

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-17-00001

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: 	RECEIPT # 	<div style="border: 1px solid black; padding: 5px;"> <p style="color: blue; font-weight: bold; margin: 0;">RECEIVED</p> <p style="color: red; font-size: 1.2em; margin: 5px 0;">JAN 19 2017</p> <p style="color: blue; font-weight: bold; margin: 0;">Kittitas County CDS</p> <p style="font-size: 0.8em; margin: 5px 0;">DATE STAMP IN BOX</p> </div>
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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: Stephen & Susanna Crowley
Mailing Address: 11800 Manastash Rd
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-3402
Email Address: _____

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 / Cruse & Assoc.
Mailing Address: P. O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-8242
Email Address: cruseandassoc@kwallay.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: 11751 & 11798 Manastash Rd
City/State/ZIP: Ellensburg, WA 98926

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

W 1/2 NE 1/4 Sec. 16, T. 17 N., R. 17 E., W. M., lying north of creek
See Title report for full description

6. Property size: 52.00Ac (Assessed) 43.04Ac (Surveyed) (acres)

7. Land Use Information: Zoning: Forest & Range 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 ____)
<u>315133 (4.82 Ac.)</u>	<u>14.33 Ac</u>
<u>230736 (47.18 Ac.)</u>	<u>28.71 Ac.</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 Chris Cruise (date) 12/06/2010 X Steve Crowley (date) 1/16/17

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: _____

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45618056

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: November 22, 2016

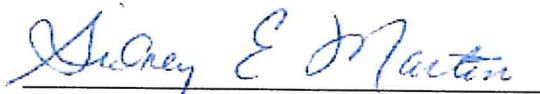
Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

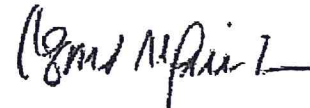
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

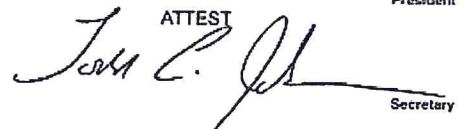
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-45618056

SUBDIVISION GUARANTEE

Order No.: 142373AM
Guarantee No.: 72156-45618056
Dated: November 22, 2016

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: 11798 Manastash Road

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:

Parcel 1

That portion of the West Half of the Northeast Quarter of Section 16, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington lying North of the Manastash Creek, described as follows:

Commencing at the intersection of the South boundary line of Manastash County Road with the West boundary line of said West Half of the Northeast Quarter, which point is the true point of beginning; thence Easterly along the South boundary line of Manastash County Road 500 feet; thence Southerly on a line 500 feet distant from and parallel with said West boundary line of the West Half of the Northeast Quarter to Manastash Creek; thence Westerly along Manastash Creek to the point of intersection with the West line of West Half of Northeast Quarter; thence Northerly along said West line of the West Half of the Northeast Quarter to the true point of beginning.

Parcel 2

That portion of the West Half of the Northeast Quarter of Section 16, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington lying North of the Manastash Creek;

EXCEPT:

That portion of the West Half of the Northeast Quarter of Section 16, Township 17 North, Range 17 East, W.M., in the County of Kittitas, State of Washington lying North of the Manastash Creek, described as follows:

Commencing at the intersection of the South boundary line of Manastash County Road with the West boundary line of said West Half of the Northeast Quarter, which point is the true point of beginning; thence Easterly along the South boundary line of Manastash County Road 500 feet; thence Southerly on a line 500 feet distant from and parallel with said West boundary line of the West Half of the Northeast Quarter to Manastash Creek; thence Westerly along Manastash Creek to the point of intersection with the West line of West Half of Northeast Quarter; thence Northerly along said West line of the West Half of the Northeast Quarter to the true point of beginning.

EXCEPT: Manastash County Road right of way.

Title to said real property is vested in:

Subdivision Guarantee Policy Number: 72156-45618056

Stephen Crowley and Susanne Crowley, husband and wife

END OF SCHEDULE A

(SCHEDULE B)

Order No: 142373AM
Policy No: 72156-45618056

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: \$4,123.51
Tax ID #: 315133
Taxing Entity: Kittitas County Treasurer
First Installment: \$2,061.76
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$2,061.75
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2016

7. Tax Year: 2016
Tax Type: County
Subdivision Guarantee Policy Number: 72156-45618056

Total Annual Tax: \$889.15
Tax ID #: 230736
Taxing Entity: Kittitas County Treasurer
First Installment: \$444.58
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2016
Second Installment: \$444.57
Second Installment Status: Paid
Second Installment Due/Paid Date: October 31, 2016

