

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Wednesday, April 16, 2014 9:39 AM
To: cruseandassoc@kvalley.com
Subject: Final Approval of Smith Boundary Line Adjustment: BL-13-00029
Attachments: BL-13-00029 Smith Final Approval Signed.pdf; BL-13-00029 Smith PW FINAL.pdf

Dear Mr. Cruse,

Attached is the final approval and the Public Works comments for BL-13-00029. A hard copy of the attached documents are being sent to Mr. Smith Via the US Postal Service. If you have any further questions or concerns please feel free to contact me.

Thank you,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

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.

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Wednesday, April 16, 2014 9:37 AM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: Final Approval: BL-13-00029 Smith

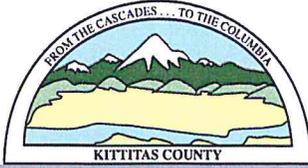
[BL-13-00029 Smith](#)

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

Thank You,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

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.



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"

April 16, 2014

John Smith
3600 Umptanum Road
Ellensburg WA 98926

RE: Smith Boundary Line Adjustment, File Number BL-13-00029

Parcel Numbers:

Map Number	17-18-15040-0007	Parcel Number	10687
Map Number	17-18-15010-0010	Parcel Number	600936
Map Number	17-18-15040-0001	Parcel Number	358833

Dear Mr. Smtih,

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

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on April 16, 2014 to finalize the boundary line adjustment.

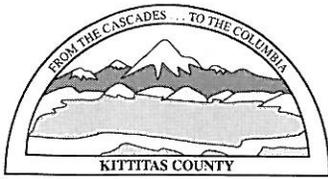
If you have any questions or need assistance, please contact our office at 509-962-7079.

Sincerely,

Kaycee K Hathaway
Staff Planner

Attachments sent via email to: cruseandassoc@kvalley.com

Master File (BL-13-00026 Smith) @ <\\Arda\Teams\CDS\Projects\BLAs\BL 2013\BL-13-00029> Smith



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kaycee Hathaway, CDS
FROM: Christina Wollman, Planner III *CW*
DATE: April 15, 2014
SUBJECT: Smith BL-13-00029

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.

KITITAS COUNTY TREASURER'S OFFICE
 Batch Receipting Edit Report
 Date of Run : 03/26/2014

Statement #	Parcel #	Year	Code	Paid By	Source	Taxes	Interest	Other	Under/Over	Total
2014-951011	951011	2014	3	RAGLAND, FRANK M ETUX	REAL	0.99	0.00	5.41	0.00	6.40
2014-736333	736333	2014	3	RAGLAND, FRANK M ETUX	REAL	23.03	0.00	28.22	0.00	51.25
Parcel Count : 2						Batch Totals :	0.00	33.63	0.00	57.65

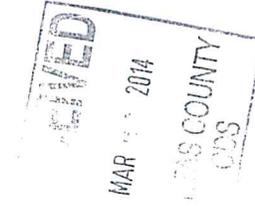
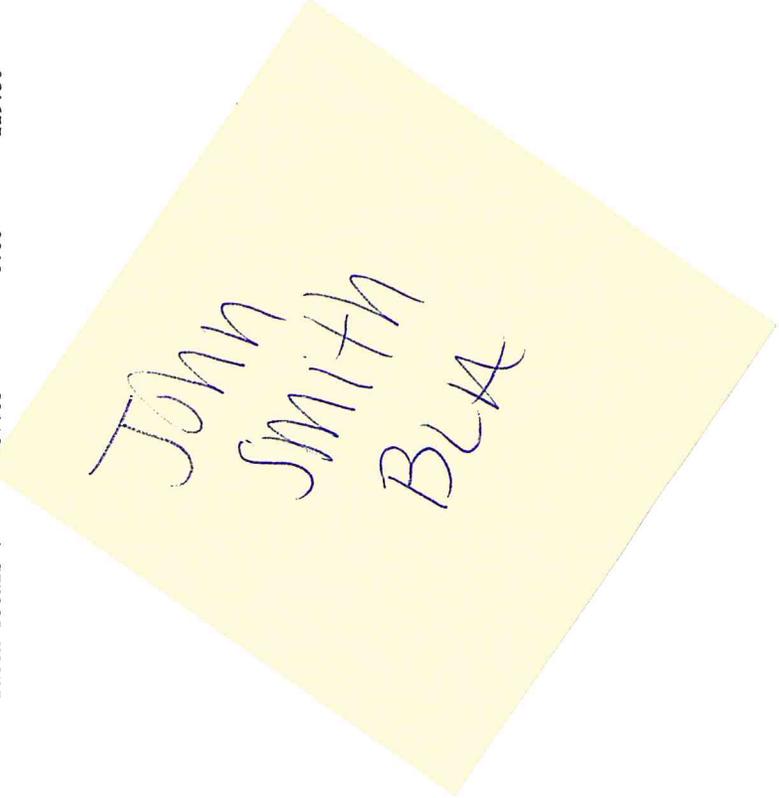
RECEIVED
 MAR 26 2014
 KITITAS COUNTY
 TOS

KITITIAS COUNTY TREASURER'S OFFICE
 Batch Receipting Edit Report
 Date of Run : 03/21/2014

Statement #	Parcel #	Year	Code	Paid By	Source	Taxes	Interest	Other	Under/Over	Total
2014-323035	323035	2014	3	SMITH, MARSHA & JOHN	PERSONAL	788.50	0.00	0.00	0.00	788.50
2014-10687	10687	2014	3	SMITH, JOHN R ETUX	REAL	3,275.42	0.00	5.30	0.00	3,280.72
2014-358833	358833	2014	3	SMITH, JOHN R ETUX	REAL	3,293.05	0.00	47.11	0.00	3,340.16
2014-600936	600936	2014	3	SMITH, JOHN R ETUX	REAL	64.72	0.00	5.19	0.00	69.91
2014-955158	955158	2014	3	SMITH, JOHN R ETUX	REAL	25.55	0.00	5.30	0.00	30.85
2014-955159	955159	2014	3	SMITH, JOHN R ETUX	REAL	25.55	0.00	5.30	0.00	30.85
2014-955160	955160	2014	3	SMITH, JOHN R ETUX	REAL	25.55	0.00	5.30	0.00	30.85
2014-955161	955161	2014	3	SMITH, JOHN R ETUX	REAL	25.55	0.00	5.30	0.00	30.85
2014-955162	955162	2014	3	SMITH, JOHN R ETUX	REAL	25.55	0.00	5.30	0.00	30.85
2014-157334	157334	2014	3	SMITH, JOHN R ETUX	REAL	137.59	0.00	35.20	0.00	172.79
Batch Totals :						587.03	0.00	119.30	0.00	7,806.33

