

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-17-00019

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): 	DATE: 	RECEIPT # 	<div style="border: 1px solid black; padding: 5px;"> <p>RECEIVED</p> <p>SEP 25 2017</p> <p>Kittitas County CDS</p> <p>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: Vijay Doshi
Mailing Address: 4330 Evanston Ave N
City/State/ZIP: Seattle WA 98103
Day Time Phone: 206-707-3450
Email Address: vdoshi206@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: Chris Cruse
Mailing Address: PO Box 959
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 912-8242
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: NKA Secret Canyon Rd
City/State/ZIP: Ellensburg WA 98926

5. **Legal description of property (attach additional sheets as necessary):**
Pl 22 and 23 of Book 25 of Surveys at Pages 89-94
See title report for full description

6. **Property size:** 100.88 (acres)

7. **Land Use Information:** Zoning: F/R 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 ____)

16020 - 50.06 Ac

50.06 Ac

16021 - 50.82 Ac

50.82 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 Christa Cline (date) 9/22/2017

X Vigo Dow (date) 9/22/2017

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: _____

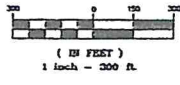
Existing

20000967051

PART OF SECTIONS 26, 33, 34 & 35, T. 19 N., R. 20 E., W.M.
AND OF SECTIONS 2 & 3, T. 18 N., R. 20 E., W.M.

