



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee.

The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields to scale.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Draft Final Survey meeting all conditions of Conditional Preliminary Approval.

APPLICATION FEES:

\$750.00 Kittitas County Community Development Services (KCCDS)

\$275.00 Kittitas County Department of Public Works

\$145.00 Kittitas County Fire Marshal

\$320.00 Kittitas County Public Health Department Environmental Health

\$1,490.00 Total fees due for this application (One check made payable to KCCDS)

RECEIVED
AUG 27 2019
Kittitas Co. CDS

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): [Signature] DATE: 8.27.19 # RECEIPT #: 2327

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Kittitas Co. CDS
DATE STAMP IN BOX

OK

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: LAWRENCE RD. LLC
Mailing Address: 4680 FOURTH PARALLEL ROAD
City/State/ZIP: ELLENSBURG, WA. 98926
Day Time Phone: 509-968-3123
Email Address: _____

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: LLOYD CARNEY
Mailing Address: 4680 FOURTH PARALLEL ROAD
City/State/ZIP: ELLENSBURG, WA. 98926
Day Time Phone: 509-968-3123
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: GRAY SURVEYING & ENGINEERING
Mailing Address: P.O. BOX 510
City/State/ZIP: YAKIMA, WA. 98926
Day Time Phone: 509-575-6434
Email Address: dgray@grayse.gs

4. Street address of property:

Address: 3440 FOURTH PARALLEL ROAD
City/State/ZIP: ELLENSBURG, WA. 98926

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

SEE ATTACHED

6. Property size: TOTAL PROJECT 93.5 AC (acres)

7. Land Use Information: Zoning: COMMERCIAL AG Comp Plan Land Use Designation: COMMERCIAL AG

8. Existing and Proposed Lot Information

	Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
(parcel 1)	324533 6.24 AC	"A" 3.54 AC
(parcel 2)	16869 3.54 AC	"B" 7.20 AC
(parcel 3)	16870 4.50 AC	
(parcel 8)	16875 79.22 AC APPROX.	"C" 82.7 AC APPROX.

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 _____ (date)

X  (date) 8-26-19

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: _____

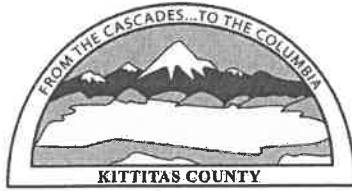
Current Zoning District: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD19-02327

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

Payer/Payee: Lawrence Road LLC
4680 Fourth Parallel Road
ELLENSBURG WA 98926

Cashier: CALVANA CARPER
Payment Type: CHECK (8981)

Date: 08/27/2019

BL-19-00018 Boundary Line Adjustment

Fee Description	Fee Amount	Amount Paid	Fee Balance
Boundary Line Adjustment	\$750.00	\$750.00	\$0.00
Boundary Line Adjustment (Fire)	\$145.00	\$145.00	\$0.00
Boundary Line Adjustment (Public Works)	\$275.00	\$275.00	\$0.00
Boundary Line Adjustment (Health)	\$320.00	\$320.00	\$0.00
BL-19-00018 TOTALS:	\$1,490.00	\$1,490.00	\$0.00
TOTAL PAID:		\$1,490.00	

Lawrence Rd. LLC
4680 Lawrence Road
Ellensburg, WA. 98926

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Narrative

Project proposed is a Boundary Line Adjustment to merge (3) existing parcels of a combined acreage of 14.28 into (2) new parcels of a combined acreage of 10.74.

Objective is to have parcel lines better conform to existing farming boundaries.

Parcels are adjacent to Lawrence Road on the west and Fourth Parallel Road on the north.

Existing septic tanks & drain fields located on parcel 1 will continue to serve existing residences on proposed parcels "A" & "B".

Existing well located on parcel 1 will continue to serve existing residence on proposed parcel "B".

A new well to be located on parcel "A" is proposed to serve existing residence.

Both existing houses will continue
to be served by their own
existing septic systems.

DESCRIPTIONS OF EXISTING PARCELS

ASSESSOR'S PARCEL 324533

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

ASSESSOR'S PARCEL 18688

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

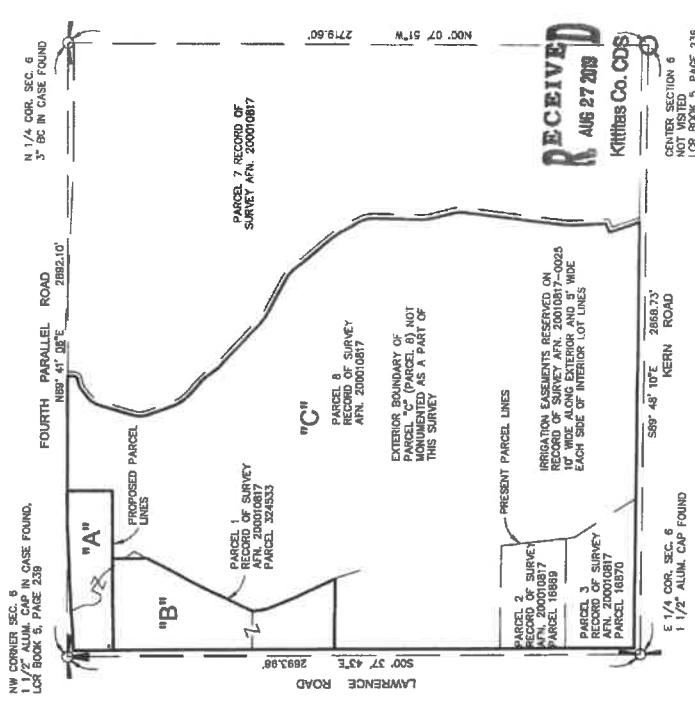
ASSESSOR'S PARCEL 18672

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

ASSESSOR'S PARCEL 18674

PARCEL 6 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NORTHWEST QUARTER SECTION 6, TWP. 16 N., RING. 20 E., W.M.
 (REFERENCE RECORDS OF SURVEY AFN, 20010817-0025)
 SCALE 1" = 400'



