

# 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:

\$800.00 Kittitas County Community Development Services (KCCDS)

\$275.00 Kittitas County Department of Public Works

\$145.00 Kittitas County Fire Marshal

\$280.00 Kittitas County Public Health Department Environmental Health

**\$1,500.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE:

*8/28/17*

RECEIPT #

*017-0044*

**PAID**  
AUG 28 2017

Kittitas Co. CDS

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: Williams Family Trust Agreement  
Mailing Address: 2701 Sorenson Rd.  
City/State/ZIP: Ellensburg, Wa. 98926  
Day Time Phone: 509 607-0873  
Email Address: flatironfarms@gmail.com

**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: Douglas Gray - GSE  
Mailing Address: P.O. Box 510  
City/State/ZIP: Yakima, Wa. 98907  
Day Time Phone: 509 575-6434  
Email Address: dgray@grayse.gs

**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: 2700 Carroll Rd.  
City/State/ZIP: Ellensburg, Wa. 98926

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

See attached survey map

**6. Property size:** Parcel 780733 - 4.35 Ac., 19241 - 20.00 Ac. (acres)

**7. Land Use Information:** Zoning: Agriculture Comp Plan Land Use Designation: \_\_\_\_\_





8. Existing and Proposed Lot Information

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

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

780733 - 4.35 Ac.  
19241 - 20.00 Ac.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

780733 -  
19241 -  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_ (date) 8-28-17

X \_\_\_\_\_ (date)

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

**Brian Williams**  
**Boundary Line Adjustment**



**Legal Descriptions**

**Parcel No. 19241 (existing description)**

Lot E of that certain Boundary Line Adjustment recorded in Book 30 of Surveys, Page 11, records of Kittitas County, Washington, Auditor's File No. 200403100028.

**Parcel No. 780733 (existing description)**

Lot 2 of that certain Short Plat recorded in Book 3 of Short Plats, Page 37, records of Kittitas County, Washington, Auditor's File No. 200310300008.

**Parcel No. 19241 (new description)**

That portion of Lot E of that certain Boundary Line Adjustment recorded in Book 30 of Surveys, Page 11, records of Kittitas County, Washington, Auditor's File No. 200403100028.

AND that portion of Lot 2 of that certain Short Plat recorded in Book 3 of Short Plats, Page 37, records of Kittitas County, Washington, Auditor's File No. 200310300008., LYING Southerly and Easterly of the following described line:  
Commencing at the northwest corner of Section 20, Township 17 North, Range 20 East, W.M.; thence S0°47'49"E, along the west line of said section 413.72 feet;  
thence N89°12'11"E 30.00 feet to the northwest corner of Lot E of said Survey 30-11;  
thence N89°12'11"E 203.63 feet;  
thence N0°47'49"W 117.21 feet to the point of beginning of the herein described line;  
thence S89°58'21"E 318.65 feet;  
thence S4°54'22"W 218.93 feet;  
thence S86°46'43"E 194.03 feet;  
thence N0°52'40"E 12.77 feet;  
thence N87°23'28"E 84.21 feet;  
thence N2°06'11"W 455.74 feet to the north line of Lot 2 of said Short Plat 3-37, which is 241.80 feet westerly of the northeast corner of said Lot 2 and the terminus of the herein described line.

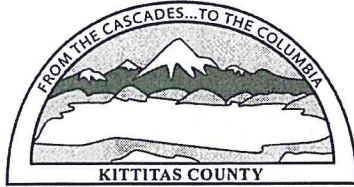
**Parcel No. 780733 (new description)**

That portion of Lot E of that certain Boundary Line Adjustment recorded in Book 30 of Surveys, Page 11, records of Kittitas County, Washington, Auditor's File No. 200403100028.

AND that portion of Lot 2 of that certain Short Plat recorded in Book 3 of Short Plats, Page 37, records of Kittitas County, Washington, Auditor's File No. 200310300008., LYING Northerly and Westerly of the following described line:  
Commencing at the northwest corner of Section 20, Township 17 North, Range 20 East, W.M.; thence S0°47'49"E, along the west line of said section 413.72 feet;  
thence N89°12'11"E 30.00 feet to the northwest corner of Lot E of said Survey 30-11;  
thence N89°12'11"E 203.63 feet;

thence N0°47'49"W 117.21 feet to the point of beginning of the herein described line;  
thence S89°58'21"E 318.65 feet;  
thence S4°54'22"W 218.93 feet;  
thence S86°46'43"E 194.03 feet;  
thence N0°52'40"E 12.77 feet;  
thence N87°23'28"E 84.21 feet;  
thence N2°06'11"W 455.74 feet to the north line of Lot 2 of said Short Plat 3-37, which  
is 241.80 feet westerly of the northeast corner of said Lot 2 and the terminus of the  
herein described line.





KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD17-00414

411 N. Ruby St., Suite 2  
Ellensburg, WA 98926  
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

**Payer/Payee:** WILLIAMS FAMILY TRUST AGREEMENT  
2701 SORENSON RD  
ELLENSBURG WA 98926-9622

**Cashier:** RACHEL KANE  
**Payment Type:** CHECK (3036)

**Date:** 08/28/2017

**BL-17-00016    Boundary Line Adjustment    2700 CARROLL RD ELLENSBURG**

| <u>Fee Description</u>                  | <u>Fee Amount</u> | <u>Amount Paid</u> | <u>Fee Balance</u> |
|---|-------------------|--------------------|--------------------|
| Boundary Line Adjustment (Fire)         | \$145.00          | \$145.00           | \$0.00             |
| Boundary Line Adjustment                | \$800.00          | \$800.00           | \$0.00             |
| Boundary Line Adjustment (Public Works) | \$275.00          | \$275.00           | \$0.00             |
| Boundary Line Adjustment (Health)       | \$280.00          | \$280.00           | \$0.00             |
| <b>BL-17-00016 TOTALS:</b>              | <b>\$1,500.00</b> | <b>\$1,500.00</b>  | <b>\$0.00</b>      |
| <b>TOTAL PAID:</b>                      |                   | <b>\$1,500.00</b>  |                    |