



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"

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: 11/2/17	RECEIPT #: CD17-00190	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> PAID NOV 12 2017 Kittitas Co. CDS </div>
<small>DATE STAMP IN BOX</small>			

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 12-30-15

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: Choral Greer MTAPA LLC
Mailing Address: PO Box 1180 PO Box 99
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 929-1826 925-9818
Email Address: rgundog@gmail.com Mark.Anderson@anderson-hay.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: 902-8242
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: _____
City/State/ZIP: _____

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

Portion of SW 1/4 of Section 14, T17N, R18E, W.M.
See Title Reports for full descriptions

6. Property size: 112.29 (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 ____)

238733 - 107.80 AC

98.56 AC

Final descriptions and areas will

098733 - 4.49 AC

13.73 AC.

be delineated on new survey required by code.

APPLICANT IS: OWNERS 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) 9/6/2017

X Maureen (date) 10/28/17

Cheryl Greer 11/2/2017

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: _____

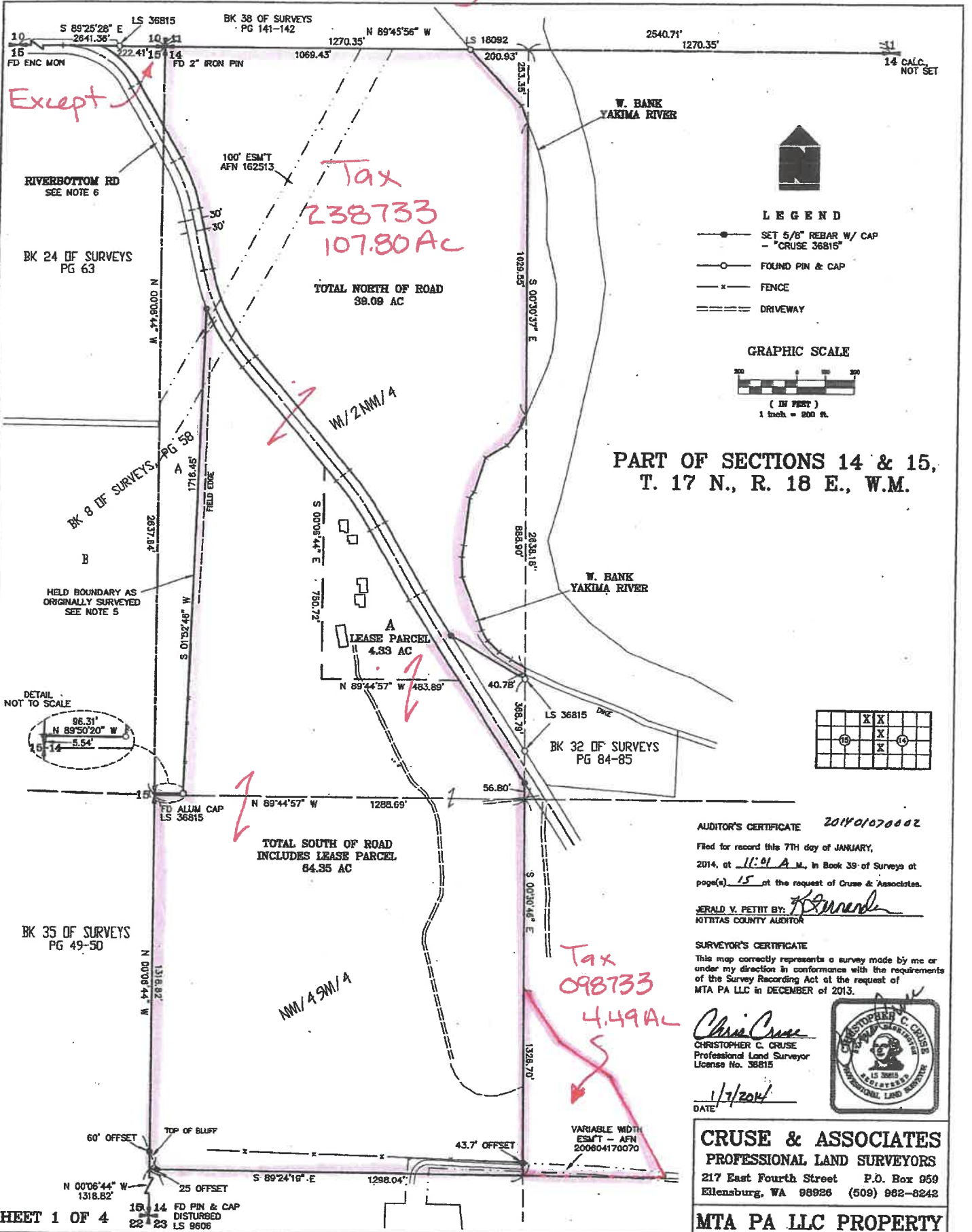
Final Approval Date: _____

By: _____

39-15

Existing

01/07/2014 11:01:26 AM V: 29 P: 15 201401070002
3153.00 CRUSE & ASSOCIATES SURVEYORS
EJLTTT as County Auditor Page 1 of 4



PART OF SECTIONS 14 & 15,
T. 17 N., R. 18 E., W.M.

AUDITOR'S CERTIFICATE 201401070002

Filed for record this 7TH day of JANUARY,
2014, at 11:01 A.M., in Book 39 of Surveys at
page(s) 15 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *[Signature]*
KOTITAS 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 of the request of
MTA PA LLC in DECEMBER of 2013.

[Signature]
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815



1/7/2014
DATE

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

MTA PA LLC PROPERTY

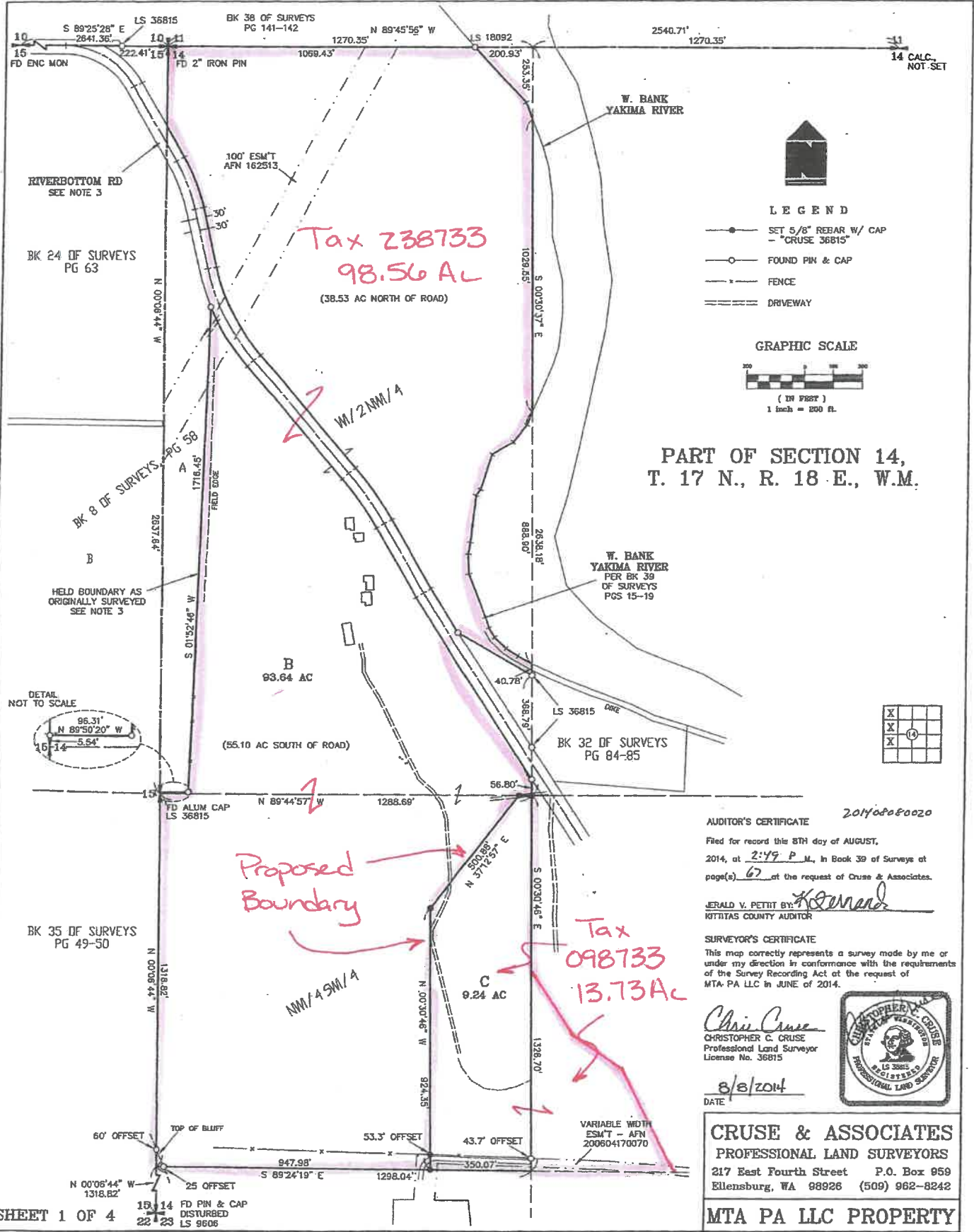
15 14 FD PIN & CAP
22 23 DISTURBED
LS 9606

