



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"

January 15, 2019

DK Professional Consultants Inc.
304 W 1st St.
Cle Elum, WA, 98922

RE: DK Professional Consultants Boundary Line Adjustment (BL-18-00014)

Parcel # 954696 Map # 20-14-12065-0009
Parcel # 12065 Map # 20-14-01030-0020

To all concerned,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Final packet has been submitted to the Assessor's Office on January 15, 2019 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at (509) 962-7065.

Sincerely,

Chelsea Benner
Planner
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7637
chelsea.benner@co.kittitas.wa.us

RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF SECTION 1 & A PORTION OF THE NW 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

S 89°02'34" E 1325.05'

CALC. NOT FOUND OR SET

LINE #	DIRECTION	DISTANCE
L21	N 44°05'28" W	143.54'
L22	N 42°32'28" W	4.18'

CURVE #	RADIUS	LENGTH	DELTA
C1	970.00'	183.46'	87°00'
C2	205.00'	100.89'	28°50'40"
C3	150.00'	32.21'	12°18'15"

LINE #	DIRECTION	DISTANCE
L1	N 9°00'35" W	223.20'
L2	N 12°20'45" W	89.83'
L3	N 7°38'17" E	35.00'
L4	N 14°20'43" W	221.89'
L5	S 62°40'38" W	36.33'
L6	N 14°20'45" W	171.11'
L7	N 45°11'29" W	453.02'
L8	N 89°11'40" W	62.10'
L9	N 48°57'08" E	135.15'
L10	N 28°14'12" W	69.50'
L11	N 89°12'17" W	28.78'
L12	S 34°38'47" W	386.22'
L13	N 43°29'54" W	50.75'
L14	N 89°29'59" W	165.05'
L15	N 0°46'01" E	193.59'
L16	S 46°07'03" W	144.80'
L17	N 0°30'01" E	44.77'
L18	N 48°38'16" E	148.72'
L19	N 0°00'03" E	148.50'
L20	N 0°13'33" W	157.46'

PARCEL 1
46.37 AC.

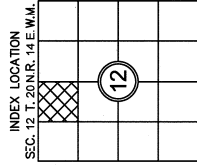
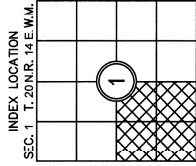
S 00°48'40" W 1311.86'

N 00°44'46" E 927.01'

- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - SET 5/8" IRON ROD & CAP, LS 45503



1/9/2019
SCALE: 1" = 200'

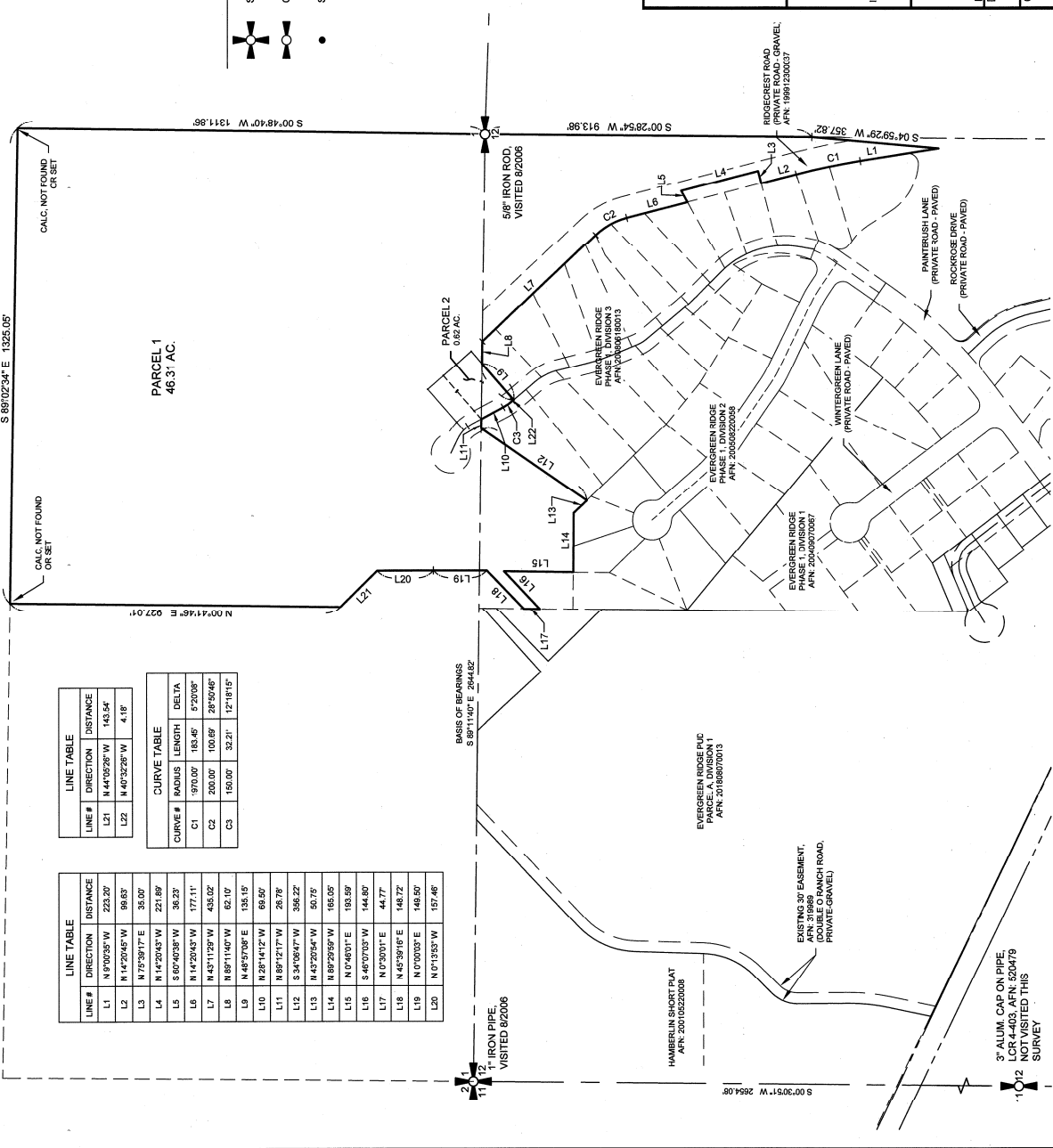


SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAVID R. JENSEN
IN JAN 2019
DUSTIN L. PIERCE
CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE 2019011 00003
FILED FOR RECORD THIS 16th DAY OF Jan 2019 AT 09:37A.
IN BOOK 41 OF SURVEY AT PAGE 228 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
BERNARD V. PETTIT
County Auditor
Dustin L. Pierce
Deputy County Auditor

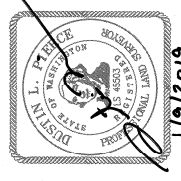
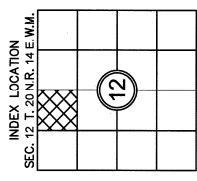
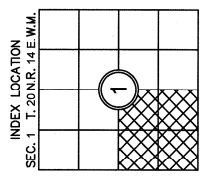
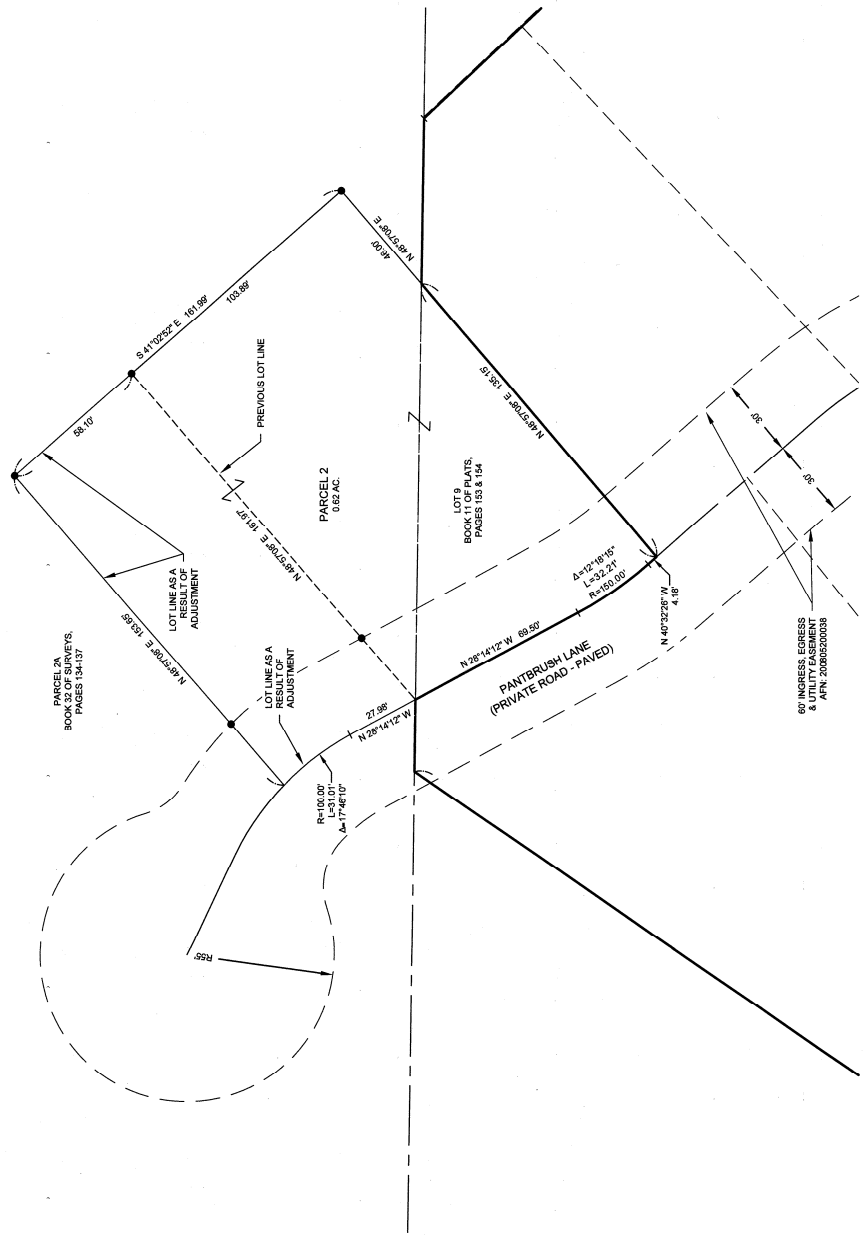
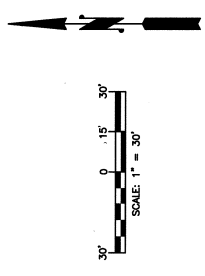
Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0230 • Fax: (425) 391-3053
Eastern Washington Division
407 Southstar Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT SURVEY BL-18-00014
A PORTION OF SECTION 1 & A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY.
OWN BY
D.L.P./G.W.
D.L.P.
DATE
01/2019
SCALE
1" = 200'
JOB NO.
WASHINGTON
SHEET
07234
1 OF 4



41/228

RECORD OF SURVEY
 A PORTION OF THE SW 1/4 OF SECTION 1 & A PORTION OF THE NW 1/4 OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE 201901100003
 FILED FOR RECORD THIS 16th DAY OF Jan 2019 AT 09:39 AM.
 IN BOOK 41 OF SURVEYS AT PAGE 229 AT THE REQUEST OF
 SURVEYOR'S NAME
 DUSTIN L. PIERCE
 JEBALD V. PETTIT
 County Auditor
 Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 155 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0250 • Fax: (425) 391-3355
 Eastern Washington Division
 407 Swilwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT SURVEY BL-18-00014
 PREPARED FOR
 PATRICK DEBEN
 A PORTION OF SECTION 1 & A PORTION OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
 KITTITAS COUNTY.

