

## BLA Application Process Sheet for: BL-09-00024 Skone

Planner		Jeff Watson	Date:	8/13/2009
Map Number	22-11-11052-0001	Parcel Number	423337	
Map Number	22-11-11052-0002	Parcel Number	433337	
Map Number	22-11-11052-0003	Parcel Number	443337	
Application Submitted On:	6/30/2009	Deem Complete On or By:	7/28/2009	
Zoning	PUD			

Done	N/A	Date	Action
X		7/24/2009	Take assignment in Eden and Map (BLAs, Layer & Raster)
X		7/24/2009	Preliminary Submittal Requirements Checklist, Critical Areas
X		8/5/2009	Present to Project Review Team

Done	N/A	Date	Determine Application Complete		
			Incomplete - Send Official Letter	App Expires:	6/28/1900 180
			Docs Rec'd On	Reply Required By:	1/14/1900 14
			Not allowed - Send letter of Denial		
X		8/13/2009	Complete	Decision Due:	10/28/2009 120
			Route in Eden		

Done	N/A	Date	Application Processing	Due By:	8/27/2009
X		7/27/2009	Notice to Public Works		
X		8/13/2009	Notice to Fire Marshall		
	X		Notice to DOT		
	X		Notice to Irrigation District		
X			Route in Eden		

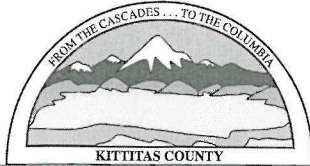
Done	N/A	Date	Comment Period
			15 Day Comment Period Set <span style="float: right;">Date Over 8/11/2009</span>
			Keep Returned Mail in File

Done	N/A	Date	End of Comment Period
X			PW or other agency has conditions
			PW recommends Final

Done	N/A	Date	Conditional Actions
X		9/3/2009	Issue Conditional Preliminary Approval
X		9/3/2009	Attach Comments
X		9/3/2009	Letter to Agent
X		9/3/2009	Letter to Applicant
X		9/3/2009	Save in Folder
X		11/3/2009	Route in Eden
X		11/3/2009	Conditions met
X		11/3/2009	Re-submit to PW or...

Done	N/A	Date	PW Recommends Final
X		11/3/2009	Treasurer Sign Off
X		12/4/2009	Survey Approval
X		12/4/2009	Attach Comments, application , Survey/Legal
X		12/4/2009	Letter of Final
X		12/4/2009	Copy to Applicant
X		12/4/2009	Copy to Agent
X		12/4/2009	Copy to Assessor
X		12/4/2009	Copy to File
X		12/4/2009	Finalize map Status
			Retire File (Eden)

[illegible]



## 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"

December 4, 2009

Don Skone  
99 Hillcrest Drive  
Selah WA 98942

**RE: Skone Boundary Line Adjustment, BL-09-00024**

**Parcel Numbers: 22-11-11052-0001**

**22-11-11052-0002**

**22-11-11052-0003**

Dear Mr. Skone,

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 December 4, 2009 to finalize the boundary line adjustment.

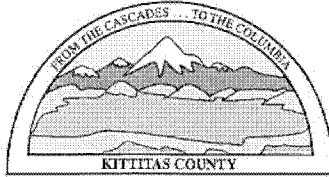
If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson  
Staff Planner

**cc: Suzanne Skone**

Attachments: BLA Application  
BLA Legal  
Kittitas County Public Works Memo



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

---

### MEMORANDUM

---

TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: November 3, 2009  
SUBJECT: Skone BL-09-00024

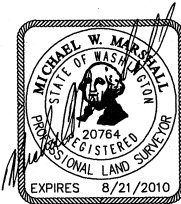
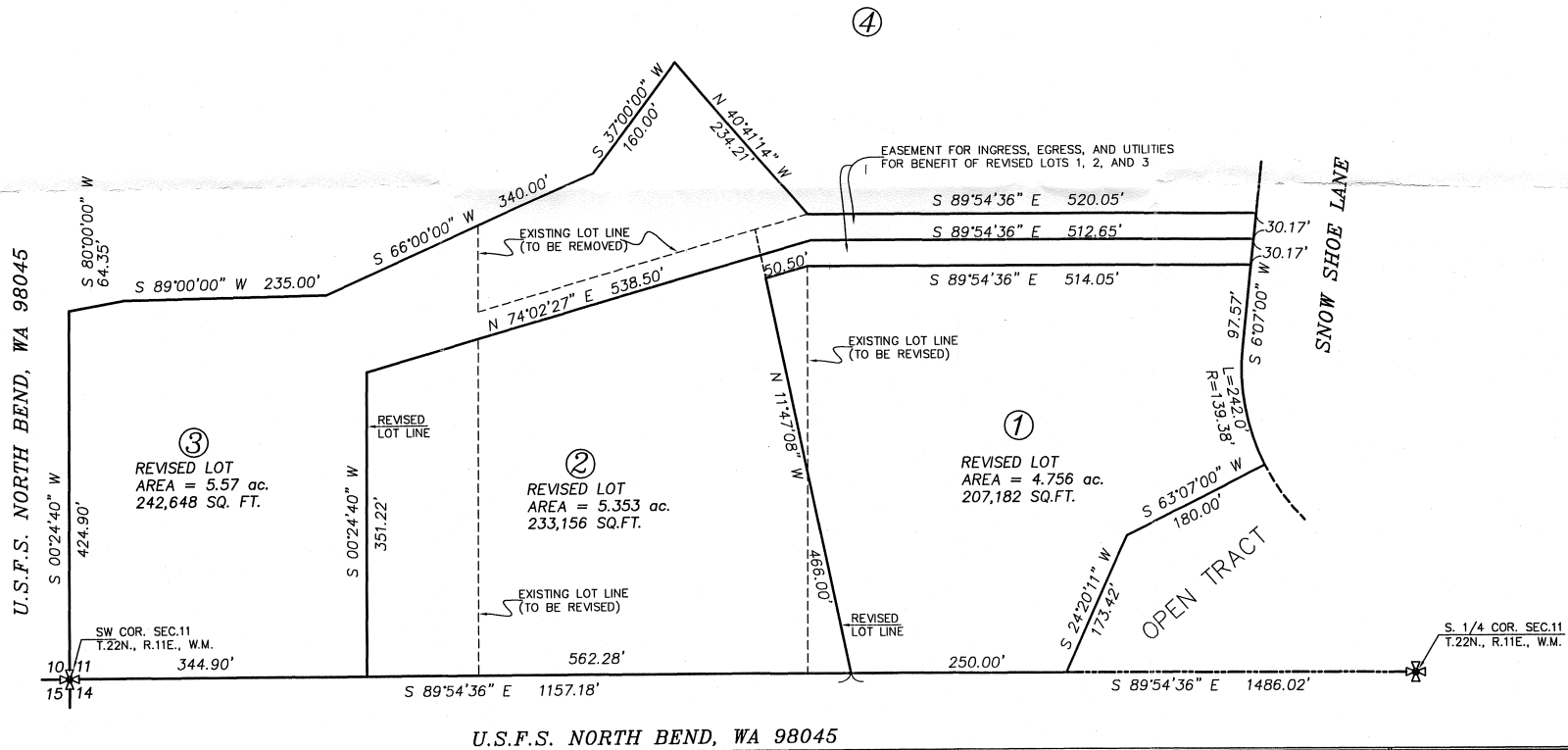
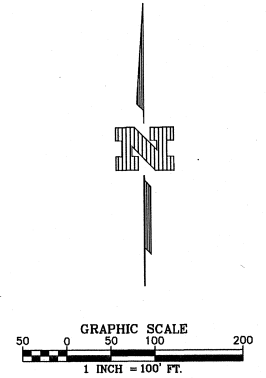
The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

