

# 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"

## **BOUNDARY LINE ADJUSTMENT**

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)

BL-11-00007

**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: 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.
- ☒ 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.
- ☒ For **preliminary approval**, please submit a sketch containing the following elements.
  1. Identify the boundary of the segregation:
    - a. The boundary lines and dimensions
    - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
  2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
  3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.  
Example: Parcel
  4. 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.
- ☐ For **final approval** (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

### **APPLICATION FEES:**

\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$125.00	Kittitas County Public Health Department Environmental Health
<b>\$505.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>



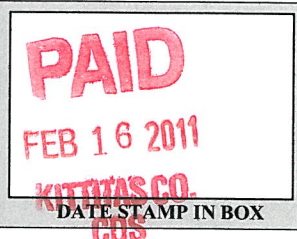
### **FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):

DATE:

02-16-11

RECEIPT #



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

FORM LAST REVISED: 1-24-2011

Page 1 of 3

### OPTIONAL ATTACHMENTS

- ☐ An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- ☐ Assessor COMPAS Information about the parcels.

### GENERAL APPLICATION INFORMATION

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form*

Name: DUANE E CAMERON ETUX

Mailing Address: PO BOX 274

City/State/ZIP: ENUMCLAW, WA 98022

Day Time Phone: 253-334-2673

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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/ZIP: \_\_\_\_\_

Day Time Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**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: LOT 12 - RED BRIDGE RD, LOT 13 - 5800 RED BRIDGE RD

City/State/ZIP: CLE ELUM WA 98922

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

LOT 12 (12127) AND LOT 13 (12129) OF SURVEY BOOK 33, PAGE 184; BEING A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 20N., RANGE 16E., W.M.

**6. Property size:** 12.10 AND 21.00 (acres)

**7. Land Use Information:** Zoning: RURAL 3 (R-3) Comp Plan Land Use Designation: RURAL

8. Existing and Proposed Lot Information

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

20-16-25000-0065 (12127) 12.10A

20-16-25000-0066 (12129) 21.0A

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

20.68 ACRES

12.41 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 \_\_\_\_\_ (date) \_\_\_\_\_

X Diane Hansen (date) 2-16-11

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



## **CAMERON BOUNDARY LINE ADJUSTMENT PROJECT OVERVIEW**

### **OVERVIEW:**

The purpose of this application is to boundary line adjust Lots 12 and 13 of Survey Book 33, Page 184 which at this time consists of 12.10 & 21.00 acres and reconfigure them into 20.68 and 12.41 acres accordingly. The subject property is located within the Rural 3 (R-3) Zone of Kittitas County.

### **UTILITIES:**

The parcels are currently individual septic tank and drain field and individual/shared wells.

### **TRANSPORTATION:**

Access to county roads via Red Bridge Road and/or private 60.00 easement, Auditor's File Number 199707300024.

### **COMMENTS:**

Attached are copies of the preliminary boundary line adjustment survey for your review and comment.

**PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS BOUNDARY LINE ADJUSTMENT APPLICATION.**



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**Western Washington Division**  
165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250 Fax: (425) 391-3055

**Eastern Washington Division**  
108 East 2<sup>nd</sup> Street, Cle Elum, WA 98922  
Phone: (509) 674-7433 Fax: (509) 674-7419

