

From: [Jeff Watson](#)
To: ["KCCDS@encompasses.net"](mailto:KCCDS@encompasses.net)
Cc: ["derek@guidantllc.com"](mailto:derek@guidantllc.com)
Subject: BL-10-00025 Jones
Date: Thursday, July 15, 2010 9:29:00 AM
Attachments: [BL-10-00025 Jones Master File Compressed.pdf](#)

BL-10-00025 Jones

Conditional approval; hard copy in the mail to Derek.

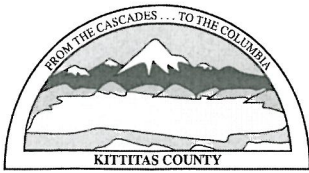
Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.



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

July 14, 2010

Derek Sinclair
5812 South Adams, Suite C
Tacoma WA 98409

RE: Jones Boundary Line Adjustment, BL-10-00025

Map Number: Map Number - 18-18-34020-0020 - Parcel Number - 16607
Map Number - 18-18-34030-0019 - Parcel Number - 278836
Map Number - 18-18-34020-0018 - Parcel Number - 16605

Dear Mr. Sinclair,

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 administrative segregation and must be submitted to our offices for review:

1. A legal description or recorded survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. These properties are within the boundaries of the Ellensburg Water Company irrigation district. The applicant will need to comply with all EWC requirements prior to final approval of the Boundary Line Adjustment.
4. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall Comment Memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: Derek@guidantllc.com

KCCDS@encompasses.net

BL-10-00025 Jones Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2010\ BL-10-00025 Jones

From: [Holly Duncan](#)
To: [Jeff Watson](#)
Subject: RE: BL-10-00025 Jones
Date: Tuesday, June 22, 2010 3:57:37 PM

Jeff,

This looks OK.

Holly

From: Jeff Watson
Sent: Tuesday, June 22, 2010 9:19 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-10-00025 Jones

[BL-10-00025 Jones](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



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KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

July 1, 2010

Jeff Watson
Public Works Department
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Jones (BL-10-00025)

Dear Mr. Watson:

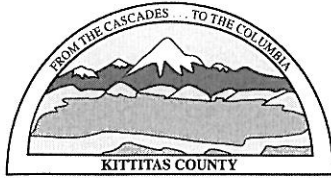
After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Creation of any additional roads or access must comply with the International Fire Code.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: June 29, 2010
SUBJECT: Jones BL-10-00025

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

BLA Preliminary Submittal Requirements For:

BL-10-00025 Jones

Date Received: June 7, 2010

Review Date: June 22, 2010

Map Number: 18-18-34020-0020, 18-18-34030-0019, 18-18-34020-0018

Parcel Number: 16607, 278836, 16605

Planner: Jeff Watson Zoning: General Commercial

☒ **Fee Collected**

☒ **Second Page of Application turned in (Contact Page)**

☒ **8.5 X 11 Preliminary Plat Map**

☒ **Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)**

☒ **Subdivision conforms to the county comprehensive plan and all zoning regulations**

