

## Kaycee Hathaway

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**From:** Kaycee Hathaway  
**Sent:** Monday, April 14, 2014 1:25 PM  
**To:** brianmurphy@comcast.net  
**Subject:** Preliminary Approval: BL-14-00005 Murphy Revised  
**Attachments:** BL-14-00005 Murphy Preliminary Approval Signed Revised.pdf; BL-14-00005 Murphy Comments FM.pdf; BL-14-00005 Murphy Comments PW.pdf

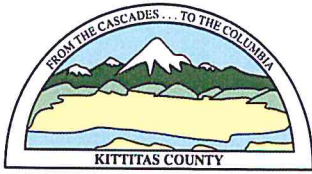
Dear Mr. Murphy,

Attached is a copy of your revised preliminary approval & agency comments. Please review the attached documents for revisions that need to be completed before final approval of this application. If you have any further question please feel free to contact me. Also, a hard copy of all attached documents will be sent to you via the US Postal Service.

Thank you,

Kaycee K Hathaway  
Community Development / Planner I  
411 N Ruby ST, Suite 2  
Ellensburg, WA 98926  
Phone: (509) 962- 7079  
Fax: (509) 962-7682  
Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.



## 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

April 2, 2014

Murphy at Lock Kachess LLC  
3121 Broadway East  
Seattle, WA 98102

RE: Murphy Boundary Line Adjustment, BL-14-00005

Map Number 21-13-27000-0001 Parcel Number 306835  
Map Number 21-13-27000-0002 Parcel Number 146835  
Map Number 21-13-27000-0005 Parcel Number 951720

Dear Applicant,

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 metes and bounds legal description or recorded survey displaying legal descriptions and 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. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 952-7079.

Sincerely,

Kaycee K Hathaway  
Staff Planner

BL-14-00005 Murphy Master File @ T:\CDS\Projects\BLAs\BL 2014\BL-14-00005 Murphy

## Jeff Watson

---

**From:** Brenda Larsen  
**Sent:** Thursday, March 27, 2014 12:11 PM  
**To:** Jeff Watson; 'brian murphy'  
**Subject:** RE: Boundary Line Adjustment Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

March 27, 2014

Jeff Watson  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Murphy (BL-14-00005)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- All future development must comply with the International Fire Code.

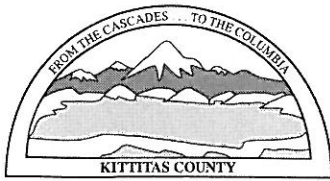
Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

*Brenda Larsen*  
*Kittitas County Fire Marshal*  
*509-962-7000*

---

**From:** Jeff Watson  
**Sent:** Thursday, March 27, 2014 10:01 AM  
**To:** 'brian murphy'  
**Cc:** Brenda Larsen  
**Subject:** RE: Boundary Line Adjustment Application



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, CDS  
FROM: Christina Wollman, Planner III *W*  
DATE: March 24, 2014  
SUBJECT: BL-14-00005 Murphy

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.



## Memo

**To:** Jeff Watson, CDS

**From:** Erin Moore, Environmental Health Technician

**Date:** March 6, 2014

**RE:** Murphy BL-14-00005

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After review of the proposed BLA, based on the information provided, there are no structures on the ownerships and all the land remains utilized in open area. It is stated in the narrative that currently there are no wells or septic systems on any of parcels that may be impacted by the movement of property lines within this ownership. It is also stated that water rights have been secured for all 3 parcels.

Please recommend for approval.

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



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

## Jeff Watson

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**From:** brian murphy <brianmurphy@comcast.net>  
**Sent:** Wednesday, March 05, 2014 4:03 PM  
**To:** Jeff Watson  
**Subject:** RE: Boundary Line Adjustment Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Jeff,

Looks to me like you have it exactly correct. I was told by staff that this was largely an administrative procedure. Is that correct? Once reviewed. I would bring in larger versions to be approved. Is that correct?

Thank you,

### *On Time, Under Budget, Fulfill the Vision*

Brian Murphy  
Murphy at Loch Kachess LLC  
3121 Broadway East  
Seattle, WA 98102  
206-799-2293

---

**From:** Jeff Watson [mailto:jeff.watson@co.kittitas.wa.us]  
**Sent:** Wednesday, March 05, 2014 3:02 PM  
**To:** 'brianmurphy@comcast.net'  
**Subject:** FW: Boundary Line Adjustment Application

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

---

**From:** Jeff Watson  
**Sent:** Wednesday, March 05, 2014 3:27 PM  
**To:** 'jhallisey@fs.fed.us'; 'klarned@fs.fed.us'  
**Subject:** BL-14-00005 Murphy  
**Attachments:** BL-14-00005 Murphy Master File 3.5.2014.pdf

### [BL-14-00005 Murphy Hyperlink to On-Line File](#)

Please review the attached boundary line adjustment file for FS comments and requirements.

