

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Monday, April 28, 2014 9:11 AM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: Final Approval: BL-14-00003 Valley Land

[BL-14-00003 Valley Land](#)

Community Development Services has issued final approval for the above Parcel Combination Application. 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.

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Monday, April 28, 2014 9:09 AM
To: 'jbrunson@fairpoint.com'
Cc: cruseandassoc@kvalley.com
Subject: Final Approval: BL-14-00003 Valley Land
Attachments: BL-14-00003 Valley Land Final Approval.pdf; BL-14-00003 Valley Land Comment PW FINAL.pdf

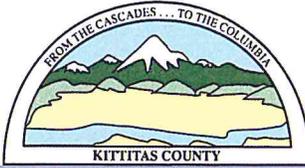
Dear Applicant,

Attached is a copy of your final approval and the final Public Works comments. A hard copy of the above attachments have been sent to you via the US Postal Service. If you have any further questions 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

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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"

April 28, 2014

Valley Land
4608 4th Parallel Road
Ellensburg WA 98926

RE: Valley Land Boundary Line Adjustment (BL-14-00003),

Map Number	17-19-18040-0006	Parcel Number	50233
Map Number	17-19-19010-0001	Parcel Number	920233
Map Number	17-19-19050-0001	Parcel Number	142836

Dear Applicant,

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 28, 2014 to finalize the boundary line adjustment.

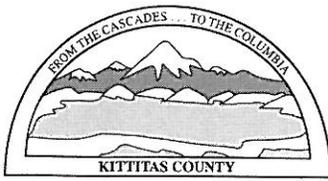
If you have any questions or need assistance, please contact our office at 509-962-7079.

Sincerely,

Kaycee K Hathaway
Staff Planner

CC via email to: cruseandassoc@kvalley.com

Master File (BL-14-00003 Valley) @ \\Arda\Teams\CDS\Projects\BLAs\BL 2014\BL-14-00003 Valley



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kaycee Hathaway, CDS
FROM: Christina Wollman, Planner III *CW*
DATE: April 25, 2014
SUBJECT: Valley Land BL-14-00003

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.

KITITIAS COUNTY TREASURER'S OFFICE
 Batch Receipting Edit Report
 Date of Run : 04/16/2014

Statement #	Parcel #	Year	Code	Paid By	Source	Taxes	Interest	Other	Under/Over	Total
2014-16877	16877	2014	1	VALLEY LAND CO LLC	REAL	115.35	0.00	8.34	0.00	123.69
2014-240233	240233	2014	3	VALLEY LAND CO LLC	REAL	15.07	0.00	13.00	0.00	28.07
2014-020233	020233	2014	1	VALLEY LAND CO LLC	REAL	2,817.00	0.00	6.50	0.00	2,823.50
2014-258936	258936	2014	1	VALLEY LAND CO LLC	REAL	2,247.02	0.00	15.94	0.00	2,262.96
2014-250233	250233	2014	1	VALLEY LAND CO LLC	REAL	80.26	0.00	7.54	0.00	87.80
2014-11654	11654	2014	1	VALLEY LAND CO LLC	REAL	55.09	0.00	7.54	0.00	62.63
2014-11655	11655	2014	1	VALLEY LAND CO LLC	REAL	78.44	0.00	7.52	0.00	85.96
2014-230233	230233	2014	1	VALLEY LAND CO LLC	REAL	258.58	0.00	7.52	0.00	266.10
2014-20568	20568	2014	1	VALLEY LAND CO LLC	REAL	23.73	0.00	6.74	0.00	30.47
2014-10566	10566	2014	1	VALLEY LAND CO LLC	REAL	43.07	0.00	7.02	0.00	50.09
2014-050233	050233	2014	3	VALLEY LAND CO LLC	REAL	171.27	0.00	14.98	0.00	186.25
Batch Totals :						5,904.88	0.00	102.64	0.00	6,007.52
Parcel Count : 11										



CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

#6 LLC/VALLEY LAND REVISED DESCRIPTIONS
4/15/14



#6 LLC to Valley Land Co. LLC Description

That portion of the North Half of the Northeast Quarter of Section 19, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

Beginning at the northwest corner of Parcel A of that certain survey recorded April 22, 1993, in Book 19 of Surveys, page 73, under Auditor's File No. 558819, which is the true point of beginning for said described line; thence southerly, along the west boundary of said Parcel A, which is also the east right of way boundary of I-82, to the south boundary of said North Half of the Northeast Quarter; thence N 87°58'34" E, along said south boundary of said North Half of the Northeast Quarter, 60.81 feet to the centerline of Naneum Creek; thence northeasterly, along said Naneum Creek centerline, to the north boundary of said North Half of the Northeast Quarter; thence S 87°42'10" W, along said north boundary, 763.52 feet to the true point of beginning for said described line.

Contains 15.33 Ac.

Valley Land Co. LLC Revised Description

That portion of Parcel 1D of that certain survey as recorded June 15, 1994 in Book 20 of Surveys at page 60, under Auditor's File No. 571789, Records of Kittitas County, Washington, which lies southwesterly of the Bull Ditch right of way; being a portion of Parcel 1B of that certain survey as recorded April 29, 1993 in Book 19 of Surveys at page 74, under Auditor's File No. 559059, Records of Kittitas County, Washington; located in the Southeast Quarter of Section 18, Township 17 North, Range 19 East, W.M., Kittitas County, Washington.

AND

That portion of the North Half of the Northeast Quarter of Section 19, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

Beginning at the northwest corner of Parcel A of that certain survey recorded April 22, 1993, in Book 19 of Surveys, page 73, under Auditor's File No. 558819, which is the true point of beginning for said described line; thence southerly, along the west boundary of said Parcel A, which is also the east right of way boundary of I-82, to the south boundary of said North Half of the Northeast Quarter; thence N 87°58'34" E, along said south boundary of said North Half of the Northeast Quarter, 60.81 feet to the centerline of Naneum Creek; thence northeasterly, along said Naneum Creek centerline, to the north boundary of said North Half of the Northeast Quarter; thence S 87°42'10" W, along said north boundary, 763.52 feet to the true point of beginning for said described line.

Contains 35.13 Ac.



CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

#6 LLC/VALLEY LAND REVISED DESCRIPTIONS (cont.)
4/15/14



#6 LLC Revised Description

Parcel A of that certain survey recorded April 22, 1993, in Book 19 of Surveys, page 73, under Auditor's File No. 558819; being a portion of the North Half of the Northeast Quarter of Section 19, Township 17 North, Range 19 E.W.M., in the County of Kittitas, State of Washington;

AND

Lots 1 and 2, as delineated on Redd Short Plat No. 93-14, recorded January 19, 1994, in Book D of Short Plats, pages 89 and 90, under Auditor's File No. 567251; being a portion of the Northeast Quarter of Section 19, Township 17 North, Range 19 E.W.M., in the County of Kittitas, State of Washington;

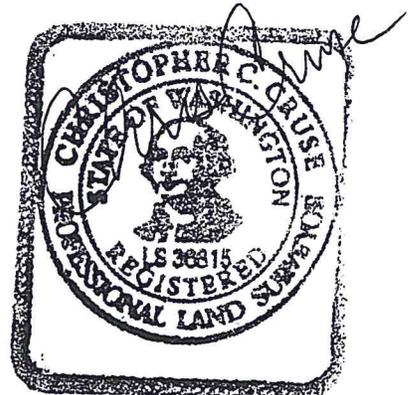
EXCEPT That portion of the North Half of the Northeast Quarter of Section 19, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

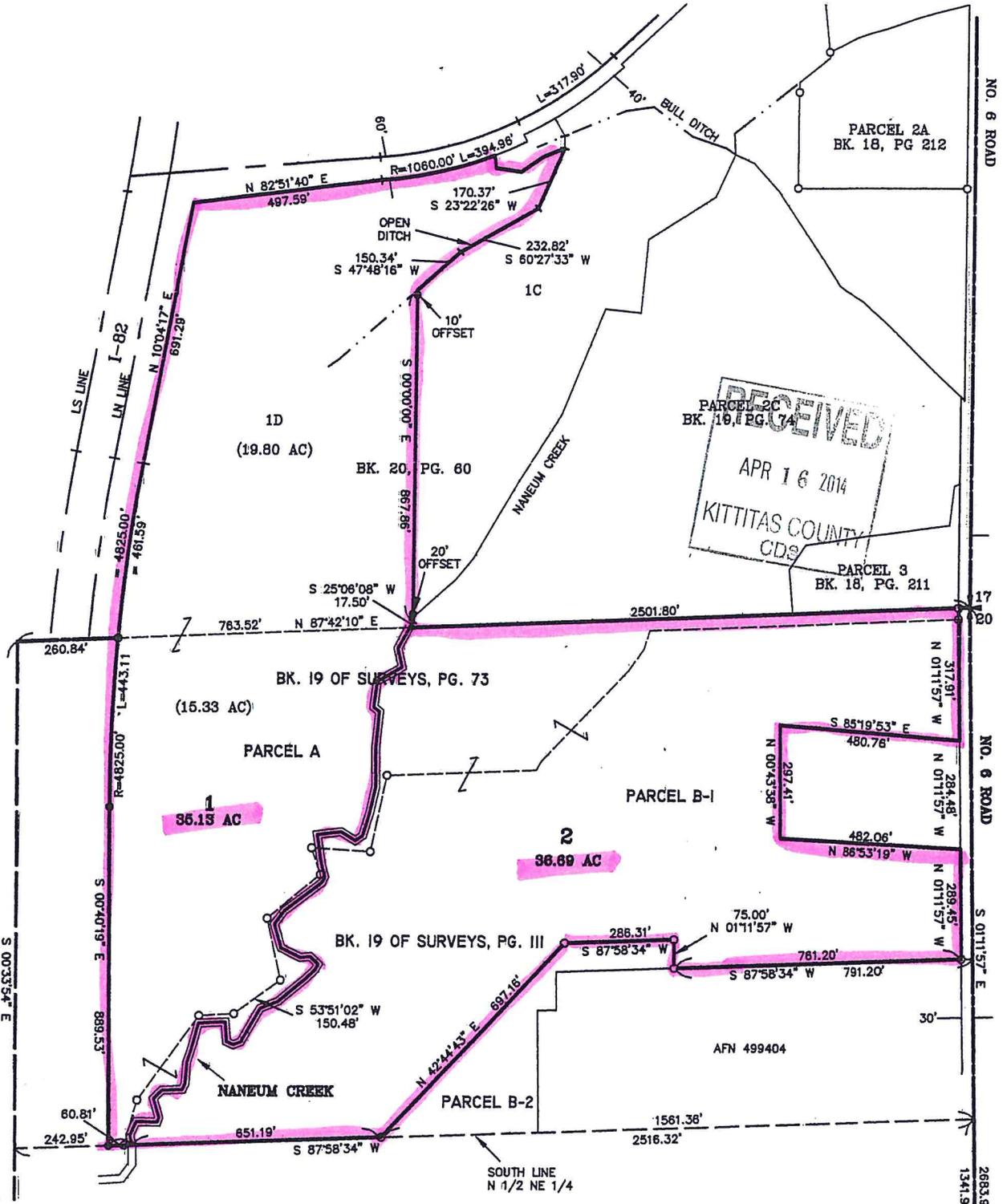
Beginning at the northwest corner of Parcel A of that certain survey recorded April 22, 1993, in Book 19 of Surveys, page 73, under Auditor's File No. 558819, which is the true point of beginning for said described line; thence southerly, along the west boundary of said Parcel A, which is also the east right of way boundary of I-82, to the south boundary of said North Half of the Northeast Quarter; thence N 87°58'34" E, along said south boundary of said North Half of the Northeast Quarter, 60.81 feet to the centerline of Naneum Creek; thence northeasterly, along said Naneum Creek centerline, to the north boundary of said North Half of the Northeast Quarter; thence S 87°42'10" W, along said north boundary, 763.52 feet to the true point of beginning for said described line.

AND EXCEPT that portion of the Northeast Quarter of Section 19, Township 17 North, Range 19 E.W.M., Kittitas County, State of Washington, described as follows:

Beginning at the Northeast corner of Lot 2 of the Redd short Plat as per short plat thereof, filed in Book D of Short Plats, pages 89 and 90, under Auditor's File No. 567251, records of said county; thence South 01°11'57" East, along the east boundary of said Lot 2, 287.91 feet to the true point of beginning; thence continuing along said east boundary, South 01°11'57" East, 284.48 feet; thence North 86°53'19" West, 482.06 feet; thence North 00°43'38" West, 297.41 feet; thence South 85°19'53" East, 480.76 feet, more or less, to the true point of beginning.

Contains 36.69 Ac.





Jeff Watson

From: Jeff Watson
Sent: Thursday, March 27, 2014 2:07 PM
To: Chuck Cruse (cruseandassoc@kvalley.com)
Cc: jbrunson@elltel.net
Subject: BL-14-00003 Valley Land
Attachments: BL-14-00003 Valley Land Master File 3.27.2014.pdf

[BL-14-00003 Valley Land Link to On-Line File](#)

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.

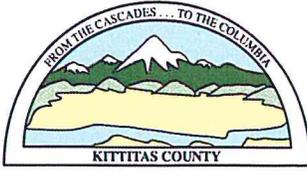
Jeff Watson
Planner II

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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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 27, 2014

Valley Land
4608 4th Parallel Road
Ellensburg WA 98926

RE: Valley Land Boundary Line Adjustment (BL-14-00003),

Map Number	17-19-18040-0006	Parcel Number	50233
Map Number	17-19-19010-0001	Parcel Number	920233
Map Number	17-19-19050-0001	Parcel Number	142836

Dear Applicant,

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 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, Kittitas County Fire Marshal, and Washington State Department of Transportation comment memos for information regarding additional requirements.

