



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:**

\$730.00	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>\$1,430.00</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): [Signature]

DATE: 3/16/18 RECEIPT #: CD-18-0493

**RECEIVED**  
MAR 16 2018  
Kittitas County CDS

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

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: Alice Fulleton  
Mailing Address: 2000 Liberty Rd  
City/State/ZIP: Cle Elum WA 98922  
Day Time Phone: 899-2000  
Email Address: aliceyf09@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: 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: 2000 Liberty Rd  
City/State/ZIP: Cle Elum WA 98922

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

Portion of Sec 2, T20N, R17E. See Title Report for full description

6. Property size: 6.23 Assessed (acres)

7. Land Use Information: Zoning: F&R Comp Plan Land Use Designation: R-W

8. Existing and Proposed Lot Information

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

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

741236 - 1.42  
(1.23 Surveyed)  
563733 - 4.81  
(4.56 Surveyed)

1.23 - Final descriptions  
will be included  
4.56 on required  
survey

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 Cune (date) 3/15/2018

X Chris Cune (date) 3-15-2018

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

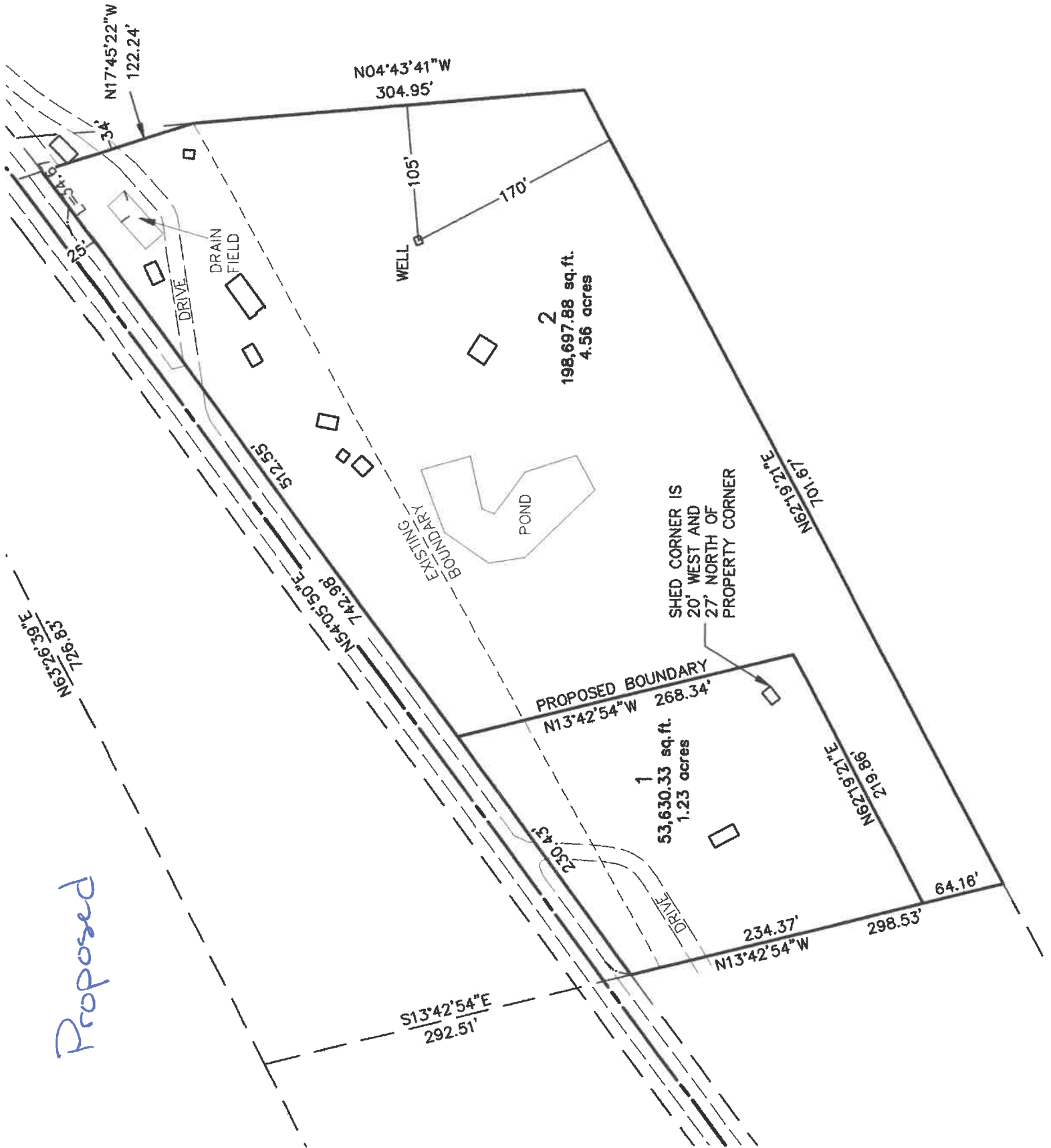
Final Approval Date: \_\_\_\_\_

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

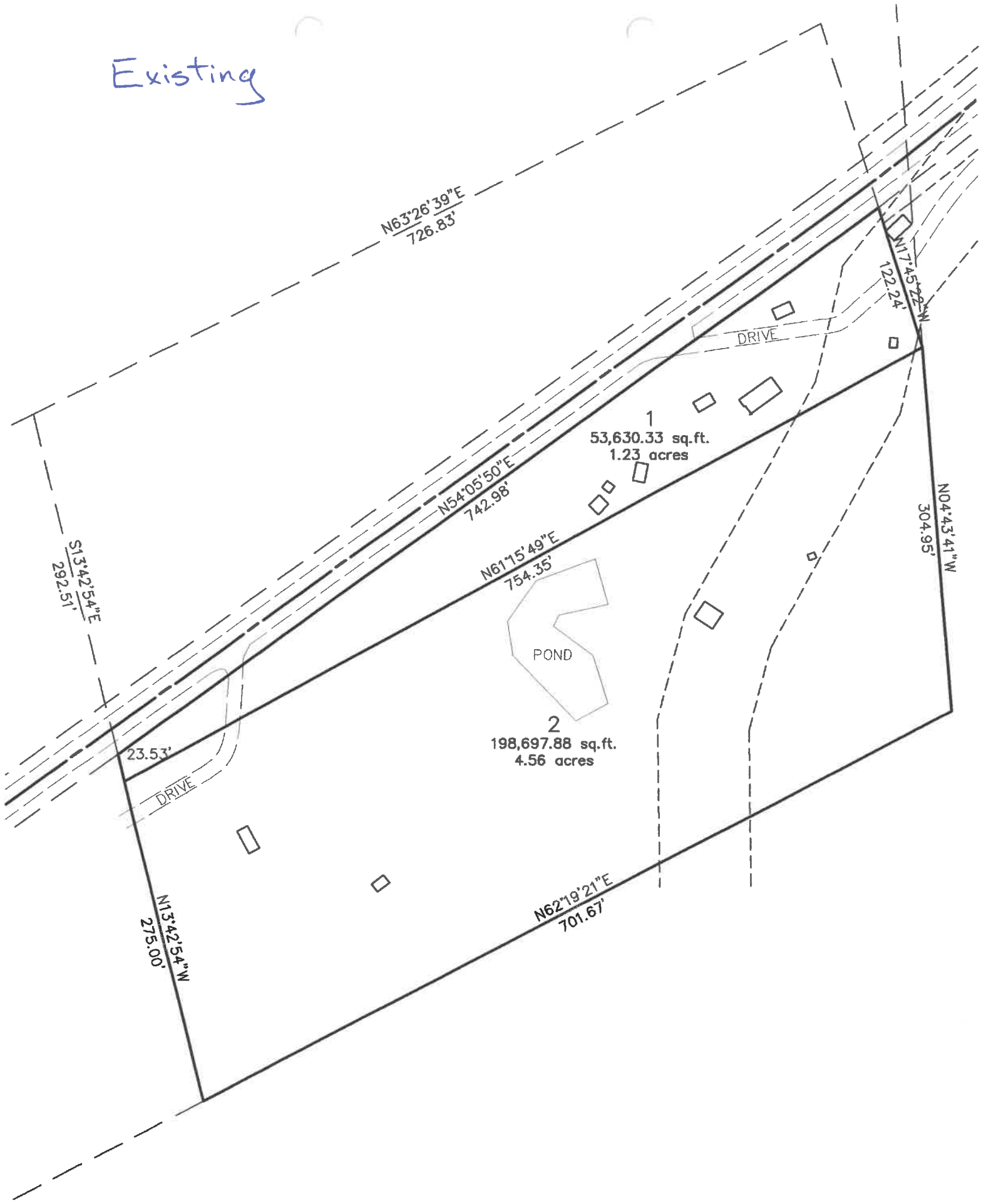




Proposed



Existing



**Cruse & Associates**

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**From:** "Cruse & Associates" <cruseandassoc@kvalley.com>  