PRELIMINARY

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COUNTER SECTION 6
 NOT VISITED
 LOR BOOK 5, PAGE 238

NAME: **LLOYD CARNEY**
 4890 FOURTH PARALLEL ROAD, ELLENBURG, WA 98928
 DRAWING TITLE: PRELIMINARY BOUNDARY LINE ADJUSTMENT
 SCALE: 1" = 100'
 DRAWN BY: C.S.U.
 CHECKED BY: D.S.G.
 PROJECT NO. 19157
 SHEET 1 OF 2

CORNER FOUND AS NOTED
 0 1/2" REBAR W/CAP #10@80 SET
 3" NAIL WITH WASHER SET

GSE
 Gray, Surveying & Engineering, Inc.
 P.O. Box 510 • 2708 River Road
 Yelm, WA 98562 • (509) 575-4434



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 AND THE REQUEST OF LLOYD CARNEY MONTHLY 2019

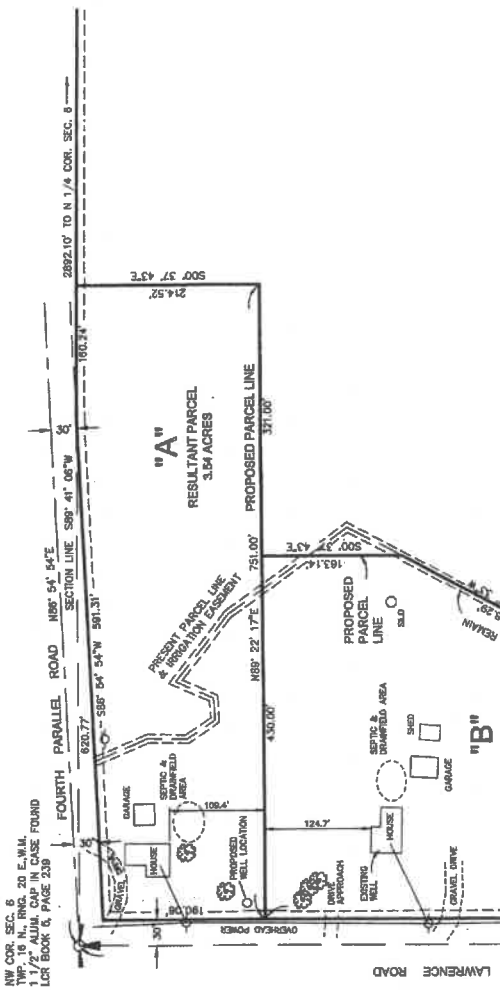
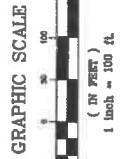
DATE: 5/19/19
 DOUGLAS S. GRAY

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS DAY OF 20
 AT M. UNDER AUDITOR'S FILE NUMBER
 RECORDS OF KITITAS COUNTY, WASHINGTON AT THE REQUEST OF
 COUNTY AUDITOR BY DEPUTY

EQUIPMENT AND PROCEDURES USED:
 a: TRIMBLE R8 GPS AND/OR TOTAL STATION
 b: THIS SURVEY ACCURACY EXCEEDS THE STANDARDS CONTAINED IN WAC 532-130-090 REVISIONS

DATE: _____

BEARINGS SHOWN BY THIS SURVEY ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER SECTION 6, TWP. 16 N., RING. 20 E., W.M., AS BEING NORTH 03° 45' 35" W. 331.50' DOWN ON RECORD OF SURVEY AFN, 20010817-0023.



DESCRIPTIONS OF EXISTING PARCELS

ASSESSOR'S PARCEL 324333

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

ASSESSOR'S PARCEL 16882

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

ASSESSOR'S PARCEL 16820

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

ASSESSOR'S PARCEL 16824

PARCEL 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

DESCRIPTIONS OF RESULTANT PARCELS

PARCEL "A"

THAT PORTION OF PARCEL 1 AND 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 037'43" EAST ALONG THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 89'27'17" EAST ALONG THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 89'41'08" WEST TO A POINT AT THE INTERSECTION OF SAID PARALLEL ROAD AS LOCATED BY SAID RECORD OF SURVEY; THENCE ALONG SAID SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 89'41'08" WEST 581.31 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF PARCEL 1 AND 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 037'43" EAST ALONG THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 89'27'17" EAST 791.00 FEET; THENCE SOUTH 89'41'08" WEST TO A POINT AT THE INTERSECTION OF SAID PARALLEL ROAD AS LOCATED BY SAID RECORD OF SURVEY; THENCE ALONG SAID SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 89'41'08" WEST 148.74 FEET; THENCE NORTH 0'43'24" WEST 67.87 FEET TO THE POINT OF BEGINNING.

PARCEL "C"

THAT PORTION OF PARCEL 1 AND 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON; EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 037'43" EAST ALONG THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 89'27'17" EAST 791.00 FEET; THENCE SOUTH 89'41'08" WEST TO A POINT AT THE INTERSECTION OF SAID PARALLEL ROAD AS LOCATED BY SAID RECORD OF SURVEY; THENCE ALONG SAID SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 89'41'08" WEST 581.31 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING.

PARCEL "D"

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 037'43" EAST ALONG THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 89'27'17" EAST 791.00 FEET; THENCE SOUTH 89'41'08" WEST TO A POINT AT THE INTERSECTION OF SAID PARALLEL ROAD AS LOCATED BY SAID RECORD OF SURVEY; THENCE ALONG SAID SOUTH LINE OF SAID PARCEL 1; THENCE SOUTH 89'41'08" WEST 148.74 FEET; THENCE NORTH 0'43'24" WEST 67.87 FEET TO THE POINT OF BEGINNING.

