

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships – Building Communities"

BL-16-00010

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
\$145.00	Kittitas County Fire Marshal
\$215.00	Kittitas County Public Health Department Environmental Health

\$1,180.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

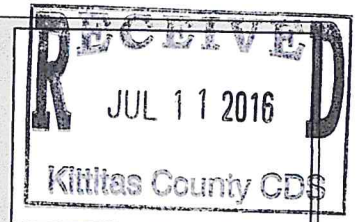
Application Received By (CDS Staff Signature):

DATE:

7-11-16

RECEIPT #

30689



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: Harrell & Sons Farms LLC
Mailing Address: 3121 Hanson Rd.
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 929-4086
Email Address: harrelleburg@charter.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: 4131, 1961, 3121, 3471 Hanson Rd
City/State/ZIP: Ellensburg, WA 98926

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

Portion of S5 & S6, T17N, R18E, WM. See title report for full descriptions

6. **Property size:** 435.73 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)

New Acreage
(Survey Vol. ____, Pg ____)

293537 - 237.29 AC
188333 - 195.44 AC
198333 - 2.7 AC
048333 - 0.3 AC

234.59 AC *will provide
197.44 AC survey with
2.7 AC 4 new descriptions
1.00 AC for final 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) 6/14/2016 X Troy Hamell (date) 6/15/16