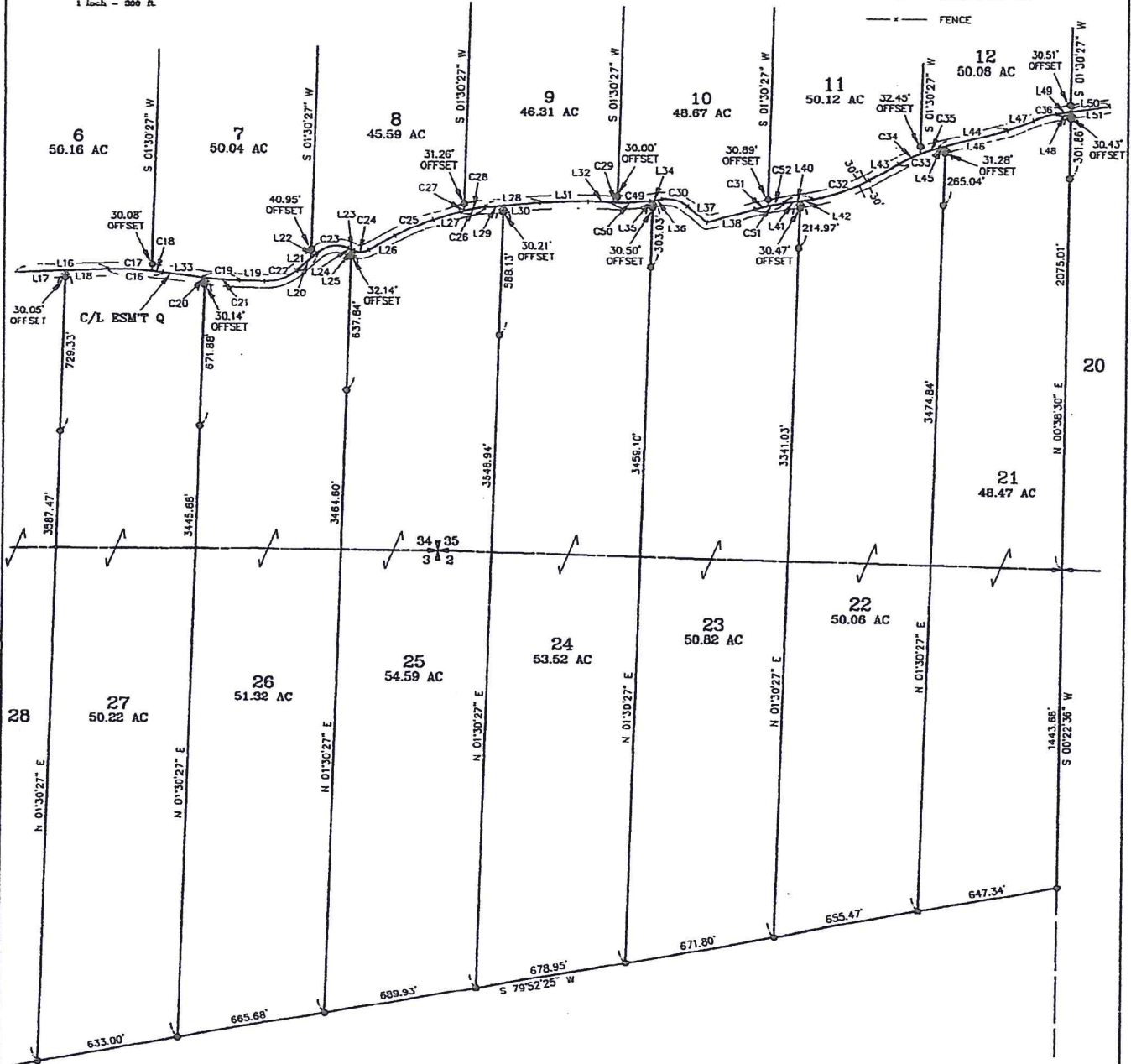


GRAPHIC SCALE



LEGEND

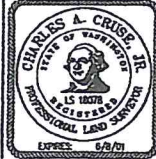
- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x— FENCE



SHEET 3 OF 6

AUDITOR'S CERTIFICATE
 Filed for record this 7TH day of AUGUST,
 2000, at 2:47 P.M. in Book 25 of Surveys
 at page(s) 91 at the request of Cruse & Nelson.
 BEVERLY M. ALLENBAUGH BY: *S. Washik*
 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 CARIBOU LAND & CATTLE INC.,
 and LANDS ASSOCIATES in JULY of 2000.
Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 AUGUST 7, 2000
 DATE
 License No. 18078



CRUSE & NELSON
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 925-4747
CARIBOU LAND & CATTLE INC.
 & LANDS ASSOCIATES PROP.

15-91

Proposed

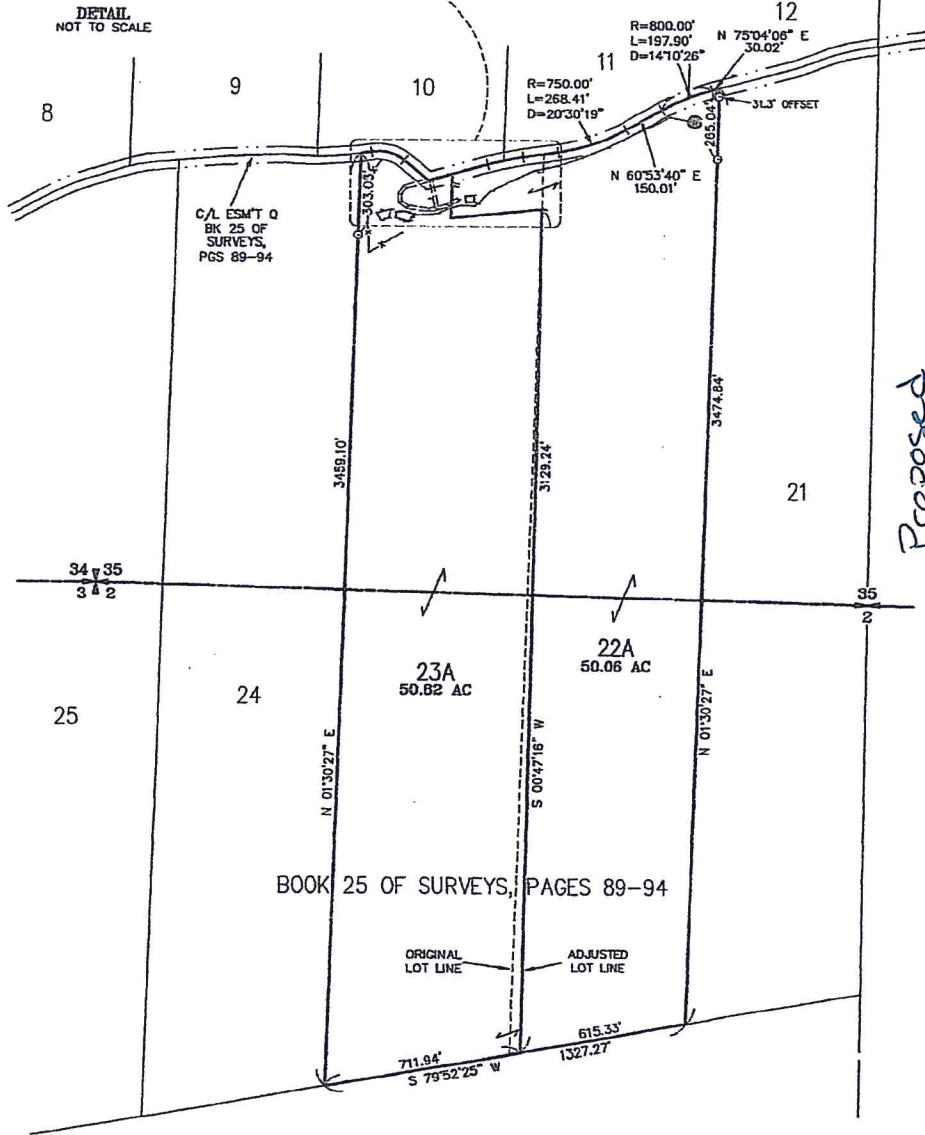
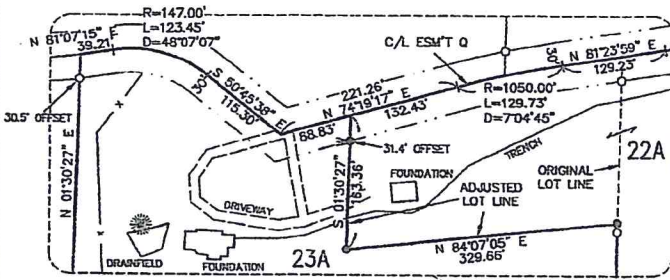
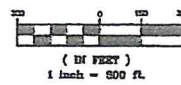
PART OF SECTION 35, T. 19 N., R. 20 E., W.M.
AND OF SECTION 2, T. 18 N., R. 20 E., W.M.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
- FOUND PIN & CAP - LS 18078
- x— FENCE
- ⊙ WELL

