

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships -- Building Communities"

BL-18-00011

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.
- Draft Final Survey meeting all conditions of Conditional Preliminary Approval.

APPLICATION FEES:

\$730.00 Kittitas County Community Development Services (KCCDS)
 \$275.00 Kittitas County Department of Public Works
 \$145.00 Kittitas County Fire Marshal
 \$415.00 Kittitas County Public Health Department Environmental Health
\$1,565.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:
9-21-18

RECEIPT #
CD18-02383

RECEIVED
SEP 21 2018
Kittitas County CDS

DATE STAMP IN BOX

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

FORM LAST REVISED: 05-31-2018

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: Fyall Bull
Mailing Address: 261 Brown Rd 1215 E. Mt. View Ave
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: _____
Email Address: tkfyall@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: Trev Fyall
Mailing Address: 261 Brown Rd.
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 509-859-4037
Email Address: tkfyall@gmail.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: 251 Brown Rd
City/State/ZIP: Ellensburg WA 98926

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

Portion of SW 1/4 S33, T18N, R18E, WM - See app map for full description

6. **Property size:** 4.59 (acres)

7. **Land Use Information:** Zoning: AG-5 Comp Plan Land Use Designation: R-R

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)	
879333 - 3.64 AC	1.30 AC	0.95 AC
160136 - 0.95 AC	3.40 AC	3.64 AC
	Preferred	Alternate
	* See Narrative	

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): TRV Fall
X <u>Trev Fall</u> (date) <u>9/21/18</u>	X <u>Trev Fall</u> (date) <u>9/21/18</u>

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: _____

Renee Fryall 9/21/18
Curtis Bull 9-21-18
Lucille E. Bull 9-21-18

Page 3 of 3

Cruse & Associates

From: "Cruse & Associates" <cruseandassoc@kvalley.com>
Date: Thursday, September 20, 2018 11:07 AM
To: "FILE"
Subject: Bull/Fyall Boundary Line Adjustment

Narrative – 2 lot boundary line adjustment that adjusts the existing boundary between TPN 879333 and TPN 160136 to the existing fence line and line of use. We desire Parcel 879333 to be adjusted to be 1.30 acres in size to match the current use. The proposed boundary meets all setbacks required by county code. Based on pre-application discussions with KCCDS we are also submitting an alternate layout that is an equal area adjustment with additional easement Y to allow TPN 879333 the use of the area as now fenced. See certificate of title for the existing legal descriptions and the new descriptions will be described as the parcels of the final survey to be recorded when authorized by Kittitas County.

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

9/20/2018

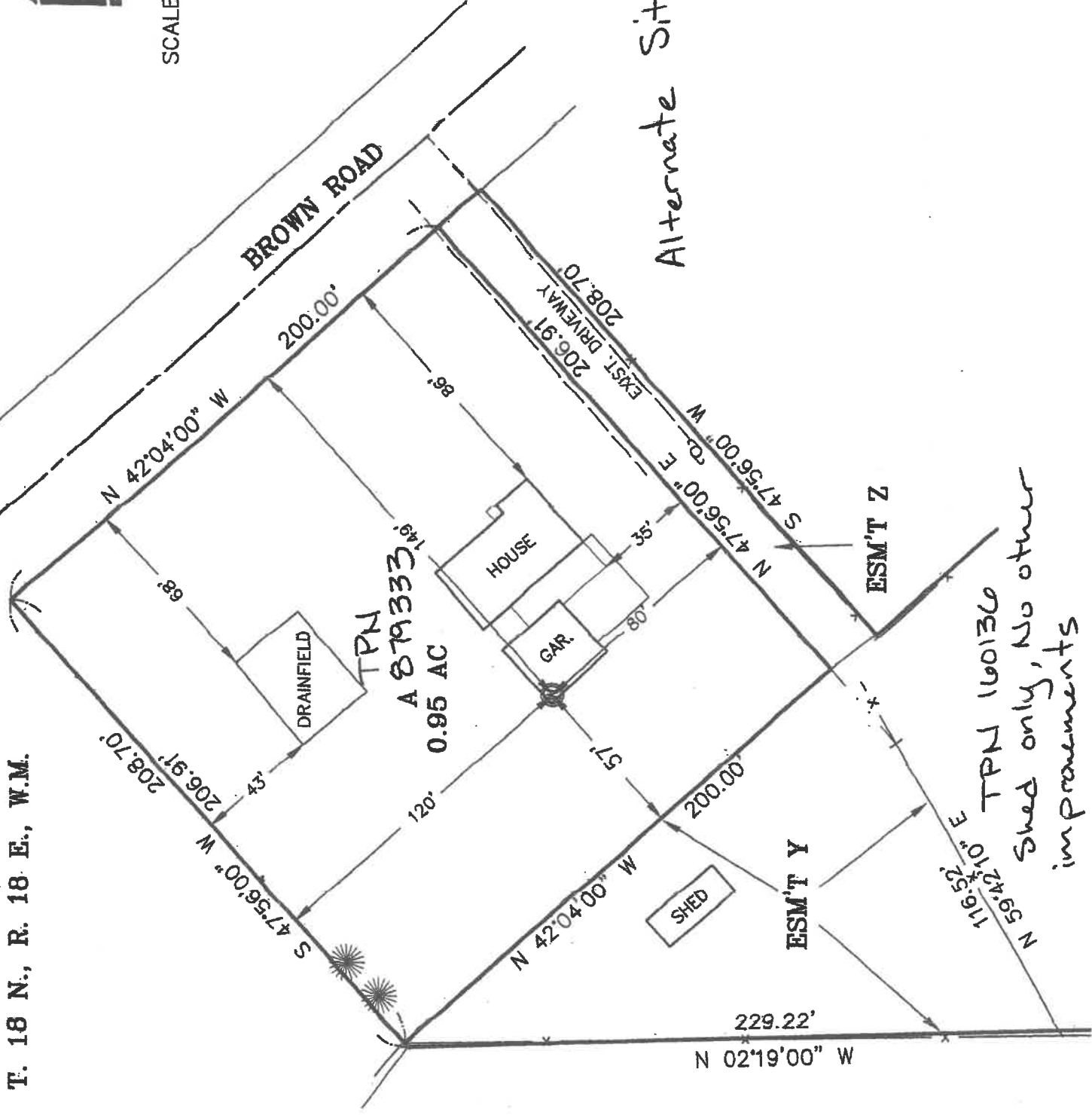
BULL PROPERTY
PART OF THE SW 1/4 OF SEC. 33
T. 18 N., R. 18 E., W.M.