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: _____

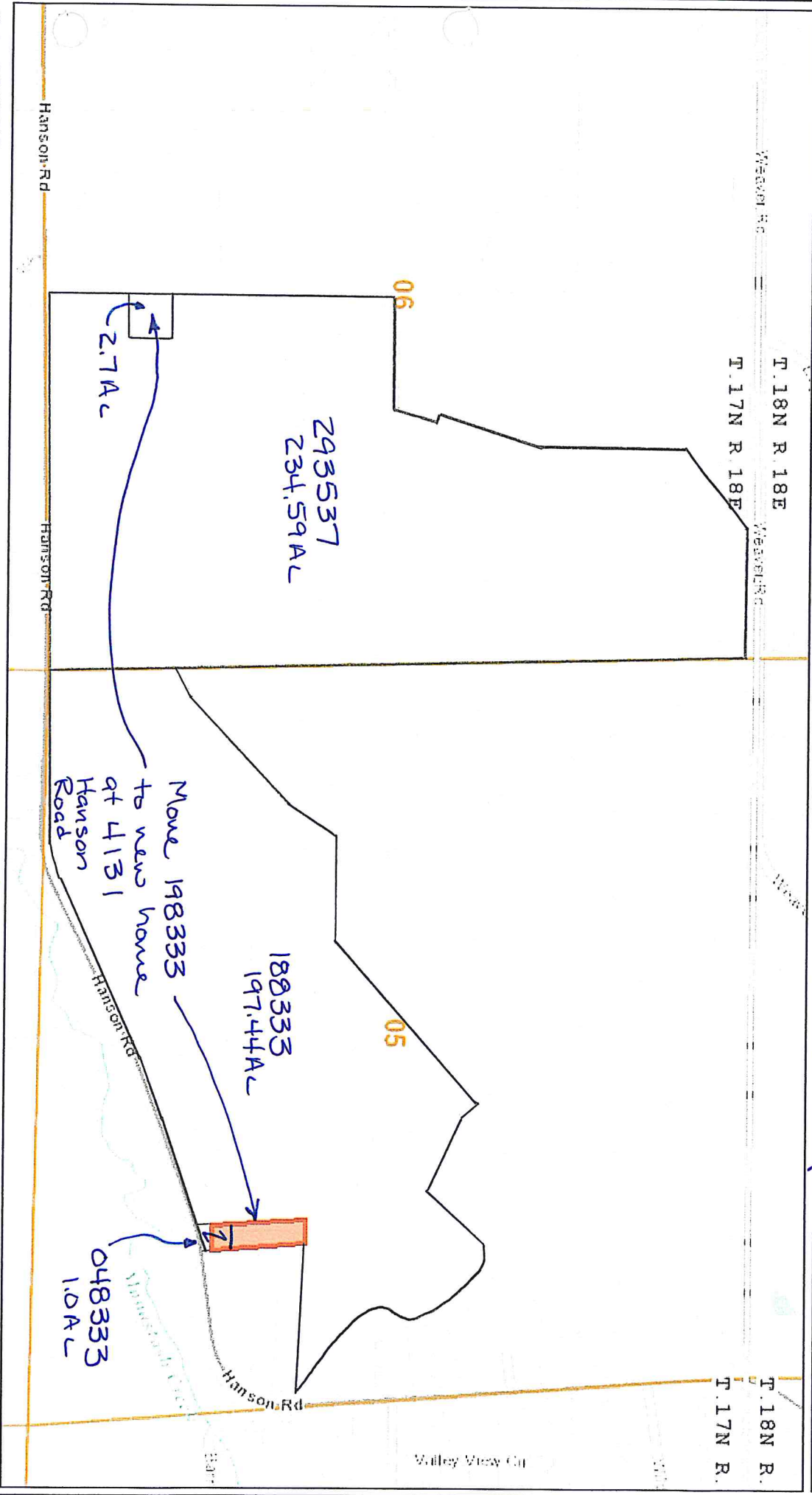
By: _____

Final Approval Date: _____

By: _____

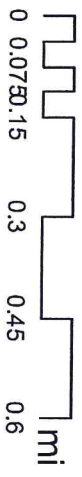
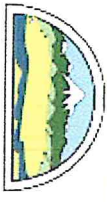
Harrell Farms

Proposed



Date: 6/13/2016

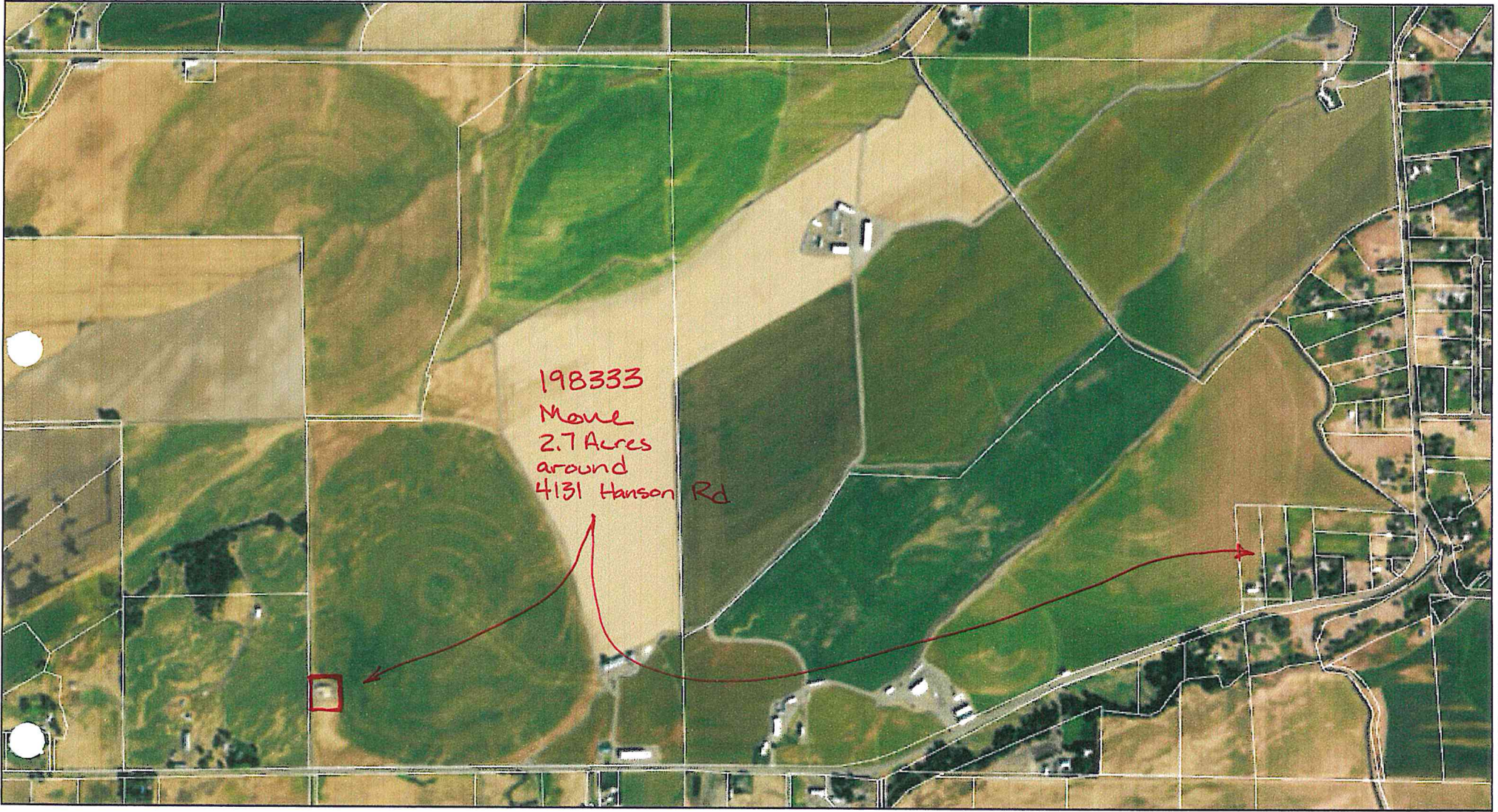
Disclaimer:
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and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