Parcel Count : 10

Batch Totals :



CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

RECEIVED

MAR 25 2014

SMITH BLA DESCRIPTIONS

3/25/14

KITTITAS COUNTY
CDS

Existing Parcels

Parcel A of that certain survey as recorded February 9, 1995 in Book 20 of Surveys at page 196, under Auditor's File No. 579067, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 15, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Parcel 2 of that certain survey as recorded May 21, 2008 in Book 35 of Surveys at pages 49-50, under Auditor's File No. 200805210002, records of Kittitas County, Washington; being a portion of the Northeast and Southeast Quarters of Section 15, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Revised Parcel A

That portion of the Southeast Quarter of Section 15, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows: Beginning at the southwest corner of Parcel A of that certain survey as recorded February 9, 1995 in Book 20 of Surveys at page 196, under Auditor's File No. 579067, records of said County, said corner being on the east boundary of Umptanum (County) Road and the true point of beginning for said described line; thence N 01°13'40" W, along said east boundary of Umptanum Road, 121.84 feet; thence S 88°55'32" E, 177.89 feet; thence N 00°46'28" W, 181.33 feet; thence S 88°55'32" E, 303.05 feet; thence S 00°18'06" W, 374.70 feet; thence S 89°08'46" W, 250.05 feet; thence N 00°18'06" E, 87.65 feet; thence S 89°08'46" W, 224.28 feet to the east boundary of Umptanum Road and the true point of beginning.

Revised Parcel 2

Parcel A of that certain survey as recorded February 9, 1995 in Book 20 of Surveys at page 196, under Auditor's File No. 579067, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 15, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

AND



CRUSE & ASSOCIATES

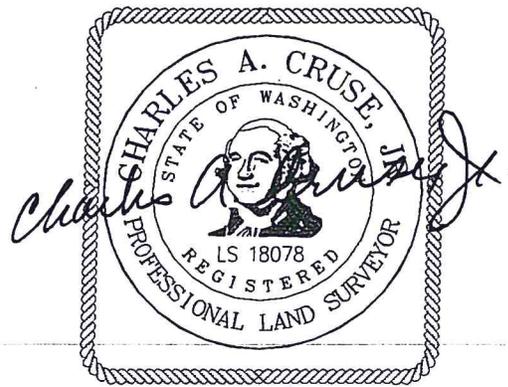
PROFESSIONAL LAND SURVEYORS

SMITH BLA DESCRIPTIONS

3/25/14

Parcel 2 of that certain survey as recorded May 21, 2008 in Book 35 of Surveys at pages 49-50, under Auditor's File No. 200805210002, records of Kittitas County, Washington; being a portion of the Northeast and Southeast Quarters of Section 15, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT That portion of the above described parcels which is bounded by a line described as follows: Beginning at the southwest corner of said Parcel A, said corner being on the east boundary of Umptanum (County) Road and the true point of beginning for said described line; thence N 01°13'40" W, along said east boundary of Umptanum Road, 121.84 feet; thence S 88°55'32" E, 177.89 feet; thence N 00°46'28" W, 181.33 feet; thence S 88°55'32" E, 303.05 feet; thence S 00°18'06" W, 374.70 feet; thence S 89°08'46" W, 250.05 feet; thence N 00°18'06" E, 87.65 feet; thence S 89°08'46" W, 224.28 feet to the east boundary of Umptanum Road and the true point of beginning.



3/25/14



Jeff Watson

From: Jeff Watson
Sent: Wednesday, March 12, 2014 1:00 PM
To: Chuck Cruse (cruseandassoc@kvalley.com)
Subject: BL-13-00029 Smith
Attachments: BL-13-00029 Smith Preliminary Approval Signed.docx.pdf

[BL-13-00029 Smith Link](#)

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 to the applicant 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

March 12, 2014

John Smith
3600 Umptanum Road
Ellensburg WA 98926

RE: Smith Boundary Line Adjustment; BL-13-00029,

Map Number	17-18-15040-0007	Parcel Number	10687
Map Number	17-18-15010-0010	Parcel Number	600936
Map Number	17-18-15040-0001	Parcel Number	358833

Dear Mr. Smith,

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 metes and bounds legal description or recorded survey displaying legal descriptions and 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. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. 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: cruseandassoc@kvalley.com

BL-13-00029 Smith Master File @ T:\CDS\Projects\BLAs\BL 2013\BL-13-00029 Smith

Jeff Watson

From: Joe Gilbert
Sent: Monday, March 10, 2014 10:43 AM
To: Jeff Watson
Cc: Cruse & Associates (cruseandassoc@kvalley.com)
Subject: RE: BL-13-00029 Smith
Attachments: Smith BLA.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This is the latest Proposal for Smith BLA, these setbacks and lines work for me.....

Please consider this email as Health Approval for the BLA, once cruse submits the updates to you....

Thanks.

JOE GILBERT, R.S.
LICENSED ON-SITE WASTEWATER
DESIGNER & INSPECTOR #5200273

KITTITAS COUNTY ENVIRONMENTAL HEALTH
507 N. NANUM SUITE 101
ELLENSBURG, WA 98926
509-933-8262

From: Jeff Watson
Sent: Thursday, March 06, 2014 1:51 PM
To: Joe Gilbert; Chuck Cruse (cruseandassoc@kvalley.com); Erin Moore
Subject: BL-13-00029 Smith

[BL-13-00029 Smith External](#)
[BL-13-00029 Smith Internal](#)

Have we come to some kind of conclusion on this one; not sure if we're good to go or waiting on additional information.....?

