



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"

November 14, 2017

Eagle Valley Six LLC
PO Box 408
Grapeview, WA 98546

RE: Eagle Valley Boundary Line Adjustment (BL-17-00023)

Dear Applicant,

Kittitas County Community Development Services received a Boundary Line Adjustment permit application on November 3, 2017. This application has been deemed **complete** as of November 13, 2017.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to appropriate governmental agencies for comment within 14 days. Agencies have 15 days to comment unless additional information is required.
2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed per KCC 15A.07
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. 2017 Taxes will need to be paid in full for all parcels involved prior to final approval.
6. Final approval, recorded survey, and associated documentation will be submitted to the Kittitas County Assessor's office for perfection (the change of the map). The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

If you have any questions regarding this matter, I can be reached at (509)-962-7637, or by e-mail at Chelsea.benner@co.kittias.wa.us

Sincerely,

Chelsea Benner
Planner I
Kittitas County Community Development Services
411 N Ruby St. Ste. 2, Ellensburg, WA 98926
(509) -962-7637
Chelsea.benner@co.kittias.wa.us

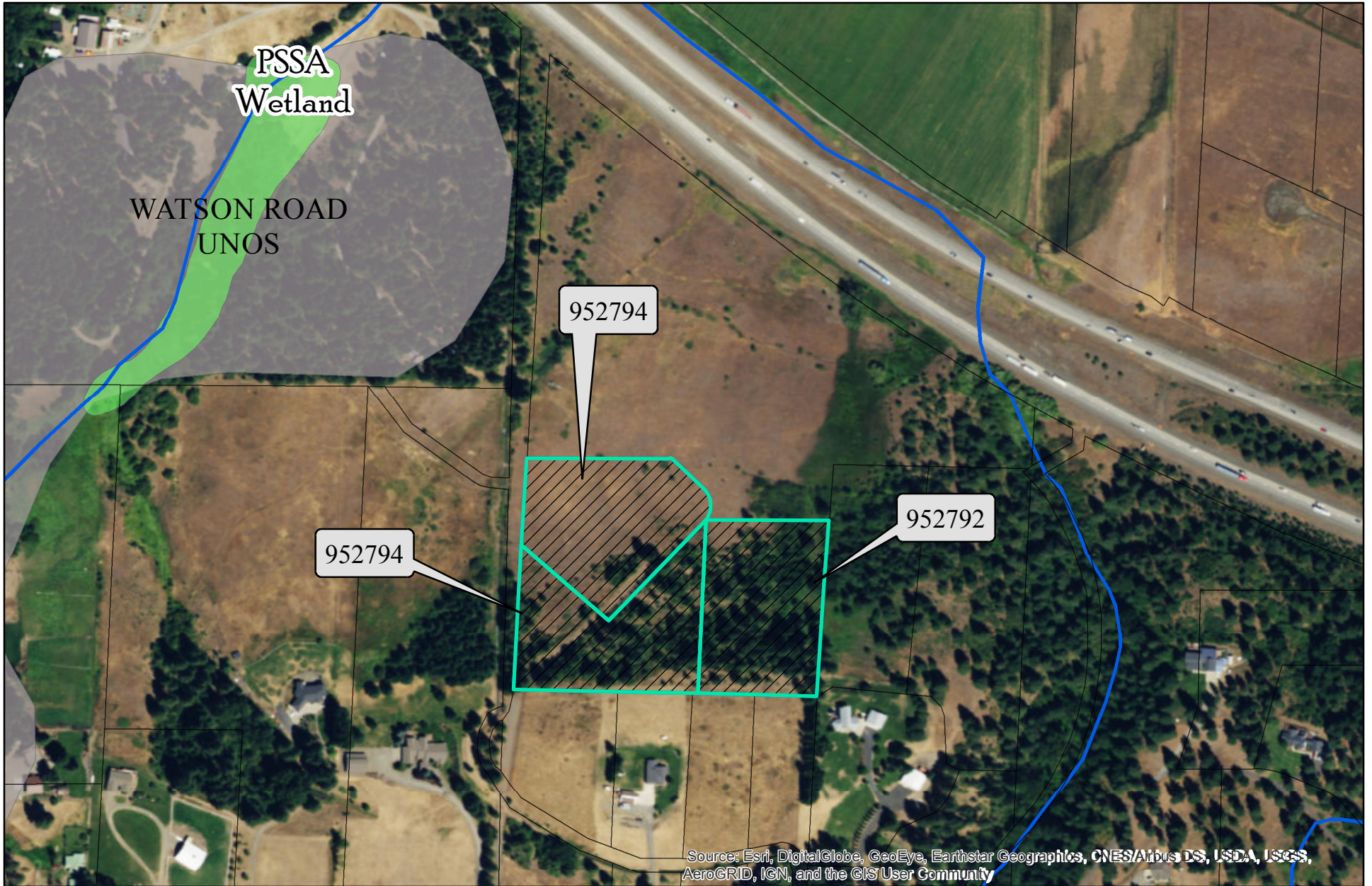
cc: Cruse and Associates



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

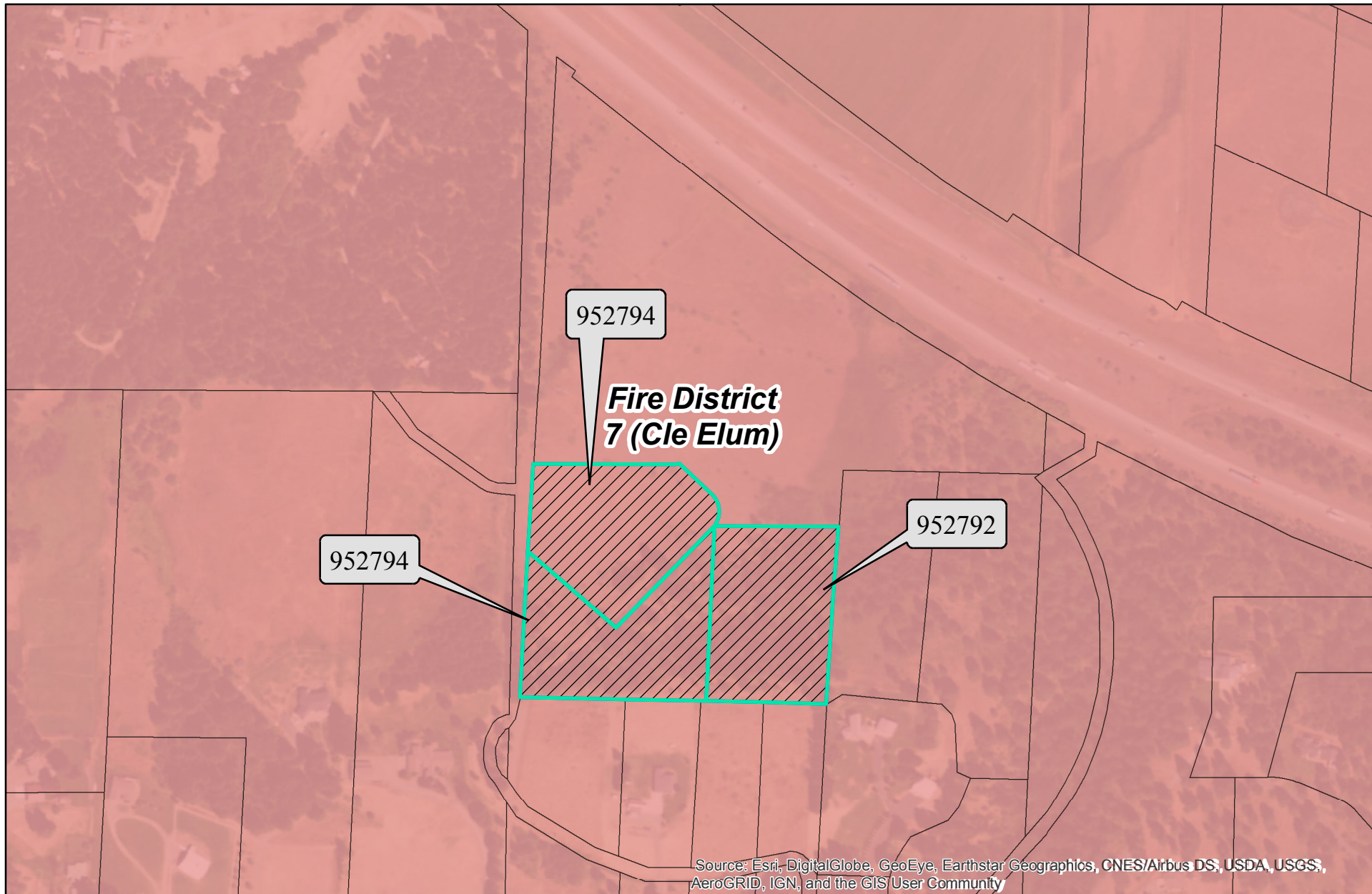
BL-17-00023
Eagle Valley

Arial Photo