GRAPHIC SCALE



LEGAL DESCRIPTIONS

ORIGINAL PARCELS

PARCELS 22 AND 23 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 7, 2000 IN BOOK 25 OF SURVEYS AT PAGES 89-94, UNDER AUDITOR'S FILE NO. 200008070051, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 20 EAST, W.M., AND OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., ALL IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NEW PARCELS

PARCEL 22A

PARCEL 22A OF THAT CERTAIN SURVEY RECORDED OCTOBER 2017, IN BOOK 41 OF SURVEYS AT PAGE _____ UNDER AUDITOR'S FILE NO. 201710 _____ RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 20 EAST, W.M., AND OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., ALL IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 23A

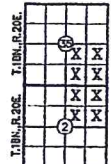
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NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 25 OF SURVEYS, PAGES 89-94 AND THE SURVEYS REFERENCED THEREON.

BOOK 25 OF SURVEYS, PAGES 89-94

ORIGINAL LOT LINE
ADJUSTED LOT LINE



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2017, at _____ M., in Book 41 of Surveys at
page(s) _____ at the request of Cruse & Associates.

ERALD V. PETTIT BY:
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
VIJAY DOSHI in SEPTEMBER of 2017.

CHRISTOPHER C. CRUSE
Professional Land Surveyor

DATE
License No. 36815

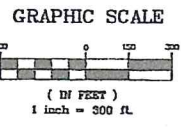
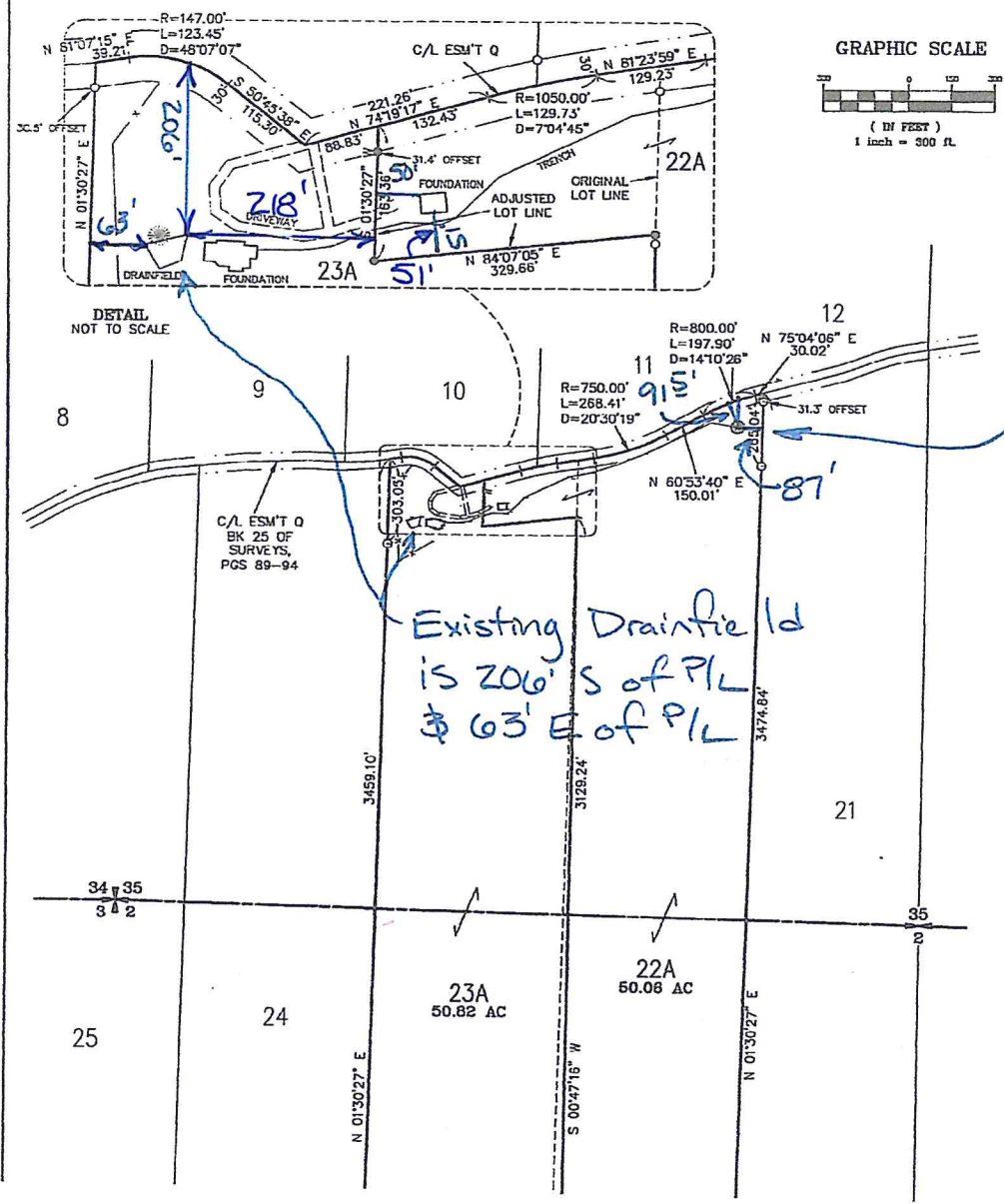


CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 982-8242

DOSHI PROPERTY

Site Plan of Existing Conditions

PART OF SECTION 35, T. 19 N., R. 20 E., W.M.
AND OF SECTION 2, T. 18 N., R. 20 E., W.M.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 36815"
- FOUND PIN & CAP - LS 18078
- x — FENCE
- ⊙ WELL

Well ID # APG358
is 87' W of PL &
91.5' S of PL

LEGAL DESCRIPTIONS

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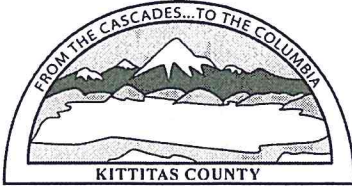
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Narrative - The purpose of the is BLA application is to adjust tax parcel 16020 to include the foundation shown on the attached mapping. The boundary will be 50' or more from the foundation as per the existing covenants. Both tax parcels 10620 and 16021 will meet all codes and setbacks for future construction wells and drain fields. New descriptions will be finalized when the required BLA survey is recorded.

<p>AUDITOR'S CERTIFICATE</p> <p>Filed for record this _____ day of _____, 2017, at _____, in Book 41 of Surveys at page(s) _____ at the request of Cruse & Associates.</p> <p>GERALD V. PETTIT BY: KITTITAS COUNTY AUDITOR</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>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 WJAY DOSHI in SEPTEMBER of 2017.</p> <p>CHRISTOPHER C. CRUSE Professional Land Surveyor</p> <p>DATE _____ License No. 36815</p>		<p>CRUSE & ASSOCIATES PROFESSIONAL LAND SURVEYORS</p> <p>217 East Fourth Street P.O. Box 959 Ellensburg, WA 98926 (509) 962-8242</p> <p>DOSHI PROPERTY</p>
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KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD17-00644

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

Payer/Payee: CRUSE & ASSOCIATES, LLC
PO BOX 959
ELLENSBURG WA 98926

Cashier: KATHY BOOTS
Payment Type: CHECK (11450)

Date: 09/25/2017

BL-17-00019 Boundary Line Adjustment		SECRET CANYON RD ELLENSBURG		
Fee Description	Fee Amount	Amount Paid	Fee Balance	
Boundary Line Adjustment (Fire)	\$145.00	\$145.00	\$0.00	
Boundary Line Adjustment (Health)	\$280.00	\$280.00	\$0.00	
Boundary Line Adjustment	\$800.00	\$800.00	\$0.00	
Boundary Line Adjustment (Public Works)	\$275.00	\$275.00	\$0.00	
BL-17-00019 TOTALS:	\$1,500.00	\$1,500.00	\$0.00	
TOTAL PAID:		\$1,500.00		