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

SMITH BLA

3/10/14

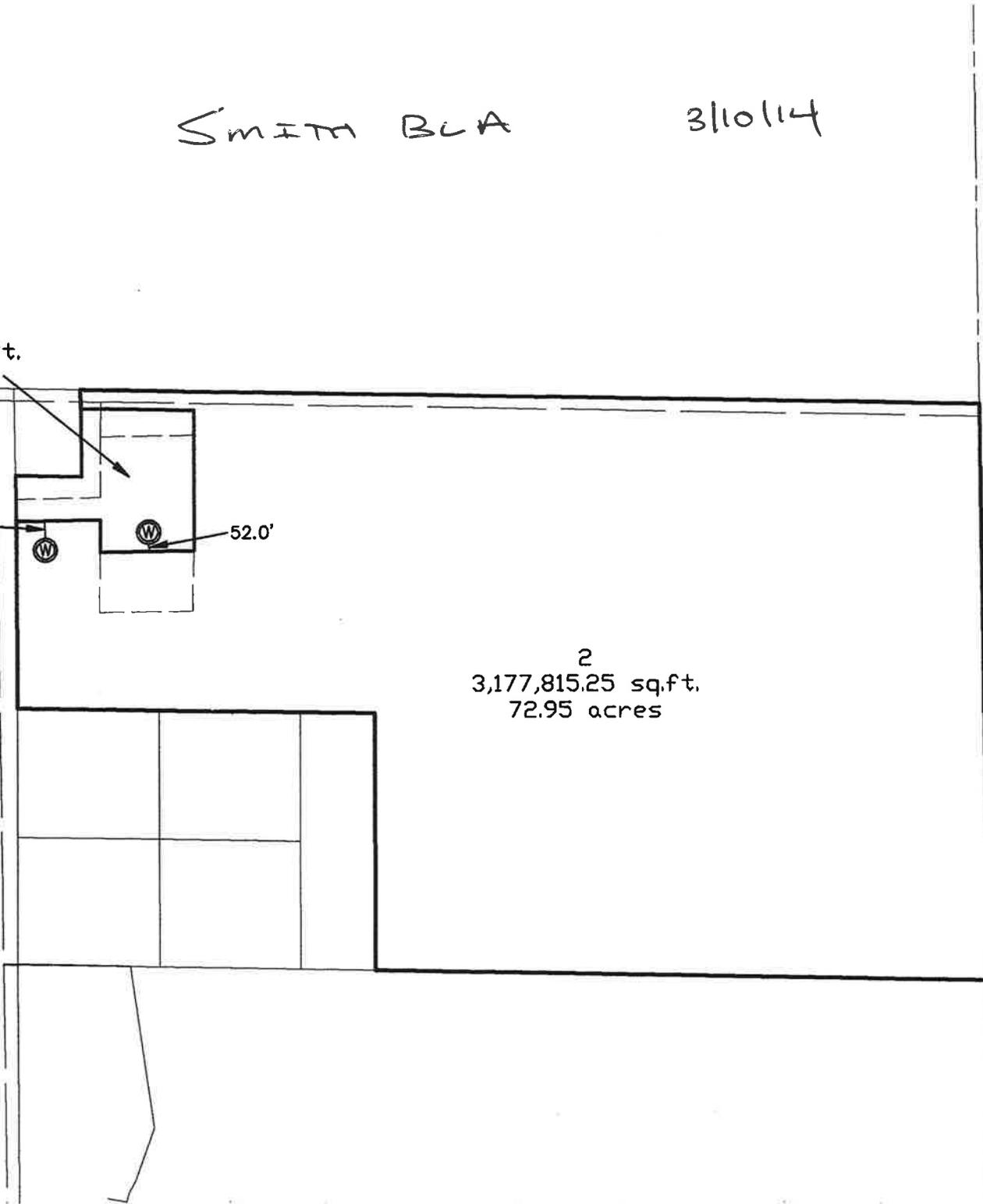
1
130,680.00 sq.ft.
3.00 acres

78.5'



52.0'

2
3,177,815.25 sq.ft.
72.95 acres



Jeff Watson

From: Jeff Watson
Sent: Thursday, March 06, 2014 1:51 PM
To: Joe Gilbert; Chuck Cruse (cruseandassoc@kvalley.com); Erin Moore
Subject: BL-13-00029 Smith
Attachments: BL-13-00029 Smith Comments PH.pdf; BL-13-00029 Smith Comments PH Email.pdf; BL-13-00029 Smith Comments PH Air Photo.pdf

[BL-13-00029 Smith External](#)

[BL-13-00029 Smith Internal](#)

Have we come to some kind of conclusion on this one; not sure if we're good to go or waiting on additional information.....?

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

Jeff Watson

From: Brenda Larsen
Sent: Thursday, January 30, 2014 1:23 PM
To: Jeff Watson
Subject: RE: BL-13-00029 Smith

Follow Up Flag: Follow up
Flag Status: Flagged

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

Re: Smith (BL-13-00029)

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.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- 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: Thursday, January 30, 2014 1:08 PM
To: Brenda Larsen
Subject: FW: BL-13-00029 Smith

The applicant is checking in; can I get a comment on this one?

Jeffrey A. Watson
Planner II



Memo

To: Jeff Watson, CDS

From: Erin Moore, Environmental Health Technician

Date: January 3, 2013

RE: Smith BL-13-00029

The Kittitas County Public Health Department (KCPHD) has reviewed the Request for Boundary Line Adjustment (BL-13-00029 Smith) and finds that it does not have any impact on existing wells or septic systems.

Please recommend for approval.

