

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

BL-11-00016

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)

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: 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.
- 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.
- For preliminary approval, please submit a sketch containing the following elements.
 1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 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
 4. 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.
- For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

APPLICATION FEES:

- \$225.00 Kittitas County Community Development Services (KCCDS)
- \$90.00 Kittitas County Department of Public Works
- \$65.00 Kittitas County Fire Marshal
- \$125.00 Kittitas County Public Health Department Environmental Health

\$505.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

SM

DATE: 8/22/11

RECEIPT # 11992

RECEIVED

AUG 22 2011

KITITITAS COUNTY
CDS

DATE STAMP IN BOX

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

FORM LAST REVISED: 1-24-2011

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: PETER KOHL
Mailing Address: 2212 QUEEN ANNE AVE NORTH #707
City/State/ZIP: SEATTLE WA 98109
Day Time Phone: (206) 947-7383
Email Address: pgkohl@mac.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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

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

If different than land owner or authorized agent.

Name: ENCOMPASS ENGINEERING & SURVEYING
Mailing Address: 108 EAST 2ND STREET
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: (509) 674-7433 EXT. 221 - GINGER
Email Address: gweiser@encompasses.net

4. Street address of property:

Address: LOT 2 - MOHAR RD LOT 3 - 2481 MOHAR RD
City/State/ZIP: CLE ELUM WA 98922

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

LOTS 2 AND 3 OF SURVEY BOOK 37, PAGE 11. BOTH A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 19 N., RANGE 15 E., W.M.

6. Property size: 23.08 ACRES (LOT 2) AND 3.06 ACRES (LOT 3) (acres)

7. Land Use Information: Zoning: RURAL 3 (R-3) Comp Plan Land Use Designation: RURAL

8. Existing and Proposed Lot Information

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

19-15-04010-0017 (950750) 23.08
19-15-04010-0018 (950751) 3.06

New Acreage
(Survey Vol. ____, Pg ____)

23.13 Acres
3.01 Acres

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 _____ (date) _____

X  (date) 8/10/11

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: _____

Letter of Transmittal



Together with
Baima & Holmberg

Western Washington Division
165 NE Juniper St., Suite 201, Issaquah, WA 98027
Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Tel (509) 674-7433 Fax (509) 674-7419

To: KITTITAS COUNTY CDS **Date:** 8-22-11 **Job No.** 04690-2
ELLENSBURG WA 98926 **Attn:**
Re: KOHL BOUNDARY LINE ADJUSTMENT

WE ARE SENDING YOU Attached Under separate cover via overnight mail/regular mail the following items:

| PRINTS | PLANS | SHOP DRAWINGS | COPY OF LETTER | CHANGE ORDER | SAMPLES | SPECIFICATIONS | SUBMITTAL |
|--------|-------|---------------|----------------|--------------|---------|----------------|-----------|
| | | | | | | | |

| COPIES | DATE | NO. | DESCRIPTION |
|--------|------|-----|---|
| 3 | | 1 | COPIES OF PRELIMINARY SURVEY |
| 1 | | 1 | 8 ½ X 11 COPY OF SURVEY |
| 1 | | 5 | ASSESSOR INFORMATION |
| * 3 | | 1 | OVERVIEW LETTER (*COPIES FOR OTHER DEPARTMENTS IF NEEDED) |
| 1 | | | APPLICATION FOR BOUNDARY LINE ADJUSTMENT |
| 1 | | | PUBLIC DISCLOSURE STATEMENT AND SUBMITTAL FEE |
| 1 | | | COPY OF SURVEY BOOK 37, PAGE 11 |

THESE ARE TRANSMITTED as checked below:

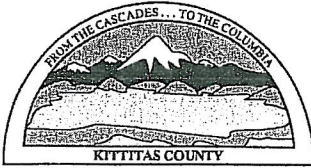
- For approval
- For your use
- As requested
- For review and comment _____
- FOR BIDS DUE _____
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- For signature
- PRINTS RETURNED AFTER LOAN TO US

REMARKS:

THE SURVEY WILL BE RECORDED AFTER PRELIMINARY APPROVAL

Signature: Gmyr Jensen Title: ENGR. & SURV. TECH.