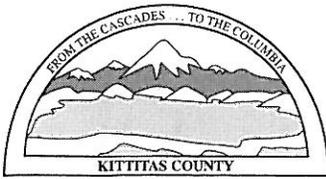
If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: cruseandassoc@kvalley.com

BL-14-00003 Valley Land Master File T:\CDS\Projects\BLAs\BL 2013\BL-14-00003 Valley Land



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner III CW
DATE: March 24, 2014
SUBJECT: Valley Land BL-14-00003

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.
2. Legal access shall be established prior to final approval.

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. 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.

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.



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

March 13, 2014

Kittitas County Community Development Services
411 North Ruby Street
Ellensburg, WA 98926

Attention: Jeffrey A. Watson, Planner II

Subject: BL-14-00003 – Valley Land BLA
I-82, milepost 0.9 left

We have reviewed the proposed boundary line adjustment and have the following comments.

- The subject properties are adjacent to Interstate 82 (I-82), a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. Access to I-82 is not allowed.
- Our records indicate there is a 25 foot irrigation easement and 35 foot drainage easement along the west side of the property, abutting I-82 right-of-way. The property owner(s) are responsible for maintaining this easement.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: rh/jjp

cc: File #4, SR 82
Terry Kukes, Area 1 Maintenance Superintendent



Memo

To: Jeff Watson, CDS

From: Erin Moore, Environmental Health Technician

Date: March 6, 2014

RE: BL-14-00003 Valley Land

After review of the proposed BLA, it appears that there are no structures on the ownerships and that all the land remains utilized in agriculture. There are no wells or septic systems indicated on any of the maps provided that may be impacted by the movement of property lines within this ownership.

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: Broadmoor Farms <jbrunson@fairpoint.net>
Sent: Wednesday, March 05, 2014 10:54 AM
To: Jeff Watson
Subject: RE: BL-14-00003 Valley Land

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff,
Bull Canal has reviewed and has no problem or additional comments with the attached BLA.
Thank you,
Jeff Brunson
Pres Bull Canal Company

From: Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]
Sent: Wednesday, March 05, 2014 10:30 AM
To: Prilucik, Jacob (PrilucJ@wsdot.wa.gov)
Cc: Holmstrom, Rick; jbrunson@elltel.net
Subject: BL-14-00003 Valley Land

[BL-14-00003 Valley Land Hyperlink to On-Line File](#)

Please review the attached Boundary Line Adjustment application for DOT and Bull Ditch Comments and/or requirements.

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: Brenda Larsen
Sent: Wednesday, March 05, 2014 12:33 PM
To: Jeff Watson
Subject: RE: BL-14-00003 Valley Land

Follow Up Flag: Follow up
Flag Status: Flagged

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

Re: Valley Land (BL-14-00003)

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: Wednesday, March 05, 2014 10:14 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-14-00003 Valley Land

[BL-14-00003 Valley Land](#)

Christina, Holly or Erin or Joe, and Brenda,

Jeff Watson

From: Jeff Watson
Sent: Wednesday, March 05, 2014 10:30 AM
To: Prilucik, Jacob (PrilucJ@wsdot.wa.gov)
Cc: Holmstrom, Rick; jbrunson@elltel.net
Subject: BL-14-00003 Valley Land
Attachments: BL-14-00003 Valley Land Master File 3.5.2014.pdf

[BL-14-00003 Valley Land Hyperlink to On-Line File](#)

Please review the attached Boundary Line Adjustment application for DOT and Bull Ditch Comments and/or requirements.

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: Wednesday, March 05, 2014 10:14 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-14-00003 Valley Land

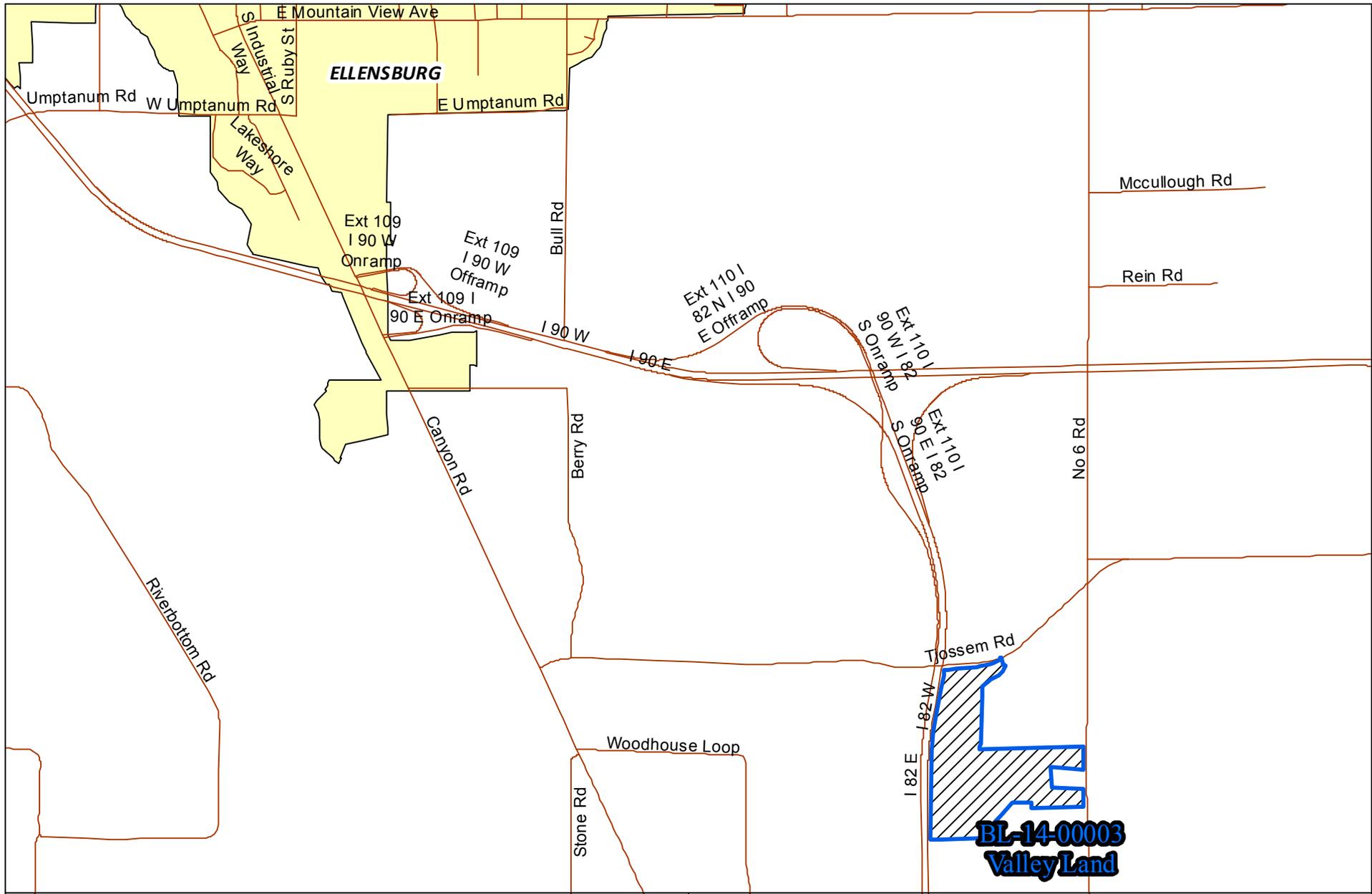
[BL-14-00003 Valley Land](#)

