

**KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships -- Building Communities"

DL-17-00002

**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
<b>\$1,180.00</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: 1-27-17	RECEIPT # 32765	<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: 0;">JAN 27 2017</p> <p style="color: blue; font-weight: bold; margin: 0;">Kittitas County CDS</p> <p style="font-size: 0.8em; margin: 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: Mitch Williams  
Mailing Address: 1880 Quail Run Ln  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 899-0168  
Email Address: mitch@mfwilliams.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: Manastash Rd  
City/State/ZIP: Ellensburg WA 98926

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

Lots 1 and 17 of Allwest LLC Plat

**6. Property size:** 35.51 (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 \_\_\_\_)

958282 - 34.51 AC

34.51 AC

958266 - 1.00 AC

1.00 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)

(Required for application submittal):

X Chris Cruse (date) 1/12/2017

X [Signature] (date) 1/13/2017

**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. 72156-45618077

## GUARANTEE

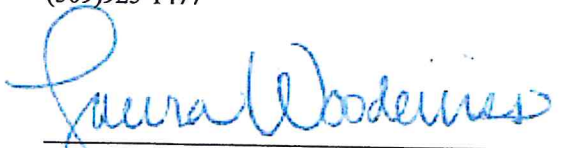
CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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: January 20, 2017

Issued by:  
AmeriTitle, Inc.  
101 W Fifth  
Ellensburg, WA 98926  
(509)925-1477

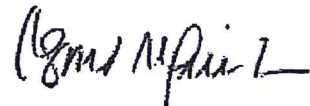


Authorized Signer

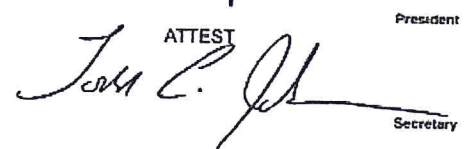
*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

CHICAGO TITLE INSURANCE COMPANY



By: 

President

ATTEST  
  
Secretary

Subdivision Guarantee Policy Number: 72156-45618077

# SUBDIVISION GUARANTEE

Order No.: 149903AM  
Guarantee No.: 72156-45618077  
Dated: January 20, 2017

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

Your Reference: 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:

Lots 1 and 17, ALLWEST LLC PLAT, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 66, 67, 68 and 69, records of said County.

Title to said real property is vested in:

Mitchell F. Williams and Julie A. Williams, husband and wife

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 149903AM  
Policy No: 72156-45618077

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. Taxes, including any assessments collected therewith, for the year 2017 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:  
Amount: \$516.51  
Year: 2016  
Parcel No.: 958282

7. Taxes, including any assessments collected therewith, for the year 2017 which are a lien not yet due and payable.

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:  
Amount: \$50.20  
Year: 2016  
Parcel No.: 958266

8. 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.

9. 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.

10. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise); as imposed by Cottage Farms Domestic Water Users Association, a Washington non-profit corporation.
11. Water system initial hook-up fee in the amount of \$1,500.00, payable prior to any physical connection to the domestic water system as imposed by Declaration of Domestic Water Covenant for Allwest LLC Plat recorded June 26, 2013 under Auditor's File No. 201306260008.
12. Domestic water system monthly fees and possibility of special assessments, as imposed by Declaration of Domestic Water Covenant for Allwest LLC Plat recorded June 26, 2013 under Auditor's File No. 201306260008.
13. 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.
14. The provisions contained in Book 29 of Surveys, page 174,  
Recorded: December 4, 2003,  
Instrument No.: 200312040048.  
As follows:
  - a) Notes contained thereon
  - b) 60' access and utility easement and cul-de-sac affecting a portion of the North boundary of said Lot 20

Note: Said survey amends and supersedes that certain survey recorded in Book 29 of Surveys, page 72, under Auditor's File No. 200309250001.

15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Ingress, egress, utilities, underground irrigation pipelines and ditch  
Recorded: December 24, 2003  
Instrument No.: 200312240012  
Affects: Said premises and other land

Said document also contained Maintenance Provisions for said easement.