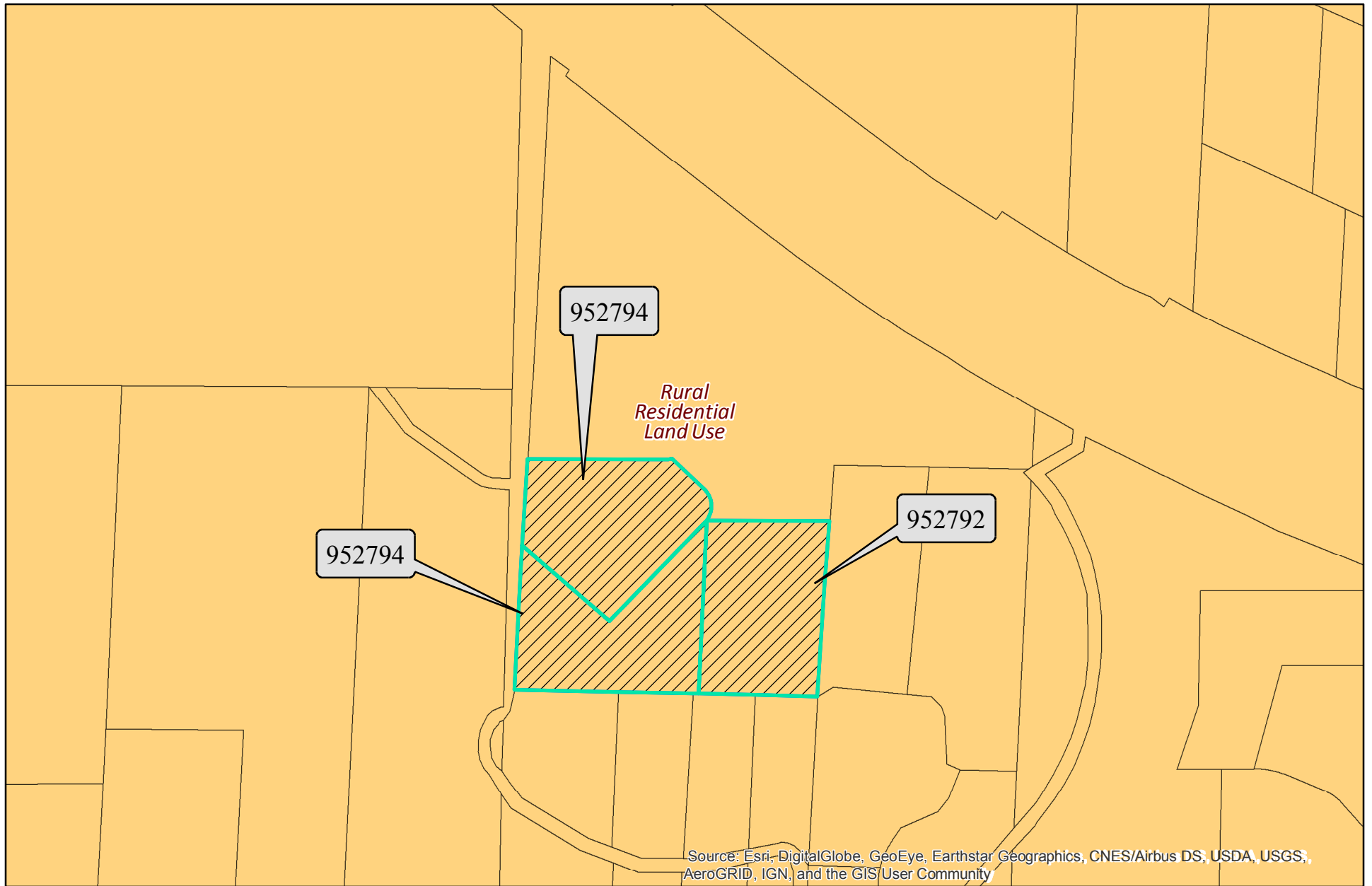
BL-17-00023
Eagle Valley

Critical Areas



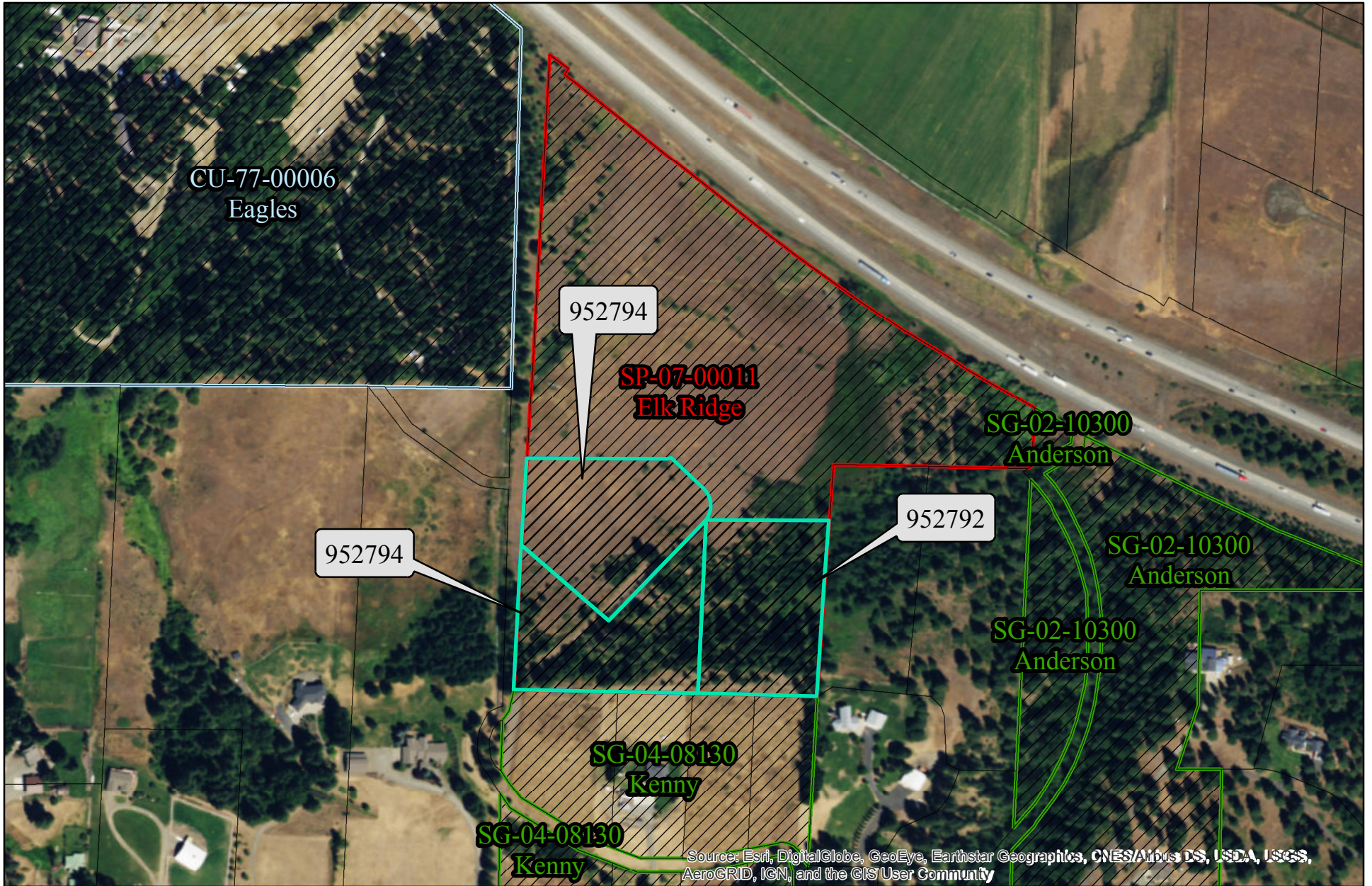
BL-17-00023
Eagle Valley

Fire District



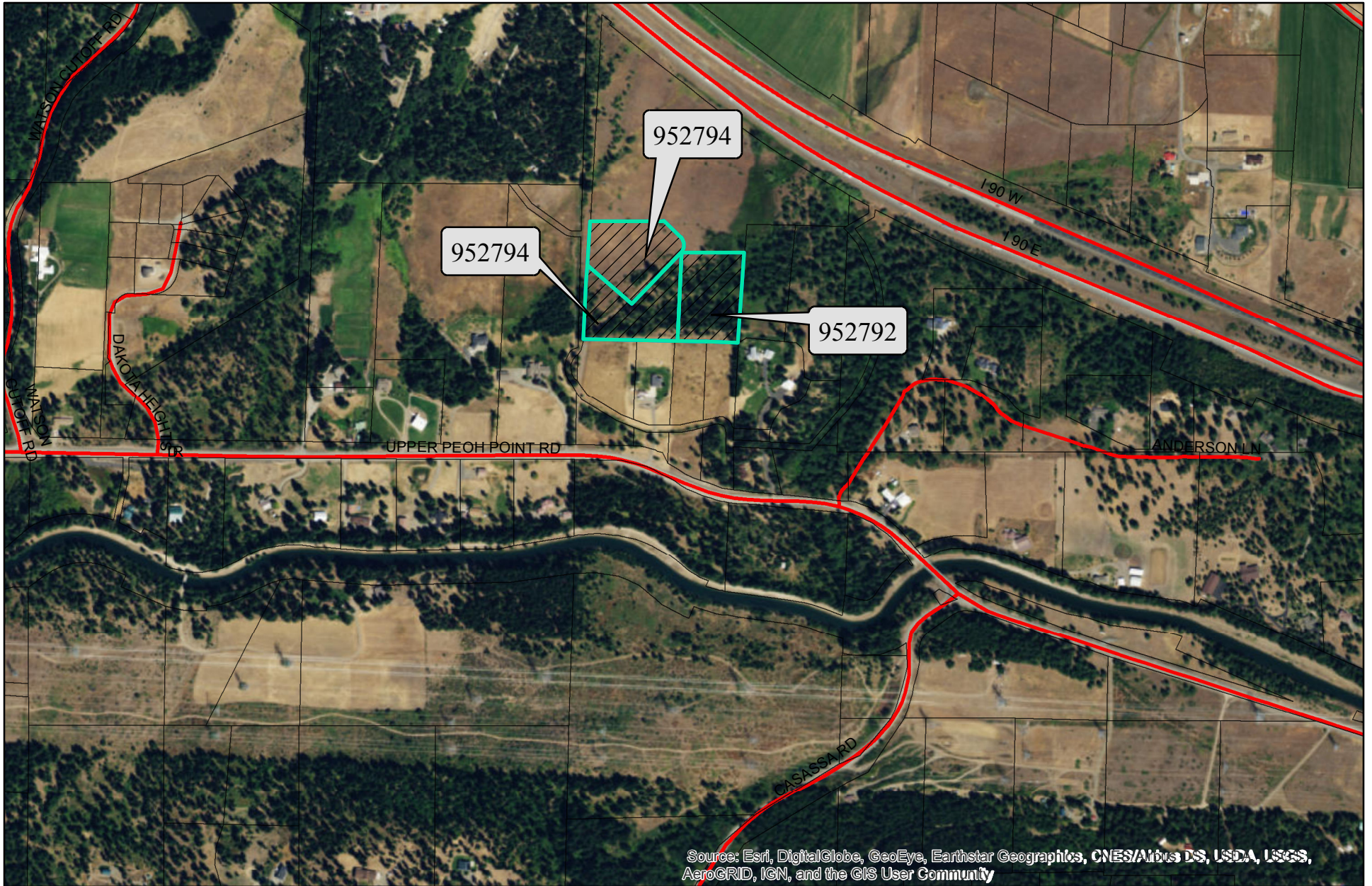
BL-17-00023
Eagle Valley

Land Use



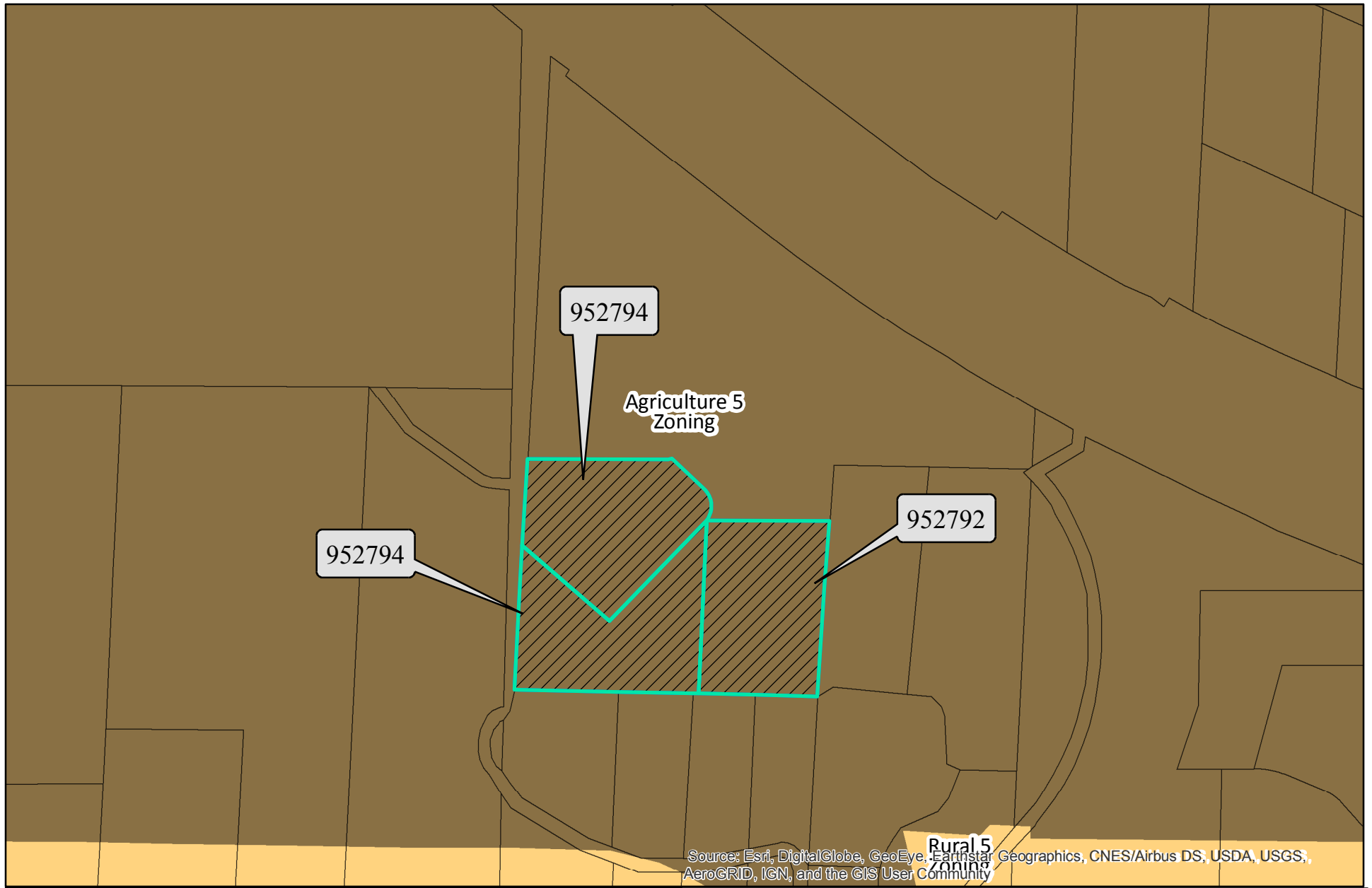
BL-17-00023
Eagle Valley

Projects



BL-17-00023
Eagle Valley

Vicinity



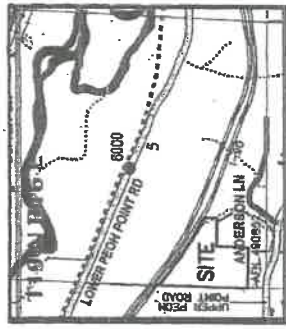
BL-17-00023
Eagle Valley

Land Use

RECEIVING NO. 200705210070

Existing

ELK RIDGE SHORT PLAT
 KITTITAS COUNTY SHORT PLAT NO. 07-11
 P.T.N. SW1/4, SECTION 5, T.W.N. 18N., R.G.E. 16E., W.M.
 KITTITAS COUNTY, WASHINGTON



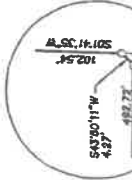
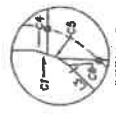
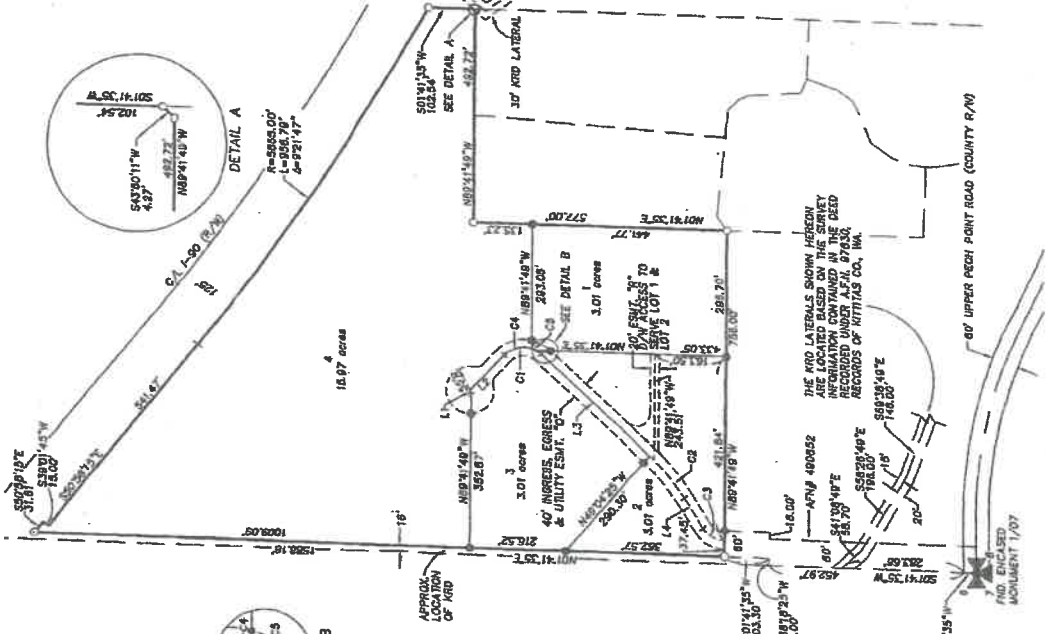
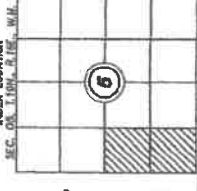
VICINITY MAP