Christina, Holly or Erin or Joe, 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-14-00003
Valley Land

Area
Map



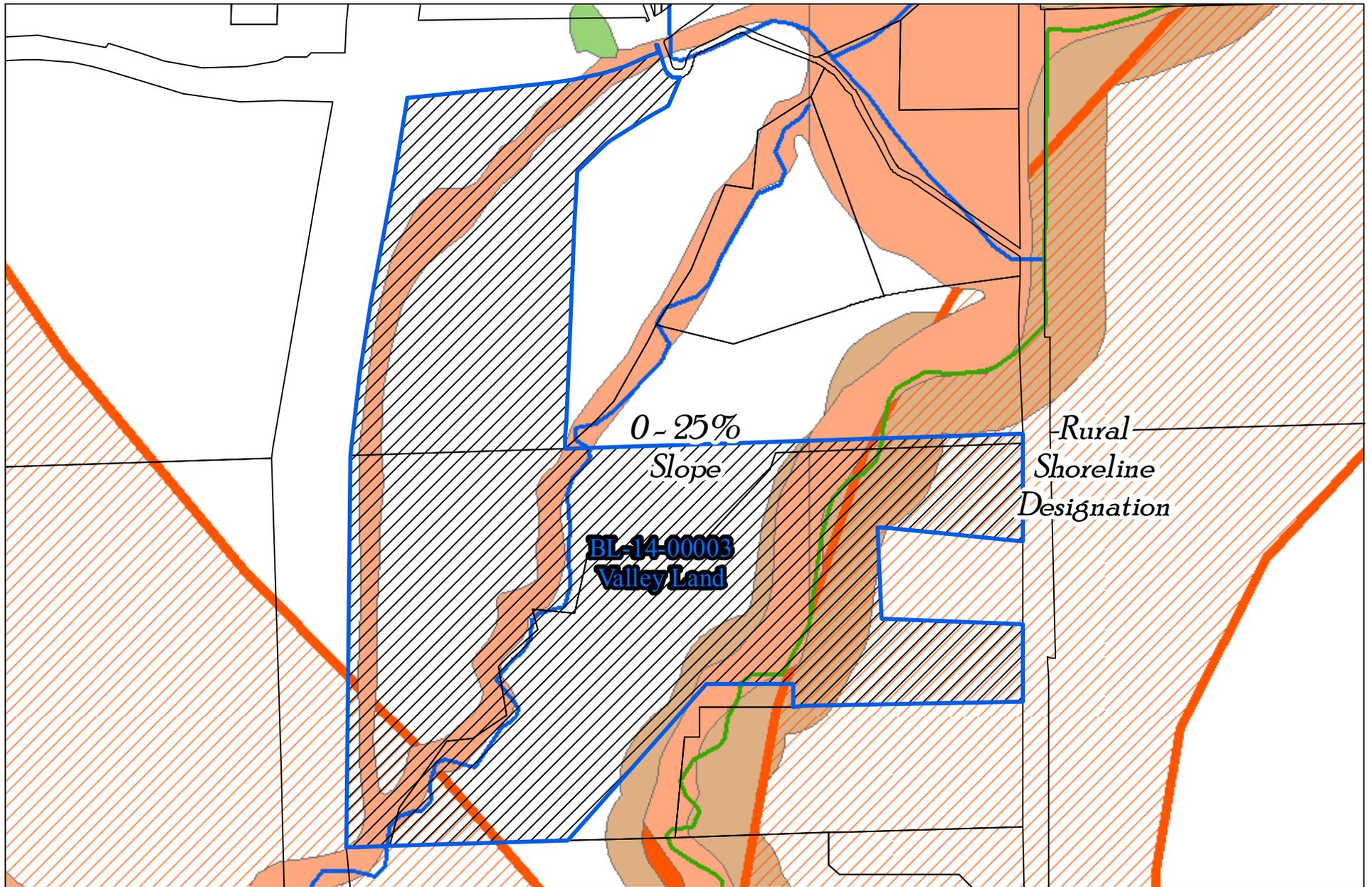
Numbers 9 Rd



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS-User-Community

BL-14-00003
Valley Land

Vertical
Air Photo



BL-14-00003
Valley Land

Critical Areas
Map

Critical Areas Checklist

Wednesday, March 05, 2014

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?

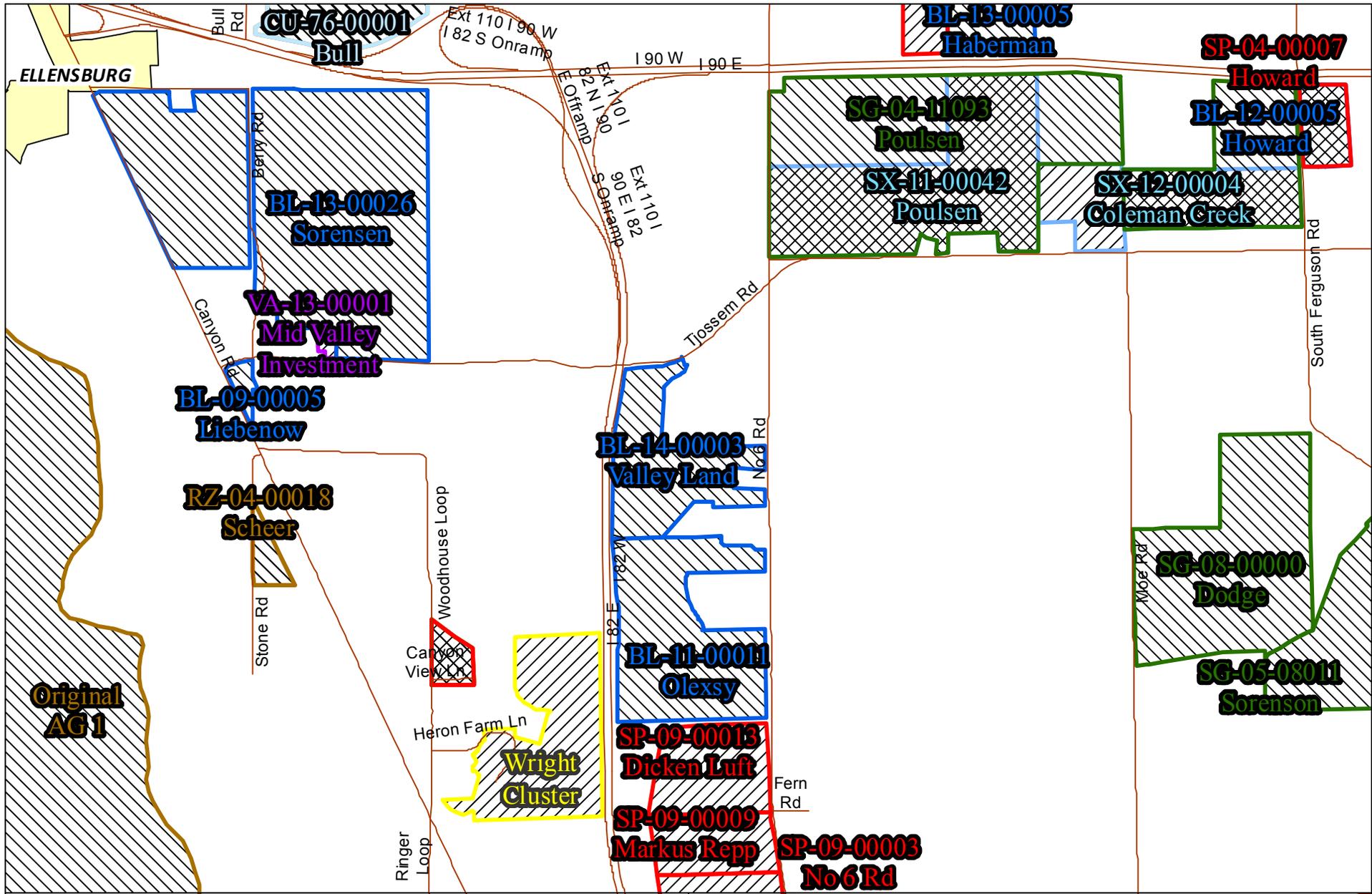
Is the project parcel in or near a Coal Mine area? Yes No