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](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## 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,

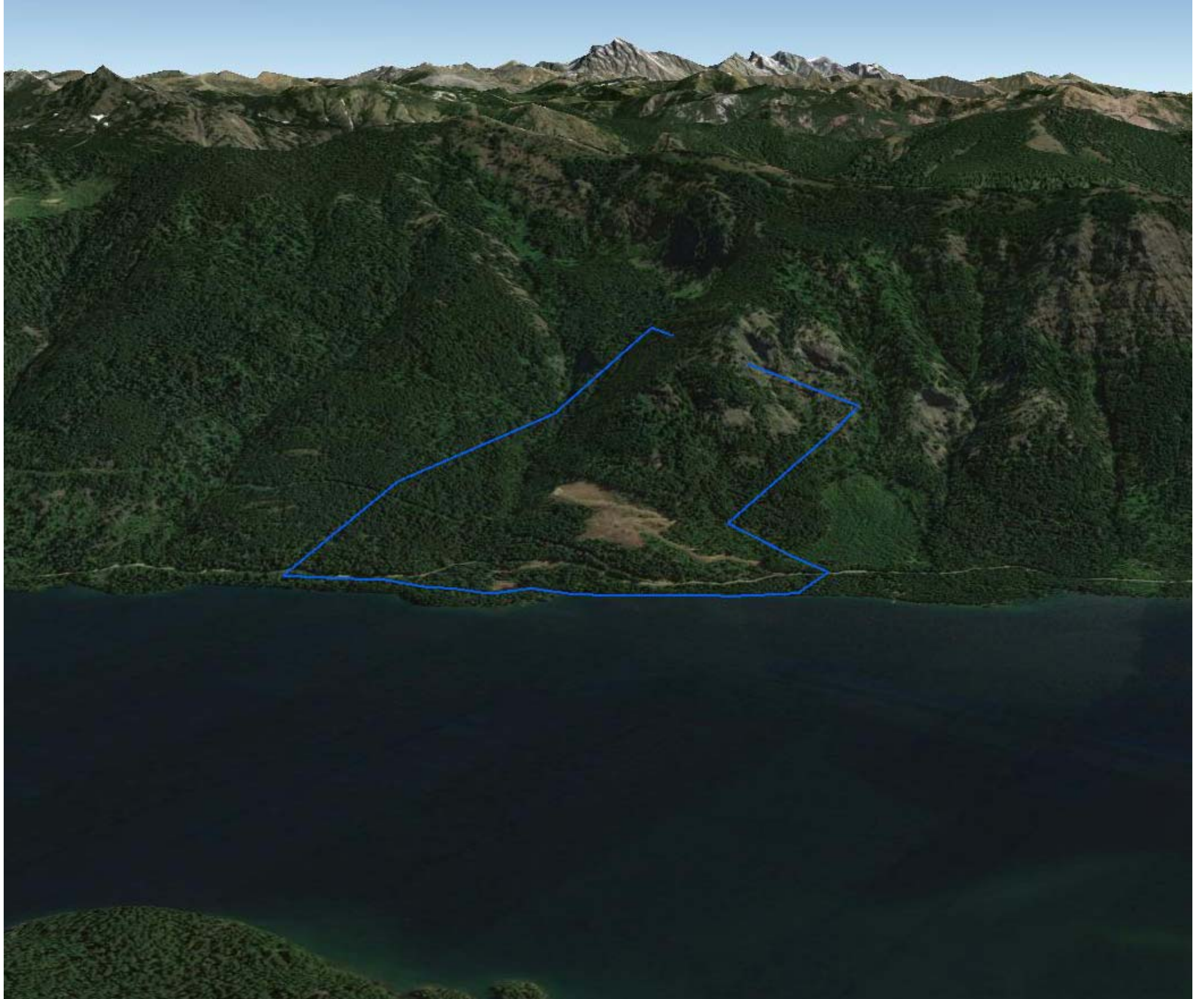
Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

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](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274