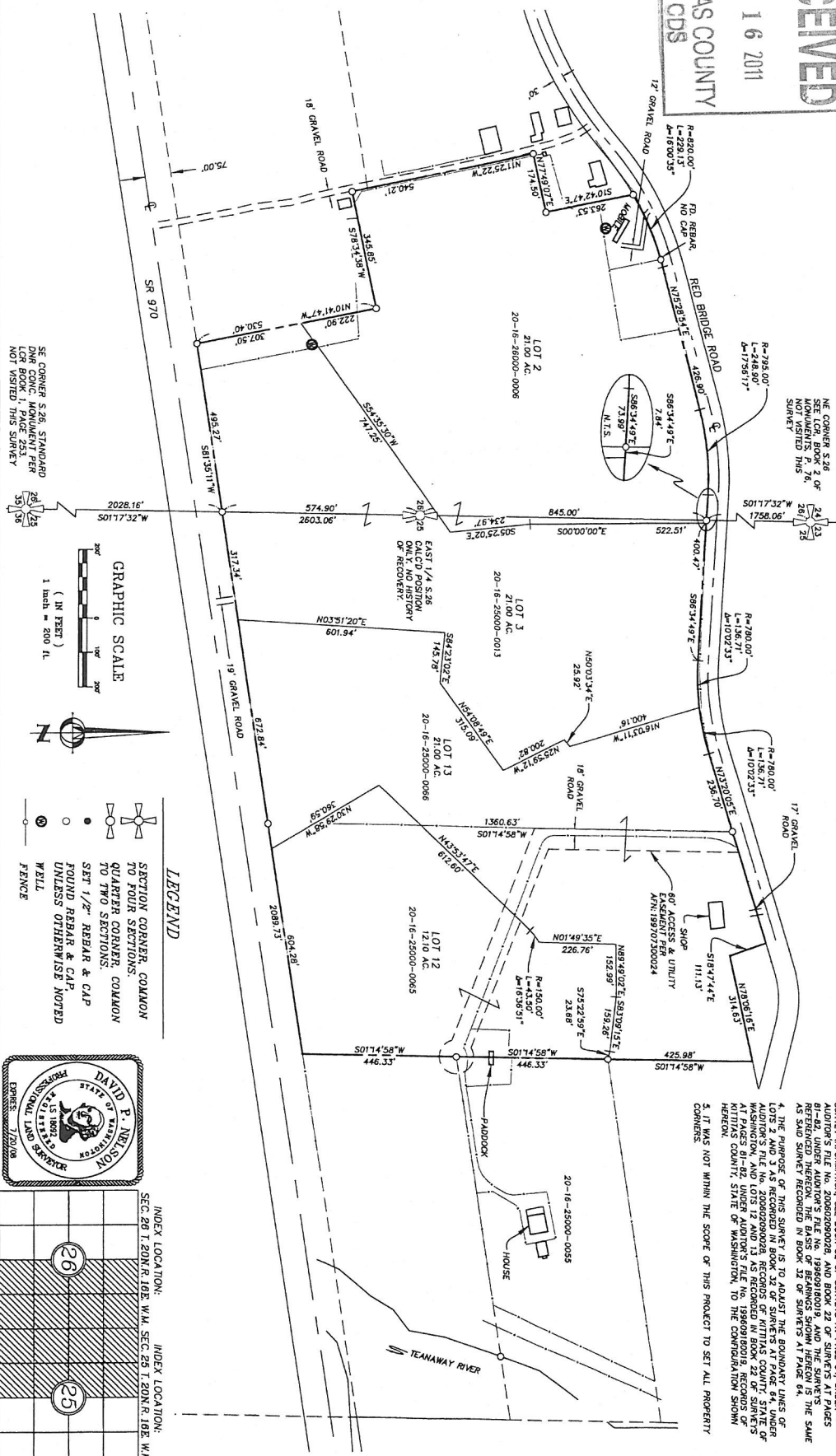


EXISTING LEGAL DESCRIPTION:  
 LOTS 2 AND 3 AS RECORDED IN BOOK 32 OF SURVEYS AT PAGE 64, UNDER  
 AUDITOR'S FILE NO. 20060200028, RECORDS OF KITITAS COUNTY, STATE OF  
 WASHINGTON, AND LOTS 12 AND 13 AS RECORDED IN BOOK 22 OF SURVEYS  
 AT PAGE 64, UNDER AUDITOR'S FILE NO. 19860910019, RECORDS OF  
 KITITAS COUNTY, STATE OF WASHINGTON.

# **BOUNDARY LINE ADJUSTMENT** **A PORTION OF THE EAST 1/2 OF SECTION 26** **AND THE WEST 1/2 OF SECTION 25,** **T.20N., R.16E., W.M., KITITAS COUNTY, WASHINGTON**

RECEIVING NO. 200701170028

**RECEIVED**  
 FEB 16 2011  
 KITITAS COUNTY  
 CDS



- NOTES:
1. THIS SURVEY WAS PERFORMED USING A TRIMBLE 58 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 11,000 LINEAR FEET AFTER ADJUSTMENT.
  2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR RECORD OR OTHERWISE.
  3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 32 OF SURVEYS AT PAGE 64, UNDER AUDITOR'S FILE NO. 20060200028, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, AND LOTS 12 AND 13 AS RECORDED IN BOOK 22 OF SURVEYS AT PAGE 64, UNDER AUDITOR'S FILE NO. 19860910019, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON. THE BASIS OF BEYANES SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 32 OF SURVEYS AT PAGE 64.
  4. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINES OF LOTS 2 AND 3 AS RECORDED IN BOOK 32 OF SURVEYS AT PAGE 64, UNDER AUDITOR'S FILE NO. 20060200028, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, AND LOTS 12 AND 13 AS RECORDED IN BOOK 22 OF SURVEYS AT PAGE 64, UNDER AUDITOR'S FILE NO. 19860910019, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, TO THE COMPARISON SHOWN HEREON.
  5. IT WAS NOT WITHIN THE SCOPE OF THIS PROJECT TO SET ALL PROPERTY CORNERS.