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



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

www.co.kittitas.wa.us/health/

Jeff Watson

From: Joe Gilbert
Sent: Thursday, December 12, 2013 2:35 PM
To: Cruse & Associates (cruseandassoc@kvalley.com)
Cc: Jeff Watson
Subject: Smith BLA unofficial comments
Attachments: 1778_001.pdf

Hello again, I had John stop by and give me the run down, after identifying the well heads (attached) I ran into a small problem, it appears the well head for Johns main house is 50' from proposed prop line, but the shared well for the two other rentals is not. Not that it has to be because it is a shared well.... But it does need to remain on the parcel for which it serves the two other homes.... So that line will need to be changed and the well heads and distances will need to be on the next submittal, other than that it looks good.

It will just prevent having to deal with easements, agreements etc.... I hope this makes sense let me know if you have any questions, once this is resubmitted as described above I can move it along (send final approval comments to Jeff)... thanks.

JOE GILBERT, R.S.
LICENSED ON-SITE WASTEWATER
DESIGNER & INSPECTOR #5200273

KITTITAS COUNTY ENVIRONMENTAL HEALTH
507 N. NANUM SUITE 101
ELLENSBURG, WA 98926
509-933-8262

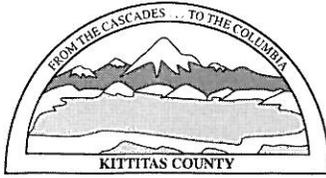
Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



BL-13-00029
Smith

Air Photo
Vertical



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: December 12, 2013
SUBJECT: Smith BL-13-00029

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.

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.



Department of Energy

Bonneville Power Administration
Spokane District Office
2410 East Hawthorne Road
Mead, WA 99021

December 3, 2013

In reply refer to: TERR/Bell-1
BL-13-00029 (Smith); Kittitas County

Jeffery A Watson
Planner II
Kittitas County Public Works
411 North Ruby
Ellensburg WA, 98926

Dear Mr. Watson:

The Bonneville Power Administration (BPA) has had the opportunity to review the above referenced plat. A check of our records indicates that this proposal will not impact our transmission line facilities in that location so BPA has no objection to the approval of this request.

Thank you for the opportunity to review this application.


Amanda Raymond
David Evans and Associates
Realty Technician
Real Property Field Services – TERR/Bell-1
Bonneville Power Administration

RECEIVED
DEC 06 2013
KITTITAS COUNTY
PUBLICWORKS

Jeff Watson

From: jon bailey <baileyj@fairpoint.net>
Sent: Thursday, December 05, 2013 8:23 PM
To: Jeff Watson
Subject: Re: BL-13-00029 Smith Hi Jeff, Yes it's no problem with westside ,should be no change in water issues.

On 12/5/2013 4:39 PM, Jeff Watson wrote:

Hi Jon,

Not to split hairs here but we are required to get approval from the respective irrigation entity on all subdivisions and boundary line adjustments; Does no comment constitute an approval of the boundary line adjustment as presented?

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

From: jon bailey [<mailto:baileyj@fairpoint.net>]
Sent: Thursday, December 05, 2013 2:57 PM
To: Jeff Watson
Subject: Re: BL-13-00029 Smith

On 12/2/2013 2:01 PM, Jeff Watson wrote:

[BL-13-00029 Smith Hyperlink to On-Line File](#)

Please review the attached file for BPA and West Side Irrigation comments and/or requirements. Documentation will be added to the on line file as it accumulates.

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

yesNotice: 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: Monday, December 02, 2013 2:02 PM
To: 'Olson,Lesli D (CONTR) - TERR-BELL-1'
Cc: baileyj@fairpoint.net
Subject: BL-13-00029 Smith
Attachments: BL-13-00029 Smith Master File 12.2.2013.pdf

[BL-13-00029 Smith Hyperlink to On-Line File](#)

Please review the attached file for BPA and West Side Irrigation comments and/or requirements. Documentation will be added to the on line file as it accumulates.

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

Jeff Watson

From: Jeff Watson
Sent: Monday, December 02, 2013 1:46 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-13-00029 Smith

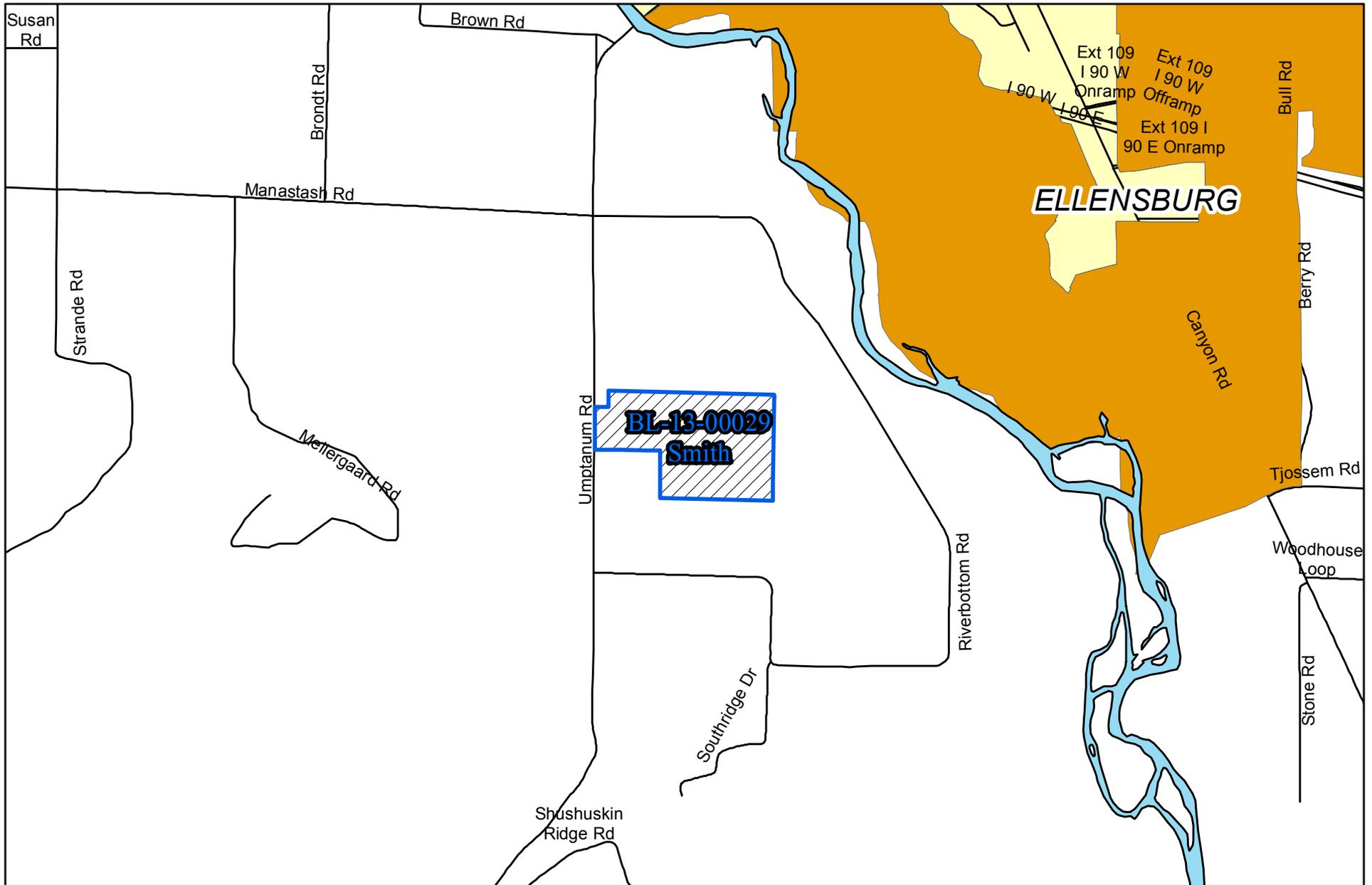
[BL-13-00029 Smith](#)

