

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: CB-10-00002

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

Assessor's Office
Kittitas County Courthouse
205 W 5th, 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 5th, 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 of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

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 Compass Information about the parcels.

APPLICATION FEE:

\$760 Administrative Segregation (\$630 CDS/\$130 FM)
___ SEGREGATED INTO ___ LOTS,

\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

\$50 COMBINATION
___ COMBINED AT OWNERS REQUEST

\$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x Mandy Weed

DATE:

5/14/10

RECEIPT #

00007720

RECEIVED

MAY 14 2010

Kittitas County
DATE STAMP
HERE

NOTES:

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITAL TO THE ASSESSOR'S OFFICE.

1. Contact information:

KITTITAS CO FIRE DIST #7
Applicant's Name
S CLE ELUM
City
509/674-5371
Phone number

PO Box 777
Address
WA 98943
State, Zip Code
dwoife@kefd7.com
Email Address

2. Street address of property:

Address: 5511 AIRPORT RD
City/State/ZIP: CLE ELUM WA 98922

3. Zoning Classification:

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

New Acreage
(Survey Vol. ____, Pg ____)

915135 .33
MAP 20-16-32040-0020

20-16-32040-0019 1.17

Applicant is: [X] Owner [] Purchaser [] Lessee [] Other

Kittitas County Fire Dist #7
Owner Signature Required

By Dora Wolfe
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: [] By: [] Date: []
Kittitas County Treasurer's Office

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 BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: [] Parcel Creation Date: []

Last Split Date: [] Current Zoning District: []

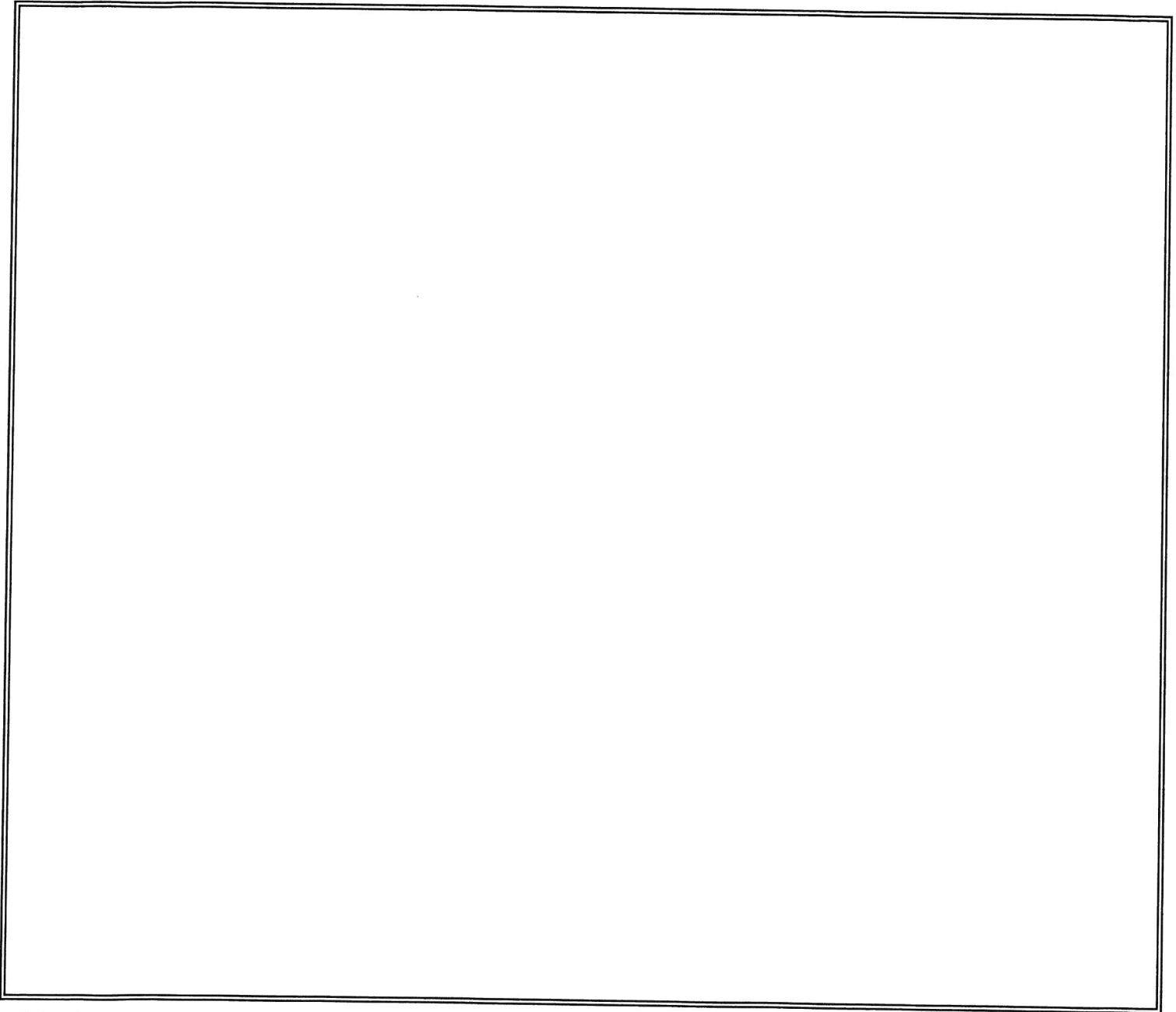
Review Date: [] By: []

