

# 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:

\$730.00	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>\$1,100.00</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:  
2-22-16

RECEIPT #  
00029036



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: Monte & Susan Hofstrand  
Mailing Address: 11333 Vantage Hwy  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 968-3197  
Email Address: susanhofstrand@elltel.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: Chris Cruse  
Mailing Address: PO Box 959  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 962-8242  
Email Address: cruseandassoc@kvalley.com

**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: 11333 Vantage Hwy  
City/State/ZIP: Ellensburg WA 98926

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

Portion of SW 1/4 of SW 1/4 of S31, T18N, R20E, WM  
See title report for full description

**6. Property size:** 26.51 Assessed (acres)

**7. Land Use Information:** Zoning: AG-20 Comp Plan Land Use Designation: Rural-Working

8. Existing and Proposed Lot Information

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

815134 - 16.51 Ac

825134 - 10.00 Ac

\_\_\_\_\_

\_\_\_\_\_

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

16.51 Ac

10.00 Ac.

New descriptions will be  
the surveyed lots completed  
after initial review.

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 Chris Cruise (date) 2/10/2016 X Mark & Nancy (date) 2/10/2016

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

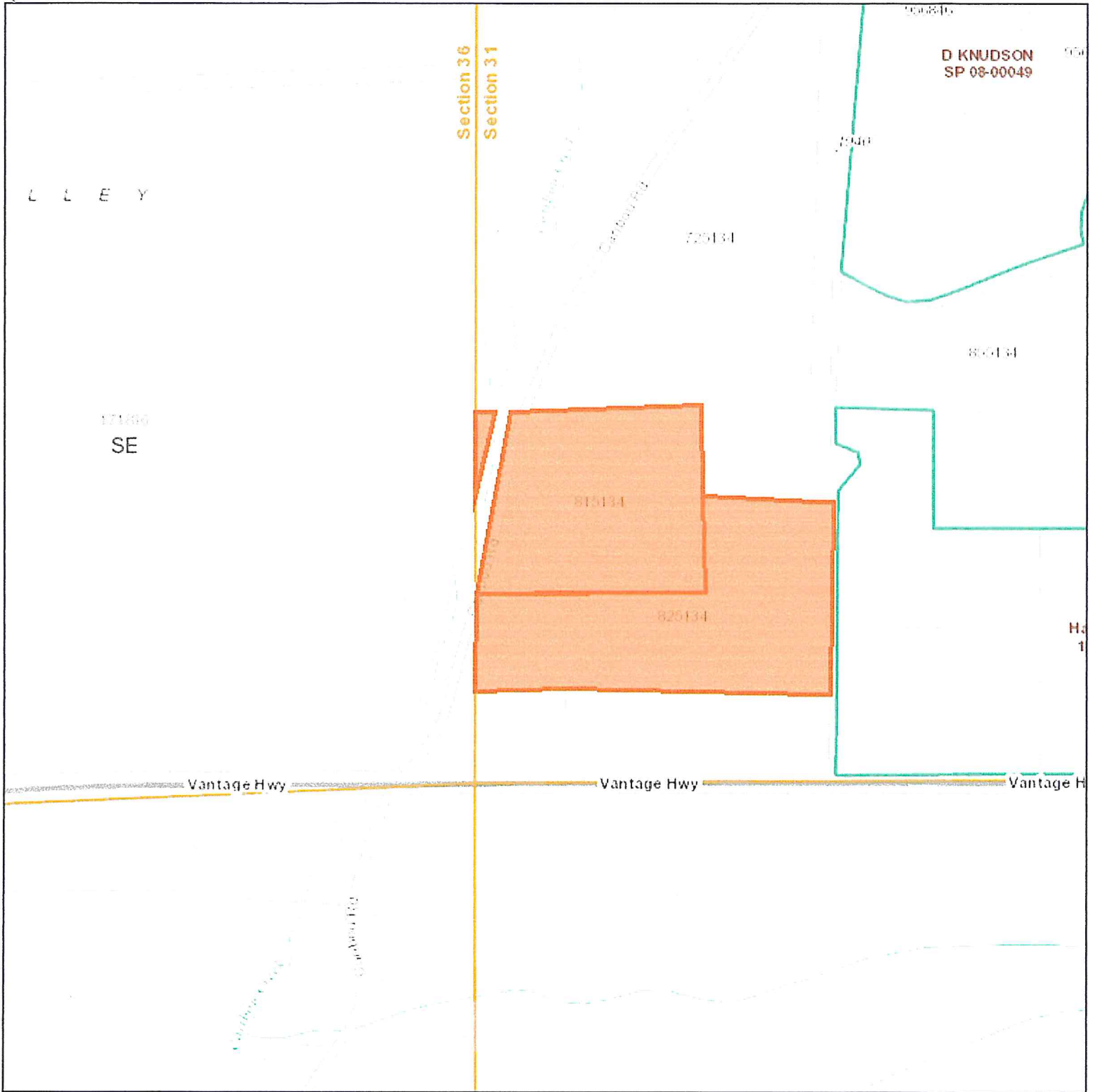
By: \_\_\_\_\_

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

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

# NKA CARIBOU RD

EXISTING



Date: 2/18/2016

1 inch = 752 feet  
Relative Scale 1:9,028

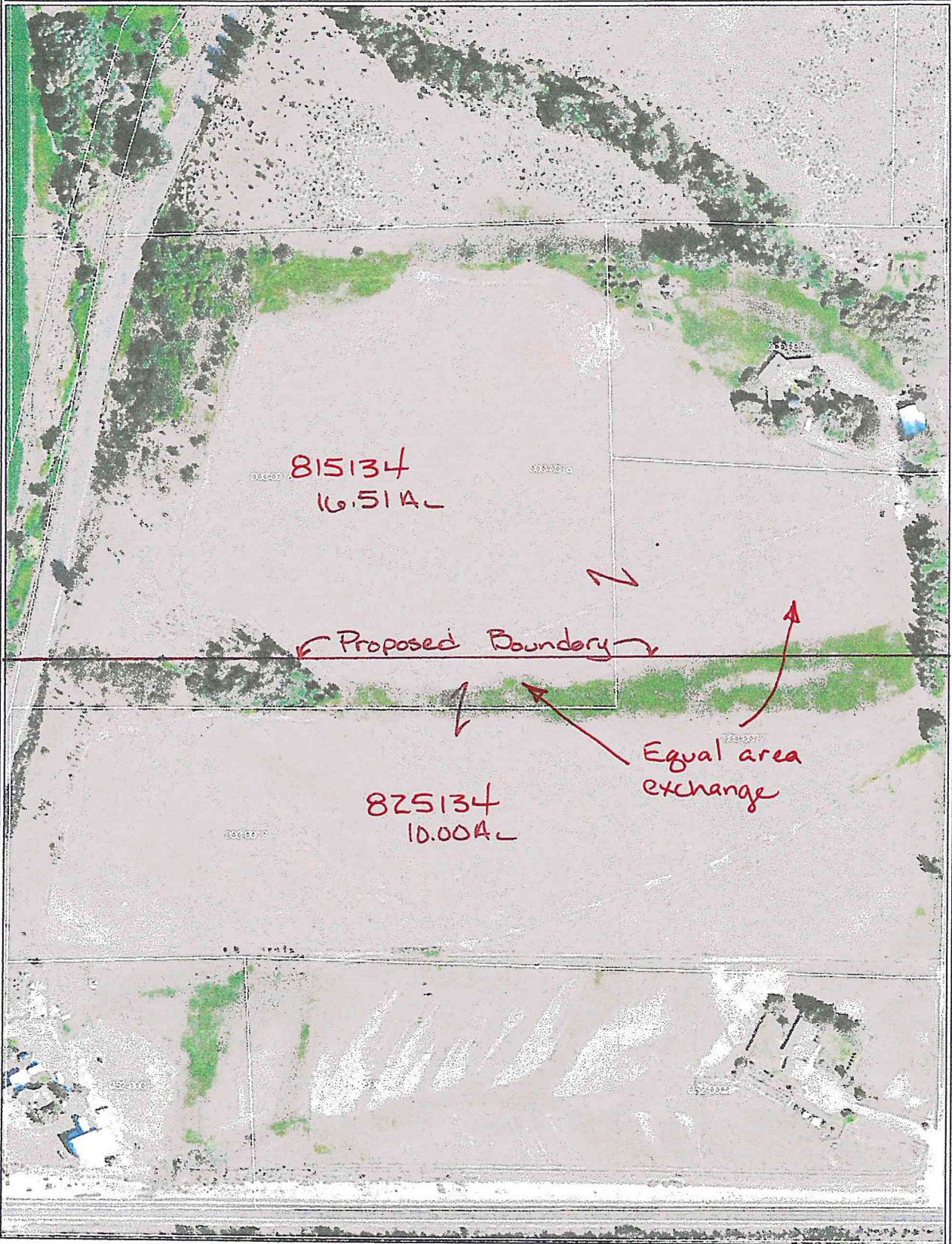
**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



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Proposed

Kittitas County COMPAS Map

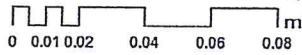


Date: 2/8/2016

1 inch = 188 feet  
Relative Scale 1:2,257

**Disclaimer:**  
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

**Narrative - An equal area exchange to create a straight boundary. No improvements are on these parcels.**



*Existing descriptions*

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

The Southwest Quarter of the Southwest Quarter of Section 31, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington; EXCEPT:

1. The South 330 feet thereof
2. Right of way for Kittitas Reclamation District
3. The East 396 feet of the North 330 feet of the Southwest Quarter of the Southwest Quarter of Section 31, Township 18 North, Range 20 East W.M., records of Kittitas County, State of Washington
4. Right of way for Caribou County Road

Title to said real property is vested in:

Monte R. Hofstrand and Susan B. Hofstrand, husband and wife

*New descriptions will be the surveyed lots  
Completed after initial review*



488400

KITTITAS COUNTY AUDITOR

Monte & Susan Hofstrand  
1955 JUN 21 PM 3:20

PROPERTY TAX PAID  
 AMOUNT 240.00  
 DATE 3/17/75  
 ACCOUNT NO. 3996  
 OFFICE OF THE COUNTY CLERK  
 KITTITAS COUNTY, WASHINGTON  
*Helma Hofstrand*

Filed for Record at Request of

Name Monte & Susan B. Hofstrand

Address Rt 3 Box 1025

Wapato, WA 99156



Form 457-W-1-REV

### WARRANTY Deed

THE GRANTOR JOHN S. SHRADER and MARJORIE E. SHRADER, husband and wife,

for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration

in hand paid, conveys and warrants to MONTE R. HOFSTRAND and SUSAN B. HOFSTRAND, husband and wife,

the following described real estate, situated in the County of Kittitas, State of Washington:

The SW 1/4 of the SW 1/4 of Section 31, Township 18 North, Range 20, East W.M., in the County of Kittitas, State of Washington,

EXCEPT:

The South 330 feet thereof.

The right of way for Kittitas Reclamation District laterals.

TOGETHER WITH an Easement for ingress and egress and utility access and for a roadway over the East 60 feet of the South 330 feet of the SW 1/4 of the SW 1/4 of said Section 31, Township 18 North, Range 20, East W.M.

RESERVED WITH all water rights and irrigation ditches appurtenant thereto.

SUBJECT TO all reservations, restrictions, easements and rights of way apparent or of record.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated 10/10/75, and conditioned for the conveyance of the above-described property, and the provisions 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 hereinafter assessed or levied upon the premises to the date of said contract.

Real Estate Sales Tax was paid on this sale on

, Rec. No.

Dated this 16th day of March, 1975

*John S. Shrader* (SEAL)

*Marjorie E. Shrader* (SEAL)

STATE OF WASHINGTON

County of Kittitas

JOHN S. SHRADER and MARJORIE E. SHRADER, husband and wife, to be known to all the individuals described in and who executed the within and foregoing instrument, and acknowledged that they owned the same as their free and voluntary act and deed, for the use and purposes therein recited.

Witness my hand and seal this 16th day of March, 1975.

Notary Public in and for the State of Washington

127 07.493A

*Dan Webster*

Notary Public, Kittitas County Auditor

REAL ESTATE CONTRACT

THIS Real Estate Contract made this 15<sup>th</sup> day of March, 1975 between JOHN S. SHRADER and MARJORIE E. SHRADER, husband and wife, herein called Seller and MONTE R. HOFSTRAND and SUSAN B. HOFSTRAND, husband and wife, herein called Purchaser,

W I T N E S S E T H

Seller agrees to sell to Purchaser and Purchaser agrees to purchase from Seller, the following described real property situated in Kittitas County, State of Washington, to-wit:

The SW 1/4 of the SW 1/4 of Section 31, Township 18 North, Range 20, East W.M., in the County of Kittitas, State of Washington,

The South 330 feet thereof;

The right of way for Kittitas Reclamation District laterals.

Accepted here an easement for ingress and egress and utility access and for a roadway over the East 60 feet of the South 330 feet of the SW 1/4 of the SW 1/4 of said Section 31, Township 18 North, Range 20, East W.M.

TOGETHER WITH all water rights and irrigation ditches appurtenant thereto.

SUBJECT TO all reservations, restrictions, easements and rights of way apparent or of record.

That the purchase price for said real property is the sum of Twenty Four Thousand and no/100 Dollars (\$24,000.00) of which Five Thousand and no/100 Dollars (\$5,000.00) has been paid, receipt of which is hereby acknowledged, leaving an unpaid balance of Nineteen Thousand and no/100 Dollars (\$19,000.00) due and payable which shall be paid as follows:

The unpaid balance of \$19,000.00 shall bear interest at 8% per annum on the declining balance from date of closing and shall be paid as follows: \$230.00, or more per month including interest, with the first payment due on or before May 15, 1975 and on or before the 15<sup>th</sup> day of each and every month thereafter.