**Date:** Thursday, March 15, 2018 11:41 AM  
**To:** "FILE"  
**Subject:** Fulleton Boundary Line Adjustment

Narrative – 2 lot boundary line adjustment that adjusts the existing boundary to the west end of the property out of the existing home site. The proposed boundary meets all setbacks required by zoning code.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
(509) 962-8238 Fax  
cruseandassoc@kvalley.com

# CHICAGO TITLE INSURANCE COMPANY

**Policy No. 72156-46305954**

## 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: March 1, 2018

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

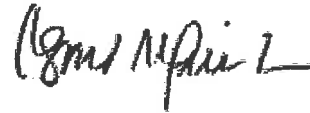
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

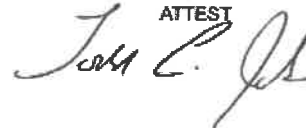
By:



President



ATTEST



Secretary

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

Subdivision Guarantee Policy Number: 72156-46305954



# SUBDIVISION GUARANTEE

Order No.: 222763AM  
Guarantee No.: 72156-46305954  
Dated: March 1, 2018

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

Your Reference: 2000 Liberty Road, Cle Elum

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:

Parcel 1:

That portion of the following described property lying Southerly of the South right of way of Liberty Road (a Kittitas County Road):

That portion of patented placer mining claim and premises, designated by the Surveyor General as Survey No. 1203, known as the Black Jack Placer Mine, and embracing a portion of the West Half of the Southeast Quarter of Section 2, Township 20 North, Range 17 East, W.M., in the Swauk Mining District, in the County of Kittitas, State of Washington, as conveyed to U.S. Patent dated October 12, 1931 in Volume 2 of Mining Claims, page 287, under Recording No. 107040, described as follows:

Beginning at the Northerly boundary of said mine at a point which is North 63°25' East, 727.3 feet from corner No. 2, thence South 16°25' East to a point, said point being North 16°25' West, 275 feet from a point which is North 62°15' East, 702 feet from corner No. 1, thence North 62°15' East to corner No. 4; thence North 17°40' West, 283.5 feet to corner No. 3, thence South 63°25' West to the point of beginning;

EXCEPTING THEREFROM:

1. Right of way of County Road;
2. Right of way for logging railway over a strip of land 75 feet in width as conveyed to Cascade Lumber Company by deed recorded August 15, 1936 in Book 57 of Deeds, page 11.

Parcel 2:

Subdivision Guarantee Policy Number: 72156-46305954

That certain patented placer mining claim and premises, designated by the Surveyor General as Survey No. 1203, known as the Black Jack Placer mining claim, and embracing a portion of Section 2, Township 20 North, Range 17 East, W.M., in the Swauk Mining District, in the County of Kittitas, State of Washington, as conveyed by U.S. Patent dated October 12, 1931, in Volume 2 of Mining Claims, page 287, under Recording No. 107040;

**EXCEPTING THEREFROM:**

1. All of that portion of Black Jack Placer Mining Claim, designated as Survey No. 1203, embracing a portion of Section 2, Township 20 North, Range 17 East, W.M., in the Swauk Mining District, which lies Westerly of a line described as follows, to-wit:

Commencing at a point in the Northerly boundary line, which point is 727.3 feet Easterly from corner number two measured along said boundary line, and running thence in a Southerly direction to a point in the Southerly boundary line, which point is 702 feet Easterly from corner No. 1 measured along said boundary line;