**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. 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.

Please let me know if you have any questions or need further information.

BOUNDARY LINE ADJUSTMENT (BL-09-00024)  
OF BOB HANSEN SHORT PLAT NO. SP-94-16



MAP OF BOUNDARY LINE ADJUSTMENT OF  
"BOB HANSEN SHORT PLAT" (SP-94-16)

BEING A PORTION OF THE S.W. 1/4, SEC. 11,  
T.22N., R.11E., W.M.  
KITITAS COUNTY WASHINGTON

RECORDERS CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ M  
in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of \_\_\_\_\_

Mgr.

Supt. of Records

SURVEYOR'S CERTIFICATE

This map correctly represents a map made by me or under my  
direction in conformance with the requirements of the Survey  
Recording Act at the request of \_\_\_\_\_ IN \_\_\_\_\_ 2009

Certificate No. 20764

M. W. MARSHALL

PROFESSIONAL LAND SURVEYOR

7834 S.E. 32ND ST. MERCER ISLAND, WASHINGTON 98040 TEL: (206) 232 - 5282

DWN	TMM	SCALE	DATE
SVD	TMM&MWM	1"=100'	10-06-2009
APP'D		F.B. NO.	PAGE
			JOB NO.
			3821



PORTION OF S.W. 1/4, SEC. II, T. 22N., R. 11E., W.M.  
KITITITAS COUNTY, WASH.

RECEIVING NO. SP-94-16

## APPROVALS

KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1994.

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1994.

KITITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE BOB HANSEN SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1994.

KITITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITITAS COUNTY TREASURER

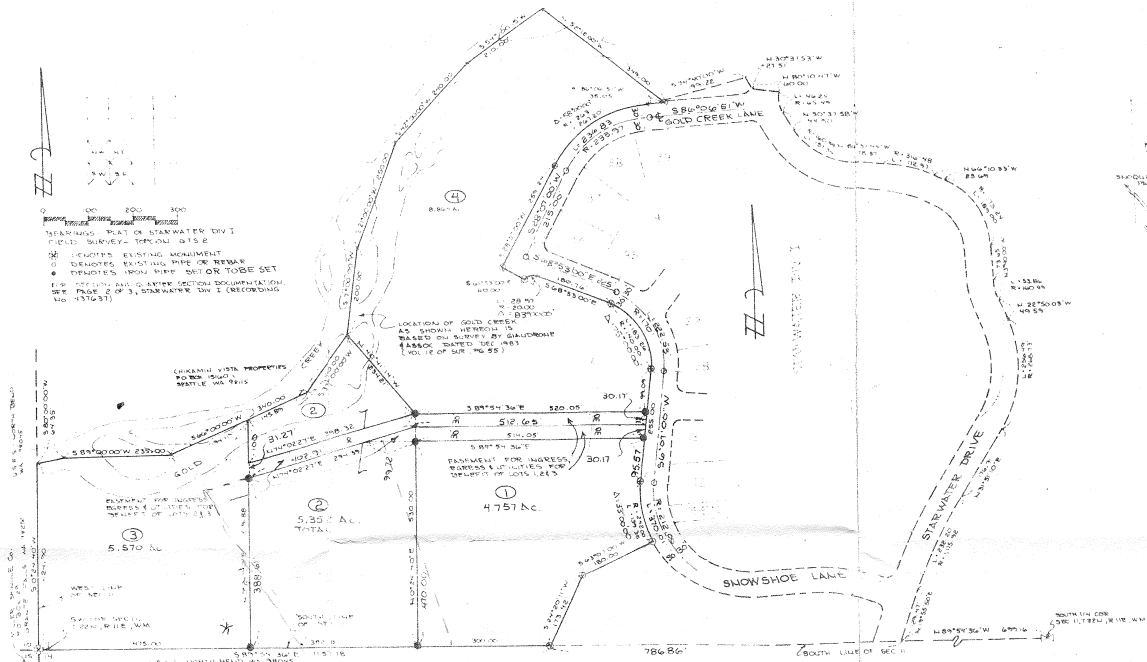
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

PARCEL NO. \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.M., 1994.

KITITITAS COUNTY TREASURER

SHEET 1 OF 2



NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: BOB HANSEN  
ADDRESS: P. O. BOX 1706  
MERCER ISLAND, WA. 98040

PHONE: 206-236-5187

EXISTING ZONE: FOREST & RANGE  
SOURCE OF WATER: COMMUNITY WATER SYSTEM  
SEWER SYSTEM: SEPTIC  
WIDTH AND TYPE OF ACCESS:

NO. OF SHORT PLATTED LOTS: FOUR (4)  
SCALE: 1" = 200'

SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE(S) \_\_\_\_\_ AT THE REQUEST OF M. W. MARSHALL

BEVERLY M. ALLENBAUGH BY  
KITITITAS COUNTY AUDITOR

## RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ M.  
In book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of \_\_\_\_\_

Mgr.

Supt. of Records

## 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 \_\_\_\_\_

BOB HANSEN in JUNE, 1994

Certificate No. 20764

M.W. MARSHALL  
PROFESSIONAL LAND SURVEYOR

7834 S.E. 32ND • 232.5282 • MERCER ISLAND, WASHINGTON 98040

DWN	SCALE	DATE
SVD <td>1" = 200'</td> <td>6-29-94</td>	1" = 200'	6-29-94
APP'D	F.B. NO. PAGE	JOB NO. 3821

Jeff Watson  
Planner I

Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926



Dear Jeff,

Please find attached the Legal Description and survey displaying the new acreage and lot dimensions, easements and access of each parcel as required for final approval. I will be contacting the County Treasurer today to address their requirements of pre-payment of taxes. We look forward to a timely completion of the boundary line adjustment.