Copy to: File



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically **exempted** by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

| | | | | |
|--------------|---------------------------------------|------|-------|----------|
| Name | Encompass Engineering & Surveying | | | |
| | First | Last | MI | |
| Address | 108 East 2nd Street Cle Elum WA 98922 | | | |
| | Street or P.O. Box | City | State | Zip Code |
| Phone Number | (509) 674-7433 | | | |

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

All past and future County correspondence related to this project that is normally sent to the applicant.
PLEASE EMAIL ALL DOCUMENTS TO information@encompasses.net AS WELL AS HARD COPIES TO ADDRESS ABOVE.



Job# 04690-2 Kohl BLA

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



**PETER KOHL
BOUNDARY LINE ADJUSTMENT
PROJECT OVERVIEW**

OVERVIEW:

The purpose of this application is to boundary line adjust Assessor's Parcel Numbers 19-15-04010-0017 (950750) and 19-15-04010-0018 (950751) into the configuration as shown on the preliminary survey map. The subject property is located within the Rural 3 (R-3) Zone of Kittitas County.

UTILITIES:

The parcels are currently individual septic tank and drain field and individual/shared wells.

TRANSPORTATION:

Access is Mohar (County) Road.

COMMENTS:

Attached are copies of the preliminary boundary line adjustment survey for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS BOUNDARY LINE ADJUSTMENT APPLICATION.

Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



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Western Washington Division

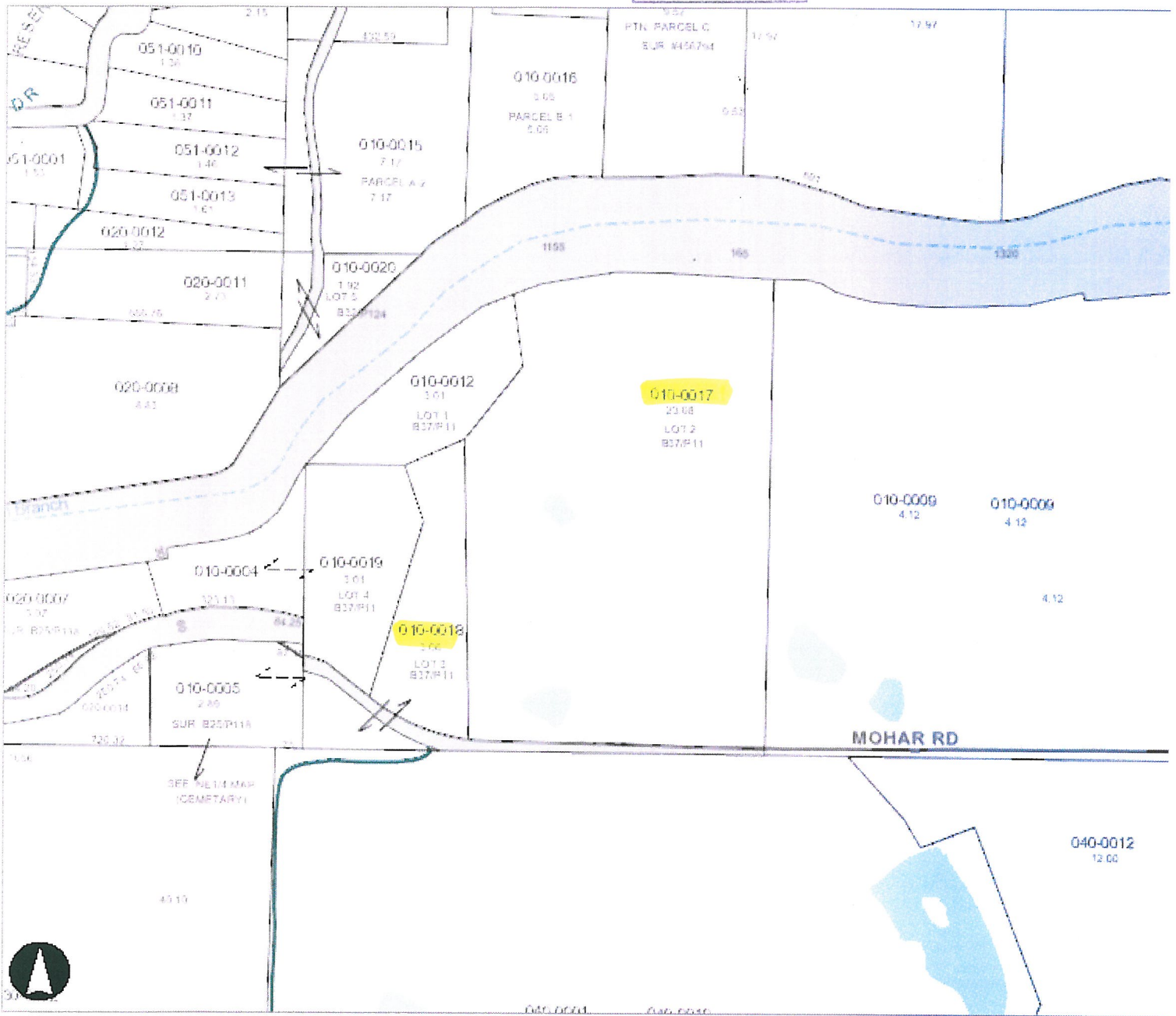
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419


