

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"

BL-17-00017

**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
<b>\$1,500.00</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: 8/28/17	RECEIPT #: 1017-00018	
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: Carl Jensvold

Mailing Address: 100 Kamiakin Rd

City/State/ZIP: Ellensburg WA 98926

Day Time Phone: \_\_\_\_\_

Email Address: jensvold@kvalley.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: 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: Upper Badger Pocket Road

City/State/ZIP: Ellensburg WA 98926

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

Parcels 1 and 20 of Book 30 of Surveys at pages 25-31  
see title report for full description

6. Property size: 172.66 (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 \_\_\_\_)

17398 - 169.66 AC

167.96

20252 - 3.00 AC

4.70 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 Cruise (date) 8/24/2017

X Paul D. G. G. (date) 8/26/17

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

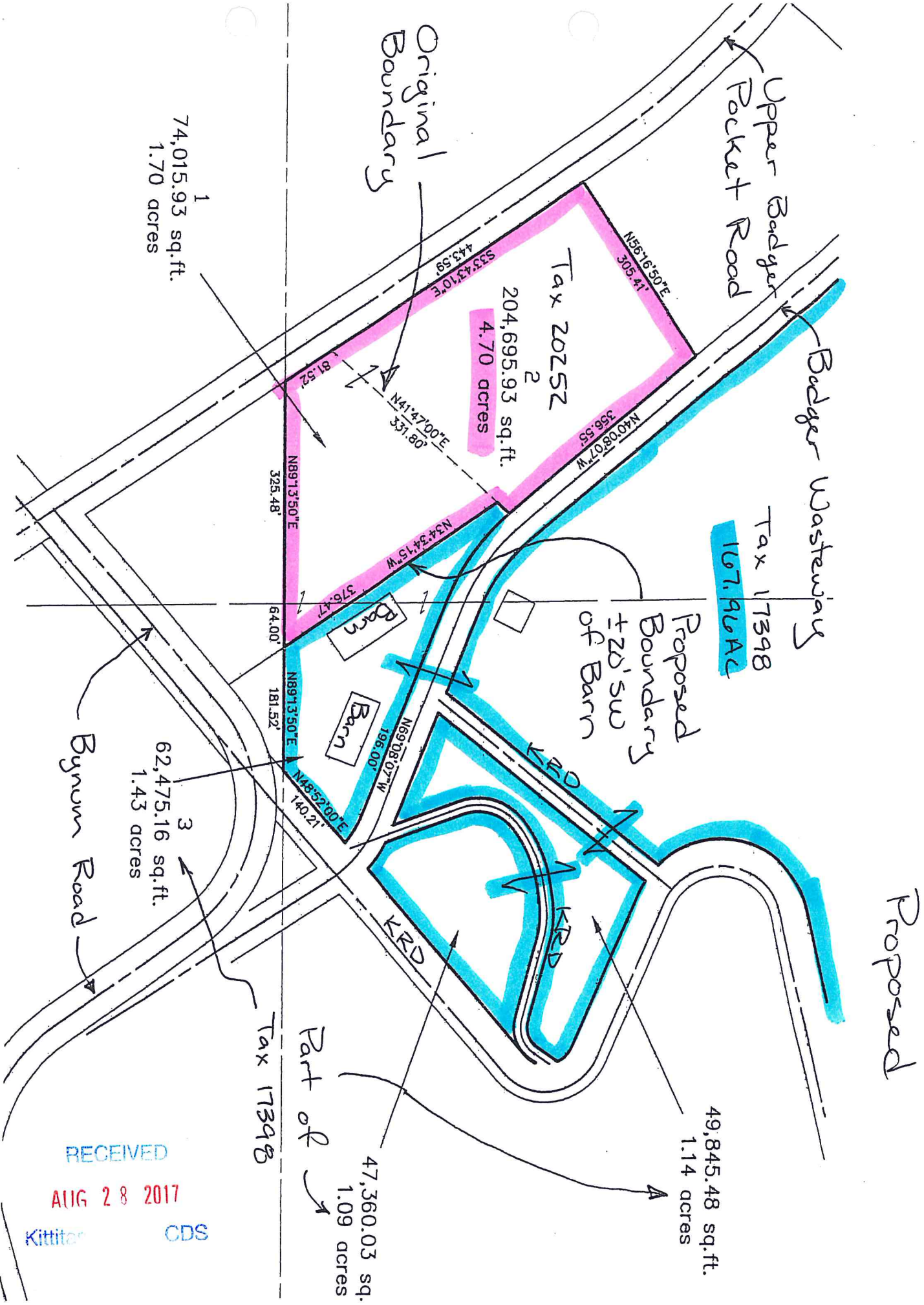
Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_