2. That portion of patented Black Jack Placer Mine, designated as Survey No. 1203, located in the West Half of the Southeast Quarter of Section 2, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northerly boundary of said mine at a point which is North 63°25' East, 727.3 feet from corner No. 2, thence South 16°25' East to a point, said point being North 16°25' West, 275 feet from a point which is North 62°15' East, 702 feet from corner No. 1, thence North 62°15' East to corner No. 4; thence North 17°40' West, 283.5 feet to corner No. 3, thence South 63°25' West to the point of beginning;

3. Right of way of Liberty Road, if same crosses said premises.

Title to said real property is vested in:

Alice Y. Fulleton, a single woman

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 222763AM  
Policy No: 72156-46305954

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. 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: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2018  
Tax Type: County  
Total Annual Tax: \$647.75  
Tax ID #: 741236  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$323.88  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2018  
Second Installment: \$323.87  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2018

5. Tax Year: 2018  
Tax Type: County  
Total Annual Tax: \$573.99  
Tax ID #: 563733  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$287.00  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2018  
Second Installment: \$286.99  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2018

Subdivision Guarantee Policy Number: 72156-46305954

6. Exceptions, reservations, and matters contained in Patent for the Black Jack Placer mining claim, as recorded October 22, 1931, in Volume 2 of Mining Claims, page 287, under Recording No. 107040.
7. The provisions contained in instrument,  
In Favor Of: Cascade Lumber Company, a Washington corporation  
Recorded: August 15, 1936,  
Volume 57 of Deeds, Page 11  
Instrument No.: 128582.
8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Swauk Mining and Dredging Company  
Purpose: Access  
Recorded: March 4, 1937  
Instrument No.: 134762  
Book 4 of Mines, Page 265  
Affects: A portion of said premises
9. Waiver of damages contained in deed from Swauk Mining and Dredging Company to Kittitas County, recorded on December 14, 1937, in Book 58 of Deeds., Page 384 under Recording No. 137880, as follows: "...and waive all claims for damages of whatever kind which may be caused by laying out and establishing said road."
10. Possible easements for conveyance of water as disclosed by Agreement recorded August 19, 1959, in Volume F, page 164, under Auditor's File No. 277988, and Certificate of Surface Water Right, as recorded September 1, 1964, under Kittitas Auditor's File No. 315162.
11. The provisions contained in instrument,  
Recorded: September 22, 1977,  
Volume: 89, Page 641  
Instrument No.: 416634.  
As follows: "That it is understood and agreed between the parties hereto that no timber shall be used commercially but that sufficient timber for the construction of a log cabin upon the property or for use in mining may be used."
12. 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.
13. Agreement for Purchase of Power, including the terms and provisions thereof,  
Between: Public Utility District No. 1 and Billy Fulleton  
Recorded: October 22, 1993  
Volume 348, Page 184  
Instrument No.: 564854  
Affects: Parcel 1
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: December 9, 2002  
Book: 28 of Surveys Page: 122  
Instrument No.: 200212090036

Said survey corrects and supercedes survey recorded in Book 27 of Surveys, Page 32, under Auditor's File No. 200111210034.

15. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: January 8, 2003  
Book: 28 of Surveys Page: 153  
Instrument No.: 200301080046
16. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: September 10, 2004  
Book: 30 of Surveys Page: 135  
Instrument No.: 200409100015

**END OF EXCEPTIONS**

**Notes:**

- a. Any map or sketch enclosed as an attachment herewith is furnished for information 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.
- 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: Ptns Survey No. 1203, Black Jack Placer Mine, ptn W Half Se Quarter of Section 2, Township 20N, Range 17 E, W.M., the Swauk Mining District, Volume 2 of Mining Claims, pg 287.