**Survey Approved: [] By: []

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.

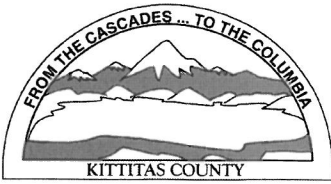
This page must be completed for segregations and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

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



Directions:

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 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.: 00007720

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

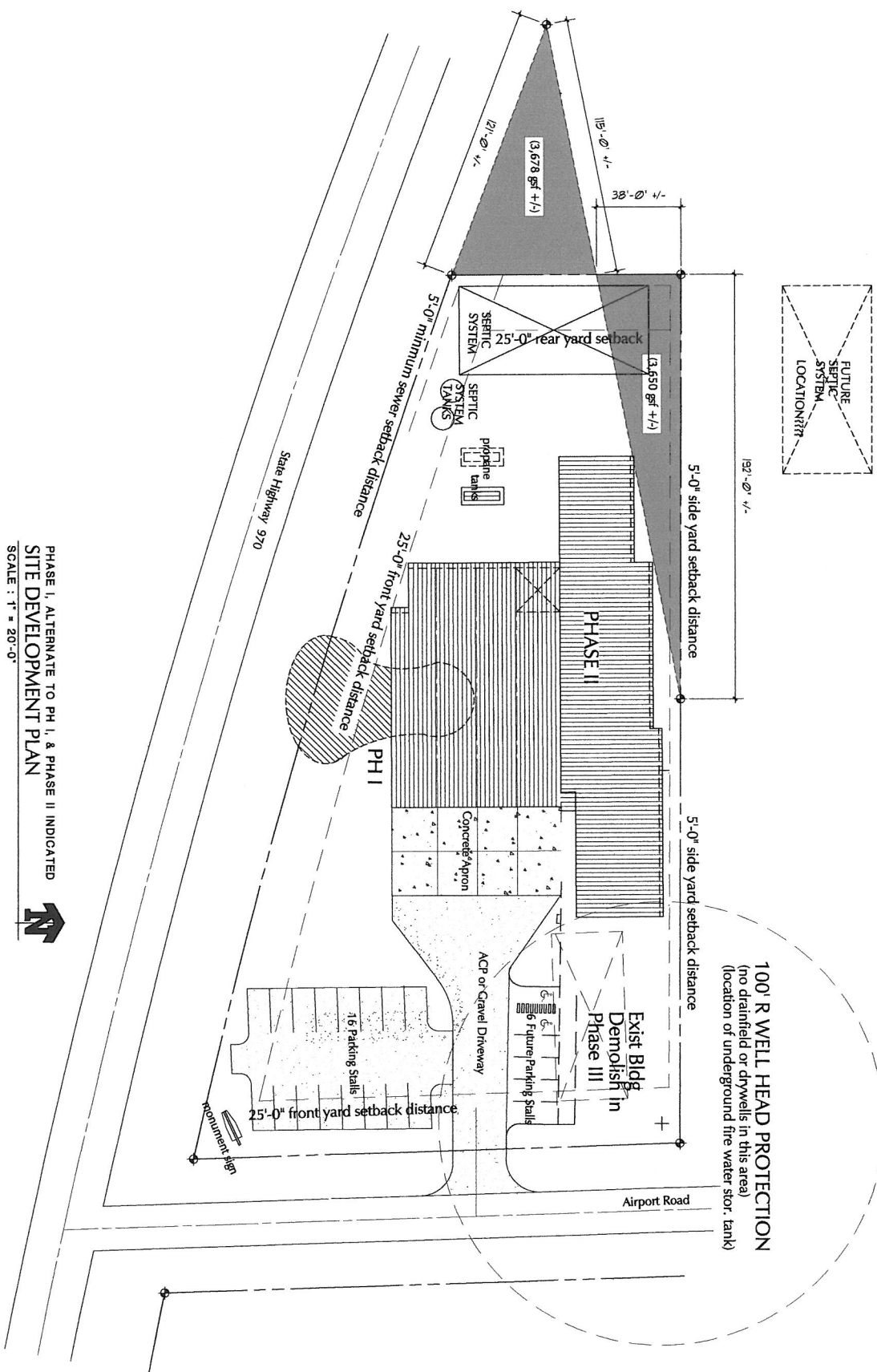
Account name: 021797

Date: 5/14/2010

Applicant: KITTITAS CO FIRE DIST #7

Type: cash

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-10-00002	PARCEL COMBINATION	50.00
	Total:	50.00



PHASE I, ALTERNATE TO PH I, & PHASE II INDICATED
 SITE DEVELOPMENT PLAN
 SCALE : 1" = 20'-0"



A1.01

The DOH Associates, PS
 ARCHITECTS and PLANNERS
 7 N Wenatchee Ave Suite 500, Wenatchee, Washington 98801
 Telephone (509) 662-4781 Facsimile (509) 663-3253