☒ **Located within Fire District** **Fire District 2 (Rural Ellensburg)**

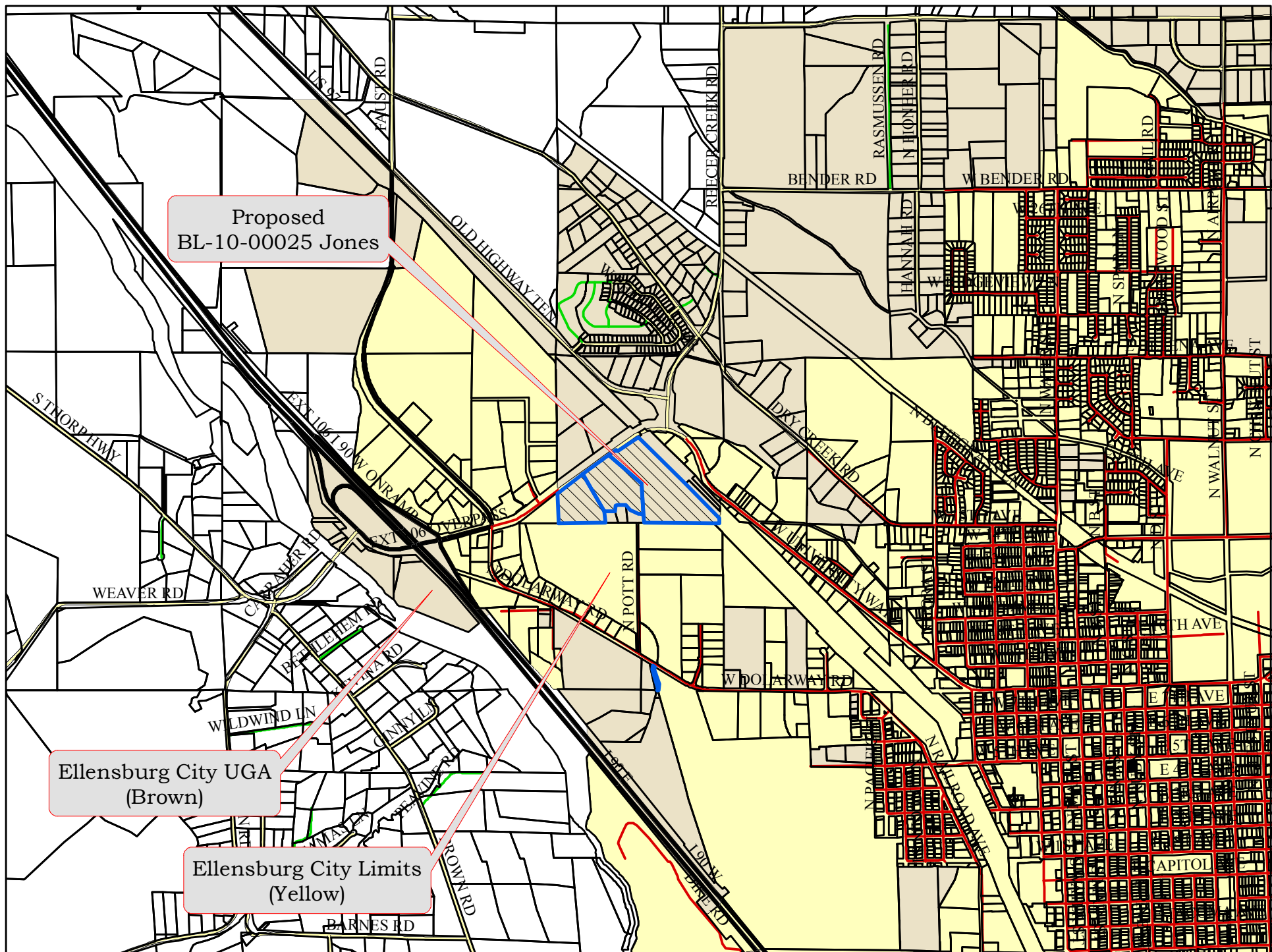
☒ **Located within Irrigation District** **EWC**

