

Jeff Watson

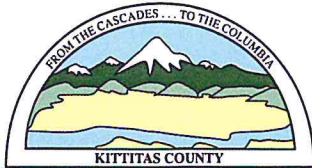
From: Jeff Watson
Sent: Friday, March 15, 2013 12:08 PM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-12-00033 Tugwell

[BL-12-00033 Tugwell](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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"

March 15, 2013

Pamela Tugwell
2400 Umtanum Road
Ellensburg WA 98926

RE: Tugwell Boundary Line Adjustment, BL-12-000033

Map Number 17-18-10040-0007 Parcel Number 868533

Map Number 17-18-10040-0032 Parcel Number 952170

Dear Ms. Tugwell,

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, a final packet has been submitted to the Assessor's Office on March 15, 2013 to finalize the boundary line adjustment. Please see the attached Public Works final approval letter for additional information.

If you have any questions or need assistance, please contact our office at 509-933-8274.

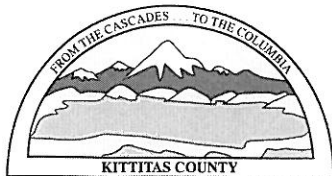
Sincerely,

Jeff Watson
Staff Planner

Attachments: Public Works Final Approval Letter - 3/13/2013

CC via E-Mail to: pctumtanum@yahoo.com

BL-12-000033 Tugwell Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2012\BL-12-000033 Tugwell



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: March 13, 2013
SUBJECT: Tugwell BL-12-00033

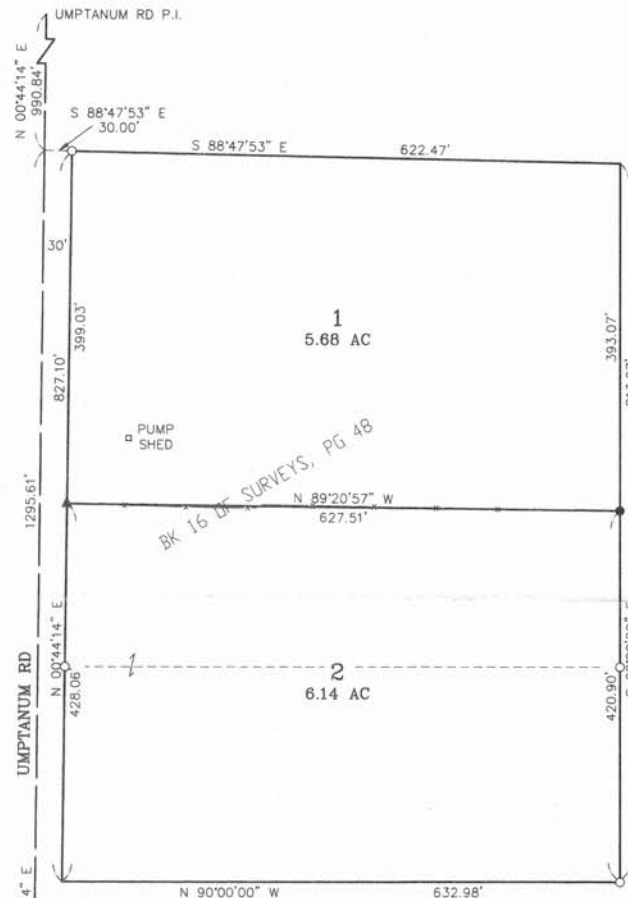
The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

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. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. 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.

PART OF THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



GRAPHIC SCALE



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- ▲— SET NAIL & WASHER
- FOUND PIN & CAP
- x— FENCE
- OLD PARCEL BOUNDARY

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 16 OF SURVEYS, PAGE 48.
4. THE PURPOSE OF THIS SURVEY IS TO COMPLETE A BOUNDARY LINE ADJUSTMENT.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - AFN 463575 AND

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED AUGUST 4, 1989 IN BOOK 16 OF SURVEYS AT PAGE 48, UNDER AUDITOR'S FILE NO. 522403, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED MARCH 8, 2013, IN BOOK 38 OF SURVEYS, PAGE 102, UNDER AUDITOR'S FILE NO. 20130308, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY RECORDED MARCH 8, 2013, IN BOOK 38 OF SURVEYS, PAGE 102, UNDER AUDITOR'S FILE NO. 20130308, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE 20130308001

Filed for record this 8TH day of MARCH, 2013, at 9:05 A.M., in Book 38 of Surveys at page(s) 102 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *[Signature]*
KITTITAS 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 PAM TUGWELL in FEBRUARY of 2013.