Sincerely thanks,

Suzanne Skone  
2834 60<sup>th</sup> Ave SE  
Mercer Island, WA 98040

cc.

Jill Arango  
Cascade Land Conservancy  
409 North Pine Street  
Ellensburg, WA 98926

**M.W. MARSHALL**  
**PROFESSIONAL LAND SURVEYOR**

7834 S.E. 32ND SUITE 205 • MERCER ISLAND, WASHINGTON 98040 • (206) 232-5282 • 1-888-230-5282 • FAX (206) 236-1554

**LEGAL DESCRIPTION OF REVISED LOT 3**

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M. THENCE N 00° 24'40"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 424.90 FEET; THENCE N 80°00'00"E A DISTANCE OF 64.35 FEET; THENCE N 89°00'00"E A DISTANCE OF 235.00 FEET; THENCE N 60°00'00"E A DISTANCE 340.00 FEET; THENCE N 37°00'00"E A DISTANCE OF 160.00 FEET; THENCE S 40°41'14"E A DISTANCE OF 234.21 FEET; THENCE S 89°54'36"E A DISTANCE OF 520.05 FEET TO THE WESTERLY MARGIN OF SNOW SHOE LANE; THENCE S 6°07'00"W ALONG SAID WESTERLY MARGIN A DISTANCE OF 30.17 FEET; THENCE N 89°54'36"W A DISTANCE OF 512.65 FEET; THENCE S 74°02'27"W A DISTANCE OF 538.50 FEET; THENCE S 00°24'40"W A DISTANCE OF 351.22 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE N 89°54'36"W ALONG SAID SECTION A DISTANCE OF 344.90 FEET MORE OR LESS TO THE POINT OF BEGINNING.

**M.W. MARSHALL**  
**PROFESSIONAL LAND SURVEYOR**

7834 S.E. 32ND SUITE 205 • MERCER ISLAND, WASHINGTON 98040 • (206) 232-5282 • 1-888-230-5282 • FAX (206) 236-1554

**LEGAL DESCRIPTION OF REVISED LOT 2**

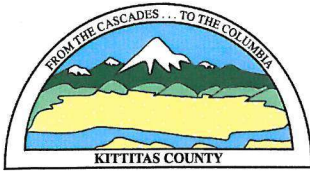
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11,  
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M. THENCE  
S 89°54'36"E ALONG THE SOUTH LINE OF SAID SECTION 11 A  
DISTANCE OF 344.90 FEET TO THE POINT OF BEGINNING;  
THENCE N 00°24'40"E A DISTANCE OF 351.22 FEET; THENCE  
N 74°02'27"E A DISTANCE OF 538.50 FEET; THENCE S 89°54'36"E A  
DISTANCE OF 512.65 FEET TO THE WESTERLY MARGIN OF SNOW  
SHOE LANE; THENCE S 6°07'00"W ALONG SAID WESTERLY  
MARGIN A DISTANCE OF 30.17 FEET; THENCE N 89°54'36"W A  
DISTANCE OF 514.05 FEET; THENCE S 74°02'27"W A DISTANCE OF  
50.50 FEET; THENCE S 11°47'08"E A DISTANCE OF 466.00 FEET TO  
THE SOUTH LINE OF SAID SECTION; THENCE N 89°54'36"W  
ALONG SAID SOUTH LINE A DISTANCE OF 562.28 FEET MORE OR  
LESS TO THE POINT OF BEGINNING.

**M.W. MARSHALL**  
**PROFESSIONAL LAND SURVEYOR**

7834 S.E. 32ND SUITE 205 • MERCER ISLAND, WASHINGTON 98040 • (206) 232-5282 • 1-888-230-5282 • FAX (206) 236-1554

**LEGAL DESCRIPTION OF REVISED LOT 3**

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11,  
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M. THENCE N 00°  
24'40"E ALONG THE WEST LINE OF SAID SECTION A DISTANCE  
OF 424.90 FEET; THENCE N 80°00'00"E A DISTANCE OF 64.35 FEET;  
THENCE N 89°00'00"E A DISTANCE OF 235.00 FEET; THENCE N  
60°00'00"E A DISTANCE 340.00 FEET; THENCE N 37°00'00"E A  
DISTANCE OF 160.00 FEET; THENCE S 40°41'14"E A DISTANCE OF  
234.21 FEET; THENCE S 89°54'36"E A DISTANCE OF 520.05 FEET TO  
THE WESTERLY MARGIN OF SNOW SHOE LANE; THENCE  
S 6°07'00"W ALONG SAID WESTERLY MARGIN A DISTANCE OF  
30.17 FEET; THENCE N 89°54'36"W A DISTANCE OF 512.65 FEET;  
THENCE S 74°02'27"W A DISTANCE OF 538.50 FEET; THENCE S  
00°24'40"W A DISTANCE OF 351.22 FEET TO THE SOUTH LINE OF  
SAID SECTION; THENCE N 89°54'36"W ALONG SAID SECTION A  
DISTANCE OF 344.90 FEET MORE OR LESS TO THE POINT OF  
BEGINNING.



## 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

September 3, 2009

Don Skone  
99 Hillcrest Drive  
Selah WA 98942

RE: Skone Boundary Line Adjustment, BL-09-00024

Dear Mr. Skone,

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 administrative segregation and must be submitted to our offices for review:

1. A legal description or survey displaying 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.
3. Please refer to the attached Kittitas County Public Works Memo 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

Attachments: Kittitas County Public Works Comments

cc: Suzanne Skone

# **BLA Preliminary Submittal Requirements For:**

## **BL-09-00024 Skone**

Date Received: June 30, 2006

Review Date: July 24, 2009

Map Number: 22-11-11052-0001, 22-11-11052-0002, 22-11-11052-0003

Parcel Number: 423337, 433337, 443337

Planner: Jeff Watson    Zoning: PUD

☒ **Fee Collected**

☒ **Second Page of Application turned in (Contact Page)**

☒ **8.5 X 11 Preliminary Plat Map**

☐ **Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)**

☒ **Subdivision conforms to the county comprehensive plan and all zoning regulations**