SCALE: 1" = 50'

BROWN ROAD

Alternate Site Plan

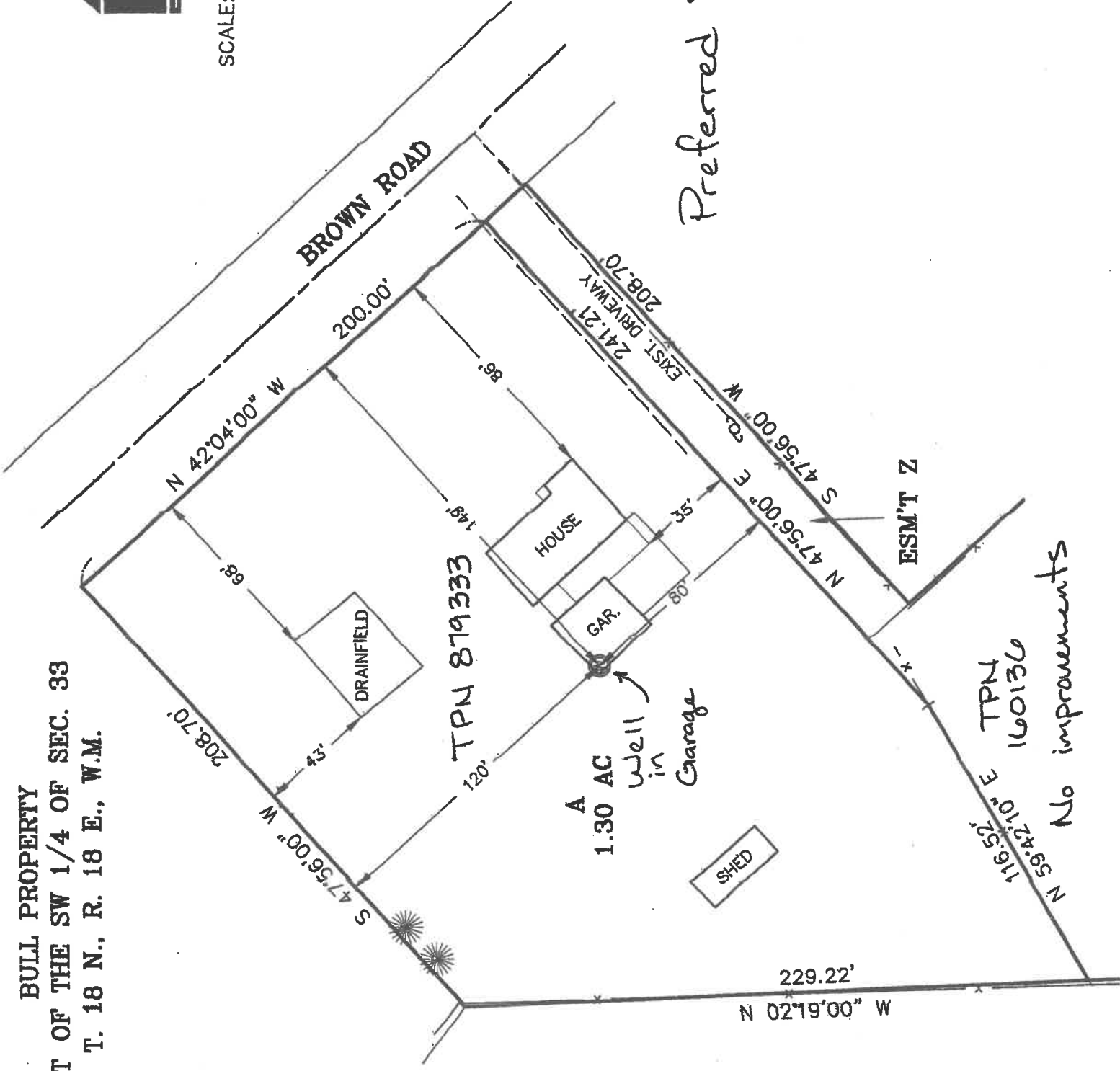


TPN 160136
Shed only, No other
improvements

BULL PROPERTY
PART OF THE SW 1/4 OF SEC. 33
T. 18 N., R. 18 E., W.M.



SCALE: 1" = 50'



