

# 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"

BL-11-00006

## 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
<b>\$505.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:  
02-15-11

RECEIPT #  
10280

**PAID**  
**FEB 15 2011**  
**KITTITAS CO.**  
**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: Jack Wadkins - Linda MacDicken  
Mailing Address: 490 Yakima Drive Road  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 925-9330  
Email Address: \_\_\_\_\_

**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: Chris Cruse  
Mailing Address: P.O. Box 959  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 962-8242  
Email Address: cruseandassoc@kvalley.com

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

*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: 490 Yakima Drive Road  
City/State/ZIP: Ellensburg, WA 98926

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

Portion of the NW 1/4 of Section 2, T. 18 N., R. 17 E., W.M.

**6. Property size:** 1.00 and 6.70 (acres)

**7. Land Use Information:** Zoning: AG-20 Comp Plan Land Use Designation: Rural

**8. Existing and Proposed Lot Information**

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
18-17-02020-0028 6.70 Ac	6.20 Ac
<del>18-17-02020-0020 1.00 Ac</del>	1.50 Ac
	Adjust boundary to match 4 Drive

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 Chris Cruise (date) 2/14/2011

X [Signature] (date) 2/15/11

**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 \_\_\_\_\_

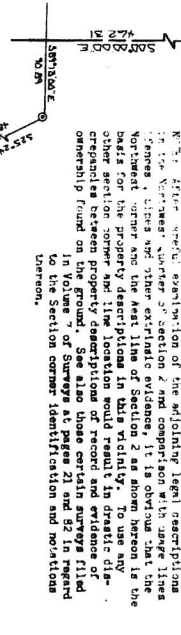
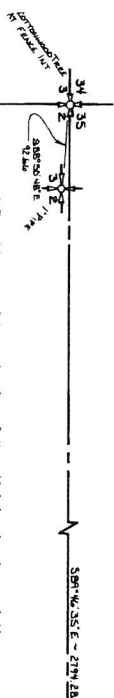
Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

# Part of the NW 1/4 of Section 2, Township 18 North, Range 17 East, W.M.



NOTE: After careful examination of the adjoining legal descriptions of the Northwest quarter of Section 2 and comparison with range lines of Forest 1 lines and other extrinsic evidence, it is obvious that the Northwest corner and the West line of Section 2 as shown hereon is the basis for the property description in this vicinity. To use any other point or line as a basis for the description of record and evidence of ownership would be to disregard the original survey and the ownership found on the ground. See also those certain surveys filed in Volume 7 of Surveys at pages 21 and 82 in regard to the Section corner identification and notations thereon.

### LEGAL DESCRIPTION - PARCEL 1 - HARWOOD

TOTAL PARCEL described in deed recorded under A.F. No. 381674.  
 PARCEL 1: That portion of the Northwest 1/4 of Section 2, Township 18 North, Range 17 East, W.M., in the county of Kittitas, State of Washington, which is bounded by a line described as follows:  
 Commencing at the Northwest corner of said quarter of Section 2, and running thence South along the east boundary line thereof, 462.31 feet; thence S 89° 13' E, 90.89 feet; thence S 25° 22' 30\"/>

### LEGAL DESCRIPTION - PARCEL 2 - WADKINS

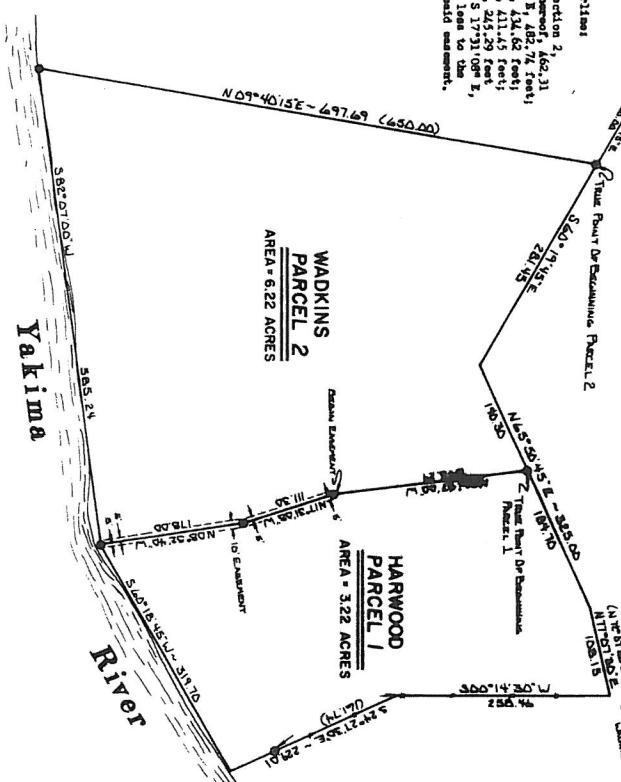
TOTAL PARCEL described in deed recorded under A.F. No. 381674.  
 PARCEL 2: That portion of the Northwest 1/4 of Section 2, Township 18 North, Range 17 East, W.M., in the county of Kittitas, State of Washington, which is bounded by a line described as follows:  
 Commencing at the Northwest corner of said quarter of Section 2, and running thence south along the east boundary line thereof, 462.31 feet; thence S 89° 13' E, 90.89 feet; thence S 25° 22' 30\"/>

