

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926 CDS@CO.KITTITAS.WA.US Office (509) 962-7506

"Building Partnerships - Building Communities"

November 6, 2023

Nathan Graham 2700 Willowdale Rd. Ellensburg, WA 98926

RE: Graham Boundary Line Adjustment (BL-23-00025) - Conditional Preliminary Approval

Parcel #501934

Parcel #441934

Dear Applicants,

Community Development Services (CDS) has received comments back from Kittitas County Public Works, and the Kittitas County Assessor's Office, regarding your boundary line adjustment application. I have enclosed a copy of their comments for your review.

The application has been granted **preliminary approval**. 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 **preliminary survey** displaying legal descriptions, the new acreage and lot dimensions of each parcel must be submitted to our office for preliminary review (see Public Works' comments).
- 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 completed as the Treasurer's office will not be aware of your pending application. No paperwork or receipt is required; just a phone call or an email will suffice.
- 3. Please refer to the enclosed comments from Kittitas County Public Works and Kittitas County Assessor's Office for further requirements.

If you have any questions regarding this matter, I can be reached by phone at 509-962-7079 or by e-mail at zach.torrancesmith@co.kittitas.wa.us.

Sincerely,

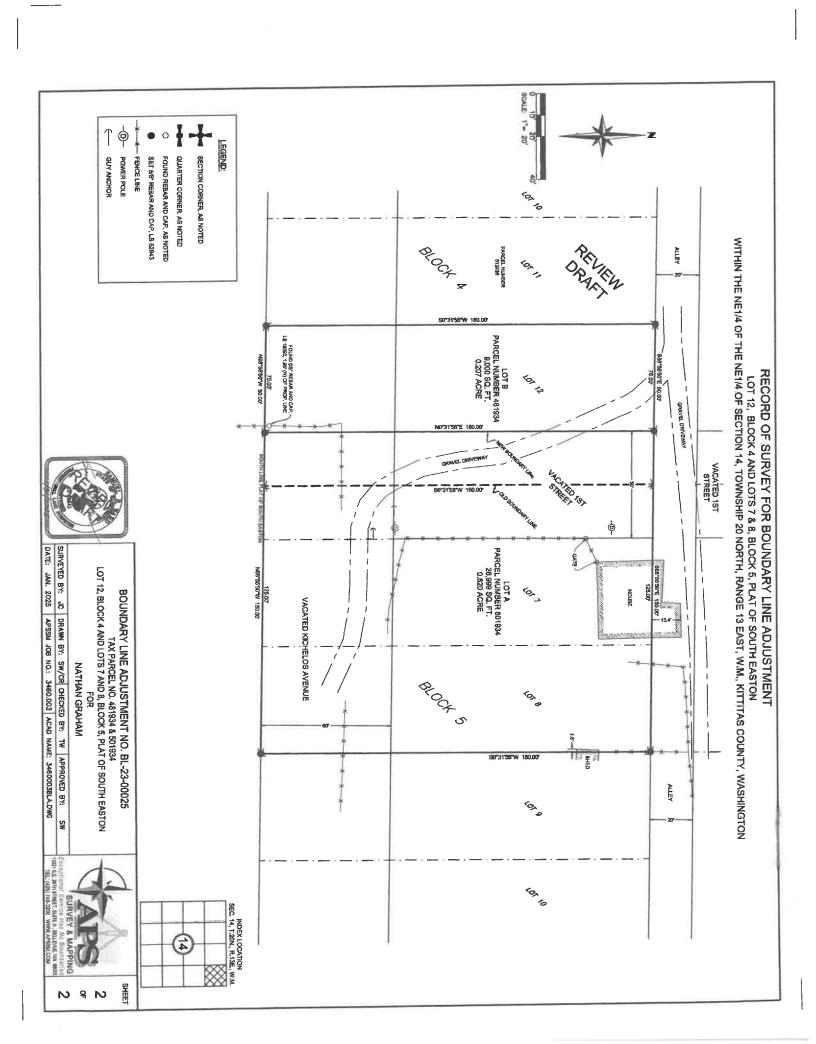
Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N Ruby St # 2, Ellensburg, WA 98926

cc: Jamey Ayling, Planning Manager



RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT LOT 12, BLOCK 4 AND LOTS 7 & 8, BLOCK 5, PLAT OF SOUTH EASTON

WITHIN THE NE1/4 OF THE NE1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 13 EAST, W.M., KITTITAS COUNTY, WASHINGTON

PARCEL NUMBER 501934 OWNER:

NATHAN GRAHAM 2700 WILLOWDALE RD ELLENSBURG, WASHINGTON 98928-9369

KITHTAS COUNTY PARCEL AND MAP NUMBER:

501834 20-13-14050-0507

PREVIOUS LEGAL DESCRIPTION:

LOTS 7 AND 8, BLOCK 5, SOUTH EASTON, IN THE COUNTY OF KITTIAS, STATE OF WASHINGTON, AS PER PLATT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 24, RECORDS OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF VACATED KICHELOS AVENUE WHICH WOULD ACCRUE THERETO BY OPERATION OF LAW.

AND TOGETHER WITH THAT PORTION OF VACATED 1ST STREET WHICH WOULD ACCIVUE THERETO BY OPERATION OF LAW.

REVISED LEGAL DESCRIPTION

LOTS 7 AND 8. BLOCK 6, SOUTH BASTON, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLATT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 24, RECORDS OF SAID COUNTY.