39.61

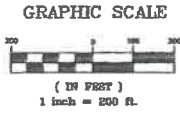
Proposed

08/08/2014 02:48:58 PM V: 39 P: 67 201408080220
CRUSE & ASSOCIATES SURVEYING
Kittitas County Auditor
Page 1 of 4

39.61



- LEGEND**
- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
 - FOUND PIN & CAP
 - FENCE
 - ≡≡≡ DRIVEWAY



PART OF SECTION 14,
T. 17 N., R. 18 E., W.M.

AUDITOR'S CERTIFICATE

Filed for record this 8TH day of AUGUST, 2014, at 2:49 P.M., in Book 39 of Surveys at page(s) 67 at the request of Cruse & Associates.

JERALD V. PETRI BY: *[Signature]*
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 MTA-PA LLC in JUNE of 2014.

[Signature]
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815



8/8/2014
DATE

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

MTA PA LLC PROPERTY

15 14 FD PIN & CAP
22 23 DISTURBED
LS 9606

Kittitas County COMPAS Map

Proposed



Date: 9/6/2017

1 inch = 752 feet
Relative Scale 1:9,028

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 - want to attach 9.24 A₂ Parcel C (B39 Pg 67) to tax 098733
No improvements or utilities are affected by proposed adjustment.



Proposed

NW1/4 NW1/4

MTA PA LLC TAX PARCEL
17-18-14020-0003
98.66 acres

YAKIMA R.

SW1/4 NW1/4

N80°44'57"W
43.50'

S51°10'17"E
200.00'

(6.24 acres)