Purchaser shall be entitled to possession on date of closing.

As referred to in this contract, date of closing shall be

March 15<sup>th</sup>, 1975.

All payments to be made hereunder shall be made at the designated depository agent which shall be the PACIFIC NATIONAL BANK OF WASHINGTON, Ellensburg Branch.

That in consideration of the down payment Seller will grant Purchaser a Partial Fulfillment deed to any three acres of Purchaser's choice situated within the Northernly ten acres of the property being

SELLER'S SIGNATURE  
*John S. Shrader*  
MARJORIE E. SHRADER  
Purchaser's SIGNATURE  
*Monte R. Hofstrand*  
SUSAN B. HOFSTRAND

Date for Record  
MAR 17 1975 2:24 P.M.  
*Dan Webster*  
Notary Public, Kittitas County Auditor

SCULLER & FREDERICK  
ATTORNEYS AT LAW  
420 N. SPRAGUE - P.O. BOX 85  
ELLENSBURG, WASH. 98926  
(509) 925-4328

OFFICIAL RECORDS



# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-44948221**

## 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: February 12, 2016

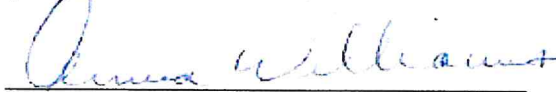
Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477

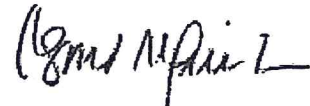


Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

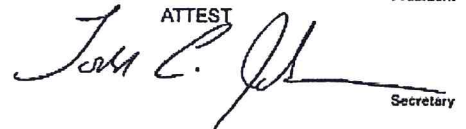


By:



President

ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-44948221

## SUBDIVISION GUARANTEE

Order No.: 89417AM  
Guarantee No.: 72156-44948221  
Dated: February 12, 2016

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

Your Reference: Hofstrand

Assured: Cruse & Associates

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:

- The Southwest Quarter of the Southwest Quarter of Section 31, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington; EXCEPT:
1. The South 330 feet thereof
  2. Right of way for Kittitas Reclamation District
  3. The East 396 feet of the North 330 feet of the Southwest Quarter of the Southwest Quarter of Section 31, Township 18 North, Range 20 East W.M., records of Kittitas County, State of Washington
  4. Right of way for Caribou County Road

Title to said real property is vested in:

Monte R. Hofstrand and Susan B. Hofstrand, husband and wife

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 89417AM  
Policy No: 72156-44948221

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. 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: 2016  
Tax Type: County  
Total Annual Tax: \$1,096.46  
Tax ID #: 18-20-31000-0016 (815134)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$548.23  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2016  
Second Installment: \$548.23  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2016

7. Tax Year: 2016  
Tax Type: County

Subdivision Guarantee Policy Number: 72156-44948221

Total Annual Tax: \$864.34  
Tax ID #: 18-20-31000-0017 (825134)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$432.17  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2016  
Second Installment: \$432.17  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2016

8. 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.

9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: The United States of America  
Purpose: Right of way for Canals and irrigation works of the Kittitas Reclamation District  
Recorded: October 17, 1932  
Instrument No.: 110567  
Book 52 of Deeds, Page 413

10. 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 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

11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Security one Lending  
Purpose: Ingress and Egress and Utility Access and for a Roadway  
Recorded: October 17, 2011  
Instrument No.: 201110170012

12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Secretary of Housing and Urban Development

Subdivision Guarantee Policy Number: 72156-44948221

Purpose: For Ingress and Egress and Utility Access and for a Roadway  
Recorded: October 17, 2011  
Instrument No.: 201110170013

13. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Caribou Creek, if it is navigable.
14. Any question of location, boundary or area related to the Caribou Creek, including, but not limited to, any past or future changes in it.
15. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.

#### END OF EXCEPTIONS

#### Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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.

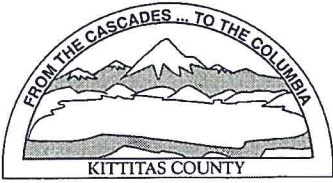
All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Ptn of the SW Quarter of the SW Quarter, Section 31, Township 18 N, Range 20 E, W.M.

Note No. 1: 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.

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  
Subdivision Guarantee Policy Number: 72156-44948221

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.:** 00029036

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 013061

**Date:** 2/22/2016

**Applicant:** MONTE HOFSTRAND

**Type:** check # 6407

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-16-00004	BOUNDARY LINE ADJUSTMENT MAJOR	730.00
BL-16-00004	BLA MAJOR FM FEE	65.00
BL-16-00004	PUBLIC WORKS BLA	90.00
BL-16-00004	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	1,100.00