

Jeff Watson

From: Jeff Watson
Sent: Wednesday, March 05, 2014 3:21 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-14-00005 Murphy

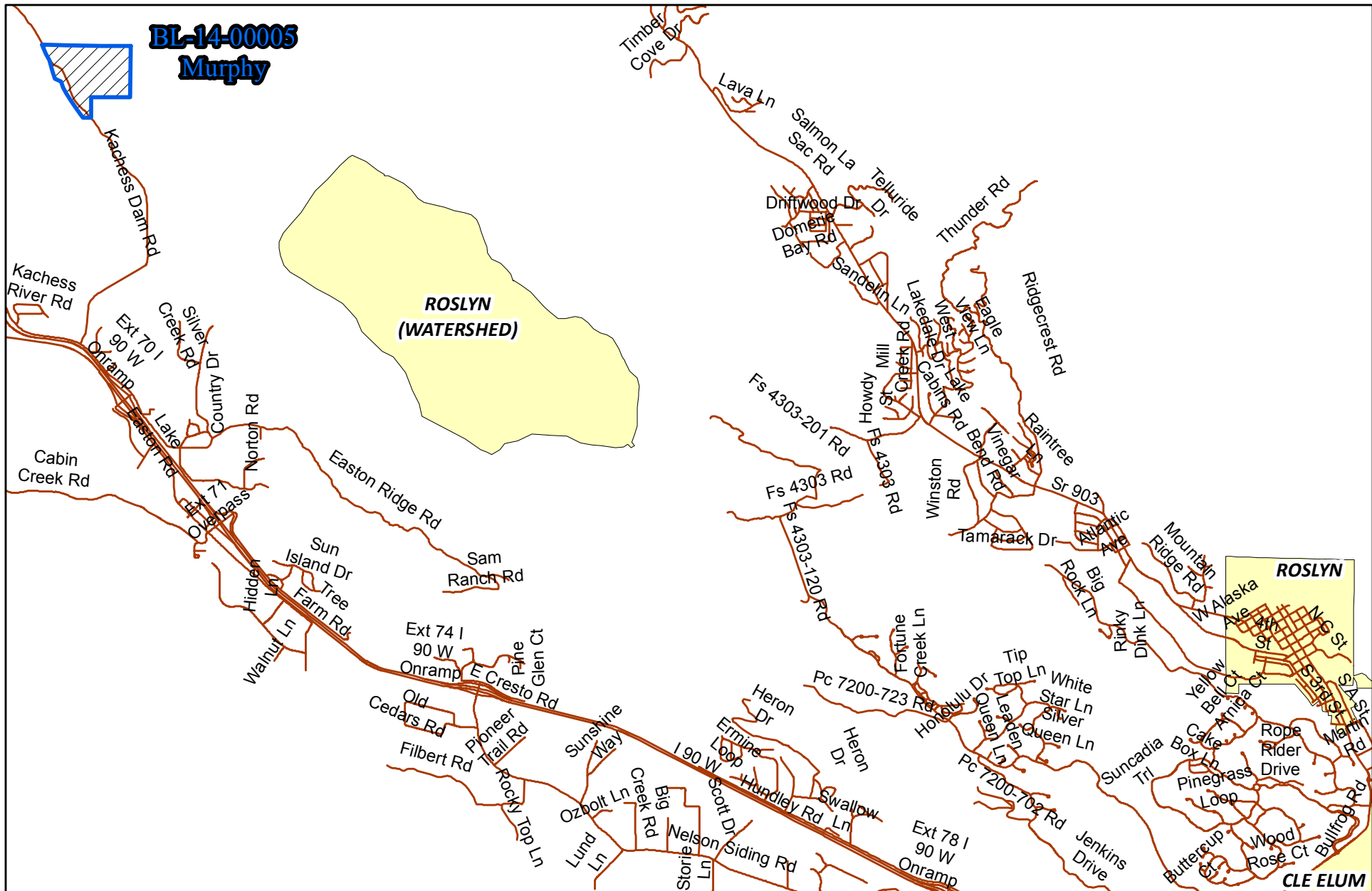
[BL-14-00005 Murphy](#)

Christina, Holly or Erin or Joe, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

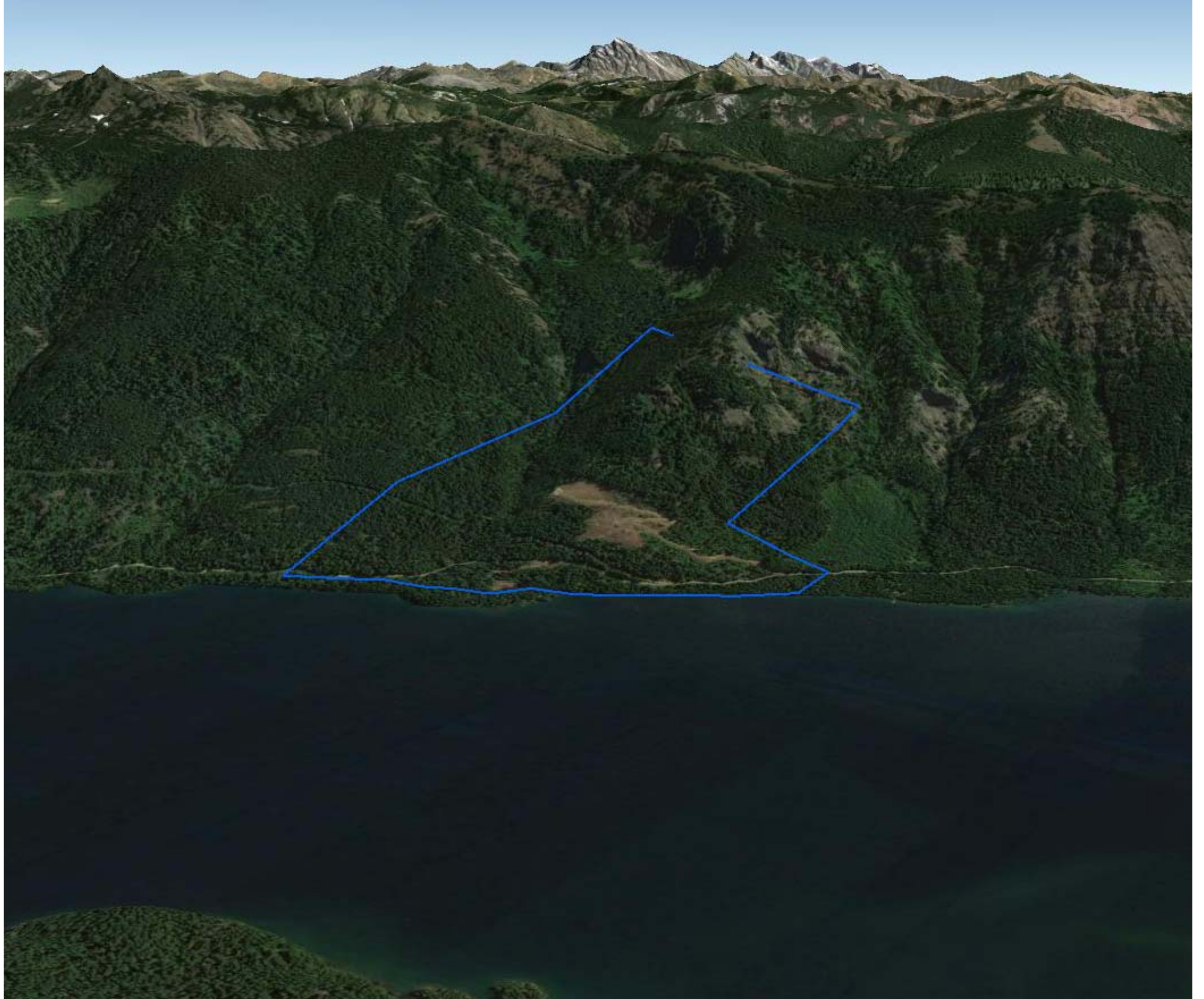
Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