[Signature]
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078

3-8-13
DATE



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

TUGWELL PROPERTY



RECEIVED
MAR 08 2013
KITTITAS COUNTY
CDS

10 FD ENCASED MON
15 VISITED 2/13

Jeff Watson

From: Kirk & Marie Riegel <riegelfarm@fairpoint.net>
Sent: Monday, February 25, 2013 6:42 PM
To: Jeff Watson
Subject: Tugwell Boundary Line Adjustment #BL-12-00033

Mr. Watson,

The West Side Irrigating Company has discussed the Tugwell Boundary Line Adjustment with the shareholders and, as they are willing to adhere to our subdivision/boundary line adjustment policy, the Company has no objection to the application.

Thank you,
Kirk Riegel
Secretary, Board of Directors
West Side Irrigating Company

DEANNA JO PANATTONI
Kittitas County Treasurer
205 W 5th Ave Suite 102
Ellensburg, WA 98926 (509)962-7535
LEGAL ACRES 3.53; SEC 10; TWP 17; RGE 18; PTN SW1/4 SE1/4 (PTN SURV. #522403)

Tax Receipt

ROLL YEAR 2013
TYPE OF TAX REAL
TAX DISTRICT 3

Kittitas County Treasurer

| | |
|-----------------|--------|
| INSTALLMENT | 629.73 |
| INTEREST | 0.00 |
| TOTAL COLLECTED | 629.73 |

PARCEL # 952170
PAID BY TUGWELL, THOMAS W.
DATE OF PAYMENT 03/08/2013
RECEIPT # 2013-0435416
LOAN PAYMENT CODE
METHOD CHECK
PAYMENT FULL
INITIALS MEGAN
CHECK # 398

RECEIVED

MAR 08 2013

KITTITAS COUNTY

TUGWELL, THOMAS W. ETUX

2400 UMPANUM ROAD
ELLENSBURG WA 98926

DEANNA JO PANATTONI
Kittitas County Treasurer
205 W 5th Ave Suite 102
Ellensburg, WA 98926 (509)962-7535
LEGAL ACRES 8.30, CD. 8105; SEC. 10; TWP. 17; RGE. 18; PTN. SW1/4 SE1/4 (PARCEL A, SURVEY #522403) LESS .90 CO. RD.

Tax Receipt

ROLL YEAR 2013
TYPE OF TAX REAL
TAX DISTRICT 3

Kittitas County Treasurer

| | |
|-----------------|----------|
| INSTALLMENT | 2,392.81 |
| INTEREST | 0.00 |
| TOTAL COLLECTED | 2,392.81 |

PARCEL # 868533
PAID BY TUGWELL, THOMAS W.
DATE OF PAYMENT 03/08/2013
RECEIPT # 2013-0435415
LOAN PAYMENT CODE
METHOD CHECK
PAYMENT FULL
INITIALS MEGAN
CHECK # 398

RECEIVED

MAR 08 2013

KITTITAS COUNTY
CDS

TUGWELL, THOMAS W. ETUX

2400 UMPANUM ROAD
ELLENSBURG WA 98926

COMMENTS

Jeff Watson

From: Jeff Watson
Sent: Thursday, February 21, 2013 3:58 PM
To: 'pctumptanum@yahoo.com'
Subject: BL-12-00033 Tugwell
Attachments: BL-12-00033 Tugwell Master File Compressed 2.21.2013.pdf

BL-12-00033 Tugwell

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment Application. See attached file. The signed original conditional approval letter has been sent via US Mail, please feel free to contact me if you have additional concerns or questions.

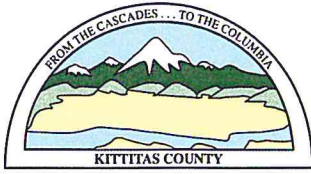
Jeff Watson
Planner I

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

February 21, 2013

Pamela Tugwell
2400 Umtanum Road
Ellensburg WA 98926

RE: Tugwell Boundary Line Adjustment, BL-12-000033

Map Number 17-18-10040-0007 Parcel Number 868533
Map Number 17-18-10040-0032 Parcel Number 952170

Dear Ms. Tugwell,

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 metes and bounds 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. The Kittitas County GIS indicates that these parcels fall within the West Side irrigation district. Affirmation from that entity that all requirements have been met is necessary prior to final approval.
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: pctumtanum@yahoo.com

BL-12-000033 Tugwell Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2012\ BL-12-000033 Tugwell

Jeff Watson

From: Brenda Larsen
Sent: Wednesday, January 30, 2013 9:22 AM
To: Jeff Watson
Subject: RE: BL-12-00033 Tugwell

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff Watson
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Tugwell (BL-12-00033)

Dear Mr. Watson:

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

- Any new roads that are created are to comply with Kittitas County Road Standards and the International Fire Code.
- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- 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.

