

May 9, 2024

Project Description

Boundary Line Adjustment

Parcel ID 174434

Situs: ± 5 acres @ 4871 Naneum Rd

Vesting: 4871 Naneum LLC (Lands of Alex Palmer)

Parcel ID 950612

Situs: ± 11.16 acres @ 4811 Naneum Rd

Vesting: Lloyd Christensen, a single man

A. Boundary Line Adjustment will transfer ownership of 5 Acres from the Christensen parcel to the Lands of Alex Palmer. There will be no net difference resulting to the current gross 16.16 acres of the combined parcel area.

B. The Christensen parcel will be reduced to 6.16 acres. 4871 Naneum will increase to 10.00 acres. The Parties are in agreement to transfer title to the 5-acre portion of land.

C. The subject 5-acre property is under a perpetual farm lease to the Applicant. This 5 acres adjoins the existing 5-acre parcel owned by 4871 Naneum LLC. The 5 acres under lease are farmed by Evald Farms LLC, as is the adjacent 60 acres. Access to the adjoining 64-acre farm is made by one single driveway that is over the subject 5 acres.

Evald Farms LLC, the adjacent 64 acres, and 4871 Naneum are owned by Alex Palmer. Farming (pasture for stock) will continue as the agricultural use of the property.

D. Naneum Creek is aligned at the west boundary of the Christensen parcel, which is the daily fresh water supply for stock pasturing on the 5 acres. KRD maintains lateral trenches across both parcels aligned on the north boundary. Irrigation of the parcels is provided by free water run off from the north and KRD.

E. There are no structures or utilities upon the subject 5 acres.

F. A single family dwelling exists on each parcel. Each parcel is independently served by its own groundwater well and septic system.

RECEIVED
MAY 13 2024

Kittitas County CDS