RECORDER'S CERTIFICATE 200701170028

Filed for record this 17 day of Feb 2007, at 11:34 AM in book 32 of 20060200028, at page 64, at the request of  
 DAVID P. NELSON  
 Surveyor's Name

FRANK V. PELT...  
 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 of the state of Washington, 2007.

DAVID P. NELSON  
 DATE 02/17/07

Certificate No. 18092

**Encompass**  
 ENGINEERING & SURVEYING

108 EAST 2ND ST.  
 CLE ELUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419

## **BOUNDARY LINE ADJUSTMENT**

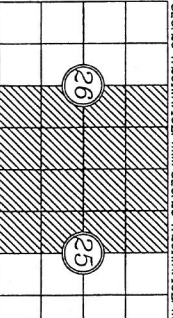
A PTN. OF THE EAST 1/2 OF SECTION 26 AND A PTN. OF THE WEST 1/2 OF SECTION 25, T. 20N., R. 16E., WASHINGTON

DATE 1/1/2007 JOB NO. 06084

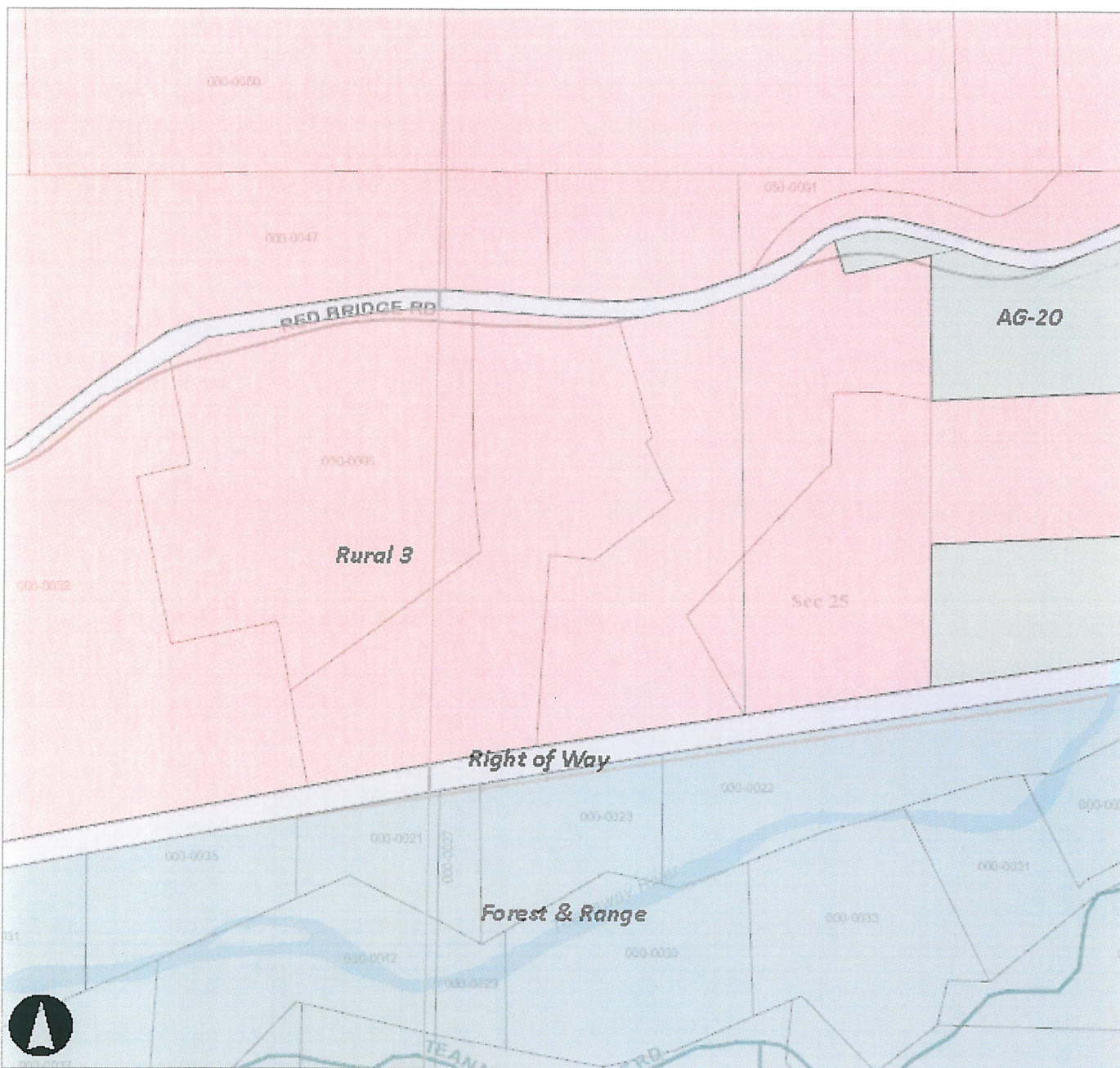
CHRD BY D. NELSON SCALE 1"=200' SHEET 1 OF 1