PRELIMINARY

EQUIPMENT AND PROCEDURES USED:

a: TRIMBLE RB GPS AND/OR 5 SEC. EDM TOTAL STATION
 b: THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS CONTAINED IN WAC 332-130-090

DATE: _____ REVISIONS: _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2001, UNDER AUDITOR'S FILE NUMBER _____ AT _____, W.A., IN THE COUNTY OF KITITAS, WASHINGTON AT THE REQUEST OF _____

COUNTY AUDITOR _____ BY DEPUTY _____

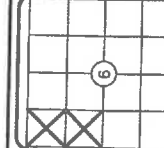
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND THE REQUEST OF _____

DATE: 8/27/08
 DOUGLAS S. GRAY



CSB
 Gray Surveying & Engineering, Inc.
 P.O. Box 510 - 2708 Deer Road
 Yakima, WA 98905 (509) 575-9434



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BLA NO. _____

NAME: LLOYD CARNEY
 LOCATION: 4680 FOURTH PARALLEL ROAD, BAINBRIDGE, WA 98920
 DRAWING NO.: NW1/4, NW1/4 & SW1/4, NW1/4 SEC. 6, T.16N., R.20E., W.M.
 SHEET: 2 OF 2
 PROJECT NO.: 19157
 DATE: 8/02/19
 DRAWN BY: C.S.U.
 CHECKED BY: D.S.G.
 PARCEL NO.: 16889, 16870, 16875 & 324533

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46914428

RECEIVED
AUG 27 2019

GUARANTEE

Kittitas Co. GDS

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: July 25, 2019

Issued by:
AmeriTitle, Inc.
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477

Sidney E. Martin

Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: *Agnes Martin L*

President

ATTEST
John C. [Signature]

Secretary

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

Subdivision Guarantee Policy Number: 72156-46914428

SUBDIVISION GUARANTEE

Order No.: 312301AM
Guarantee No.: 72156-46914428
Dated: July 25, 2019

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

Assured: Gray Surveying & Engineering

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcels 1, 2, 3 and 8 of that certain Survey as recorded August 17, 2001, in Book 26 of Surveys, pages 171 and 172, under Auditor's File No. 200108170025, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 6, Township 16 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Lawrence RD., LLC, a Delaware Limited Liability Company

END OF SCHEDULE A

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Subdivision Guarantee Policy Number: 72156-46914428

(SCHEDULE B)

Order No: 312301AM
Policy No: 72156-46914428

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: 2019
Tax Type: County
Total Annual Tax: \$3,421.05
Tax ID #: 324533
Taxing Entity: Kittitas County Treasurer
First Installment: \$1,710.53
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$1,710.52
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

7. Communications Assessments for the year 2019, which become delinquent after April 30, 2019, if not paid.
Amount: \$30.00 (Paid)
Parcel No. : 324533

Subdivision Guarantee Policy Number: 72156-46914428

8. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$54.63
Tax ID #: 16869
Taxing Entity: Kittitas County Treasurer
First Installment: \$27.32
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$27.31
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
9. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$65.29
Tax ID #: 16870
Taxing Entity: Kittitas County Treasurer
First Installment: \$32.65
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$32.64
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
10. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$817.76
Tax ID #: 16875
Taxing Entity: Kittitas County Treasurer
First Installment: \$408.88
First Installment Status: Paid
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$408.88
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
11. 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.
12. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Kittitas Reclamation District
Purpose: An irrigation ditch
Recorded: December 15, 1976
Instrument No.: 409832
Affects: Portion of said premises
14. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: August 17, 2001
Book: 26 of Surveys, Pages: 171 and 172
Instrument No.: 200108170025
Matters shown:
 - a) Fencelines in relation to boundaries
 - b) KRD right of way
 - c) Notes contained thereon

END OF EXCEPTIONS

Notes:

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.

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: Parcels 1, 2, 3 and 8, Book 26 of Surveys, pgs 171-172, ptn NW Quarter of Section 6, Township 16N, Range 20E, W.M.

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

324533 16869 16870 16875

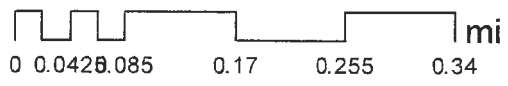


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Date: 8/5/2019

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.



PART OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M.

FD 1-1/2" ALUM CAP
IN MON CASE, SEE LCR
BOOK 5, PAGE 239
VISITED 8/00

C/L POURIER
S 88°54'42" W
PARKER, R.D.
PHYSICAL C/L

S 89°41'08" W
4TH STR.
PARALLEL
L=309.38'

(ROAD C/L)
N 89°43'25" E
1.17 N.

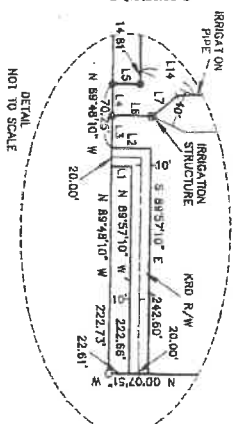
FD 1-1/2" ALUM CAP
IN MON CASE
VISITED 8/00

LEGEND
SET 5/8" NEAR W/YELLOW
CAP - CRUSE 18078'
FOUND PIN & CAP
FENCE

GRAPHIC SCALE
1 inch = 500 ft.