N.T.S.

SURVEY NOTES:
 1. BASIS OF SURVEY AND BEARING BEARINGS ARE PER A SURVEY MADE BY DAVID P. NELSON, REGISTERED PROFESSIONAL SURVEYOR AND IS UNDER AUDITORS FILE NUMBER 488466, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
 2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT PARCEL B OF THAT CERTAIN SURVEY AS RECORDED BY CHASE & NELSON IN BOOK 14 OF SURVEYS AT PAGES 15 AND 19 UNDER AUDITORS FILE NUMBER 488466.
 3. KITTITAS COUNTY BELIEVES ON THE RECORD THAT A SURVEY OF PARCEL B WITH BEARING AND BEARINGS WAS MADE BY DAVID P. NELSON, REGISTERED PROFESSIONAL SURVEYOR AND IS UNDER AUDITORS FILE NUMBER 488466, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
 4. THIS SURVEY IS MADE IN ACCORDANCE WITH THE LAND SURVEY ACT OF 1893 AND THE SUPPLEMENTARY ACTS THEREON.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 200 ft.

LINE	LENGTH	BEARING
L1	10.00	S75°57'32"W
L2	13.17	S85°14'14"W
L3	13.17	S85°14'14"W
L4	20.30	S87°46'02"E

CURVE	LENGTH	RADIUS	DELTA
C1	84.23	40.00	80.0000°
C2	12.20	500.00	14.2048°
C3	60.23	40.00	87.3031°
C4	81.74	40.00	86.0710°
C5	9.94	40.00	170.8740°
C6	18.47	40.00	144.1410°



LEGEND
 ○ 4 FOUND REBAR
 ● 4 SET REBAR W/ CAP 2510098
 ✖ 4 SECTION CORNER

RECORDER'S CERTIFICATE 2007.05.21.0070
 Filed for record this 21 day of May, 2007 at 10:42 AM in book 14 of SURVEYS at page 15, 19 at the request of DAVID P. NELSON, Surveyor's Name Deputy County Auditor
 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 with the request of MARK O'BRIEN, in... FEB... 2007.
 DAVID P. NELSON, Surveyor
 Certificate No. 15003