INDEX LOCATION:  
 SEC. 26 T. 20N. R. 16E. W.M. SEC. 25 T. 20N. R. 16E. W.M.



Enter title here



Map Center: Township:20 Range:16 Section:25

**Kittitas County 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.

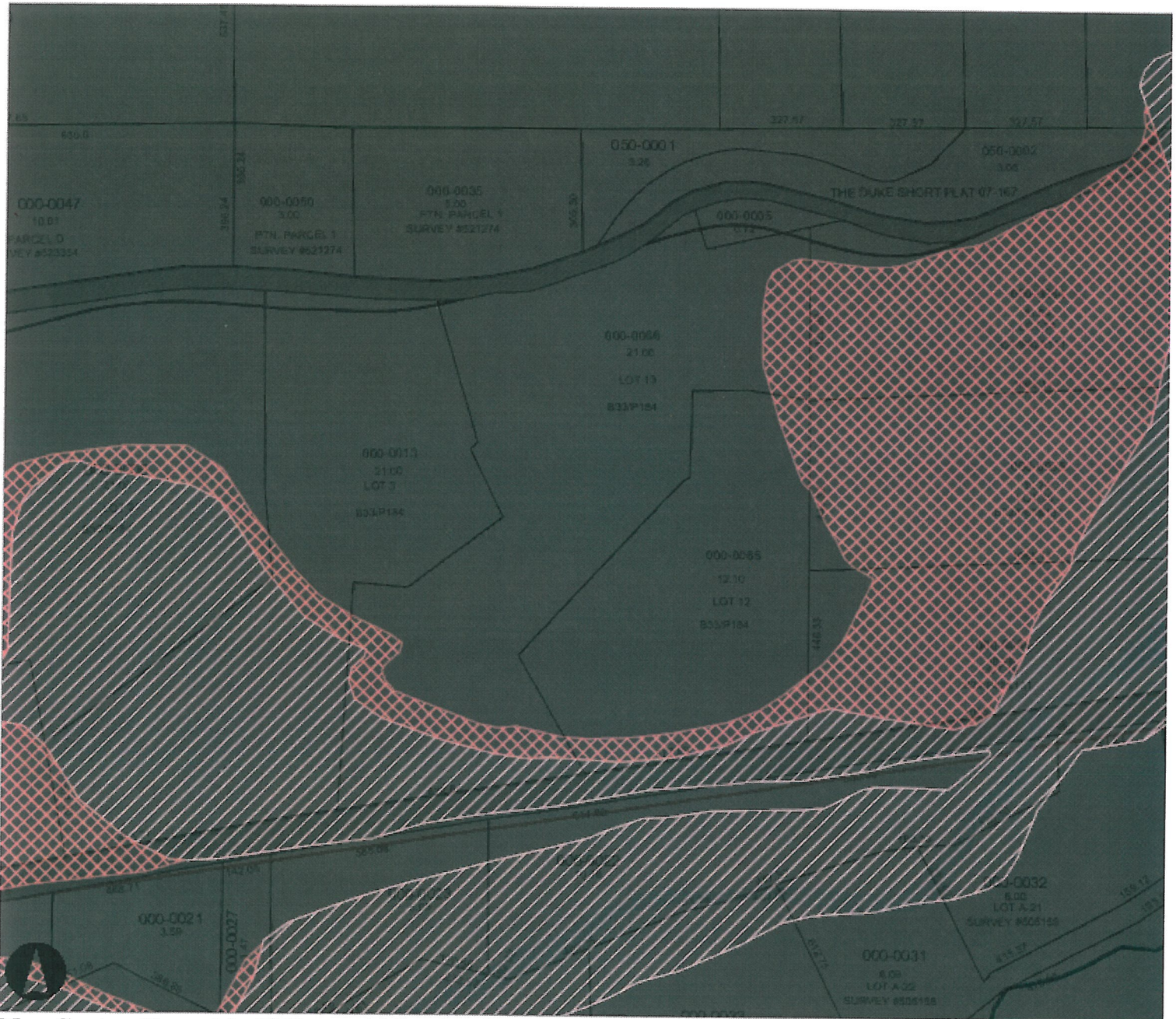




RECEIVED  
FEB 16 2011  
KITTITAS COUNTY  
CDS



Enter title here



Map Center: Township:20 Range:16 Section:25

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Floodplain - 11009 BLA

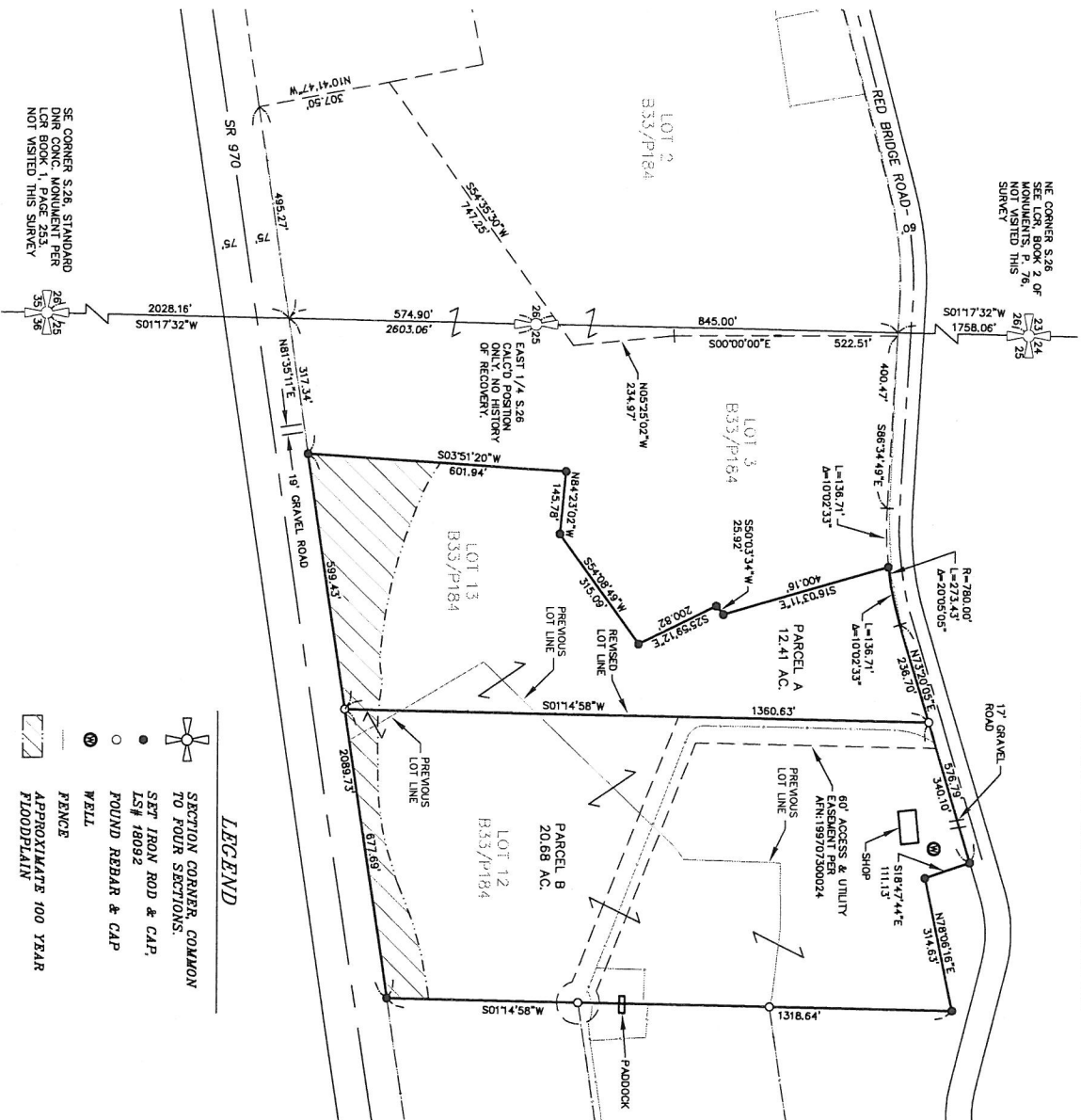




# RECORD OF SURVEY

## A PORTION OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, WASHINGTON

NE CORNER S.26 SEE LCR, BOOK 2 OF MONUMENTS, P. 76, NOT VISTED THIS SURVEY



SE CORNER S.26 STANDARD DNR CONC. MONUMENT PER LCR BOOK 1, PAGE 253 NOT VISTED THIS SURVEY

**LEGEND**

SECTION CORNER, COMMON TO FOUR SECTIONS.

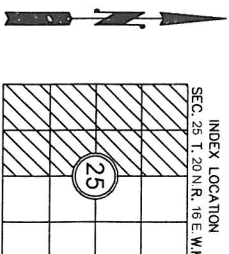
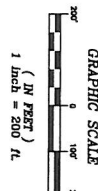
SET IRON ROD & CAP, LS# 18092

FOUND REBAR & CAP

WELL

FENCE

APPROXIMATE 100 YEAR FLOODPLAIN



- NOTES:**
1. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINES OF LOTS 12 AND 13 AS RECORDED IN BOOK 33 OF SURVEYS AT PAGE 184, UNDER AUDITOR'S FILE NO. 200701170028, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, TO THE CONFIGURATION SHOWN HEREON.