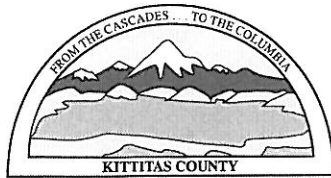
Sincerely,

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

From: Jeff Watson
Sent: Tuesday, January 08, 2013 2:22 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-12-00033 Tugwell

[BL-12-00033 Tugwell](#)

Christina, Holly, and Brenda,



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: January 16, 2012
SUBJECT: Tugwell BL-12-00033

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- 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. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

Jeff Watson

From: Holly Duncan
Sent: Tuesday, January 08, 2013 5:23 PM
To: Jeff Watson
Subject: RE: BL-12-00033 Tugwell

Follow Up Flag: Follow up
Flag Status: Flagged

Jeff,

Looking at where the well and drain-field are located it appears that the new boundary lines shouldn't be a problem.

Holly

From: Jeff Watson
Sent: Tuesday, January 08, 2013 2:22 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-12-00033 Tugwell

[BL-12-00033 Tugwell](#)

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,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

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

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Jeff Watson

From: Jeff Watson
Sent: Tuesday, January 08, 2013 2:26 PM
To: baileyj@fairpoint.net
Subject: BL-12-00033 Tugwell
Attachments: BL-12-00033 Tugwell Master File Compressed 1.8.2013.pdf

BL-12-00033 Tugwell

Please review the attached file for West Side comments and requirements.

Thanks,

Jeff Watson
Planner II

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"

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Jeff Watson

From: Jeff Watson
Sent: Tuesday, January 08, 2013 2:22 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-12-00033 Tugwell

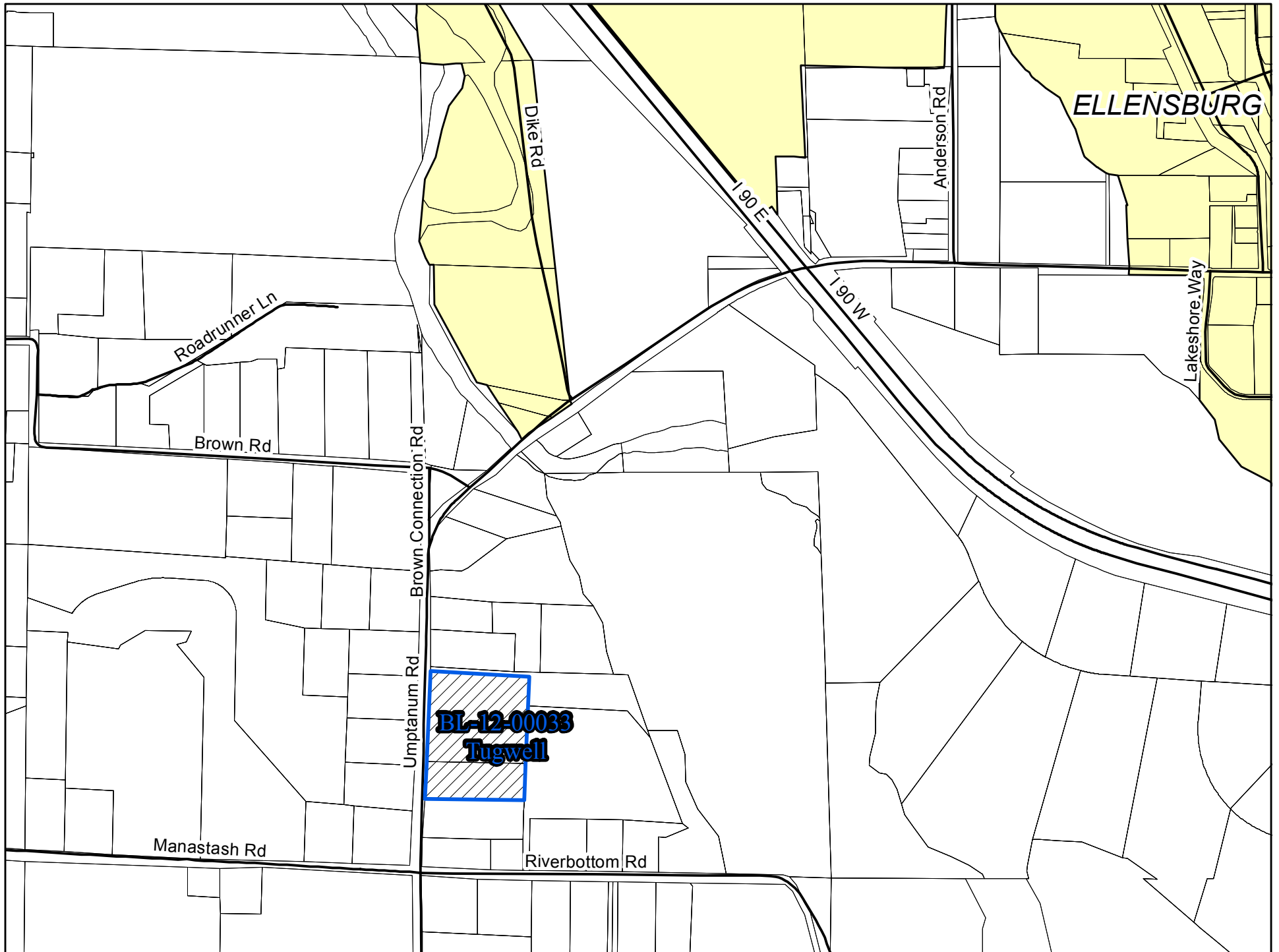
[BL-12-00033 Tugwell](#)