16. Declaration of Covenants, Conditions and Restrictions of Sagebrook, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: December 24, 2003  
Instrument No.: 200312240013  
Affects: Lots 1, 2, 3 and 4
- Election to Use Easement recorded June 25, 2013 under Auditor's File No. 201306250016.
17. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Purpose: Ingress, egress, utilities and irrigation  
Recorded: May 17, 2007  
Instrument No.: 200705170051  
Affects: Portion of said premises and other land
- Said Document also contains Maintenance Provisions for said easement.
- Modification of Easement H recorded April 20, 2012, under Auditor's File No. 201204200025.
18. Conservation Easement Declaration, including the terms and provisions thereof,  
Dated: May 16, 2007  
Recorded: May 17, 2007  
Instrument No.: 200705170052  
Between: Charles S. Steward and Margaret L. Steward, husband and wife  
And: Midfield LLC, a Washington Limited Liability Company
19. 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 Energy, Inc.  
Purpose: To construct, operate, maintain, repair, replace, improve, remove, and enlarge one or more utility systems for purposes of transmission, distribution and sale of gas  
Recorded: September 21, 2012  
Instrument No.: 201209210027  
Affects: A portion of said premises
20. Domestic Water Covenant, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: November 16, 2012  
Instrument No.: 201211160031
21. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed on the Allwest LLC Plat,  
Recorded: June 24, 2013  
Book: 12 of Plats Pages: 66 through 69  
Instrument No.: 201306240046  
Matters shown: a) All easements contained thereon  
b) Notes contained thereon  
c) Dedication



22. Easements as set forth in Document recorded June 25, 2013 under Kittitas County Auditor's File No. 201306250017, including the terms and provisions thereof, affecting the portion of said premises.

First Amendment to Easement recorded November 13, 2013, under Auditor's File No. 201311130008.

23. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Executed By : Allwest, LLC, a Washington Limited Liability Company

Dated : June 24, 2013

Recorded: June 26, 2013

Instrument No.: 201306260007

First Amendment to Declaration of Covenants, Conditions and Restriction of Cottage Farms, a Residential Community recorded November 13, 2013 under Auditor's File No. 201311130007.

24. Declaration of Domestic Water Covenant, including the terms and provisions thereof,

Dated: June 24, 2013

Recorded: June 26, 2013

Instrument No.: 201306260008

Executed By: Allwest, LLC, a Washington Limited Liability Company

#### END OF EXCEPTIONS

#### Notes:

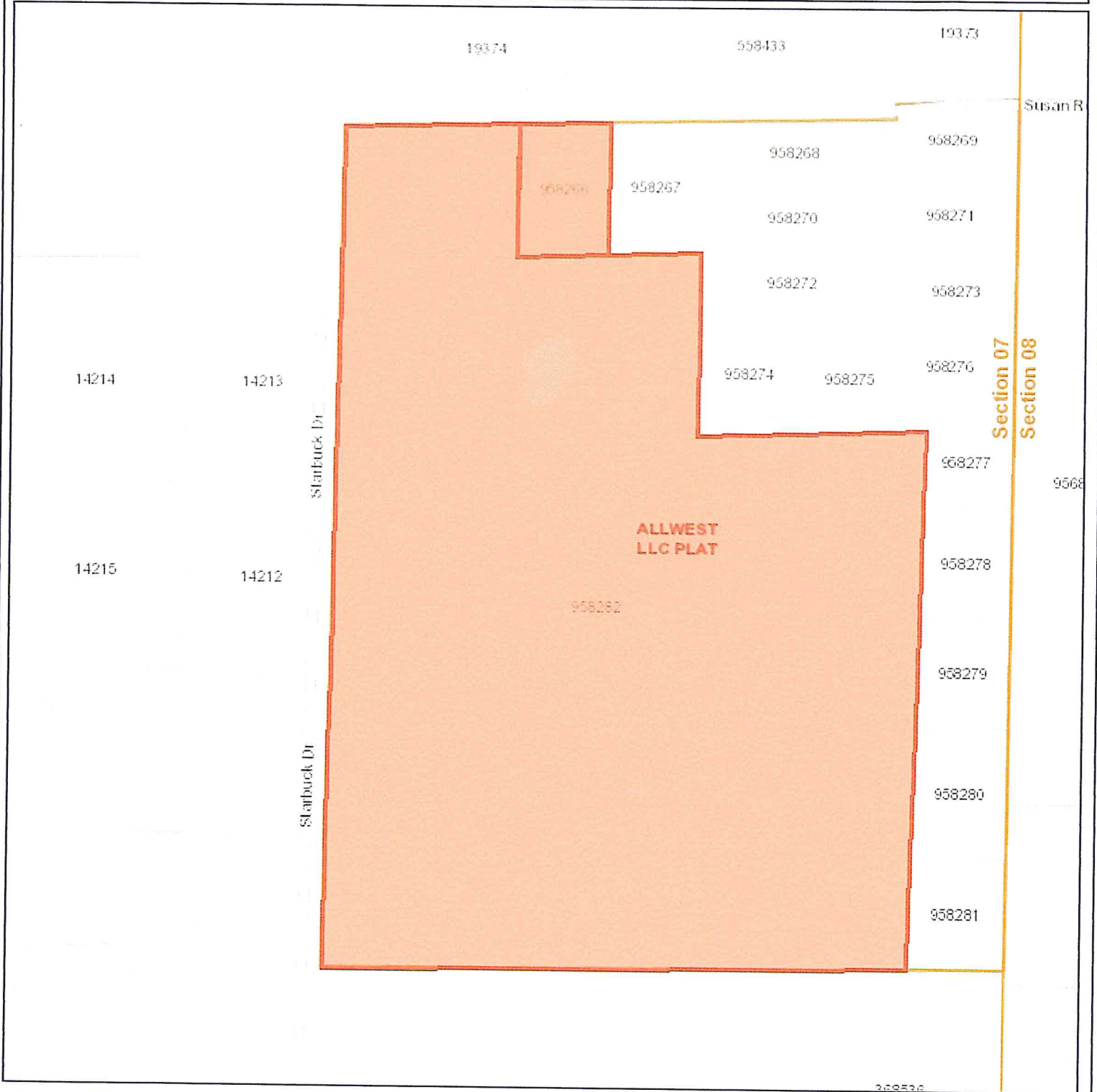
- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.  
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.
- b. 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: Lots 1 and 17, ALLWEST LLC PLAT, Book 12 of Plats, pgs 66-69.