☒ **Located within Fire District**    **Fire District 51 (Snoqualmie Pass)**

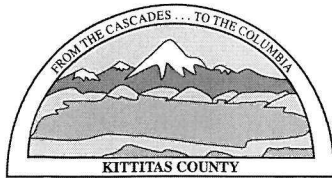
☐ **Located within Irrigation District**    **No**

☒ **School District**

☐ **In UGA**    **Easton School District**

### **Critical Areas**

<input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Within a Shoreline of the State</b>	<b>Environment:</b>	
<input checked="" type="radio"/> Yes <input type="radio"/> No	<b>Within a FIRM Floodplain</b>	<b>Panel #:</b>	<b>5300950050B</b>
<input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Within a PHS Habitat</b>	<b>Habitat Type:</b>	
<input checked="" type="radio"/> Yes <input type="radio"/> No	<b>Wetland in Parcel</b>	<b>Wetland Type:</b>	<b>R3USC</b>
<input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Seismic Rating</b>	<b>Category:</b>	
<input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Within Coal Mine Area</b>		
<input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Hazardous Slope in Parcel</b>	<b>Category:</b>	
<input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Airport Zones within Parcel</b>	<b>Zone:</b>	
<input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Adjacent to Forest Service Road</b>	<b>Road:</b>	
<input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Adjacent to BPA Lines or Easement</b>		
<input type="radio"/> Yes <input checked="" type="radio"/> No	<b>Within 1000' of Mineral Land of LTS</b>		



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

---

### MEMORANDUM

---

TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: July 27, 2009  
SUBJECT: Skone BL-09-00024. 22-11-11052-0001, -0002, -0003.

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:

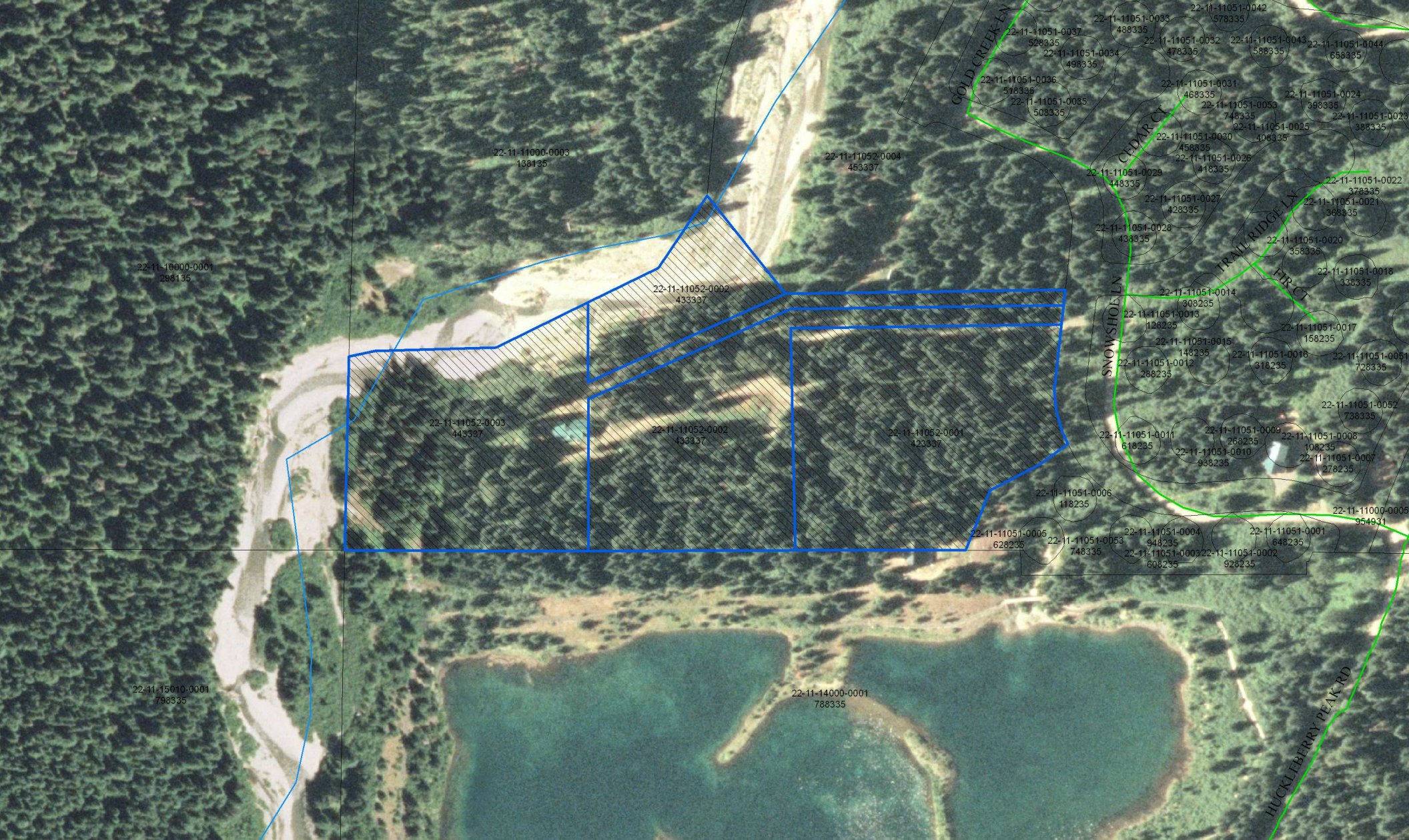
1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