Preferred Site Plan

No improvements

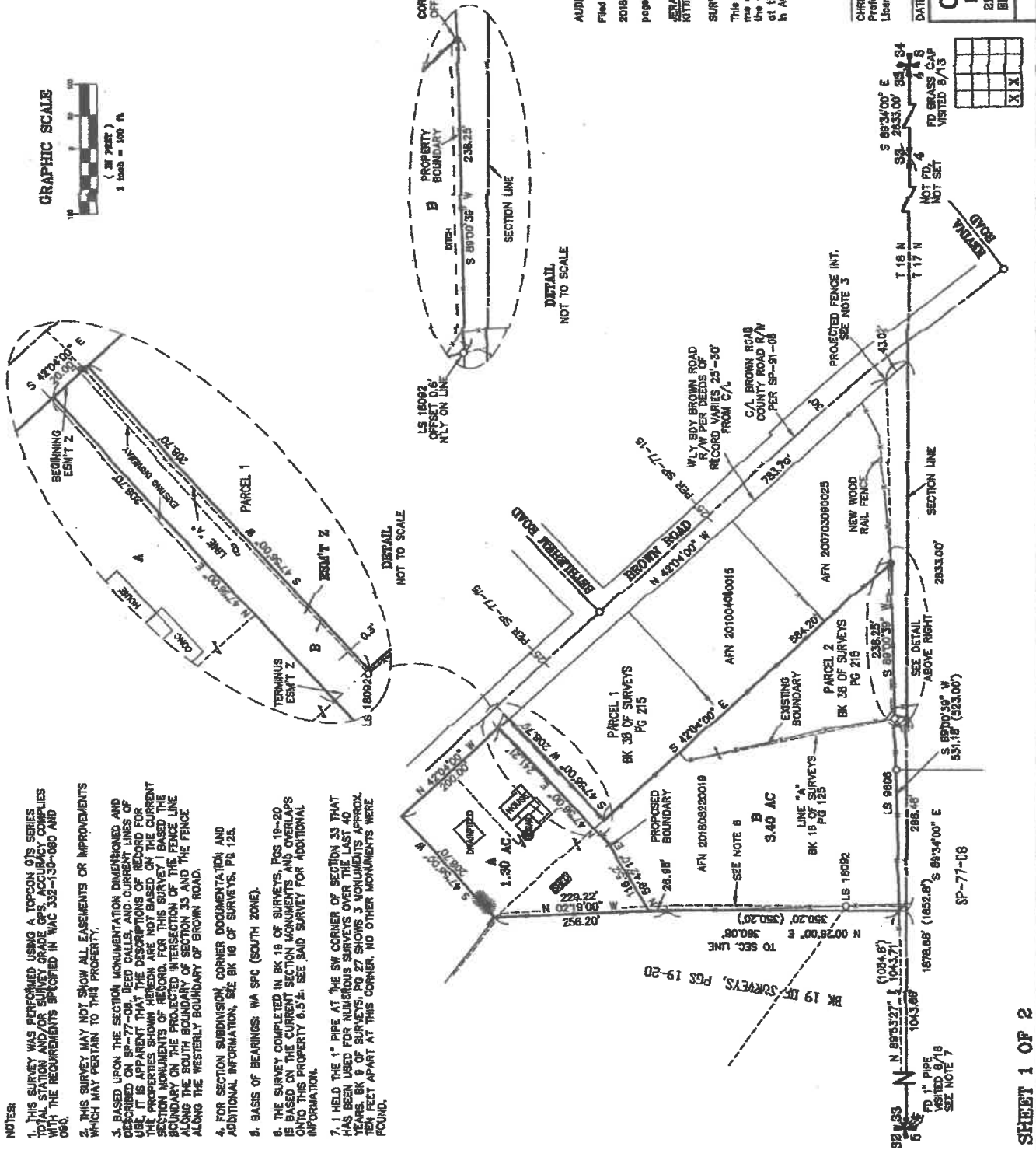
Preferred

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

- NOTES:
1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 352-150-080 AND 08A.
 2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
 3. BASED UPON THE SECTION MONUMENTATION DIMENSIONED AND DESCRIBED ON SP-77-08, BEED CALLS, AND CURRENT LINES OF USE, IT IS APPARENT THAT THE DESCRIPTIONS OF RECORD FOR THE PROPERTIES SHOWN HEREON ARE NOT BASED ON THE CURRENT SECTION MONUMENTS OF RECORD. FOR THIS SURVEY, I BASED THE BOUNDARY ON THE PROJECTED INTERSECTION OF THE FENCE LINE ALONG THE SOUTH BOUNDARY OF SECTION 33 AND THE FENCE ALONG THE WESTERLY BOUNDARY OF BROWN ROAD.
 4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL INFORMATION, SEE BK 18 OF SURVEYS, PG 125.
 5. BASIS OF BEARINGS: WA SPC (SOUTH ZONE).
 6. THE SURVEY COMPLETED IN BK 19 OF SURVEYS, PGS 19-20 IS BASED ON THE CURRENT SECTION MONUMENTS AND DISPLAYS A PROPERTY 0.5% SEE, AND SURVEY FOR ADDITIONAL INFORMATION.
 7. I HELD THE 1" PIPE AT THE SW CORNER OF SECTION 33 THAT HAS BEEN USED FOR NUMEROUS SURVEYS OVER THE LAST 40 YEARS. BK 9 OF SURVEYS, PG 27 SHOWS 3 MONUMENTS APPROX. TEN FEET APART AT THIS CORNER. NO OTHER MONUMENTS WERE FOUND.



- LEGEND
- SET 5/8" REBAR W/ CAP - "CRUISE 30915"
 - SET NAIL & WASHER
 - FOUND PIN & CAP AS NOTED
 - FENCE
 - RECORD INFORMATION
 - UTILITY POLE
 - WELL



AUDITOR'S CERTIFICATE
Filed for record this ___ day of _____, 2018, at _____, in Book #1 of Surveys at page(s) _____ of the request of Cause & Assolators.
SERIAL V. PEIDL, STY.
KITITIBAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Revised Code of Washington at the request of TREVOR FYALL & CURTIS BULL in AUGUST of 2018.
CHRISTOPHER C. CRUISE
Professional Land Surveyor
License No. 28815