BL-14-00005
Murphy

Area
Map

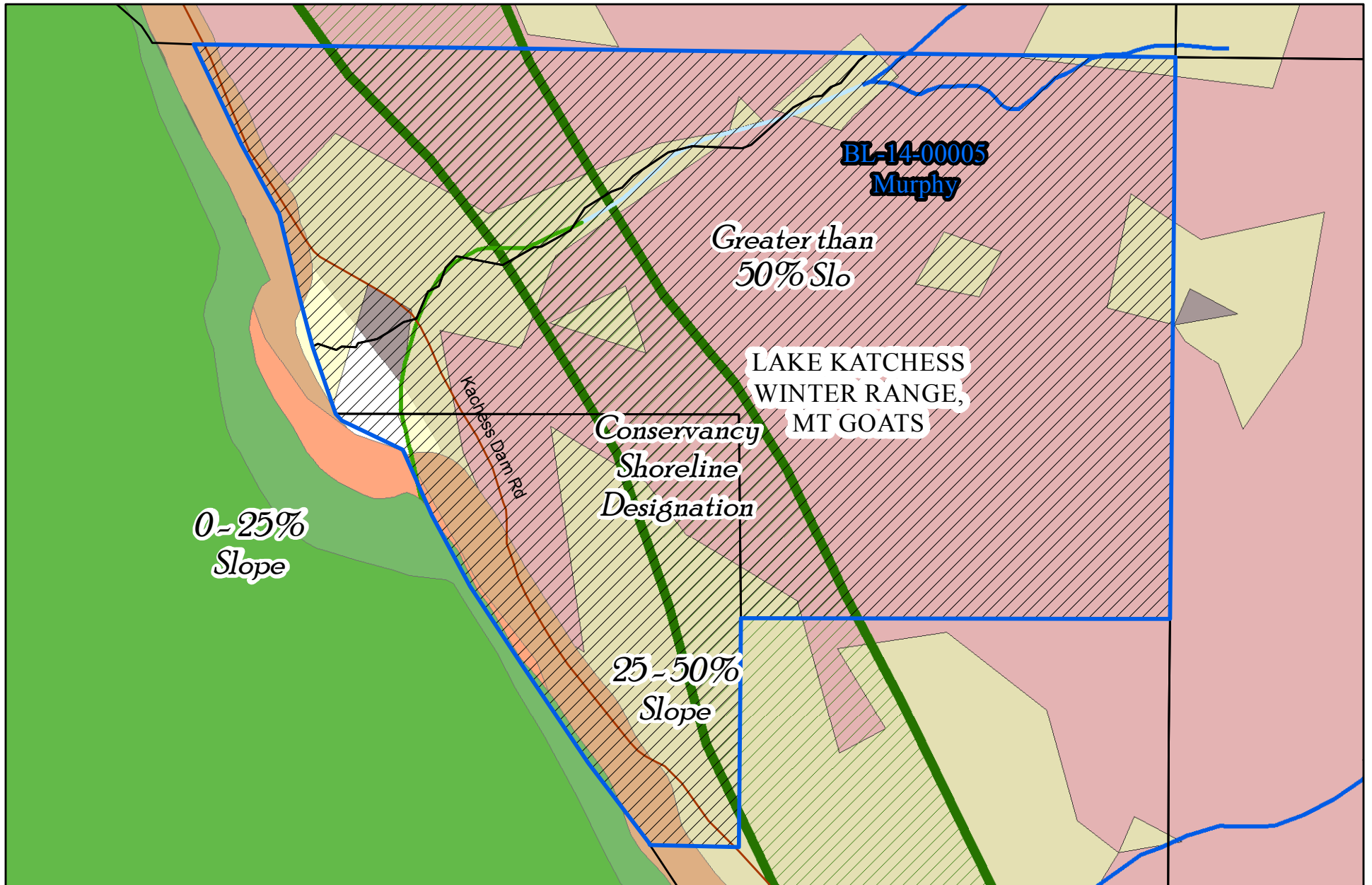




Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

BL-14-00005
Murphy

Air Photo
Vertical



BL-14-00005
Murphy

Critical Areas
Map

Critical Areas Checklist

Wednesday, March 05, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?

Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?



Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



U.S. Fish & Wildlife Service

National Wetlands Inventory

Branch of Resource and Mapping Support

Enter Classification code: (Example: **L1UB1Hx**)

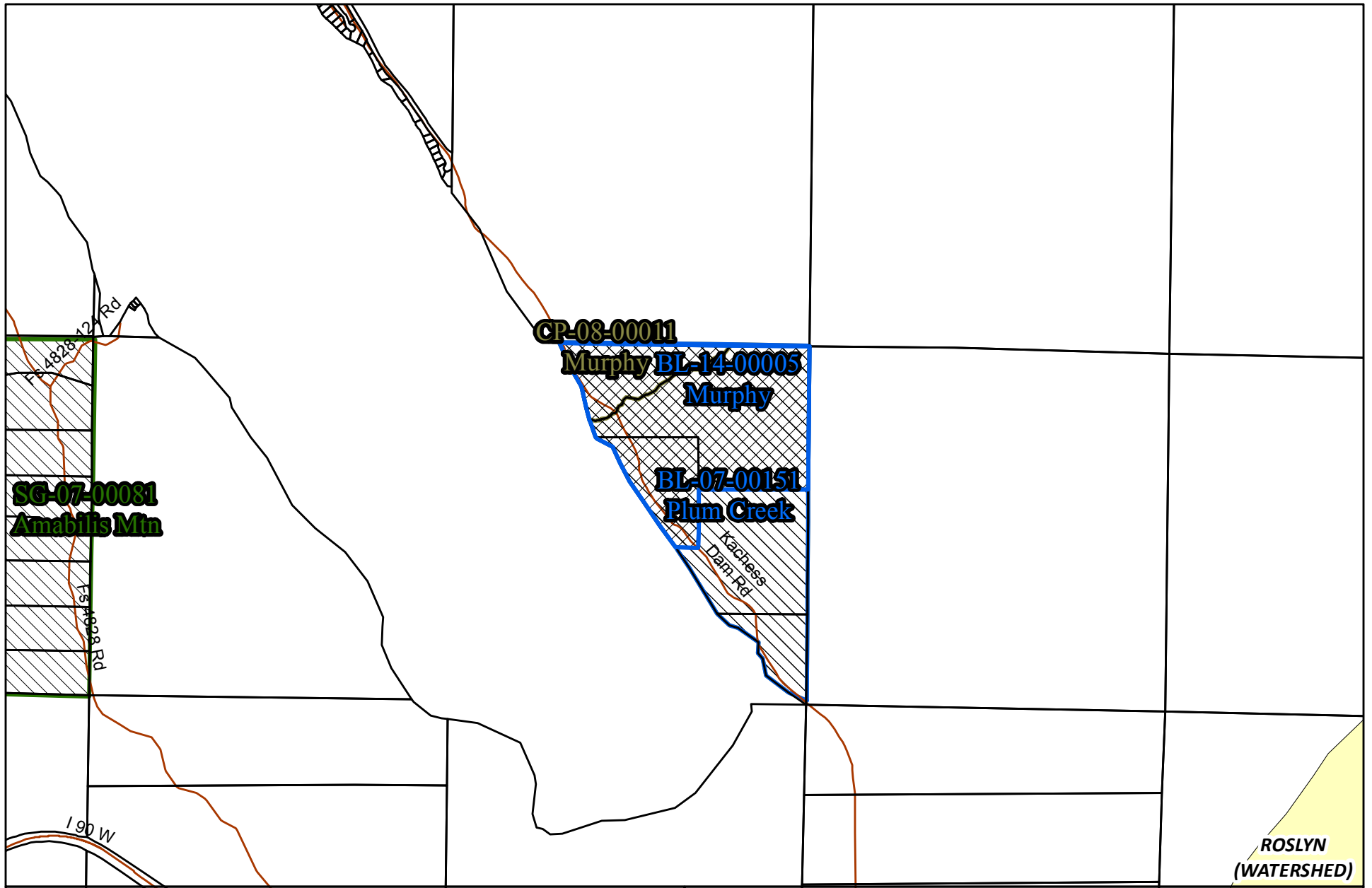
For geographically specific information* (optional), please enter a State code: (Example: **TX** for Texas)

Description for code **L2USCh**:

- L** System **LACUSTRINE**: The Lacustrine System includes wetlands and deepwater habitats with all of the following characteristics: 1. situated in a topographic depression or a dammed river channel; 2. lacking trees, shrubs, persistent emergents, emergent mosses or lichens with greater than 30% areal coverage; 3. total area exceeds 8 hectares (20 acres).
- 2** Subsystem **LITTORAL**: All wetland habitats in the Lacustrine System. Extends from shoreward boundary to 2 meters (6.6 feet) below annual low water or to the maximum extent of nonpersistent emergents, if these grow at depths greater than 2 meters.
- US** Class **UNCONSOLIDATED SHORE**: Includes all wetland habitats having two characteristics: (1) unconsolidated substrates with less than 75 percent areal cover of stones, boulders or bedrock and; (2) less than 30 percent areal cover of vegetation. Landforms such as beaches, bars, and flats are included in the Unconsolidated Shore class.
- Subclass :

Modifier(s):

- C** WATER REGIME **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.
- h** SPECIAL MODIFIER **Diked/Impounded**: These wetlands have been created or modified by a man-made barrier or dam which obstructs the inflow or outflow of water. The descriptors 'diked' and 'impounded' have been combined into a single modifier since the observed effect on wetlands is similar. They have been combined here due to image interpretation limitations. For clarification of the extent of impoundment see discussion of Lacustrine System limits.