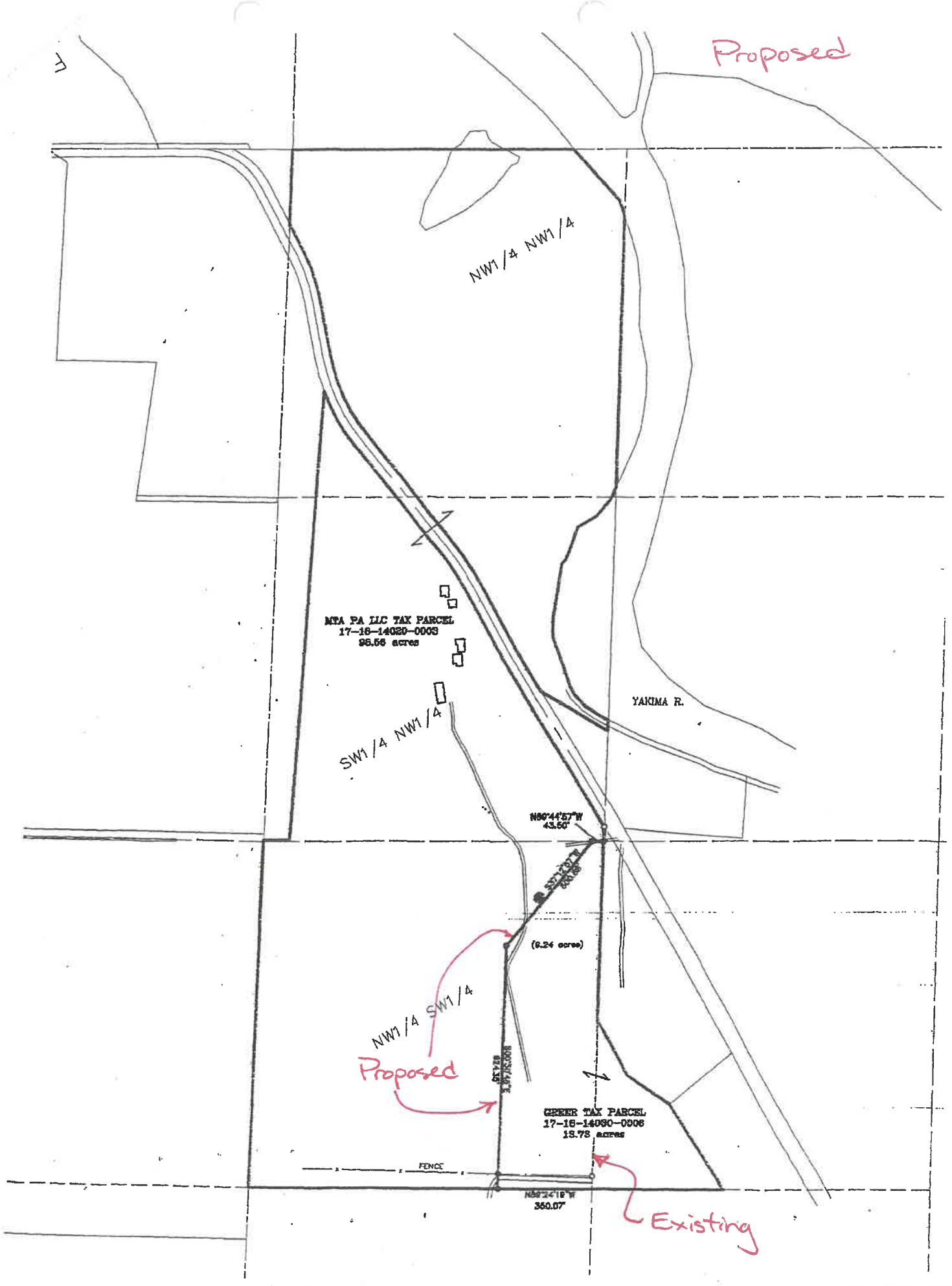
NW1/4 SW1/4
Proposed

GREEN TAX PARCEL
17-18-14030-0006
18.78 acres

FENCE

N88°24'18"W
360.07'

Existing



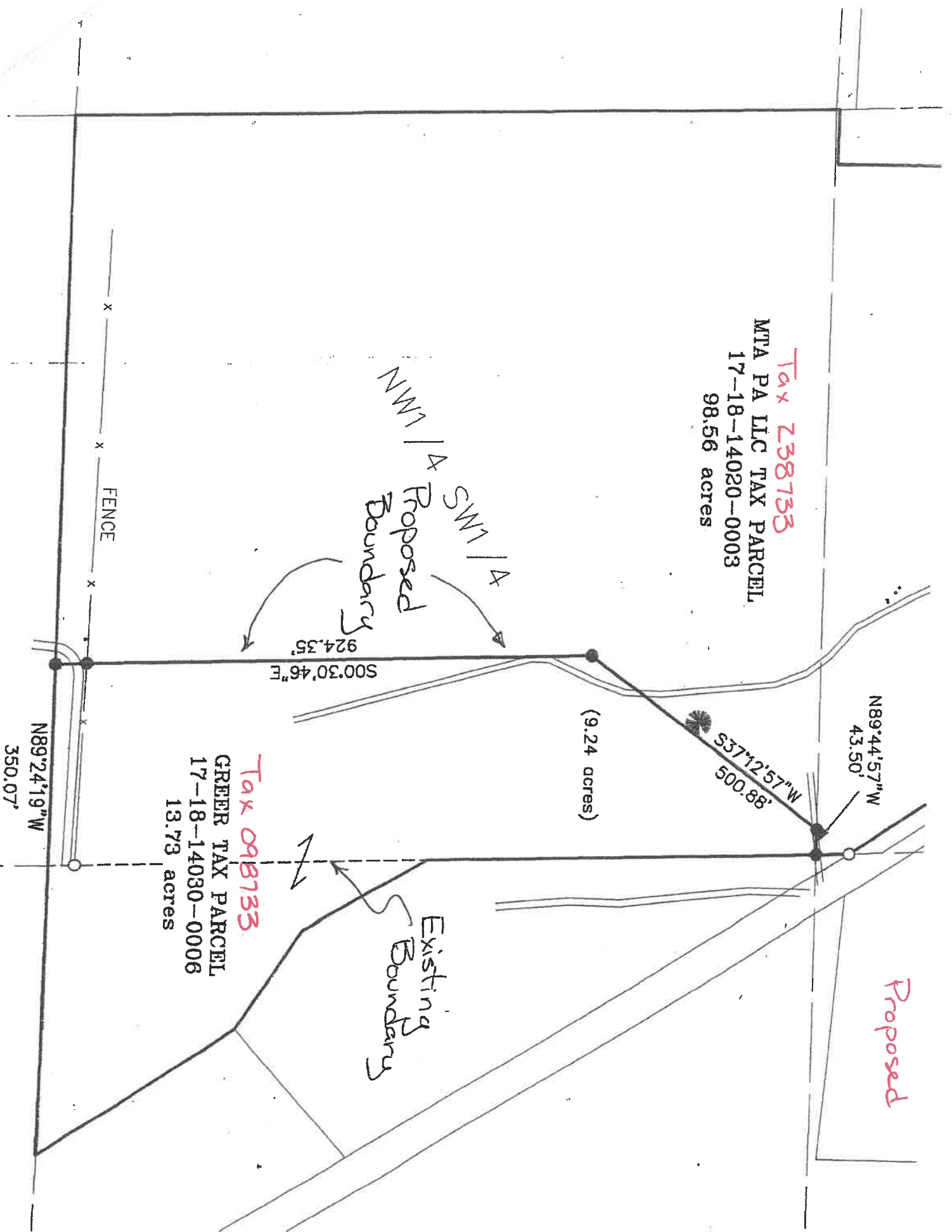
Tax 238733
MTA PA LIC TAX PARCEL
17-18-14020-0003
98.56 acres