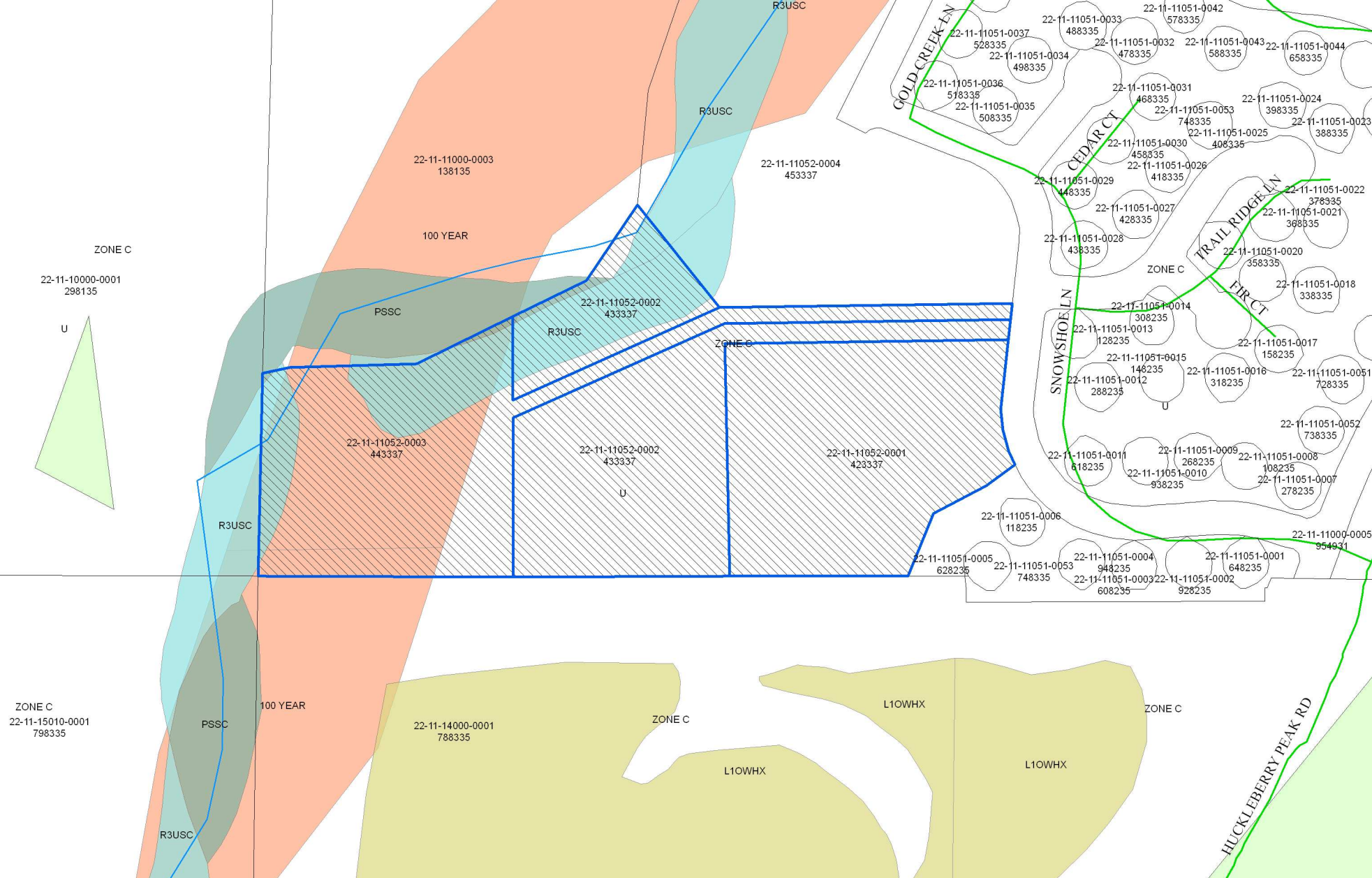
- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they 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. 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.
- 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.

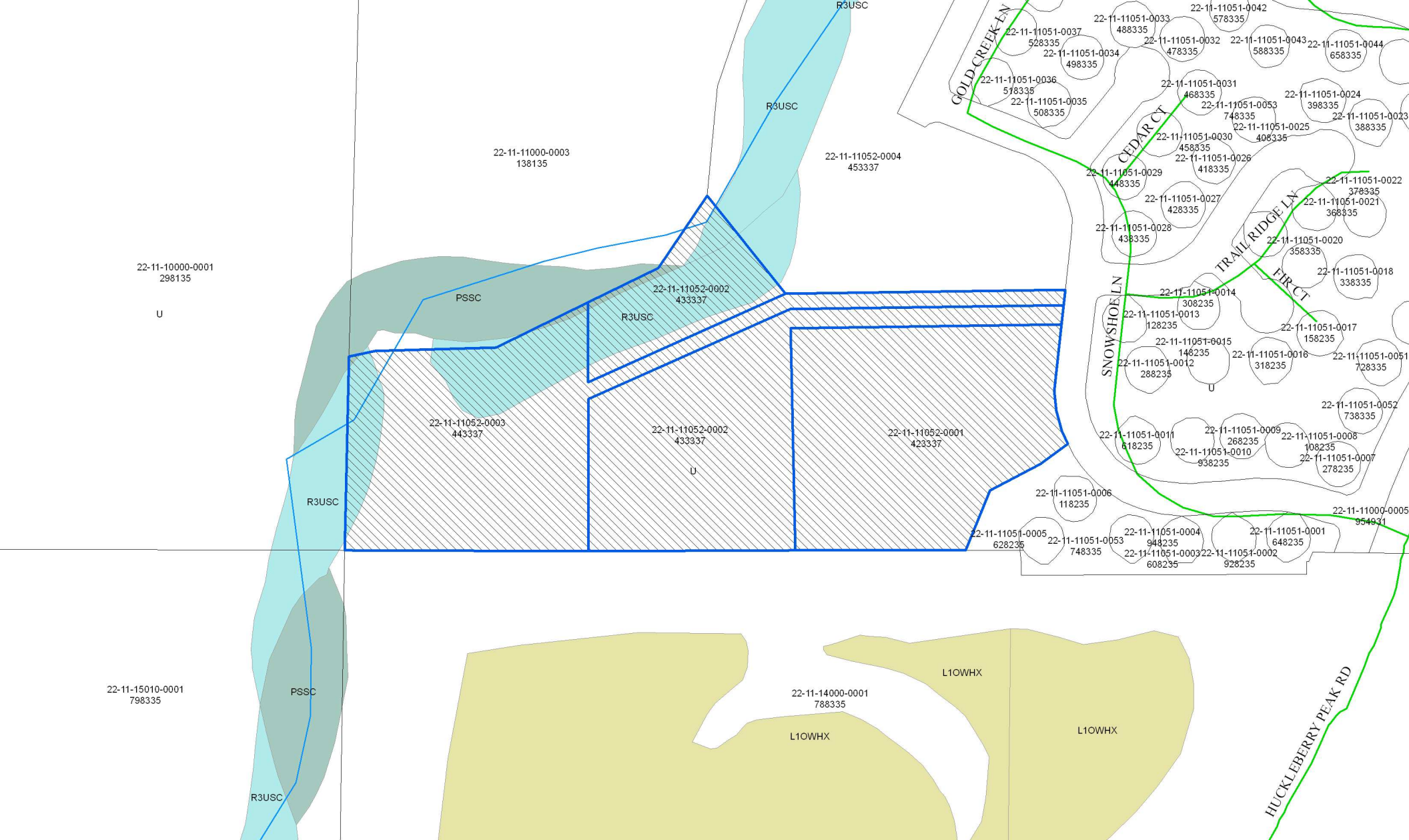
In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.