By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_

By: \_\_\_\_\_



1  
74,015.93 sq.ft.  
1.70 acres

2  
204,695.93 sq.ft.  
4.70 acres  
Tax 20252

3  
62,475.16 sq.ft.  
1.43 acres

Tax 17398  
167.96 AC

Part of  
Tax 17398  
47,360.03 sq.  
1.09 acres

49,845.48 sq.ft.  
1.14 acres

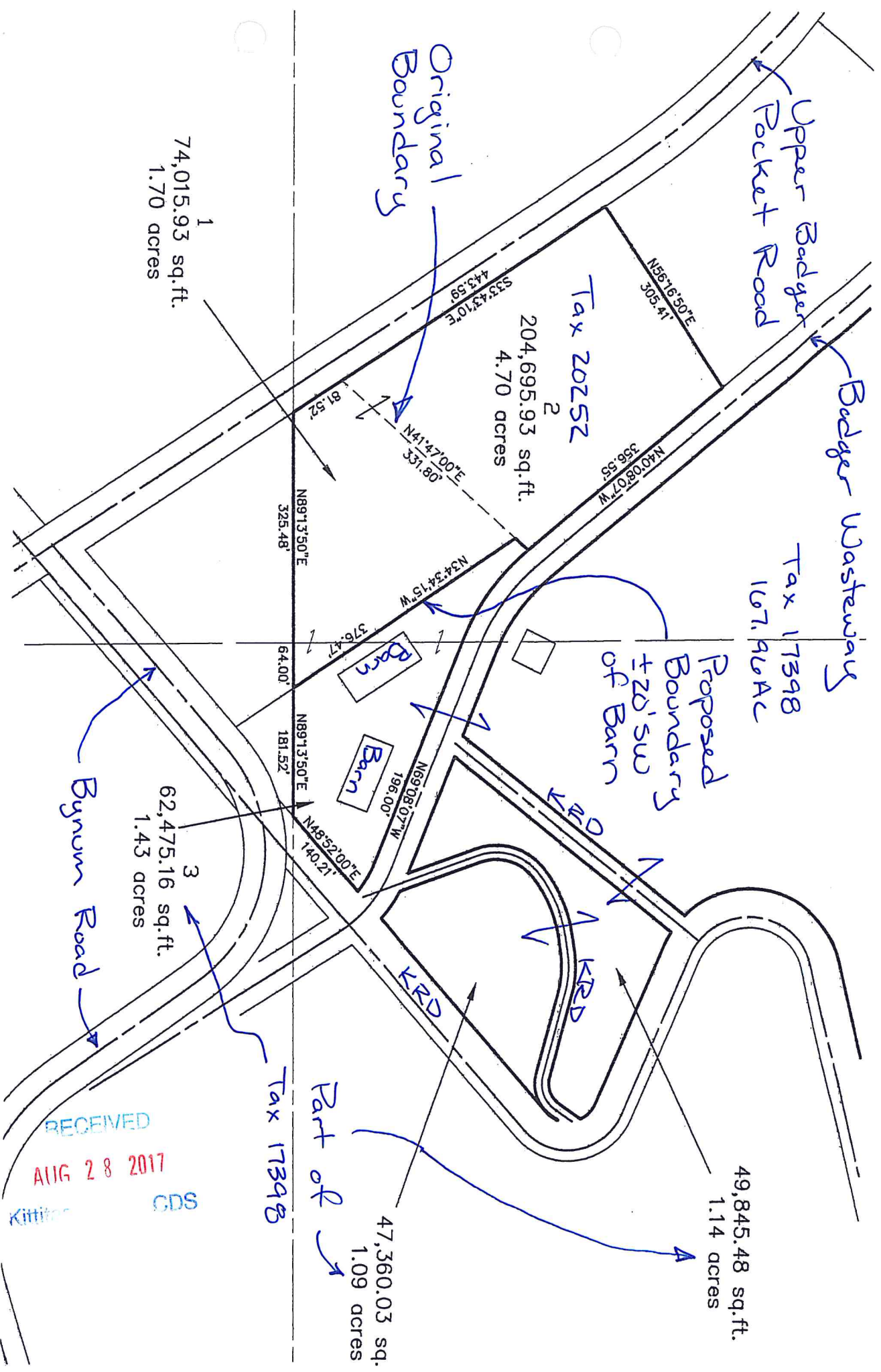
RECEIVED

AUG 28 2017

Kittitas CDS

Proposed

Proposed



Upper Badger Pocket Road

Badger Wasteway

Bynum Road

Original Boundary