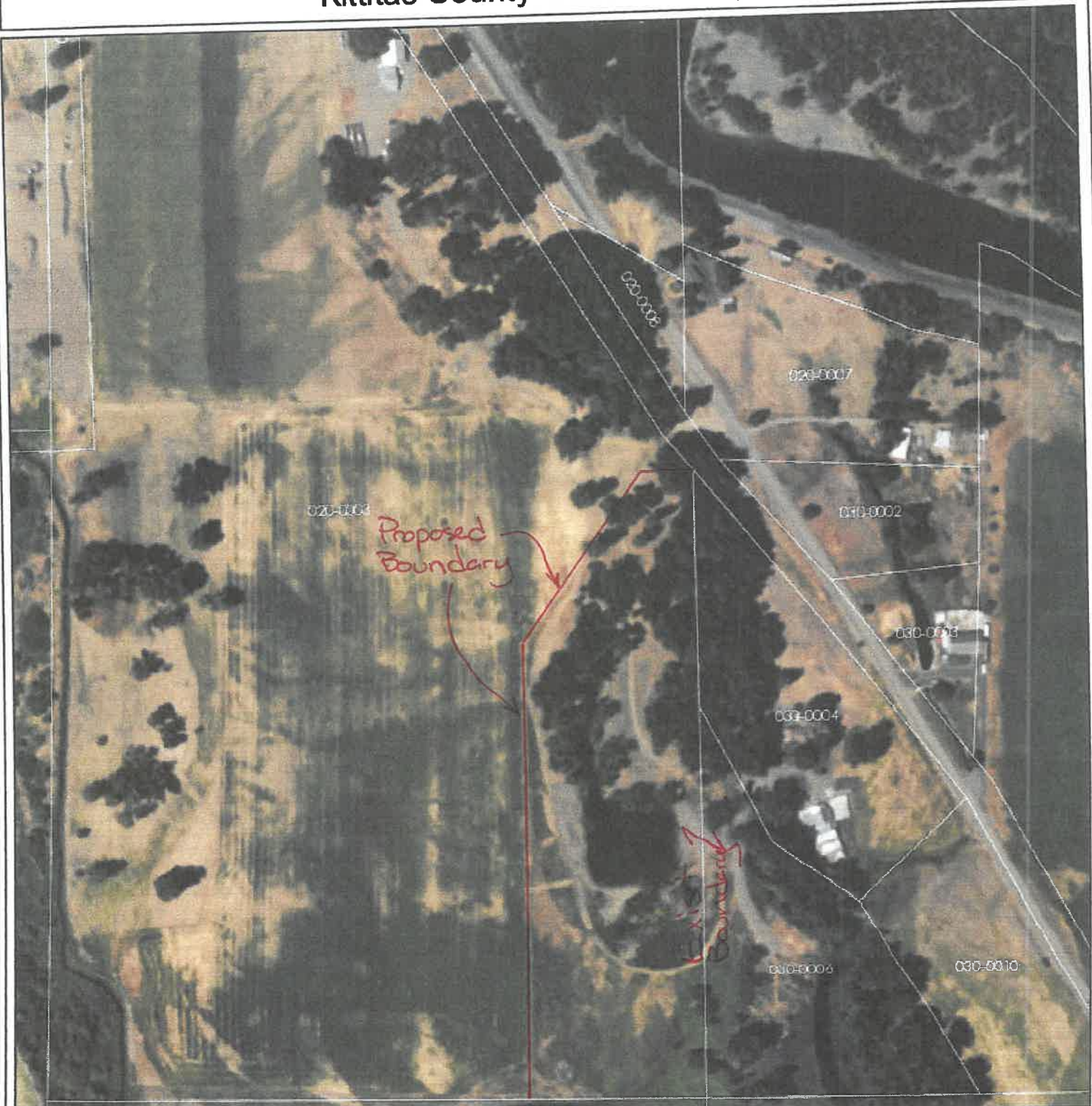
Tax 098733
GREER TAX PARCEL
17-18-14030-0006
13.73 acres