8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: January 26, 1940
Book 66, Page 566
Reserving therefrom and subject to Public Highway running through said real property
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Release of rights
Recorded: June 30, 1927
Book 45, Page 398
Exact location of said easement cannot be determined from the description contained in said document.
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: September 14, 1966
Instrument No.: 332724
Over and across a 15 foot roadway commencing at the Manastash Road, running Southerly to the North boundary line of that portion of the East Half of the West Half of the Northwest Quarter of the Southwest Quarter of the Northeast Quarter lying South of Manastash Creek. Exact location of said easement cannot be determined from the description contained in said document.
11. 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.
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Ingress and Egress over and across a 30 foot roadway, commencing at the Manastash Road, running Southerly to the North boundary line of that portion of the East half of the West half of the Northwest quarter of the Southwest quarter of the Northeast quarter lying South of Manastash.
Recorded: October 17, 1978
Instrument No.: 427202
Exact location of said easement cannot be determined from the description contained in said document.
13. Agreement and the terms and conditions contained therein
Public Utility District No. 1 of Kittitas County, Washington Corporation

Instrument No.: 538133

14. 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 Manastash Creek, if it is navigable.
15. Any question that may arise due to the shifting or change in the course of the creek herein named, or due to said creek having changed its course. Regarding Manastash Creek.
16. Any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control, or regulation by the United States of America in exercise of power over navigation.
17. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$200,000.00
Trustor/Grantor: Stephen Crowley and Susanna Crowley, husband and wife
Trustee: AmeriTitle
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Peoples Bank
Dated: August 1, 2014
Recorded: August 5, 2014
Instrument No.: 201408050027

END OF EXCEPTIONS

Notes:

Subdivision Guarantee Policy Number: 72156-45618056

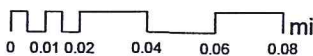


Date: 12/6/2016

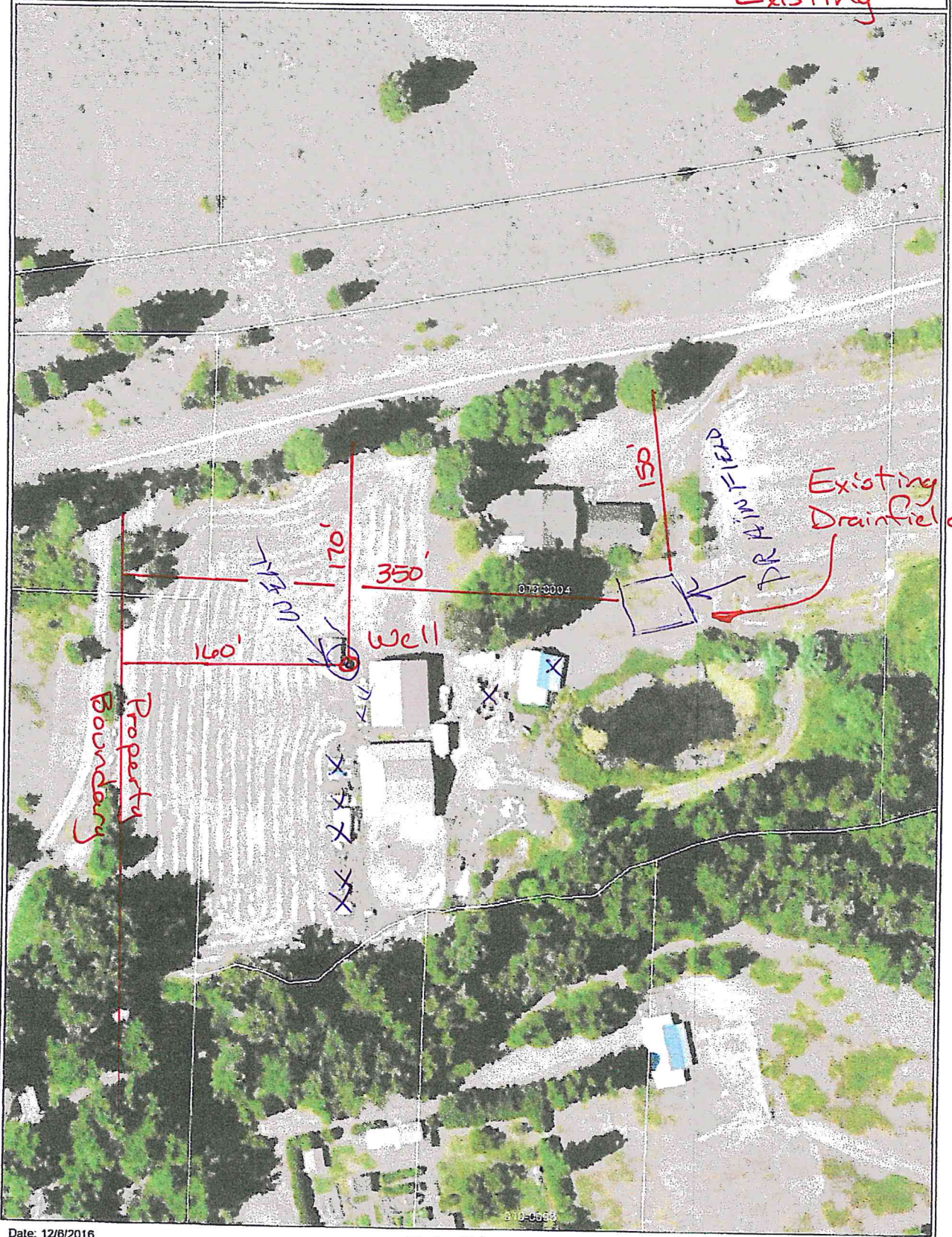
1 inch = 188 feet
Relative Scale 1:2,257