1 inch = 1,505 feet Narrative - Use desire to adjust
 Relative Scale 1:18,056

tax parcel 048333 around house
 at 1961 Hanson Rd and adjust
 tax parcel 198333 around house
 at 4131 Hanson Rd. All boundaries
 will meet building and EH
 setbacks. A survey will be completed
 providing new descriptions for all
 4 parcels.

Harrell Farms

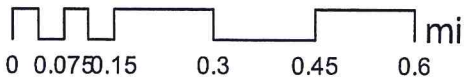


Date: 6/14/2016

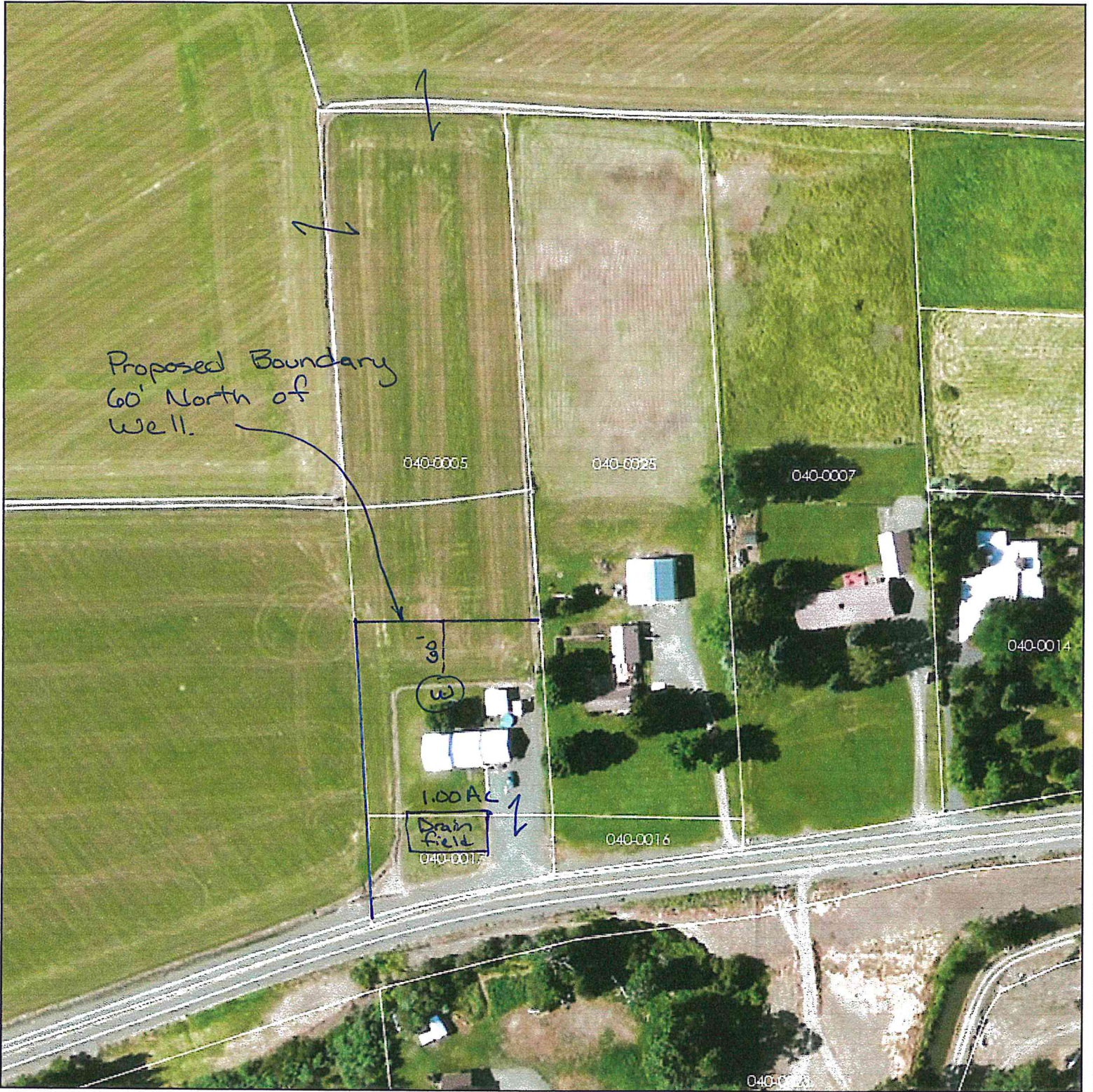
1 inch = 1,505 feet
Relative Scale 1:18,056