TOWN BY	DATE	JOB NO.
D.L.P./G.W.	01/2019	07234
CHKD BY	SCALE	SHEET
D.L.P.	1" = 30'	2 OF 4

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DESCRIBE THE PARCELS AS SHOWN HEREON, AND TO FACILITATE EXISTING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A BOUNDARY LINE ADJUSTMENT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION NO. BL-18-00014.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH ACCURACY THAT MEETS OR EXCEEDS WAC 352-190-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 11 OF PLATS, PAGES 103 & 104, A.N. 20000618003
 - BOOK 24 OF SURVEYS, PAGES 104-107, A.N. 20000417033
 AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET 5/8" IRON ROD & CAP, LS 45503

bcc/14

RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF SECTION 1 & A PORTION OF THE NW 1/4 OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT CONTINUED:

7. THAT PORTION OF PARCEL 2A OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 124 THROUGH 127, UNDER AUDITOR'S FILE NO. 200604170033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°11'40" WEST 155.70 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE AS CONVEYED BY DEED TO P40 CONSTRUCTION INC. RECORDED AUGUST 7, 2014 UNDER AUDITOR'S FILE NO. 201408078004.

8. PLAT OF EVERGREEN RIDGE P.L.D. - PARCEL A, DIVISION 1 IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 12 OF PLATS, PAGES 242 THROUGH 246, RECORDS OF SAID COUNTY.

EXCEPT

THAT PORTION OF LOT 2A OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 124 THROUGH 127, UNDER AUDITOR'S FILE NO. 200604170033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°11'40" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, 639.96 FEET TO THE NORTHEAST CORNER OF LOT 2 OF THE EVERGREEN RIDGE P.L.D. - PHASE 1, DIVISION 3 PLAT AS RECORDED IN BOOK 11 OF PLATS AT PAGES 153 AND 154, RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 124 THROUGH 127, UNDER AUDITOR'S FILE NO. 200604170033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, THENCE NORTH 41°02'32" WEST, 103.89 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE SOUTH 48°57'08" WEST, 161.97 FEET MORE OR LESS TO SAID SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, THENCE NORTH 28°41'27" WEST, 103.89 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE, THENCE NORTH 48°57'08" WEST, 103.89 FEET ALONG SAID ARC LENGTH OF 31.01 FEET THROUGH A CENTRAL ANGLE OF 17°46'11", THENCE NORTH 48°57'08" EAST, 153.68 FEET THENCE SOUTH 41°02'32" EAST, 58.10 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

PARCEL 2:

LOT 3, EVERGREEN RIDGE P.L.D. - PHASE 1, DIVISION 3, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGES 153 AND 154, RECORDS OF SAID COUNTY.

AND

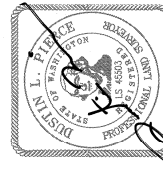
THAT PORTION OF LOT 2A OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 124 THROUGH 127, UNDER AUDITOR'S FILE NO. 200604170033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°11'40" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, 639.96 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE NORTH 41°02'32" WEST, 103.89 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE SOUTH 48°57'08" WEST, 161.97 FEET MORE OR LESS TO SAID SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, THENCE NORTH 28°41'27" WEST, 103.89 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE, THENCE NORTH 48°57'08" WEST, 103.89 FEET ALONG SAID ARC LENGTH OF 31.01 FEET THROUGH A CENTRAL ANGLE OF 17°46'11", THENCE NORTH 48°57'08" EAST, 153.68 FEET THENCE SOUTH 41°02'32" EAST, 58.10 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

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COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89°11'40" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, 639.96 FEET TO THE NORTHEAST CORNER OF LOT 2 OF THE EVERGREEN RIDGE P.L.D. - PHASE 1, DIVISION 3 PLAT AS RECORDED IN BOOK 11 OF PLATS AT PAGES 153 AND 154, RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 124 THROUGH 127, UNDER AUDITOR'S FILE NO. 200604170033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, THENCE NORTH 48°57'08" WEST, 103.89 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE SOUTH 41°02'32" WEST, 103.89 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE NORTH 28°41'27" WEST, 161.97 FEET MORE OR LESS TO SAID SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER, THENCE NORTH 48°57'08" WEST, 103.89 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE, THENCE NORTH 48°57'08" WEST, 103.89 FEET ALONG SAID ARC LENGTH OF 31.01 FEET THROUGH A CENTRAL ANGLE OF 17°46'11", THENCE NORTH 48°57'08" EAST, 153.68 FEET THENCE SOUTH 41°02'32" EAST, 58.10 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.



AUDITOR'S CERTIFICATE 201901100003
 FILED FOR RECORD THIS 10th DAY OF Dec, 2019 AT 09:30 A
 IN BOOK 41 OF Survey AT PAGE 231 AT THE REQUEST OF

 DUSTIN L. PIERCE
 SURVEYOR'S NAME
 JERALD V. PETTIT
 County Auditor

 Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 392-0230 • Fax: (425) 391-3355
 Eastern Washington Division
 407 Swilwater Blvd. • Cle Elum, WA 98922 • Ph: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT SURVEY BL-18-00014
 PREPARED FOR
 PATRICK DENEEN
 A PORTION OF SECTION 1 & A PORTION OF SECTION 12,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY

DATE	01/2019	JOB NO.	WASHINGTON
D.L.P./G.W.	N/A	SCALE	07234
CHKD BY	D.L.P.	SHEET	4 OF 4

01/18/2019 09:39:44 AM V: 41 P: 231 201901100003
 KITTITAS county auditor
 1:58:00
 Page 4 of 4

4/1/231



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"

December 12th, 2018

DK Professional Consultants Inc.
304 W 1st St.
Cle Elum, WA, 98922

RE: DK Professional Consultants Boundary Line Adjustment (BL-18-00014)

Parcel # 954696 Map # 20-14-12065-0009
Parcel # 12065 Map # 20-14-01030-0020

Dear Applicant,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and preliminary approval is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the boundary line adjustment and must be submitted to our offices for review:

1. A preliminary survey displaying legal descriptions, and new acreage, must be submitted to our office prior to final approval. As one parcel is much larger than the other, we will except a partial of the larger property provided that the legal descriptions are provided.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application. No paper work or receipt is required just a phone call or an email will suffice.

Kittitas County Public Health and Kittitas County Public Works stated they had no comments. Kittitas County Fire Marshal provided no comments.

If you have any questions regarding this matter, I can be reached at (509) 962-7637, or by e-mail at chelsea.benner@co.kittitas.wa.us.

Sincerely,

Chelsea Benner
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7637
chelsea.benner@co.kittitas.wa.us

CC: Chad Bala, Terra Design Group

via email

Chelsea Benner

From: Taylor Gustafson
Sent: Monday, December 03, 2018 8:27 AM
To: Chelsea Benner
Subject: RE: Notice of Application BL-18-00014

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Chelsea,

Public Works has no comments on this BLA.

Thanks,

Taylor

From: Chelsea Benner
Sent: Friday, November 16, 2018 11:33 AM
To: Candie Leader; Taylor Gustafson; Pat Nicholson; Holly Erdman; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: Notice of Application BL-18-00014

Hello,

Please use the below links to review the BLA application for DL Professionals Consultants. All Comments are due by the end of the day on Monday December 3rd. Please let me know if you have any questions.

[BL-18-00014 Internal](#)

[BL-18-00014 External](#)

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

Chelsea Benner

From: Holly Erdman
Sent: Tuesday, November 27, 2018 4:33 PM
To: Chelsea Benner
Cc: Tristen Lamb
Subject: RE: Notice of Application BL-18-00014

Chelsea,

Public health has no comment or issues with this proposed BL. Thank you.

HOLLY ERDMAN
ENVIRONMENTAL HEALTH SPECIALIST
KITITAS COUNTY PUBLIC HEALTH DEPARTMENT
507 N. NANUM STREET, SUITE 102
ELLENSBURG, WA. 98926

509-962-7580

From: Chelsea Benner
Sent: Friday, November 16, 2018 11:33 AM
To: Candie Leader; Taylor Gustafson; Pat Nicholson; Holly Erdman; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: Notice of Application BL-18-00014

Hello,

Please use the below links to review the BLA application for DL Professionals Consultants. All Comments are due by the end of the day on Monday December 3rd. Please let me know if you have any questions.

[BL-18-00014 Internal](#)

[BL-18-00014 External](#)

Thank you,

Chelsea Benner

Planner I
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

Chelsea Benner

From: Chelsea Benner
Sent: Friday, November 16, 2018 11:33 AM
To: Candie Leader; Taylor Gustafson; Pat Nicholson; Holly Erdman; Tristen Lamb
Cc: Lindsey Ozbolt
Subject: Notice of Application BL-18-00014

Hello,

Please use the below links to review the BLA application for DL Professionals Consultants. All Comments are due by the end of the day on Monday December 3rd. Please let me know if you have any questions.