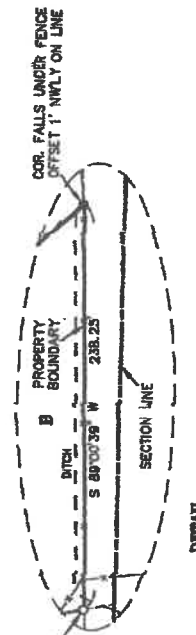
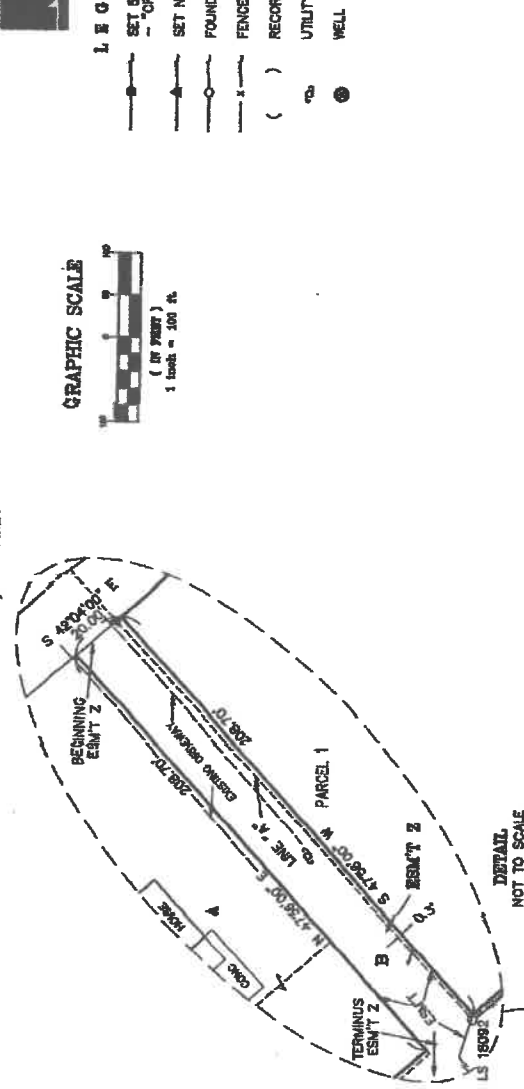
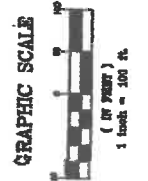
DATE _____
CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 950
Ellensburg, WA 98928 (509) 868-8242
FYALL/BULL PROPERTY

Alternate

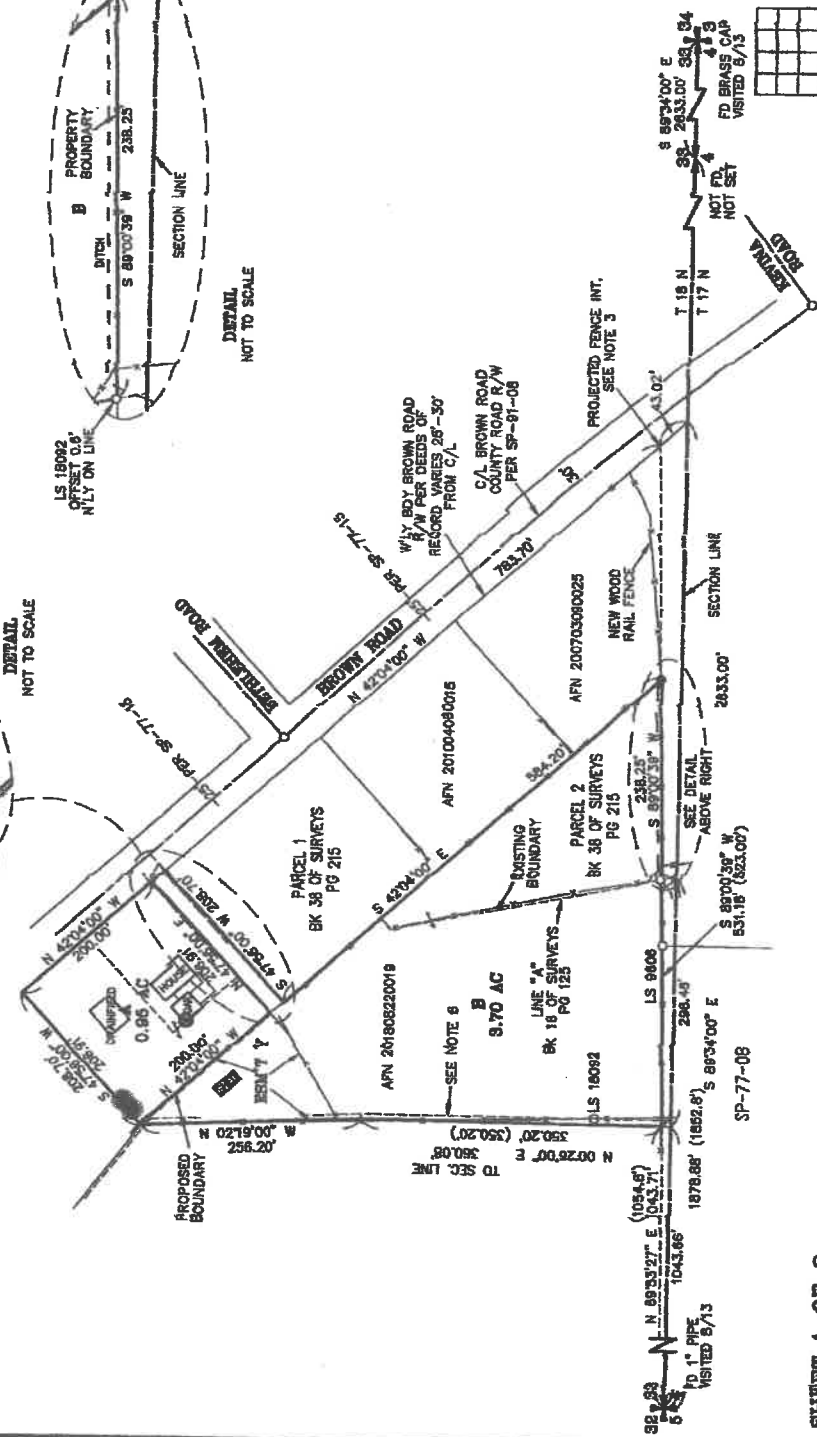
PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