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.



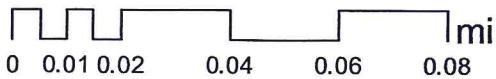
Harrell Farms



Date: 6/13/2016

1 inch = 488 feet $\pm 130'$
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.



4131 Hanson Road

Existing Boundary

Proposed

Proposed

Proposed



Well

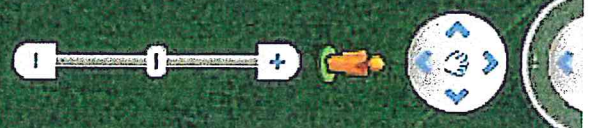
3

2.7 Acres

4131

Drain Field

4131 Hanson Road



CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45213451

GUARANTEE

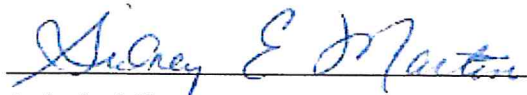
CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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.

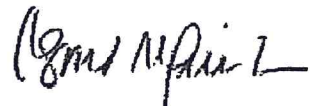
Dated: June 24, 2016


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: 72156-45213451

SUBDIVISION GUARANTEE

Order No.: 113239AM
Guarantee No.: 72156-45213451
Dated: June 24, 2016

Liability: \$1,000.00
Fee: \$250.00
Tax: \$32.00

Your Reference:

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:

TRACT 1

That portion of Section 5, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Beginning at a point on section line which is 30 feet North of the Southwest corner of Section 5; and running thence North 00°36' West on said line 904.1 feet to center Reed Creek; thence along center line of Reed Creek: North 62°37' East 245 feet; North 49°09' East 1091.6 feet; North 35°02' East 433.9 feet; South 87°27' East 174.7 feet; North 87°18' East 660.5 feet North 42°36' East 788.9 feet; North 52°17' East 479.1 feet; thence North 47°04' East 189.8 feet; North 39°03' East 29 feet to point on the left bank of West Side Ditch; thence along said ditch South 37°41' East 66 feet; South 46°46' East 101.3 feet; South 64°24' East 450 feet; South 53°29' East 138.2 feet; North 41°55' East 204 feet; North 45°15' East 347 feet; North 81°50' East 125 feet; South 61°35' East 105 feet; South 38°58' East 560 feet; South 05°58' East 95.5 feet; South 16°56' West 82.9 feet; South 42°58'; West 129.7 feet; South 20°35' East 175 feet; South 40°50' East 150 feet; South 55°45' East 624 feet; end of traverse along ditch thence North 87°52' West 1280 feet; thence South 3°10' East 753.3 feet to North right of way line of county road; thence South 70°09' West 1307.3 feet; thence South 64°27' West 1616.8 feet; thence North 87°57' West 1352.6 feet to point of beginning.