Christina, Holly, Erin, 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-13-00029
Smith

Area
Map



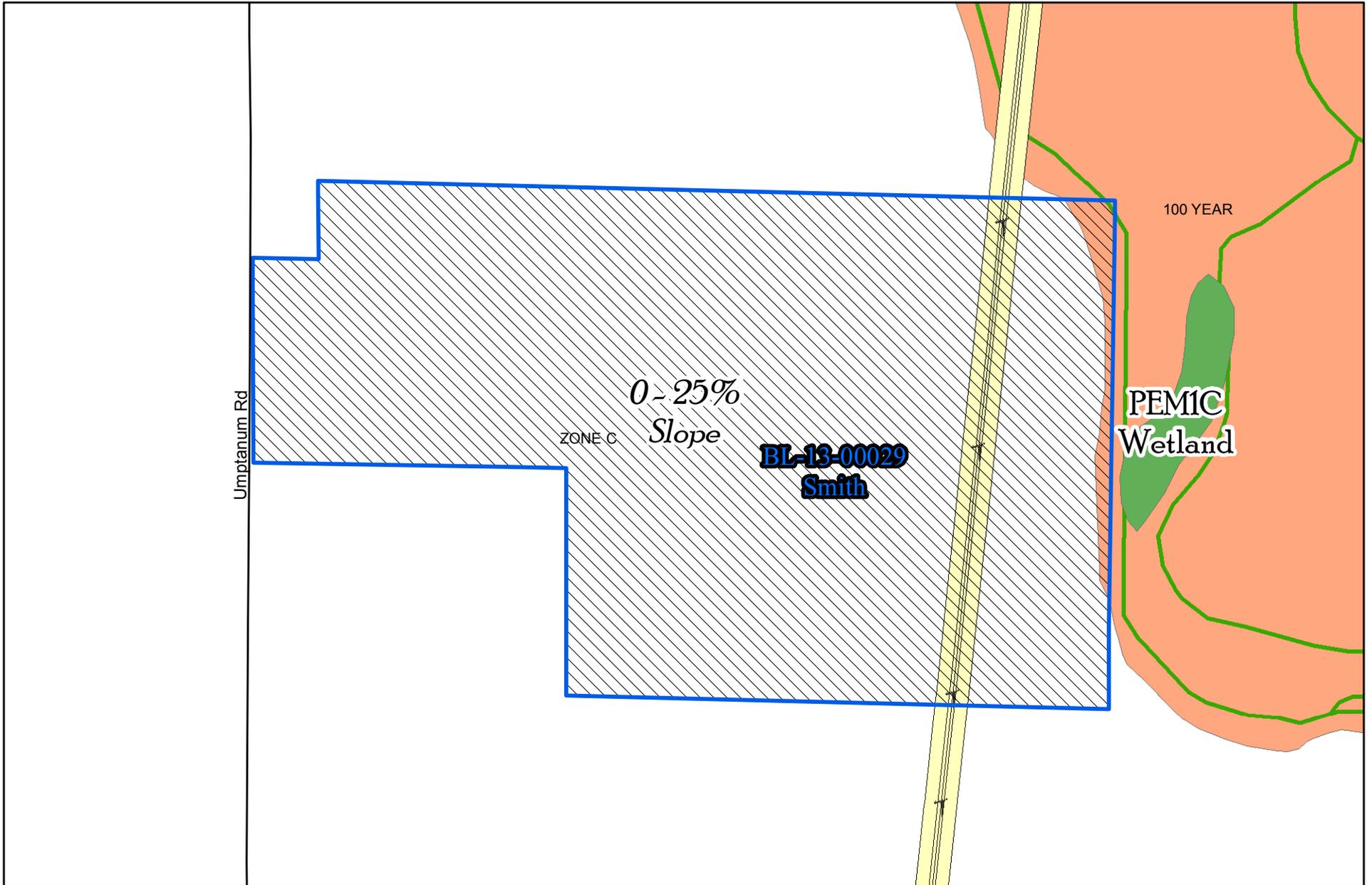
Image Landsat

Google earth



BL-13-00029
Smith

Air Photo
Vertical



BL-13-00029
Smith

Critical Areas
Map

Critical Areas Checklist

Monday, December 02, 2013

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which 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 Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

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?