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-14-00003
Valley Land

Regional Land Use
Map

PART OF THE SE 1/4 OF SECTION 18 TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

KIT. CO. SECTION COR AT
NORTH-SOUTH-EAST ROAD
INTERSECTION
LAST VISITED JULY 1992



LEGEND

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

LEGAL DESCRIPTIONS

ORIGINAL PARCEL -

PARCEL 1B OF THAT CERTAIN SURVEY AS RECORDED APRIL 29, 1993, IN BOOK 19 OF SURVEYS AT PAGE 74, UNDER AUDITOR'S FILE NO. 559059, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF PARCELS 1 AND 2 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 24, 1992 IN BOOK 18 OF SURVEYS AT PAGE 211, UNDER AUDITOR'S FILE NO. 551944, RECORDS OF KITTITAS COUNTY, WASHINGTON; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

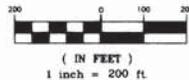
PARCEL 1C

PARCEL 1C OF THAT CERTAIN SURVEY AS RECORDED JUNE 15, 1994, IN BOOK 20 OF SURVEYS AT PAGE(S) 60, UNDER AUDITOR'S FILE NO. 571789, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF PARCEL 1B OF THAT CERTAIN SURVEY AS RECORDED APRIL 29, 1993 IN BOOK 19 OF SURVEYS AT PAGE 74, UNDER AUDITOR'S FILE NO. 559059, RECORDS OF KITTITAS COUNTY, WASHINGTON; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

PARCEL 1D

PARCEL 1D OF THAT CERTAIN SURVEY AS RECORDED JUNE 15, 1994, IN BOOK 20 OF SURVEYS AT PAGE(S) 60, UNDER AUDITOR'S FILE NO. 571789, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF PARCEL 1B OF THAT CERTAIN SURVEY AS RECORDED APRIL 29, 1993 IN BOOK 19 OF SURVEYS AT PAGE 74, UNDER AUDITOR'S FILE NO. 559059, RECORDS OF KITTITAS COUNTY, WASHINGTON; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

GRAPHIC SCALE



- 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. THE BEARINGS HEREON HAVE BEEN ASSIGNED TO CONFORM WITH THE BEARINGS ON THE SURVEY RECORDED IN BK. 18 OF SURVEYS, PAGES 102-103.
 3. FOR SECTION CORNER DOCUMENTATION AND ROAD RIGHT OF WAY INFORMATION, SEE BK. 18 OF SURVEYS, PAGE 211.
 4. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER SECTION 16.04.020(1).

AUDITOR'S CERTIFICATE

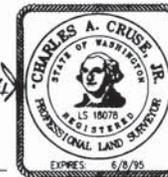
Filed for record this 15TH day of JUNE, 1994, at 2:44 P.M., in Book 20 of Surveys at page(s) 60 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *S. Auth*
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 CAL JANSEN in MARCH of 1993.

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

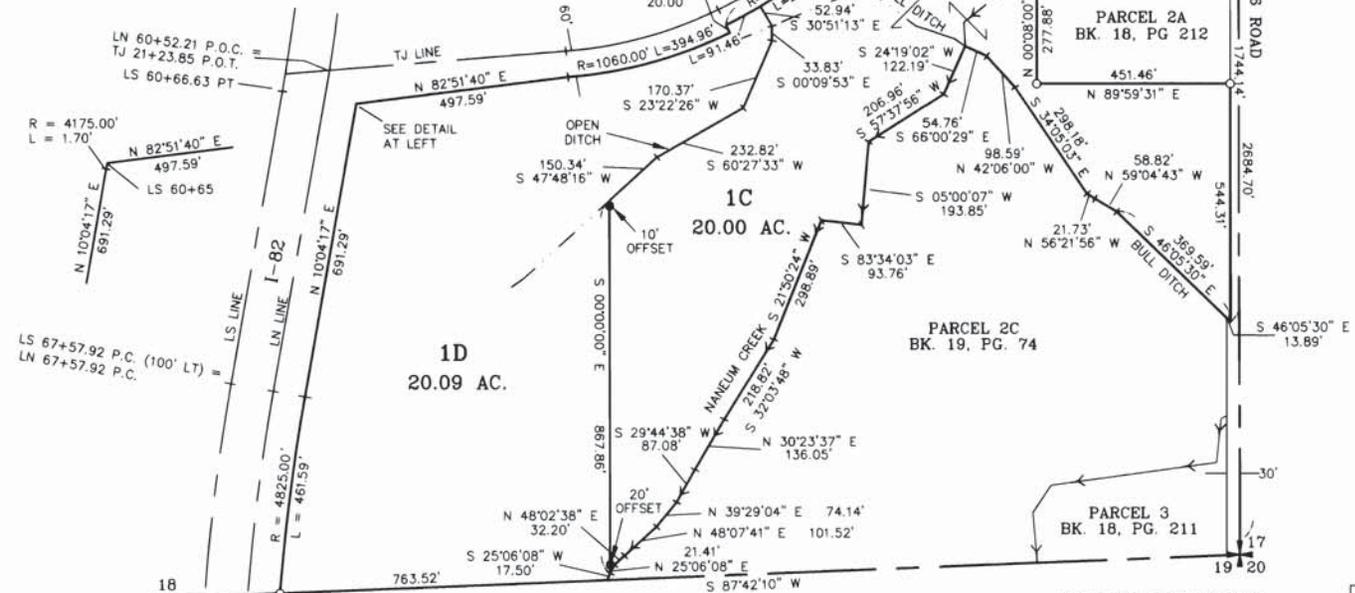


JUNE 15, 1994
DATE

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

		X	
		X	X

FOUND KIT. CO. ENCASED MON.
SEE BK. 18 OF SURVEYS,
PAGES 102-103
LAST VISITED JULY 1992



FOUND PIN AND CAP -
SEE BK. 18 OF SURVEYS,
PAGES 102-103
LAST VISITED JULY 1992

PART OF THE NE 1/4 OF SECTION 19
TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



LEGEND

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

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. FOR SECTION SUBDIVISION AND SECTION CORNER DOCUMENTATION, SEE BOOK 18 OF SURVEYS, PAGES 102-103.
3. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS THE ABOVE MENTIONED SURVEY OF RECORD.
4. SECTION AND QUARTER SECTION CORNERS SHOWN HEREON WERE LAST VISITED MARCH OF 1993.

