

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.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

\$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)

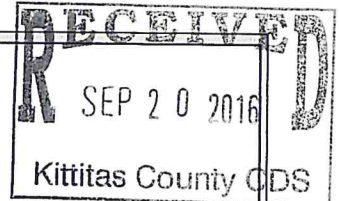
FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

KB

DATE:
9-20-2016

RECEIPT #
31577



DATE STAMP IN BOX

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

FORM LAST REVISED: 12-30-15

Page 1 of 3

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: Addie L. Graaff Brett Gilbo
Mailing Address: 1171 Cleman Road 820 N Ferguson Rd
City/State/ZIP: Ellensburg WA 98926 Ellensburg, WA
Day Time Phone: 509-968-3571 899-2397
Email Address: AGRAAFF@YAHOO.COM 98926

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: Susan K. Graaff Grindle
Mailing Address: 191 Whiskey Creek
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-899-0978
Email Address: SKGRINDLE@GMAIL.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: 1191 & 1781

Address: ~~1171~~ Cleman Road
City/State/ZIP: Ellensburg WA 98926

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

Parcel 660133 - See Book 18 Page 126 Survey & Title Report
Parcel 10184 - See Book 34 Page 46 Survey & Title Report

6. Property size: 76 + 20.50 (acres)

7. Land Use Information: Zoning: Com-Ag Comp Plan Land Use Designation: Com-Ag

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

660133 - 20.50 AC
10184 - 76.06 AC

35.61 AC
60.41 AC

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)

X [Signature]
(Required for application submittal):

X [Signature] (date) 8/15/16

X Addie L. Broaff (date) 8/15/16

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: _____

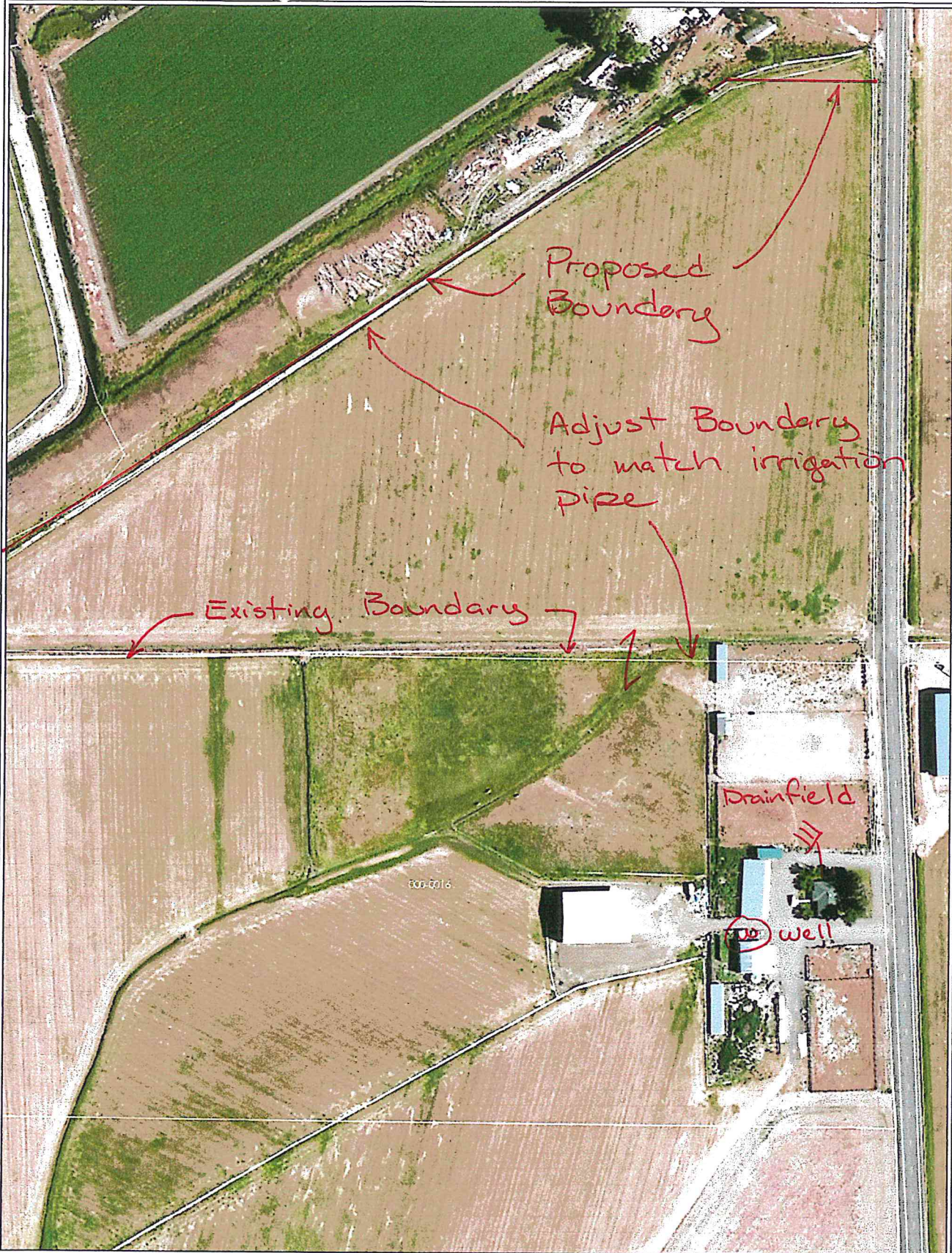
Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____