  2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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.
  3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
  4. FOR ADDITIONAL SURVEY INFORMATION, SEE BOOK 33 OF SURVEYS, PAGE 184, UNDER AUDITOR'S FILE NO. 200701170028 AND THE SURVEY'S REFERENCED THEREON. ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
- EXISTING LEGAL DESCRIPTION:**
- LOTS 12 AND 13 AS RECORDED IN BOOK 33 OF SURVEYS AT PAGE 184, UNDER AUDITOR'S FILE NO. 200701170028, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.



### RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 20 AT M.  
IN BOOK OF AT PAGE AT THE REQUEST OF  
DAVID P. NELSON  
SURVEYOR'S NAME  
FRANK V. FETTER  
County Auditor 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 RECORDED ACT AT THE REQUEST OF DUANE CAMERON  
IN OCT. 2010  
DAVID P. NELSON  
CERTIFICATE NO. 18092 DATE

**Encompass**  
ENGINEERING & SURVEYING

165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

### BOUNDARY LINE ADJUSTMENT

PREPARED FOR  
SECTION 25, TOWNSHIP 20N, RANGE 16E, W.M.  
KITTITAS COUNTY  
DWN BY  
G. WEISER  
DATE  
02/20/11  
JOB NO.  
11009  
CHKD BY  
D. NELSON  
SCALE  
1"=200'  
SHEET  
1 OF 1