[BL-18-00014 Internal](#)

[BL-18-00014 External](#)

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

November 8th, 2018

DK Professional Consultants Inc.
304 W 1st St.
Cle Elum, WA, 98922

RE: DK Professional Consultants Boundary Line Adjustment (BL-18-00014)

Parcel # 954696

Map # 20-14-12065-0009

Parcel # 12065

Map # 20-14-01030-0020

Dear Applicant,

Kittitas County Community Development Services received your Boundary Line Adjustment application on October 2nd, 2018. The application has been determined **complete** as of November 7th, 2018.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all appropriate governmental agencies. Agencies will have 15 days to comment unless additional information is required.
2. Any comments received from any agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions.
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. All parcels involved must have 2018 taxes paid in full prior to final approval of this BLA.

If you have any questions regarding this matter, I can be reached at (509) 962-7637, or by e-mail at chelsea.benner@co.kittitas.wa.us.

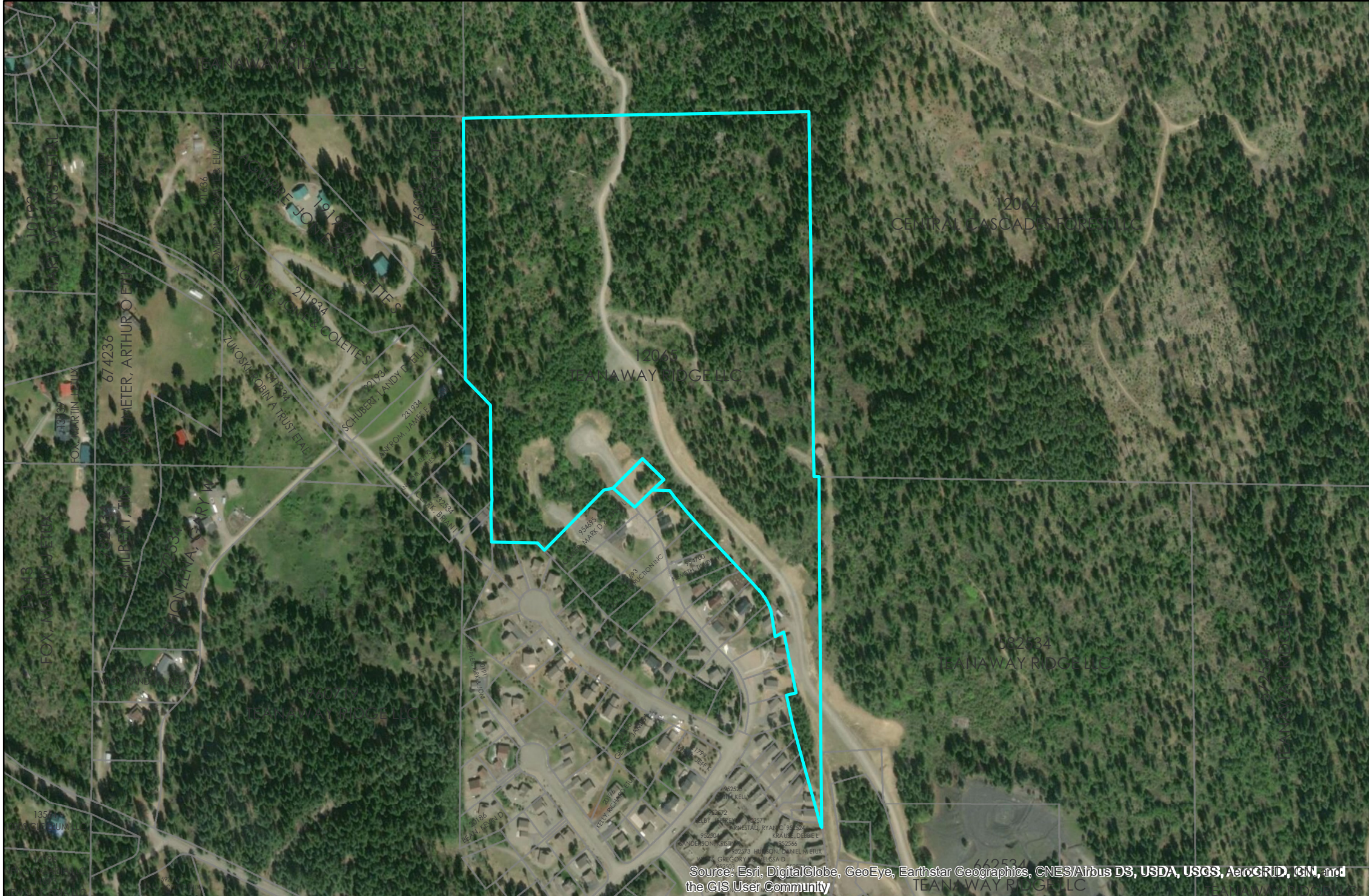
Sincerely,

Chelsea Benner
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7637
chelsea.benner@co.kittitas.wa.us