BL-14-00005
Murphy

Regional Land Use
Map

Jeff Watson

From: Jeff Watson
Sent: Wednesday, March 05, 2014 3:02 PM
To: 'brianmurphy@comcast.net'
Subject: FW: Boundary Line Adjustment Application
Attachments: BL-14-00005 Murphy Existing and Proposed Parcels Staff Generated.pdf

Mr. Murphy,

I am doing the initial processing of your boundary line adjustment application. In setting up the file for others to review I have generated a generalized depiction of the current parcels and proposed changes. The preliminary survey contains quite a bit of information which makes it difficult to distinguish the basic parameters of the proposal. Please review the attached and indicate to me whether I have captured your proposal in general terms. I will add what I have and send it out for comment for now; if I missed something or made an incorrect interpretation we can make the appropriate changes before a final determination.

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Jeff Watson

From: Jeff Watson
Sent: Wednesday, March 05, 2014 2:14 PM
To: Brian E. Murphy (brianmurphy@comcast.com)
Subject: Boundary Line Adjustment Application
Attachments: BL-14-00005 Murphy Existing and Proposed Parcels Staff Generated.pdf

Mr. Murphy,

I am doing the initial processing of your boundary line adjustment application. In setting up the file for others to review I have generated a generalized depiction of the current parcels and proposed changes. The preliminary survey contains quite a bit of information which makes it difficult to distinguish the basic parameters of the proposal. Please review the attached and indicate to me whether I have captured your proposal in general terms. I will add what I have and send it out for comment for now; if I missed something or made an incorrect interpretation we can make the appropriate changes before a final determination.

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

KITTITAS COUNTY, WASHINGTON

BOUNDARY LINE
ADJUSTMENT
NO. BLA-07-151

LOT LINE ADJUSTMENT
A PORTION OF
SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

03/19/2008 01:03:34 PM V: 34 P: 235 200803190067 VOL./PAGE

1118.05 Boundary Line Adjustment Page 1 of 3



34-235

SCALE: 1 INCH = 300 FT.

PORTION OF:
SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.



FOUND 2" IRON PIPE WITH 3" BRASS CAP WITNESS CORNER TO MEANDER CORNER (9/6/07)

FOUND 2" IRON PIPE WITH 3" BRASS CAP (8/24/07)



FOUND 2" IRON PIPE WITH 3" BRASS CAP (8/22/07)



MERIDIAN

PER RECORD OF SURVEY FILED UNDER BOOK 8 OF SURVEYS, PAGE 32 UNDER KITTITAS COUNTY AUDITOR'S NUMBER 450311

BASIS OF BEARINGS

N00°35'37"W BETWEEN FOUND MONUMENTS AT THE SOUTHEAST AND NORTHEAST SECTION CORNERS FOR SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.

NOTES

- INSTRUMENTATION FOR THIS SURVEY WAS A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST, 2007, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
- NEW LOT CORNERS TO BE SET.

ORIGINAL LEGAL DESCRIPTIONS

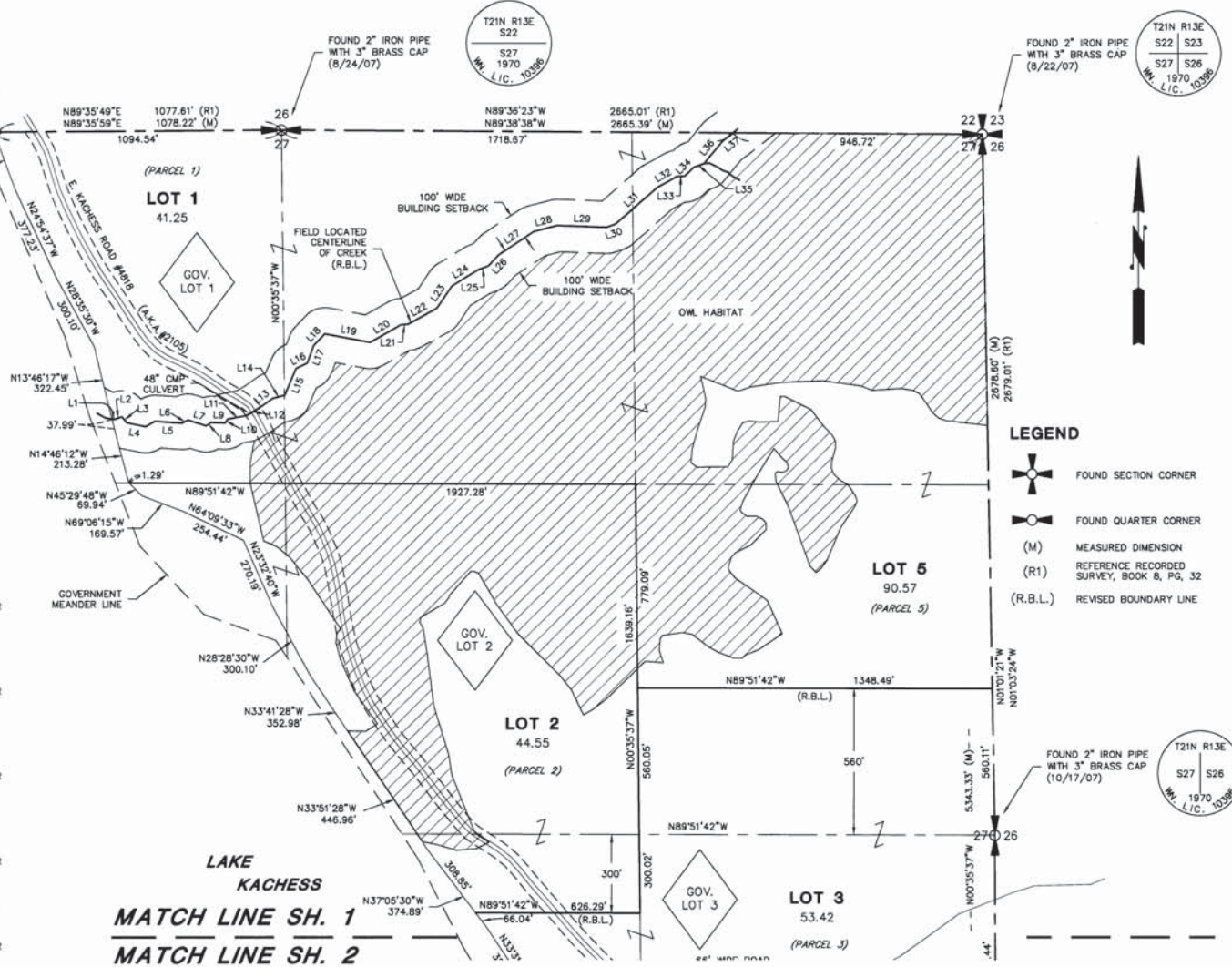
PARCEL 1 (TAX ACCOUNT NO. 21-13-27000-0002) 25.34 ACRES
GOVERNMENT LOT 1 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;
EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS.

PARCEL 2 (TAX ACCOUNT NO. 21-13-27000-0003) 39.45 ACRES
GOVERNMENT LOT 2 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;
EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS.

PARCEL 3 (TAX ACCOUNT NO. 21-13-27000-0004) 53.34 ACRES
GOVERNMENT LOT 3 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;
EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS.

PARCEL 4 (TAX ACCOUNT NO. 21-13-27000-0005) 20.30 ACRES
GOVERNMENT LOT 4 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;
EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS.

PARCEL 5 (TAX ACCOUNT NO. 21-13-27000-0001) 123.82 ACRES
THE EAST HALF, EXCEPT GOVERNMENT LOTS 1, 2, 4 AND 4 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;
EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS.



- LEGEND**
- FOUND SECTION CORNER
 - FOUND QUARTER CORNER
 - (M) MEASURED DIMENSION
 - (R1) REFERENCE RECORDED SURVEY, BOOK 8, PG. 32
 - (R.B.L.) REVSIED BOUNDARY LINE

RECORDER'S CERTIFICATE
200803190067
FILED FOR RECORD THIS 19 DAY OF MARCH, 2008
AT 1:38 PM IN BOOK 27 OF 235 AT PAGE
AT THE REQUEST OF:
DAVID B. MATTHEWS
Auditor: *Garrett Pettit*
Deputy Auditor: *K. Hernandez*

LAND SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE OF THE SURVEY RECORDING ACT AT THE REQUEST OF PLUM CREEK TIMBER COMPANY IN MARCH 2008
DAVID B. MATTHEWS, PLS NO. 36804
Expire: 06/08/09



CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0108
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BOUNDARY LINE ADJUSTMENT FOR PLUM CREEK TIMBERLANDS, L.P.