Kittitas County COMPAS Map



Date: 9/13/2016

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.



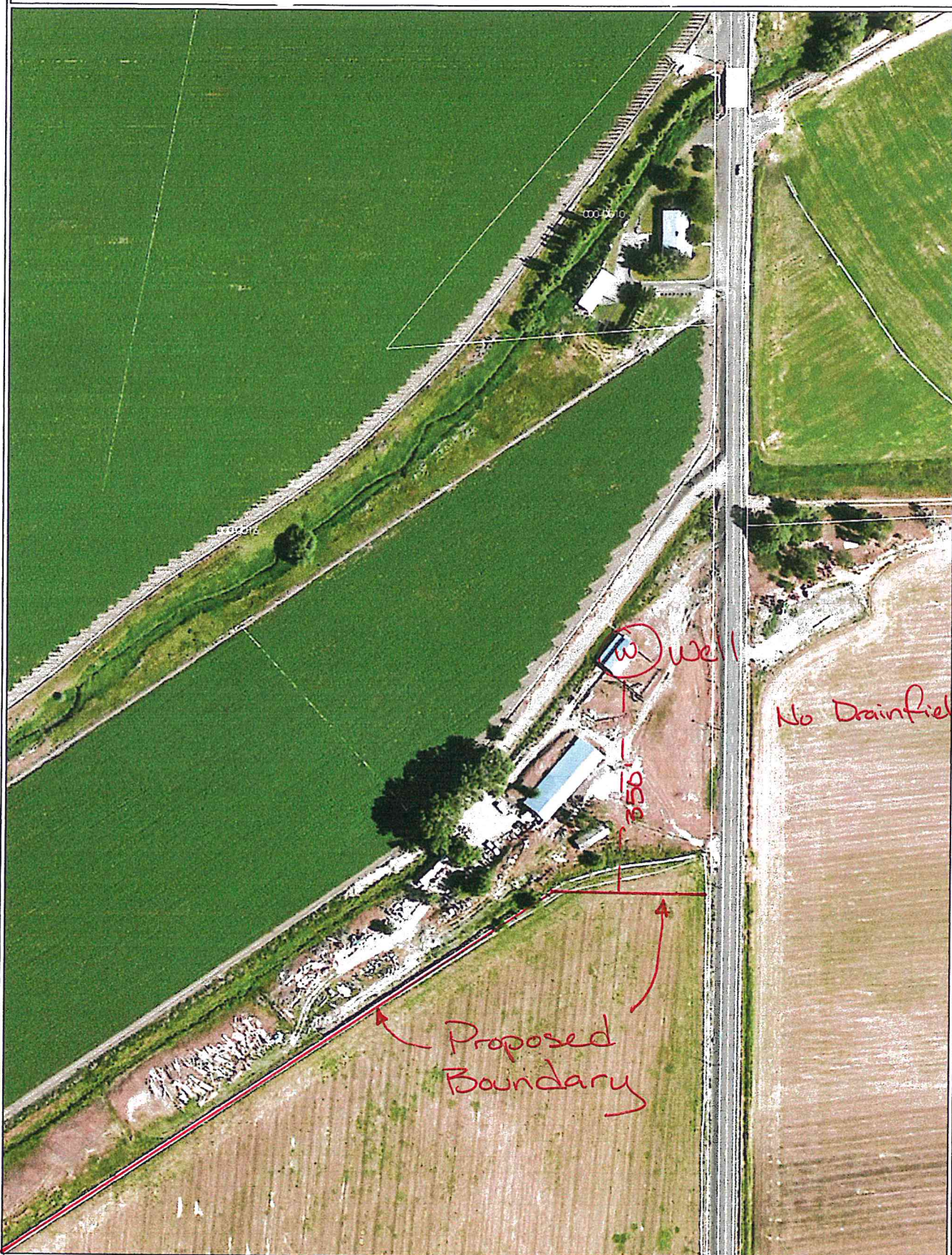
1781 Cleman Road
 Site Plan to Scale

1" = 200'

Well & Drainfield over

800' from Proposed Boundary

Kittitas County COMPAS Map

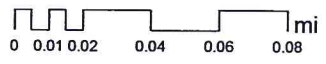


Date: 9/13/2016

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

1191 Cleman Rd
Site Plan to Scale
1" = 200'

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Existing

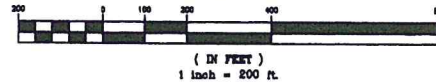
547258

18-126

Part of the E 1/2 of the NE 1/4 of Section 23, Township 17 North, Range 19 East, W.M.