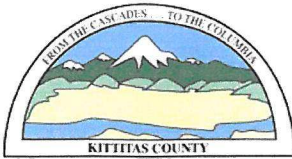












# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"

PERMIT NUMBER: BL-09-00024

## KITTITAS COUNTY REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, Suite 101  
Ellensburg, WA 98926

Community Development Services  
Kittitas County Permit Center  
411 N Ruby, Suite 2  
Ellensburg, WA 98926

Treasurer's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, Suite 102  
Ellensburg, WA 98926

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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 FOR SUBMITTAL

- ☒ Unified Site Plan(s) of current lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- ☒ Signatures of all owners and/or applicants (if more than one).

### 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.)
- ☐ Legal descriptions of the proposed lots.
- ☐ Assessor Compas Information about the parcels.

### APPLICATION FEE:

- |   |   |
|---|---|
| <input type="checkbox"/> <b>\$760 Administrative Segregation (\$630 CDS/\$130 FM)</b> | <input checked="" type="checkbox"/> <b>\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)</b> |
| ___ SEGREGATED INTO ___ LOTS,   | ___ B LA BETWEEN PROPERTY OWNERS  |
| ___ SEGREGATED FOREST IMPROVEMENT SITE  | ___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP  |
| ___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY   | <input type="checkbox"/> <b>\$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65 FM)</b>            |
| ___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL                                | ___ B LA BETWEEN PROPERTY OWNERS  |
| <input type="checkbox"/> <b>\$50 Combination</b>                                      | ___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP  |
| ___ COMBINED AT OWNERS REQUEST  | <input type="checkbox"/> <b>\$50 Mortgage Purposes Only Segregation</b>                             |

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

6-30-09

RECEIPT #

5143



NOTES:

1. Name, mailing address and day phone of land owner(s) of record:  
*Landowner(s) signature(s) required on application form.*

Name: Suzanne Skone  
Mailing Address: 2834 60th Ave SE  
City/State/ZIP: Mercer Island, WA 98040  
Day Time Phone: 206-232-6697  
Email Address: s.skone@comcast.net

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

Agent Name: Don Skone  
Mailing Address: 99 Hillcrest Drive  
City/State/ZIP: Selah, WA 98942  
Day Time Phone: 509 952-0049 cell 509 697-7257 Home  
Email Address: donskone@elltel.net

3. Street address of property:

Address: 189 Snowshoe Lane (Lot 3)  
City/State/ZIP: Snoqualmie Pass, WA 98068

4. Zoning Classification: Forest Range PUD

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

New Acreage  
(Survey Vol. \_\_, Pg \_\_)

<u>443337</u>	<u>5.57 acre</u>	<u>(Lot 3)</u>	<u>5.57 acre</u>
<u>433337</u>	<u>5.35 acre</u>	<u>(Lot 2)</u>	<u>5.35 acre</u>
<u>423337</u>	<u>4.76 acre</u>	<u>(Lot 1)</u>	<u>4.76 acre</u>
_____			
_____			
_____			

same as  
before BLA

Applicant is: ☒ Owner

22-11-11052-0003  
22-11-11052-0002  
22-11-11052-0001

☐ Lessee ☐ Other

Suzanne Skone  
Owner Signature Required

Don Skone  
Applicant Signature (if different from owner)

owner Lots 2 and 3

Don S. Skone  
owner Lot #1

**Treasurer's Office Review**

Tax Status: 2009 paid

By: Maloney  
Kittitas County Treasurer's Office

Date: 11/3/09

**Community Development Services Review**

- ( ) This segregation meets the requirements for observance of intervening ownership.  
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. \_\_\_\_\_)  
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No \_\_\_\_\_  
( ) This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through the applicable subdivision process in order to make a separately salable lot. (Page 2 required)  
(x) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: —

Parcel Creation Date: —

Last Split Date: —

Current Zoning District: PUD

Review Date: 8/13/2009

By: Jeff Watson

\*\*Survey Approved: 12/4/2009

By: Jeff Watson

**Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.**

**NOTE:**

**BOUNDARY LINE ADJUSTMENT DEFINITION IN KITTITAS COUNTY CODE 16.08.055:** Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.



This page must be completed for mortgage purpose only segregations, improvement sites on forest land and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

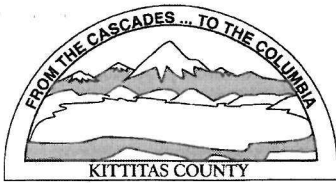
THIS AREA FOR USE BY APPLICANT  
(Use additional sheets as needed)

The purpose of this request is to associate lot improvements currently on Lot 3 to Lot 2 so Lot 3 can be acquired by Cascade Land Conservancy.

Secondly the improvements (cabin) may be moved away from Gold Creek which is having bank erosion. The desired location for relocation is on the lot line of Lots 1 and 2, requiring a small adjustment to the lot line between these lots.

Directions:

1. Identify the boundary of the segregation:
  - a. The boundary lines and dimensions
  - b. Sub-Parcel identification (i.e. Parcel A, B, C or Lot 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 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.



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

**RECEIPT NO.: 00005143**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 020936

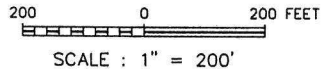
**Date:** 6/30/2009

**Applicant:** SKONE, SUZANNE S

**Type:** check # 2033

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-09-00024	BOUNDARY LINE ADJUSTMENT MAJOR	200.00
BL-09-00024	BLA MAJOR FM FEE	65.00
	Total:	265.00





PARCEL NO. 138135  
22-11-11000-0003

Existing Lots

B.N. INC.  
UNPLATTED

S.P. 94-16  
LOT 4

S.P. 94-16  
LOT 3

S.P. 94-16  
LOT 2

S.P. 94-16  
LOT 1

STARWATER DIV. I

SKI TUR VALLEY - VIKINGDAL DIVISION

PORTION OF EXISTING  
WATER DELIVERY SYSTEM

PORTION OF EXISTING  
WATER DELIVERY SYSTEM

EXISTING ACCESS ROAD

APPROXIMATE LOCATION  
OF TRAIL

EXISTING EASEMENT OF VARYING  
WIDTHS FOR WATER SYSTEM AS  
DELINEATED UNDER AFN 475909,  
RECORDS OF KITTITAS COUNTY, WASHINGTON.