2.00108170025

LINE	DIRECTION	DISTANCE
L1	S 00°17'50" W	27.03'
L2	S 00°02'50" W	41.97'
L3	N 89°48'10" W	34.89'
L4	N 89°48'10" W	101.25'
L5	S 00°17'50" W	42.89'
L6	S 00°07'51" E	54.61'
L7	S 47°13'39" E	100.28'
L8	N 89°48'10" W	97.24'
L9	S 00°02'50" W	50.56'
L10	N 89°48'10" W	50.56'
L11	N 89°48'10" W	48.00'
L12	N 00°44'03" E	48.00'
L13	N 23°40'14" W	69.61'
L14	N 24°45'02" E	63.04'



SHEET 1 OF 2
C/L LAWRENCE RD.
S 00°37'43" E
2593.98'

FD 1932 OLD MON
SEE LCR BOOK
5, PAGE 240
VISITED 11/00

C/L KERN ROAD
N 89°48'10" W
N 89°48'10" W

BK 25 OF SURVEYS, PG 1/2

1304.87'
6583.18'
2868.75'

2018'
497.46'

SEE DETAIL ABOVE

ILLUSTRATED ROAD R/W
AS PER R/W P/L/M

DITCH IS S. E. ELY
OF LOT LINE

DITCH IS LOT LINE

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26-171

AUDITOR'S CERTIFICATE
Filed for record this 17th day of August,
2001, at 11:05 A.M., in Book 25 of Surveys
at page 40 D.L. at the request of Cruse & Associates.
DAVID B. BOWEN, R.L.S., Surveyor
KRITHAS COOK, A.D.S., Surveyor

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street
Elktonburg, VA 98988 (509) 982-8842
CARNY PROPERTY



26/171-172

500108170025

DESCRIPTIONS OF EXISTING PARCELS

ASSESSOR'S PARCEL 324533

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ASSESSOR'S PARCEL 16869

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ASSESSOR'S PARCEL 16870

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ASSESSOR'S PARCEL 16875

PARCEL 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



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AUG 27 2019

DESCRIPTIONS OF RESULTANT PARCELS

PARCEL "A"

THAT PORTION OF PARCEL 1 AND 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 0°37'43" EAST ALONG THE WEST LINE OF SAID PARCEL 190.06 FEET; THENCE NORTH 89°22'17" EAST 751.00 FEET; THENCE NORTH 0°37'43" WEST 214.52 FEET MORE OR LESS TO THE NORTH LINE OF SAID PARCEL 8, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 6; THENCE SOUTH 89°41'06" WEST TO A POINT AT THE INTERSECTION OF SAID NORTH LINE AND THE SOUTH RIGHT OF WAY LINE OF FOURTH PARALLEL ROAD AS LOCATED BY SAID RECORD OF SURVEY; THENCE ALONG SAID SOUTH LINE OF FOURTH PARALLEL ROAD SOUTH 86°54'54" WEST 591.31 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF PARCEL 1 AND 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 0°37'43" EAST ALONG THE WEST LINE OF SAID PARCEL 190.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°37'43" EAST ALONG SAID WEST LINE 1039.69 FEET; THENCE SOUTH 89°48'10" EAST 331.50 FEET; THENCE NORTH 25°47'04" WEST 199.54 FEET; THENCE NORTH 22°29'57" WEST 148.74 FEET; THENCE NORTH 9°43'24" WEST 67.67 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 24°47'10" EAST 286.93 FEET ALONG THE EAST LINE OF SAID PARCEL 1; THENCE CONTINUING ALONG SAID LINE NORTH 27°27'33" EAST 268.29 FEET; THENCE NORTH 0°37'43" WEST 163.14 FEET; THENCE SOUTH 89°22'17" WEST 430.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "C"