GRAPHIC SCALE



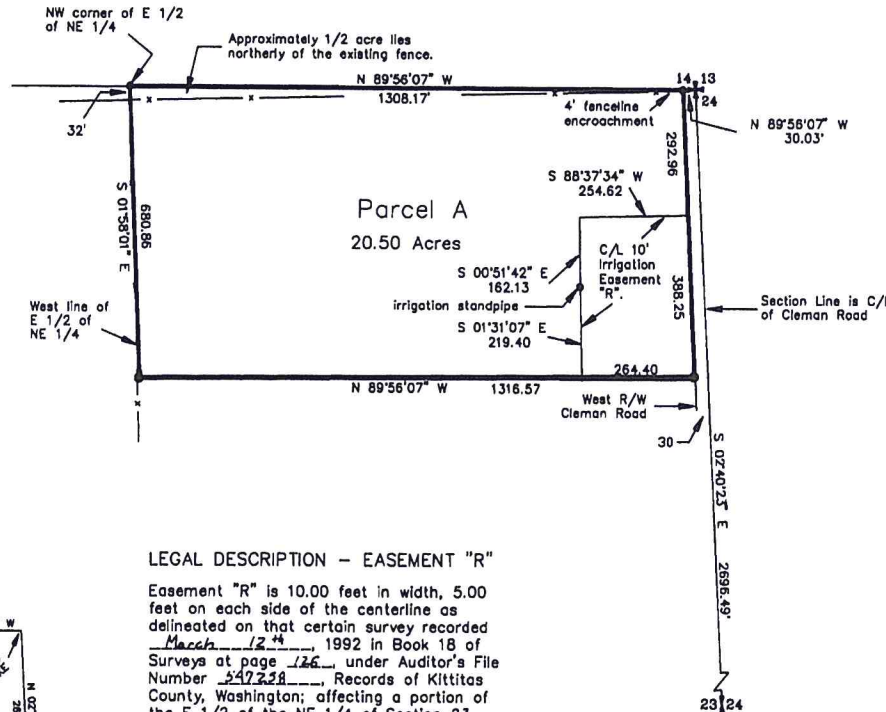
LEGEND

- SET PIN & CAP
- FOUND PIN & CAP
- X— FENCE

The basis of bearings shown hereon is the Washington Coordinate System, South Zone.

This survey was performed using a Topcon GTS-3C total station. The controlling monuments and property corners shown hereon were located, staked and checked from a closed field traverse in excess of 1:10,000 linear closure after azimuth adjustment.

Section and quarter section corners for Section 23 were originally set in 1867 as charred posts in earth mounds. These corner monuments have been obliterated by road construction and improvements to private property. The corners as shown hereon are evidenced by road dedication documents and very old lines of occupation. These corners were last visited in March of 1992.



ORIGINAL PARCEL DESCRIPTION
Part of AFN 528836

LEGAL DESCRIPTION - PARCEL A

Parcel A of that certain survey recorded March 12th, 1992 in Book 18, of Surveys, at page(s) 126, under Auditor's File No. 547258, Records of Kittitas County, Washington, being a portion of the east half of the northeast quarter of Section 23, Township 17 North, Range 19 East, W.M., Kittitas County, Washington.

AUDITOR'S CERTIFICATE

Filed for record this 12th day of March 1992, at 4:03 P.M., in Book 18 of Surveys at page(s) 126 at the request of Cruse & Nelson.

Barbara M. Allenbaugh, Rep. & Clerk
KITTITAS COUNTY AUDITOR Deputy

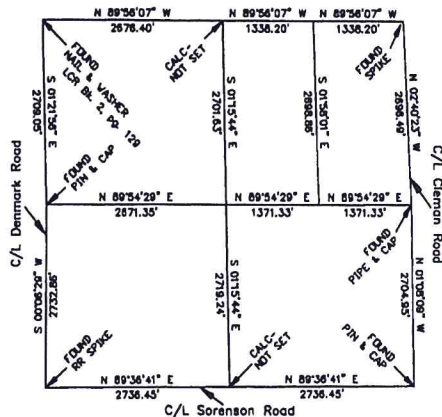
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Carolene Lund and Bobbi Lopsman in March of 1992.

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
DATE Mar. 12, 1992



NO SCALE
Sec. 23-17-19



LEGAL DESCRIPTION - EASEMENT "R"

Easement "R" is 10.00 feet in width, 5.00 feet on each side of the centerline as delineated on that certain survey recorded March 12th, 1992 in Book 18 of Surveys at page 126, under Auditor's File Number 547258, Records of Kittitas County, Washington; affecting a portion of the E 1/2 of the NE 1/4 of Section 23, Township 17 North, Range 19 East, W.M., Kittitas County, Washington.