☒ **School District** **Ellensburg School District**

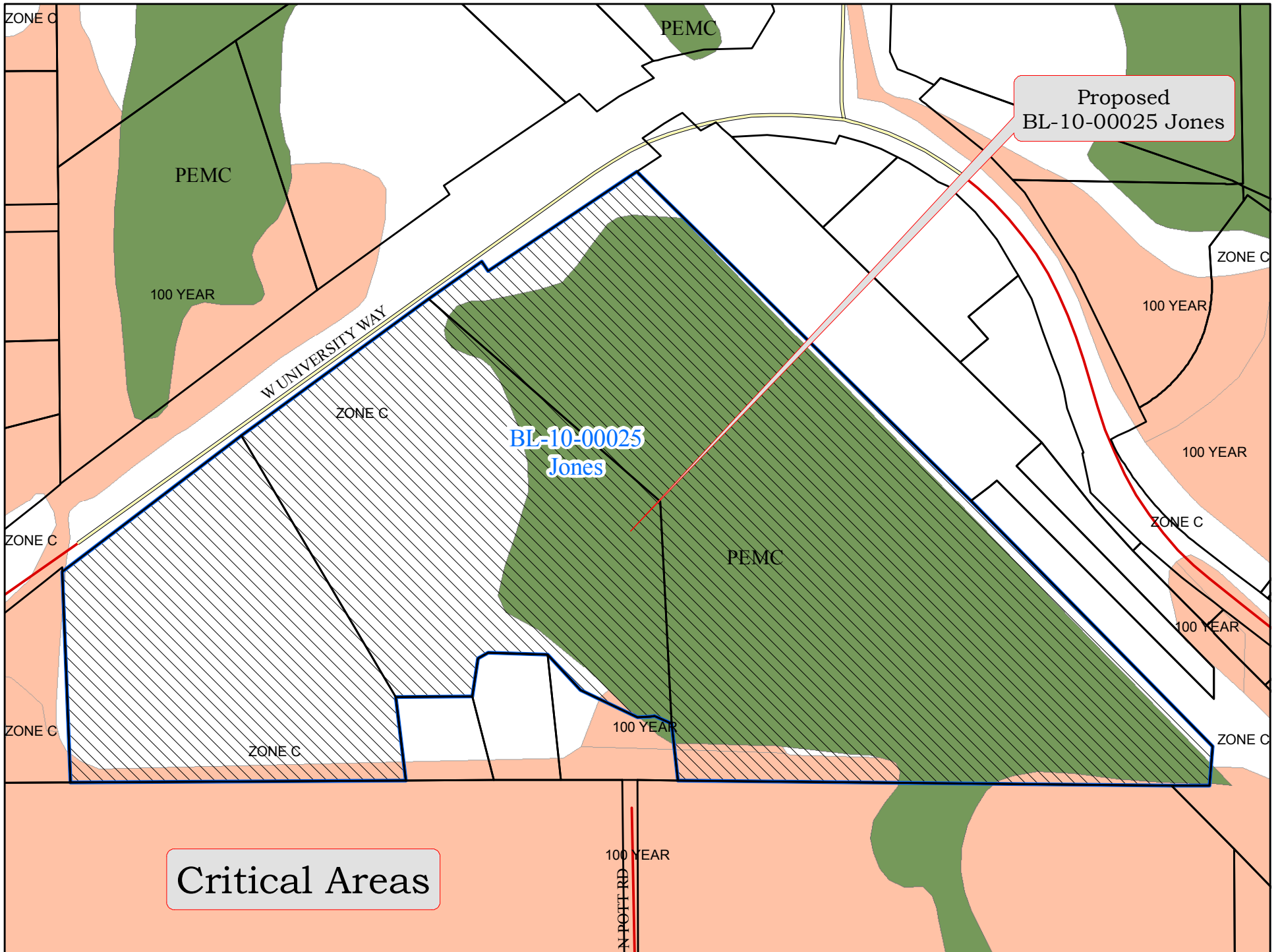
☒ **In UGA** **Ellensburg**

Critical Areas

<input type="checkbox"/> Yes <input type="checkbox"/> No	Within a Shoreline of the State	Environment:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Within a FIRM Floodplain	Panel #:	(minor) 5302340001C
<input type="checkbox"/> Yes <input type="checkbox"/> No	Within a PHS Habitat	Habitat Type:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Wetland in Parcel	Wetland Type:	west 1\2 PEMC
<input type="checkbox"/> Yes <input type="checkbox"/> No	Seismic Rating	Category:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Within Coal Mine Area		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Hazardous Slope in Parcel	Category:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Airport Zones within Parcel	Zone:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Adjacent to Forest Service Road	Road:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Adjacent to BPA Lines or Easement		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Within 1000' of Mineral Land of LTS		
<input type="checkbox"/> Yes <input type="checkbox"/> No	Within Landslide Area		









U.S. Fish & Wildlife Service

National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code: (Example: **L1UB1Hx**)

For geographically specific information* (optional), please enter a State code: (Example: **TX** for Texas)

Description for code **PEMC** :

P System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

Subsystem :

EM Class **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

Subclass :

Modifier(s):

C WATER REGIME **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

200108290007

PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

LEGAL DESCRIPTIONS

ORIGINAL PARCEL AFN #572472

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 29, 2001 IN BOOK 26 OF SURVEYS AT PAGES 176-177, UNDER AUDITOR'S FILE NO. 200108290007, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