PROPOSED  
STARWATER  
PARCEL  
20.00 ACRES

B.N. INC.  
UNPLATTED

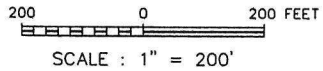
PROPOSED EASEMENT  
8.28 ACRES

PLS

SW COR. SEC. 11,  
T-22 N, R-11 E.W.M.  
3" BLM B.C.

S 1/4 COR. SEC. 11,  
T-22 N, R-11 E.W.M.  
3" BLM B.C.

CASC.



PARCEL NO. 138135  
22-11-11000-0003

*Proposed Lots -  
Equal in Size to  
Original Lots.*

B.N. INC.  
UNPLATTED

S.P. 94-16  
LOT 4

S.P. 94-16  
LOT 3

S.P. 94-16  
LOT 2

S.P. 94-16  
LOT 1

STARWATER DIV. I

SKI TUR VALLEY - VIKINGDAL DIVISION

PORTION OF EXISTING  
WATER DELIVERY SYSTEM

PORTION OF EXISTING  
WATER DELIVERY SYSTEM

EXISTING ACCESS ROAD

APPR  
LOCAL  
EXIST

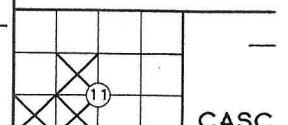
EXISTING EASEMENT OF VARYING  
WIDTHS FOR WATER SYSTEM AS  
DELINEATED UNDER AFN 475909,  
RECORDS OF KITTITAS COUNTY, WASHINGTON.

PROPOSED  
STARWATER  
PARCEL  
20.00 ACRES

B.N. INC.  
UNPLATTED

PROPOSED EASEMENT  
8.28 ACRES

**PLS**



SW COR. SEC. 11,  
T-22 N, R-11 E.W.M.  
3" BLM P.C.

*Calculate  
Distance*

*Pivot lot line 50'*

S 1/4 COR. SEC. 11,  
T-22 N, R-11 E.W.M.  
3" BLM B.C.

CASC

Bob Hansen Short Plat  
PORTION OF S.W. 1/4, SEC. 11, T. 22N., R. 11E., W.M.  
KITITAS COUNTY, WASH.

RECEIVING NO. # 572896

The SP-94-16

The Company has not surveyed the premises described in 94-70193  
sketch below is furnished without charge solely for the purpose of assisting in locating said premises and the Company assumes no liability as to the validity, location, or ownership of any easement or other matter shown thereon, nor for the inaccuracies therein, including the accurate location of boundaries, including water boundaries. This sketch does not purport to show all highways, roads and easements adjoining or affecting said premises, nor is it a part of modification of the report, commitment, policy or other title evidence to which it may be attached.

## APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 15 DAY OF JULY, A.D., 1994.

[Signature]  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES 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 11 DAY OF JULY, A.D., 1994.

[Signature]  
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE BOB HANSEN SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 15 DAY OF JULY, A.D., 1994.

[Signature]  
KITITAS COUNTY PLANNING DIRECTOR

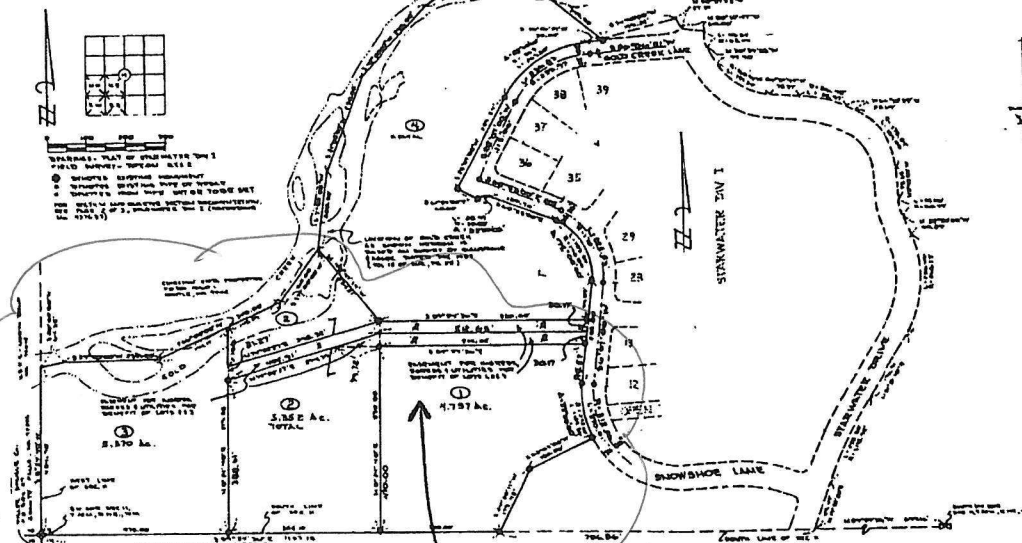
CERTIFICATE OF KITITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEAR FOR THIS YEAR IN WHICH THE PLAT IS TO BE FILED.

NO. 22-11-133-0001  
DATED THIS 15 DAY OF JULY, A.D., 1994.

[Signature] - Admin. Assist.  
KITITAS COUNTY TREASURER

SHEET 1 OF 2



NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: BOB HANSEN  
ADDRESS: P. O. BOX 1706  
MERCER ISLAND, WA. 98040

PHONE: 206-236-5189

EXISTING ZONE: FOREST (RANGE)  
SOURCE OF WATER: COMMUNITY WATER SYSTEM  
SEWER SYSTEM: SEPTIC  
WIDTH AND TYPE OF ACCESS:

NO. OF SHORT PLATTED LOTS: FOUR (4)  
SCALE: 1" = 200'

SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19 DAY OF JULY, 1994, AT 11:59 A.M., IN BOOK 78 OF SHORT PLATS AT PAGE(S) 132 AT THE REQUEST OF M. W. MARSHALL

BEVERLY M. ALLENBAUGH BY [Signature] Deputy  
KITITAS COUNTY AUDITOR



SURVEYOR'S CERTIFICATE  
# 572896  
This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act at the request of BOB HANSEN on 11 JULY, 1994.  
[Signature]  
Certificate No. 20764

M.W. MARSHALL  
PROFESSIONAL LAND SURVEYOR  
7834 E.E. 2nd - 234-9902 - MERCER ISLAND, WASHINGTON 98040

DWN	SCALE 1" = 200'	DATE 6-29-94
BVD	P.R. NO.	JOB NO. 3821
APP'D	PAGE	

Bob Hansen Short Plat  
PORTION OF S.W. 1/4, SEC. 11, T. 22 N., R. 11 E., W.M.  
KITITAS COUNTY, WASH.

