028  
By: Meridian Oil Inc.
12. 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: August 11, 2003  
Instrument No.: 200308110036  
  
Said instrument amends and restates Declaration of Covenants, Conditions and Restrictions recorded January 7, 2003 under Auditor's File No. 200301070056.
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Recorded: January 7, 2003  
Instrument No.: 200301070057  
Affects: Sections 8, 9 and 16, all in Township 21 North, Range 14 East, W.M.  
  
First Amendment to Morgan Creek Beach Easement recorded August 11, 2003 under Auditor's File No. 200308110035.
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Ingress, egress and utilities  
Recorded: June 5, 2003  
Instrument No.: 200306050004  
Affects: Portion of said premises
15. The provisions contained in Book 29 of Surveys, pages 51 through 54,  
Recorded: August 21, 2003,  
Instrument No.: 200308210060.  
As follows:
  - a) Easements for ingress, egress and utilities.
  - b) Note: This survey is to amend survey filed in Volume 28, pages 60 through 62, under Auditor's File No. 200210310026, records of Kittitas County.
16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Subdivision Guarantee Policy Number: 72156-44948186



Granted To: Cle Elum's Sapphire Skies, LLC, it's heirs, successors and assigns

Purpose: Ingress, egress and utilities

Recorded: August 21, 2003

Instrument No.: 200308210060

Book 29 of Surveys, Pages 51 through 54

Affects: Upon said easements created for the benefit of the lot owners shown on this survey

17. A portion of the access to said premises is over U.S. Forest Service Road and is subject to the terms, conditions, regulations and restrictions of the U.S. Forest Service.
18. The provisions contained in Anglemyer Short Plat, in Book G of Short Plats, pages 216 and 217, Recorded: November 12, 2004, Instrument No.: 200411120002.  
As follows:
  - a) Easement for ingress, egress and utilities
  - b) Notes contained thereon.
19. A Contract of Sale, including the terms and provisions thereof, providing for the sale of said land.  
Dated: June 13, 2012  
Vendor: Pamela J. Bridgen, a single woman, and Valerie A. Lee, a single woman  
Vendee: Howard P. Holt, III and Navdeep Holt, husband and wife  
Recorded: June 14, 2012  
Instrument No. 201206140007  
Excise Tax Receipt No.: 2012-0785  
Affects: Parcel 2

**END OF EXCEPTIONS**

**Notes:**

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information  
Subdivision Guarantee Policy Number: 72156-44948186

purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 2: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$672.38

Year: 2015

Parcel No.: 21-14-09060-0003 (951118)

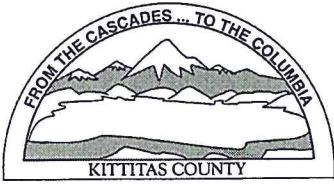
Amount: \$1,040.79

Year: 2015

Parcel No.: 21-14-09053-0003 (20367)

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

**END OF GUARANTEE**



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

**RECEIPT NO.:** 00028630

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 030984

**Date:** 12/28/2015

**Applicant:** HOWARD & NAVDEEP HOLT

**Type:** check # 1858

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00019	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00019	BLA MAJOR FM FEE	65.00
BL-15-00019	PUBLIC WORKS BLA	90.00
BL-15-00019	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00