CC: Lindsey Ozbolt, Planning Official
Chad Bala, Terra Design Group

via email

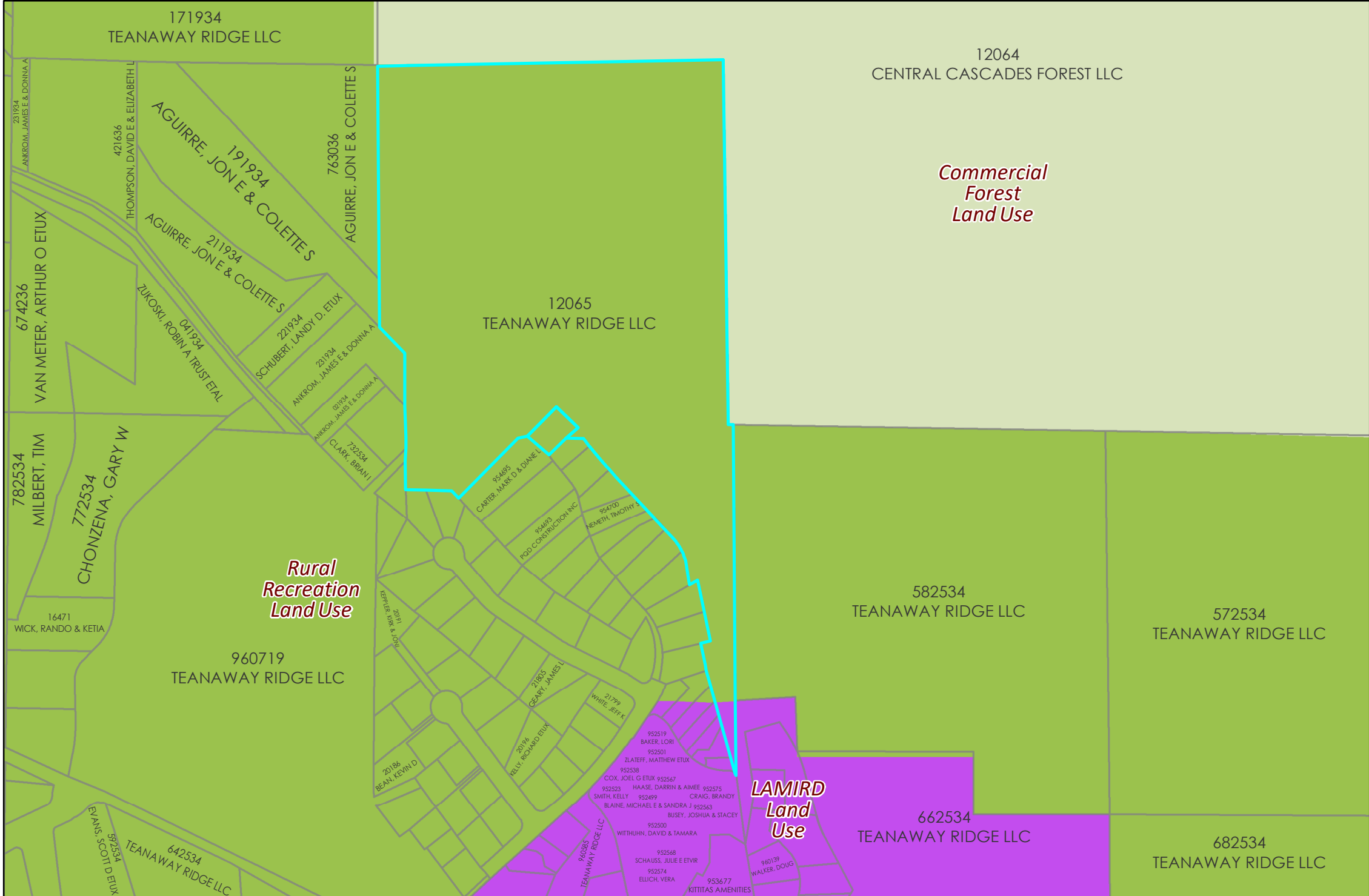
via email



BL-18-00010
6 LLC



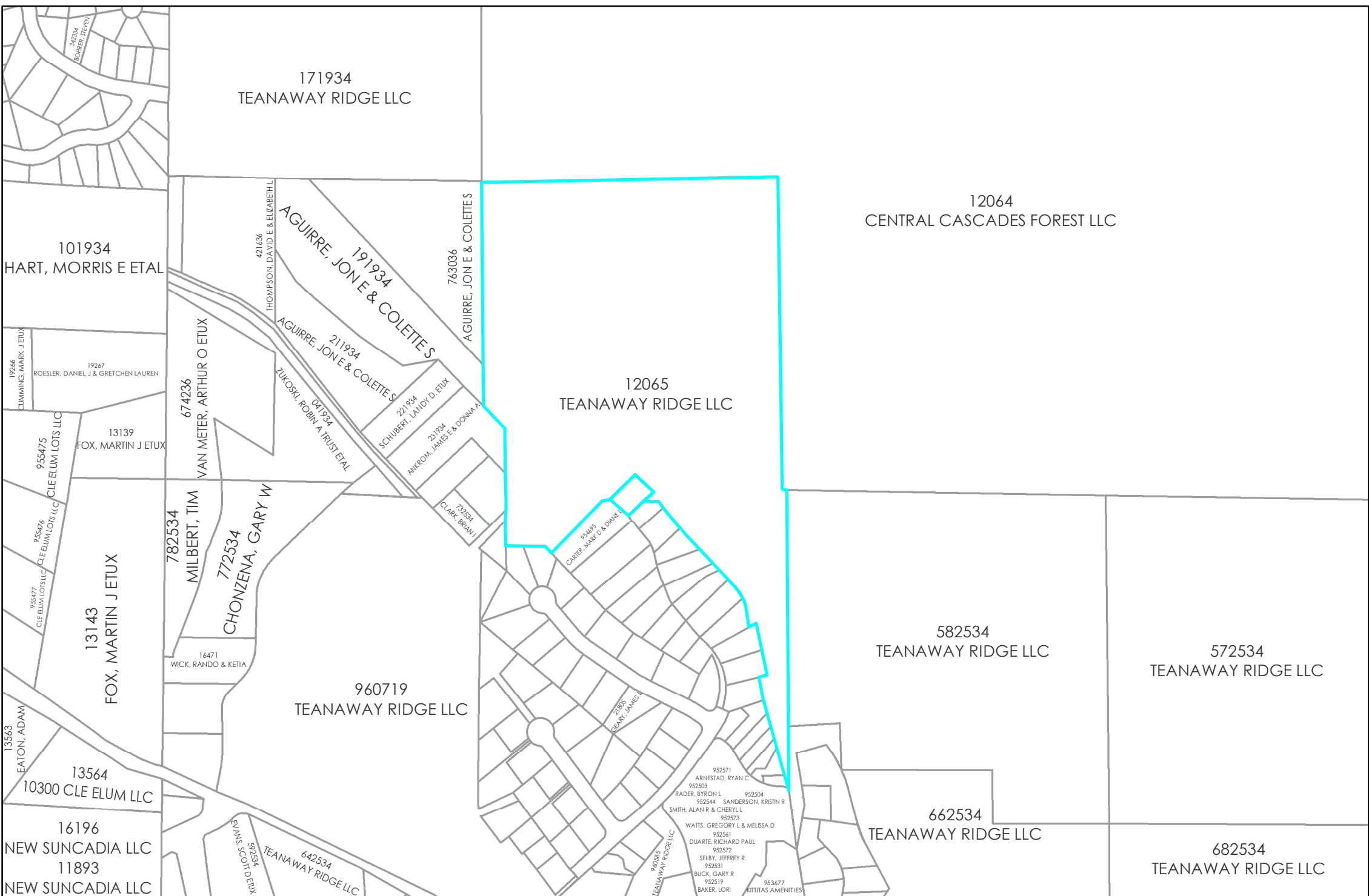
Aerial



BL-18-00014
DK Professional Consultants Inc.



Land Use

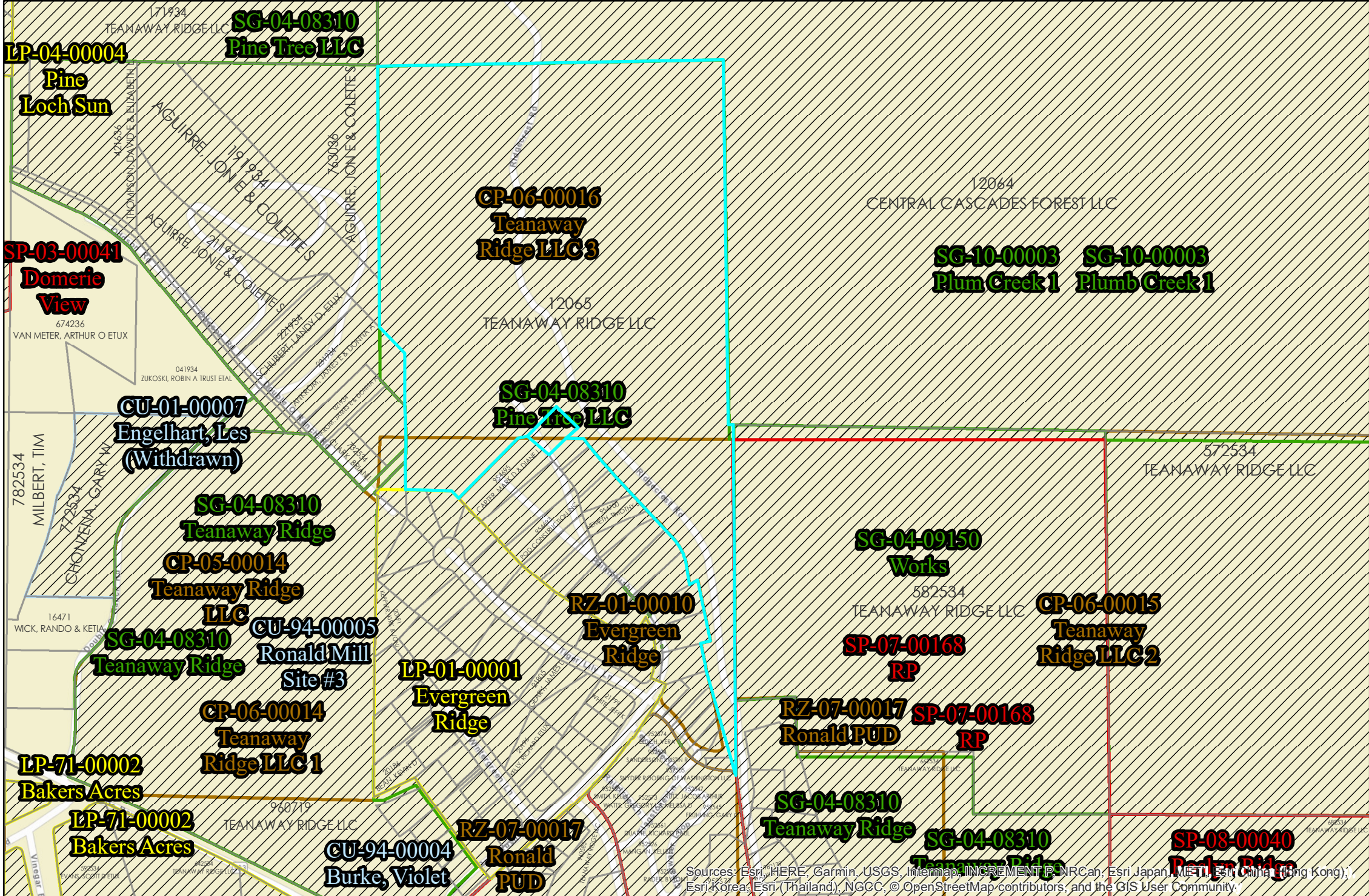


BL-18-00014

DK Professional Consultants Inc.



Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Beijing), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community.





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.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.
- 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: 	RECEIPT # _____	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="font-size: 1.2em; font-weight: bold;">OCT. 31 2018</div> <div style="font-size: 0.8em; font-weight: bold;">Kittitas County CDS</div> <div style="font-size: 0.7em; font-weight: bold;">DATE STAMP IN BOX</div>
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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: DK Professional Consultants Inc.
Mailing Address: 304 W 1st Street
City/State/ZIP: Cle Elum Wa 98922
Day Time Phone: 509-260-0462
Email Address: pat@patrickdeneen.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: Terra Design Group, Chad Bala
Mailing Address: PO Box 686
City/State/ZIP: Cle Elum WA 98922
Day Time Phone: 509-607-0617
Email Address: bala.ce@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: 600 Paintbrush Ln
City/State/ZIP: Ronald WA 98940

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

See attachment

6. Property size: .44 & 27.78 (acres)

7. Land Use Information: Zoning: PUD & Rural Rec. Comp Plan Land Use Designation: Rural Recreation

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. _____, Pg _____)
P# 954696 (20-14-12065-0009): .44 acres	.64 acres
P# 12065 (20-14-01030-0020): 27.78 acres	27.58 acres

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 Charles Bala (date) 10-31-18

X [Signature] (date) 10-31-18

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: 2018-paid

By: [Signature]

Date: 1/15/2019

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. 41 Page 228 Date 1/10/19 **Survey Required: Yes No

Card #: 201901100003

Parcel Creation Date: Rural Rec, PUD

Last Split Date: NA

Current Zoning District: Rural Rec, PUD

Preliminary Approval Date: 12/12/18

By: CEB

Final Approval Date: 1/15/18

By: CEB

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
P# 954696 (20-14-12065-0009): .44 acres	.64 acres
P# 12065 (20-14-01030-0020): 27.78 acres	27.58 acres
_____	_____
_____	_____
_____	_____

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 Cheryl Bala (date) 10-31-18

X [Signature] (date) 10-31-18

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: _____

Lot 9 Boundary Line Adjustment Narrative

The proposed boundary lot line adjustment (bla) is to create enough space on the proposed lot in order to continue building a single-family residence. This parcel contains two zoning designations (PUD zone & Rural Recreational Zone). Through this bla lot 9 will add acreage from Parcel 12065 therefore creating a larger parcel to allow for the continued building and associated structures to proceed.

The total size of this project is 28.22 acres. The location of these parcels is off of Paintbrush Lane, Ronald WA. Both parcels are in the Roslyn Ridge development. Existing water is provide for by the Evergreen Valley Water Group A water system and the septic is provided for by the approved Large On site septic system approved by the WA State Dept. of Health.