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PARCEL 4

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PARCEL 5

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PARCEL 6

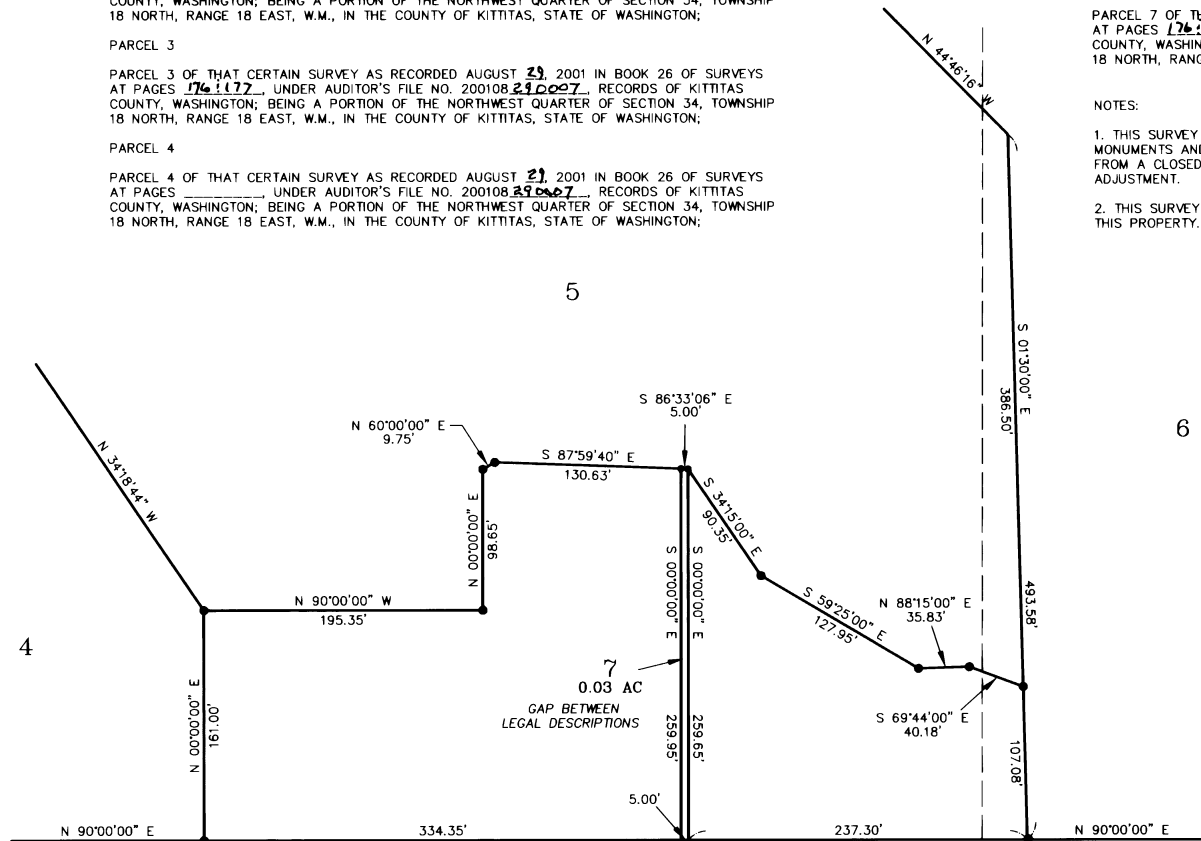
PARCEL 6 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 29, 2001 IN BOOK 26 OF SURVEYS AT PAGES 176-177, UNDER AUDITOR'S FILE NO. 200108290007, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

PARCEL 7

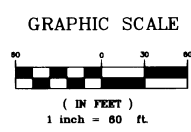
PARCEL 7 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 29, 2001 IN BOOK 26 OF SURVEYS AT PAGES 176-177, UNDER AUDITOR'S FILE NO. 200108290007, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.



6



- LEGEND
- SET 5/8" REBAR W/ YELLOW CAP - "NELSON 18092"
 - FOUND PIN & CAP

SHEET 2 OF 2

RECORDER'S CERTIFICATE # 2001.08.290007

Filed for record this 29th day of Aug., 2001, at 11:22 AM in book 26 of Surveys at page 177 at the request of D.P. NELSON

David B. Bowen County Auditor By: J. Flack Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of: R.P.D.I. in AUGUST, 2001.

D.P. NELSON Certificate No. 18092



EASTSIDE CONSULTANTS, INC.