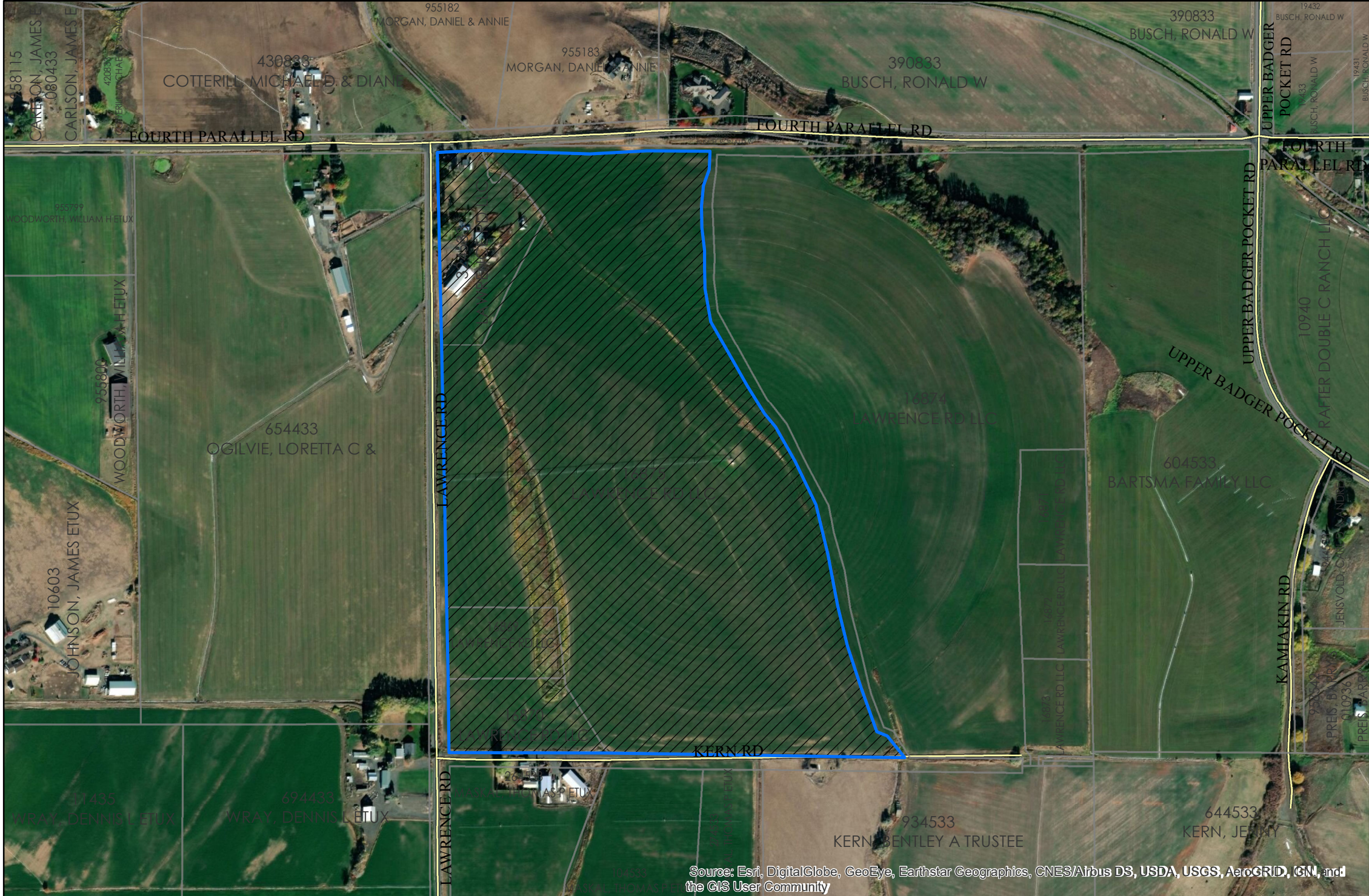
PARCEL 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 17, 2001 IN BOOK 26 OF SURVEYS AT PAGES 171-172, UNDER AUDITOR'S FILE NO. 20010817-0025, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 0°37'43" EAST ALONG THE WEST LINE OF SAID PARCEL 190.06 FEET; THENCE NORTH 89°22'17" EAST 751.00 FEET; THENCE NORTH 0°37'43" WEST 214.52 FEET MORE OR LESS TO THE NORTH LINE OF SAID PARCEL 8, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 6; THENCE SOUTH 89°41'06" WEST TO A POINT AT THE INTERSECTION OF SAID NORTH LINE AND THE SOUTH RIGHT OF WAY LINE OF FOURTH PARALLEL ROAD AS LOCATED BY SAID RECORD OF SURVEY; THENCE ALONG SAID SOUTH LINE OF FOURTH PARALLEL ROAD SOUTH 86°54'54" WEST 591.31 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 AND THE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 0°37'43" EAST ALONG THE WEST LINE OF SAID PARCEL 190.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°37'43" EAST ALONG SAID WEST LINE 1039.69 FEET; THENCE SOUTH 89°48'10" EAST 331.50 FEET; THENCE NORTH 25°47'04" WEST 199.54 FEET; THENCE NORTH 22°29'57" WEST 148.74 FEET; THENCE NORTH 9°43'24" WEST 67.67 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 24°47'10" EAST 286.93 FEET ALONG THE EAST LINE OF SAID PARCEL 1; THENCE CONTINUING ALONG SAID LINE NORTH 27°27'33" EAST 268.29 FEET; THENCE NORTH 0°37'43" WEST 163.14 FEET; THENCE SOUTH 89°22'17" WEST 430.00 FEET TO THE TRUE POINT OF BEGINNING.