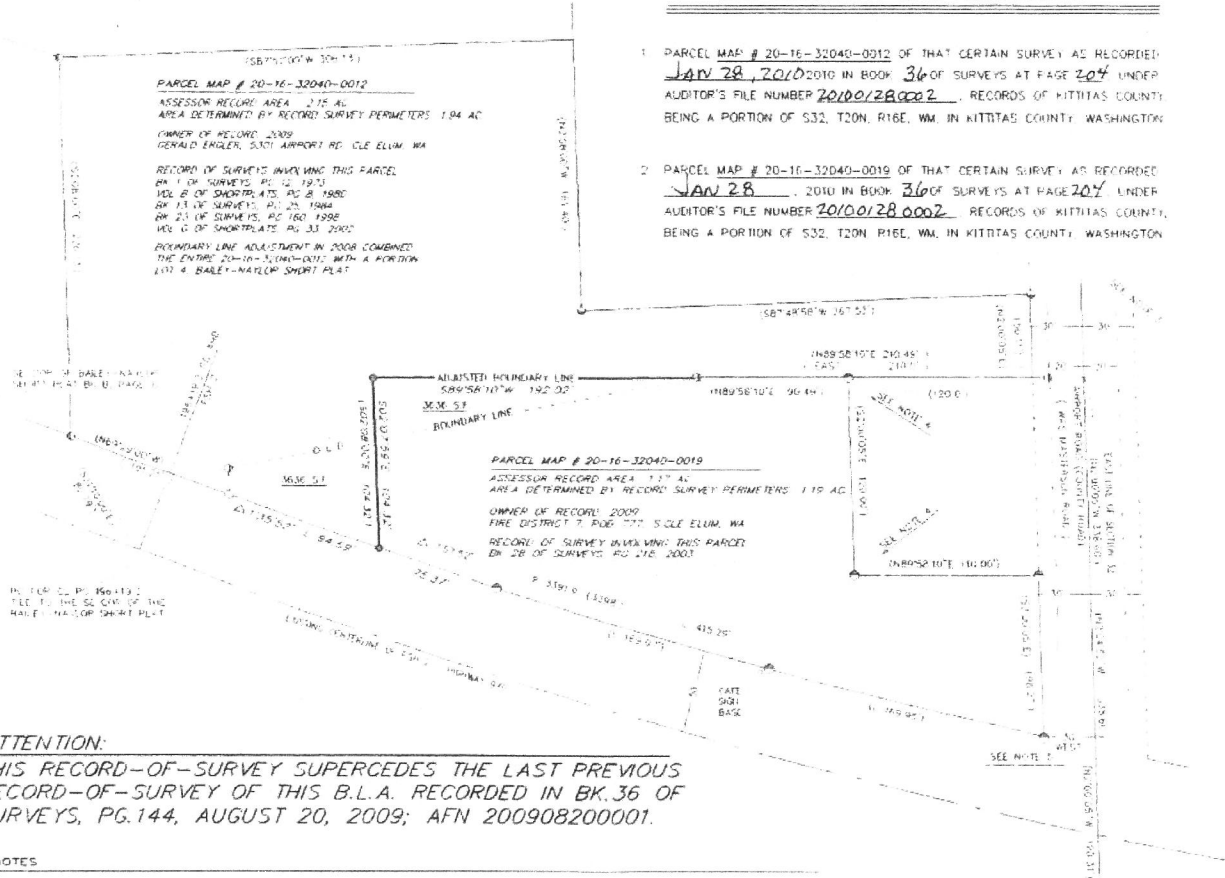
NEW FIRE STATION No. 72
Life Support I-90 and Kittitas County Fire and Rescue #7
 Airport Road and SR 970, Cle Elum, Washington 98922

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Survey for Boundary Line Adjustment

LEGAL DESCRIPTIONS RESULTING FROM THIS BOUNDARY LINE ADJUSTMENT

1. PARCEL MAP # 20-16-32040-0012 OF THAT CERTAIN SURVEY AS RECORDED JAN 28, 2010 IN BOOK 36 OF SURVEYS AT PAGE 204 UNDER AUDITOR'S FILE NUMBER 201001280002, RECORDS OF KITTITAS COUNTY, BEING A PORTION OF S32, T20N, R16E, WM, IN KITTITAS COUNTY, WASHINGTON
2. PARCEL MAP # 20-16-32040-0019 OF THAT CERTAIN SURVEY AS RECORDED JAN 28, 2010 IN BOOK 36 OF SURVEYS AT PAGE 207 UNDER AUDITOR'S FILE NUMBER 201001280002, RECORDS OF KITTITAS COUNTY, BEING A PORTION OF S32, T20N, R16E, WM, IN KITTITAS COUNTY, WASHINGTON



ATTENTION:
THIS RECORD-OF-SURVEY SUPERCEDES THE LAST PREVIOUS RECORD-OF-SURVEY OF THIS B.L.A. RECORDED IN BK.36 OF SURVEYS, PG.144, AUGUST 20, 2009; AFN 200908200001.