DWN. BY	DATE	JOB NO.
DBM	3/17/08	26317
CHKD. BY	SCALE	SHEET
	1" = 300'	1 OF 3

KITTITAS COUNTY, WASHINGTON

BOUNDARY LINE
ADJUSTMENT
NO. BLA-07-151

LOT LINE ADJUSTMENT
A PORTION OF
SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

03/19/2008 01:03:34 PM V: 34 P: 236 200803190067
1118 00 Boundary Line Adjustment
Kittitas County Auditor

VOL./PAGE

34-236

SCALE: 1 INCH = 300 FT.

PORTION OF:
SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.



LEGEND

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- (M) MEASURED DIMENSION
- (R1) REFERENCE RECORDED SURVEY, BOOK 8, PG. 32
- (R.B.L.) REVERSED BOUNDARY LINE

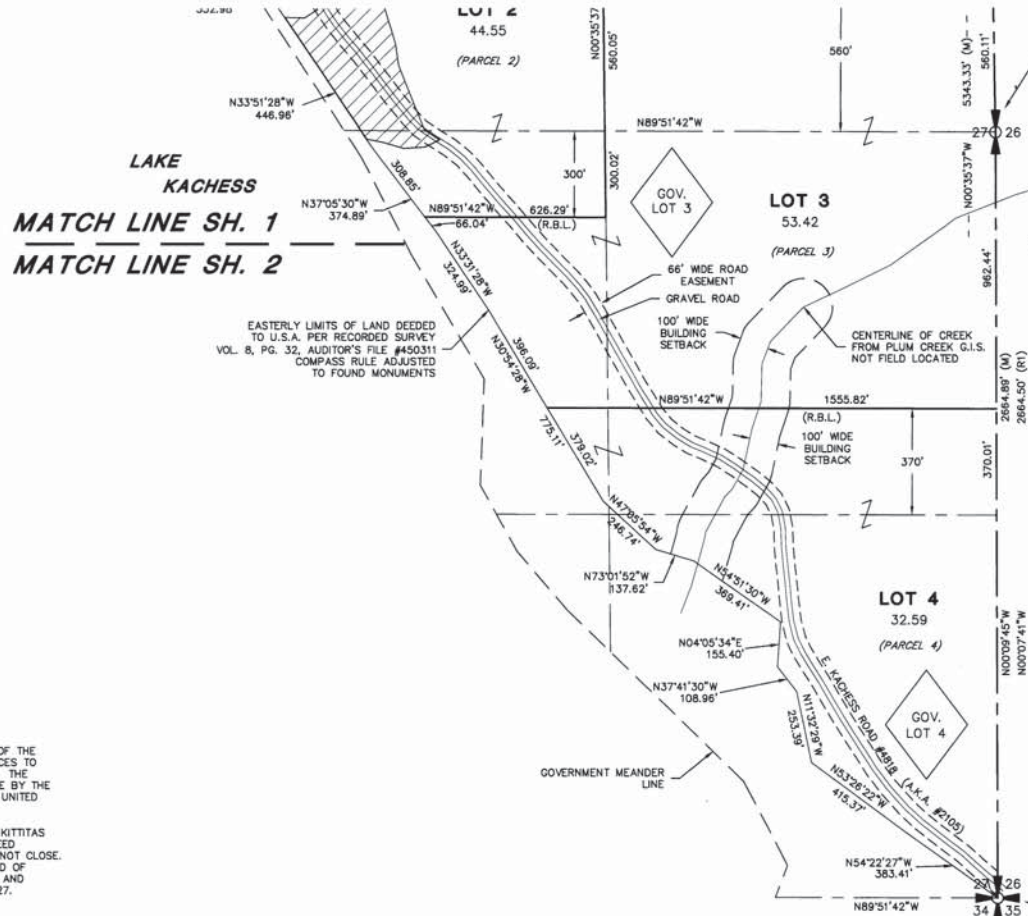
NOTE

THE BEARINGS AND DISTANCES SHOWN HEREON ALONG THE WESTERLY LIMITS OF THE BURLINGTON NORTHERN RAILROAD LAND ARE BALANCED BEARINGS AND DISTANCES TO COMPLY WITH INTENT OF THE ORIGINAL DEED DESCRIPTION AS SHOWN HEREON. THE ORIGINAL DEED DESCRIPTION FAR EXCEEDS THE REQUIRED CLOSURE ACCEPTABLE BY THE STANDARDS SET FORTH IN THE MANUAL OF SURVEYING INSTRUCTIONS - 1947, UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT.

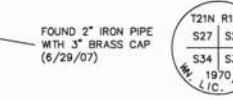
THIS NOTE APPEARS ON RECORD OF SURVEY, BOOK 8, PAGE 32, RECORDS OF KITTITAS COUNTY, WA. THIS STATEMENT HAS BEEN CONFIRMED TO BE CORRECT. THE DEED DESCRIPTION RECORDED UNDER KITTITAS COUNTY RECORDING NO. 45690 DOES NOT CLOSE. CONCEPT ENGINEERING, INC., HAS USED THE GEOMETRY SHOWN ON THIS RECORD OF SURVEY AND ADJUSTED THAT TO FIT THE FOUND SOUTHEAST SECTION CORNER AND WITNESS CORNER TO THE MEANDER CORNER ON THE NORTH LINE OF SECTION 27.

SUBJECT TO

1. EASEMENT FOR ROADS IN FAVOR OF UNITED STATES OF AMERICA, RECORDING NO. 338309.
2. EASEMENT FOR RIGHT OF WAY FOR A ROAD IN FAVOR OF UNITED STATES OF AMERICA, RECORDING NO. 288146.
3. EASEMENT FOR ROADS IN FAVOR OF UNITED STATES OF AMERICA, RECORDING NO. 473238.
4. RESERVATIONS AND EXCEPTIONS RESERVED BY PCTC, INC., A DELAWARE CORPORATION, RECORDING NO. 521473 AND MODIFIED UNDER THE FOLLOWING RECORDING NOS.: 521474, 521475, 536887, 539737, 546455, 554263, 556252, 556253, 199604080028, 199605090013 AND 199605090017.



LINE	BEARING	LENGTH
L1	N78°47'20"W	7.73'
L2	N71°08'59"E	31.83'
L3	N39°48'38"W	29.94'
L4	N78°42'59"W	71.90'
L5	N86°08'22"W	104.46'
L6	N61°20'52"E	24.87'
L7	N72°59'10"W	72.72'
L8	N57°54'48"E	24.45'
L9	N87°03'19"W	52.29'
L10	N31°24'02"E	17.17'
L11	N78°54'51"E	72.70'
L12	N59°03'36"E	59.32'
L13	N54°18'36"E	60.00'
L14	N75°34'08"E	47.99'
L15	N22°57'51"E	110.89'
L16	N64°04'42"E	47.16'
L17	N20°52'04"E	72.98'
L18	N43°09'53"E	59.25'
L19	N78°20'56"W	175.47'
L20	N60°11'52"E	135.16'
L21	N84°26'25"E	27.77'
L22	N61°53'48"E	124.77'
L23	N33°20'08"E	101.92'
L24	N58°23'44"E	116.37'
L25	N68°44'59"E	42.73'
L26	N43°09'53"E	58.49'
L27	N56°35'17"E	161.14'
L28	N75°18'32"E	90.71'
L29	N87°53'03"W	189.14'
L30	N70°09'10"E	35.24'
L31	N48°27'37"E	210.24'
L32	N61°02'43"E	89.15'
L33	N87°11'59"E	29.68'
L34	N45°18'07"E	46.33'
L35	N69°32'03"E	42.97'
L36	N38°52'24"E	109.83'
L37	N51°57'40"E	52.30'



CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0108
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BOUNDARY LINE ADJUSTMENT FOR PLUM CREEK TIMBERLANDS, L.P.		
DWN. BY DBM	DATE 3/17/08	JOB NO. 26317
CHKD. BY	SCALE 1" = 300'	SHEET 2 OF 3

LOT LINE ADJUSTMENT
A PORTION OF
SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.
KITTITAS COUNTY, WASHINGTON



PORITION OF:
SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.