RECEIVED
OCT 31 2018

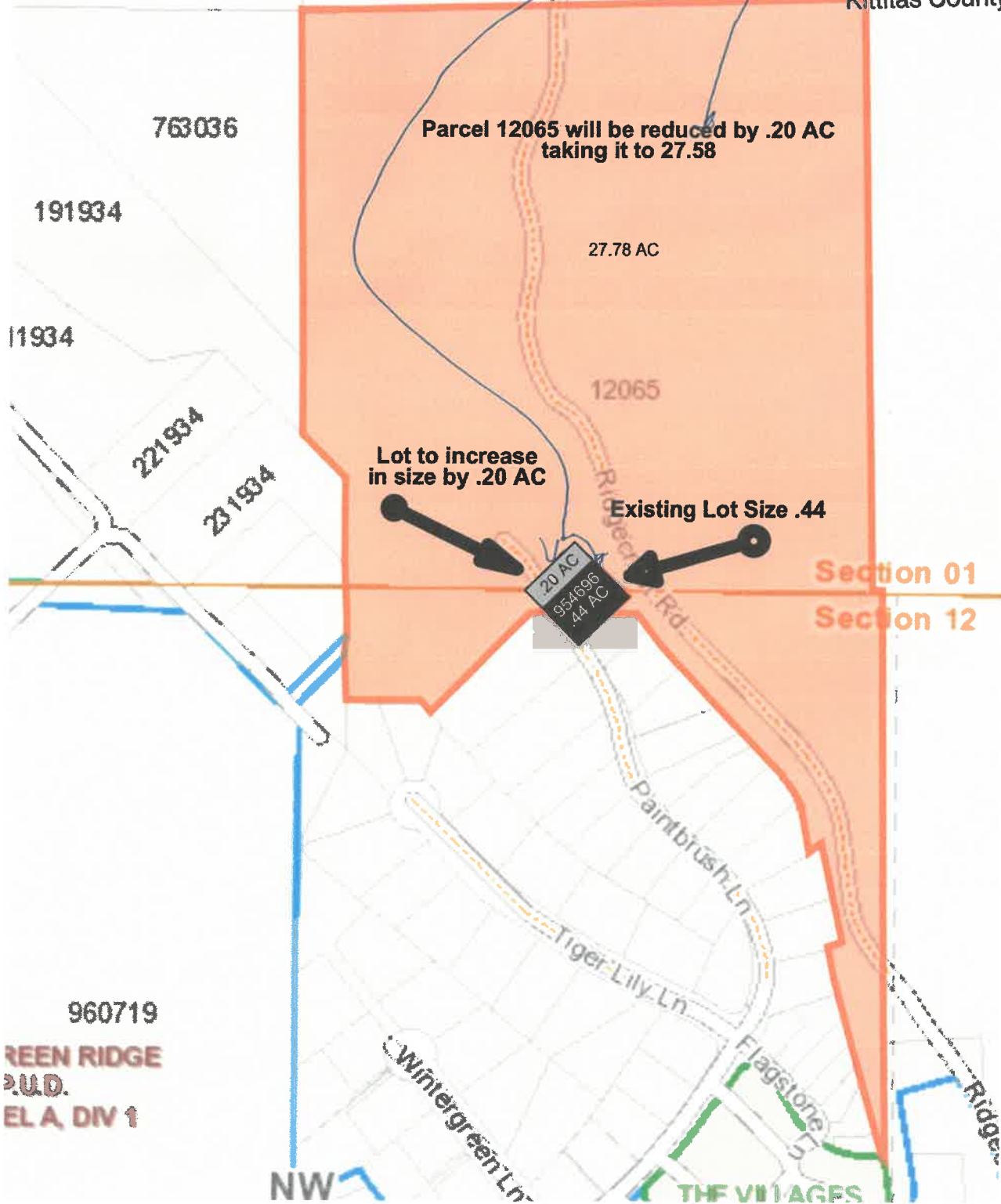
Kittitas County CDS

Existing Parcels P# 12065 (27.78 acres) (In Orange)
P# 954696 (.44 acres) (In Black)

Proposed Parcel P# 12065 (27.58 acres)
P# 954696 (.64 acres)

RECEIVED
OCT 31 2018

Kittitas County CDS



CHICAGO TITLE INSURANCE COMPANY

RECEIVED
OCT 31 2018

Policy No. 72156-46568879

GUARANTEE

Kittitas County CDS

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

[Handwritten Signature]

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: *[Handwritten Signature]*

President

ATTEST
[Handwritten Signature]

Secretary

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

Subdivision Guarantee Policy Number: 72156-46568879

SUBDIVISION GUARANTEE

Order No.: 256927AM
Guarantee No.: 72156-46568879
Dated: August 27, 2018

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

Assured: Teanaway Ridge LLC and DK Professional Consultants Inc.

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 2A of that certain Survey as recorded April 17, 2006, in Book 32 of Surveys, pages 134 through 137, under Auditor's File No. 200604170033, records of Kittitas County, Washington; being a portion of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M. and of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M.;

EXCEPT:

1. That portion of the Northwest Quarter of Section 12, Township 20 North, Range 14 East, W.M., situate in Kittitas County, State of Washington, more particularly described as follows:

Starting at the Southwest corner of Lot 9 as shown on the certain survey recorded in Book 29 of Surveys on page 48, under Auditors File No. 200308180073, records of Kittitas County, State of Washington; thence South 65°14'5" East 558.56 feet to a O'Hare Aluminum Survey Cap the true point of beginning; thence South 0°46'1" West 294.86 feet to a O'Hare Aluminum Survey Cap; thence North 43°52'59" West 209.77 feet; thence North 46°7'3" East 207.22 feet to the true point of beginning.

As conveyed by Deed to Paul J. Allen recorded January 5, 2006 under Auditor's File No. 200601050059.

2. Plat of Evergreen Ridge P.U.D. - Phase 1, Division 3, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 153 and 154, records of said County.

3. That portion of Lots B and C of that certain survey as recorded in Book 34 of Surveys at page 22, under Auditor's File No. 200704270063, records of Kittitas County, State of Washington, which is bounded by a line described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington; thence South 89°11'40" East, along the South boundary line of said Southwest Quarter of the Southwest Quarter, 1,322.41 feet to the Southeast corner of

Subdivision Guarantee Policy Number: 72156-46568879

said Southwest Quarter of the Southwest Quarter and the true point of beginning of said line; thence North 00°39'26" East, along the East boundary line of said Southwest Quarter of the Southwest Quarter, 167.67 feet to the Northwesterly boundary line of said Lot C; thence North 46°36'59" East, along said Northwesterly boundary line, 47.95 feet to the Northerly most corner of said Lot C; thence South 43°13'54" East, along the Northeasterly boundary line of said Lot C, 99.95 feet to the Northeasterly common corner of said Lots B and C; thence South 00°00'03" West, along the Easterly boundary line of said Lot B, 149.50 feet to the Southeasterly corner of said Lot B; thence South 45°39'16" West, along the Southeasterly boundary line of said Lot B, 148.68 feet to the East boundary line of the Northwest Quarter of the Northwest Quarter of Section 12 of said Township and Range; thence North 00°30'01" East 125.65 feet, along said East boundary line of said Northwest Quarter of the Northwest Quarter to the true point of beginning and terminus of said line.

Being a portion of the Southeast Quarter of the Southwest Quarter of said Section 1, and a portion of the Northeast Quarter of the Northwest Quarter of said Section 12, all situated in Kittitas County, State of Washington.

As conveyed by Deed to DeAnn Reeves recorded May 13, 2010, under Auditor's File No. 201005130004.

4. That portion of said Parcel 2A bounded by a line described as follows:

Beginning at the North Quarter corner of said Section 12; thence North 89°11'40" West along the North boundary of the Northwest Quarter of said Section 12, 577.86 feet to the Northeasterly corner of Lot 10 of the Evergreen Ridge P.U.D. - Phase 1, Division 3 Plat as recorded in Book 11 of Plats at pages 153 and 154, recorded under Auditor's File No. 200806180013, records of Kittitas County, State of Washington; thence South 43°11'29" East along the Easterly boundary of said plat, 435.02 feet to the beginning of a curve to the right having a radius of 200.00 feet; thence along said curve to the right an arc length of 100.69 feet, through a central angle of 28°50'46"; thence South 14°20'43" East along the Easterly boundary of said plat, 177.11 feet to the Northeasterly corner of Lot 18 of said plat and also being the true point of beginning of said line; thence North 60°40'38" East, 36.23 feet; thence South 14°20'43" East, 221.89 feet; thence South 75°39'17" West, 35.00 feet to the Southeasterly corner of said Lot 19; thence North 14°20'43" West along the Easterly boundary of said Lot 18 and Lot 19, 212.52 feet to the true point of beginning and terminus of said line.

As conveyed by Deed to PQD Construction, Inc., recorded September 23, 2011, under Auditor's File No. 201109230030 and 201109230031.

5. A portion of the Southeast Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., described as follows:

A portion of that property described in Book 29 of Surveys, pages 47 and 48, recorded August 18, 2003 described as follows: Beginning at the Southeast corner of Tax Lot 12 as shown on the above referenced survey; thence North 46°44'23" East 298.05 feet to the true point of beginning; thence North 0°41'46" East 68.46 feet to the Northeast corner of Tax Lot 12; thence North 0°41'46" East 153.17 feet to the Northeast corner of Tax Lot 9; thence South 44°05'26" East 143.54 feet; thence South 0°12'25" East 156.78 feet; thence North 43°15'37" West 100 feet; thence South 46°44'23" West 47.52 feet to the true point of beginning and as shown as the hatched area on the above referenced survey as conveyed by Deed to James and Donna Ankrom recorded March 30, 2016 under Auditor's File No. 201603300031.

6. Plat of Evergreen Ridge P.U.D. - Phase 1 Division 4 in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 39 through 41, records of said County.

7. That portion of Parcel 2A of that certain survey as recorded April 17, 2006, in Book 32 of Surveys, pages 134 through 137, under Auditor's File No. 200604170033, records of Kittitas County, State of Washington lying within the Southeast Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington which is bounded by a line described as follows:

Beginning at the Southeast corner of said Southwest Quarter of said Section 1; thence North 89°11'40" West along the South boundary of said Southwest Quarter, 639.96 feet to the true point of beginning of said line, said point also being the Northeast corner of Lot 9 of the Evergreen Ridge P.U.D. - Phase 1, Division 3 Plat as recorded in Book 11 of Plats at pages 153 and 154, recorded under Auditor's File No. 200806180013, records of Kittitas County, State of Washington; thence North 48°57'08" East, 46.00 feet; thence North 41°02'52" West, 103.89 feet; thence South 48°57'08" West, 161.97 feet more or less to said South boundary of said Southwest Quarter; thence South 89°11'40" East, 155.70 feet to the true point of beginning and terminus of said line as conveyed by Deed to PQD Construction Inc. recorded August 7, 2014 under Auditor's File No. 201408070004.

8. Plat of Evergreen Ridge P.U.D. - Parcel A, Division 1 in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 12 of Plats, pages 242 through 246, records of said County.

