

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.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.

Rec'd by: Roxie App date 11/26/13 Receipt # 19881



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

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFOR

FORM LAST REVISED: 1-02-2013

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: HOWARD F. CLERK
Mailing Address: P.O. BOX 689
City/State/ZIP: KITTITAS, WA 98934
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: _____
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: DAVID P. NELSON
Mailing Address: 108 E. 2ND STREET
City/State/ZIP: CLE ELUM, WA 98922
Day Time Phone: 509-674-7433 CELL - 509-929-0181
Email Address: DNELSON@ENCOMPASSES.NET

4. **Street address of property:**

Address: 630 S. MAIN STREET
City/State/ZIP: KITTITAS, WA - 98934

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

6. **Property size:** 0.90 AND 151.64 ACRES (acres)

7. Land Use Information: Zoning: _____ Comp Plan Land Use Designation: _____

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
529 533 (17-19-12030 - 0001) 0.90 Ac	1.26 ACRES
132533 (17-19-12000 - 0008) 151.64 Ac	151.28 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 Howard Duff (date) 11/22/013

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: _____

08/26/2010 04:19:56 PM
\$64.00
Miscellaneous Deed GILREATH
Kittitas County Auditor

201008260061
Page 1 of 3



AFTER RECORDING RETURN TO:
DARREL R. ELLIS
CONE GILREATH LAW OFFICES
P. O. BOX 499
ELLENSBURG, WA 98926

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By M. A. Cree
Affidavit No. 2010-1203
Date: 8/26/10

GRANTOR: Howard F. Clerf, as the duly appointed qualified and acting personal representative of the Estate of Vivian Clerf, Deceased, Kittitas County Probate Cause No. 06 - 4 - 00022 - 6

GRANTEE: Howard F. Clerf, as his sole and separate property

Tax Parcel No.: 132533 (17-19-12000-0008) 630 S Main St, Kittitas, Kittitas County, State of Washington

PERSONAL REPRESENTATIVE'S DEED

THE UNDERSIGNED GRANTOR, HOWARD F. CLERF, as the duly appointed, qualified and acting personal representative of the ESTATE OF VIVIAN CLERF, in Probate Cause No. 06-4-00022-6, in Kittitas County Superior Court of Washington and not in his individual capacity, and as authorized by order entered in the above entitled Court to settle the Estate of Vivian Clerf, deceased, without the intervention of any Court, does grant, convey and confirm to Howard F. Clerf, as his sole and separate property, Grantee, the following described real estate, situated in Kittitas County, State of Washington:

The West Half of Section 12, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, lying Southwesterly of the Southwesterly right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railway Company;

EXCEPT the West 201.87 feet of the Southwest Quarter of Section 12, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington; and

EXCEPT that portion of the Southwest Quarter of said Section 12, which is bounded by a line described as follows: Beginning at the Southwest corner of said Section 12; thence North 2°12'30" East, 2395.93 feet; thence South 87°47'30" East, 30.00 feet to the true point of beginning, said point being on the East right-of-way boundary of the County Road; thence



AFTER RECORDING RETURN TO:

DARREL R. ELLIS
CONE GILREATH LAW OFFICES
P. O. BOX 499
ELLENSBURG, WA 98926

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By Macree
Affidavit No. 2010-1189
Date: 8/25/10

GRANTOR: Howard F. Clerf, as the duly appointed qualified and acting personal representative of the Estate of Vivian Clerf, Deceased, Kittitas County Probate Cause No. 06 - 4 - 00022 - 6

GRANTEE: Howard F. Clerf, as his sole and separate property

Tax Parcel No.: 592533 (17-19-12030-0001) S Main St, Kittitas

PERSONAL REPRESENTATIVE'S DEED

THE UNDERSIGNED GRANTOR, HOWARD F. CLERF, as the duly appointed, qualified and acting personal representative of the ESTATE OF VIVIAN CLERF, in Probate Cause No. 06-4-00022-6, in Kittitas County Superior Court of Washington and not in his individual capacity, and as authorized by order entered in the above entitled Court to settle the Estate of Vivian Clerf, deceased, without the intervention of any Court, does grant, convey and confirm to Howard F. Clerf, as his sole and separate property, Grantee, the following described real estate, situated in Kittitas County, State of Washington:

PR
The West 201.87 feet of the Southwest Quarter of Section 12, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT that portion of the Southwest Quarter of said Section 12, which is bounded by a line described as follows:

Beginning at the Southwest corner of said Section 12; thence North 2°12'30" East, 2395.93 feet; thence South 87°47'30" East, 30.00 feet to the true point of beginning, said point being on the East right-of-way boundary of the County Road; thence South 87°47'30" East, 171.87 feet; thence South 0°03'51" West, 1813.87 feet to a point of intersection with the North right-of-way boundary of Interstate Highway 90; thence South 88°44'16; West along said