THAT PORTION OF VACATED 18T STREET AND VACATED KICHELOS AVENUE, BOUTH EASTON, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 24, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

SOUTH EASTON:
SOUTHER SOUTHELY ALONG THE PROLONGATION OF THE EASTERLY LINE OF
SAID LOT 8 TO THE SOUTH LINE OF SAID PLAT OF SOUTH EASTON;
THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE SOUTHERLY
PROLONGATION OF THE EAST LINE OF LOT 12, BLOCK 4, BAID PLAT OF SOUTH COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 6, SAID PLAT OF HENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION OF THE EAST NE OF SAID LOT 12 TO THE BOUTHEAST CORNER OF SAID LOT 12. HENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 12 TO THE

NORTHEAST CONNER THERBOF; THENCE EASTEALY TO THE MORTHWEST CORNER OF LOT 7, SAID BLOCK 6; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 7 TO THE

THENCE EASTERLY ALONG THE SOUTH LINE OF BAID LOTS 7 AND 8 TO THE

REFERENCES

- 짓 PLAT OF SOUTH EASTON BOOK 2 OF PLATS, PAGE 24
- RECORD OF SURVEYS, PAGES 34 AND 35

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- 23 RECORD OF SURVEYS, PAGE 101
- RECORD OF SURVEYS, PAGE 4
- RECORD OF SURVEYS, PAGE 49

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AT THE REQUEST OF A SYST & MAPPING, NO.

CONSTR MADE

овругу Алопон

FILED FOR RECORD, THIS AUDITOR'S CERTIFICATE

DAY OF_

2026,

THIS NAME CONSECUT.Y REPRESENTS A BURYAY MADE BY CR. WASHING YOU REPORTED IN CONTROL OF THE BURYAY PECCORAING ACT AT THE REQUESTED OF THE BURYAY PECCORAING ACT AT THE REQUEST OF MATHEMATICAL GRANUPLY (NOVEMBER 2014).

STATE OF WASHINGTON CERTIFICATE NO. 52843

SAMUEL R. WARD, PLS

1/31/2025 DATE

SURVEYOR'S CERTIFICATE

BOUNDARY LINE ADJUSTMENT NO. BL-23-00025

THELEN FAMILY, LLC 2110 SOUTH F STREET SPOKANE, WASHINGTON 98224

KITTITAS COUNTY PARCEL AND MAP NUMBER:

FOUND 1*
|RON PIPE,
VISITED 7/23

386°65'50"E 2621.31

FOUND 2" IRON PIPE (WIRROKEN BRASS MONUMENT GAP), VISITED 7/23

481934 20-13-14050-0412

PREVIOUS LEGAL DESCRIPTION:

PELTON AVE,

210

500 W

LOT 12, BLOCK 4, SOUTH EASTON, IN THE COUNTY OF KITTINS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 24, RECORDS OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF VACATED KICHELOS AVENUE WHICH WOULD ACCRUE THERETO BY OPERATION OF LAW.

AND TOGETHER WITH THAT PORTION OF VACATED 1ST STREET WHICH WOULD ACCRUE THERETO BY OPERATION OF LAW.

KICHELOS AVE.

VB6"5550"W 1080.0

229.96

REVISED LEGAL DESCRIPTION:

LOT

LOT 12, BLOCK 4, SOUTH EASTON, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PERFIPAT. THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 24, RECORDS OF SAID COUNTY.

SECTION SUBDIVISION AND PLAT OF SOUTH EASTON BOUNDARY BCALE 1"=200"

CALCULATED POSITION PER PA

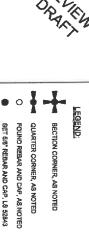
THAT POPTION OF VACATED MONELOS AMENUE, SOUTH EASTON, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 24, RECORDED OF SAID COUNTY, LYING EASTEVEN OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 12 AND WESTERLY OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 12 AND WESTERLY OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 12. Š



SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, SHOWN HEREON, AND TO FACULTATE SATISFYING THE CONDITIONS FOR APPROVAL FAR AN APPLICATION FOR BUDDARY LINE ADJUSTMENT NO. BL23-00026 SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- THIS SURVEY WAS DERFORMED USING A TRIMBLE RYZI IN CONLUNCTION WITH A TRIMBLE 9 SERIES, 3° TOTAL, STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS BTANDARDS PER WAG 382-190409.
- THE MPORIMATION ON THIS MAP REPRESSINTS THE REBULTS OF A SURVEY MADE IN DECEMBER 2024 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS, ENCUMBRANCES, OR RESTRICTIONS OF RECORD OR OTHERWISE.
- THE BASIS OF BEARINGS IS PER WASHINGTON STATE PLANE COORDINATES.
 SOUTH ZONE, AS DETERMINED BY TIES TO WASHINGTON STATE REFERENCE
 NETWORK USING THE OBSERVED BEARING OF NORTH AST-SETS.
 THE FOUND MONUMENTS MAPKING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, AS SHOWN HEREON.

DISTANCES BHOWN HEREON ARE GROUND DISTANCES BASED ON A COMBINED SCALE FACTOR (GFS) OF 0.989981482, MULTIPLY CFS BY GROUND DISTANCES TO GSTAN GRD DISTANCES.

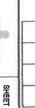


0 **GUY ANCHOR**

* * FENCE LINE

POWER POLE

INDEX LOCATION SEC. 14, T.20N., R.13E., W.M.



NATHAN GRAHAM SW.



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DRAWN BY: SW/OR CHECKED BY:

DATE: JAN. 2025 APSSM JOB NO.: 3460.003 ACAD NAME: 3480003BLA.DWG SURVEYED BY: JC TW APPROVED BY:

TAX PARCEL NO. 481934 & 501934 LOT 12, BLOCK 4 AND LOTS 7 AND 8, BLOCK 5, PLAT OF SOUTH EASTON TEL: (425) 745-3200 WWW.APSSM.COM