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA. 98926 Ph. (509) 925-4747

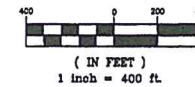
VANCE ESTATE PROPERTY

Existing

34.46

PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

GRAPHIC SCALE



200705150034



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE

LEGAL DESCRIPTIONS - AFN 200506170042 & PART OF AFN 574774

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTI 521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. THE INFORMATION GIVEN IN THE R/W PLANS FOR TJOSSER ROAD ON FILE WITH KITTITAS CO. DEPT. OF PUBLIC WORKS WOULD NOT WORK WITH THE PHYSICAL LOCATION OF THE EXISTING ROAD BED AND MONUMENTATION FOUND. KITTITAS CO. SURVEYOR FRED DUNHAM DETERMINED THROUGH ORIGINAL FIELD NOTES THE CENTERLINE INTERSECTION OF TJOSSER AND CLEMAN ROADS IS 5 FEET SOUTH OF THE EAST 1/4 CORNER OF SECTION 14. THE R/W SHOWN HEREON IS BASED ON THIS NEW CENTERLINE INTERSECTION LOCATION AND THE PHYSICAL TIES TO THE EAST 1/4 CORNER AND THE BRIDGE SPIKE FOUND AT STA 210+49.85.
4. THE DEEDS OF RECORD DO NOT EXCEPT OUT THE RIGHT OF WAY FOR TOWN DITCH.
5. ALL CORNERS SHOWN AS FOUND WERE VISITED JULY 2004.

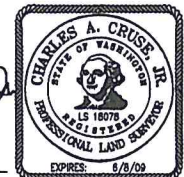
AUDITOR'S CERTIFICATE

Filed for record this 15TH day of MAY, 2007, at 12:22 P.M., in Book 34 of Surveys at page(s) 46 at the request of Cruse & Associates.

JERALD PETTIT
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of ADDIE GRAAFF IN MARCH OF 2006.