K.C.S.P. NO. 07-11
 Portion of the SW1/4, Sec. 5 T.18N., R.16E., W.M.
 Kittitas County, Washington
 DWN BY DATE 04/07 JOB NO. 08088
 CHKD BY SCALE 1"=200' SHEET 1 OF 2
 D. NELSON

Encompass
 ENGINEERING & SURVEYING
 108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7410

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
 EXAMINED AND APPROVED THIS 3 day of May, A.D. 2007
 [Signature]
 Kittitas County Engineer

COUNTY PLANNING DIRECTOR
 I hereby certify that the "Elk Ridge" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.
 Dated this 15th day of May, A.D. 2007
 [Signature]
 Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT
 Preliminary inspection indicated all conditions may allow use of septic tanks on a temporary basis. The health department will continue to monitor the site and may require necessary all building codes within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.
 Dated this 5th day of May, A.D. 2007
 [Signature]
 Kittitas County Health Director

CERTIFICATE OF COUNTY TREASURER
 I hereby certify that the taxes and assessments are paid for the parcels shown on this plat for the year 2007.
 Dated this 5th day of May, A.D. 2007
 [Signature]
 Kittitas County Treasurer

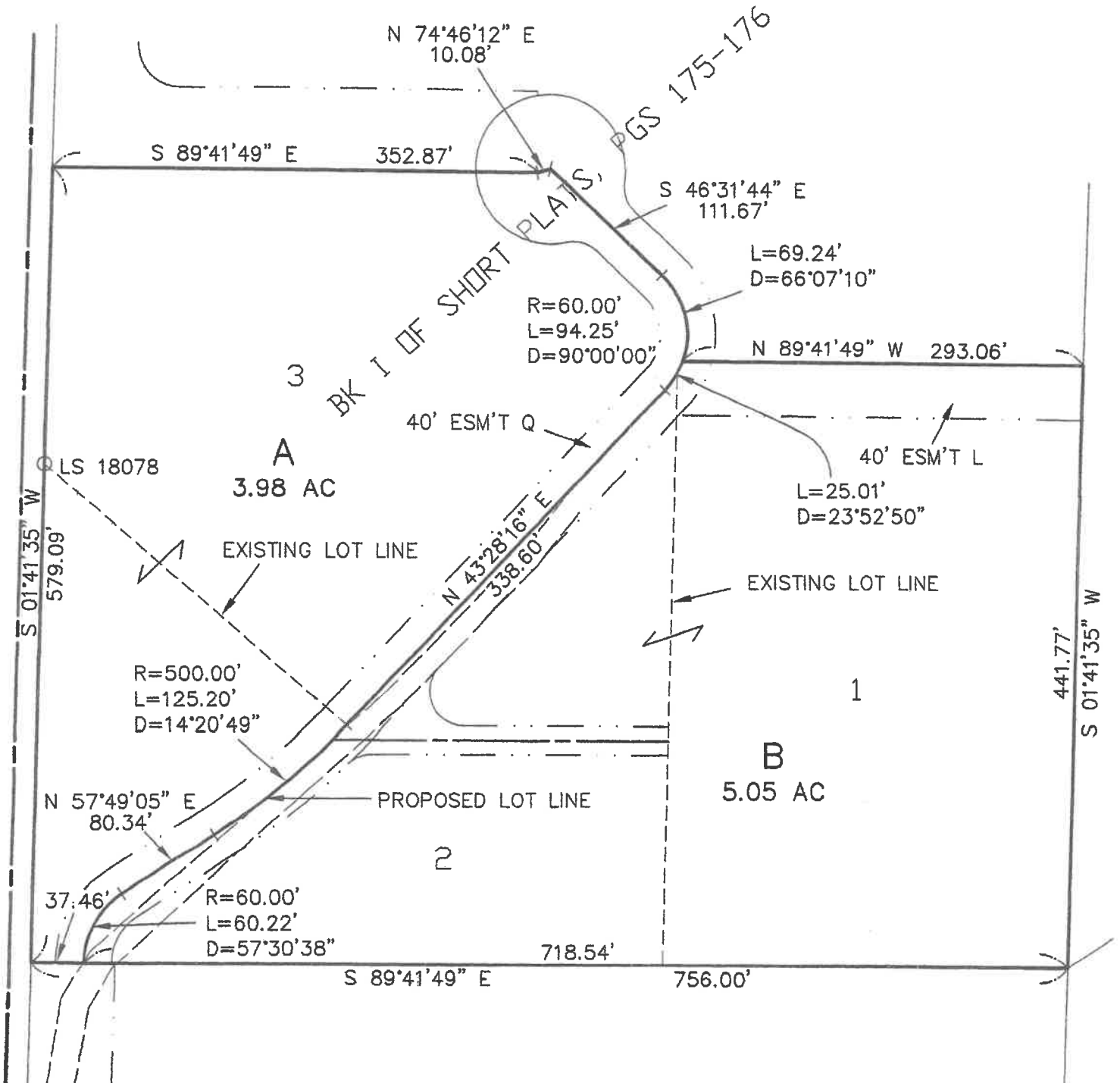


Proposed

EAGLE VALLEY SIX LLC PROP.



SCALE: 1" = 100'