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,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274







BL-12-00033
Tugwell

Umptanum Rd

100 YEAR

100 YEAR

PUBF_x
Wetland

PUBFH
Wetland

BL-12-00033
Tugwell

Umptanum Rd

Critical Areas Map

Critical Areas Checklist

Tuesday, January 08, 2013

Application File Number BL-12-00033



Planner Jeff Watson

Is SEPA required ☐ Yes ☒ No



Is Parcel History required? ☐ Yes ☒ No

What is the Zoning? Agriculture 3



Is Project inside a Fire District? ☒ Yes ☐ No

If so, which one? Kittitas Valley Fire and Rescue (Fire District 2)



Is the project inside an Irrigation District? ☐ Yes ☒ No

If so, which one? West Side

Does project have Irrigation Approval? ☐ Yes ☒ No

Which School District? Damman School District

Is the project inside a UGA? ☐ Yes ☒ No

If so which one?

Is there FIRM floodplain on the project's parcel? ☐ Yes ☒ No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? ☐ Yes ☒ No

Does the project parcel contain a shoreline of the State? ☐ Yes ☒ No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a wetland? ☒ Yes ☐ No

If so what type is it?

PUBFx

Does the project parcel intersect a PHS designation? ☐ Yes ☒ No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? ☐ Yes ☒ No

If so, what type?

Does the project parcel abut a DOT road? ☐ Yes ☒ No

If so, which one?

Does the project parcel abut a Forest Service road? ☐ Yes ☒ No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? ☐ Yes ☒ No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? ☐ Yes ☒ No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? ☐ Yes ☒ No

If so, which one?

Is the project parcel in or near a DNR Landslide area? ☐ Yes ☒ No

If so, which one?

Is the project parcel in or near a Coal Mine area? ☐ Yes ☒ No

What is the Seismic Designation?

C

Does the Project Application have a Title Report Attached?

☐

Does the Project Application have a Recorded Survey Attached?

☐

Have the Current Years Taxes been paid? ☐



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 **PUBFx**:

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 :

UB Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

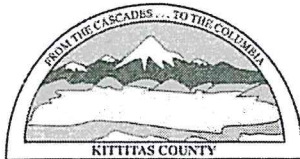
Subclass :

Modifier(s):

FWATER REGIME Semipermanently Flooded: Surface water persists throughout the growing season in most years. When surface water is absent, the water table is usually at or very near the land's surface.

x SPECIAL MODIFIER Excavated: Lies within a basin or channel that have been dug, gouged, blasted or suctioned through artificial means by man.





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-12-00033

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 |
| \$175.00 | Kittitas County Public Health Department Environmental Health |
| \$555.00 | Total fees due for this application (One check made payable to KCCDS) |

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):



DATE:

11/19/12

RECEIPT #

00016074

RECEIVED

NOV 19 2012

KITTITAS COUNTY

DATE STAMP IN BOX

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

FORM LAST REVISED: 1-30-2012

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

X 1.

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

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

Name: Pamela Tugwell

Mailing Address: 2400 Umpstannum Rd.

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: 509-962-2501

Email Address: pctumpstannum@yahoo.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: _____

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: _____

City/State/ZIP: _____

5.

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

Part of SW 1/4 SE 1/4 10-17-18. Bk 16 of Surveys, Pg 48

6.

Property size: 11.83 (acres)

7.

Land Use Information: Zoning: AG 3 Comp Plan Land Use Designation: RURAL

RECEIVED

MAR 08 2013

KITTITAS COUNTY
CDS

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

17-18-10040-0007 8.3 AC

5.3 AC

17-18-10040-0032 3.53 AC

6.53 AC

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 Pamela Tuegel (date) _____

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: 2013 Pd in Full By: Meghan Sam Date: 3/8/13

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: Agriculture 3

Preliminary Approval Date: 2/21/2013

By: [Signature]

Final Approval Date: 3/11/2013

By: [Signature]

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

17-18-10040-0007 2.3 AC

5.3 AC

17-18-10040-0032 2.53 AC

6.53 AC

APPLICANT IS: ☒ OWNER ☐ PURCHASER ☐ LESSEE ☐ OTHER

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Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X Pamela Tuegel (date) 11/19/12
@ 1504