AUDITOR'S CERTIFICATE

Filed for record this 22ND day of APRIL, 1993, at 9:15 A.M., in Book 19 of Surveys at page(s) 73 at the request of Cruse & Nelson.

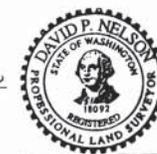
BEVERLY M. ALLENBAUGH BY: *B. Williams*
KITITITAS COUNTY AUDITOR

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 GAYLE REDD in FEBRUARY of 1993.

David P. Nelson

DAVID P. NELSON
Professional Land Surveyor
License No. 18092



APRIL 22, 1993
DATE

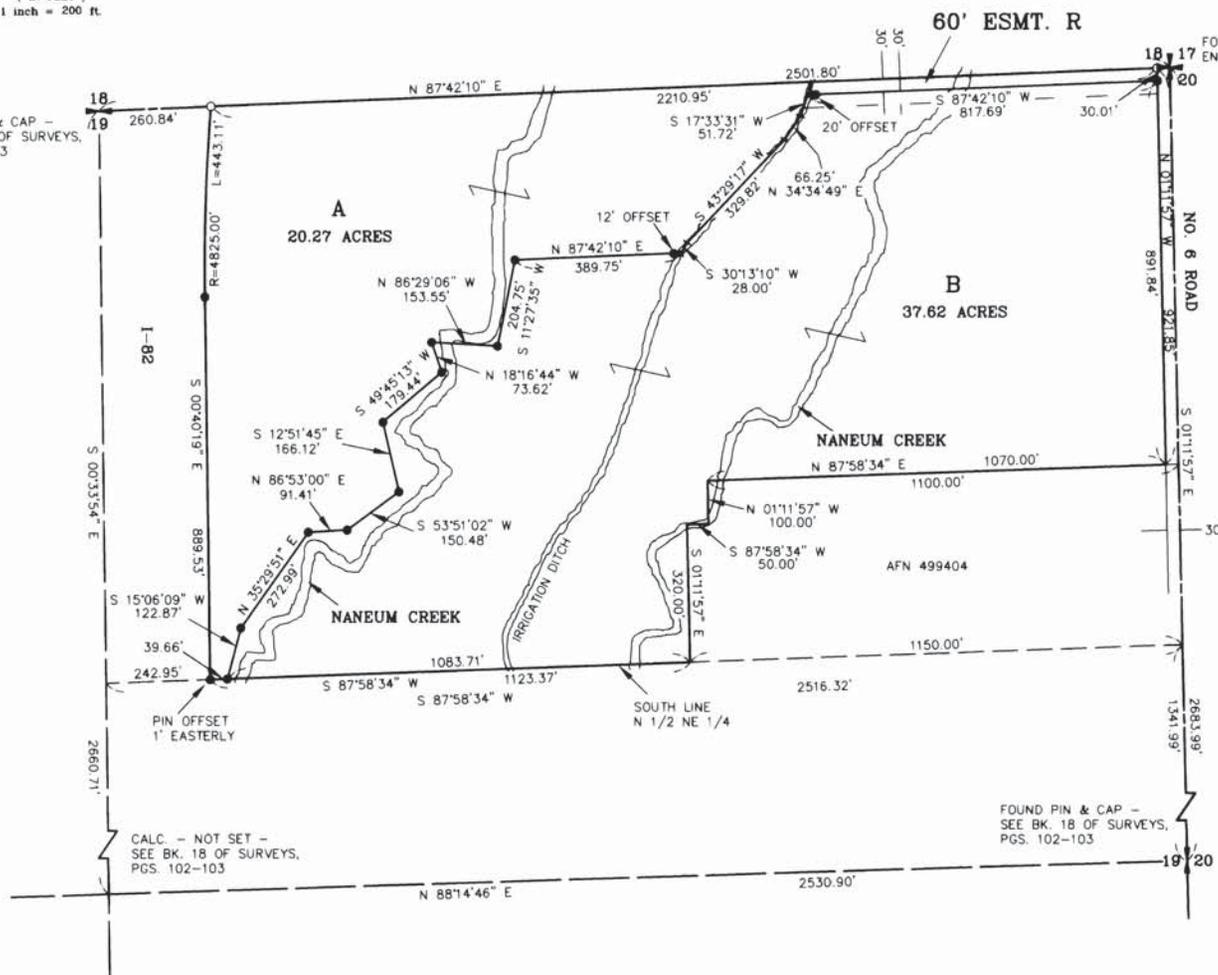
EXPIRE 7-20-94

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

REDD PROPERTY

	X	X

FOUND PIN & CAP -
SEE BK. 18 OF SURVEYS,
PGS. 102-103



CALC. - NOT SET -
SEE BK. 18 OF SURVEYS,
PGS. 102-103

FOUND PIN & CAP -
SEE BK. 18 OF SURVEYS,
PGS. 102-103

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 531628

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED APRIL 22, 1993 IN BOOK 19 OF SURVEYS AT PAGE(S) 73 UNDER AUDITOR'S FILE NO. 558819 RECORDS OF KITITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITITITAS COUNTY, WASHINGTON.

PARCEL B

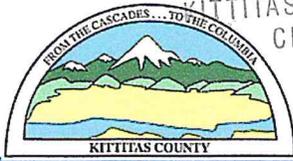
PARCEL B OF THAT CERTAIN SURVEY AS RECORDED APRIL 22, 1993 IN BOOK 19 OF SURVEYS AT PAGE(S) 73 UNDER AUDITOR'S FILE NO. 558819 RECORDS OF KITITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITITITAS COUNTY, WASHINGTON.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED APRIL 22, 1993 IN BOOK 19 OF SURVEYS AT PAGE(S) 73 UNDER AUDITOR'S FILE NO. 558819 RECORDS OF KITITITAS COUNTY, WASHINGTON, BEING ACROSS A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITITITAS COUNTY, WASHINGTON.