North boundary 146.75 feet to an intersection with the East right-of-way boundary of the Badger Pocket Road overpass; thence North 4°14'41" West along said East boundary 458.26 feet; thence North 2°12'30" East, along said East boundary, 250.00 feet; thence North 87°47'30" West, 15.00 feet to the East right-of-way boundary of the County Road; thence North 2°12'30" East along said East boundary of the County Road right-of-way 1116.62 feet to the true point of beginning; and

EXCEPT right-of-way for Main Street (formerly referred to as Badger Pocket Road); and

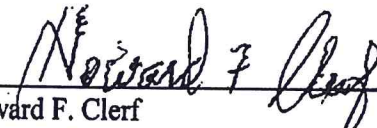
EXCEPT right of way for PSH No. 3 (SR 90).

TOGETHER WITH all water rights and irrigation ditches appurtenant thereto.

SUBJECT TO all reservations, restrictions, easements and rights of way apparent or of record.

SUBJECT TO: Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants, as the same pertains to water rights.

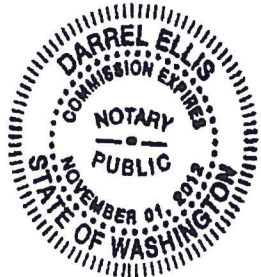
DATED this 24th day of August, 2010.



Howard F. Clerf
Personal Representative of Estate of Vivian Clerf, and not in an individual capacity
GRANTOR

STATE OF WASHINGTON)) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that Howard F. Clerf is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument as the Personal Representative of the Estate of Vivian Clerf, deceased, and acknowledged that he signed the same as the free and voluntary act and deed of said estate for the uses and purposes mentioned in the instrument.

DATED this 24th day of August, 2010.




NOTARY PUBLIC for the State of Washington
My appointment expires: 11-1-12

South 87°47'30" East, 171.87 feet; thence South 0°03'51" West, 1813.87 feet to a point of intersection with the North right-of-way boundary of Interstate Highway 90; thence South 88°44'16" West along said North boundary 146.75 feet to an intersection with the East right-of-way boundary of the Badger Pocket Road overpass; thence North 4°14'41" West along said East boundary 458.26 feet; thence North 2°12'30" East, along said East boundary, 250.00 feet; thence North 87°47'30" West, 15.00 feet to the East right-of-way boundary of the County Road; thence North 2°12'30" East along said East boundary of the County Road right-of-way 1116.62 feet to the true point of beginning; and

EXCEPT that portion of the Southwest Quarter of said Section 12, which is bounded by a line described as follows: Beginning at the Southwest corner of said Section 12; thence North 2°12'30" East along the West line of said Section 12 a distance of 1680.93 feet; thence South 87°47'30" East a distance of 201.87 feet to the true point of beginning; thence continuing South 87°47'30" East a distance of 980.00 feet; thence South 2°12'30" West parallel with the West line of said Section 12, a distance of 1341.11 feet to the North margin of Interstate 90 (as shown on Washington State Highway plans SR90, SR82, Bull Road to Renslow sheet 16 of 27 Kittitas interchange, dated February 8, 1967); thence North 83°34'42" West along said North margin of Interstate 90 a distance of 365.60 feet; thence North 65°21'58" West along said North margin of Interstate 90 a distance of 574.67 feet; thence South 88°38'01" West along said North margin of Interstate 90 a distance of 43.16 feet; thence North 0°03'51" East a distance of 1098.48 feet to the true point of beginning;

EXCEPT right-of-way for Main Street on the West boundary thereof (formerly referred to as Badger Pocket Road); and

EXCEPT right-of-way for Hemingston Road on the East boundary thereof; and

EXCEPT right-of-way for PSH No. 3 (SR 90).

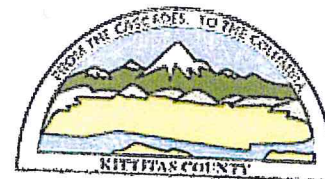
TOGETHER WITH all water rights and irrigation ditches appurtenant thereto.

SUBJECT TO all reservations, restrictions, easements and rights of way apparent or of record.

SUBJECT TO: Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants, as the same pertains to water rights.