REVISED LEGAL DESCRIPTIONS

LOT 1

THE NORTH HALF OF THE NORTH HALF OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M. LYING NORTHERLY OF THE CENTERLINE OF AN EXISTING CREEK, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;
THENCE NORTH 89°38'38" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 946.72 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 51°57'40" WEST A DISTANCE OF 52.30 FEET;
THENCE SOUTH 38°52'24" WEST A DISTANCE OF 109.83 FEET;
THENCE SOUTH 69°32'03" WEST A DISTANCE OF 42.97 FEET;
THENCE SOUTH 45°16'07" WEST A DISTANCE OF 46.33 FEET;
THENCE SOUTH 87°11'59" WEST A DISTANCE OF 29.68 FEET;
THENCE SOUTH 61°02'43" WEST A DISTANCE OF 89.15 FEET;
THENCE SOUTH 48°27'37" WEST A DISTANCE OF 210.24 FEET;
THENCE SOUTH 70°09'10" WEST A DISTANCE OF 35.24 FEET;
THENCE NORTH 87°53'03" WEST A DISTANCE OF 189.14 FEET;
THENCE SOUTH 75°18'52" WEST A DISTANCE OF 90.71 FEET;
THENCE SOUTH 58°35'17" WEST A DISTANCE OF 161.14 FEET;
THENCE SOUTH 43°09'53" WEST A DISTANCE OF 58.49 FEET;
THENCE SOUTH 68°44'59" WEST A DISTANCE OF 42.73 FEET;
THENCE SOUTH 58°23'44" WEST A DISTANCE OF 116.37 FEET;
THENCE SOUTH 33°20'08" WEST A DISTANCE OF 101.92 FEET;
THENCE SOUTH 61°15'46" WEST A DISTANCE OF 124.77 FEET;
THENCE SOUTH 84°26'25" WEST A DISTANCE OF 27.77 FEET;
THENCE SOUTH 60°11'52" WEST A DISTANCE OF 135.16 FEET;
THENCE NORTH 79°20'56" WEST A DISTANCE OF 175.47 FEET;
THENCE SOUTH 43°09'55" WEST A DISTANCE OF 59.25 FEET;
THENCE SOUTH 20°52'04" WEST A DISTANCE OF 72.98 FEET;
THENCE SOUTH 64°04'42" WEST A DISTANCE OF 47.16 FEET;
THENCE SOUTH 22°57'51" WEST A DISTANCE OF 110.89 FEET;
THENCE SOUTH 75°34'08" WEST A DISTANCE OF 47.99 FEET;
THENCE SOUTH 54°16'36" WEST A DISTANCE OF 60.00 FEET;
THENCE SOUTH 59°03'36" WEST A DISTANCE OF 59.32 FEET;
THENCE SOUTH 78°54'51" WEST A DISTANCE OF 72.70 FEET;
THENCE SOUTH 31°24'02" WEST A DISTANCE OF 17.17 FEET;
THENCE NORTH 87°03'19" WEST A DISTANCE OF 52.29 FEET;
THENCE SOUTH 57°54'48" WEST A DISTANCE OF 24.45 FEET;
THENCE NORTH 72°39'10" WEST A DISTANCE OF 72.72 FEET;
THENCE SOUTH 61°20'32" WEST A DISTANCE OF 24.67 FEET;
THENCE NORTH 86°06'22" WEST A DISTANCE OF 104.46 FEET;
THENCE NORTH 78°42'59" WEST A DISTANCE OF 71.90 FEET;
THENCE NORTH 39°46'38" WEST A DISTANCE OF 29.94 FEET;
THENCE SOUTH 71°08'39" WEST A DISTANCE OF 31.83 FEET;
THENCE NORTH 78°47'20" WEST A DISTANCE OF 7.73 FEET, MORE OR LESS, TO THE EAST MARGIN OF THAT PORTION OF SAID SECTION 27 CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS BY WARRANTY DEED FILED UNDER KITTITAS COUNTY RECORDING NO. 45690, AND THE TERMINUS OF THIS CREEK CENTERLINE DESCRIPTION;

EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS BY WARRANTY DEED FILED UNDER KITTITAS COUNTY RECORDING NO. 45690;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 2

GOVERNMENT LOT 2 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.; TOGETHER WITH THE NORTH 300.00 FEET OF GOVERNMENT LOT 3 OF SAID SECTION 27 LYING WESTERLY OF THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID GOVERNMENT LOT 2;

EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS BY WARRANTY DEED FILED UNDER KITTITAS COUNTY RECORDING NO. 45690;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 3

GOVERNMENT LOT 3 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.; EXCEPT THE SOUTH 370.00 FEET THEREOF;

AND EXCEPT THE NORTH 300.00 FEET OF SAID GOVERNMENT LOT 3 LYING WESTERLY OF THE SOUTHERLY PROJECTION OF THE EAST LINE OF GOVERNMENT LOT 2 OF SAID SECTION 27;

TOGETHER WITH THE SOUTH 560.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS BY WARRANTY DEED FILED UNDER KITTITAS COUNTY RECORDING NO. 45690;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 4

GOVERNMENT LOT 4 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.; TOGETHER WITH THE SOUTH 370.00 FEET OF GOVERNMENT LOT 3 OF SAID SECTION 27;

EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS BY WARRANTY DEED FILED UNDER KITTITAS COUNTY RECORDING NO. 45690;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

LOT 5

THE NORTH HALF OF THE NORTH HALF OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M. LYING SOUTHERLY OF THE CENTERLINE OF AN EXISTING CREEK, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;
THENCE NORTH 89°38'38" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 946.72 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 51°57'40" WEST A DISTANCE OF 52.30 FEET;
THENCE SOUTH 38°52'24" WEST A DISTANCE OF 109.83 FEET;
THENCE SOUTH 69°32'03" WEST A DISTANCE OF 42.97 FEET;
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THENCE SOUTH 87°11'59" WEST A DISTANCE OF 29.68 FEET;
THENCE SOUTH 61°02'43" WEST A DISTANCE OF 89.15 FEET;
THENCE SOUTH 48°27'37" WEST A DISTANCE OF 210.24 FEET;
THENCE SOUTH 70°09'10" WEST A DISTANCE OF 35.24 FEET;
THENCE NORTH 87°53'03" WEST A DISTANCE OF 189.14 FEET;
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THENCE SOUTH 33°20'08" WEST A DISTANCE OF 101.92 FEET;
THENCE SOUTH 61°15'46" WEST A DISTANCE OF 124.77 FEET;
THENCE SOUTH 84°26'25" WEST A DISTANCE OF 27.77 FEET;
THENCE SOUTH 60°11'52" WEST A DISTANCE OF 135.16 FEET;
THENCE NORTH 79°20'56" WEST A DISTANCE OF 175.47 FEET;
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THENCE SOUTH 22°57'51" WEST A DISTANCE OF 110.89 FEET;
THENCE SOUTH 75°34'08" WEST A DISTANCE OF 47.99 FEET;
THENCE SOUTH 54°16'36" WEST A DISTANCE OF 60.00 FEET;
THENCE SOUTH 59°03'36" WEST A DISTANCE OF 59.32 FEET;
THENCE SOUTH 78°54'51" WEST A DISTANCE OF 72.70 FEET;
THENCE SOUTH 31°24'02" WEST A DISTANCE OF 17.17 FEET;
THENCE NORTH 87°03'19" WEST A DISTANCE OF 52.29 FEET;
THENCE SOUTH 57°54'48" WEST A DISTANCE OF 24.45 FEET;
THENCE NORTH 72°39'10" WEST A DISTANCE OF 72.72 FEET;
THENCE SOUTH 61°20'32" WEST A DISTANCE OF 24.67 FEET;
THENCE NORTH 86°06'22" WEST A DISTANCE OF 104.46 FEET;
THENCE NORTH 78°42'59" WEST A DISTANCE OF 71.90 FEET;
THENCE NORTH 39°46'38" WEST A DISTANCE OF 29.94 FEET;
THENCE SOUTH 71°08'39" WEST A DISTANCE OF 31.83 FEET;
THENCE NORTH 78°47'20" WEST A DISTANCE OF 7.73 FEET, MORE OR LESS, TO THE EAST MARGIN OF THAT PORTION OF SAID SECTION 27 CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS BY WARRANTY DEED FILED UNDER KITTITAS COUNTY RECORDING NO. 45690, AND THE TERMINUS OF THIS CREEK CENTERLINE DESCRIPTION;

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, EXCEPT THE SOUTH 560.00 FEET THEREOF;

EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS BY WARRANTY DEED FILED UNDER KITTITAS COUNTY RECORDING NO. 45690;