RECEIVED

JAN 15 2014



KITTITAS COUNTY
CD

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):

[Handwritten Signature]

DATE: 1/15/14

RECEIPT # 2013 2014

PAID

JAN 15 2014

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: #6 LLC, VALLEY LAND
Mailing Address: 4608 4th PARALLEL RD
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: 899-2840 (JEFF BRUNSON)
Email Address: jbrunson@fairpoint.net

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: NO 6 ROAD
City/State/ZIP: ELLENSBURG, WA 98926

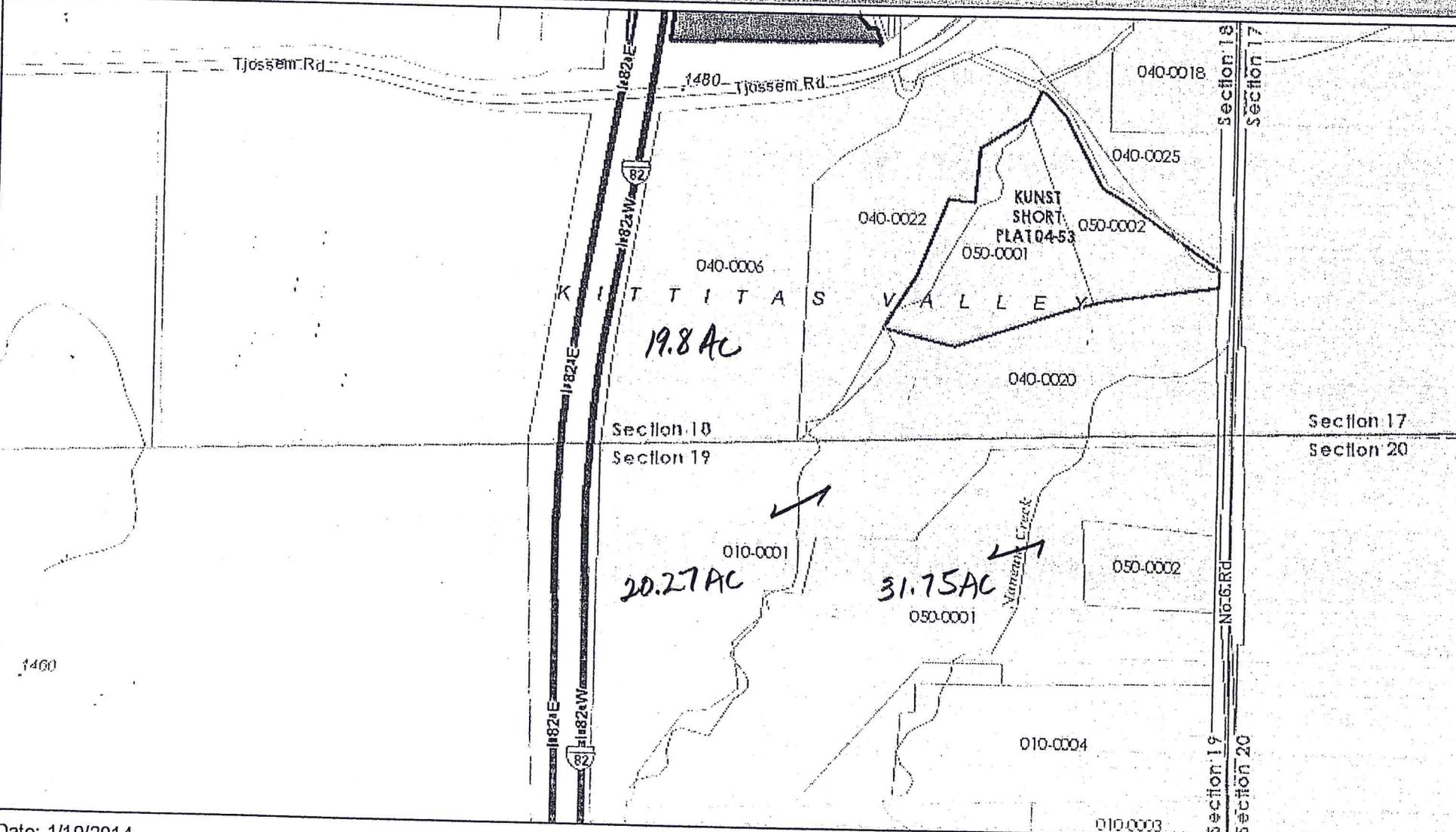
5. **Legal description of property (attach additional sheets as necessary):**
PTN SEY4 18-17-19 AND PTN NEY4 19-17-19

6. **Property size:** 71.82 AC (acres)

7. **Land Use Information:** Zoning: CA Comp Plan Land Use Designation: CA

Kittitas County COMPAS Map

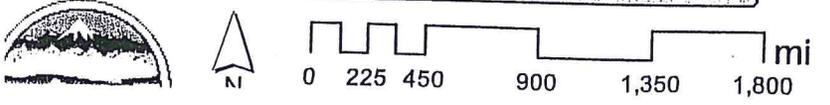
EXISTING



Date: 1/10/2014

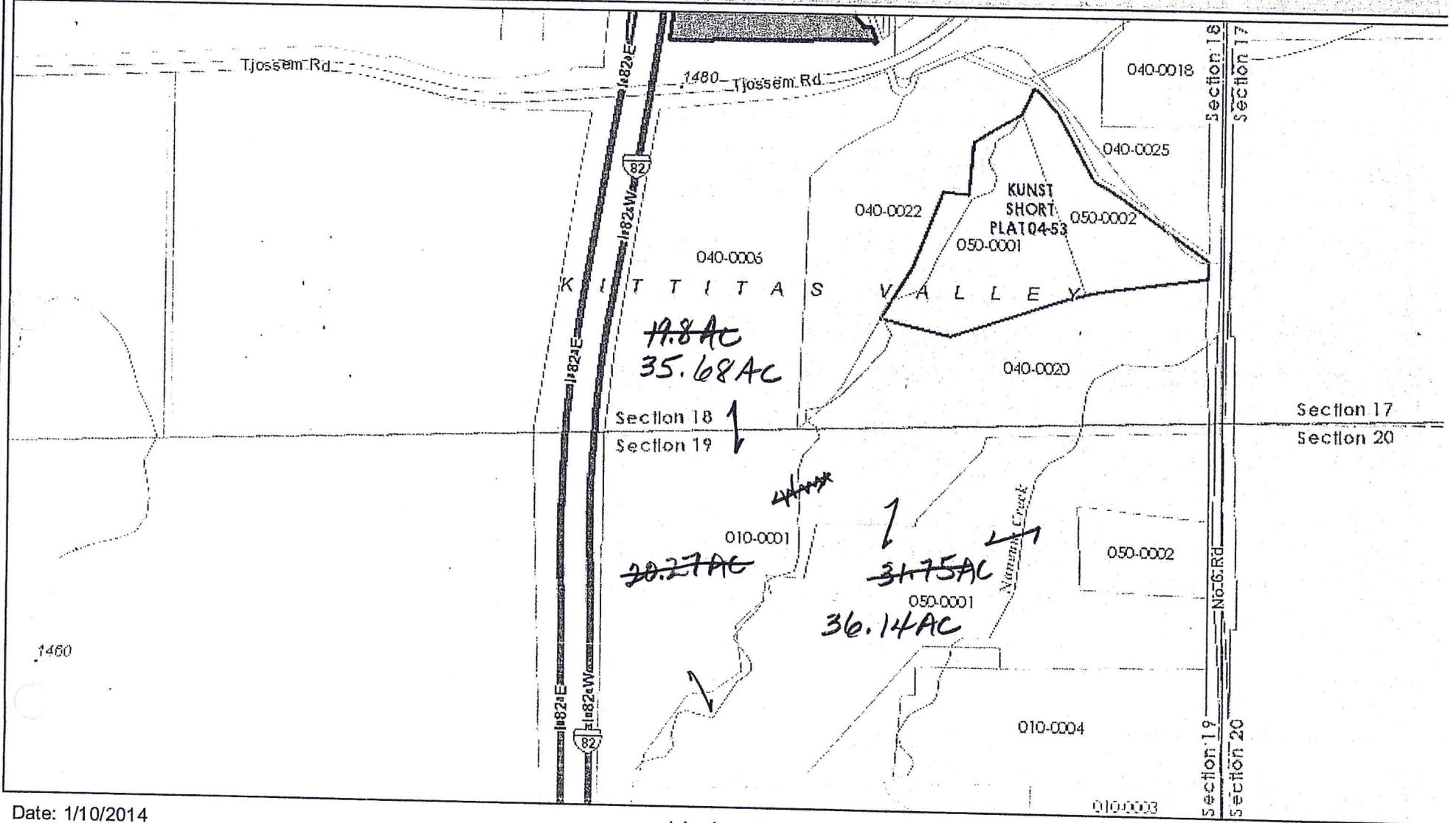
1 inch = 752 feet
Relative Scale 1:9,028