NOTES

1. SURVEY COMPLETED USING NIKON TOTAL STATION TO AN ACCURACY EXCEEDING REQUIREMENTS.
2. BASIS OF BEARING: EAST LINE OF SE4 SEC 32, T20N, R16E.
3. ORIGINAL DESCRIPTIONS CALL THE RIGHT-OF-WAY WIDTH ON THE WEST SIDE OF THE COUNTY ROAD TO BE 20 FT. TWO PREVIOUS RECORDS IN KITTITAS COUNTY IDENTIFY A RIGHT-OF-WAY 60 FT. IN WIDTH FOR WATKINSON ROAD. THE FIRST IS COMMISSIONER'S JOURNAL, VOLUME C, PAGES 49, 50, FEBRUARY 23, 1892. THE SECOND IS A DIRT CLAIM DEED, AUDITOR'S FILE NUMBER 13977, SEPTEMBER 31, 1905. THIS SURVEY AND DESCRIPTION USES A RIGHT-OF-WAY WIDTH OF 30' BASED ON THE TWO PREVIOUSLY RECORDED DOCUMENTS.
4. THE EXCEPTION IN AN ORIGINAL DESCRIPTION (NOTE 3) POSITIONS THIS POINT AS 140 FT FROM THE EAST LINE OF THE SE4, SEC 32 WITH A RIGHT-OF-WAY WIDTH OF 20 FT AND A DISTANCE OF 120 FT. THIS POINT REMAINS A DISTANCE OF 140 FT FROM THE EAST LINE OF THE SE4, SEC 32 WITH A RIGHT-OF-WAY WIDTH OF 30 FT AND A DISTANCE OF 110 FT.
5. THE DIFFERENCE IN DISTANCES NORTHERLY ALONG THE EAST LINE OF THE SE4, SEC 32 FROM THE SE CORNER OF SAID SECTION TO THE INTERSECTION OF THE WEST BOUNDARY OF THE RIGHT-OF-WAY FOR THE COUNTY ROAD WITH THE NORTHERLY BOUNDARY OF THE RIGHT-OF-WAY FOR THE STATE HIGHWAY OCCURS BECAUSE OF THE EXTRA 10 FT OF WIDTH TO THE RIGHT-OF-WAY ON THE WEST SIDE OF THE COUNTY ROAD.
6. ANOTHER RIGHT-OF-WAY WIDTH CLAIMED BY THE DEPARTMENT OF TRANSPORTATION, STATE OF WASHINGTON ON HIGHWAY PLANS IDENTIFIED AS: CLE ELLUM TO TEANAWAY RIVER BRIDGE, PSH 2, SHEET # OF 12, DECEMBER 23, 1947 SHOW A RIGHT-OF-WAY WIDTH ON THE NORTH SIDE OF THE HIGHWAY AS 75' INSTEAD OF 50'. CONVERSATION WITH D.O.T. AT HEADQUARTERS FOR REAL ESTATE SERVICES, JIM WARD, 366-705-7326 REVEALED D.O.T. HAS NEVER PURCHASED ADDITIONAL 25' OF WIDTH. AS A RESULT, I STAKED PARCEL 630135 TO SHOW A 50 FT. RIGHT-OF-WAY FOR HWY 970.