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**



**KITITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD18-00493**

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

**Payer/Payee:** FULLETON, BILLY ETUX  
2000 LIBERTY RD  
CLE ELUM WA 98922

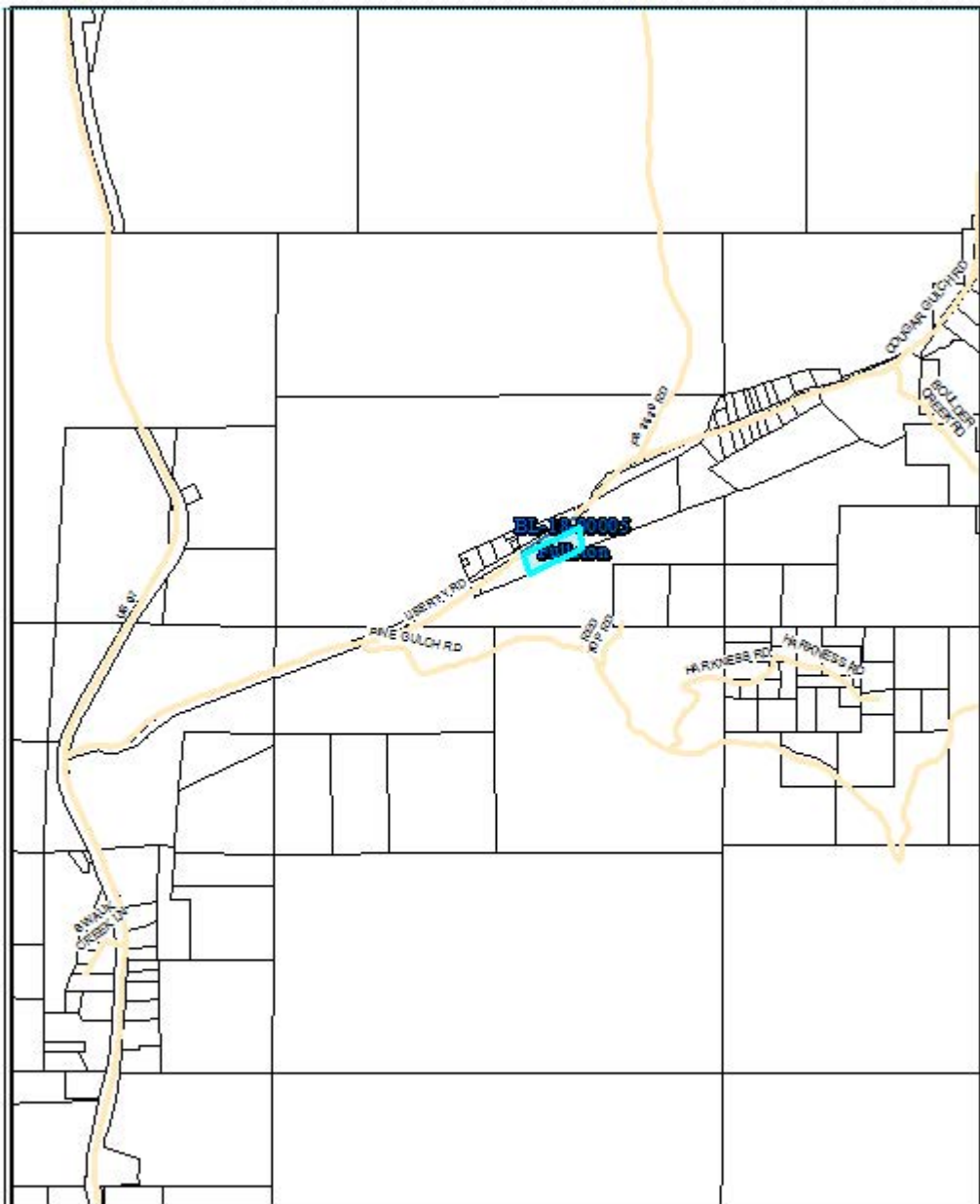
**Cashier:** RACHEL KANE  
**Payment Type:** CHECK (10676)

**Date:** 03/16/2018

**BL-18-00005      Boundary Line Adjustment      2000 LIBERTY RD CLE ELUM**

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Boundary Line Adjustment	\$730.00	\$730.00	\$0.00
Boundary Line Adjustment (Health)	\$280.00	\$280.00	\$0.00
Boundary Line Adjustment (Fire)	\$145.00	\$145.00	\$0.00
Boundary Line Adjustment (Public Works)	\$275.00	\$275.00	\$0.00
<b>BL-18-00005 TOTALS:</b>	<b>\$1,430.00</b>	<b>\$1,430.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$1,430.00</b>	





**BL-18-00005 Fulleton**

**Aerial View Map**



Areas outside  
Fire Districts

Fire District  
7 (Cie Elum)

