



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

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, wetlands, streams, 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.

BL-25-00006

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

- Full year’s taxes to be paid in full.
- Draft Final Survey meeting all conditions of Conditional Preliminary Approval.

APPLICATION FEES:

\$810.00	Kittitas County Community Development Services (KCCDS)
\$1,215.00*	Kittitas County Public Works
\$145.00	Kittitas County Fire Marshal
\$205.00	Kittitas County Public Health Department Environmental Health

\$2,375.00 Total fees due for this application (One check made payable to KCCDS)

*5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): _____	DATE: 4/24/25	RECEIPT # CD25-00858	<div style="border: 2px solid blue; padding: 5px; width: fit-content; margin: 0 auto;"> KITTTITAS CO CDS RECEIVED 04/24/2025 </div>
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: Suncadia Resort, LLC, Attn: Lathan Wedin
Mailing Address: 770 Suncadia Trail
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-649-6119
Email Address: lwedin@suncadia.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: Rhoda Crispin, LWHS
Mailing Address: P.O. Box 1088
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-6916
Email Address: RCrispin@lwhsd.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Cynthia A. Flood, P.L.S. ESM
Mailing Address: 33400 8th Avenue S, Suite 205
City/State/ZIP: Federal Way, WA 98003
Day Time Phone: 253-838-6113
Email Address: cindy.flood@esmcivil.com

4. Street address of property:

Address: No address assigned
City/State/ZIP: Roslyn, WA 98922

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

See attached

6. Property size: 92.89 acres (acres)

7. Land Use Information: Zoning: Planned Comp Plan Land Use Designation: Resort Residential
Unit Development

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

Lot B: 11852 (10.04 ac) +
16224 (43.17 ac)

Parcel X: 83.53 Acres
Parcel Y: 9.36 Acres

Lot 3A: 16231 (24.44 ac) +
11853 (15.23 ac)

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 Land Owner of Record

(Required for application submittal):

X _____ (date) _____ X _____ (date) 4/16/25
X _____ (date) _____ X _____ (date) _____

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: _____

EXISTING LEGAL DESCRIPTIONS

Lot B: Parcel ID Nos. 11852 & 16224

LOT B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 25, 2005 UNDER AUDITOR'S FILE NO. 200501250008 AND FILED IN BOOK 30 OF SURVEYS, PAGES 234 AND 235, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

Lot 3A: Parcel ID Nos. 16231 & 11853

LOT 3A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581723 AND FILED IN BOOK 21 OF SURVEYS, PAGE 17, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

PROPOSED LEGAL DESCRIPTIONS

PARCEL Y

THAT PORTION OF LOT B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 25, 2005 UNDER AUDITOR'S FILE NO. 200501250008 AND FILED IN BOOK 30 OF SURVEYS, PAGES 234 AND 235, RECORDS OF KITTITAS COUNTY, WASHINGTON, AND OF LOT 3A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581723 AND FILED IN BOOK 21 OF SURVEYS, PAGE 17, RECORDS OF KITTITAS COUNTY, WASHINGTON, SITUATE IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT B;

THENCE ALONG THE WESTERLY LINE OF SAID LOT, S 00°39'45" W, 236.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 43°02'30" E, 63.22 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 178.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 09°55'49" TO A POINT OF TANGENCY;

THENCE S 33°06'41" E, 45.19 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 165.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 25°40'49";

THENCE N 29°22'26" E, 365.48 FEET;

THENCE S 60°37'34" E, 352.78 FEET;

THENCE N 32°55'56" E, 225.48 FEET;

THENCE S 53°16'30" E, 203.83 FEET;

THENCE S 18°48'22" E, 233.42 FEET;

THENCE S 39°37'32" W, 507.00 FEET;

THENCE S 53°47'35" W, 60.00 FEET;

THENCE N 36°12'25" W, 110.46 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 269.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 27°07'32" TO A POINT OF TANGENCY;

THENCE N 63°19'57" W, 232.81 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 226.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 30°13'16" TO A POINT OF TANGENCY;

THENCE N 33°06'41" W, 45.19 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 168.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 09°55'49" TO A POINT OF TANGENCY;

THENCE N 43°02'30" W, 0.44 FEET TO SAID WESTERLY LINE OF LOT B;

THENCE ALONG SAID WESTERLY LINE, N 00°39'45" E A DISTANCE OF 86.84 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 9.06 ACRES, MORE OR LESS.

PARCEL X

LOT B, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED JANUARY 25, 2005 UNDER AUDITOR'S FILE NO. 200501250008 AND FILED IN BOOK 30 OF SURVEYS, PAGES 234 AND 235, RECORDS OF KITTITAS COUNTY, WASHINGTON, SITUATE IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON;

TOGETHER WITH LOT 3A, AS DESCRIBED AND/OR DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED MAY 23, 1995 UNDER AUDITOR'S FILE NO. 581723 AND FILED IN BOOK 21 OF SURVEYS, PAGE 17, RECORDS OF KITTITAS COUNTY, WASHINGTON, SITUATE IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT B;

THENCE ALONG THE WESTERLY LINE OF SAID LOT, S 00°39'45" W, 236.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 43°02'30" E, 63.22 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 178.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1030.00 FEET, THROUGH A CENTRAL ANGLE OF 09°55'49" TO A POINT OF TANGENCY;

THENCE S 33°06'41" E, 45.19 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 165.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 25°40'49";

THENCE N 29°22'26" E, 365.48 FEET;

THENCE S 60°37'34" E, 352.78 FEET;

THENCE N 32°55'56" E, 225.48 FEET;

THENCE S 53°16'30" E, 203.83 FEET;

THENCE S 18°48'22" E, 233.42 FEET;

THENCE S 39°37'32" W, 507.00 FEET;

THENCE S 53°47'35" W, 60.00 FEET;

THENCE N 36°12'25" W, 110.46 FEET TO A POINT OF CURVATURE;

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THENCE N 43°02'30" W, 0.44 FEET TO SAID WESTERLY LINE OF LOT B;

THENCE ALONG SAID WESTERLY LINE, N 00°39'45" E A DISTANCE OF 86.84 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 83.83 ACRES, MORE OR LESS.

EXISTING PARCEL DATA

LOT B

MAP NO. 20-14-25000-0006, PARCEL ID NO. 11852	10.04 ACRES
MAP NO. 20-14-25000-0013, PARCEL ID NO. 16224	43.17 ACRES

LOT 3A

MAP NO. 20-14-25000-0014, PARCEL ID NO. 16231	24.44 ACRES
MAP NO. 20-14-25000-0007, PARCEL ID NO. 11853	15.23 ACRES

PROPOSED PARCEL DATA

PARCEL Y 9.06 ACRES

PARCEL X 83.83 ACRES