7. A. IN 1972 RENO AND HILL PURCHASED THE PROPERTY IN WHICH THE MAJORITY OF THE PARCEL MAP # 20-16-32040-0012 IS PRESENTLY LOCATED. REFERENCE SWD 37921E, VOL. 35 OF DEEDS, PAGE 247, PARAGRAPH #2 OF SAID SWD CLEARLY CALLS FOR 50 FEET WHICH ABUTS THE COUNTY ROAD R/W.
- B. IN 1973 HILL HIRED A SURVEYOR TO MARK THE PERIMETERS OF THE PROPERTY DESCRIBED IN PARAGRAPH #2. SEE NOS. BR 1, PG 10.
- C. HOWEVER, WHEN THE DESCRIPTION WAS SURVEYED IN 1973, THE SURVEY WAS COMMENCED FROM AN ERRONEOUS STARTING POINT WHICH WAS 20.45' NORTH AND 2.65' WEST OF THE CORRECT STARTING POINT. THE SE CORNER OF S-32 THE SECTION CORNER WAS, AND STILL IS, 30' BELOW THE SURFACE.
- D. THAT BEING SAID, BY COMMENCING APPROX. 20 TOU FAR NORTH, THE 1973 SURVEY ESSENTIALLY REDUCED THE CALLED 50 FEET ABUTTING THE COUNTY ROAD TO 30.40'.
- E. HILL SOLD THE PROPERTY ORIGINALLY DESCRIBED IN PARAGRAPH #2, SWD, 37921 TO JACK BLUM AFTER THE SURVEY. THE DESCRIPTION WAS MODIFIED TO CALL 50.40' ABUTTING THE COUNTY ROAD INSTEAD OF THE ORIGINAL 50' BECAUSE THE SURVEY STARTING POINT WAS 20.45' TOO FAR NORTH.
- F. IN 1984 BLUM SOLD THE PROPERTY TO LAMONT. LAMONT HIRED ANOTHER SURVEYOR TO SURVEY AND LOCATE THE BOUNDARY LINE. THIS SURVEY TRACED THE DESCRIPTION ON THE 1973 SURVEY AND PERPETUATED THE 30.4' CALL ABUTTING THE COUNTY R/W. SEE NOS. BK13, PG 25.
- G. THE 50' ABUTTING THE COUNTY ROAD REMAINS A PART OF THE DESCRIPTION FOR PARCEL MAP # 20-16-32040-0012. THE LEGAL DESCRIPTION PRESENTED ON THIS RECORD-OF-SURVEY FOR PARCEL 0012 CALLS FOR 50.11'. THE 0.11' DIFFERENCE BETWEEN THE ORIGINAL CALL AND THE 50.11' CALL IS DUE BASICALLY TO IMPROVED TECHNOLOGY.