RECEIVING NO. #572896

SP-94-16

ORIGINAL PARCEL DESCRIPTION

That portion of Section 11, T. 22 N., R. 11 E.W.M., described as follows:  
Commencing at the south quarter corner of Section 11; thence  
north 89°54'36" west along the south line of Section 11, 699.16 feet to  
intersect the east right-of-way line of Gold Creek Road No. 22019; said  
point of intersection being a point on the tangent and the true point of  
beginning; thence northerly along said right-of-way the following courses  
and distances: north 19°55'50" east, 129.47 feet; thence along a curve to  
the right 232.20 feet on a radius of 1,115.92 feet; thence north 31°51'10"  
east 176.91 feet; thence along a curve to the left 256.49 feet on a radius  
of 268.73 feet; thence north 22°50'03" west 49.59 feet; thence along a  
curve to the right 53.86 feet on a radius of 160.99 feet; thence  
north 3°40'00" west 73.65 feet; thence along a curve to the left  
189.00 feet on a radius of 173.24 feet; thence north 66°10'33" west  
23.69 feet; thence along a curve to the left 112.97 feet on a radius of  
316.48 feet; thence north 86°37'44" west 78.37 feet; thence along a curve  
to the right 157.34 feet on a radius of 160.99 feet; thence north 30°37'58"  
west 44.90 feet; thence along a curve to the right 46.24 feet on a radius  
of 65.49 feet; thence north 80°10'47" west 60.00 feet to the west right-of-  
way line of said road; thence leaving said right-of-way line and following  
a portion of the southerly boundary of Ski-Tur Valley - Vikingdal Division  
Plat, north 30°37'53" west 27.51 feet; thence south 74°40'00" west  
199.22 feet; thence north 52°12'00" west 349.00 feet to the thread of Gold  
Creek; thence leaving the said southerly boundary of Ski-Tur Valley -  
Vikingdal Division Plat and following along the thread of Gold Creek, south  
54°00'15" west 210.00 feet; thence south 42°00'00" west 240.00 feet; thence  
south 21°00'00" west 250.00 feet; thence south 7°00'00" west 200.00 feet;  
thence south 37°00'00" west 160.00 feet; thence south 66°00'00" west  
340.00 feet; thence south 89°00'00" west 235.00 feet; thence  
south 80°00'00" west 64.35 feet to the intersection of the thread of Gold  
Creek with the west line of the SW 1/4 of said Section 11; thence  
south 0°24'40" west 424.90 feet to the southwest corner of said Section 11;  
thence along the south line of said SW 1/4 south 89°54'36" east, 1,944.04 feet  
to the true point of beginning. EXCEPT that portion thereof, lying within  
the plat of Starwater, Division 1, as per plat thereof recorded in Volume 7  
of Plats, pages 45, 46 and 47, records of Kittitas County, State of  
Washington.

NOTES:

1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESEVED ALONG  
ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR  
SHORT PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE  
OF INTERIOR LOT LINES.

EASEMENT  
NOTE

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT Bob Hansen, OWNER IN  
FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY  
DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE  
TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES  
PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON WHICH SHALL  
BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS

7<sup>th</sup> DAY OF July, A.D., 1994.

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KITITAS ) S.S.

THIS IS TO CERTIFY THAT ON THIS 7<sup>th</sup> DAY OF July, A.D. 1994,  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

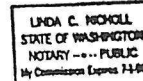
Bob Hansen, TO ME KNOWN TO BE THE PERSON WHO EXECUTED  
THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED  
THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES  
AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Linda C. Nicholl  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Hercer Island

MY COMMISSION EXPIRES: 7-1-95



The Company has not surveyed the premises described in SP-20193. The  
sketch has been prepared without charge solely for the purpose of assisting in locating said premises and the Company  
assumes no liability as to the validity, location, or ownership of any easement or other matter shown thereon, nor for the  
accuracy of the sketch, including the accurate location of boundaries, including water boundaries. This sketch does not purport  
to show all rights, roads and easements adjoining or affecting said premises, nor is it a part or modification of the report,  
or any other evidence to which it may be attached.



SHEET 2 OF 2

RECORDING CERTIFICATE

# 572896

Filed for record this 19<sup>th</sup> day of July, 1994, at 11:59 AM  
in book SD SHORT of PLATS at page 133 at the request of  
Kittitas Co. Planning Dept (for Bob Hansen)  
Witnessed by M. Allenbury by K. F. Lock's Deputy  
County Wn And for

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

BOB HANSEN in WASH on 11-22  
M. W. Marshall  
Certificate No. 20764

M.W. MARSHALL  
PROFESSIONAL LAND SURVEYOR

7034 S.E. 28th • 98052 • MERCER ISLAND, WASHINGTON 98040

DWN	SCALE	DATE
SVD <td>F.S. NO.<td>6-29-94</td></td>	F.S. NO. <td>6-29-94</td>	6-29-94
APP'D <td>PAGE<td>JOB NO. 3821</td></td>	PAGE <td>JOB NO. 3821</td>	JOB NO. 3821





# NOTES

1. LOCATION OF ROADS SHOWN HEREON NOT ASSOCIATED WITH PLAT OF SKI-TUR VALLEY - VIKINGDAL DIVISION, PLAT OF STARWATER DIV. 1, OR SHORT PLAT 94-16, AND OTHER FEATURES SHOWN HEREON ARE APPROXIMATE PER DRAWINGS OR HAND HELD GPS COORDINATES PROVIDED BY CASCADE LAND CONSERVANCY. PLSA DID NOT PHYSICALLY LOCATE ANY FEATURES FOR THIS SITE PLAN.
2. LOCATION OF WEST BOUNDARY LINE LYING NORTH OF THE PLAT OF SKI-TUR VALLEY IS APPROXIMATE ONLY, NO DEED WAS PROVIDED FOR THIS BOUNDARY LINE.
3. PLSA WAS NOT PROVIDED A TITLE REPORT FOR THE PROPERTY SURVEYED. AS A CONSEQUENCE THERE MAY BE EASEMENTS WHICH EFFECT THE PROPERTY THAT ARE NOT SHOWN.

<b>PLSA</b> ENGINEERING-SURVEYING-PLANNING 1120 WEST LINCOLN AVENUE YAKIMA, WASHINGTON 98902 (509) 575-5590		<b>SITE MAP</b>	
		DRAWN BY: JOE DATE: 3/5/2008 JOB NO. 08040 SHEET NO. 1 OF 1	
PREPARED FOR <b>CASCADE LAND CONSERVANCY</b>		SEC. 11, T-22 N, R-11 EWM	