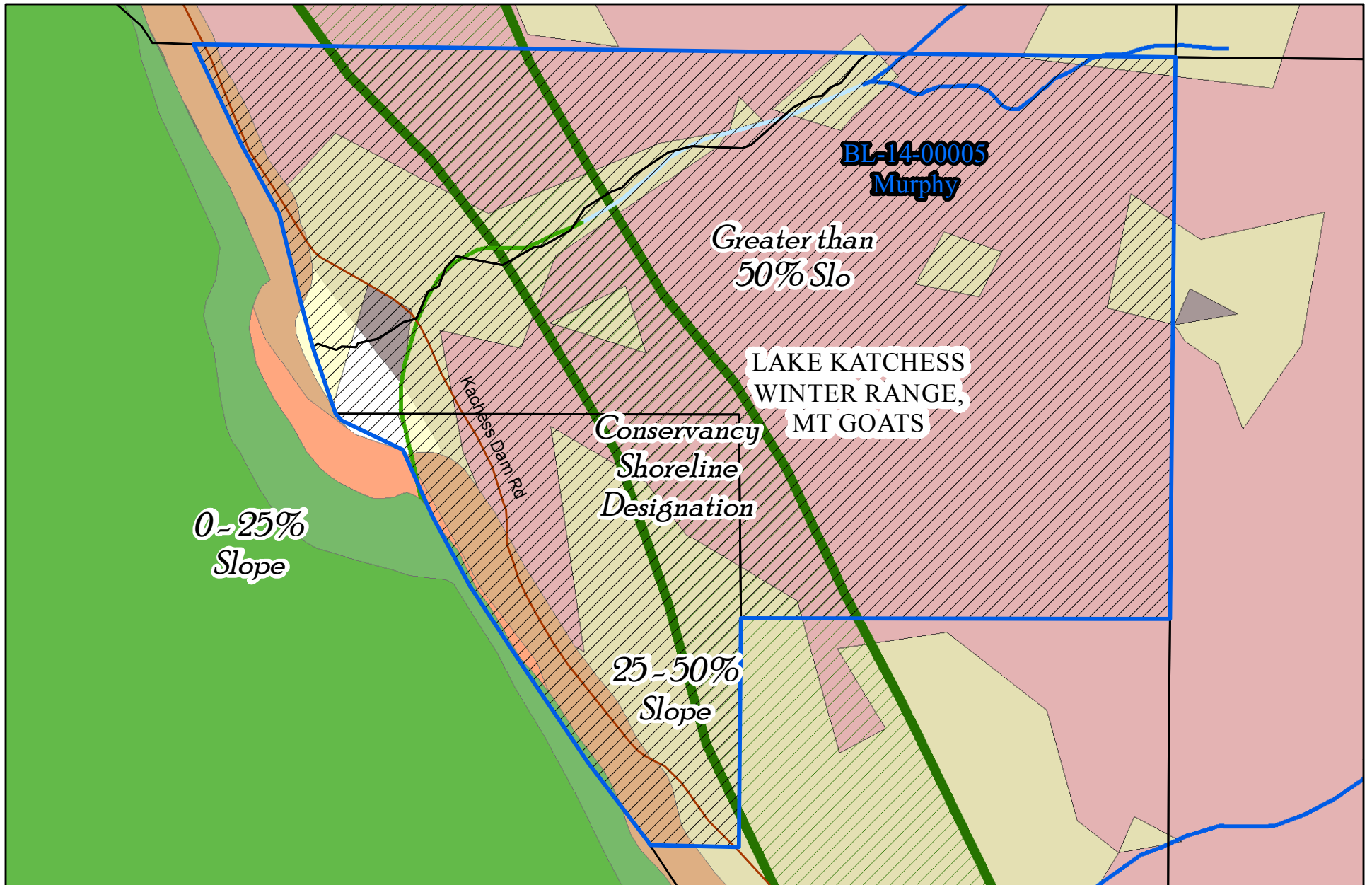


Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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 &amp; Wildlife Service

## National Wetlands Inventory

Branch of Resource and Mapping Support

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

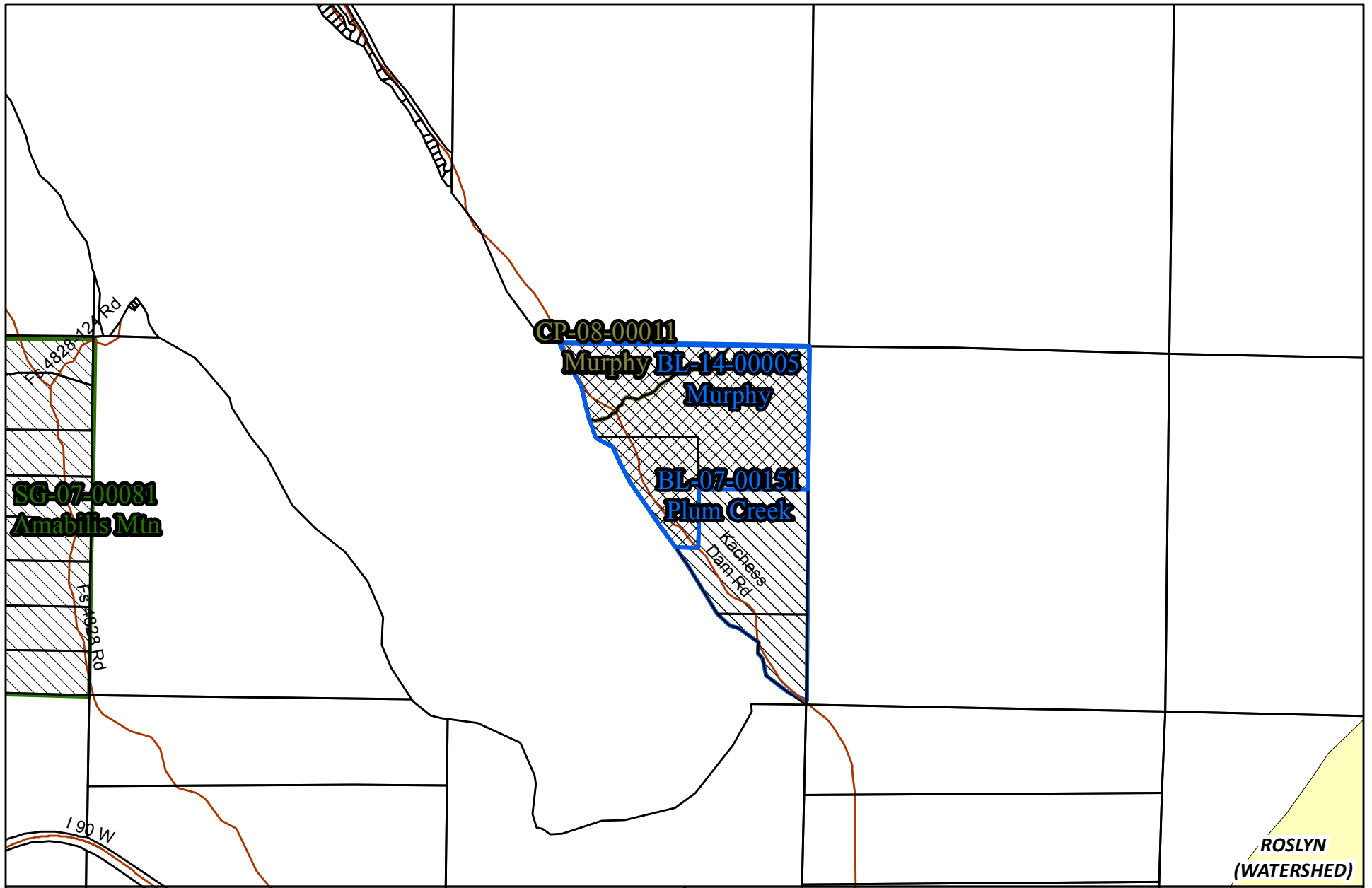
For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)