Proposed Boundary
S 1/4
W 1/4

Existing Boundary

Proposed



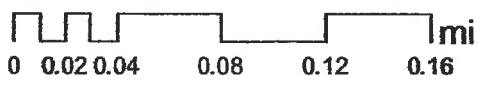


Date: 9/6/2017

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.

Tax 098733 has no structures
no well, and no drainfield.



Site Plan



PART OF SEC T. 17 N., 1

Tax Pct
238733

W/2NW/4

House on
Tax Pct 238733

Garage

±520'
To Prop.
Bdy.

Sheds

A
LEASE PARCEL
4.33 AC

N 89°44'57" W 483.89'

W. BANK
YAKIMA RIVER

LS 36815
DIKE

BK 32 OF SURVEYS
PG 84-85

±1100' well to
Proposed
Boundary

N 89°44'57" W 1288.69'

TOTAL SOUTH OF ROAD
INCLUDES LEASE PARCEL
84.35 AC

Proposed
Boundary

AUDITOR'S CI

Filed for record

2014, at 11

page(s) 15

JERALD V. PE

KITTITAS COUNTY

SURVEYOR'S

This map con
under my dir

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46050636

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 4, 2017

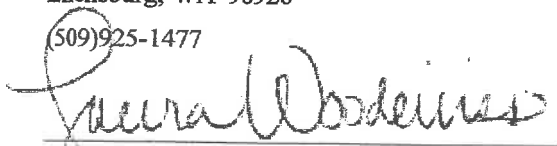
Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

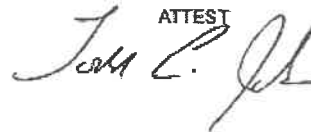
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-46050636

SUBDIVISION GUARANTEE

Order No.: 187942AM
Guarantee No.: 72156-46050636
Dated: August 4, 2017

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

Your Reference: Greer

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:

All that portion of the Northeast Quarter of the Southwest Quarter of Section 14, Township 17 North, Range 18 East, W.M., lying South and West of the County Road as it existed in the year of 1953;

EXCEPT any portion thereof which may lie in that certain tract of land conveyed to Kittitas County by Deed recorded June 27, 1913, under recording number 35287, in Volume 13 of Deeds, at page 549.

AND EXCEPT any portion of said premises which may lie within the following described excepted
Parcels 1 and 2;

Excepted Parcel 1: That portion of the Northeast quarter of the Southwest quarter of Section 14, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows: Beginning at the Southeast corner of said Northeast quarter of the Southwest quarter and running North 86°11' West along the North line of the County Road 783.5 feet;
Thence North 33°13' West along said road 399.0 feet to the true point of beginning;
Thence North 49°34' East 247 feet, more or less, to the Westerly right of way line of River Bottom Road, said point being designated as Point "A";
Thence returning to the true point of beginning and running North 55°55' West, 200.0 feet;
Thence North 30°09' West, 245.0 feet;
Thence North 9°09' West 511.0 feet to the Westerly right of way line of River Bottom Road;
Thence Southeasterly along said right of way line to Point "A".