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 - Adjust boundary to match county road to make non-conforming parcel larger.



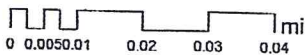
Site Plan
Existing



Date: 12/6/2016

1 inch = 94 feet
Relative Scale 1:1,128

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.



Proposed

BOUNDARY LINE ADJUSTMENT FOR

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
- FOUND PIN & CAP
- x - FENCE

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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 DEED RECORDED UNDER AFN 201408050029 DOES NOT EXCEPT OUT THE RIGHT OF WAY OF MANASTASH ROAD.
4. THE DEED RECORDED UNDER AFN 201408050025 CALLS 500' ALONG THE SOUTH BOUNDARY OF MANASTASH COUNTY ROAD AND 500' EAST OF THE WESTERLY BOUNDARY LINE OF THE W 1/2 OF THE NE 1/4. I HELD THE 500' ALONG MANASTASH COUNTY ROAD FOR THIS SURVEY.
5. THE PURPOSE OF THIS SURVEY IS A BOUNDARY LINE ADJUSTMENT.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2016, at _____ M., in Book 40 of Surveys at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT BY:
KITITAS 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 STEPHEN CROWLEY in SEPTEMBER of 2016.

Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
12/06/2016
DATE

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

LEGAL DESCRIPTIONS

EXISTING PARCEL DESCRIPTIONS - AFN 201408050025 & AFN 201408050029

NEW DESCRIPTIONS

PARCEL A

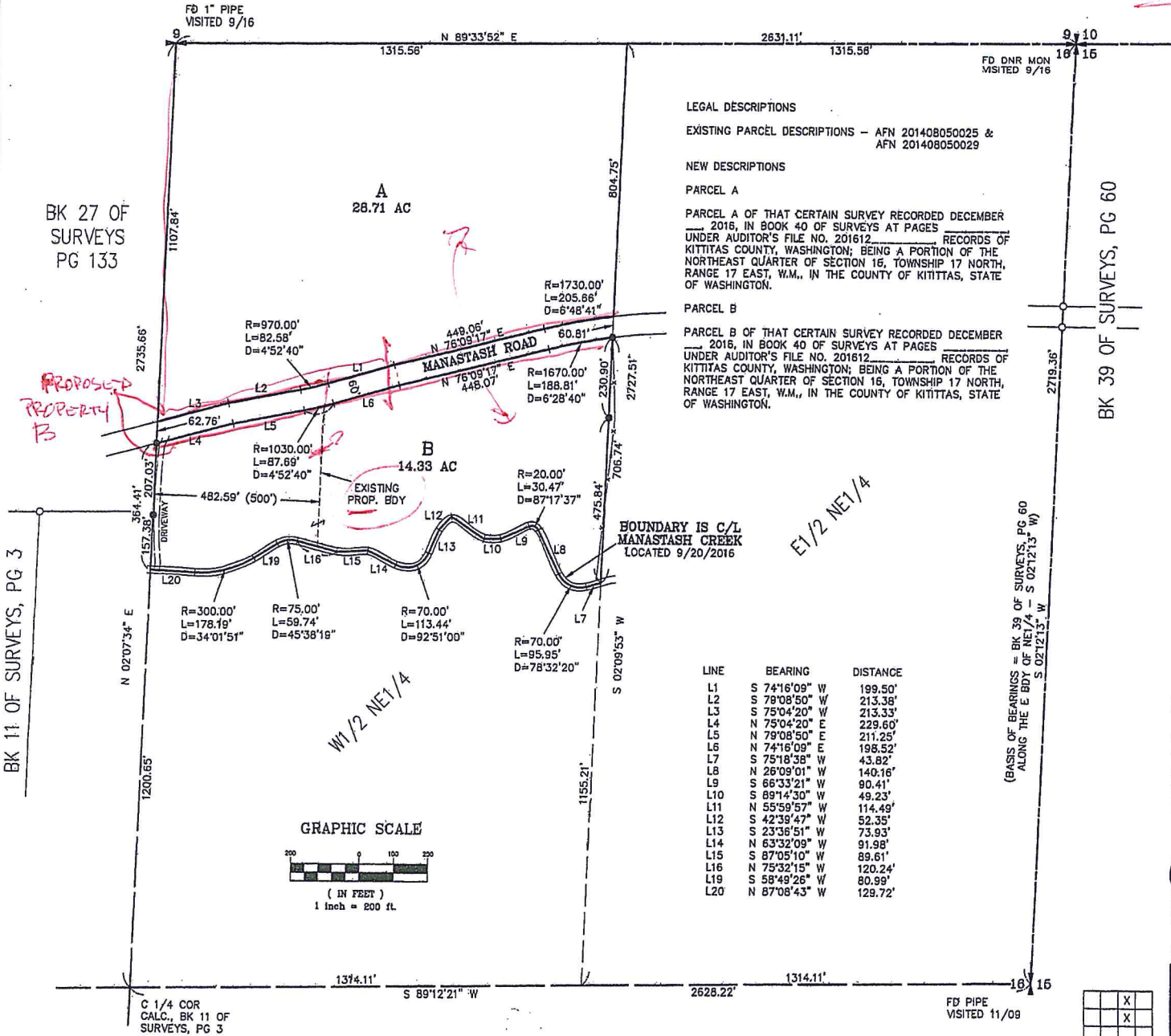
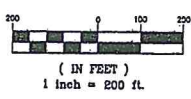