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 592533
Map Number: 17-19-12030-0001
Situs: \S MAIN ST KITTITAS
Legal: ACRES .90, CD. 9808-D; SEC. 12; TWP. 17;
RGE. 19; TAX #3 NW1/4 SW1/4

Ownership Information

Current Owner: CLERF, HOWARD F
Address: PO BOX 689
City, State: KITTITAS WA
Zipcode: 98934-

Assessment Data

Tax District: 24
Land Use/DOR Code: 83
Open Space: YES
Open Space Date: 1/1/1978
Senior Exemption:
Deeded Acres: 0.9
Last Revaluation {Reval} for Tax Year:

Market Value

Land: 51,120
Imp: 0
Perm Crop: 0
Total: 51,120

Taxable Value

Land: 280
Imp: 0
Perm Crop: 0
Total: 280

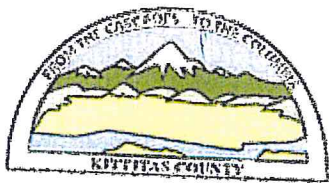
Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
08-25-2010	2010-1189	1	CLERF, HOWARD F	CLERF, HOWARD F	

Building Permits
NO ACTIVE PERMITS

5 Year Valuation Information

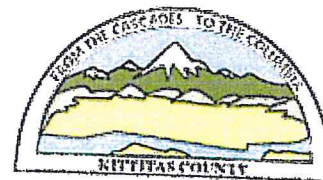
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	CLERF, HOWARD F	280	0	0	280	0	280	View Taxes
2012	CLERF, HOWARD F	320	0	0	320	0	320	View Taxes
2011	CLERF, HOWARD F	320	0	0	320	0	320	View Taxes
2010	CLERF, HOWARD F	320	0	0	320	0	320	View Taxes
2009	CLERF, HOWARD F	320	0	0	320	0	320	View Taxes
2008	CLERF, HOWARD F	580	0	0	580	0	580	View Taxes



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 132533
Map Number: 17-19-12000-0008
Situs: 00630 \S MAIN ST KITTTITAS
Legal: ACRES 151.64, CD. 9808; SEC. 12; TWP. 17;
 RGE. 19; PTN W1/2 OF SEC LY S OF STATE
 JOHN WAYNE TRAIL; LESS 5.5 CO RD, .20
 DITCH, 3.3 STATE JOHN WAYNE TRAIL

Ownership Information

Current Owner: CLERF, HOWARD F
Address: PO BOX 689
City, State: KITTTITAS WA
Zipcode: 98934-

Assessment Data

Tax District: 26
Land Use/DOR Code: 83
Open Space: YES
Open Space Date: 1/1/1978
Senior Exemption:
Deeded Acres: 151.64
Last Revaluation {Reval} for Tax Year:

Market Value

Land: 535,150
Imp: 283,680
Perm Crop: 0
Total: 818,830

Taxable Value

Land: 114,590
Imp: 283,680
Perm Crop: 0
Total: 398,270

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
08-26-2010	2010-1203	1	CLERF, HOWARD F	CLERF, HOWARD F	

Building Permits
NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	CLERF, HOWARD F	114,590	283,680	0	398,270	0	398,270	View Taxes
2012	CLERF, HOWARD F	114,590	283,680	0	398,270	0	398,270	View Taxes
2011	CLERF, HOWARD F	114,590	283,680	0	398,270	0	398,270	View Taxes
2010	CLERF, HOWARD F	114,590	283,680	0	398,270	0	398,270	View Taxes
2009	CLERF, HOWARD F	98,690	270,590	0	369,280	0	369,280	View Taxes
2008	CLERF, HOWARD F	98,690	270,590	0	369,280	0	369,280	View Taxes

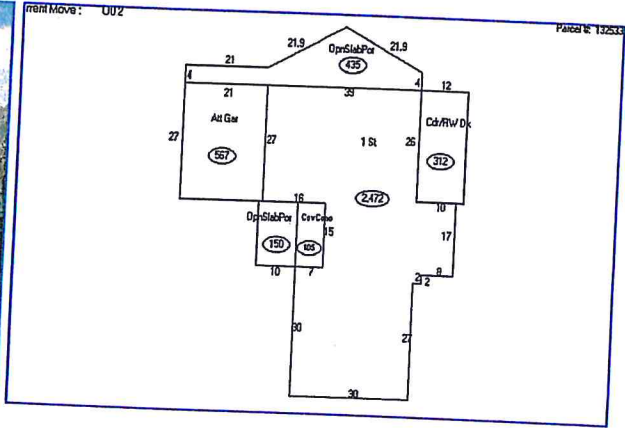
Parcel Comments

Number

- 1
- 2
- 3

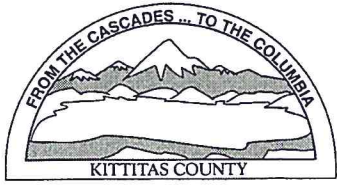
Comment

SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10~
SITE REVIEW 6/11/97
(1)RM-2/27/96-SEG TO 17-19-1230-0004 CD. 9808-1 PER SEG FORM



Filedate: 11/8/2013 5:05:00 PM





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

RECEIPT NO.: 00019881

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027888

Date: 11/26/2013

Applicant: CLERF, HOWARD F

Type: check # 1973

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00031	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00031	BLA MAJOR FM FEE	65.00
BL-13-00031	PUBLIC WORKS BLA	90.00
BL-13-00031	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00