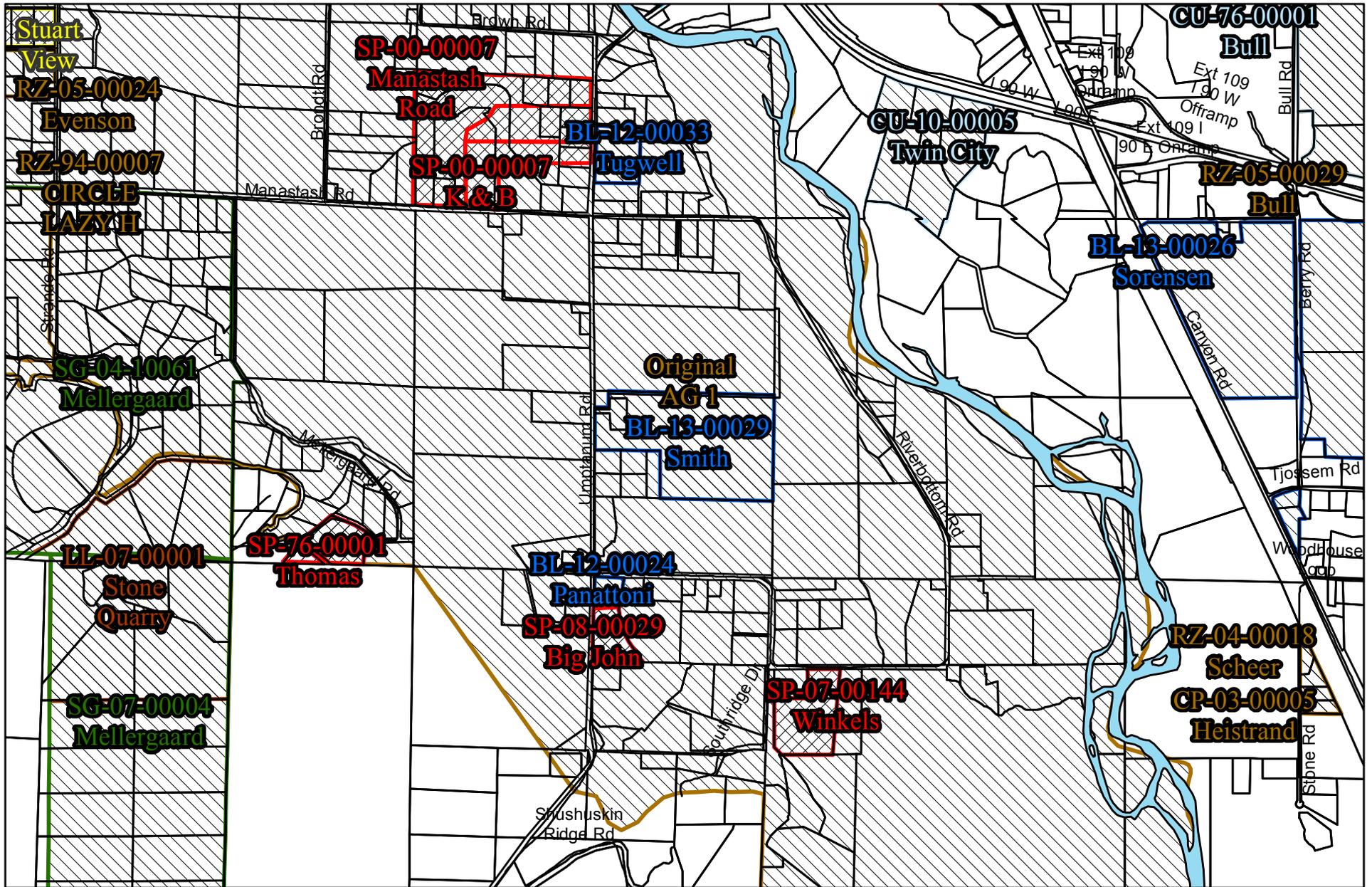
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

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?



BL-13-00029
Smith

Regional Land
Use Map

579067

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



LEGEND

- SET PIN & CAP
- FOUND PIN & CAP
- x- FENCE

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - PART OF AFN 24305

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 9, 1995 IN BOOK 20 OF SURVEYS AT PAGE 196 UNDER AUDITOR'S FILE NO. 579067, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 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 WHICH MAY PERTAIN TO THIS PROPERTY.
3. THIS SURVEY OF PARCEL A IS FOR MORTGAGE PURPOSES.
4. FOR CORNER DOCUMENTATION, SEE KITTITAS COUNTY SHORT PLATS SP-90-08, SP-90-09 AND SP-90-10. CORNERS LAST VISITED JANUARY 1995.

AUDITOR'S CERTIFICATE

Filed for record this 9TH day of FEBRUARY, 1995, at 3:08 P.M., in Book 20 of Surveys at page(s) 196 at the request of Cruse & Nelson.

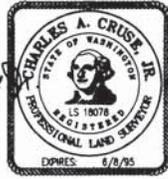
BEVERLY M. ALLENBAUGH BY: *[Signature]*
KITTITAS COUNTY AUDITOR Deputy

SURVEYOR'S CERTIFICATE

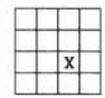
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of JOHN SMITH in JANUARY of 1995.

Charles A. Cruse, Jr.