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](mailto: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](mailto: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**

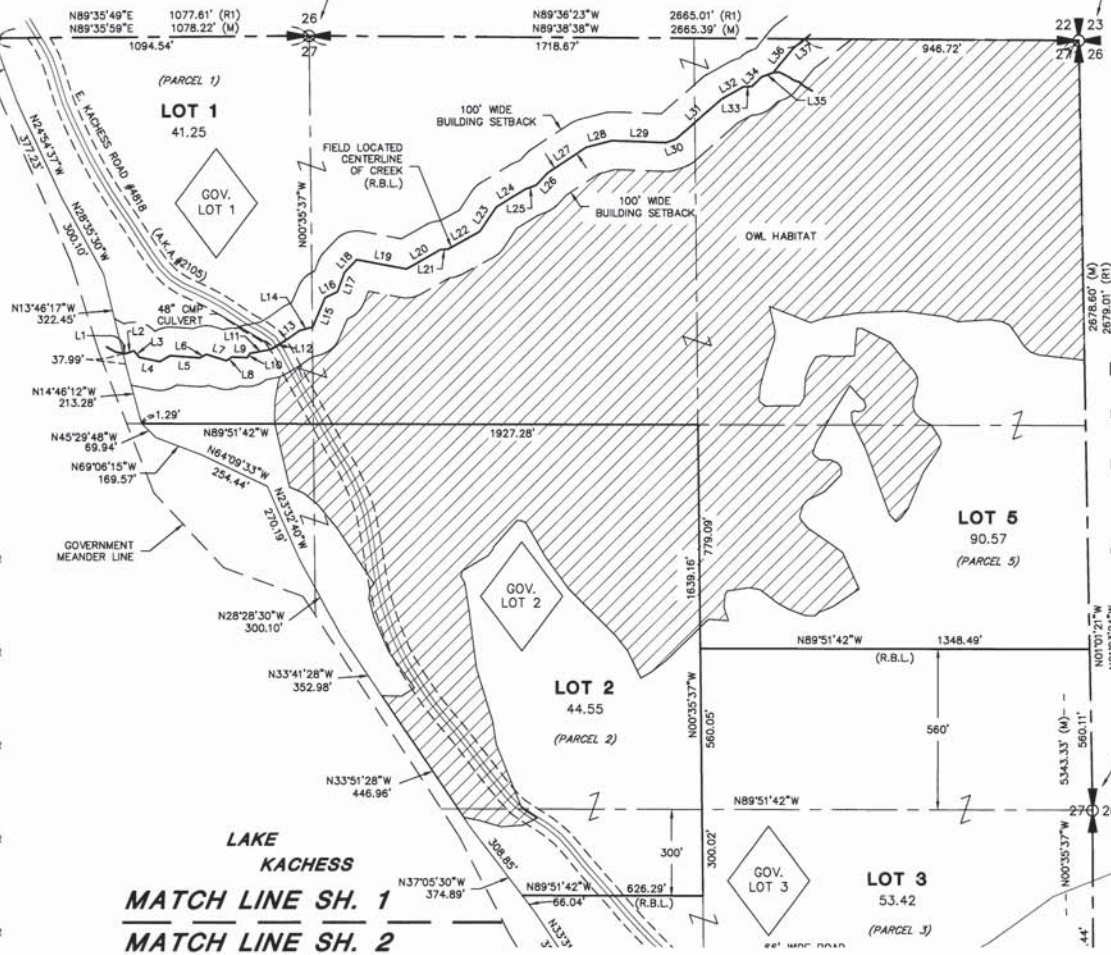
PARCEL 1 (TAX ACCOUNT NO. 21-13-27000-0002) 25.34 ACRES  
GOVERNMENT LOT 1 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;  
EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE UNITED STATES OF AMERICA FOR LAKE KACHESS.

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**

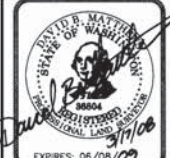
- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- (M) MEASURED DIMENSION
- (R1) REFERENCE RECORDED SURVEY, BOOK 8, PG. 32
- (R.B.L.) REVSIED BOUNDARY LINE

**RECORDER'S CERTIFICATE**

200803190067  
FILED FOR RECORD THIS 19 DAY OF MARCH, 2008  
AT 1:38 PM IN BOOK 24 OF 235 AT PAGE  
AT THE REQUEST OF:  
DAVID B. MATTHEWS  
*Garrett Pettit* Auditor  
*K. Hernandez* 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 PLUM CREEK TIMBER COMPANY IN MARCH 2008  
*David B. Matthews*  
DAVID B. MATTHEWS, PLS NO. 36804  
EXPIRES: 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 DBM	DATE 3/17/08	JOB NO. 26317
CHKD. BY	SCALE 1" = 300'	SHEET 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.**  
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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