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



Kittitas County COMPAS Map

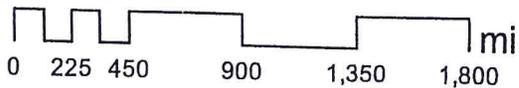
PROPOSED



Date: 1/10/2014

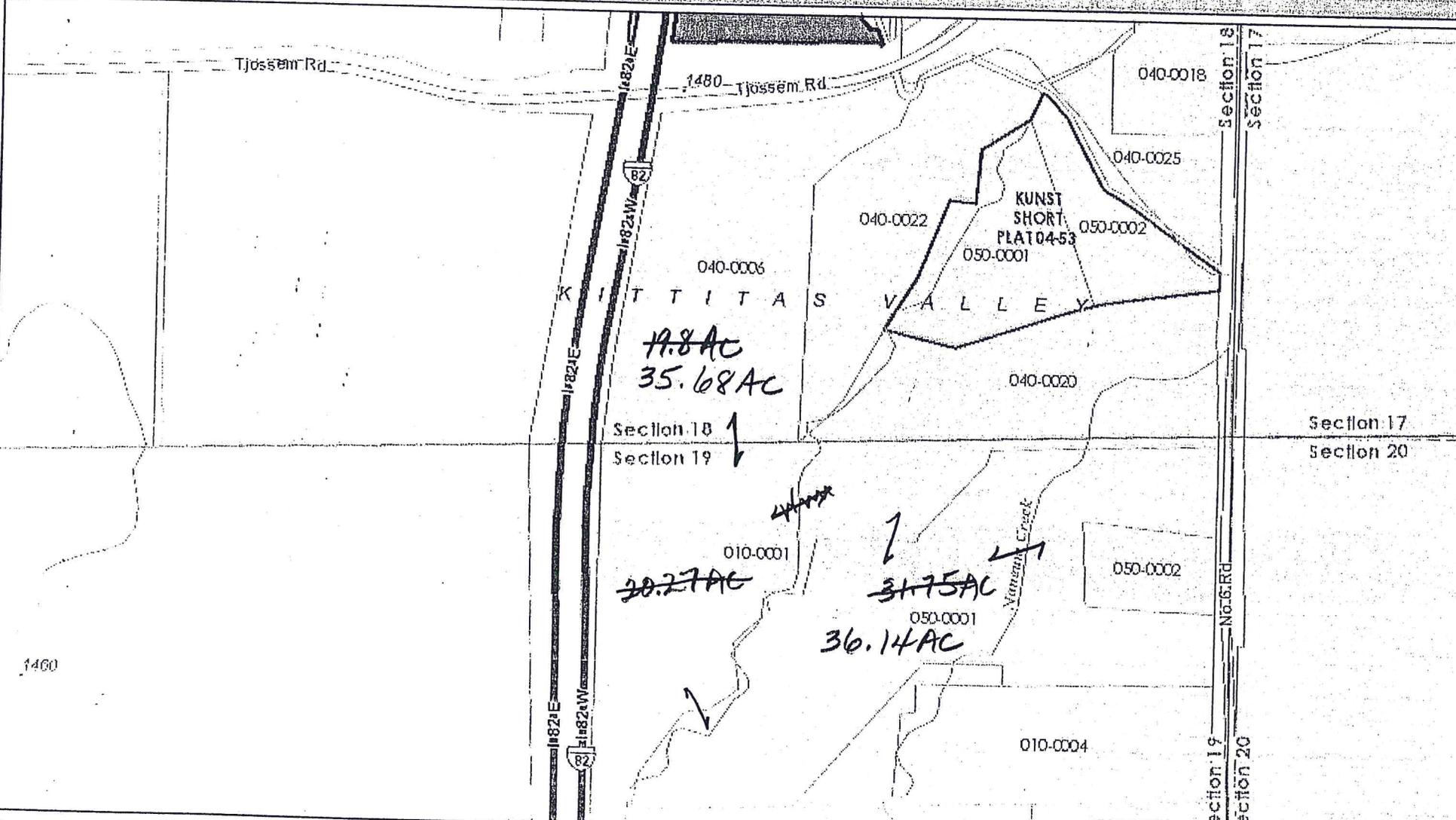
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1 inch = 752 feet
Relative Scale 1:9,028



Kittitas County COMPAS Map

PROPOSED



Date: 1/10/2014

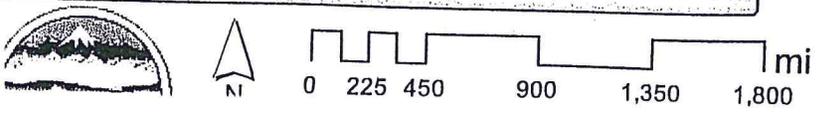
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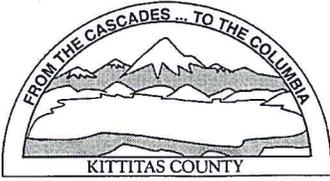
1 inch = 752 feet
 Relative Scale 1:9,028

968-9601 Glennis

The application is ready for your signature.

Chuck





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

RECEIPT NO.: 00020113

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

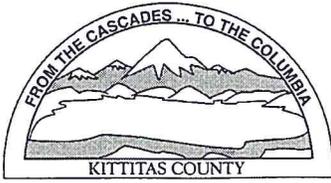
Account name: 027978

Date: 1/15/2014

Applicant: CARNEY, LLOYD ETUX

Type: check # 7352

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00003	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00003	BLA MAJOR FM FEE	65.00
BL-14-00003	PUBLIC WORKS BLA	2.50
	Total:	292.50



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

RECEIPT NO.: 00020114

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027978

Date: 1/15/2014

Applicant: CARNEY, LLOYD ETUX

Type: check # 1013

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00003	PUBLIC WORKS BLA	87.50
BL-14-00003	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	292.50