- NOTES:
- THIS SURVEY WAS PERFORMED USING A TOPCON PTS SERIES TOTAL STATION AND/OR SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 335-150-080 AND 090.
 - THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
 - BASED UPON THE SECTION MONUMENTATION DIMENSIONS AND DESCRIPTIONS ON SP-77-08, THE CURRENT MONUMENT LINES OF USE. IT IS APPARENT THAT THE DESCRIPTIONS OF RECORD FOR THE PROPERTIES SHOWN HEREON ARE NOT BASED ON THE CURRENT SECTION MONUMENTS OF RECORD. FOR THIS SURVEY, I BASED THE BOUNDARY ON THE PROJECTED INTERSECTION OF THE FENCE LINE ALONG THE SOUTH BOUNDARY OF SECTION 33 AND THE FENCE ALONG THE WESTERLY BOUNDARY OF BROWN ROAD.
 - FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL INFORMATION, SEE BK 18 OF SURVEYS, PG 125.
 - BASIS OF BEARINGS: WA SPC (SOUTH ZONE).
 - THE SURVEY COMPLETED IN BK 19 OF SURVEYS, PGS 19-20 IS BEING CURRENTLY SUBMITTED TO THE COUNTY CLERK FOR RECORD. ONTO THIS PROPERTY (S.D.S.). SEE SAID SURVEY FOR ADDITIONAL INFORMATION.
 - I HELD THE 1" PIPE AT THE SW CORNER OF SECTION 33 THAT HAS BEEN USED FOR NUMEROUS SURVEYS OVER THE LAST 40 YEARS. BK 8 OF SURVEYS, PG 27 SHOWS 3 MONUMENTS APPROX. 10 FEET APART AT THIS CORNER. NO OTHER MONUMENTS WERE FOUND.

- LEGEND**
- SET 5/8" REBAR W/ CAP - "CRUISE 38819"
 - SET NAIL & WASHER
 - FOUND PIN & CAP AS NOTED
 - FENCE
 - RECORD INFORMATION
 - UTILITY POLE
 - WELL



DETAIL NOT TO SCALE



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2018, at _____, in Book 41 of Surveys of page(s) _____ at the request of Cruse & Associates.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act at the request of TREVOR FYALL & CURTIS BULL in AUGUST of 2018.



CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 35819

DATE

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street
Ellensburg, WA 98926 (509) 962-8842
FYALL/BULL PROPERTY

Alternate

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

LEGAL DESCRIPTIONS

ORIGINAL PARCEL DESCRIPTIONS

TRACT A

PARCEL 1: THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 33, 1054.8 FEET, MORE OR LESS, EAST OF THE SOUTHWEST CORNER OF SAID SECTION 33, THE TRUE POINT OF BEGINNING; THENCE NORTH 55.62 FEET; THENCE NORTH 24.0 WEST 288.2 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY BOUNDARY OF BROWN COUNTY ROAD 200.0 FEET; THENCE NORTHEAST AT A RIGHT ANGLE 206.7 FEET TO SAID BOUNDARY LINE OF SAID BROWN COUNTY ROAD; THENCE SOUTHEASTERLY 100.0 FEET; THENCE SOUTHWESTERLY PARALLEL TO SAID BOUNDARY LINE OF SAID BROWN COUNTY ROAD 206.7 FEET; THENCE SOUTHEASTERLY PARALLEL TO SAID BOUNDARY LINE OF SAID BROWN COUNTY ROAD 206.7 FEET TO THE SOUTH LINE OF SAID SECTION 33; THENCE WEST ON SAID SOUTH SECTION LINE 823.0 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM:

ALL THAT PORTION OF THE ABOVE DESCRIBED PROPERTY THAT LIES EAST AND SOUTH OF LINE "A", SAID LINE "A" IS DELINEATED AND SURVEY RECORDED IN BOOK 30, 1990, IN BOOK 15 OF SURVEYS, PAGE 125, RECORDS OF KITITAS COUNTY AUDITOR, BEING AUDITOR'S FILE NO. 826040.

PARCEL 2:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 33, 1054.8 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 55.62 FEET; THENCE NORTH 24.0 WEST 288.2 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY BOUNDARY OF BROWN COUNTY ROAD 200.0 FEET; THENCE NORTHEAST AT A RIGHT ANGLE 206.7 FEET TO SAID BOUNDARY LINE OF SAID BROWN COUNTY ROAD; THENCE SOUTHEASTERLY 100.0 FEET; THENCE SOUTHWESTERLY PARALLEL TO SAID BOUNDARY LINE OF SAID BROWN COUNTY ROAD 206.7 FEET; THENCE SOUTHEASTERLY PARALLEL TO SAID BOUNDARY LINE OF SAID BROWN COUNTY ROAD 206.7 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF THE RIGHT OF WAY OF BROWN ROAD, WHICH IS 763.7 FEET NORTH 47.30 WEST OF A POINT WHICH IS 1952.8 FEET, MORE OR LESS, EAST, OF THE SOUTHWEST CORNER OF SAID SOUTH SECTION 33, THE TRUE POINT OF BEGINNING; THENCE NORTH 47.30 WEST, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE NORTH 47.30 WEST, ALONG THE SAID WEST RIGHT OF WAY OF BROWN ROAD, 100 FEET; THENCE NORTH 47.30 WEST, 100 FEET; THENCE NORTH 47.30 WEST, 100 FEET TO THE POINT OF BEGINNING.

TRACT B

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 21, 2013, IN BOOK 38 OF SURVEYS, PAGE 216, UNDER AUDITOR'S FILE O, 20130821001, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

REVISED PARCEL DESCRIPTIONS

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY RECORDED OCTOBER 2018 IN BOOK 41 OF SURVEYS AT PAGES UNDER AUDITOR'S FILE NO. 201810, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY RECORDED OCTOBER 2018 IN BOOK 41 OF SURVEYS AT PAGES UNDER AUDITOR'S FILE NO. 201810, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EASEMENT Y

EASEMENT Y AS DELINEATED ON THAT CERTAIN SURVEY RECORDED OCTOBER 2018 IN BOOK 41 OF SURVEYS AT PAGES UNDER AUDITOR'S FILE NO. 201810, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON; AFFECTING PARCEL B OF SAID SURVEY.