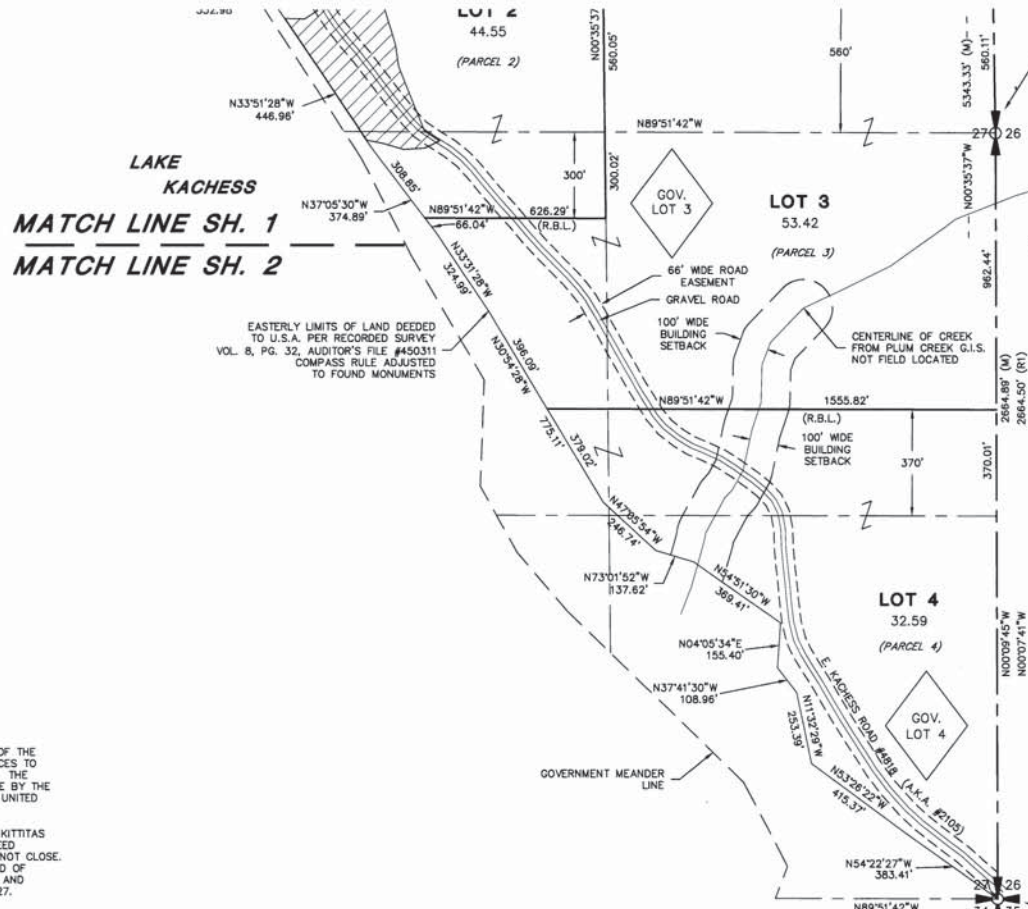
**NOTE**

\*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.\*

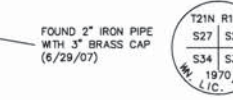
THIS NOTE APPEARS ON RECORD OF SURVEY, BOOK 8, PAGE 32, RECORDS OF KITTITAS COUNTY, WA. THIS STATEMENT HAS BEEN CONFIRMED TO BE CORRECT. THE DEED DESCRIPTION RECORDED UNDER KITTITAS COUNTY RECORDING NO. 45690 DOES NOT CLOSE. CONCEPT ENGINEERING, INC., HAS USED THE GEOMETRY SHOWN ON THIS RECORD OF SURVEY 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  
Copyright © 1999 Concept Engineering, Inc. All rights reserved.

**BOUNDARY LINE ADJUSTMENT FOR PLUM CREEK TIMBERLANDS, L.P.**

DWN. BY DBM	DATE 3/17/08	JOB NO. 26317
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**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;  
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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;  
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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;