### EASEMENT DESCRIPTION

An easement, in the Northwest quarter of Section 2, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, 10.00 feet in width, 5.00 feet on each side of the following described centerlines:  
 Commencing at the Northwest corner of said quarter of Section 2, 462.31 feet; thence S 89° 13' E, 90.89 feet; thence S 25° 22' 30\"/>

NOTE: The basis of the bearings shown on this survey map is the meridian shown on the deeds of record for said and adjoining parcels.

NOTE: The "property" map of the Yakima River, generally follows the said north-south bank as indicated by the line of vertices on the 11 exists on the State of WA Survey.



AUDITOR'S CERTIFICATE  
 Filed for record this 13th day of November, 1982 at 3:04 P.M. in Book 11 of Surveys at page 39 at the request of Charles Cruse.

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 Jane Madkins and Greg Harwood in July of 1982.  
 Charles A. Cruse, Jr. 11-15-82  
 Professional Land Surveyor  
 License No. 18078

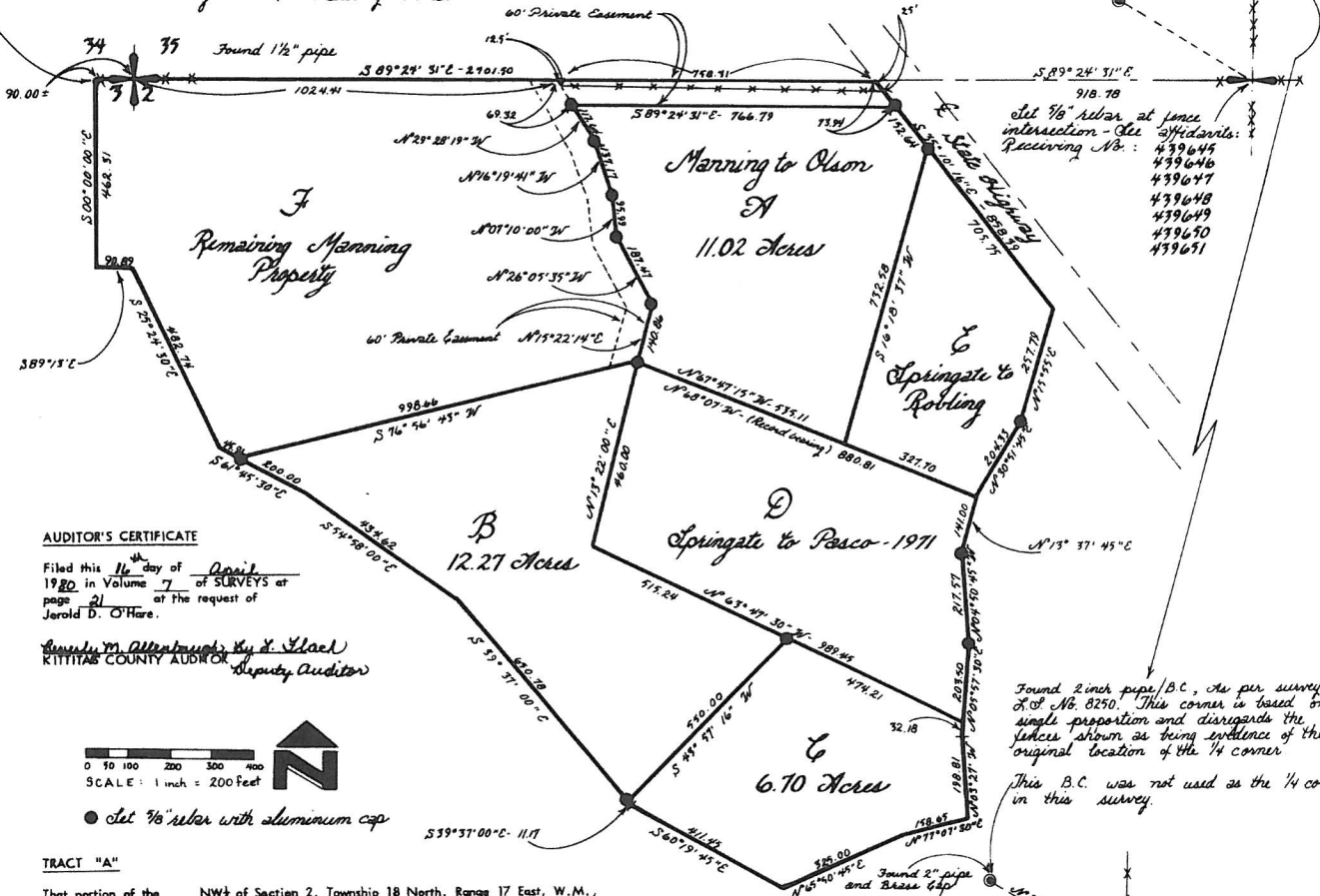


CRUSE & NELSON  
 PROFESSIONAL LAND SURVEYORS  
 103 East Fourth Street, Suite 207 P.O. Box 999  
 Ellensburg, WA 99226 Ph. (509) 928-4747

WADKINS-HARWOOD PROPERTY

# Section 2 Township 18 North, Range 17 East, W.M. Kittitas County, Washington

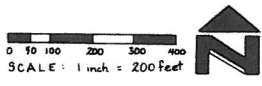
Cottonwood tree at prominent old established fence intersection, used by John Allen, S.C. for survey of all existing river front lots in NW 1/4 of Section 2, also used for Pasco, Lot B, and Robling, Lot C. This location also is very close to the distance from the original corner to the bank of the Yakima River as stated in the original G.L.O. Survey Notes.



### AUDITOR'S CERTIFICATE

Filed this 16 day of April 1980 in Volume 7 of SURVEYS at page 21 at the request of Jerold D. O'Hare.