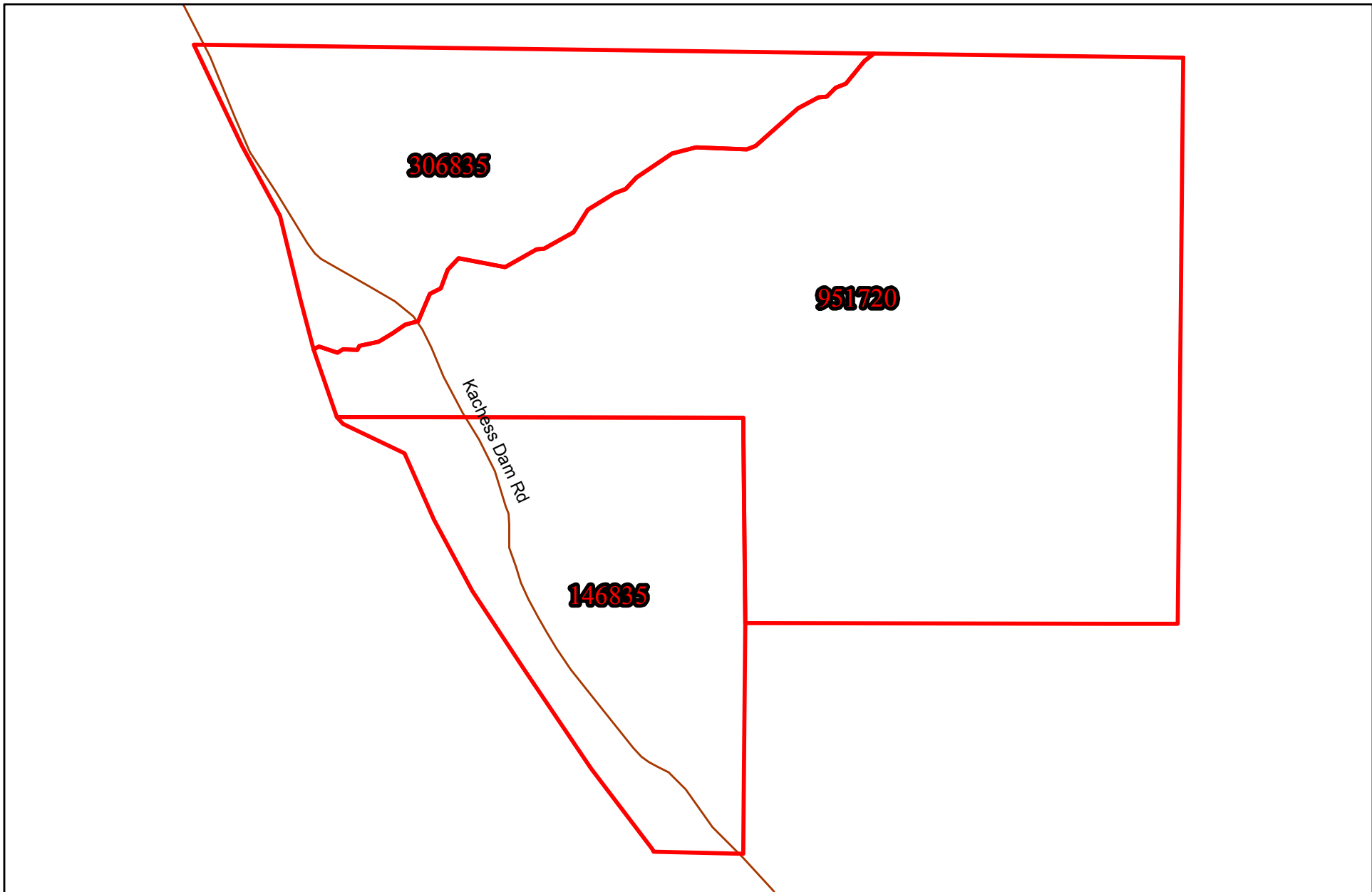
SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0108

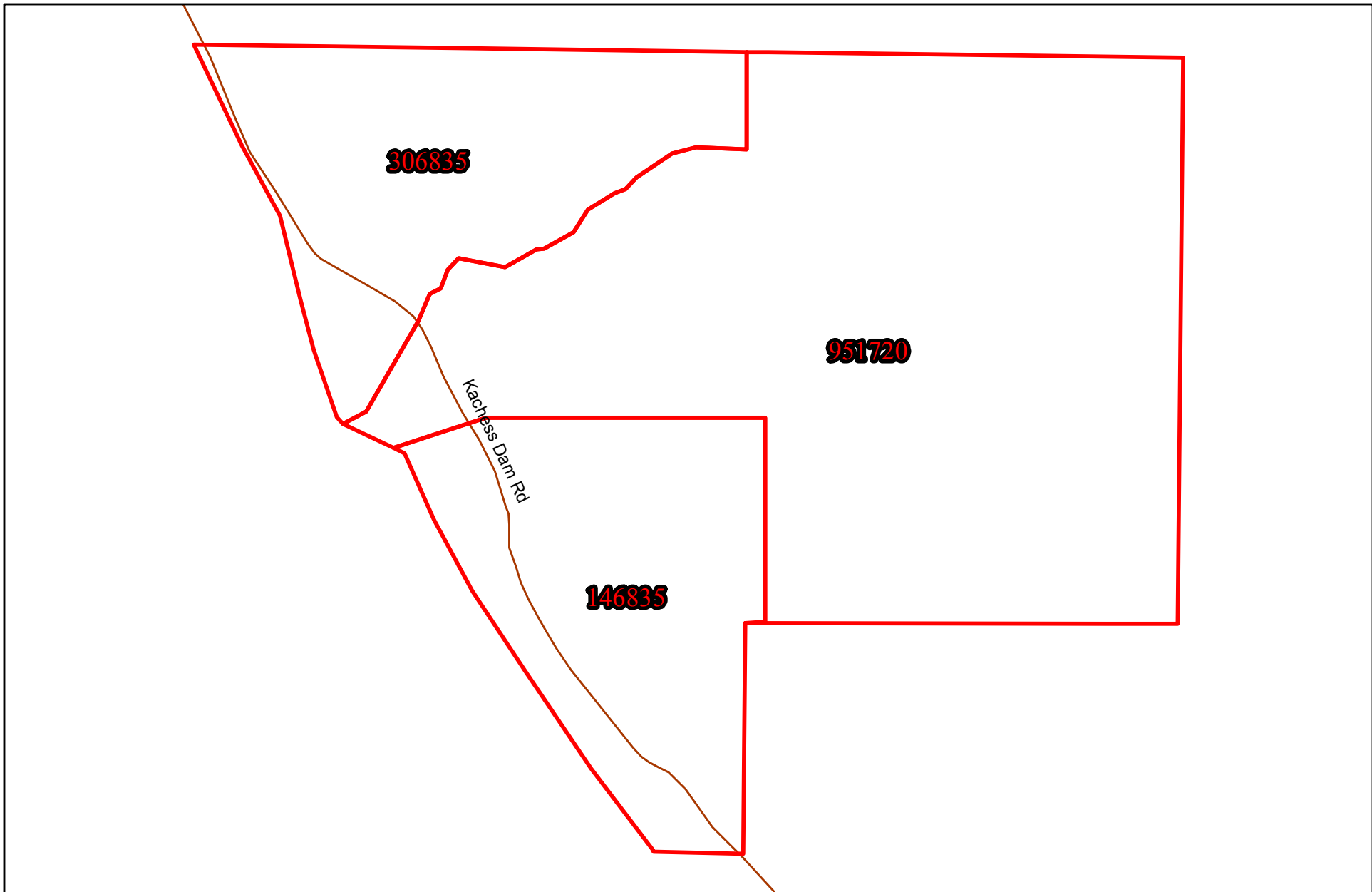
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BOUNDARY LINE ADJUSTMENT FOR PLUM CREEK TIMBERLANDS, L.P.		
DBM BY	DATE	JOB NO.
	3/17/08	26317
CHKD. BY	SCALE	SHEET
	N.A.	3 OF 3



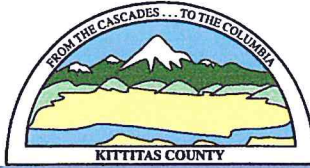
BL-14-00005
Murphy

Existing
Parcels



BL-14-00005
Murphy

Approximate Proposed
(Staff Generated)



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

"Building Partnerships - Building Communities"

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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
\$215.00	Kittitas County Public Health Department Environmental Health
\$595.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 2/5/14

RECEIPT # 20213

PAID

FEB 05 2014

KITTTITAS CO
DATE STAMP IN BOX
CDS

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: __Murphy at Loch Kachess LLC, Brian Murphy (president)
Mailing Address: __3121 Broadway East_____
City/State/ZIP: __Seattle, WA 98102_____
Day Time Phone: __206.799.2293_____
Email Address: brianmurphy@comcast.net_____

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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: Approximately mile 2.4,FS 4818 (AKA, East Kachess Road)
City/State/ZIP: Easton Wa. 98975

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

__Legal description listed on the Concept Engineering drawing

6. Property size: 176.37 _____(acres)

7. Land Use Information: Zoning: Commercial Forest Comp Plan Land Use Designation: Commercial Forest

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
<u>306835, 41.25 acres</u>	<u>41.25 ACRES</u>
<u>146835, 44.55 acres</u>	<u>44.55 ACRES</u>
<u>951720, 90.57 acres</u>	<u>90.57 acres</u>
_____	_____
_____	_____

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) 2-5-14

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: _____

KITTITAS COUNTY, WASHINGTON

BOUNDARY LINE
ADJUSTMENT
NO. **BL-14-00005**

LOT LINE ADJUSTMENT
A PORTION OF
SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

RECORDING NO. _____ VOL./PAGE _____

SCALE: 1 INCH = 300 FT.