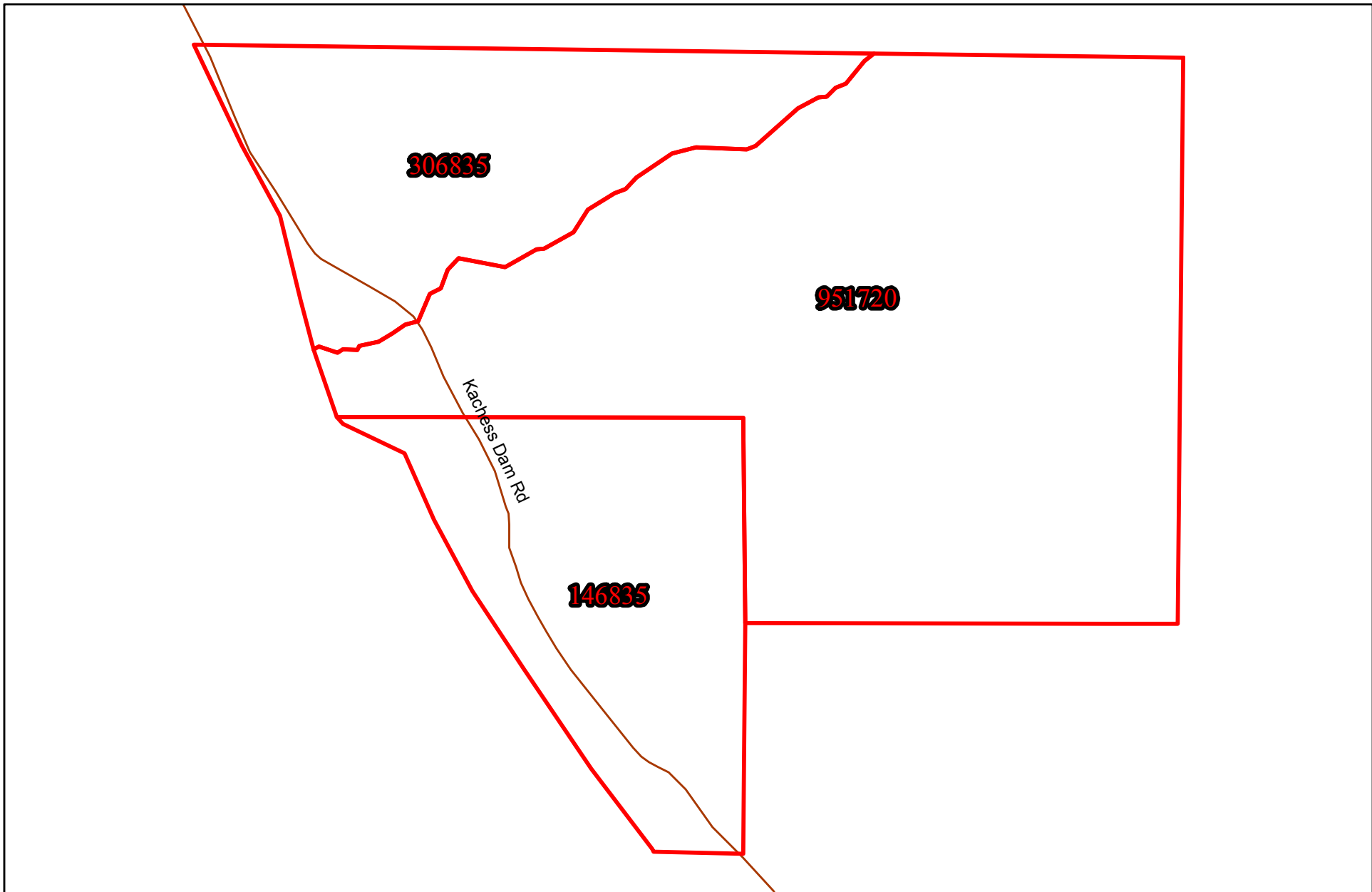
SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



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

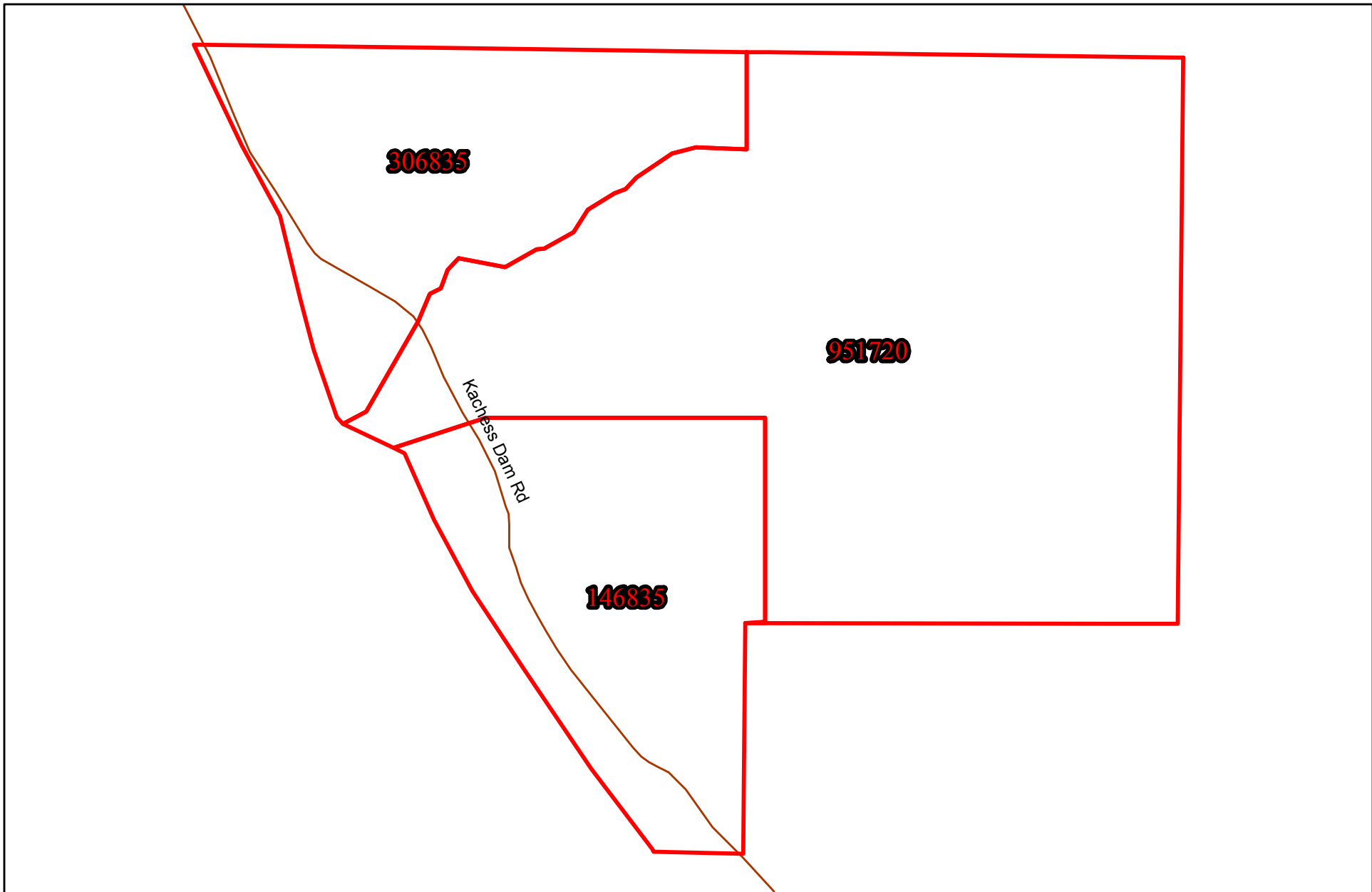
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BOUNDARY LINE ADJUSTMENT FOR PLUM CREEK TIMBERLANDS, L.P.		
DBM BY	DATE	JOB NO.
	3/17/08	26317
CHKD. BY	SCALE	SHEET
	N.A.	3 OF 3