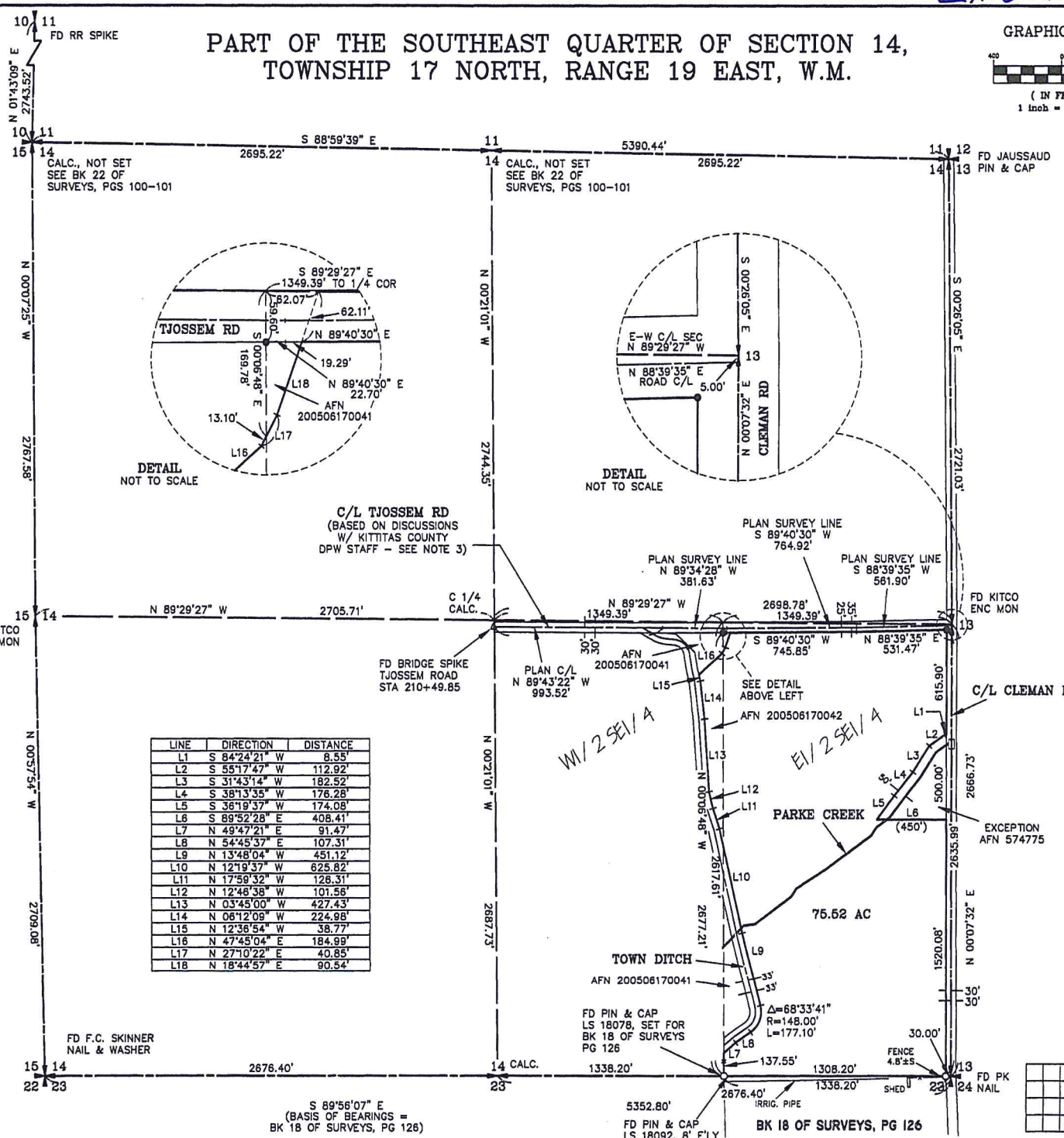


Charles A. Cruse, Jr.
Professional Land Surveyor
License No. 18078

MAY 15, 2007
DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242

GRAAFF PROPERTY



DETAIL NOT TO SCALE

DETAIL NOT TO SCALE

LINE	DIRECTION	DISTANCE
L1	S 84°24'21" W	8.55'
L2	S 55°17'47" W	112.92'
L3	S 31°43'14" W	182.52'
L4	S 38°13'35" W	176.28'
L5	S 36°19'37" W	174.08'
L6	S 89°52'28" E	408.41'
L7	N 49°47'21" E	91.47'
L8	N 54°45'37" E	107.31'
L9	N 13°48'04" W	451.12'
L10	N 12°19'37" W	625.82'
L11	N 17°59'32" W	128.31'
L12	N 12°46'38" W	101.56'
L13	N 03°45'00" W	427.43'
L14	N 06°12'09" W	224.98'
L15	N 12°36'54" W	38.77'
L16	N 47°45'04" E	184.99'
L17	N 27°10'22" E	40.85'
L18	N 18°44'57" E	90.54'

C/L TJOSSER RD
(BASED ON DISCUSSIONS
W/ KITTITAS COUNTY
DPW STAFF - SEE NOTE 3)

PLAN SURVEY LINE
S 89°40'30" W
764.92'

PLAN SURVEY LINE
N 89°34'28" W
381.63'

PLAN SURVEY LINE
S 88°39'35" W
561.90'