EXCEPT that portion of the Southwest Half of the Southwest Quarter of Section 5, Township 17 North, Range 18 East, W.M. described as follows:

Beginning at the Southwest corner of Section 5, Township 17 North, Range 18 East, W.M.; thence South 89°01'10" East along the South line of said Section 5, a distance of 1148.74 feet; thence North 0°59'45" East a distance of 30 feet to the True Point of

Subdivision Guarantee Policy Number: 72156-45213451

Beginning; thence Southeasterly along the arc of a curve to the left having a radius of 851.47 feet, the center of which bears North 0°59'45" East, having a central angle of 27°35'12.5" a distance of 410.00 feet; thence South 63°23'48" West a distance of 99.25 feet; thence Northwesterly along the arc of a curve to the right, having a radius of 447.17 feet, the center of which bears North 26°36'22" West, having a central angle of 27°35'12.5" a distance of 215.29 feet; thence North 89°01'10" West a distance of 99.25 feet, to the True Point of Beginning. Situated in Kittitas County, Washington containing 0.057 acres, more or less.

TRACT 2

That portion of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter and of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 5, Township 17 North, Range 18 East, W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of said section;

Thence running East 178.0 feet;

Thence South parallel to the one-sixteenth section line 704.5 feet to the North line of the county road right of way;

Thence South 78°52' West, along said right of way, 181.4 feet to a point on the one-sixteenth section line;

Thence North on said one-sixteenth line 755.0 feet to the place of beginning.

TRACT 3

Parcel D of that certain Survey as recorded June 27, 2014, in Book 20 of Surveys, page 71 through 73, under Auditor's File No. 572153, records of Kittitas County, Washington; being a portion of the Southeast Quarter of the Northeast Quarter of Section 6, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Harrell & Sons Farms, LLC, a Washington limited liability company as to Tracts 1 and 3 and Clarence Harrell, Carl Harrell and Troy Harrell, Trustees of the Hazel J. Harrell Family Trust as to Tract 2

END OF SCHEDULE A

(SCHEDULE B)

Order No: 113239AM
Policy No: 72156-45213451

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: \$8,138.21
Tax ID #: 188333
Taxing Entity: Kittitas County Treasurer
First Installment: \$4,069.11
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$4,069.10
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects: Tract 1

7. Tax Year: 2016
Tax Type: County

Subdivision Guarantee Policy Number: 72156-45213451

Total Annual Tax: \$2,404.30
Tax ID #: 198333
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,202.15
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$1,202.15
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects: Portion of Tract 2

8. Tax Year: 2016
Tax Type: County
Total Annual Tax: \$7,447.64
Tax ID #: 293537
Taxing Entity: Kittitas County Treasurer
First Installment: \$3,723.82
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$3,723.82
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2016
Affects: Tract 3

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

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

10. 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.
11. 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.

TRACT 1

Subdivision Guarantee Policy Number: 72156-45213451

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: Albert Lee
Purpose: Two irrigation ditches
Recorded: April 18, 1911
Book 3 of Water Rights, Page 39
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: West Side Irrigation Company
Purpose: Constructing, repairing and operating canal
Dated: April 3, 1894
Book 26 of Deeds, Page 106
14. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William Packwood and Tennessee Packwood, husband and wife.
Dated: May 21, 1910
Book: 20 of Deeds, Page 637
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.
15. Agreement and the terms and conditions contained therein
Between: Kittitas Reclamation District
And: William C. Harrell and Hazel A. Harrell, husband and wife, and Clarence E. Harrell and Hazel J. Harrell, husband and wife
Recorded: May 9, 1968
Instrument No.: 346768