RECEIVED
AUG 22 2011
KITITAS COUNTY
CDS

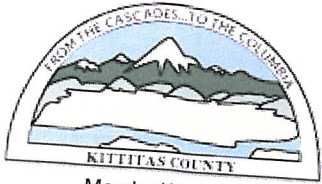
PETER KOHL



Map Center: Township:19 Range:15 Section:4

Kittitas County 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.

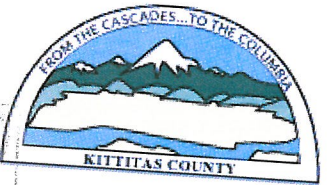
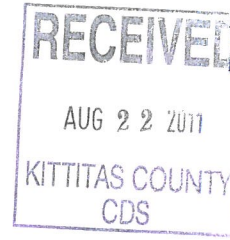




Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 950751
Map Number: 19-15-04010-0018
Situs: 02481 MOHAR RD CLE ELUM
Legal: ACRES 3.06; PTN SW1/4 NE1/4 (LOT 3, B37/P11); SEC 04, TWP 19, RGE~15~

Ownership Information

Current Owner: KOHL, PETER
Address: 2212 QUEEN ANNE AVE NORTH #707
City, State: SEATTLE, WA
Zipcode: 98109-

Assessment Data

Tax District: 43
Land Use/DOR Code: 11
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 3.06
Last Revaluation for Tax Year: 2010

Market Value

Land: 140,450
Imp: 43,080
Perm Crop: 0
Total: 183,530

Taxable Value

Land: 140,450
Imp: 43,080
Perm Crop: 0
Total: 183,530

Sales History

NO SALES HISTORY RECORDS FOUND

Building Permits

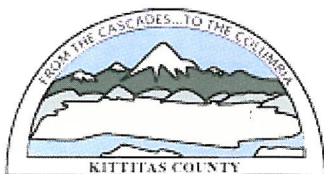
NO ACTIVE PERMITS

5 Year Valuation Information

| Year | Billed Owner | Land | Impr. | PermCrop Value | Total | Exempt | Taxable | Taxes |
|------|--------------|---------|--------|----------------|---------|--------|---------|----------------------------|
| 2011 | KOHL, PETER | 140,450 | 43,080 | 0 | 183,530 | 0 | 183,530 | View Taxes |
| 2010 | KOHL, PETER | 140,450 | 43,080 | 0 | 183,530 | 0 | 183,530 | View Taxes |
| 2009 | KOHL, PETER | 122,700 | 48,070 | 0 | 170,770 | 0 | 170,770 | View Taxes |
| 2008 | KOHL, PETER | 122,700 | 48,070 | 0 | 170,770 | 0 | 170,770 | View Taxes |
| 2007 | KOHL, PETER | 122,700 | 48,070 | 0 | 170,770 | 0 | 170,770 | View Taxes |

Parcel Comments

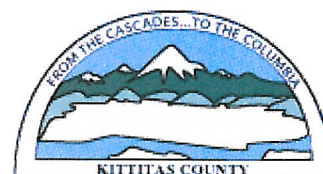
| Number | Comment |
|--------|--|
| 1 | |
| 2 | |
| 3 | BLA WITH 19-15-04010-0012, -0017, -0019, 09 FOR 10, 11~ |
| 4 | SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10~ SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~ SEG FROM 19-15-04010-0012; 06 FOR 07~ |



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 950750
Map Number: 19-15-04010-0017
Situs: MOHAR RD CLE ELUM
Legal: ACRES 23.08; PTN SW1/4 NE1/4 (LOT 2, B37/P11); SEC 04, TWP 19, RGE~15~