W/2 SE1/4

E/2 SE1/4

PARKE CREEK

75.52 AC

TOWN DITCH
AFN 200506170041

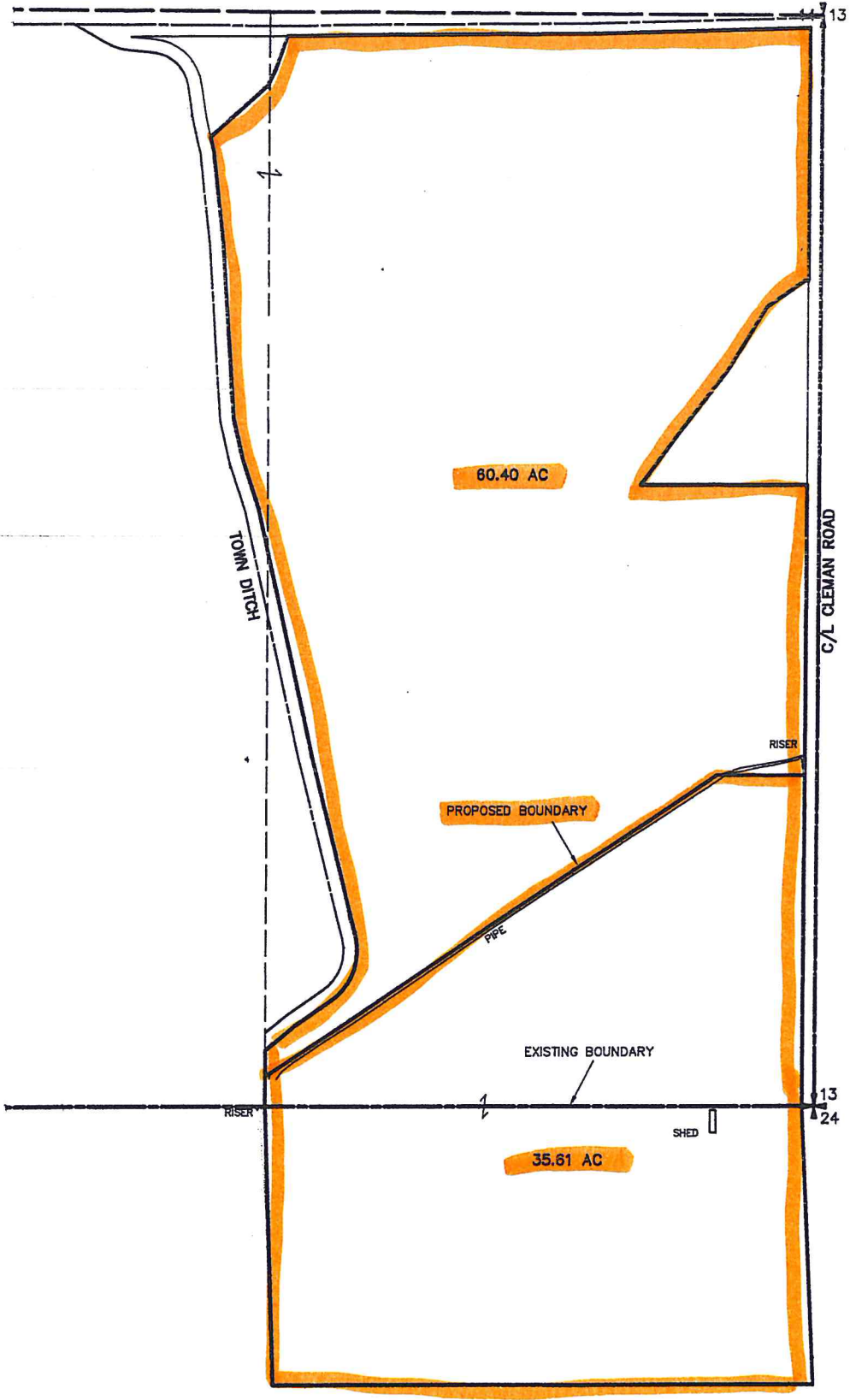
FD PIN & CAP
LS 18078, SET FOR
BK 18 OF SURVEYS
PG 126

FD PIN & CAP
LS 18092, 8' E'LY

	X	X	
	X	X	

S 89°56'07" E
(BASIS OF BEARINGS =
BK 18 OF SURVEYS, PG 126)

Proposed

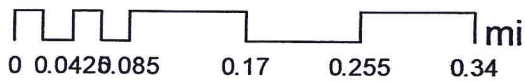


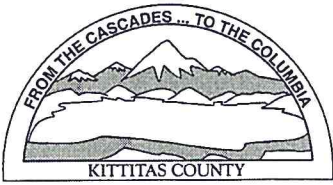


Date: 9/13/2016

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

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

RECEIPT NO.: 00031577

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 005092

Date: 9/20/2016

Applicant: ADDIE GRAAFF

Type: check # 8602

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-16-00014	BOUNDARY LINE ADJUSTMENT MAJOR	730.00
BL-16-00014	BLA MAJOR FM FEE	145.00
BL-16-00014	PUBLIC WORKS BLA	90.00
BL-16-00014	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	1,180.00