EASEMENT Z

EASEMENT Z AS DELINEATED ON THAT CERTAIN SURVEY RECORDED OCTOBER 2018 IN BOOK 41 OF SURVEYS AT PAGES UNDER AUDITOR'S FILE NO. 201810, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON; AFFECTING PARCEL B OF SAID SURVEY.



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2018, at _____ M., in Book 41 of Surveys of page(s) _____ at the request of Cruse & Associates.

GERALD V. PETTIT BY: KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 217 East Fourth Street Ellensburg, WA 98926 (809) 968-8843 FYALL/BULL PROPERTY

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46568882

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 27, 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: 72156-46568882

SUBDIVISION GUARANTEE

Order No.: 254928AM
Guarantee No.: 72156-46568882
Dated: September 4, 2018

Liability: \$1,000.00
Fee: \$350.00
Tax: \$29.05

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:

Tract A:

PARCEL 1:

That portion of the South Half of the Southwest Quarter of Section 33, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

A tract of land beginning at a point on the South line of said Section 33, 1054.8 feet, more or less, East of the Southwest corner of said Section 33, the true point of beginning; thence North 350.2 feet; thence North 2°45' West 256.2 feet; thence Southeasterly parallel to the Southwesterly boundary line of Brown County Road 200.0 feet; thence Northeast at a right angle 208.7 feet to said boundary line of said Brown County Road; thence Southeasterly along said boundary line 20.0 feet; thence Southwesterly at a right angle to the Brown County Road 208.7 feet thence Southeasterly parallel to and 208.7 feet from the boundary line of the Brown County Road 584.2 feet to the South line of said Section 33; thence West on said South section line 523.0 feet to the true point of beginning.

EXCEPTING THEREFROM:

All that portion of the above described property that lies East and South of Line "A". Said Line "A" is delineated on Survey recorded March 30, 1990, in Book 16 of Surveys, Page 125, records of Kittitas County Auditor, being Auditor's File No. 528040.

PARCEL 2:

That portion of the South Half of the Southwest Quarter of Section 33, Township 18 North, Range 18 East W.M., in the County of Kittitas, State of Washington, which is described as follows:

A tract of land beginning at the Southwest corner of Southwest Quarter; thence East along the South line of said Southwest Quarter 1852.8 feet more or less to the Westerly boundary line of the Brown Road; thence Northwesterly along the Westerly boundary 783.7 feet more or less, thence Southwesterly at a right angle to the Brown Road 150.0 feet and the true point of beginning; thence Northwesterly parallel to the Brown Road 100.0 feet, thence Northeasterly at a right angle 150.0 feet to the Brown Road; thence Northwesterly along the Brown Road 100.0 feet; thence Southwesterly at a right angle to

the Brown Road 208.7 feet, thence Southeasterly parallel to the Brown Road 200.0 feet, thence at a right angle Northeasterly 58.7 feet to the true point of beginning.

PARCEL 3:

That portion of the South Half of the Southwest Quarter of Section 33, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

A tract of land beginning at a point on the West boundary line of the right of way of Brown Road, which is 783.7 feet North 42°30' West of a point which is 1852.8 feet, more or less, East, of the Southwest corner of said South Half of the Southwest Quarter of said section, and running thence North 42°30' West, along the said West right of way line, 100 feet; thence South 47°30' West 150 feet; thence South 42°30' East, parallel with the West boundary line of said Brown Road, 100 feet; thence North 47°30' East 150 feet to the point of beginning.

Tract B:

Parcel 2 of that certain Survey as recorded August 21, 2013, in Book 38 of Surveys, page 215, under Auditor's File No. 201308210001, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 33, Township 18 North, Range 18 East, in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Curtis B. Bull and Lucille E. Bull, husband and wife as to Tract A and Renee L. Fyall, who acquired title as Renee L. Bull and Trevor K. Fyall, husband and wife and Curtis B. Bull and Lucille E. Bull, husband and wife as to Tract B

END OF SCHEDULE A

(SCHEDULE B)

Order No: 254928AM
Policy No: 72156-46568882

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

Tax Year: 2018
Tax Type: County
Total Annual Tax: \$1,093.24
Tax ID #: 879333
Taxing Entity: Kittitas County Treasurer
First Installment: \$389.16
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$704.08
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract A

7. Tax Year: 2018
Tax Type: County
Subdivision Guarantee Policy Number: 72156-46568882

Total Annual Tax: \$534.28
Tax ID #: 160136
Taxing Entity: Kittitas County Treasurer
First Installment: \$267.14
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$267.14
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract B

8. 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.
9. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: March 30, 1990
Book: 16 of Surveys, Page: 125
Instrument No.: 528040
Matters shown:
a) Location of fencelines in relation to property boundaries.
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Purpose: Access for stock watering purposes only to the existing water source for a distance of not greater than ten (10) feet as measured from the point line A touches said water source as it now exists for the benefit of the property presently owned by William L. Wood and Carol J. Wood, husband and wife
Recorded: November 8, 1991
Instrument No.: 544558
Affects: Tract B
11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 21, 2013
Book: 38 of Surveys, Page: 215
Instrument No.: 201308210001
Matters shown:
a) Location of fencelines in relation to property boundaries
b) Notes contained thereon
12. Notice of Denial of Use or Trespass recorded July 28, 2014, under Auditor's File No. 201407280060.
Affects: Tract B
13. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$279,200.00
Trustor/Grantor: Renee L. Fyall, who acquired title as Renee L. Bull and Trevor K. Fyall, wife and husband and Curtis B. Bull and Lucille E. Bull, husband and wife
Subdivision Guarantee Policy Number: 72156-46568882