PORTION OF:
SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.

LINE	BEARING	LENGTH
L12	N59°03'36"E	19.89'
L13	N54°16'36"E	46.00'
L14	N75°34'08"E	47.99'
L15	N22°57'51"E	110.89'
L16	N84°04'42"E	47.16'
L17	N20°52'04"E	72.98'
L18	N43°09'55"E	59.25'
L19	N79°20'56"W	175.47'
L20	N60°11'52"E	135.16'
L21	N84°26'25"E	27.77'
L22	N61°15'46"E	124.77'
L23	N33°20'08"E	101.92'
L24	N58°23'44"E	116.37'
L25	N68°44'59"E	42.73'
L26	N43°09'53"E	58.49'
L27	N56°35'17"E	161.14'
L28	N75°18'32"E	90.71'
L29	N87°53'03"W	189.14'

MERIDIAN

PER RECORD OF SURVEY FILED UNDER BOOK 8 OF SURVEYS,
PAGE 32 UNDER KITTITAS COUNTY AUDITOR'S NUMBER 450311

BASIS OF BEARINGS

N00°35'37"W BETWEEN FOUND MONUMENTS AT THE SOUTHEAST AND
NORTHEAST SECTION CORNERS FOR SECTION 27, TOWNSHIP 21 NORTH,
RANGE 13 EAST, W.M.

NOTES

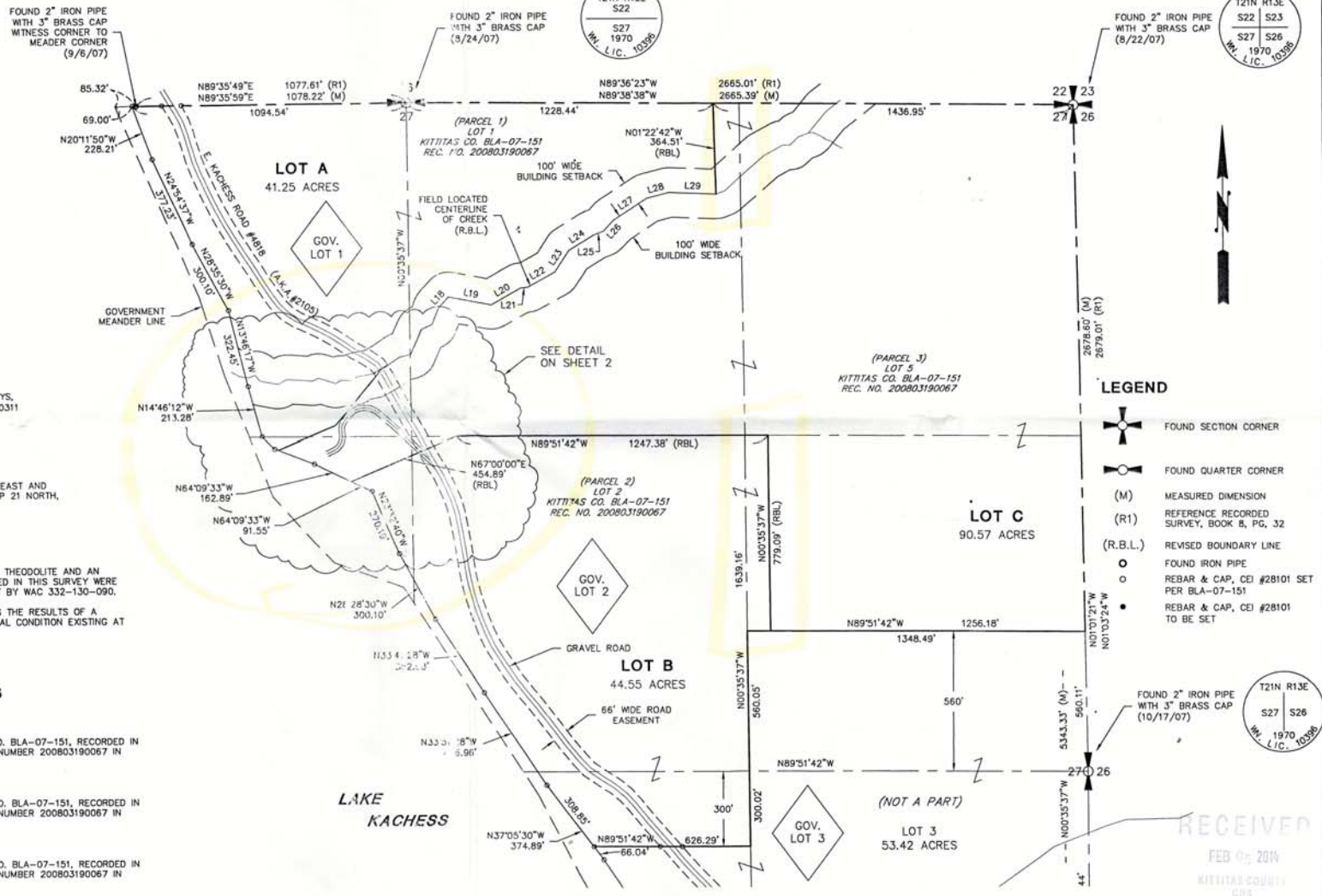
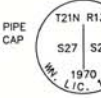
1. INSTRUMENTATION FOR THIS SURVEY WAS A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST, 2007, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
3. NEW LOT CORNERS TO BE SET.

ORIGINAL LEGAL DESCRIPTIONS

PARCEL 1 (PARCEL NUMBER 306835) 41.25 ACRES
LOT 1, KITTITAS COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA-07-151, RECORDED IN BOOK 34, PAGES 235 THROUGH 237 UNDER RECORDING NUMBER 200803190067 IN KITTITAS COUNTY, WASHINGTON.

PARCEL 2 (PARCEL NUMBER 146835) 44.55 ACRES
LOT 2, KITTITAS COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA-07-151, RECORDED IN BOOK 34, PAGES 235 THROUGH 237 UNDER RECORDING NUMBER 200803190067 IN KITTITAS COUNTY, WASHINGTON.

PARCEL 3 (PARCEL NUMBER 951720) 90.57 ACRES
LOT 5, KITTITAS COUNTY BOUNDARY LINE ADJUSTMENT NO. BLA-07-151, RECORDED IN BOOK 34, PAGES 235 THROUGH 237 UNDER RECORDING NUMBER 200803190067 IN KITTITAS COUNTY, WASHINGTON.



- LEGEND**
- FOUND SECTION CORNER
 - FOUND QUARTER CORNER
 - (M) MEASURED DIMENSION
 - (R1) REFERENCE RECORDED SURVEY, BOOK 8, PG. 32
 - (R.B.L.) REVISED BOUNDARY LINE
 - FOUND IRON PIPE
 - REBAR & CAP, CEI #28101 SET PER BLA-07-151
 - REBAR & CAP, CEI #28101 TO BE SET

RECEIVED
FEB 05 2014
KITTITAS COUNTY
CDS

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____
AT _____ M IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF:
DAVID B. MATTHEWS
AUDITOR _____ DEPUTY AUDITOR _____

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE OF THE SURVEY RECORDING ACT AT THE REQUEST OF BRIAN MURPHY IN _____ 20____

David B. Matthews
DAVID B. MATTHEWS, PLS NO. 36804



CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0108

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BOUNDARY LINE ADJUSTMENT FOR BRIAN MURPHY

DWN. BY DBM	DATE 2/4/14	JOB NO. 33109
CHKD. BY	SCALE 1" = 300'	SHEET 1 OF 2

KITTITAS COUNTY, WASHINGTON
 BOUNDARY LINE
 ADJUSTMENT
 NO. _____

LOT LINE ADJUSTMENT
 A PORTION OF
SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

RECORDING NO.	VOL./PAGE
SCALE: 1 INCH = 100 FT.	
PORTION OF: SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M.	