516 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

RECORD OF SURVEY

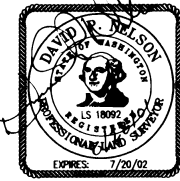
PREPARED FOR
RICHARD POTT
ELLENSBURG

DRW BY TDR	DATE 08/01	JOB NO. 01547
CHKD BY D. NELSON	SCALE 1"=60'	SHEET 2 OF 2

100108190007

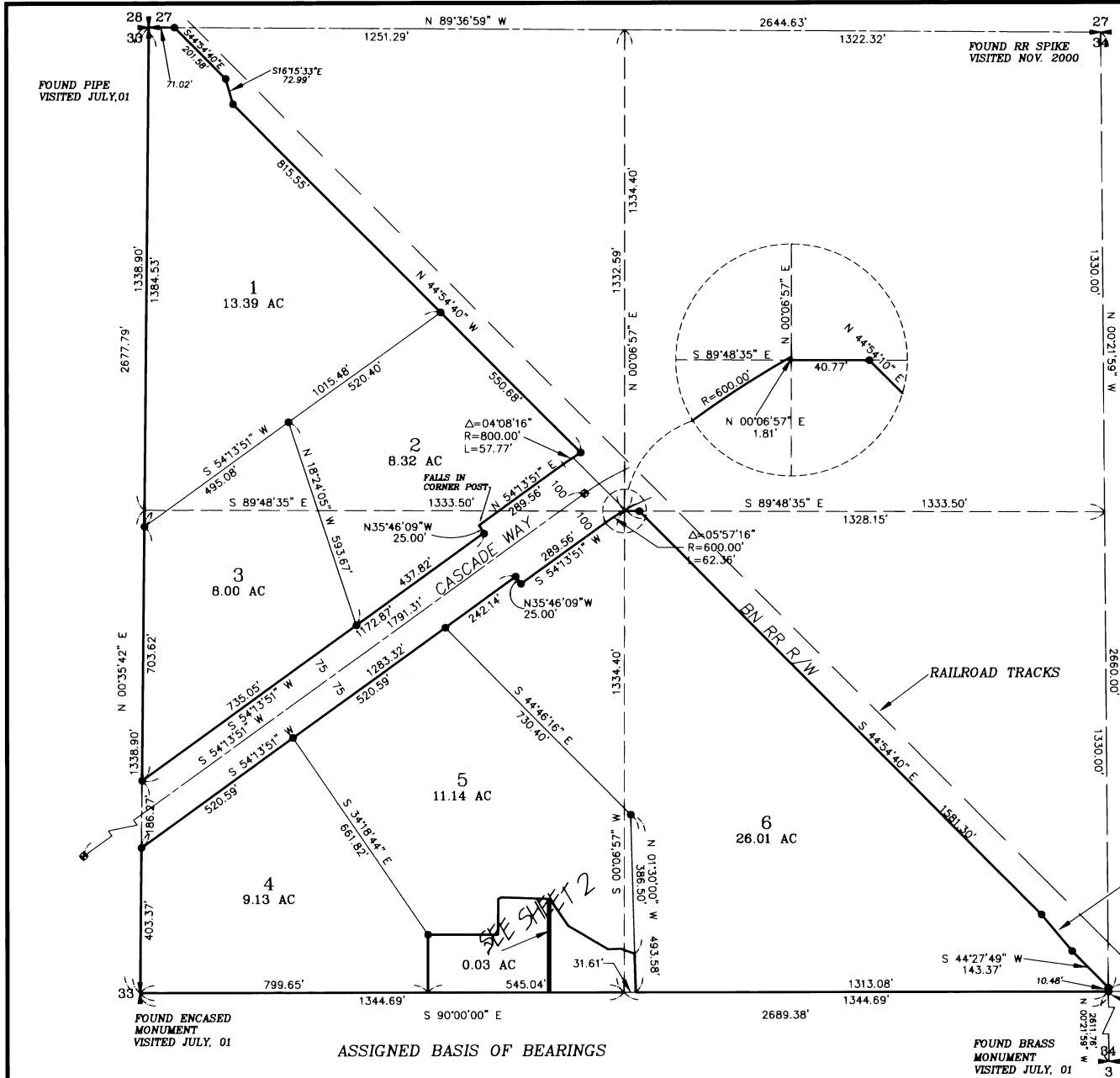
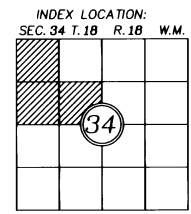
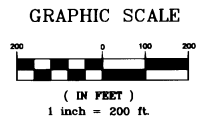
**PART OF THE NORTHWEST QUARTER
OF SECTION 34, TOWNSHIP 18 NORTH,
RANGE 18 EAST, W.M.**

- NOTES:
1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
 2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "NELSON 18092"
- FOUND PIN & CAP
- ⊕ SECTION CORNER COMMON TO FOUR SECTIONS
- ⊕ QUARTER CORNER COMMON TO TWO SECTIONS



RECORDER'S CERTIFICATE # 100108190007

Filed for record this 19th day of Aug. 2001 at 11:03 AM in book 16 of maps at page 176 at the request of D.P. NELSON

David B. Bowen County Auditor

By: Y. Flach Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of R.P. POTT in AUGUST, 2001.

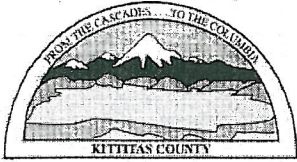
D.P. NELSON

Certificate No. 18092

EASTSIDE CONSULTANTS, INC.

510 EAST FIRST
CLE ELUM, WASHINGTON 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

RECORD OF SURVEY			
PREPARED FOR RICHARD POTT ELLENBURG			
DRW BY TDR	DATE 08/01	JOB NO. 01547	
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2	



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"

PERMIT NUMBER: BL-10-0005

KITTITAS COUNTY REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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 FOR SUBMITTAL

- ☒ Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- ☒ Signatures of all property owners.

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.)
- ☐ Legal descriptions of the proposed lots.
- ☐ Assessor Compas Information about the parcels.