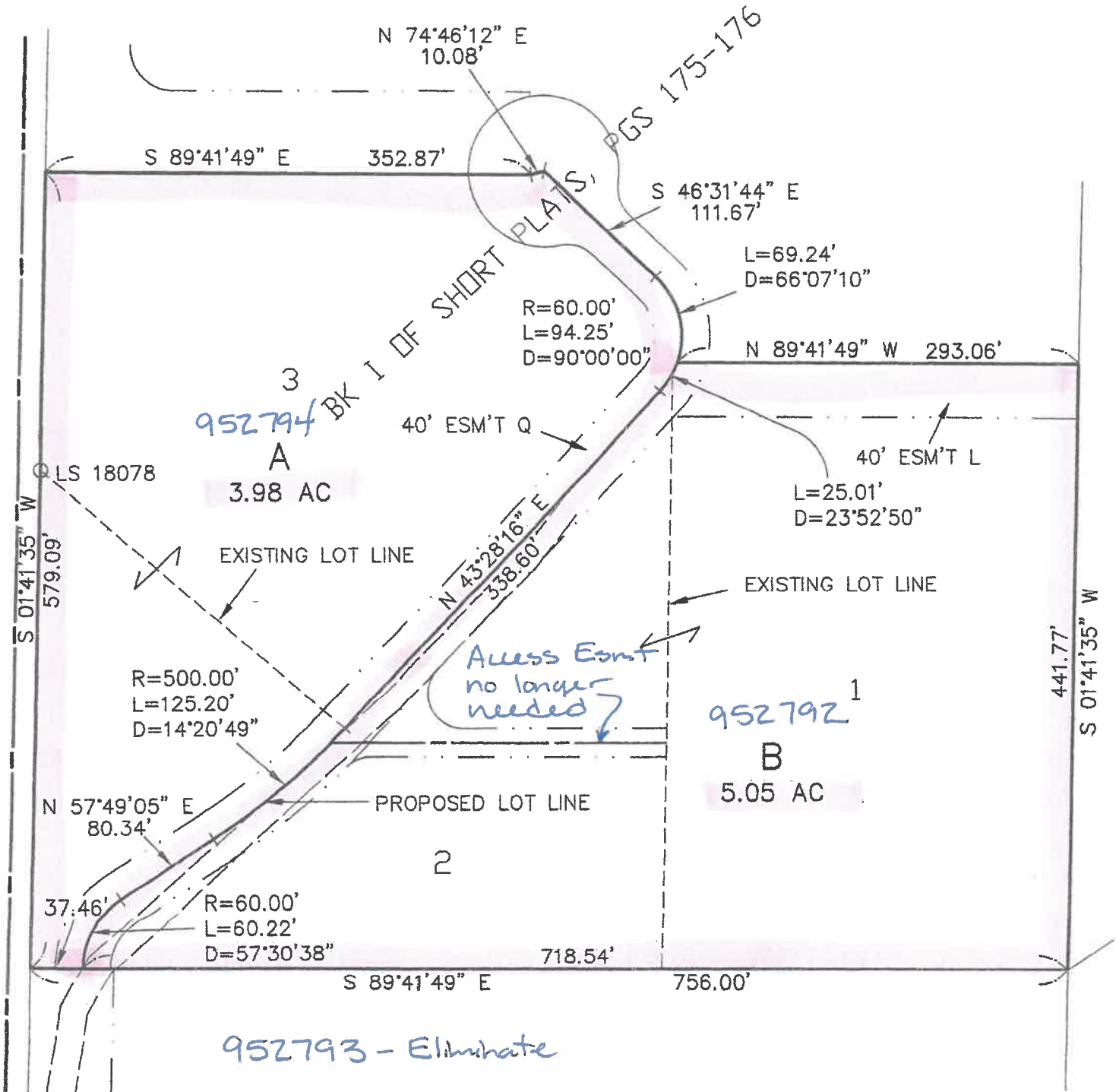


Proposed

EAGLE VALLEY SIX LLC PROP.



SCALE: 1" = 100'



Kittitas County COMPAS Map

Site Plan



Date: 10/5/2017

1 inch = 188 feet
Relative Scale 1:2,257

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.

No improvements on these parcels
Narrative - Want to eliminate tax parcel 952793 and hold the E of the existing easement for the new boundary.





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"Building Partnerships - Building Communities"

BL-17-00023

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

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: The following are required per KCC 16.10.020 Application Requirements. 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 to scale.
- 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.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel 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.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Recorded Survey.

APPLICATION FEES:

\$800.00	Kittitas County Community Development Services (KCCDS)
\$275.00	Kittitas County Department of Public Works
\$145.00	Kittitas County Fire Marshal
\$280.00	Kittitas County Public Health Department Environmental Health
\$1,500.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 11/3/17	RECEIPT # CD17-00999	<div style="font-size: 2em; font-weight: bold; letter-spacing: 0.5em;">RECEIVED</div> <div style="font-size: 1.2em; font-weight: bold;">NOV 03 2017</div> <div style="font-weight: bold;">Kittitas County CDS</div>
<div style="border: 1px solid black; width: 100px; height: 20px; margin: 0 auto;"></div> DATE STAMP IN BOX			

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

FORM LAST REVISED: 04-10-2017

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: Eagle Valley Six LLC
Mailing Address: P.O. Box 408
City/State/ZIP: Grapeview, WA 98546
Day Time Phone: (206) 999-6140
Email Address: goodkarma1@hotmail.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chris Cruse / Cruse & Assoc.
Mailing Address: P.O. 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: Upper Proh Pt. Rd
City/State/ZIP: Clatskanie, WA 97122

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

Lots 1, 2 & 3, Elk Ridge SP No. 07-11

6. **Property size:** 9.03 Ac (acres)

7. **Land Use Information:** Zoning: Ag-5 Comp Plan Land Use Designation: Rural Residential

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

952792 - 3.01 AC
952793 - 3.01 AC
952794 - 3.01 AC

5.05 AC Combine 3
3.98 AC 2.
tax parcels into

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 Chris Cunn (date) 10/5/2017

X Karwan Kigh (date) 10/2/17

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: _____

SUBDIVISION GUARANTEE

SCHEDULE A

State: Washington
County: Kittitas

Agent Number	File Number	Guarantee Number	Fee	Subdivision
WA1014	39809	SG-1-WA1014-6038731	\$300.00	Elk Ridge Short Plat 07-11

1. Name of Assured:

Cruse & Associates

2. Date of Guarantee: September 25, 2017

3. Parties having any record title interest in the land:

Eagle Valley Six LLC, a Washington limited liability company

4. Description of the land:

Lots 1, 2 and 3 of ELK RIDGE SHORT PLAT, SP 07-11, recorded May 21, 2007, in Book I of Short Plats at Page (s) 175, under recording number 200705210070, Being a portion of the Southwest Quarter of Section 5, Township 19 North, Range 18 East, W.M., records of Kittitas County, State of Washington.