County of Kittitas, Washington  
Jerold D. O'Hare  
Deputy Auditor



### TRACT "A"

That portion of the NW 1/4 of Section 2, Township 18 North, Range 17 East, W.M., Kittitas County, Washington which is bounded by a line described as follows:

Beginning at a point of intersection of the North boundary of said Section 2 and the Southwest Right-of-Way boundary of the State Highway at which point is the True Point of Beginning; thence S 35° 10' 16" E, 226.58 feet; thence S 16° 18' 37" W, 732.58 feet; thence N 67° 47' 15" W, 535.11 feet; thence N 15° 22' 14" E, 140.86 feet; thence N 26° 05' 35" W, 187.47 feet; thence N 07° 10' 00" W, 95.99 feet; thence N 16° 19' 41" W, 137.17 feet; thence N 29° 28' 19" W, 186.96 feet to the North boundary of said Section 2; thence S 89° 24' 31" E, 758.31 feet to the True Point of Beginning,

EXCEPT the North 60 feet thereof,

### TRACT "B"

That portion of the NW 1/4 of Section 2, Township 18 North, Range 17 East, W.M., Kittitas County, Washington which is bounded by a line described as follows:

Beginning at the Northwest corner of said Section 2, thence Southerly on the West boundary thereof, 462.31 feet; thence S 89° 13' E, 90.89 feet; thence S 25° 24' 30" E, 482.74 feet; thence S 61° 45' 30" E, 226.58 feet to the True Point of Beginning; thence S 61° 45' 30" E, 200.00 feet; thence S 54° 58' 00" E, 434.62 feet; thence S 39° 37' 00" E, 650.78 feet; thence N 43° 57' 16" E, 550.00 feet; thence N 63° 47' 30" W, 515.24 feet; thence N 13° 22' 00" E, 460.00 feet; thence S 76° 56' 43" W, 998.66 feet to the True Point of Beginning.

### TRACT "C"

That portion of the NW 1/4 of Section 2, Township 18 North, Range 17 East, W.M., Kittitas County, Washington which is bounded by a line described as follows:

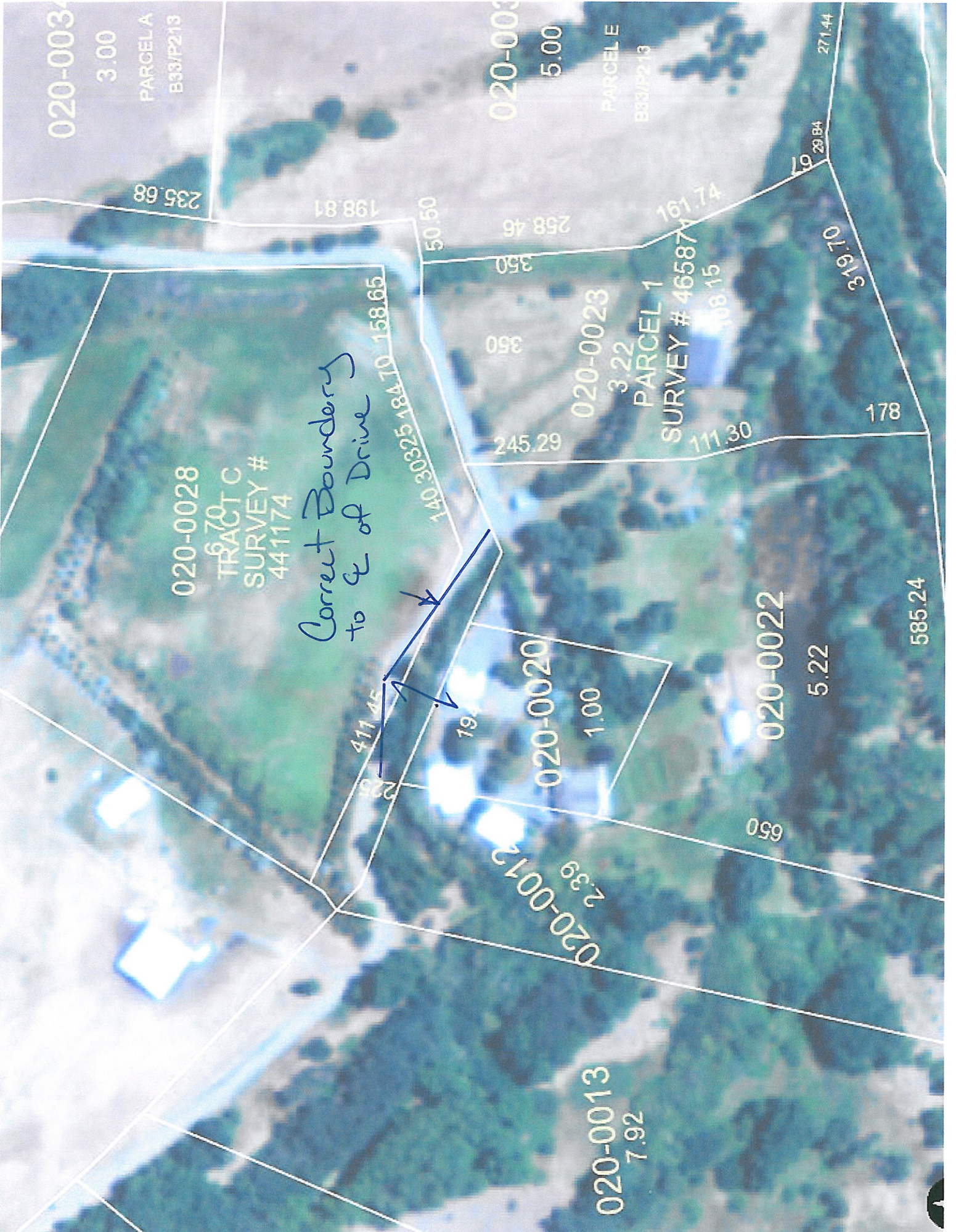
Beginning at the Northwest corner of said Section 2, thence Southerly on the West boundary thereof 462.31 feet; thence S 89° 13' E, 90.89 feet; thence S 25° 24' 30" E, 482.74 feet; thence S 61° 45' 30" E, 245.91 feet; thence S 54° 58' E, 434.62 feet; thence S 39° 37' E, 650.78 feet to the True Point of Beginning; thence S 39° 37' E, 11.17 feet; thence S 60° 19' 45" E, 411.45 feet; thence N 65° 50' 45" E, 325.00 feet; thence N 77° 07' 30" E, 158.65 feet; thence N 03° 27' W, 198.81 feet; thence N 05° 57' 30" E, 32.18 feet; thence N 63° 47' 30" W, 474.21 feet; thence S 43° 57' 16" W, 550.00 feet to the True Point of Beginning.

### SURVEYOR'S CERTIFICATE

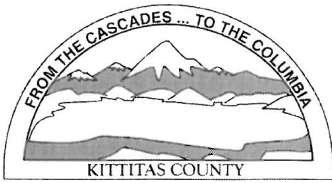
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of ROBERT MANNING in JANUARY 1980.

Jerold D. O'Hare  
Licensed Land Surveyor  
License No. 9606 March 26, 1980









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

**RECEIPT NO.: 00010280**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 023453

**Date:** 2/15/2011

**Applicant:** WADKINS, JACK

**Type:** check # 8368

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00006	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00006	BLA FM FEE	65.00
BL-11-00006	OTHER	125.00
BL-11-00006	PUBLIC WORKS BLA	90.00
	Total:	505.00