Ownership Information

Current Owner: KOHL, PETER
Address: 2212 QUEEN ANNE AVE NORTH #707
City, State: SEATTLE, WA
Zipcode: 98109-

Assessment Data

Tax District: 43
Land Use/DOR Code: 91
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 23.08
Last Revaluation for Tax Year: 2010

Market Value

Land: 145,300
Imp: 0
Perm Crop: 0
Total: 145,300

Taxable Value

Land: 145,300
Imp: 0
Perm Crop: 0
Total: 145,300

Sales History

NO SALES HISTORY RECORDS FOUND

Building Permits

NO ACTIVE PERMITS

5 Year Valuation Information

| Year | Billed Owner | Land | Impr. | PermCrop Value | Total | Exempt | Taxable | Taxes |
|------|--------------|---------|-------|----------------|---------|--------|---------|----------------------------|
| 2011 | KOHL, PETER | 145,300 | 0 | 0 | 145,300 | 0 | 145,300 | View Taxes |
| 2010 | KOHL, PETER | 145,300 | 0 | 0 | 145,300 | 0 | 145,300 | View Taxes |
| 2009 | KOHL, PETER | 120,080 | 0 | 0 | 120,080 | 0 | 120,080 | View Taxes |
| 2008 | KOHL, PETER | 120,080 | 0 | 0 | 120,080 | 0 | 120,080 | View Taxes |
| 2007 | KOHL, PETER | 120,080 | 0 | 0 | 120,080 | 0 | 120,080 | View Taxes |

Parcel Comments

| Number | Comment |
|--------|--|
| 1 | SENT CHANGE OF VALUE NOTICE PURSUANT TO DEPT OF ECOLOGY WATER~MORATORIUM, 6/1/11; 09 FOR 10, 11, 12~ |
| 2 | BLA WITH 19-15-04010-0012, -0018, -0019, 09 FOR 10, 11~ |
| 3 | SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10~ |
| 4 | SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~ |
| 5 | SEG FROM 19-15-04010-0012; 06 FOR 07~ |



no sketch on file

Filedate: 7/29/2011 5:04:00 PM



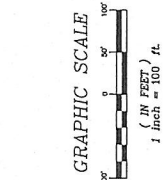
RECEIVED

11-25

RECEIVING No. 201004210027
08/27/2010 08:47:18 PM V: 37 P: 11 201004210027
Kittitas County Auditor

RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 4,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.
KITITAS COUNTY, WASHINGTON



NOTES:

- 1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MARK THE EXTERIOR BOUNDARY OF THE SURVEYED AREA AND TO CORRECT THE RECORDS OF SURVEY, PAGE 124, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, THEN ADJUST THOSE BOUNDARIES TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAME AS THAT ESTABLISHED ON THE SURVEY FILED IN BOOK 32 OF SURVEYS, PAGE 124, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
- BOOK 32 OF SURVEYS, PAGE 124, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- BOOK 32 OF SURVEYS, PAGE 124, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
EXISTING LEGAL DESCRIPTIONS:
APR: 200603310033