Trustee: AmeriTitle
Beneficiary: Yakima Federal Savings and Loan Association
Dated: July 31, 2017
Recorded: August 4, 2017
Instrument No.: 201708040043
Affects: Tract B and other land

14. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$247,500.00
Trustor/Grantor: Curtis B. Bull and Lucille E. Bull, husband and wife
Trustee: AmeriTitle
Beneficiary: Yakima Federal Savings and Loan Association
Dated: August 17, 2018
Recorded: August 22, 2018
Instrument No.: 201808220020
Affects: Tract A

END OF EXCEPTIONS

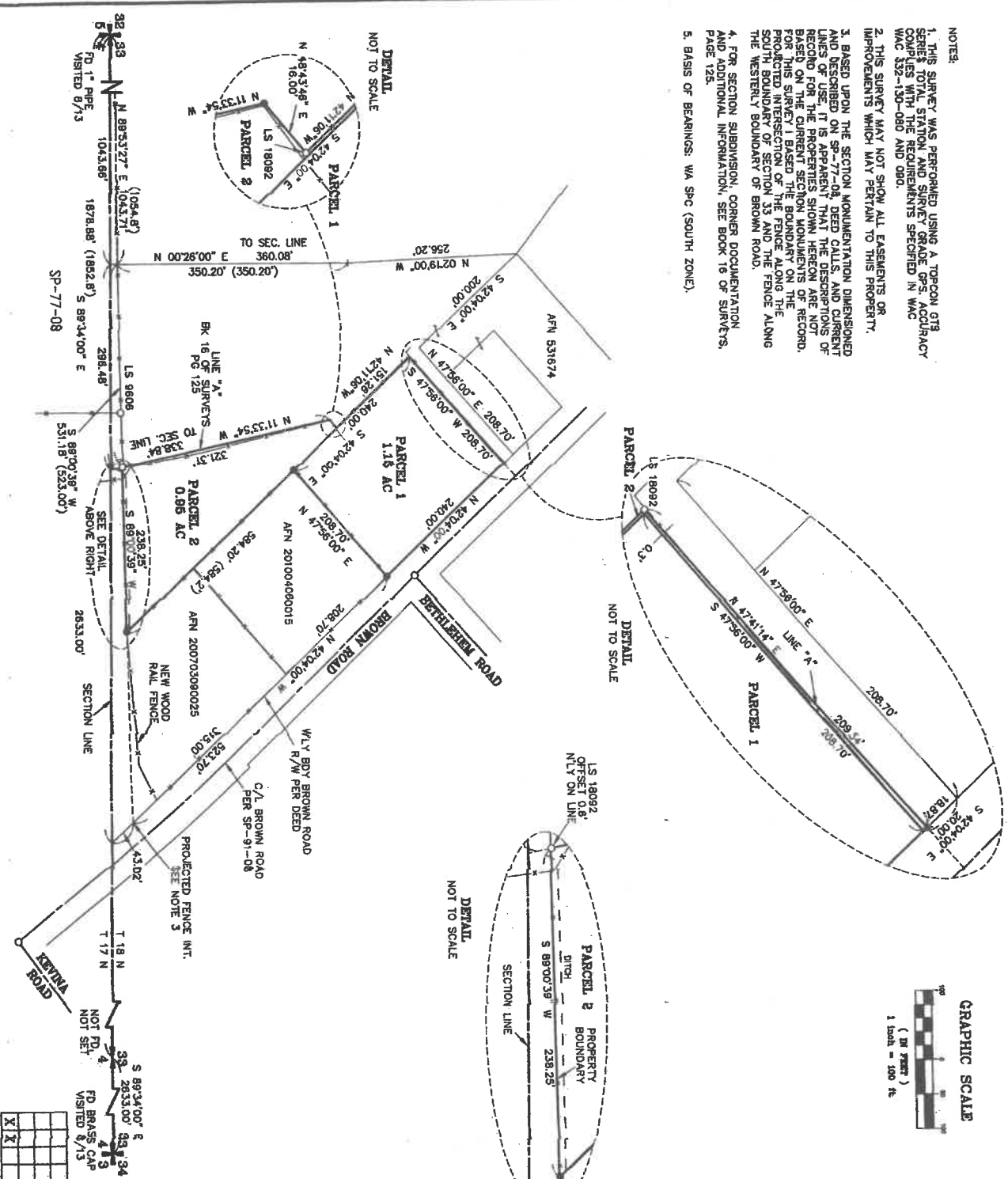
Notes:

- a. 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 S Half of the SW Quarter of Section 33, Township 18N, Range 18E, W.M. and Parcel 2, Book 38 of Surveys, pg 215, ptn SW Quarter of Section 33, Township 18N, Range 18E, W.M.
- b. 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 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

**PART OF THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.**



- NOTES:
1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE ONE'S MONOCHROMATIC WAVE 150-080 AND 090.
 2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
 3. BASED UPON THE SECTION MONUMENTATION DIMENSIONED AND DESCRIBED ON SP-77-08, DEED CALLS, AND CURRENT LINES OF USE, IT IS APPARENT THAT THE DESCRIPTIONS OF RECORD FOR THE PROPERTIES SHOWN HEREON ARE NOT BASED ON THE CURRENT SECTION MONUMENTS OF RECORD. FOR THIS SURVEY, BASED ON THE BOUNDARY ALONG THE SOUTH BOUNDARY OF SECTION 33 AND THE FENCE ALONG THE WESTERLY BOUNDARY OF BROWN ROAD.
 4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL INFORMATION, SEE BOOK 16 OF SURVEYS, PAGE 128.
 5. BASIS OF BEARINGS: WA SPC (SOUTH ZONE).