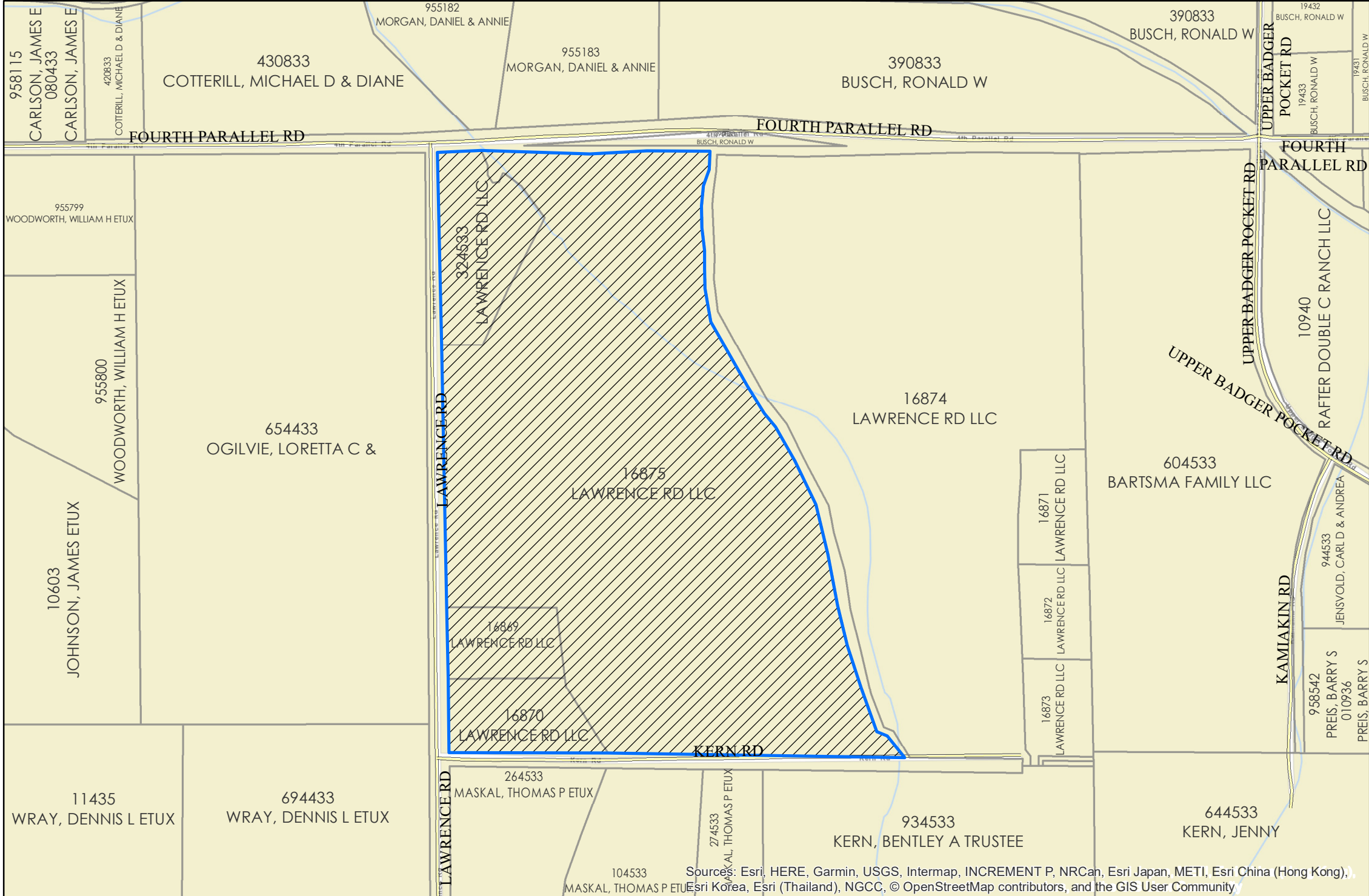


BL-19-00018
Carney



Aerial

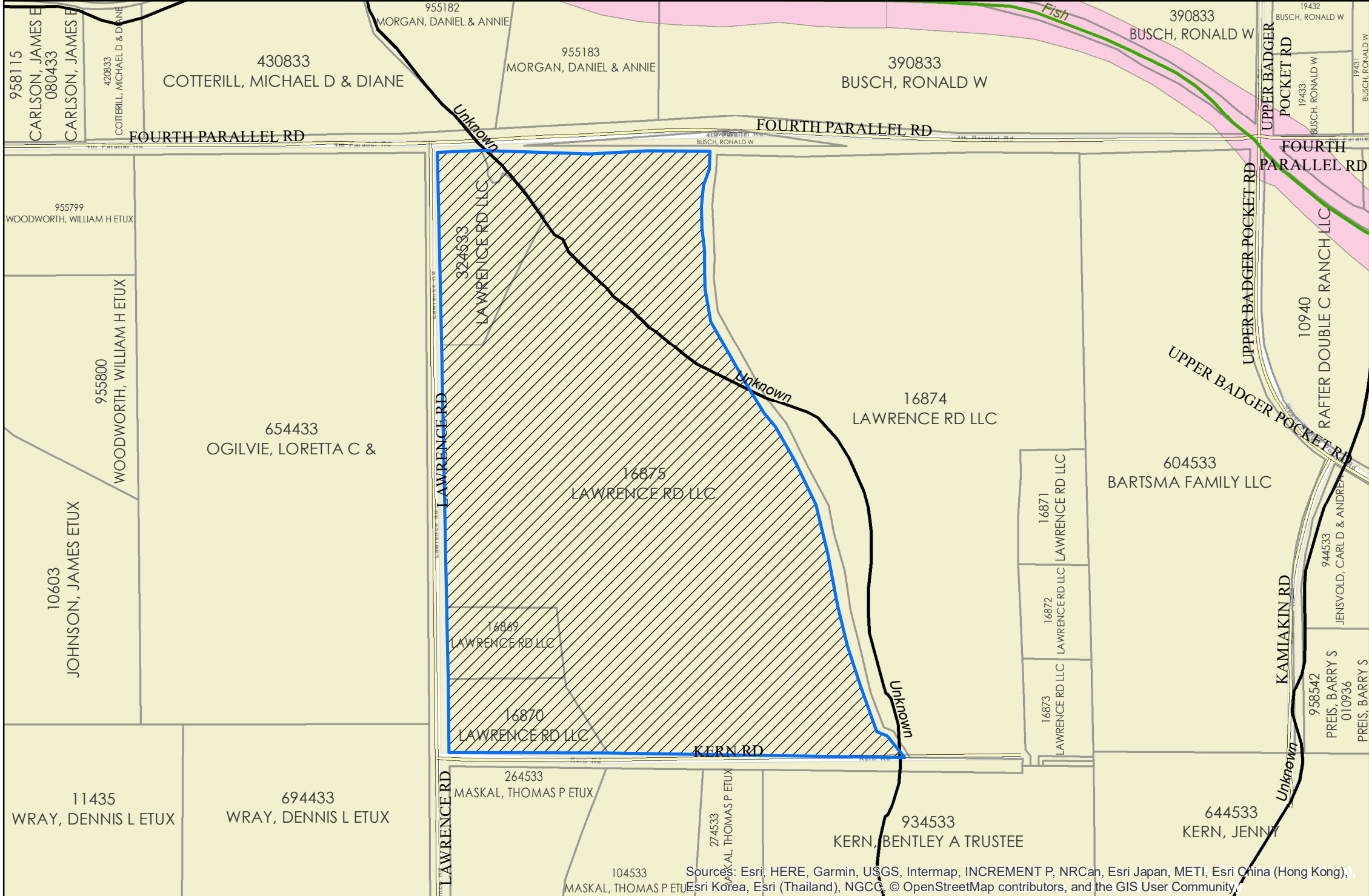
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Area