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

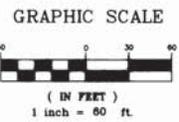
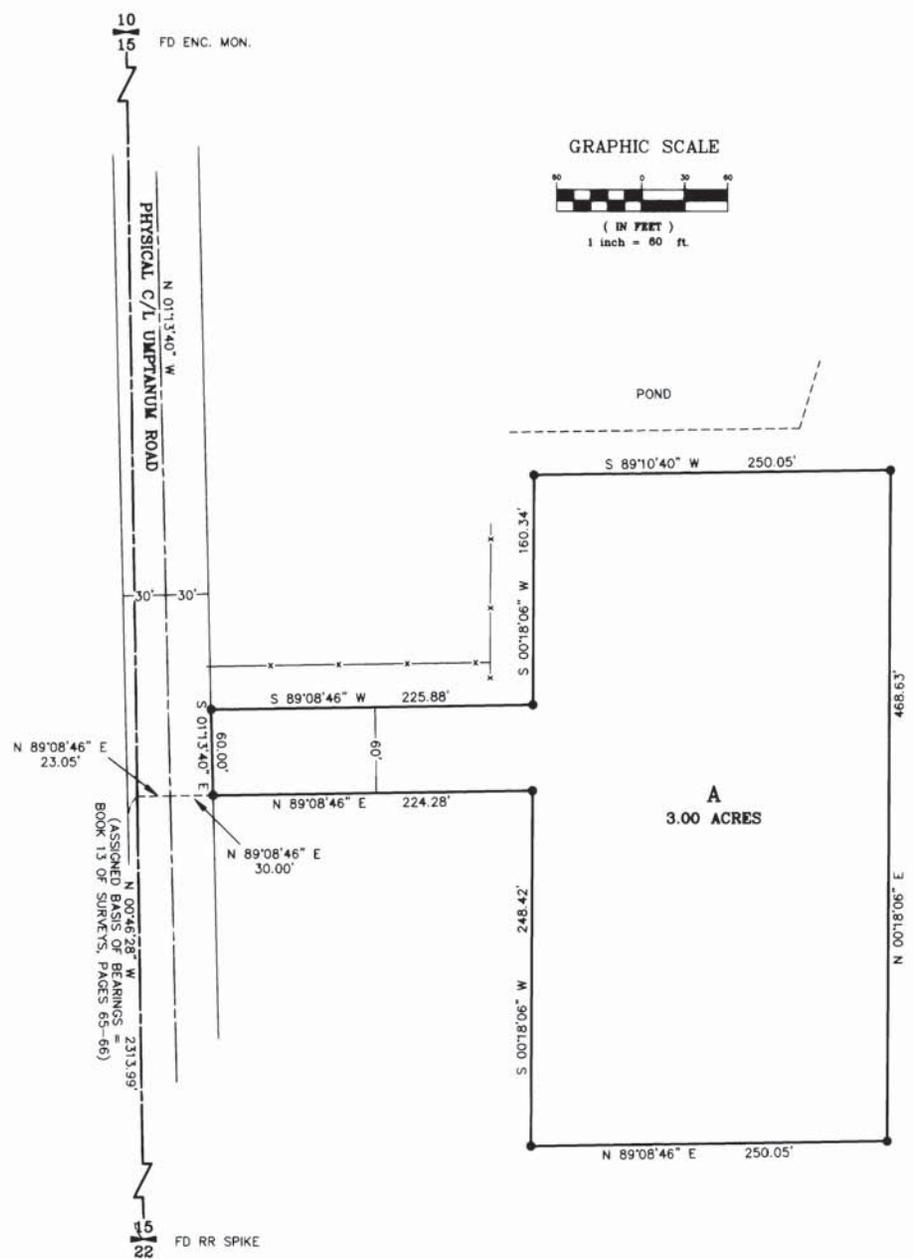


FEBRUARY 9, 1995
DATE



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

SMITH PROPERTY



(ASSIGNER'S BASIS OF BEARINGS, 2313.99'
BOOK 13 OF SURVEYS, PAGES 65-66)

PART OF THE EAST HALF OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.

05/21/2008 09:12:44 AM V: 35 P: 50 200805210002
\$113.50 CRUISE ASSOCS
Surveyor Kitittas County Auditor Page 2 of 2

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
4. I FOUND PINS AND CAPS AT THE EAST 1/4 CORNER AND PROPERTY CORNER LOCATIONS SET AS A RESULT OF BOOK 8 OF SURVEYS, PAGE 58. I DID NOT ACCEPT THESE LOCATIONS AND MONUMENTED THE EAST 1/4 CORNER AS DELINEATED IN BOOK 24 OF SURVEYS, PAGE 63. SEE NOTE 4 ON SAID BOOK 24 SURVEY FOR ADDITIONAL INFORMATION REGARDING THIS 1/4 CORNER LOCATION.
5. THE O'HARE PIN AND CAP AT THE SE CORNER OF SECTION 15 APPEARS TO HAVE BEEN PULLED AND RESET. I HELD THE CALCULATED POSITION FOR THIS SURVEY.
6. DEEDS OF RECORD OVERLAP 1.9 FEET AS PER NOTE 5 ON BOOK 22 OF SURVEYS, PAGE 236.
7. PARCEL 1 IS A PORTION OF PARCEL 2, AND IS SHOWN HEREON TO FACILITATE FUTURE BOUNDARY LINE ADJUSTMENTS.
8. FOR SECTION SUBDIVISION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 13 OF SURVEYS, PAGE 65.
9. THE PURPOSE OF THIS SURVEY IS TO COMPLETE A SEGREGATION SUBMITTED 6/17/2005 AND IS EXEMPT FROM KITITAS COUNTY SUBDIVISION CODE BY KCC 16.04.020(5).
10. THE RIGHT OF WAY OF UMPTANUM ROAD IS BASED ON PHYSICAL LOCATIONS AND THE RECORDS OF SURVEY SHOWN HEREON.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS -- AFN 575018

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 5

PARCEL 5 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 6

PARCEL 6 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 7

PARCEL 7 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON; AFFECTING PARCELS 3, 4, 6 AND 7 OF SAID SURVEY.

AUDITOR'S CERTIFICATE

Filed for record this 21ST day of MAY,
2008, at 9:12 A.M., in Book 35 of Surveys
at page(s) 50 at the request of Cruse & Associates.

GERALD V. PETTIT BY: *[Signature]*
KITITAS COUNTY AUDITOR

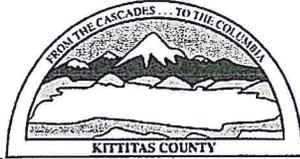


5/21/2008

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

RECEIVED

NOV 05 2013



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)

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

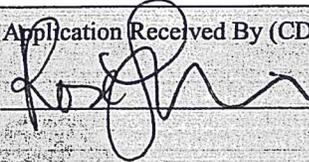
Note: a separate application must be filed for each boundary line adjustment request.