# 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 2<sup>nd</sup> Street, Cle Elum, WA 98922  
Tel (509) 674-7433 Fax (509) 674-7419

To: Kittitas Co. CDS Date: 2-16-11 Job No. 11009  
Ellensburg WA Attn:  
Re: Boundary Line Adjustment  
(Cameron)

**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

COPIES	DATE	NO.	DESCRIPTION
1			Copy of Prelim. BLA Survey
1		3	Application
1			Overview Ltr
1		3	Co. maps showing Zones, floodplain
1			8 1/2 x 11 copy of Survey B33/P184
1			Check for Sub. fee - \$505
1			8 1/2 x 11 copy of prelim. BLA Survey

**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

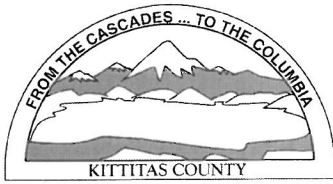


REMARKS:

Survey will be recorded After preliminary Approval.

Signature: Ginger Weiser Title: Engr. & Surv. Tech.  
Copy to: File





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

**RECEIPT NO.: 00010293**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 023461

**Date:** 2/16/2011

**Applicant:** CAMERON, DUANE E ETUX

**Type:** check # 4217

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00007	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00007	BLA FM FEE	65.00
BL-11-00007	PUBLIC WORKS BLA	90.00
BL-11-00007	OTHER	125.00
	<b>Total:</b>	<b>505.00</b>