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

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Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes _____ No _____

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Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: _____

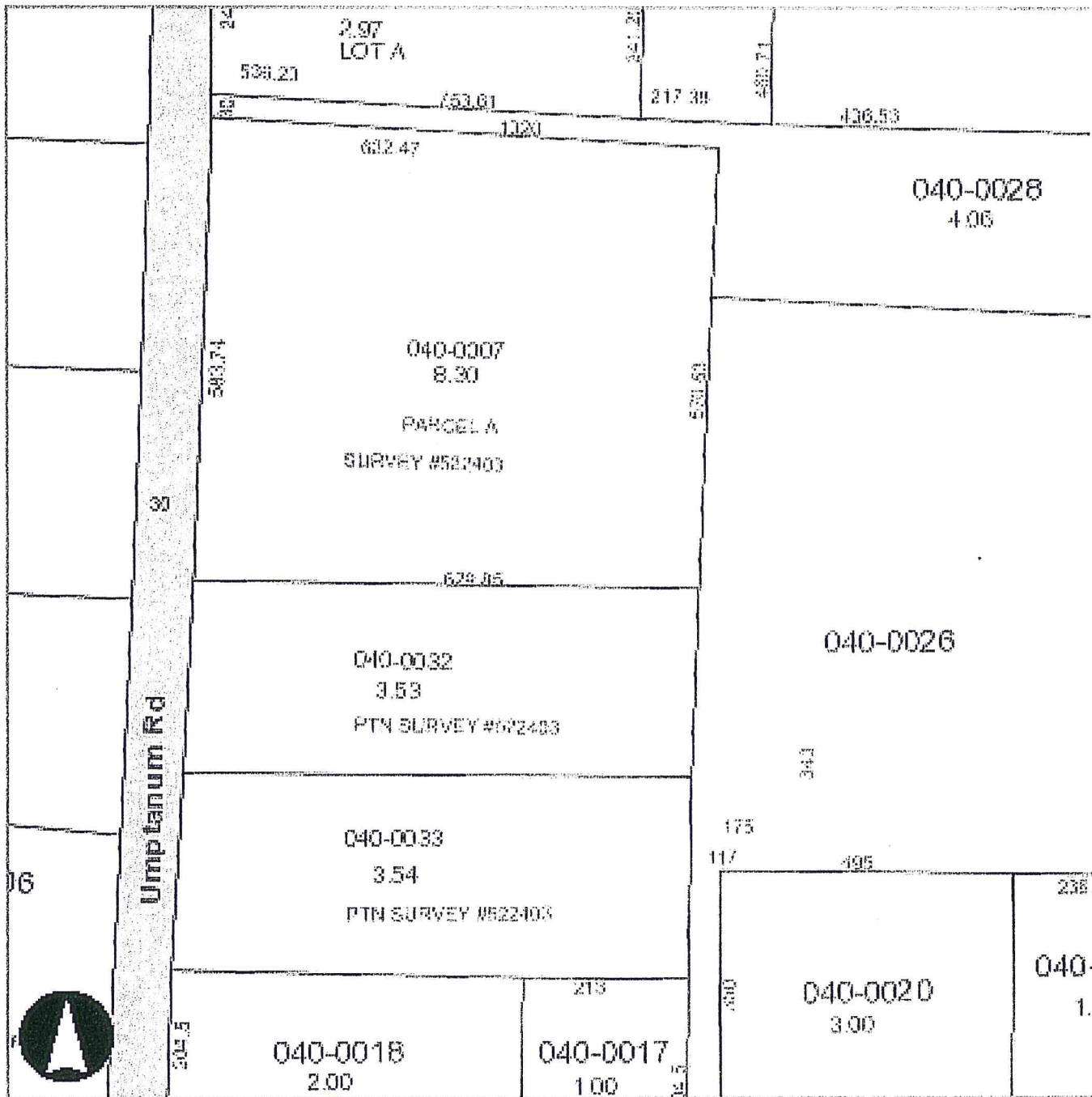
By: _____

Final Approval Date: _____

By: _____

Pamela Tugwell
2400 Umptanum Rd
Ellensburg WA 98926

Enter title here



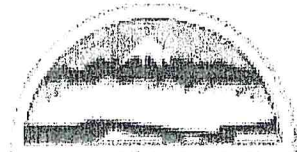
Map Center: Township:17 Range:18 Section:10