TRACT 2

16. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: A right of way five feet in width from a point on the West boundary line where the ditch now enters said Tract, across the said Tract on the high ground to a point on the East boundary line thereof
Recorded: May 6, 1957
Instrument No.: 263643
Affects: An irrigation ditch together with right of ingress and egress for maintenance of said ditch
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget sound Power & Light Company, a Washington corporation
Purpose: One or more electric transmission and/or distribution lines
Recorded: March 30, 1983
Instrument No.: 469098
Affects: A right of way ten feet in width having five feet of such width on each side of a centerline described as follows: beginning at the Southeast corner of said premises; thence North along the East margin of said property 150 feet to the terminus of said centerline
18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Puget Sound Power & Light Company, a Washington corporation
Purpose: Construct, operate, maintain, repair, relace and enlarge one or more electric transmission and.or distribution lines

Recorded: March 30, 1983
Instrument No.: 469098
Book 179, Page 417

19. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$95,000.00
Trustor/Grantor: Clarence E. Harrell and Hazel Harrell, husband and wife
Trustee: Pioneer Title Company
Beneficiary: First Interstate Bank of Washington, N.A.
Dated: March 17, 1993
Recorded: March 18, 1993
Instrument No.: 557872

TRACT 3

20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Irrigating ditch
Recorded: October 5, 1904
Book 1 of Deeds, Page 302
Affects: Commencing about 70 rods South of the Southeast corner of the Northeast corner of Section 6, Township 17 North, Range 18 East of Willamette Meridian on the East boundary line of said Section; and running thence in a Northwesterly direction and thence in a Northeasterly direction to the Northeast corner of said Section 6
21. The grantors herein named, for themselves and for their heirs, administrators and assigns, hereby acknowledge full satisfaction for all severance damages and claims thereto to all their lands adjacent to the lands herein conveyed by reason of or occasioned by the location, construction, maintenance and operation of irrigation canal by grantee herein named, its successors or assigns, over and upon the premises herein conveyed.
Dated : July 23, 1929
Recorded : July 25, 1929
Auditor's No. : 96540
Grantor : Mary A. Gray
Grantee : Kittitas Reclamation District
Affects : That portion of said premises in the Southeast Quarter
22. 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 Pacific Telephone and Telegraph Company
Purpose: Such communication systems as said grantee may from time to time require
Recorded: May 27, 1948
Instrument No.: 202137
Affects: A strip of land 30 feet in width in the Southwest Quarter of the Southeast Quarter the exact location of which is not disclosed of record.
23. Assignment of Rents, including the terms and provisions thereof,
Grantor: Harrell & Sons Farms LLC, a Washington limited liability company
Lender: Wheatland Bank
Recorded: April 14, 2015
Instrument No.: 201504140028
24. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Subdivision Guarantee Policy Number: 72156-45213451

Amount \$400,000.00
Mortgagor: Harrell & Sons Farms LLC, a Washington limited liability company
Mortgagee: Wheatland Bank
Dated: April 9, 2015
Recorded: April 14, 2015
Instrument No.: 201504140027

25. A Financing Statement filed in the Office of the County Recorder showing:
Debtor: Harrell & Sons Farms, LLC
Secured Party: Wheatland Bank
Recorded: April 21, 2015
Instrument No.: 201504210011

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.

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

Amount: \$8,138.21

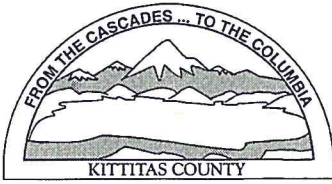
Year: 2016

Parcel No.: 188333

Affects: Portion of Tract 2

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.: 00030689

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024025

Date: 7/11/2016

Applicant: HARRELL & SONS FARMS LLC

Type: check # 7342

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-16-00010	BOUNDARY LINE ADJUSTMENT MAJOR	730.00
BL-16-00010	BLA MAJOR FM FEE	145.00
BL-16-00010	PUBLIC WORKS BLA	90.00
BL-16-00010	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	1,180.00