LEGEND	
⊙	SEE 5/8\" DIA. REBAR, 20' LONG, WITH ORANGE PLASTIC CAP, MARKED BAILEY PLS 9743.
⊙	EXISTING REBAR, BAILEY PLS 9743, R.O.S. BR. 28 OF SURVEY, PG. 218, RECORDS OF KITTITAS COUNTY, APRIL, 2003.
⊙	EXISTING REBAR, BAILEY PLS 9743, R.O.S. BR. 23 OF SURVEY, PG. 160, RECORDS OF KITTITAS COUNTY, JUNE, 1999.
⊙	FOUND REBAR SET BY WESTERN PACIFIC ENGINEERING, R.O.S. IN VOL. 13 OF SURVEYS, PAGE 25, 1984, RECORDS OF KITTITAS CO.
⊙	FOUND REBAR SET BY CHARE, ROS IN VOL. 1, PAGE 12, 1973, RECORDS OF KITTITAS CO.
⊙	FOUND REBAR BY OTHERS, NO. CAP.
⊙	PREVIOUSLY RECORDED DATA.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me in conformance with the requirements of the Survey Recording Act at the request of FIRE DISTRICT 7.

Robert L. Bailey
ROBERT L. BAILEY, PLS/PE 9743



AUDITOR'S CERTIFICATE

Filed for record this 28 day of JANUARY, 2010 at 11:25 AM in Book 36 of Surveys, Page 204 at the request of FIRE #7.

Judy Jett
Judy Jett, Auditor

RECORD SURVEY FOR

FIRE DISTRICT 7
POB 777, SOUTH CLE ELLUM, WA 98943

S C B S L L C
PROFESSIONAL LAND SURVEYING
4201 HWY 970, CLE ELLUM, WA 98922
509-674-5551

SE4, Sec.32, T20N, R16E, W.M.