Excepted Parcel 2: That portion of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 14, which is described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section, and running North 86°11' West along the North line of the County Road, 783.5 feet;

Thence North 33°13' West along said road 399 feet;

Thence North 49°34' East 265 feet;

Subdivision Guarantee Policy Number: 72156-46050636

Thence North 2°45' East, 2,080 feet, more or less, to the North line of the Southeast Quarter of the Northwest Quarter;
Thence East on said line 700 feet, more or less, to the Northeast corner thereof;
Thence South on the quarter section line 2,640 feet, more or less, to the point of beginning; and excepting therefrom that portion lying North and East of right of way of Riverbottom County Road.

All in Township 17 North, Range 18 East, W.M., Kittitas County, Washington.

EXCEPTING THEREFROM a 60 foot strip of land in the East Half of the Southwest Quarter of said Section, conveyed to Kittitas County by Deed dated February 27, 1964, recorded in Book 114 of Deeds, page 547.

Title to said real property is vested in:

Choral L. Greer, a single person

END OF SCHEDULE A

(SCHEDULE B)

Order No: 187942AM
Policy No: 72156-46050636

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: \$587.29
Tax ID #: 098733
Taxing Entity: Kittitas County Treasurer
First Installment: \$293.65
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$293.64
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017

7. Right-of-way for irrigating water ditch in favor of John B. Fogarty as disclosed by instrument recorded October 10, 1889 in Book A of Water Rights, Pages 184 through 187.
8. Right-of-way for irrigation ditches, if any, as disclosed by affidavits recorded December 9, 1933 in Book 4 of Water Rights, Pages 381, 382 and 383, under Auditor's File No.'s 114415, 114416 and 114417, respectively.

Subdivision Guarantee Policy Number: 72156-46050636

9. 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.
10. Agreement and the terms and conditions contained therein
Between: Public Utility District No. 1 of Kittitas County, a Washington corporation, of Ellensburg, Washington
And: Rebecca Smith
Purpose: Residential Agreement for Purchase of Power
Recorded: May 15, 1996
Instrument No.: 199605150011
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: United States of America
Purpose: Perpetual easement and right to enter and to locate, construct, operate, use, maintain, repair, rebuild, and upgrade surface and underground fish facilities, including the rights for installation, operation and maintenance of fish screen structure with screens, gates, gantry, site fencing, and other appurtenant facilities as necessary
Recorded: February 3, 2006
Instrument No.: 200602030011
Affects: A portion of said premises
12. Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the Land.

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: Ptn NE Quarter SW Quarter of Section 14, Township 17N, Range 18E, 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

Subdivision Guarantee Policy Number: 72156-46050636

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

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46050638

AMENDED 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 4, 2017


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: 72156-46050638

AMENDED SUBDIVISION GUARANTEE

Order No.: 187945AM
Guarantee No.: 72156-46050638
Dated: August 4, 2017

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

Your Reference: MTA PA LLC/1330 Riverbottom Road, Ellensburg

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 B and C of that certain Survey as recorded August 8, 2014, in Book 39 of Surveys, pages 67 through 70, under Auditor's File No. 201408080020, records of Kittitas County, Washington; being a portion of the West Half of the Northwest Quarter and of the Northwest Quarter of the Southwest Quarter, all in Section 14, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

MTA PA LLC, a Washington limited liability company

END OF SCHEDULE A

(SCHEDULE B)

Order No: 187945AM
Policy No: 72156-46050638

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: \$1,584.26
Tax ID #: 238733
Taxing Entity: Kittitas County Treasurer
First Installment: \$792.13
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2017
Second Installment: \$792.13
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2017

Subdivision Guarantee Policy Number: 72156-46050638

7. 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.