APPLICATION FEE:

☐ \$760 Administrative Segregation (\$630 CDS/\$130 FM)
___ SEGREGATED INTO ___ LOTS,

☒ \$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
☒ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

☐ \$50 COMBINATION
___ COMBINED AT OWNERS REQUEST

☐ \$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

DATE:

RECEIPT #

X

06-07-10



NOTES:

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

1. Contact information:

Gary Jones % Derek Sinclair
Applicant's Name
TACOMA,
City
206-229-9315
Phone number

5812 South Adams, Suite C
Address
WA 98409
State, Zip Code
derek@guidantllc.com
Email Address

2. Street address of property:

Address: N Pott Road
City/State/ZIP: Ellensburg, WA 98926

3. Zoning Classification: Residential Suburban, General Commercial

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

16605 (18-18-34020-0018)-9.13 AC.

16606 (18-18-34020-0019)-11.17 AC.

16607 (18-18-34020-0020)-26.01 AC.

New Acreage
(Survey Vol. ____, Pg ____)

4.26 AC.

6.81 AC.

35.24 AC.

Applicant is: ☒ Owner ☐ Purchaser
Stan Dale Jones Money Purchase Pension Plan
by Gary D Jones Trustee
Owner Signature Required

☐ Lessee ☐ Other
AS TRUSTEE
Eric A. Nunn MRPP
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____ By: _____ Date: _____
Kittitas County Treasurer's Office

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
() This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
() This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5)
Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____
() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

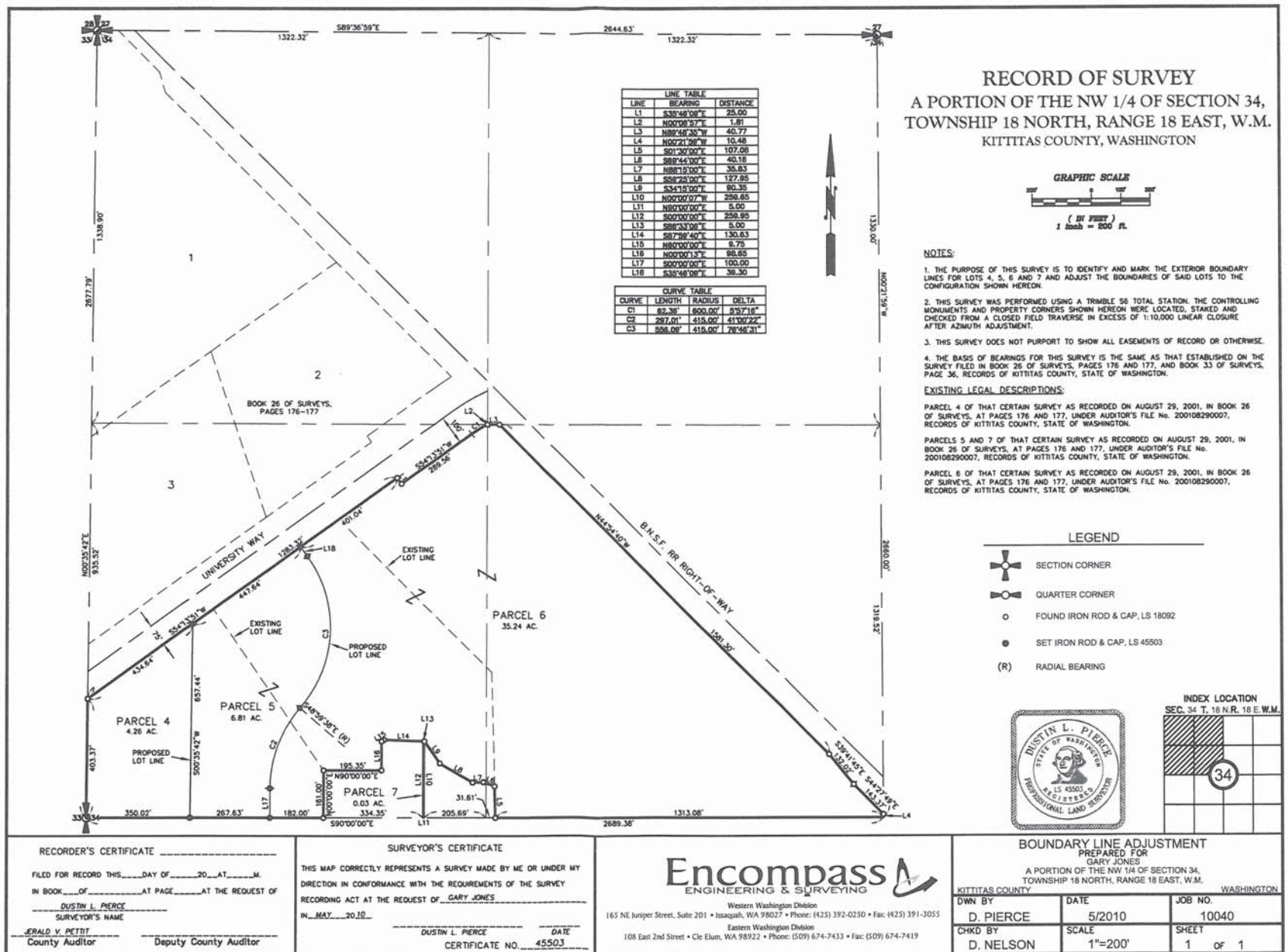
Card #: _____ Parcel Creation Date: _____