Tract B

Lot 9, EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 153 and 154, records of said County;

AND

That portion of Lot 2A of that certain Survey as recorded April 17, 2006, in Book 32 of Surveys, pages 134 through 137, under Auditor's File No. 200604170033, records of Kittitas County, State of Washington lying within the Southeast Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W.M., Kittitas County, State of Washington which is bounded by a line described as follows:

Beginning at the Southeast corner of said Southwest Quarter of said Section 1; thence North 89°11'40" West along the South boundary of said Southwest Quarter, 639.96 feet to the true point of beginning of said line, said point also being the Northeast corner of Lot 9 of the EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3 plat as recorded in Book 11 of Plats at pages 153 and 154, recorded under Auditor's File No. 200806180013, records of Kittitas County, State of Washington; thence North 48°57'08" East, 46.00 feet; thence North 41°02'52" West, 103.89; thence South 48°57'08" West, 161.97 feet more or less to said South boundary of said Southwest Quarter; thence South 89°11'40" East, 155.70 feet to the true point of beginning and terminus of said line.

Title to said real property is vested in:

Subdivision Guarantee Policy Number: 72156-46568879

Teaway Ridge, LLC, a Washington limited liability company as to Tract A

PQD Construction, Inc., a Washington corporation dba Cascade Construction as to Tract B

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46568879

(SCHEDULE B)

Order No: 256927AM
Policy No: 72156-46568879

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: \$65.01
Tax ID #: 12065
Taxing Entity: Kittitas County Treasurer
First Installment: \$32.51
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$32.50
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract A

5. Tax Year: 2018
Tax Type: County
Subdivision Guarantee Policy Number: 72156-46568879

Total Annual Tax: \$715.27
Tax ID #: 954696
Taxing Entity: Kittitas County Treasurer
First Installment: \$357.64
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2018
Second Installment: \$357.63
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2018
Affects: Tract B

6. This property is currently classified under the Designated Forest Land Statute R.C.W. 84.33. Sale of this property without notice of compliance to the County Assessor will cause a supplemental assessment, interest, and penalty to be assessed.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

7. Liens, levies and assessments of the Roslyn Ridge Community Owners Association through Declaration 200409280063.
Affects: Tract B
8. Liens, levies and assessments of the Roslyn Ridge Activity Center, Inc. as provided in Declaration 200806260016 in the amount of \$600.00 per year.
Affects: Tract B
9. Liens, levies and assessments of the Water Company connection fee in the amount of \$3000.00 as provided in Declaration 200806260016.
Affects: Tract B
10. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Clinton P. Brosious and Mary A. Brosious, his wife.
Recorded: September 17, 1906
Instrument No.: 16604
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Winston Bros. Co.
Recorded: January 16, 1933
Instrument No.: 111285
Book: 52 of Deeds, Page: 518
12. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from William C. Shaw and Madeline Shaw, his wife, A.W. Klavon and Marion Klavon, his wife, and Frank Watzel and Elizabeth Watzel, his wife.
Recorded: August 15, 1941
Instrument No.: 163358
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
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

Subdivision Guarantee Policy Number: 72156-46568879

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. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from PCTC, Inc., a Delaware Corporation (Formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.).
Recorded: June 30, 1989
Instrument No.: 521473
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
15. Agreement and the terms and conditions contained therein
Between: PCTC, Inc., a Delaware corporation (formerly known as Plum Creek Timber Company, Inc., and BN Timberlands, Inc.) as grantors, Plum Creek Timber Company, L.P., as grantee, Meridian Minerals Company, a Montana corporation, as reserved mineral owner and Meridian Oil, Inc., a Delaware corporation, as reserved oil and gas owner.
Recorded: May 31, 1991
Instrument No.: 539737
16. Partial waiver of surface use rights.
Recorded: April 8, 1996
Auditor's File No.: 199604080028
Executed by: Meridian Oil, Inc.
17. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Plum Creek Timber Company, L.P., its successors and assigns
Recorded: December 30, 1999
Instrument No.: 199912300037
18. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Plum Creek Timberlands, L.P., a Delaware limited partnership, successor by merger to Plum Creek Timber Company, L.P., and its successors
Recorded: December 27, 2000
Instrument No.: 200012270001
19. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: September 28, 2004
Instrument No.: 200409280063
Affects: Tract B

Subject property was encumbered under the above CC&R's by 200806260016.

Modification(s) of said covenants, conditions and restrictions
Recorded: June 26, 2008
Instrument No: 200806260017

Amendment recorded April 29, 2010 under Auditor's File No. 201004290030.

20. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 19, 2006
Book: 32 Pages: 134 through 137
Instrument No.: 200604170033
Matters shown:

Subdivision Guarantee Policy Number: 72156-46568879

- a) Shaded area designated as "Disputed Ownership"
b) Notes contained thereon
21. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Executed By: Teanaway Ridge LLC, a Washington limited liability company
Recorded: June 2, 2006
Instrument No.: 200606020052
22. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: May 20, 2008
Instrument No.: 200805200038
23. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Evergreen Ridge P.U.D. – Phase 1, Division 3 Plat,
Recorded: June 18, 2008
Book: 11 of Plats, Pages: 153 and 154
Instrument No.: 200806180013
Matters shown:
a) 60' ingress and egress and utility Easement "Q"
b) Notes as contained thereon
c) Easement provisions
Affects: Tract B
- Note: Affidavit of Minor Correction recorded June 9, 2009 under Auditor's File No. 200906090001.
24. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: June 26, 2008
Instrument No.: 200806260016
Affects: Tract B
25. Effect, if any, of a Quit Claim Deed,
From: PQD Construction, Inc., a Washington corporation
To: D.K. Professional Consultants, Inc., a Washington corporation
Recorded: May 30, 2018
Instrument No.: 201805300008
Affects: Tract B

We find that we are able to pass title through this document as the legal description is not sufficient.

26. The interest of D.K. Professional Consultants Disclosed by Instrument
Recorded: May 30, 2018.
Instrument No.: 201805300008.

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.

Subdivision Guarantee Policy Number: 72156-46568879

- 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 Parcel 2A, Book 32 of Surveys, pgs 134-137, ptn SW Quarter of Section 1, Township 20N, Range 14E, W.M. and of the NW Quarter of Section 12, Township 20N, Range 14E, W.M. and Lot 9, EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3, Book 11 of Plats, pgs 153-154.

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

OWNER:
TRAWAY RIDGE LLC
PO BOX 808
CLE ELUM WA 99022

PARCEL # 2742 20-14-1002-000 (PARCEL) &
20-14-0004-000 (TRACT)
ACREAGE: TOTAL FOR PARCEL 2742 IS 64.74 ACRES &
TOTAL FOR PARCEL 2742 IS 89.88 ACRES
ACREAGE FOR PUBLIC UTILITIES IS 11.89 ACRES
TOTAL IS
KATE JOHNSON, INTERIM VALLEY GROUP A
SERIES SERVICE PROVIDER UNDER A DIVISION 3 WILL BE
SUPPLIED SERVICE ACCORDING TO FILE 2-01-23
OWN PLANNING UNIT DEVELOPMENT

EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3 A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, T. 20N., R. 14E., W.M. KITITAS COUNTY, STATE OF WASHINGTON

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF PARCEL 21 OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2004, IN BOOK 21 OF SURVEYS, PAGES 121 THROUGH 123, UNDER ADJUTOR'S FILE NUMBER 200404170023, RECORDS OF KITITAS COUNTY, WASHINGTON, LING NORTH-NORTH-EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, 14E., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EXCEPT

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, 14E., SITUATE IN KITITAS COUNTY, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE AS SHOWN ON THE CERTAIN SURVEY RECORDED AUGUST 18, 2003, AT THE END OF THE EAST LINE OF PARCELS ON PAGE 36, RECORDS OF KITITAS COUNTY, UNDER ADJUTOR'S FILE NUMBER 200308180023, THENCE SOUTH 85°14'18" EAST 35.14 FEET TO A CORNER ALUMINUM SURVEY CAP, THE TRUE POINT OF BEGINNING; THENCE SOUTH 85°14'18" WEST 207.75 FEET TO A CORNER ALUMINUM SURVEY CAP; THENCE NORTH 85°14'18" WEST 207.75 FEET; THENCE NORTH 85°14'18" EAST 207.75 FEET TO THE TRUE POINT OF BEGINNING.

NOTES:

1. THIS SURVEY WAS PREPARED USING A NAD83 DATUM. THE CONTROLLING HORIZONTAL AND VERTICAL CONTROL POINTS WERE LOCATED, SET AND CHECKED ADJUSTED.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVES ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXISTING PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR UTILITIES.
3. PER ROW 17, 18, 19 ADJUTORS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOxious WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS ADEQUATE RESERVING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBMISSION OR LOT TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS COUNTY ROAD STANDARDS.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR RECONSTRUCTING EXISTING COUNTY ROAD RIGHT-OF-WAY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM THE USE.
8. PRIVATE DRIVEWAY ROAD SHALL MEET ORS COMPACTOR AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
9. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE FINISH OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER THE FOLLOWING SURVEYS OF RECORD: BOOK 23 OF SURVEYS, PAGES 124 THRU 127 UNDER ADJUTOR'S FILE NUMBER 200404170023; BOOK 21 OF SURVEYS, PAGE 22 UNDER ADJUTOR'S FILE NUMBER 200404170041; KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREIN.
11. THE ROADS WITHIN THIS PLAT WILL NOT BE "ON-SYSTEM" COUNTY ROADS UNLESS THEY ARE CONSTRUCTED AND APPROVED BY KITITAS COUNTY PUBLIC WORKS, AND ACCEPTED ONTO THE COUNTY SYSTEM THROUGH RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER IS RESPONSIBLE FOR ALL MAINTENANCE AND OPERATION UNDER SUCH USE, AS DESCRIBED IN THE KITITAS COUNTY ROAD STANDARDS.
12. THE PURPOSE OF THIS PLAT IS TO DEVELOP PHASE 1, DIVISION 3 OF THE EVERGREEN RIDGE P.U.D.
13. EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3 WILL BE SUPPLIED SERVICE ACCORDING TO FILE 2-01-23.

ASENMENT PROVISIONS:

IF EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR PUGET SOUND ENERGY COMPANY, INTERIM VALLEY WATER SYSTEMS, INC., ROSIN TELEPHONE COMPANY, AND ANY RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXPIRATION TEN FEET EASEMENT WITH AN ADJACENT TO THE ROAD FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, MAINTAIN, OPERATE AND MAINTAIN UNDERGROUND UTILITIES, CABLES AND WIRE AND NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEPHONE, AND WATER SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS SHALL BE LIMITED TO THESE PURPOSES AND SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-888-4944



DEDICATION

AND ALL RIGHTS HEREIN PRESERVE AND TRANSFER WITH A WASHINGTON STATE LICENSED ENGINEER AND SURVEYOR UNDER THE AUTHORITY OF THE STATE OF WASHINGTON, PUBLIC WORKS DEPARTMENT, DIVISION OF PLANNING AND DEVELOPMENT, AND AS A PUBLIC DEDICATION TO THE COUNTY ROAD RIGHT-OF-WAY.