**BL-18-0005**  
Fulleton

BWALK  
CRENSHAW

LEWIS

PINE GULCH RD

LIBERTY RD

W. 1st St

COLLIER GULCH RD

COLLIER  
CRENSHAW

10th  
St

HARRISS RD

HARRISS RD

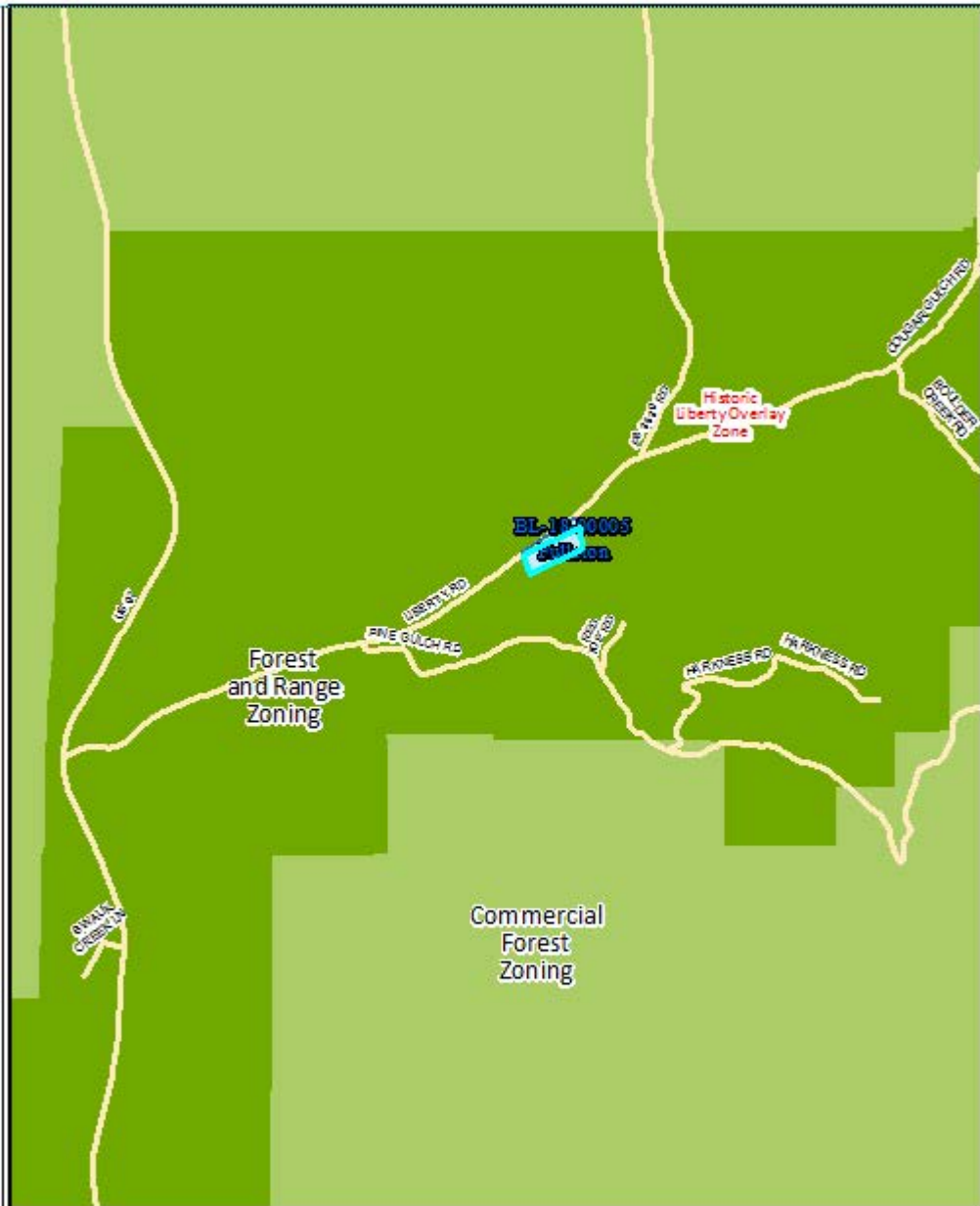
**BL-18-00005 Fulleton**

**Fire Districts Map**









**BL-18-00005 Fullerton**

**Zoning Map**