8. Agreement and the terms and conditions contained therein
Between: The United States of America and Hugh L. Stonebraker, a bachelor
Purpose: Impounding and storing of water for irrigation
Recorded: July 22, 1919
Instrument No.: 52551
Affects: The Southwest Quarter of the Northwest Quarter of said Section 14
9. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The United States of America
Purpose: One or more electric power transmission lines, and one or more telephone and/or telegraph lines
Recorded: July 2, 1941
Instrument No.: 162513
Book 63, Page 600
Affects: A strip of land 100 feet in width over the West Half of the Northwest Quarter of said Section 14
10. 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 Power & Light Company, a Washington corporation
Purpose: The right to install, maintain, replace, remove and use an electrical overhead system and access for the purpose stated
Recorded: October 26, 1961
Instrument No.: 292519
Book 10, Page 58
Affects: A strip of land over and across a portion of said premises in said Section 14
11. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kittitas County
Purpose: To construct, reconstruct, maintain and repair a bank protection and/or other flood control works, including all appurtenances thereto, together with any enlargement or reconstruction thereof, and to trim, cut, fell and remove all such trees, brush and other natural growth and obstructions as are necessary to provide adequate clearance and to eliminate interference with, or hazards to, the structures, improvements or utilities placed on, over or under said land, and included as an appurtenance to said easement is a right of access thereto over any other lands owned by first party
Recorded: March 31, 1972
Instrument No.: 374299
Volume 28, Page 732
Affects: "A dyke in the Northwest Quarter of said Section 14"
12. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Subdivision Guarantee Policy Number: 72156-46050638

Granted To: Kittitas County

Purpose: To construct, reconstruct, maintain and repair a bank protection and/or other flood control works, including all appurtenances thereto, together with any enlargement or reconstruction thereof, and to trim, cut, fell and remove all such trees, brush and other natural growth and obstructions as are necessary to provide adequate clearance and to eliminate interference with, or hazards to, the structures, improvements or utilities placed on, over or under said land; and included as an appurtenance to said easement is a right of access thereto over any other lands owned by first party

Recorded: January 30, 1976

Instrument No.: 402523

Volume 68, Page 277

Affects: The South Half of the Northwest Quarter of said Section 14, lying Southwest of the Yakima River.

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. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Granted To: United States of America, Department of Energy, Bonneville Power Administration

Purpose: Access Road to Fish Passage and Protective Facility

Recorded: April 17, 2006

Instrument No.: 200604170070

Affects: A strip of land, varying in width, in the Northwest Quarter of the Southwest Quarter of Section 14

15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey recorded January 7, 2014, in Book 39 of Surveys, pages 15 through 18, under Auditor's File No. 201401070002 and survey recorded August 8, 2014, in Book 39 of Surveys, pages 67 through 70, under Auditor's File No. 201408080020;

Matters shown:

- a) Lease parcel (4.33 Acres in West Half of Northwest Quarter) and driveway to Lease parcel;
- b) Field Edge in West Half of Northwest Quarter;
- c) Top of Bluff located in Southwest corner;
- d) Location of fenceline in relation to boundary lines;
- e) Location of driveways;
- f) Notes contained thereon

We note the variable width easement recorded under Auditor's File No. 200604170070 only affects the Northwest Quarter of the Southwest Quarter. Easement recorded under 200602030011 affects the Northeast Quarter of the Southwest Quarter of Section 14.

We note that the County has not approved the boundary line adjustment application this survey was completed for in 2014.

16. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

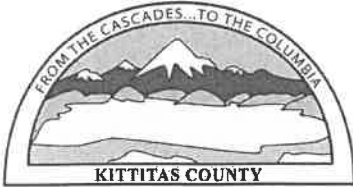
Amount \$300,000.00

Mortgagor: MTA PA LLC, a Washington limited liability company

Subdivision Guarantee Policy Number: 72156-46050638

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



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD17-00990

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

Payer/Payee: MTA PA LLC
PO BOX 99
ELLENSBURG WA 98926-1909

Cashier: RACHEL KANE
Payment Type: CHECK (2004)

Date: 11/02/2017

BL-17-00022		1330 RIVERBOTTOM RD ELLENSBURG		
Boundary Line Adjustment				
<u>Fee Description</u>		<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Boundary Line Adjustment (Public Works)		\$275.00	\$275.00	\$0.00
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
BL-17-00022 TOTALS:		\$1,500.00	\$1,500.00	\$0.00
TOTAL PAID:			\$1,500.00	