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"

RECEIVED FEB 05 2014 KITTTITAS COUNTY CDS

**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
<b>\$595.00</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: 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 ____)
306835, 41.25 acres _____	41.25 ACRES _____
146835, 44.55 acres _____	44.55 ACRES _____
951720, 90.57 acres _____	90.57 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) 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	135.18'
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**

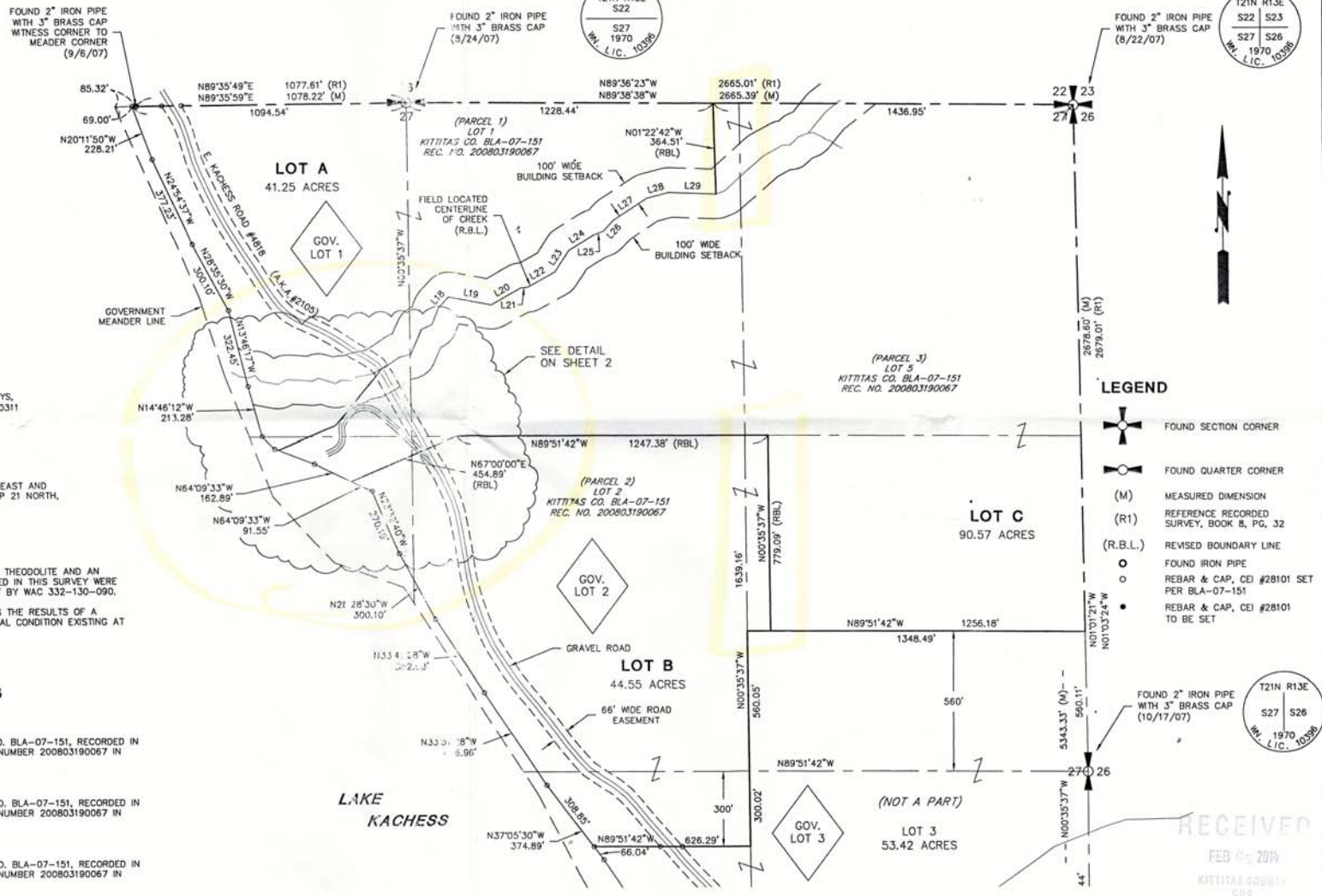
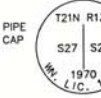
N00°35'37"W BETWEEN FOUND MONUMENTS AT THE SOUTHEAST AND  
NORTHEAST SECTION CORNERS FOR SECTION 27, TOWNSHIP 21 NORTH,  
RANGE 13 EAST, W.M.