Proposed Boundary ±20'SW of Barn

1  
74,015.93 sq.ft.  
1.70 acres

2  
Tax 20252  
204,695.93 sq.ft.  
4.70 acres

Tax 17398  
167.96 AC

3  
62,475.16 sq.ft.  
1.43 acres

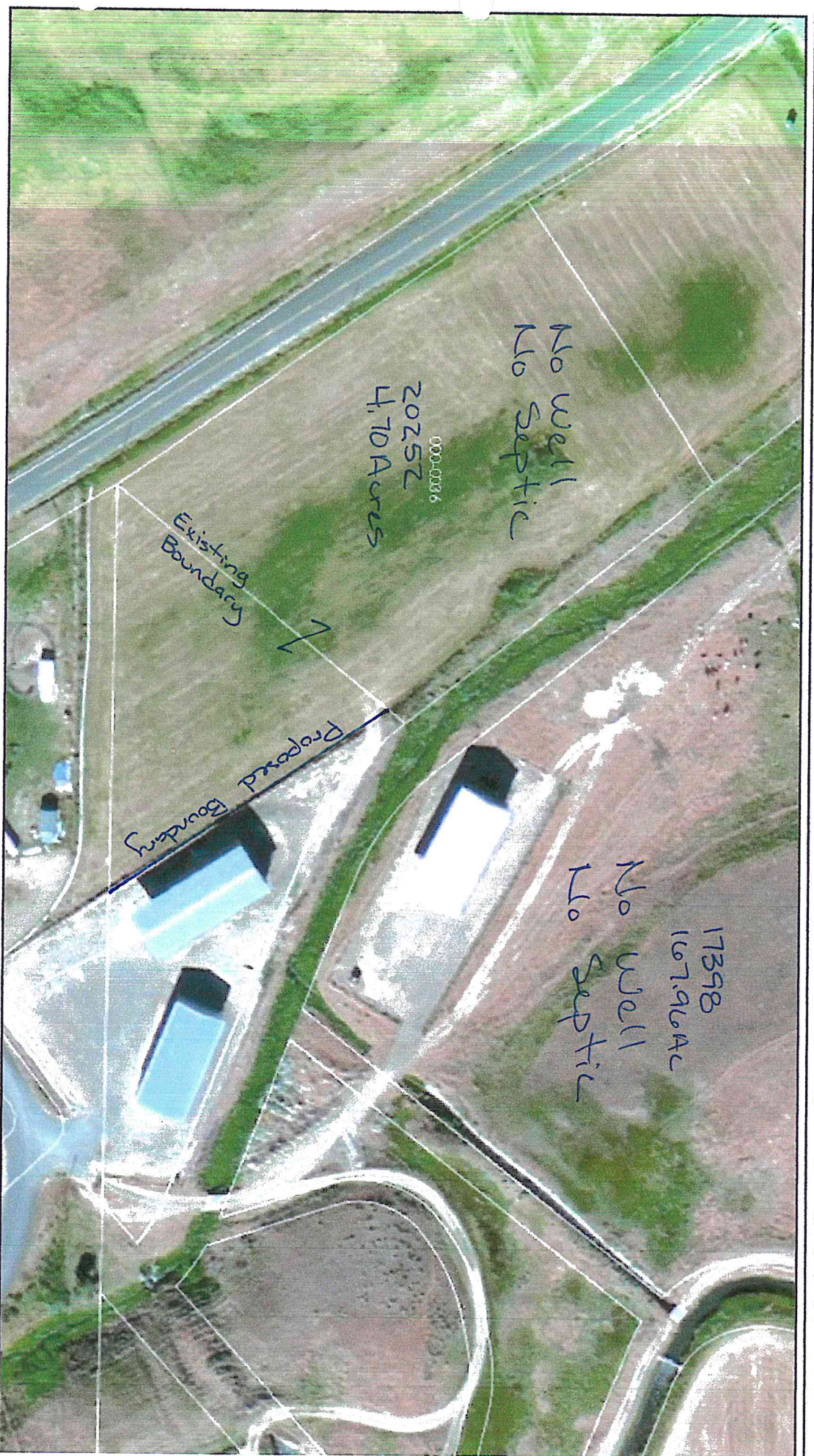
49,845.48 sq.ft.  
1.14 acres

47,360.03 sq.  
1.09 acres

Part of Tax 17398

RECEIVED  
AUG 28 2017

Kittling GDS



No Well  
No Septic

2025Z  
4.70 Acres

Existing Boundary

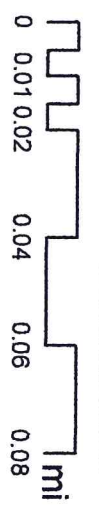
No Well  
No Septic

17398  
167.96 AC