BY: [Signature]
DATE: 05/08/2008

ADJUTOR'S CERTIFICATE

STATE OF WASHINGTON
COUNTY OF KITITAS

I, the undersigned, being a duly qualified and sworn public surveyor in the State of Washington, do hereby certify that the foregoing plat is a true and correct copy of the original survey as shown to me by the owner thereof, and that the same conforms to the requirements of the laws of the State of Washington relating to the recording of surveys.



BY: [Signature]
DATE: 05/08/2008

ADJACENT PROPERTY OWNERS:

- 71253 - 21234 BOLDEN CREEK DEV CO INC
PO BOX 808
CLE ELUM WA 99022
- 12088 - PUM (UNDER TRACT CO LP
PO BOX 808
COLUMBIA FALLS WA 99012
- 21810 - LARS & LARUE EYK
1821 7E 48TH N
BILLETTE WA 99001
- 21810 - MARK (LAKOTA) EYK
181 POINT FORDON DR NW
600 10E 20N WA 99235
- 21810 - STEVE MARK EYK
207 7E 48TH N
BILLETTE WA 99001
- 21860 - KAREN & LARUE SWVA
3122 LOGAN CANYON RD
COOPER SPRING WA 99011
- 21821 - DAVID JAMES EYK
23 W 17TH N
SEATTLE WA 98119
- 21822 - BERNIE R. HORNBERG
6917 CALVERT PARKWAY SE
NEWCASTLE WA 99045

RECORDER'S CERTIFICATE

This document is a true and correct copy of the original survey as shown to me by the owner thereof, and that the same conforms to the requirements of the laws of the State of Washington relating to the recording of surveys.

BY: [Signature]
DATE: 05/08/2008

Encompass

ENGINEERING & SURVEYING

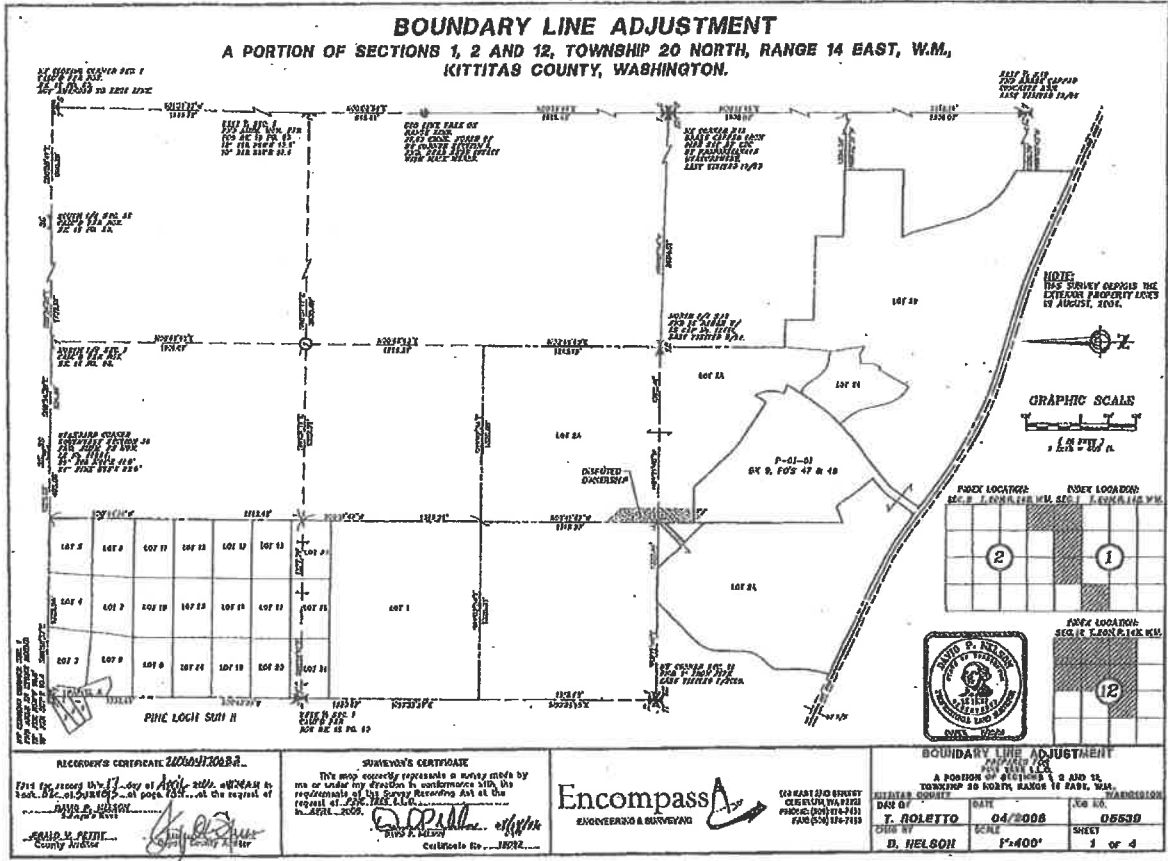
100 HART 2ND STREET
CLE ELUM WA 99022
PHONE (509) 826-7435
FAX (509) 826-7412

EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3
A PORTION OF THE NORTHWEST 1/4 OF SECTION 12, T. 20N., R. 14E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DATE	05/08/2008	JOB NO.	07234
BY	D. NELSON	SHEET	2 OF 2

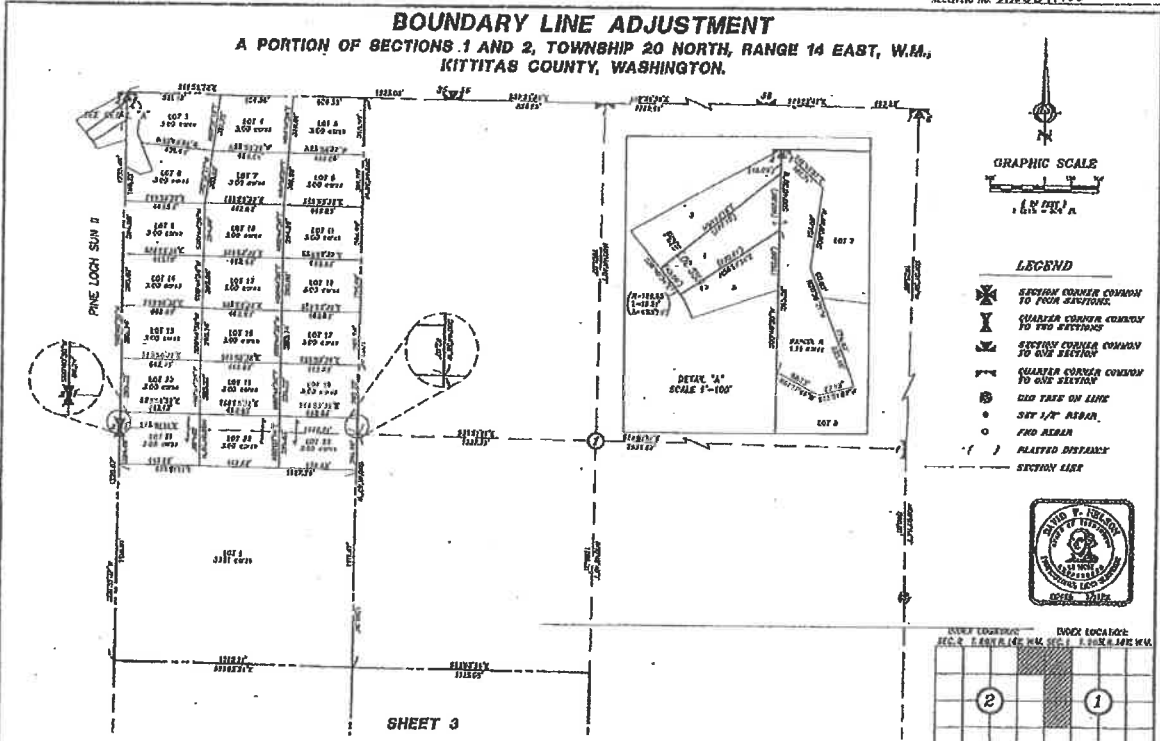
RECORDED IN: 200604170033

8-1-134



32/134 200604170033

BOUNDARY LINE ADJUSTMENT
 A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON.



SHEET 3

RECORDED'S CERTIFICATE 200604170033
 Filed for record this 17 day of April 2006 at 11:00 AM in
 book 32... at page 135... at the request of
 DAVE S. NELSON
 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 Surveying Act of the
 State of Washington.
 D. Nelson
 Surveyor
 Certificate No. 3599

Encompass
 ENGINEERING & SURVEYING
 120 EAST 2ND STREET
 CLEMSON, WISCONSIN
 PHONE: 508.828.1100
 FAX: 508.828.1411

BOUNDARY LINE ADJUSTMENT
 A PORTION OF SECTIONS 1 AND 2,
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON
 PREPARED FOR: DAVE S. NELSON
 DATE: 04/2006 JOB NO.: 06539
 DRAWN BY: D. NELSON SCALE: 1"=200' SHEET: 2 of 4

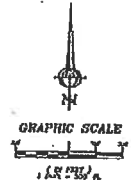
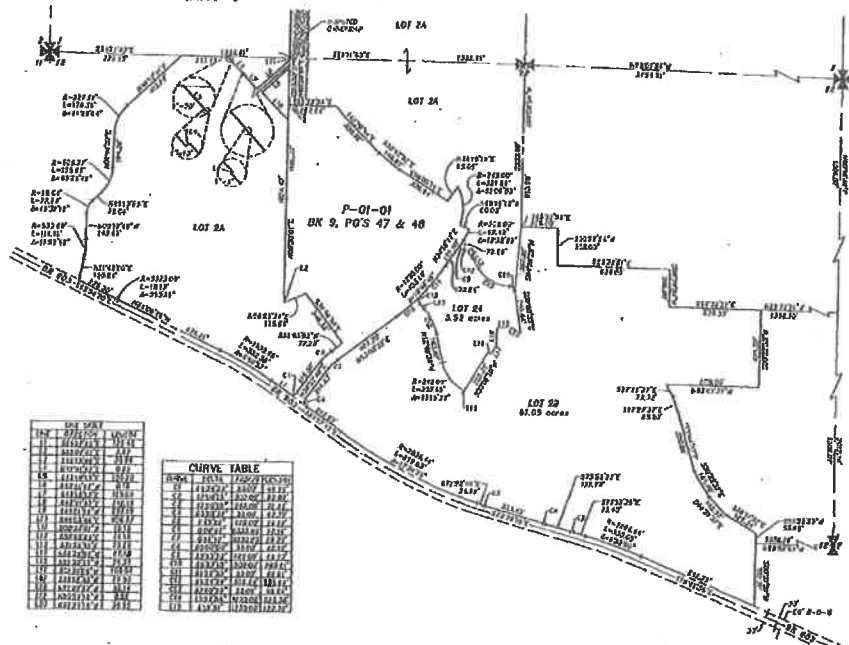
32/135 200604170033

RECORD No. 200604170033

32-137

BOUNDARY LINE ADJUSTMENT A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, WASHINGTON.