**NOTES**

- 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 (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

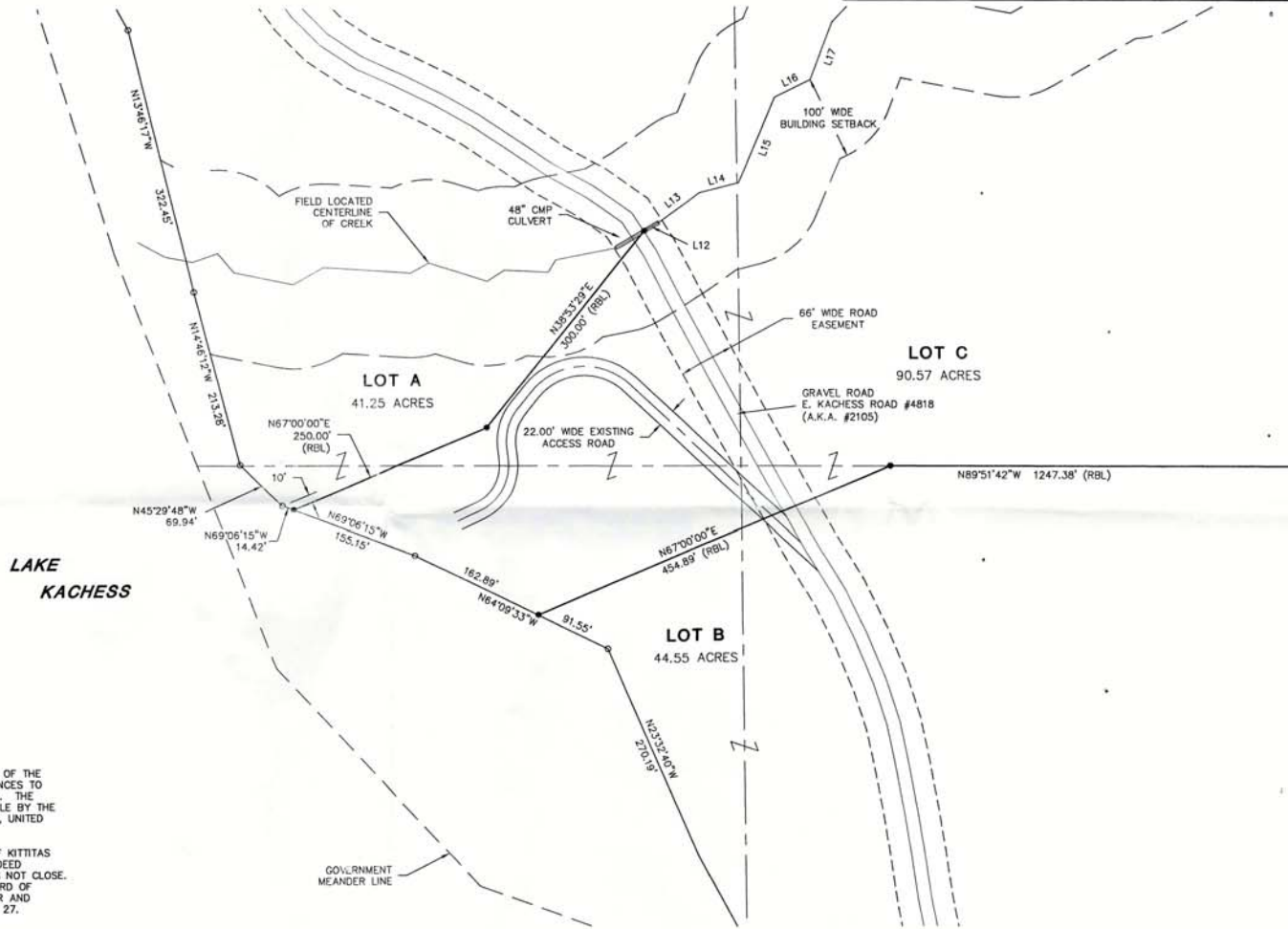
**NOTE**

"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.



RECEIVED  
 FEB 05 2014  
 KITTITAS COUNTY  
 COJ



**CONCEPT ENGINEERING, INC.**  
 455 Rainier Boulevard North  
 Issaquah, Washington 98027  
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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**

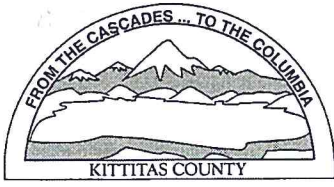
**206.799.2293**

**brianmurphy@comcast.net**

**RECEIVED**  
**FEB 05 2014**

**FEB 05 2014**

**RECEIVED**  
**655**



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