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 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**

# ANKA Manastash Rd Ellensburg

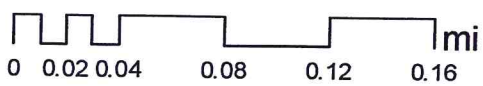


Date: 1/26/2017

1 inch = 376 feet  
Relative Scale 1:4,514

**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.*



12-198

# Site Plan

## ALLWEST LLC PLAT PART OF SECTION 7, T. 17 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON

CL-11-00001  
(IN FEET)  
1 inch = 100 ft.

### LEGEND

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

Existing Lot 1

Proposed Lot 1

Narrative - Want to adjust buildable Lot 1 to location shown above. Open space of Lot 17 will remain 34.51 AC.

\* No Existing Drain Fields

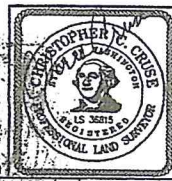
Access to Lot 1 and 17  
30' Esm't  
AFN 536022

Manastash Rd.  
SHEET 3 OF 4

### AUDITOR'S CERTIFICATE

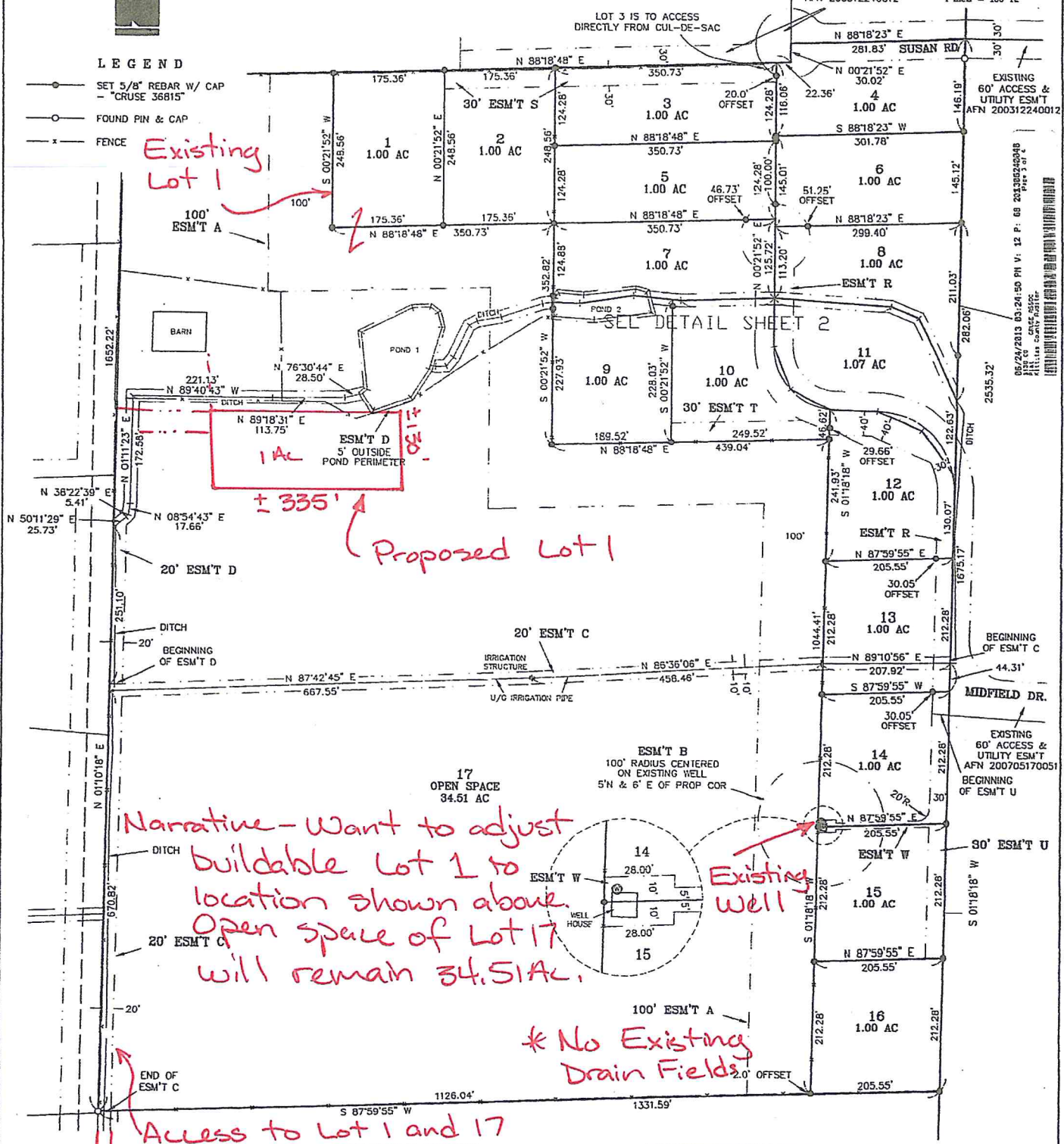
Filed for record at the request of the Kittitas County Board of Commissioners, this 24th day of JUNE, A.D. 2013, at 12 minutes past 2 o'clock P.M. and recorded in Volume 12 of Plats, at page(s) Records of Kittitas County, Washington. RECEIVING NO. 201306240016

JERALD V. PETTIT by [Signature]  
KITITAS COUNTY AUDITOR



**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
**ALLWEST LLC PLAT**

6/19/2013



# MF Williams



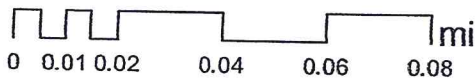
Date: 12/15/2016

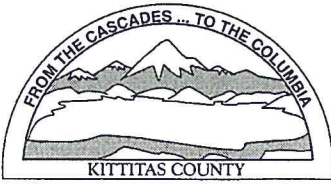
1 inch = 188 feet  
Relative Scale 1:2,257

**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.

Existing Descriptions - Lot 1 & 17 of  
Allwest Plat  
CL-11-00001

Proposed Descriptions - Lot A & B of  
BLA Survey to  
be completed.





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

**RECEIPT NO.: 00032765**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 032341

**Date:** 1/27/2017

**Applicant:** MITCH WILLIAMS

**Type:** check # 5075

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-17-00002	BOUNDARY LINE ADJUSTMENT MAJOR	730.00
BL-17-00002	BLA MAJOR FM FEE	145.00
BL-17-00002	PUBLIC WORKS BLA	90.00
BL-17-00002	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	1,180.00