RECEIVED

Kittitas County Disclaimer

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No

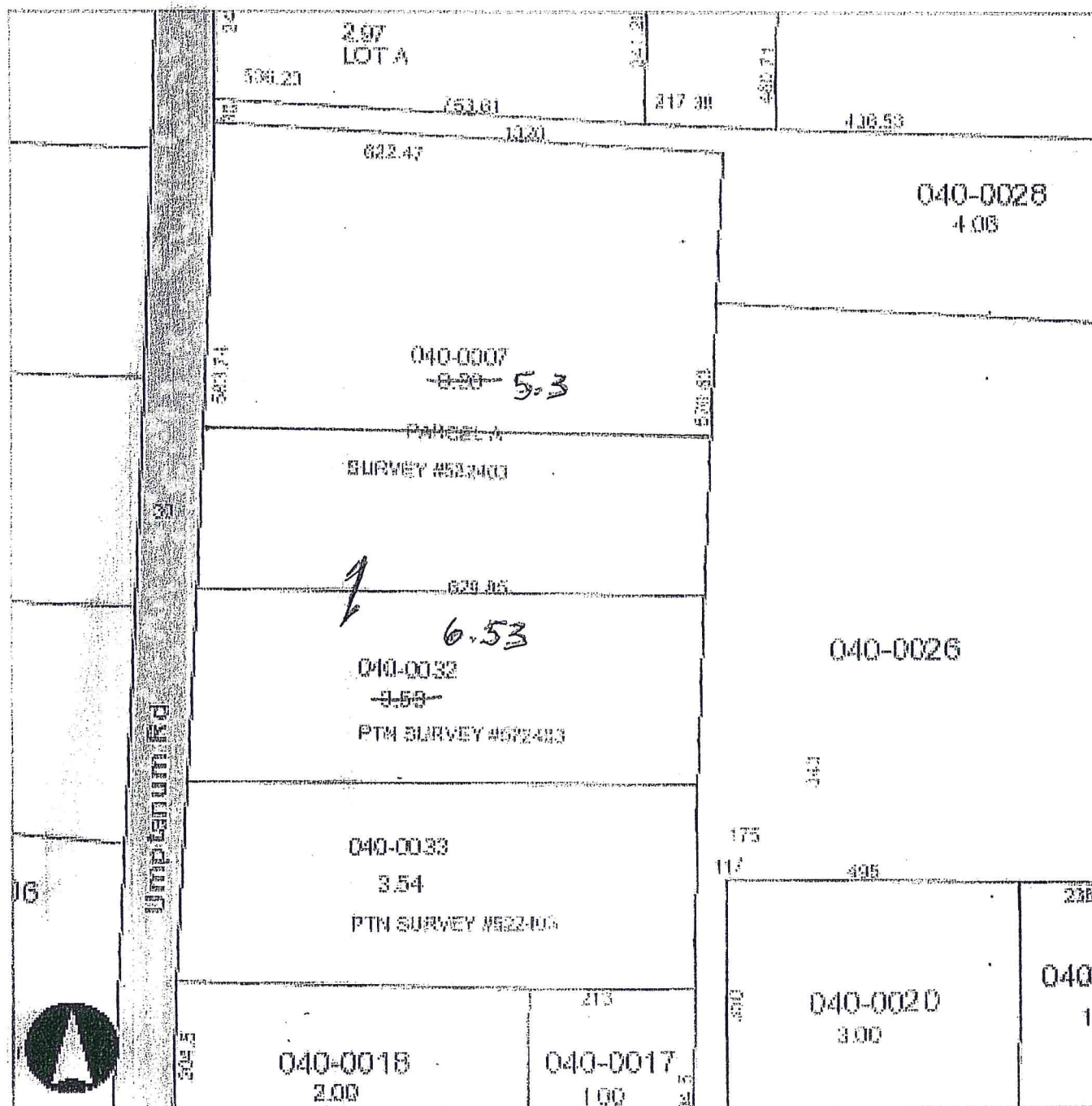
NOV 19 2012

KITTITAS COUNTY
CDS

Pamela Tugwell
2400 Umptanum Rd

Ellensburg WA 98926

Enter title here



Map Center: Township:17 Range:18 Section:10

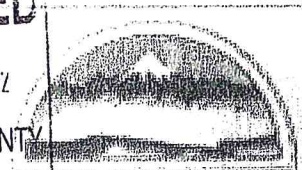
Kittitas County Disclaimer

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No

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NOV 19 2012

KITTITAS COUNTY
CDS



Part of the SE 1/4 of Section 10, Township 17 North, Range 18 East, W.M.