90/24/2013 09:05:03 PM V: 28 P.: 215 201302010001
 KITTITAS COUNTY REGISTRY



- LEGEND**
- SET 5/8" REBAR W/ CAP
 - CRUISE 36615
 - SET NAIL & WASHER
 - FOUND PIN & CAP AS NOTED
 - FENCE
 - () RECORD INFORMATION

LEGAL DESCRIPTIONS
 PARCEL 1 - APN 285183
 PARCEL 2 - APN 544558

COR. FALLS UNDER FENCE
 OFFSET 1' NWLY ON LINE

LS 18092
 OFFSET 0.6'
 NLY ON LINE

AUDITOR'S CERTIFICATE
 20/2082/0001

Filed for record this 21ST day of AUGUST, 2013, at 9:57 AM, in Book 38 of Surveys of page(s) 215 at the request of Cruse & Associates, KITTITAS COUNTY REGISTER.

SURVEYOR'S CERTIFICATE

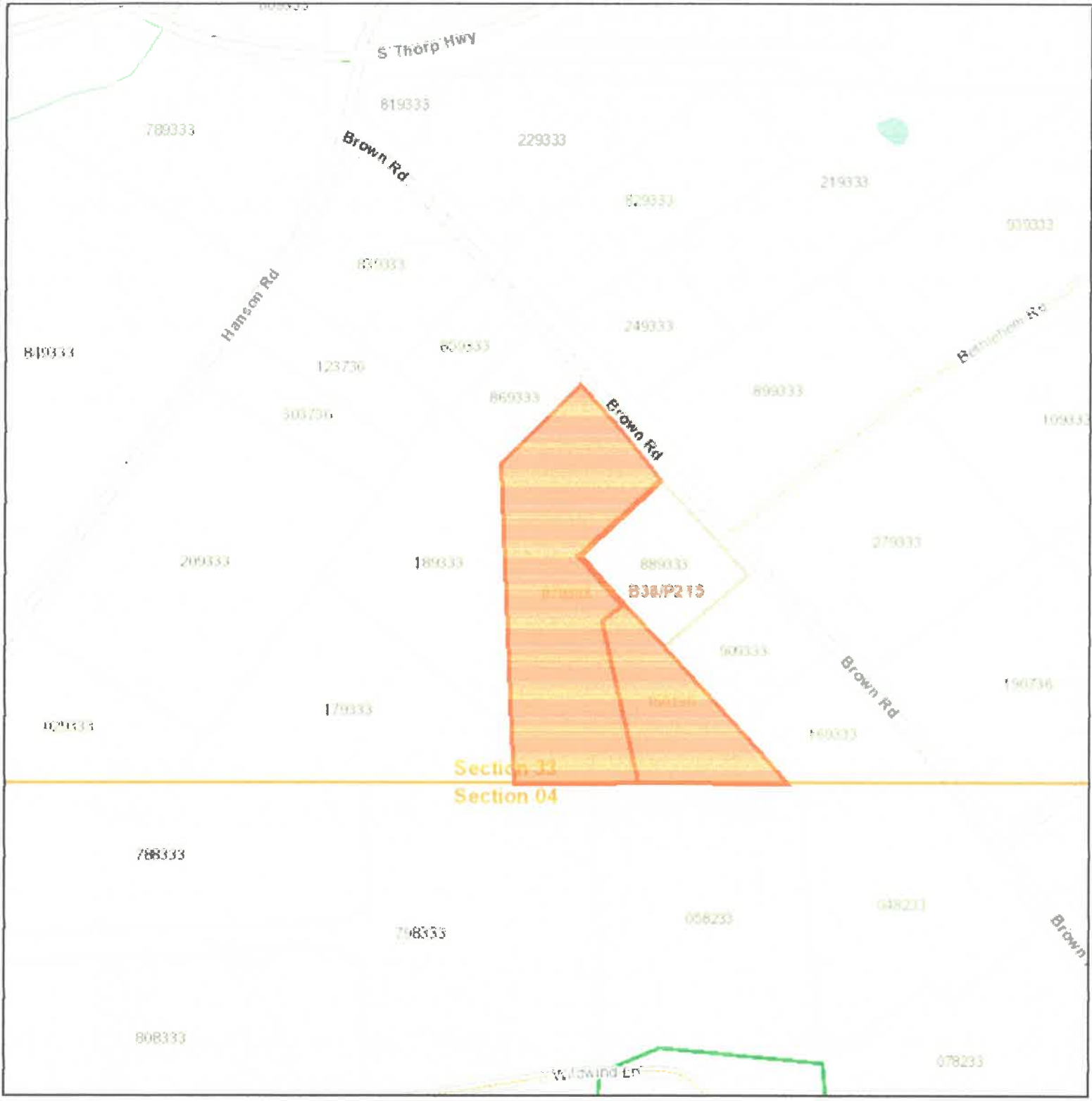
This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Survey Recording Act in AUGUST of 2013.

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 817 East Fourth Street
 Ellensburg, WA 98926 (509) 962-8242

DATE: 8/21/2013

COLE ESTATE PROPERTY

251 and NKA Brown Rd

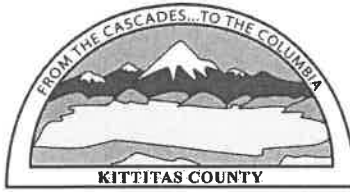


Date: 9/12/2018

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.





**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD18-02383

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

Payer/Payee: FYALL, TREV
261 BROWN RD
ELLENSBURG WA 98926

Cashier: KATHY BOOTS
Payment Type: CHECK (2097)

Date: 09/21/2018

BL-18-00011 Boundary Line Adjustment 251 BROWN RD ELLENSBURG			
<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Boundary Line Adjustment (Health)	\$415.00	\$415.00	\$0.00
Boundary Line Adjustment	\$730.00	\$730.00	\$0.00
Boundary Line Adjustment (Fire)	\$145.00	\$145.00	\$0.00
Boundary Line Adjustment (Public Works)	\$275.00	\$275.00	\$0.00
BL-18-00011 TOTALS:	\$1,565.00	\$1,565.00	\$0.00
TOTAL PAID:		\$1,565.00	