LEGEND

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- (M) MEASURED DIMENSION
- (R1) REFERENCE RECORDED SURVEY, BOOK 8, PG. 32
- (R.B.L.) REVISED BOUNDARY LINE
- FOUND IRON PIPE
- REBAR & CAP, CEI #28101 SET PER BLA-07-151
- REBAR & CAP, CEI #28101 TO BE SET

LOT AREAS

BEFORE ADJUSTMENT	AFTER ADJUSTMENT
PARCEL 1: 41.25 ACRES	LOT A: 41.25 ACRES
PARCEL 2: 44.55 ACRES	LOT B: 44.55 ACRES
PARCEL 3: 90.57 ACRES	LOT C: 90.57 ACRES

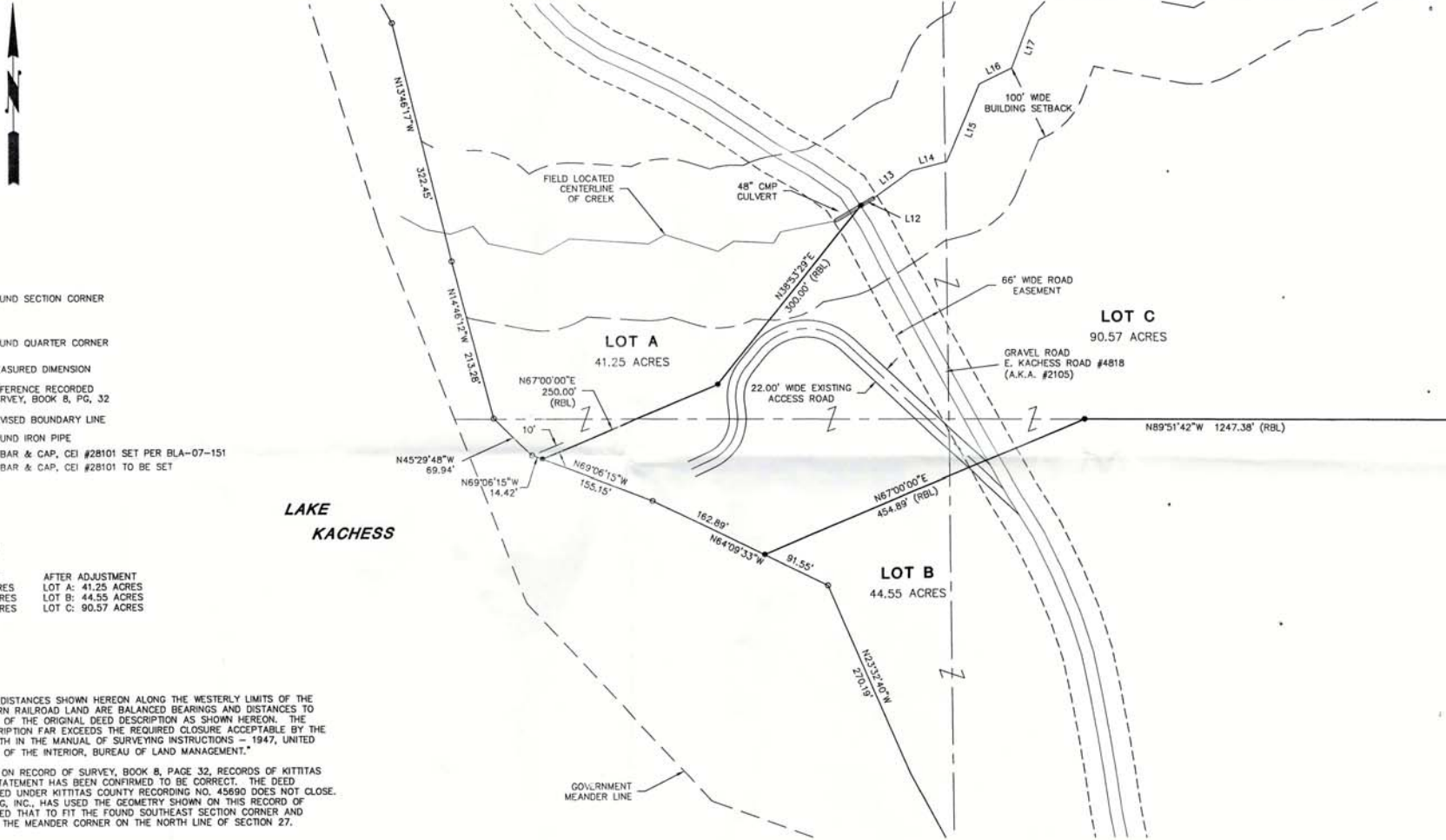
NOTE

"THE BEARINGS AND DISTANCES SHOWN HEREON ALONG THE WESTERLY LIMITS OF THE BURLINGTON NORTHERN RAILROAD LAND ARE BALANCED BEARINGS AND DISTANCES TO COMPLY WITH INTENT OF THE ORIGINAL DEED DESCRIPTION AS SHOWN HEREON. THE ORIGINAL DEED DESCRIPTION FAR EXCEEDS THE REQUIRED CLOSURE ACCEPTABLE BY THE STANDARDS SET FORTH IN THE MANUAL OF SURVEYING INSTRUCTIONS - 1947, UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT."

THIS NOTE APPEARS ON RECORD OF SURVEY, BOOK 8, PAGE 32, RECORDS OF KITTITAS COUNTY, WA. THIS STATEMENT HAS BEEN CONFIRMED TO BE CORRECT. THE DEED DESCRIPTION RECORDED UNDER KITTITAS COUNTY RECORDING NO. 45690 DOES NOT CLOSE. CONCEPT ENGINEERING, INC., HAS USED THE GEOMETRY SHOWN ON THIS RECORD OF SURVEY AND ADJUSTED THAT TO FIT THE FOUND SOUTHEAST SECTION CORNER AND WITNESS CORNER TO THE MEANDER CORNER ON THE NORTH LINE OF SECTION 27.

SUBJECT TO

- EASEMENT FOR ROADS IN FAVOR OF UNITED STATES OF AMERICA, RECORDING NO. 338309.
- EASEMENT FOR RIGHT OF WAY FOR A ROAD IN FAVOR OF UNITED STATES OF AMERICA, RECORDING NO. 288146.
- EASEMENT FOR ROADS IN FAVOR OF UNITED STATES OF AMERICA, RECORDING NO. 473238.
- RESERVATIONS AND EXCEPTIONS RESERVED BY PCTC, INC., A DELAWARE CORPORATION, RECORDING NO. 521473 AND MODIFIED UNDER THE FOLLOWING RECORDING NOS.: 521474, 521475, 536887, 539737, 548455, 554263, 556252, 556253, 199604080028, 199605090013 AND 199605090017.



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 FEB 05 2014
 KITTITAS COUNTY
 COJ



CONCEPT ENGINEERING, INC.
 455 Rainier Boulevard North
 Issaquah, Washington 98027
 (425) 392-8055 FAX (425) 392-0108
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BOUNDARY LINE ADJUSTMENT FOR BRIAN MURPHY		
DWN. BY DBM	DATE 2/4/14	JOB NO. 33109
CHKD. BY	SCALE 1" = 100'	SHEET 2 OF 2

February 5, 2014

Boundary Line Adjustment Attachment Narrative

Murphy at Loch Kachess LLC

Parcel Numbers:

306835, 41.25 acres

146835, 44.55 acres

951720, 90.57 acres

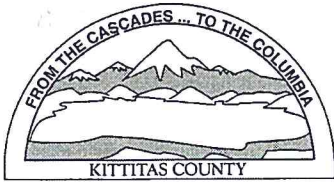
Summary

- No change in acreage for any of the parcels
- Current surveyors drawing and proposed drawing are attached
- Existing 22' foot driveway is included
- Water rights for all three parcels have been secured and recorded with Kittitas County effective November 18, 2013, reference # 201311180018
- The parcels do not contain wells, drain fields or existing buildings
- Current legal descriptions are contained within the attached drawings

Please direct any questions to:

Brian Murphy
3121 Broadway East
Seattle WA, 98102
206.799.2293
brianmurphy@comcast.net

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FEB 05 2014
KITTITAS COUNTY
555



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

RECEIPT NO.: 00020223

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028033

Date: 2/5/2014

Applicant: MURPHY AT LOCH KACHESS LLC

Type: check # 1114

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00005	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00005	BLA MAJOR FM FEE	65.00
BL-14-00005	PUBLIC WORKS BLA	90.00
BL-14-00005	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00