Scale: 1" = 200'

LEGEND

- FOUND SPIKE
- SET 5/8" REBAR WITH SURVEY CAP
- FENCE
- () RECORD DATA

LEGAL DESCRIPTIONS

ORIGINAL TRACT - A.F.N. 245825

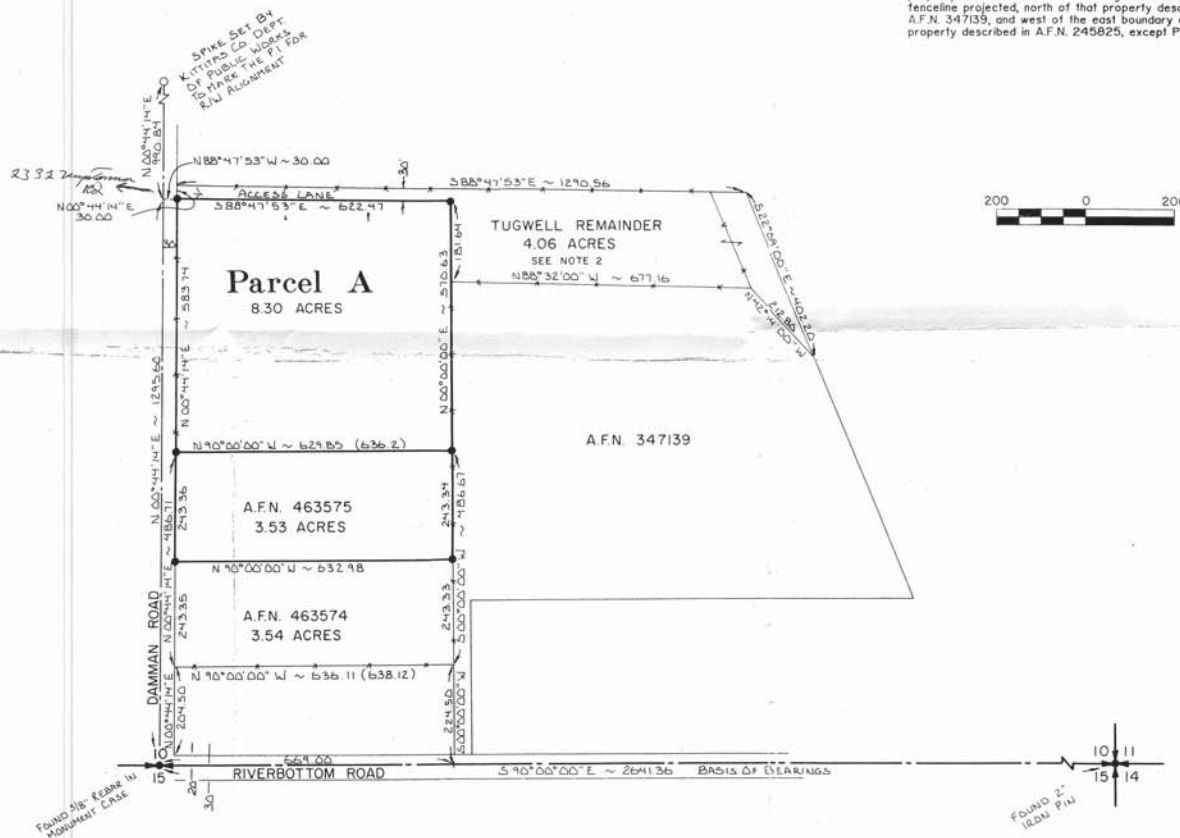
PARCEL A

Parcel A of that certain survey as recorded August 4th 1989 in Book 16 of Surveys at page 48 under Auditor's File No. 522403, Records of Kittitas County, Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 10, Township 17 North, Range 18 East, W.M., Kittitas County, Washington.

NOTES:

1. The purpose of this survey is to create a legal description for the area shown as Parcel A and to mark the boundary of that certain parcel described in A.F.N. 463575, Records of Kittitas County, WA. It was not within the scope of this project to mark the north line of the property described in the document filed under A.F.N. 245825, Records said County, which is the north boundary of the Southwest Quarter of the Southeast Quarter.

2. The parcel shown as the Tugwell remainder is that property located south of an existing fence line and fence line projected, north of that property described in A.F.N. 347139, and west of the east boundary of the property described in A.F.N. 245825, except Parcel A.



NOTE: This survey was performed using a Liefz TMOE 10" theodolite and a recently calibrated Topcon DMC2 EDM. The controlling monuments and property corners shown hereon were located, staked and checked from a closed field traverse of 1:25,000 linear closure after azimuth adjustment.

AUDITOR'S CERTIFICATE

Filed for record this 4th day of August, 1989, at 4:38 P.M., in Book 16 of Surveys at page(s) 48 at the request of CRUSE & NELSON.

KITTITAS 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 Mr. Robert Tugwell in March of 1989.