PARCEL A OF THAT CERTAIN SURVEY RECORDED DECEMBER 2016, IN BOOK 40 OF SURVEYS AT PAGES _____ UNDER AUDITOR'S FILE NO. 201612 _____ RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY RECORDED DECEMBER 2016, IN BOOK 40 OF SURVEYS AT PAGES _____ UNDER AUDITOR'S FILE NO. 201612 _____ RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

LINE	BEARING	DISTANCE
L1	S 74°16'09" W	199.50'
L2	S 78°08'50" W	213.38'
L3	S 75°04'20" W	213.33'
L4	N 75°04'20" E	229.60'
L5	N 79°08'50" E	211.25'
L6	N 74°16'09" E	198.52'
L7	S 75°18'38" W	43.82'
L8	N 26°09'01" W	140.16'
L9	S 66°33'21" W	90.41'
L10	S 89°14'30" W	49.23'
L11	N 55°59'57" W	114.49'
L12	S 42°39'47" W	52.35'
L13	S 23°36'51" W	73.93'
L14	N 63°32'09" W	91.98'
L15	S 87°05'10" W	89.61'
L16	N 75°32'15" W	120.24'
L19	S 58°49'26" W	80.99'
L20	N 87°08'43" W	129.72'

GRAPHIC SCALE



BK 27 OF SURVEYS PG 133

BK 11 OF SURVEYS, PG 3

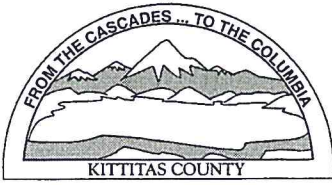
BK 39 OF SURVEYS, PG 60

(BASIS OF BEARINGS = BK 39 OF SURVEYS, PG 60 ALONG THE E B'D OF NE 1/4 - S 02°12'13" W)

	X	
	X	

C 1/4 COR CALC., BK 11 OF SURVEYS, PG 3

FD PIPE VISITED 11/09



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

RECEIPT NO.: 00032702

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 029677

Date: 1/19/2017

Applicant: CROWLEY, STEPHEN & SUSANNA

Type: check # 5106

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-17-00001	BOUNDARY LINE ADJUSTMENT MAJOR	730.00
BL-17-00001	BLA MAJOR FM FEE	145.00
BL-17-00001	PUBLIC WORKS BLA	90.00
BL-17-00001	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	1,180.00