LEGEND

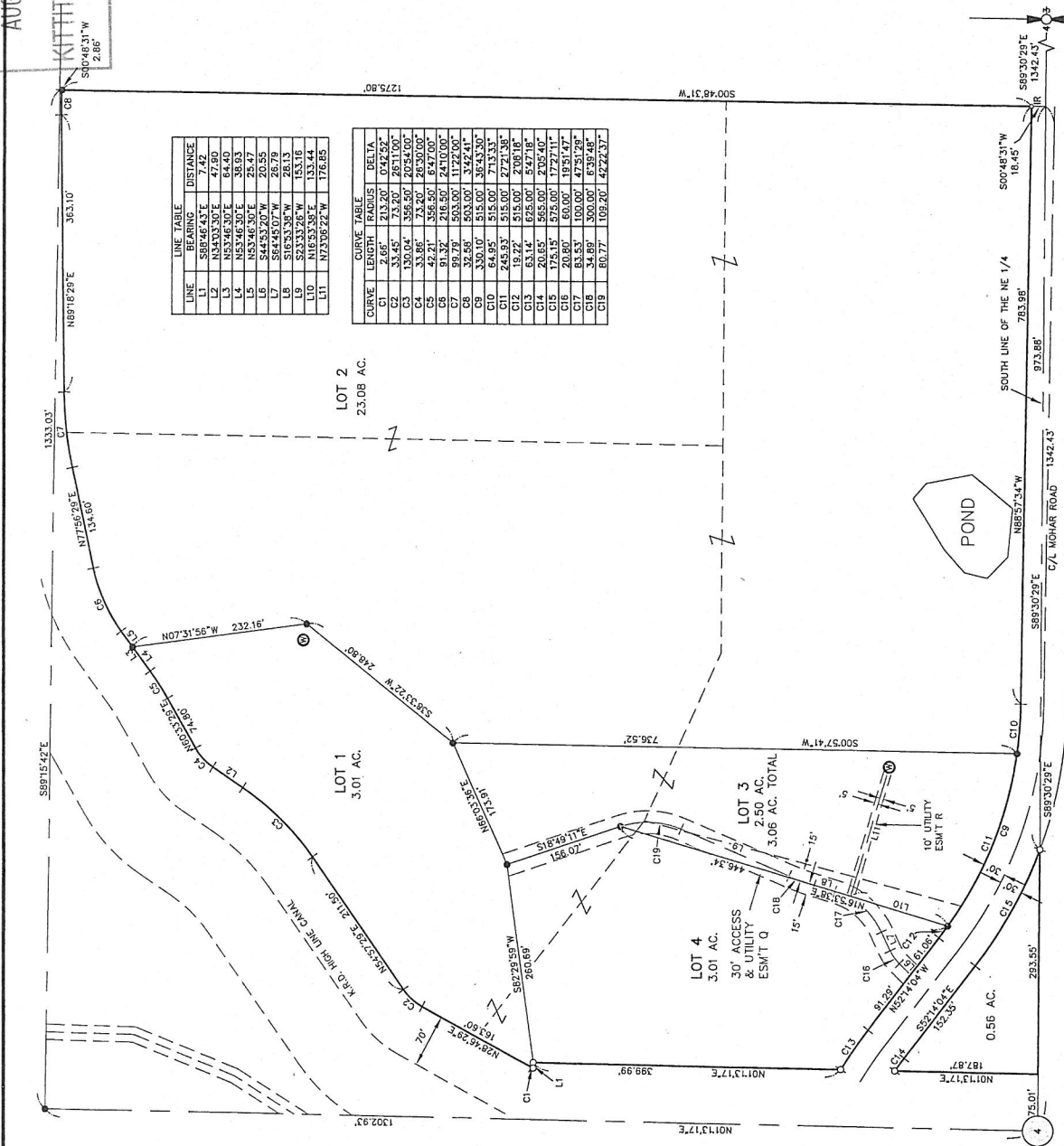
- QUARTER CORNER
CENTER OF SECTION
FOUND IRON ROD & CAP, LS 18078
FOUND IRON ROD, NO CAP
SET IRON ROD & CAP, LS 45603

INDEX LOCATION: SEC. 4 T. 19N. R. 15E. W.M.



LINE TABLE with columns: LINE, BEARING, DISTANCE

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA



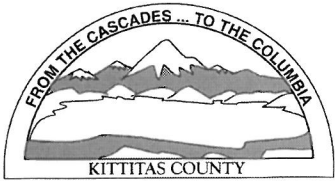
RECORD OF SURVEY FOR PETER KOHL A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M. KITITAS COUNTY WASHINGTON

DN BY D. PIERCE DATE 4/2010 JOB NO. 046901
CHKD BY D. NELSON SCALE 1"=100' SHEET 1 OF 1

WESTERN WASHINGTON DIVISION Encompass ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 372-0250 • Fax: (425) 371-3055
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7419

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 PETER KOHL in APR 2010.
DUSTIN L. PIERCE 4-27-10
County Auditor

RECORDER'S CERTIFICATE 201004210027
Filed for record this 27 day of April, 2010 at 11:17 AM in book 32 of Surveys at page 124 at the request of PETER KOHL



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

RECEIPT NO.: 00011992

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 021691

Date: 8/22/2011

Applicant: KOHL, PETER

Type: check # 1087

| <u>Permit Number</u> | <u>Fee Description</u> | <u>Amount</u> |
|----------------------|--------------------------------|---------------|
| BL-11-00016 | BOUNDARY LINE ADJUSTMENT MAJOR | 225.00 |
| BL-11-00016 | BLA MAJOR FM FEE | 65.00 |
| BL-11-00016 | PUBLIC WORKS BLA | 90.00 |
| BL-11-00016 | ENVIRONMENTAL HEALTH BLA | 125.00 |
| | Total: | 505.00 |