Proposed Boundary

Date: 8/24/2017

**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.



Relative Scale 1:2,257

1 inch = 188 feet

**Narrative:** Parcel 2025Z has no improvements, well, or drain field

- Parcel 17398 has 3 Hay Barns only.

- Want to adjust boundary to match field edge. No development is planned.

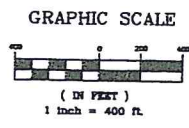
RECEIVED

2017 AUG 28

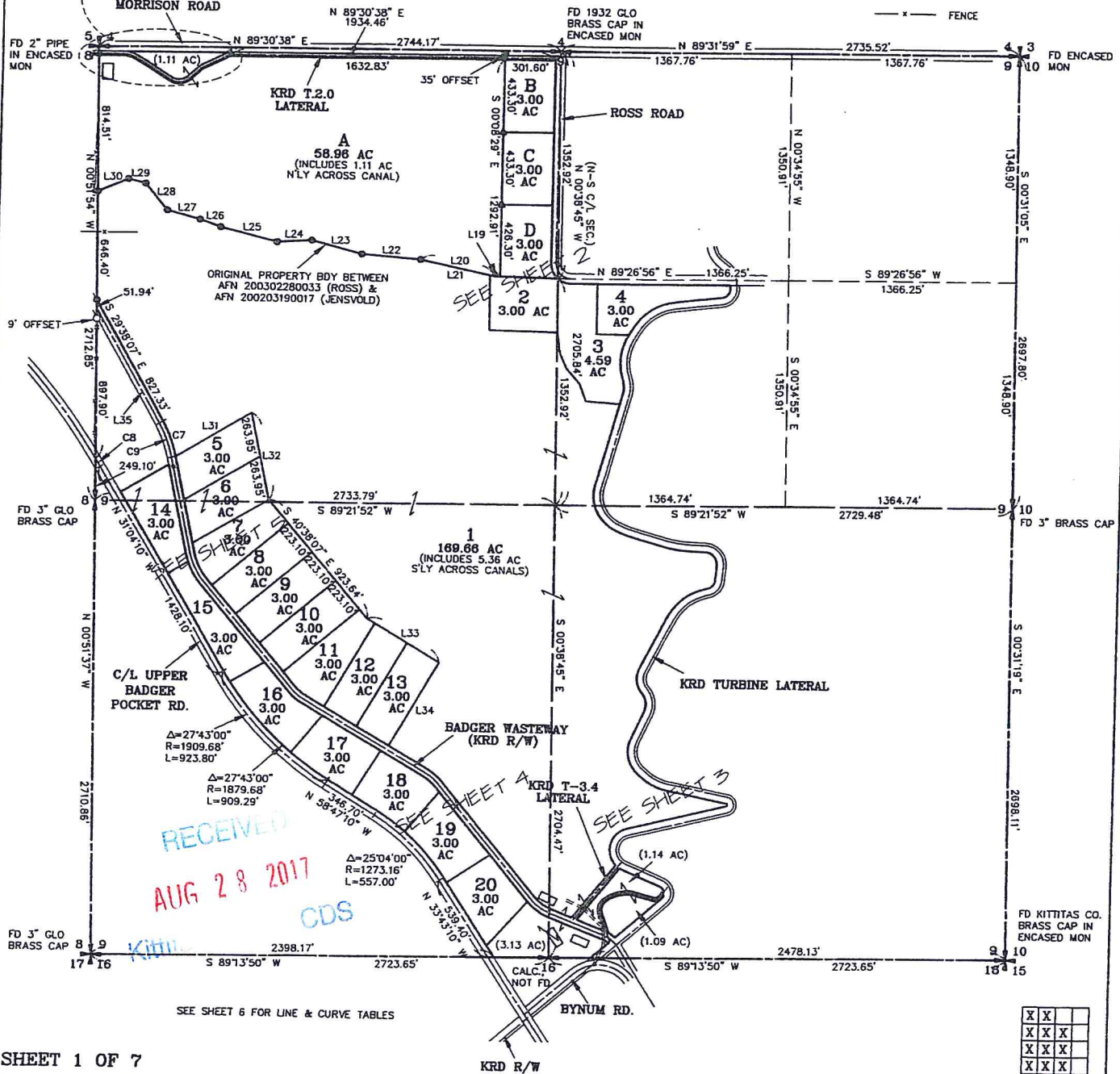
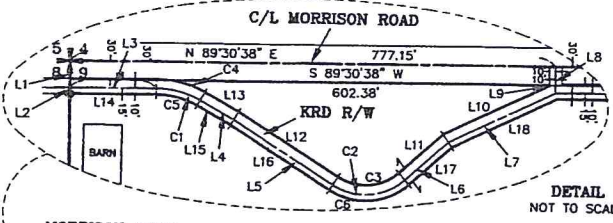
Kittitas