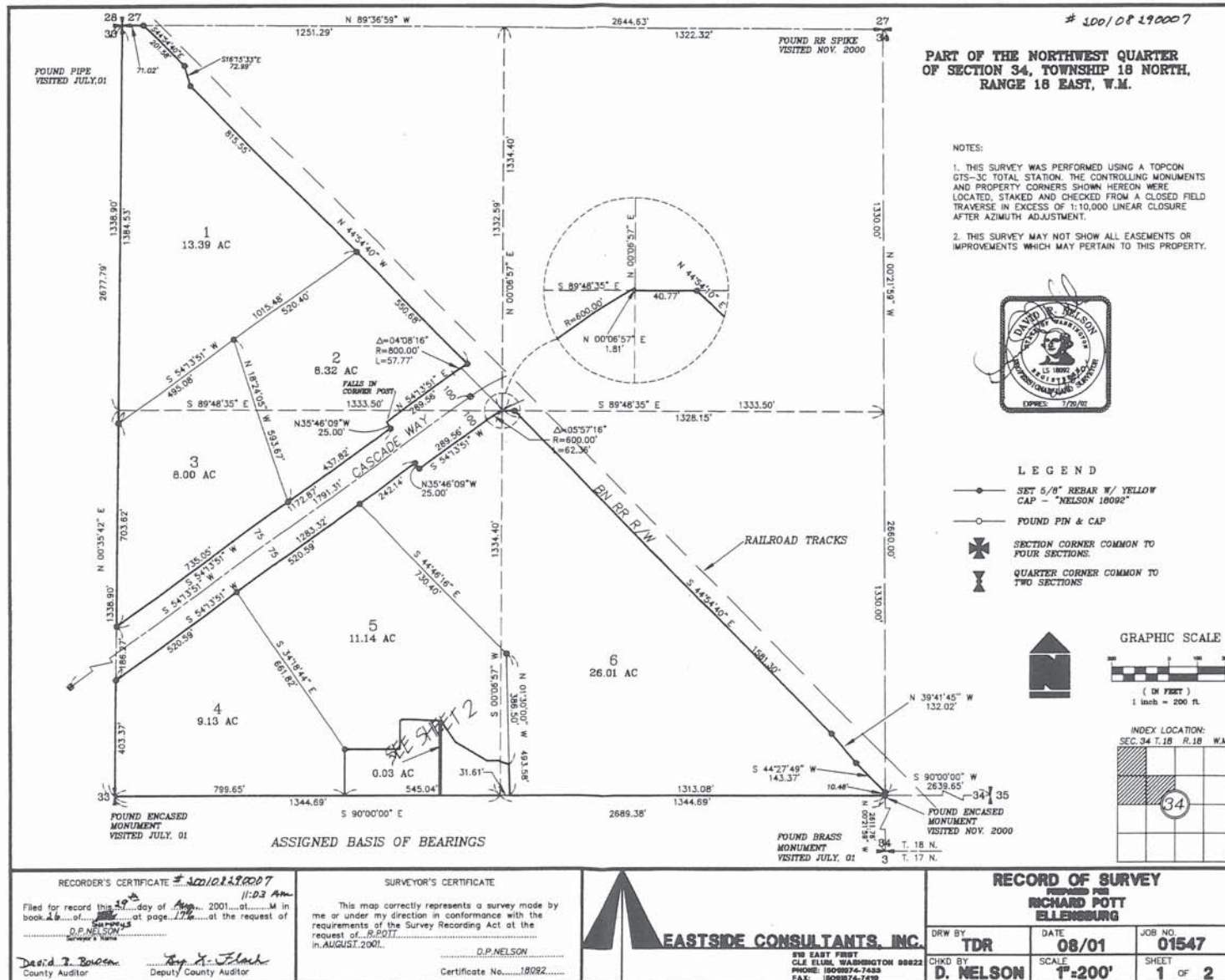
Last Split Date: _____ Current Zoning District: _____

Review Date: _____ By: _____

**Survey Approved: _____ By: _____

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.





PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

200108290007

26-177

LEGAL DESCRIPTIONS

ORIGINAL PARCEL AFN #572472

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 23, 2001 IN BOOK 26 OF SURVEYS AT PAGES 176-177, UNDER AUDITOR'S FILE NO. 200108290007, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON;

PARCEL 2

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PARCEL 3

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PARCEL 4

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PARCEL 6

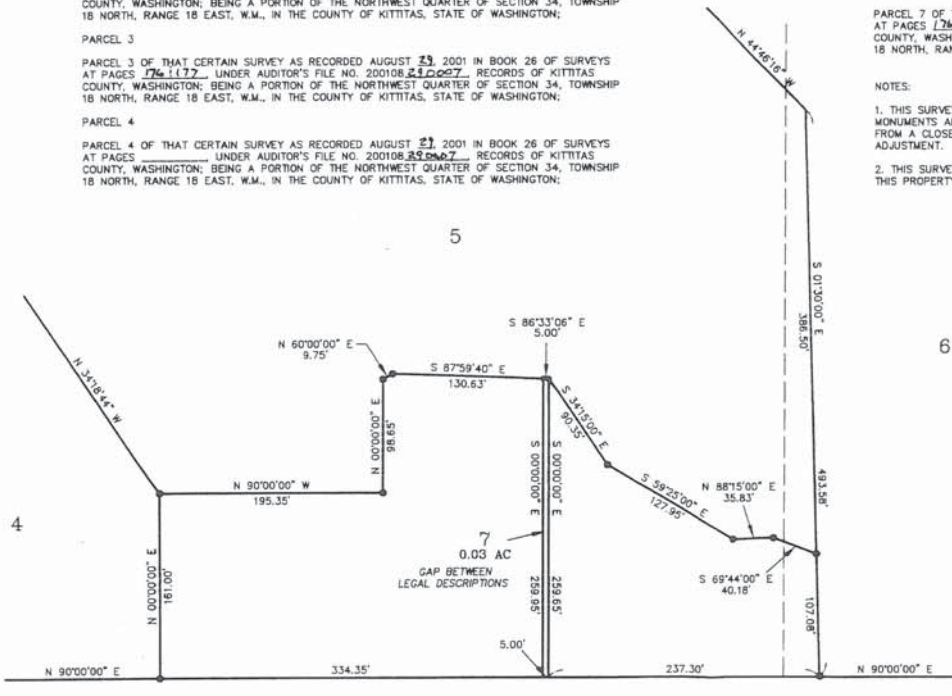
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2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.



GRAPHIC SCALE



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "NELSON 18092"
- FOUND PIN & CAP

SHEET 2 OF 2

RECORDER'S CERTIFICATE # 2001.08.290007	SURVEYOR'S CERTIFICATE	EASTSIDE CONSULTANTS, INC.	RECORD OF SURVEY
Filed for record this 29th day of Aug., 2001 at 11:23 am in book 26 of Surveys at page 176-177 at the request of D.P. NELSON	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 R. POTT in AUGUST, 2001.	180 EAST FIRST CLE ELUM, WASHINGTON 99023 PHONE: (800) 742-7433 FAX: (509) 742-7438	PREPARED FOR RICHARD POTT ELLENSBURG
David P. Nelson County Auditor	D.P. NELSON Certificate No. 18092		DRW BY TDR
By: Y. Hall Deputy County Auditor			DATE 08/01
			JOB NO. 01547
			SCALE 1"=60'
			CHECK BY D. NELSON
			SHEET 2 OF 2

Letter of Transmittal

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055
Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

To: **K.C.I.C.D.S.**

Date: **6-7-2010**

Job No. **10040**

Attn:

Re: **BLA**

WE ARE SENDING YOU

☐ Attached ☐ Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL
							X

COPIES	DATE	NO.	DESCRIPTION
1	6-7-10	2	BLA/SEA APP.
1	" "	2	SURVEY OF EXISTING PARCELS
1	" "	1	PRE-LIM SURVEY OF BLA

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval ☐ For signature

☐ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return ____ corrected prints

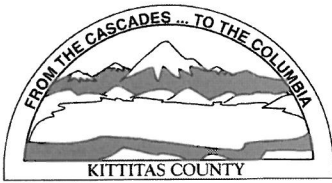
☒ For review and comment _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature: *[Signature]* Title: _____

Copy to: File



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00007954

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 010581

Date: 6/7/2010

Applicant: ENGINEERING ENCOMPASS

Type: check # 6558

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-10-00025	BOUNDARY LINE ADJUSTMENT MAJOR	200.00
BL-10-00025	BLA MAJOR FM FEE	65.00
	Total:	265.00