David P. Nelson

DAVID P. NELSON
Professional Land Surveyor
License No. 18078

DATE 4-3-89



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CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 Ph. (509) 925-4747
Tugwell Property

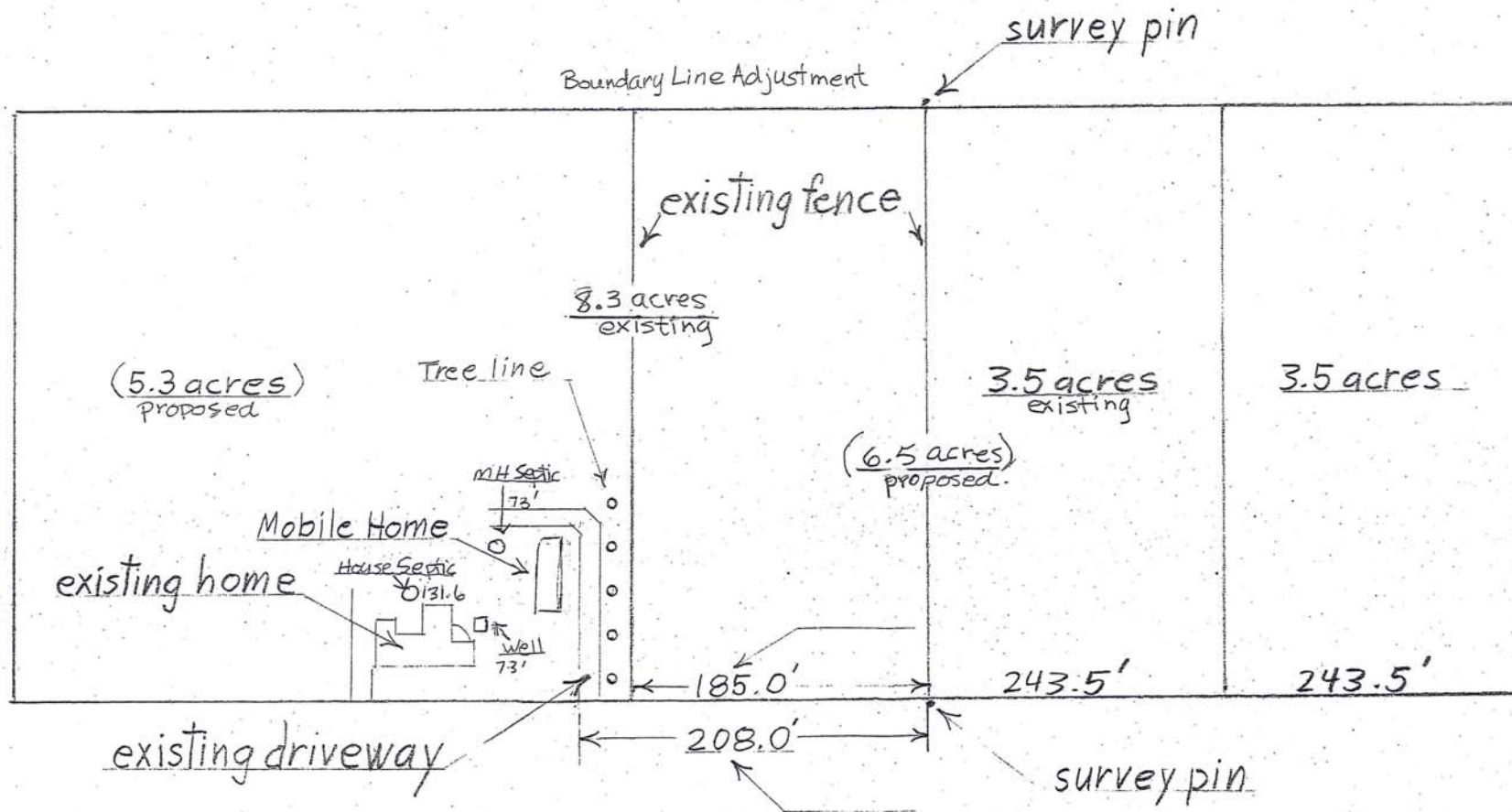
Tugwell Property

2400 Umptanum Road
509-962-2501

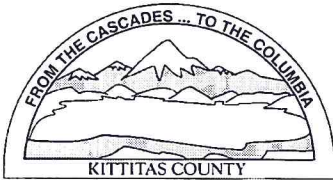
1 acre = 43,560 sq.ft.

3 acres = 130,680 sq.ft.

5 acres = 217,800 sq.ft.



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NOV 19 2017
KITITAS COUNTY
CDS



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

RECEIPT NO.: 00016074

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 026394

Date: 11/19/2012

Applicant: TUGWELL, THOMAS W. ETUX

Type: check # 355

| <u>Permit Number</u> | <u>Fee Description</u> | <u>Amount</u> |
|----------------------|--------------------------------|---------------|
| BL-12-00033 | BOUNDARY LINE ADJUSTMENT MAJOR | 225.00 |
| BL-12-00033 | BLA MAJOR FM FEE | 65.00 |
| BL-12-00033 | PUBLIC WORKS BLA | 90.00 |
| BL-12-00033 | ENVIRONMENTAL HEALTH BLA | 175.00 |
| | Total: | 555.00 |