5. Name of Proposed Subdivision Plat or Condominium Map:

Elk Ridge Short Plat 07-11

Dated September 25, 2017

Issued By:

Kittitas Title and Escrow, LLC
208 West 9th Avenue, Suite 6
Ellensburg, WA 98926



SUBDIVISION GUARANTEE

Order Number: 39809

Guarantee No.: SG-1-WA1014-6038731

SUBJECT TO:

1. LIABILITY, IF ANY, TO ASSESSMENTS levied by Kittitas Reclamation District.

Kittitas Reclamation District: (509) 925-6158

2. FUTURE LIABILITY, IF ANY TO ASSESSMENTS levied by Kittitas Reclamation District.

3. LIABILITY, IF ANY, TO ASSESSMENTS levied by Sunnyside Development Water System.

4. FUTURE LIABILITY, IF ANY, TO ASSESSMENTS levied by Sunnyside Development Water System.

5. General taxes for the year 2017 which have been paid.

Amount:	\$500.57
Levy code:	43
Land use/DOR code:	81
Map number:	19-16-05052-0001
Parcel number:	952792
Assessed value of land:	\$60,050.00
Assessed value of improvement:	\$0.00

Affects Lot 1

6. General taxes for the year 2017 which have been paid.

Amount:	\$536.36
Levy code:	43
Land use/DOR code:	81
Map number:	19-16-05052-0002
Parcel number:	952793
Assessed value of land:	\$64,550.00
Assessed value of improvement:	\$0.00

Affects Lot 2

7. General taxes for the year 2017 which have been paid.

Amount:	\$536.36
Levy code:	43
Land use/DOR code:	81
Map number:	19-16-05052-0003
Parcel number:	952794
Assessed value of land:	\$64,550.00
Assessed value of improvement:	\$0.00

Affects Lot 3

8. EASEMENT, including terms and provisions contained therein:

Recorded:	August 13, 1984
Recording no.:	481365
In favor of:	Jerry N. Dillon and Nancy A. Dillon
For:	Road easement for ingress and egress
Affects:	The legal description contained in said easement is not sufficient to determine its exact location.

SUBDIVISION GUARANTEE

Refer to the record of said instrument for full particulars.

9. **EASEMENT, including terms and provisions contained therein:**
Recorded: September 25, 1985
Recording no.: 490852
In favor of: Ken Planque Jr. and Heidi Planque, husband and wife
For: Ingress, egress and utilities
Affects: Refer to said instrument for the exact location.

Refer to the record of said instrument for full particulars.

10. **DECLARATION OF EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: September 30, 2016
Recording no: 201609300065

11. **EASEMENT, including terms and provisions contained therein:**

Recorded: September 30, 2016
Recording no.: 201609300064
In favor of: Eagle Valley Association of the Washington State Aerie and Auxiliary Fraternal Order of Eagles
For: Secondary access and all other stated purposes
Affects: Refer to said instrument for the exact location.

Refer to the record of said instrument for full particulars.

12. **WELL AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Between: Present Owners
And: Future Owners
Recorded: September 28, 2006
Recording no: 200609280040

Amendment(s) and/or modification(s) of said agreement:

Recorded: April 14, 2010
Recording no(s): 201004140024

13. **RESERVATIONS AND EXCEPTIONS, including the terms and conditions thereof:**

Reserving: Minerals
Reserved by: Northwestern Improvement Company
Recorded: July 7, 1942
Recording no.: 168938

Note: No examination has been made as to the current ownership of said mineral estate.

Refer to the record of said instrument for full particulars.

14. **RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS to light, view and air, together with the rights of access to and from the state highway constructed on lands conveyed by instrument:**

Recorded: October 2, 1964
Recording no.: 315938
In favor of: The State of Washington

15. **A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:**

Recorded: August 5, 1985
Recording no.: 489463
Book: 14
Page: 18-19

16. **A RECORD OF SURVEY and any and all matters relating thereto and disclosed thereby:**

Recorded: June 14, 2016

SUBDIVISION GUARANTEE

Recording no.: 201606140017
Book: 40
Page: 98-99

17. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS contained and/or delineated on the face of the short plat recorded May 21, 2007, in Book I of Short Plats, page(s) 175-176 under Kittitas County Auditors file no. 200705210070.

18. TERMS AND CONDITIONS OF AMENDATORY CONTRACT:

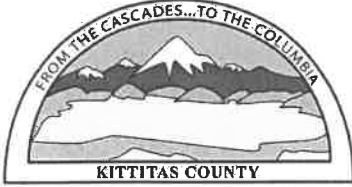
Between: United States of America
And: Kittitas Reclamation District
Dated: January 20, 1949
Recording no.: 208267

SUBDIVISION GUARANTEE

19. PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CAUSE NUMBER 77-2-01484-5, State of Washington Department of Ecology, plaintiff vs. James J. Acquavella, et al, defendants; notice of which is given by Lis Pendens recorded on October 14, 1977 under Auditor's file number 417302 and by supplemental notice of Lis Pendens recorded on June 4, 1980 under Auditor's file number 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44, Revised Code of Washington.

Attorney for plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General

NOTE: The policy/policies to be issued include as one of the General Exceptions "Water rights, claims or title to water", the action referred to herein involves such water rights and so will not appear on said policy/policies as a Special Exception.



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD17-00999

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: EAGLE VALLLEY SIX LLC
PO BOX 408
GRAPEVIEW WA 98546

Cashier: KATHY BOOTS
Payment Type: CHECK (5021)

Date: 11/03/2017

BL-17-00023 **Boundary Line Adjustment**

UPPER PEOH PT RD CLE ELUM

Fee Description	Fee Amount	Amount Paid	Fee Balance
Boundary Line Adjustment (Health)	\$280.00	\$280.00	\$0.00
Boundary Line Adjustment	\$800.00	\$800.00	\$0.00
Boundary Line Adjustment (Public Works)	\$275.00	\$275.00	\$0.00
Boundary Line Adjustment (Fire)	\$145.00	\$145.00	\$0.00
BL-17-00023 TOTALS:	\$1,500.00	\$1,500.00	\$0.00
TOTAL PAID:		\$1,500.00	