Existing Previous Survey  
200404150018

PART OF SECTION 9, T. 16 N., R. 20 E., W.M.



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 35815"
  - ▲— SET P.K. NAIL & WASHER
  - FOUND PIN & CAP
  - x— FENCE



RECEIVED  
AUG 28 2017  
CDS

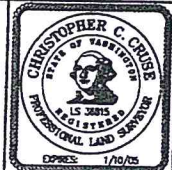
SEE SHEET 6 FOR LINE & CURVE TABLES

X	X	X
X	X	X
X	X	X
X	X	X

SHEET 1 OF 7

AUDITOR'S CERTIFICATE 200404150018  
Filed for record this 15TH day of APRIL, 2004, at 12:40 P.M., in Book 30 of Surveys at page(s) 25 at the request of Cruse & Associates.  
DAVID B. BOWEN BY [Signature]  
KITITIAS 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 HELEN ROSS & CARL JENSVOLD in MARCH of 2004.  
Chris Cruse  
CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
DATE APRIL 15, 2004  
License No. 35815



**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
**ROSS/JENSVOLD PROP.**

PART OF SECTION 9, T. 16 N., R. 20 E., W.M.

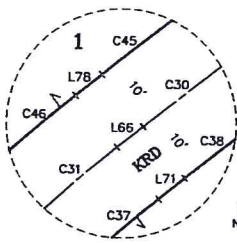
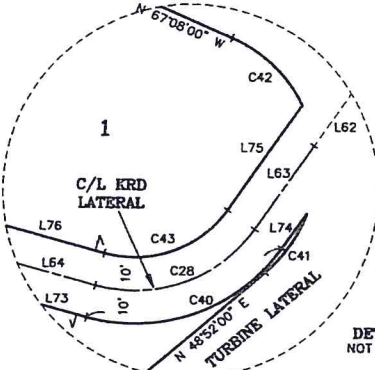
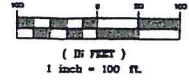
SEE SHEET 2



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
- △ SET P.K. NAIL & WASHER
- FOUND PIN & CAP
- x- FENCE

GRAPHIC SCALE



SEE SHEET 6 FOR LINE & CURVE TABLES

1

RECEIVED  
AUG 28 2017  
Kittitas CDS

SEE SHEET 4

20

Proposed Eddy  
Attach 1.70 AC. to PL 20

C/L UPPER BADGER POCKET ROAD

C/L T-3.4 LATERAL

C/L TURBINE LATERAL



AUDITOR'S CERTIFICATE

Filed for record this 15TH day of APRIL, 2004, at 12:40 P.M., in Book 30 of Surveys at page(s) 27 at the request of Cruse & Associates.

DAVID B. BOWEN  
KITTITAS COUNTY AUDITOR

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

ROSS/JENSVOLD PROP.



# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46050635

## GUARANTEE

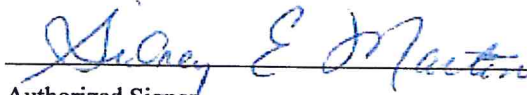
CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

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: August 3, 2017

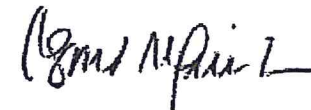
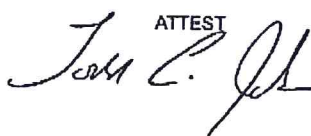
Issued by:  
AmeriTitle, Inc.  
101 W Fifth  
Ellensburg, WA 98926  
(509)925-1477

  
Authorized Signer

RECEIVED  
AUG 28 2017  
Kittitas  
CDS



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: 72156-46050635

# SUBDIVISION GUARANTEE

Order No.: 189408AM  
Guarantee No.: 72156-46050635  
Dated: August 3, 2017

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

Your Reference: Jensvold

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:

Parcels 1 and 20 of that certain Survey as recorded April 15, 2004, in Book 30 of Surveys, pages 25 through 31, under Auditor's File No. 200404150018, records of Kittitas County, Washington; being a portion of the Northwest and Southwest Quarters of Section 9, Township 16 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Carl Jensvold, also shown of record as Carl D. Jensvold and Andrea Jensvold, also shown of record as Andrea M. Jensvold, husband and wife and John Jensvold, a single person

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 189408AM  
Policy No: 72156-46050635

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: 2017  
Tax Type: County  
Total Annual Tax: \$2,202.27  
Tax ID #: 17398  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,101.14  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$1,101.13  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017

Subdivision Guarantee Policy Number: 72156-46050635

7. Tax Year: 2017  
Tax Type: County  
Total Annual Tax: \$57.17  
Tax ID #: 20252  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$28.59  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2017  
Second Installment: \$28.58  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2017
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. 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. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: April 15, 2004  
Book: 30 Pages: 25 through 31  
Instrument No.: 200404150018  
Matters shown:  
a) Note 8 which states: An irrigation easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior property boundary and shall be divided 5 feet on each side of interior lot lines.  
b) All other notes contained thereon
12. 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.  
Recorded: July 14, 2004  
Instrument No.: 200407140006
13. A portion of the access to said premises is over Kittitas Reclamation District Lateral and therefore, access to said premises is subject to the terms, conditions, regulations and restrictions of the Kittitas Reclamation District.
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Carl D. Jensvold and Andrea M. Jensvold, husband and wife and John Jensvold, a Subdivision Guarantee Policy Number: 72156-46050635

single man  
Purpose: Private road for ingress and egress  
Recorded: October 30, 2015  
Instrument No.: 201510300057

Said easement contains maintenance provisions.

15. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount \$415,000.00  
Mortgagor: Carl D. Jensvold and Andrea Jensvold, husband and wife, and John Jensvold, a single person  
Mortgagee: Wheatland Bank  
Dated: October 21, 2015  
Recorded: October 30, 2015  
Instrument No.: 201510300058  
Affects: A portion of said premises

#### END OF EXCEPTIONS

#### Notes:

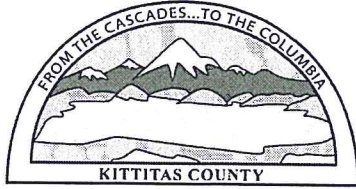
- a. Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.  
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: Parcels 1 and 20, Book 30 of Surveys, pgs 25-31, ptn NW and SW Quarters of Section 9, Township 16N, Range 20E, W.M.
- 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 Subdivision Guarantee Policy Number: 72156-46050635

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**

Subdivision Guarantee Policy Number: 72156-46050635



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD17-00418**

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

**Payer/Payee:** JENSVOLD, CARL D ETUX  
100 KAMIAKIN RD  
ELLENSBURG WA 98926

**Cashier:** STEPHANIE MIFFLIN      **Date:** 08/28/2017  
**Payment Type:** CHECK (1461)

**BL-17-00017      Boundary Line Adjustment      UPPER BADGER POCKET RD ELLENSBURG**

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Boundary Line Adjustment	\$800.00	\$800.00	\$0.00
Boundary Line Adjustment (Fire)	\$145.00	\$145.00	\$0.00
Boundary Line Adjustment (Health)	\$280.00	\$280.00	\$0.00
Boundary Line Adjustment (Public Works)	\$275.00	\$275.00	\$0.00
<b>BL-17-00017 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>	