SHEET 3



LINE NO.	BEARING	DISTANCE	AREA
1	N 89° 59' 54" W	100.00	100.00
2	S 89° 59' 54" E	100.00	100.00
3	S 0° 00' 00" E	100.00	100.00
4	N 89° 59' 54" W	100.00	100.00
5	S 89° 59' 54" E	100.00	100.00
6	S 0° 00' 00" E	100.00	100.00
7	N 89° 59' 54" W	100.00	100.00
8	S 89° 59' 54" E	100.00	100.00
9	S 0° 00' 00" E	100.00	100.00
10	N 89° 59' 54" W	100.00	100.00
11	S 89° 59' 54" E	100.00	100.00
12	S 0° 00' 00" E	100.00	100.00
13	N 89° 59' 54" W	100.00	100.00
14	S 89° 59' 54" E	100.00	100.00
15	S 0° 00' 00" E	100.00	100.00
16	N 89° 59' 54" W	100.00	100.00
17	S 89° 59' 54" E	100.00	100.00
18	S 0° 00' 00" E	100.00	100.00
19	N 89° 59' 54" W	100.00	100.00
20	S 89° 59' 54" E	100.00	100.00
21	S 0° 00' 00" E	100.00	100.00
22	N 89° 59' 54" W	100.00	100.00
23	S 89° 59' 54" E	100.00	100.00
24	S 0° 00' 00" E	100.00	100.00
25	N 89° 59' 54" W	100.00	100.00
26	S 89° 59' 54" E	100.00	100.00
27	S 0° 00' 00" E	100.00	100.00
28	N 89° 59' 54" W	100.00	100.00
29	S 89° 59' 54" E	100.00	100.00
30	S 0° 00' 00" E	100.00	100.00

LINE NO.	BEARING	DISTANCE	AREA
1	N 89° 59' 54" W	100.00	100.00
2	S 89° 59' 54" E	100.00	100.00
3	S 0° 00' 00" E	100.00	100.00
4	N 89° 59' 54" W	100.00	100.00
5	S 89° 59' 54" E	100.00	100.00
6	S 0° 00' 00" E	100.00	100.00
7	N 89° 59' 54" W	100.00	100.00
8	S 89° 59' 54" E	100.00	100.00
9	S 0° 00' 00" E	100.00	100.00
10	N 89° 59' 54" W	100.00	100.00
11	S 89° 59' 54" E	100.00	100.00
12	S 0° 00' 00" E	100.00	100.00
13	N 89° 59' 54" W	100.00	100.00
14	S 89° 59' 54" E	100.00	100.00
15	S 0° 00' 00" E	100.00	100.00
16	N 89° 59' 54" W	100.00	100.00
17	S 89° 59' 54" E	100.00	100.00
18	S 0° 00' 00" E	100.00	100.00
19	N 89° 59' 54" W	100.00	100.00
20	S 89° 59' 54" E	100.00	100.00
21	S 0° 00' 00" E	100.00	100.00
22	N 89° 59' 54" W	100.00	100.00
23	S 89° 59' 54" E	100.00	100.00
24	S 0° 00' 00" E	100.00	100.00
25	N 89° 59' 54" W	100.00	100.00
26	S 89° 59' 54" E	100.00	100.00
27	S 0° 00' 00" E	100.00	100.00
28	N 89° 59' 54" W	100.00	100.00
29	S 89° 59' 54" E	100.00	100.00
30	S 0° 00' 00" E	100.00	100.00

LEGEND

✦ SECTION CORNER COMMON TO FOUR SECTIONS.

Y QUARTER CORNER COMMON TO TWO SECTIONS.

--- SECTION LINE



RECORD'S CERTIFICATE 200604170033

This map was filed for record on 04/20/06 and is subject to the provisions of the Public Recording Act of the State of Washington.

Surveyed by: *[Signature]*

Surveyor: *[Signature]*

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Public Recording Act of the State of Washington.

[Signature]

Surveyor: *[Signature]*

Certificate No. 1103



100 EAST 1200 STREET
OLEVIA, WA 98950
PHONE: (509) 425-2222
FAX: (509) 425-2414

BOUNDARY LINE ADJUSTMENT

A PORTION OF SECTION 12,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

DATE: 04/20/06

FILE NO.: 06590

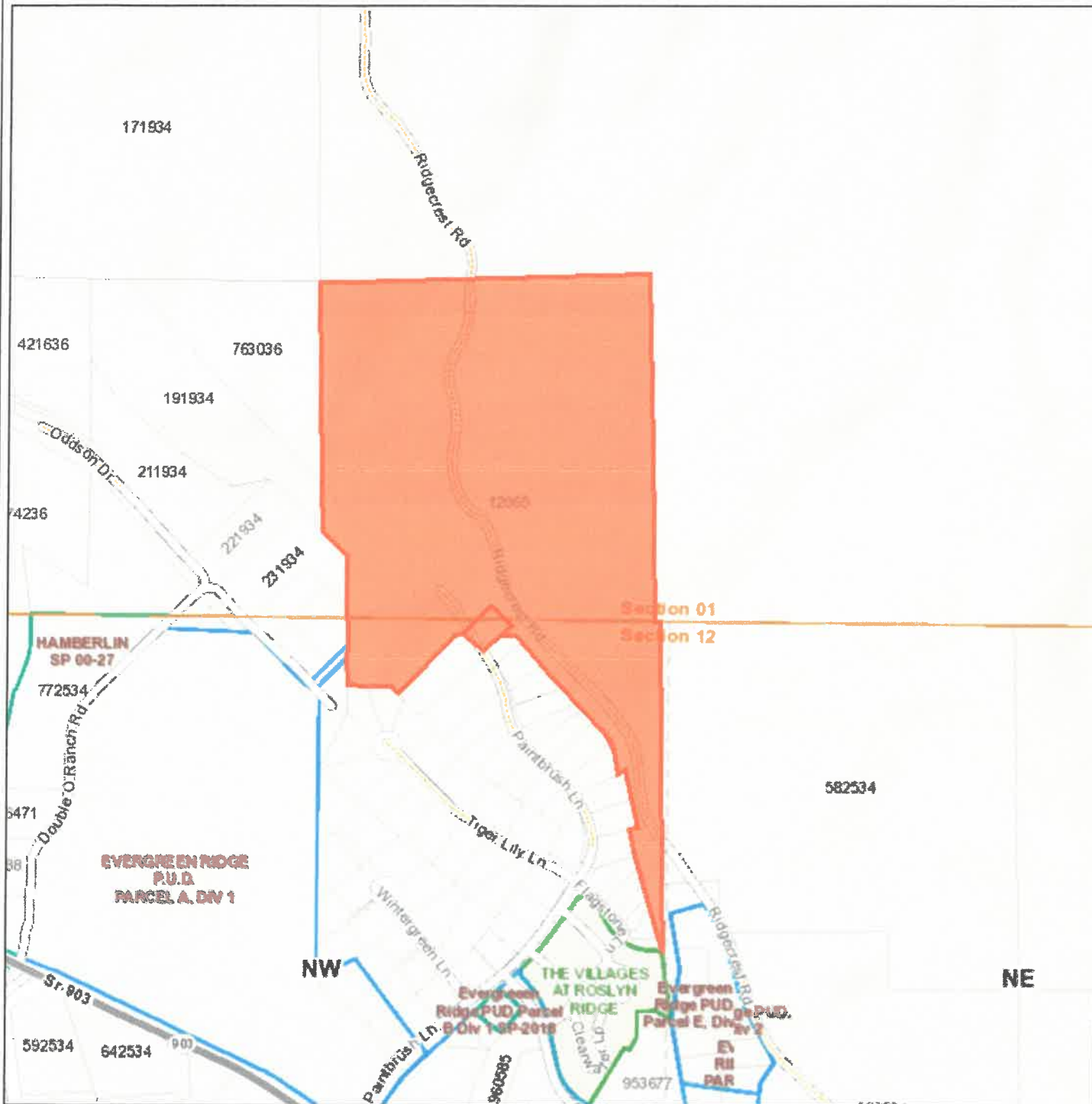
SCALE: 1"=300'

SHEET: 4 of 4

200604170033

151/25

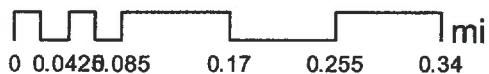
PAINTBRUSH LN

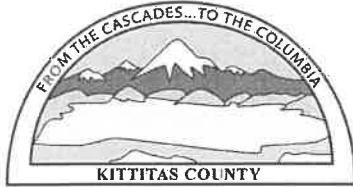


Date: 8/28/2018

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.





**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD18-02692

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

Payer/Payee: DK PROFESSIONAL CONSULTANTS
301 W 1ST ST
CLE ELUM WA 98922

Cashier: CALVANA CARPER
Payment Type: CHECK (11760)

Date: 10/31/2018

BL-18-00014 Boundary Line Adjustment

<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 (Fire)	\$145.00	\$145.00	\$0.00
Boundary Line Adjustment	\$730.00	\$730.00	\$0.00
Boundary Line Adjustment (Public Works)	\$275.00	\$275.00	\$0.00
BL-18-00014 TOTALS:	\$1,565.00	\$1,565.00	\$0.00
TOTAL PAID:		\$1,565.00	