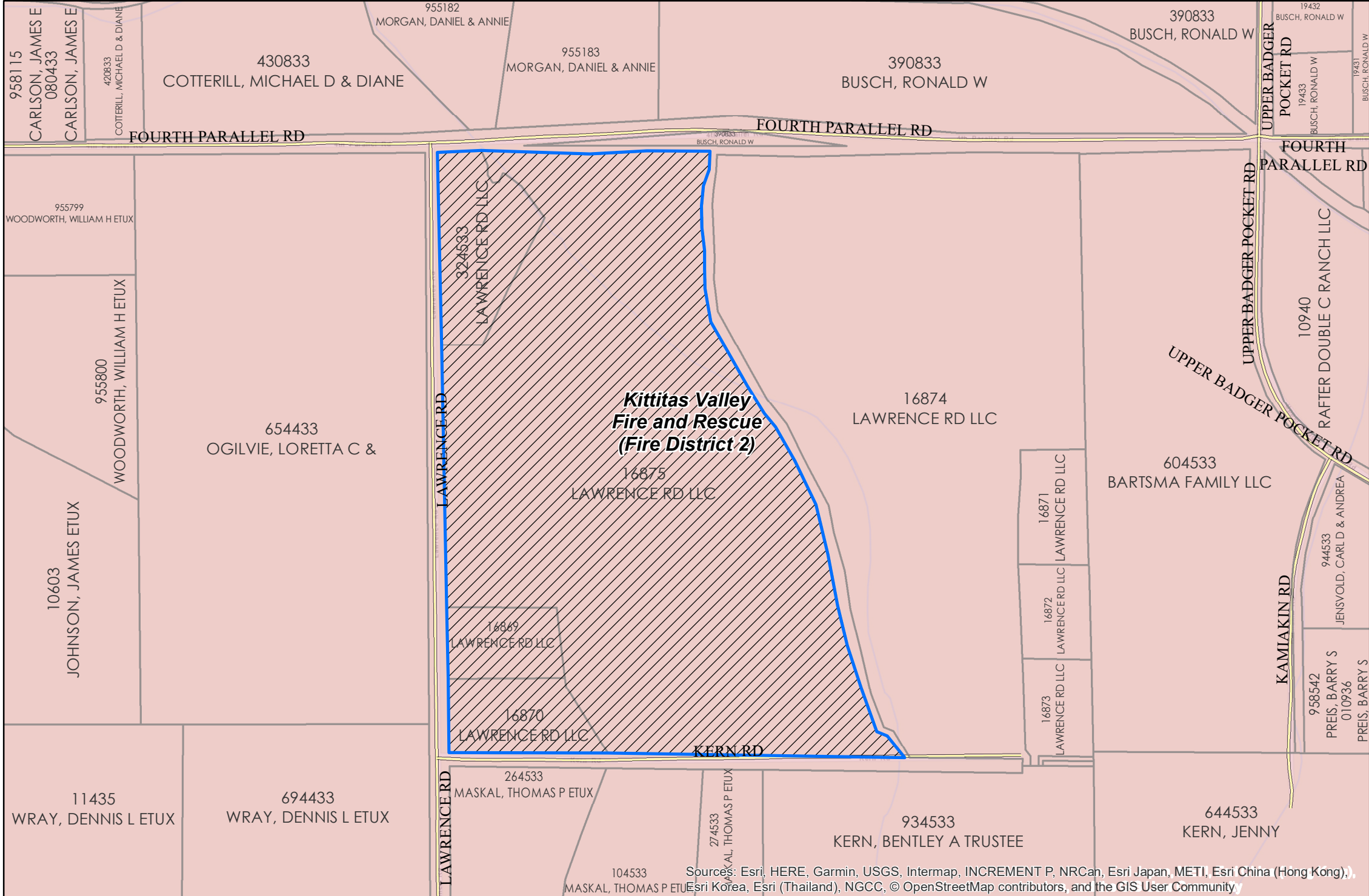


Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community.