- 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
 \$205.00 Kittitas County Public Health Department Environmental Health
 \$585.00 **Total fees due for this application** (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 

DATE: 11/9/13 RECEIPT # 191285

PAID

NOV 05 2013

KITTITAS CO.

DATE STAMP IN BOX

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: JOHN SMITH
Mailing Address: 3600 UMPTANUM RD.
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: _____
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: CRUSE & ASSOC.
Mailing Address: PO BOX 959
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: 509 962 8242
Email Address: cruseandassoc@kvalley.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: 3600 UMPTANUM RD.
City/State/ZIP: ELLENSBURG, WA 98926

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

PART OF SE 4 15-17-18

6. **Property size:** 75.95 (acres)

7. **Land Use Information:** Zoning: AG 20 Comp Plan Land Use Designation: RURAL WORKING

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

17-18-15040-0007 3AC

3AC

17-18-15010-0010 1.85
17-18-15040-0001 71.10 → 72.95

72.95 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 Charles A. Cuneo Jr. (date) 11-5-13

X [Signature] (date) 11-5-13

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: Paid

By: Carrine Amfinsen

Date: 4/14/14

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: _____

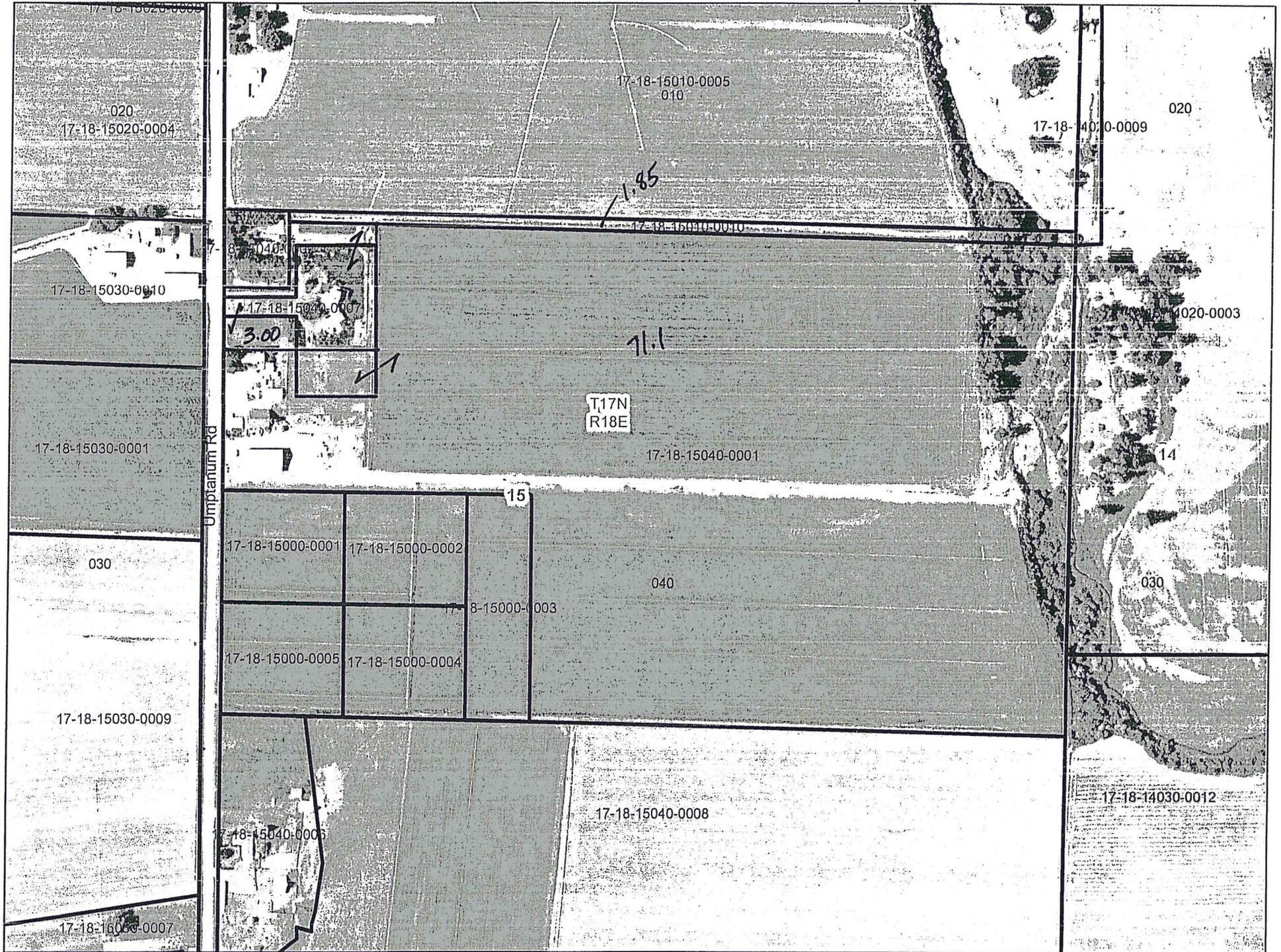
Preliminary Approval Date: 3-12-2014

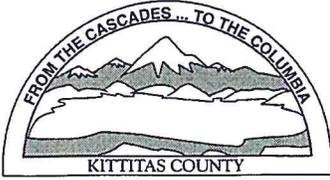
By: Jeff Watson

Final Approval Date: 4-14-2014

By: Kaycee K Hathaway

PROPOSED





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

RECEIPT NO.: 00019685

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027830

Date: 11/5/2013

Applicant: SMITH, JOHN R ETUX

Type: check # 6364

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00029	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00029	BLA MAJOR FM FEE	65.00
BL-13-00029	PUBLIC WORKS BLA	90.00
BL-13-00029	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00