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Critical Areas

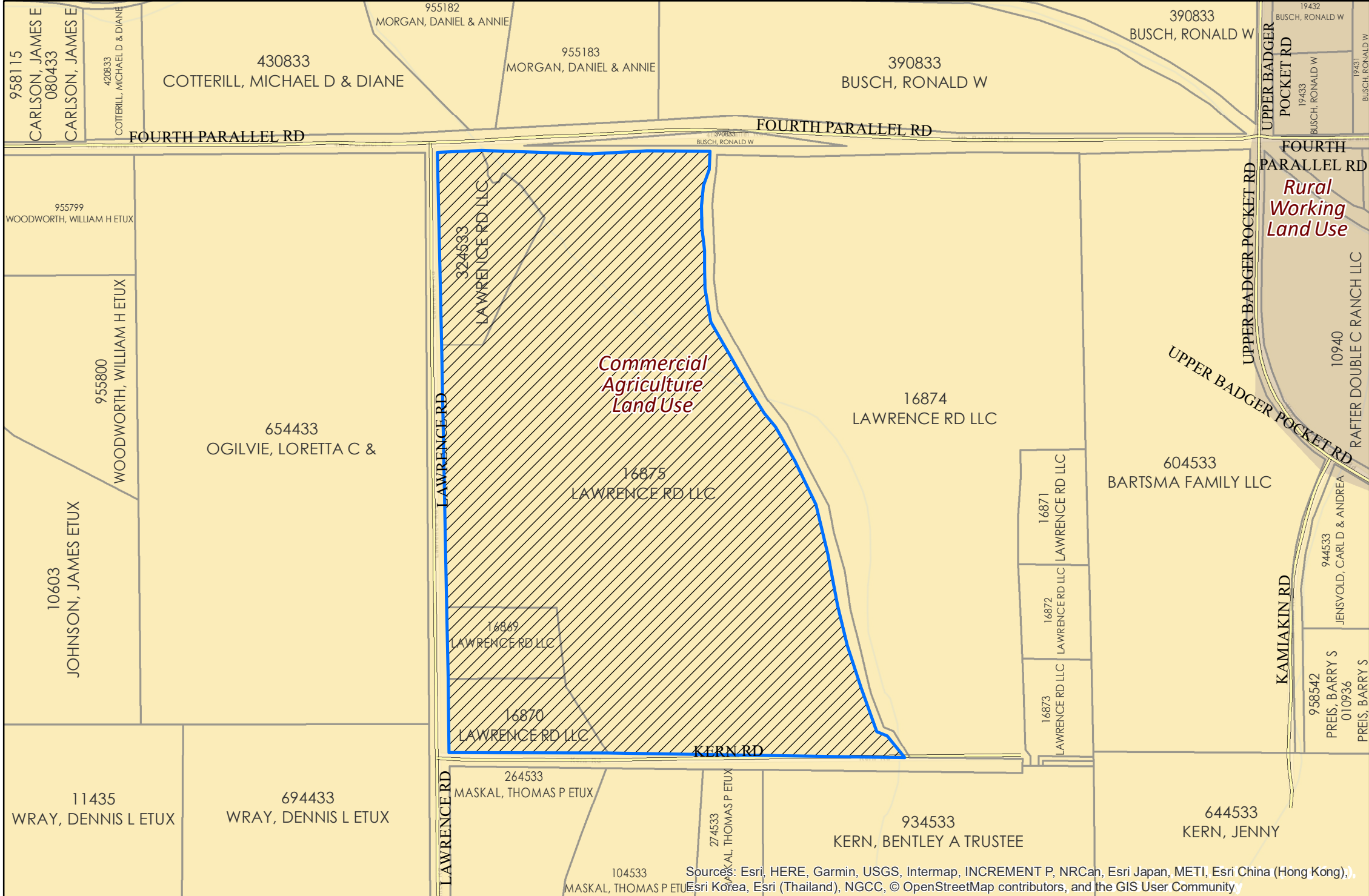


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

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Fire Dist

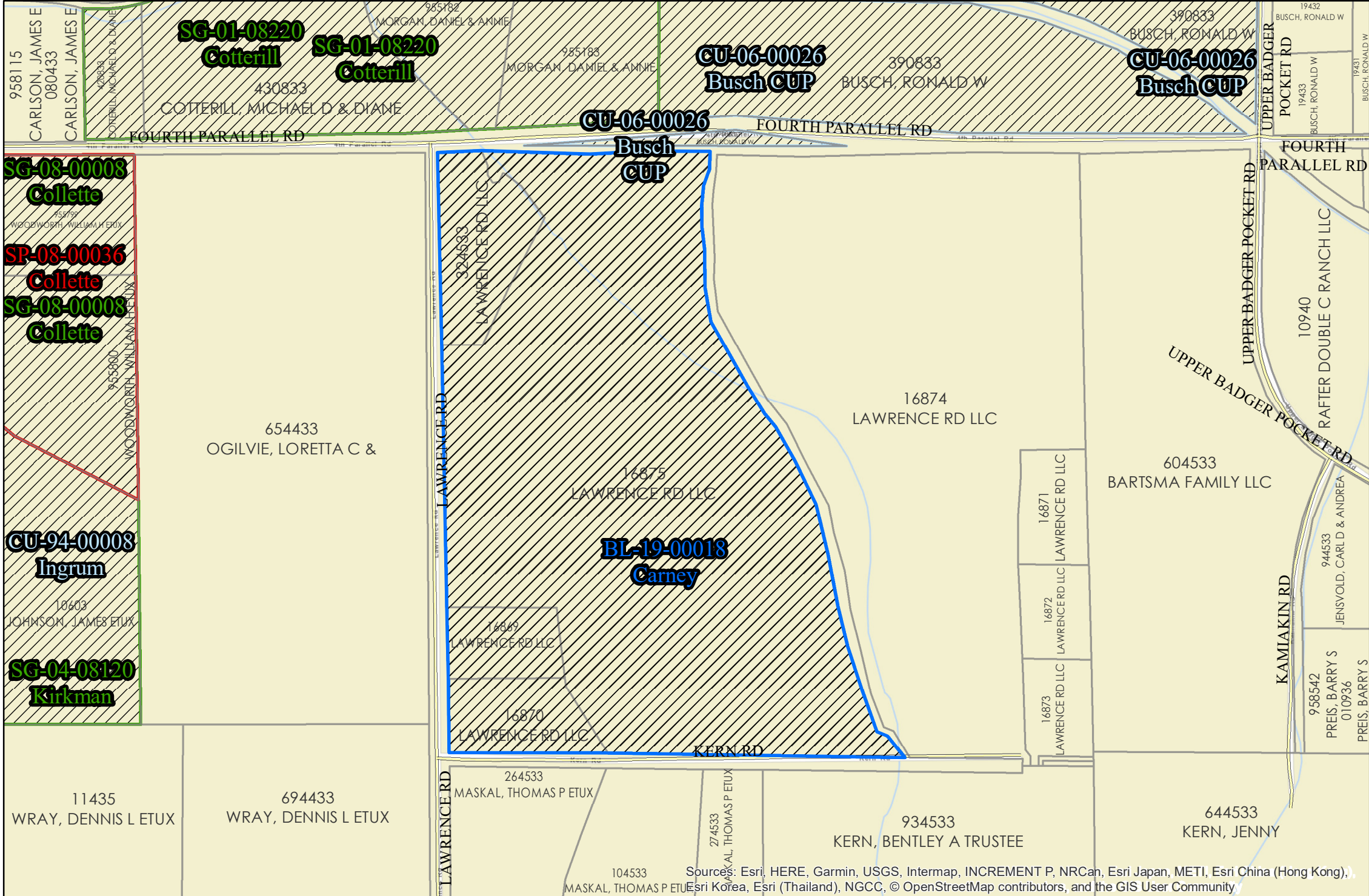


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Land Use

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Projects

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

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Zoning



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"

August 27, 2019

Lawrence Rd. LLC
Lloyd Carney
4680 4th Parallel Rd
Ellensburg, WA 98926

RE: Carney Boundary Line Adjustment (BL-19-00018)

Parcel # 324533
Parcel # 16869
Parcel # 16870
Parcel # 16875

Dear Applicant,

Kittitas County Community Development Services received your Boundary Line Adjustment application on August 27, 2019. The application has been determined **complete** as of September 13, 2019.

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 the current years 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 # 2, Ellensburg, WA 98926

cc: Gray Surveying

via email