

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"

August 28, 2014

Joel & Diane Cowger
13900 NE 1st Place
Bellevue WA 98005-3456

Tumble Creek Village Assoc.
P.O.Box 944
Roslyn WA 98922-0944

Encompass
108 E 2nd St
Cle Elum WA 98922

RE: Cowger Boundary Line Adjustment (BL-14-00018)

Parcel Numbers: 20-14-23051-1222 (951293)
20-14-23050-0013 (950027)

Dear Mr. Applicant,

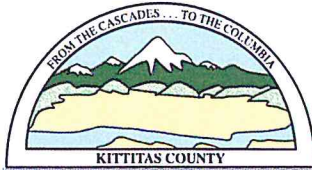
Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Final packet has been submitted to the Assessor's Office on August 28, 2014 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-962-7079.

Sincerely,

Kaycee K Hathaway
Staff Planner



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"

August 11, 2014

Encompass Engineering and Survey
108 E 2nd Street
Cle Elum WA 98922

Subject: Cowger Boundary Line Adjustment (BL-14-00018)

Dear Applicant,

Community Development Services is in receipt of the referenced application. This application has been deemed **incomplete** due to the fact that Kittitas County Community Development Services must follow the development agreement and all supplemental information associated with the approved Plat. The plat application for Phase 3 Division 12 states that there will be 50.4% open space in the Plat. Therefore the additional information is needed:

- Proof that all open space is maintained (50.4%). *All subject parcels must be contiguous for a Boundary Line Adjustment.*

OR

- Plat Amendment changing the parcel configuration/ setbacks to allow for the construction, but maintaining the original amount of open space. *All property owners associated with the plat will need to sign off in approval of the Plat Amendment.*

When the additional information is received and the application is deemed complete, our review of the application will continue. Kittitas County Code Chapter 15A.03.040 states that an application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form. If you have any questions or need assistance, please contact my office at (509) 962-7506 or email doc.hansen@co.kittitas.wa.us.

Sincerely,

Robert 'Doc' Hansen
Planning Official



LEGAL DESCRIPTION
PORTION OF TRACT OS-9 TO LOT 12-22

THAT PORTION OF TRACT OS-9, PHASE 3, DIVISION 11 OF THE PLAT OF SUNCADIA (TUMBLE CREEK), RECORDED IN BOOK 9 OF PLATS, PAGES 245 THROUGH 251, UNDER AUDITOR'S FILE NUMBER 200512070002, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLYMOST CORNER OF LOT 12-22, PHASE 3, DIVISION 12 OF THE PLAT OF SUNCADIA (TUMBLE CREEK), RECORDED IN BOOK 10 OF PLATS, PAGES 121 THROUGH 126, UNDER AUDITOR'S FILE NUMBER 200608020001, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON, WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE:

THENCE NORTH 32°37'15" EAST ALONG THE SOUTH LINE OF SAID LOT 12-22, 35.17 FEET; THENCE SOUTH 84°26'58" EAST ALONG THE SOUTH LINE OF SAID LOT 12-22, 46.83 FEET; THENCE SOUTH 69°03'32" WEST, 70.21 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITIAS COUNTY STATE OF WASHINGTON.

CONTAINING 0.02 ACRES.



Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
98922
Phone: (425) 392-0250 Fax: (425) 391-3055
674-7419

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA
Phone: (509) 674-7433 Fax: (509)

LEGAL DESCRIPTION
REVISED TRACT OS-9



TRACT OS-9, PHASE 3, DIVISION 11 OF THE PLAT OF SUNCADIA (TUMBLE CREEK), RECORDED IN BOOK 9 OF PLATS, PAGES 245 THROUGH 251, UNDER AUDITOR'S FILE NUMBER 200512070002, RECORDS OF KITTTIAS COUNTY, STATE OF WASHINGTON, EXCEPT THAT PORTION WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLYMOST CORNER OF LOT 12-22, PHASE 3, DIVISION 12 OF THE PLAT OF SUNCADIA (TUMBLE CREEK), RECORDED IN BOOK 10 OF PLATS, PAGES 121 THROUGH 126, UNDER AUDITOR'S FILE NUMBER 200608020001, RECORDS OF KITTTAS COUNTY, STATE OF WASHINGTON, WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE:

THENCE NORTH 32°37'15" EAST ALONG THE SOUTH LINE OF SAID LOT 12-22, 35.17 FEET; THENCE SOUTH 84°26'58" EAST ALONG THE SOUTH LINE OF SAID LOT 12-22, 46.83 FEET; THENCE SOUTH 69°03'32" WEST, 70.21 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTTAS COUNTY STATE OF WASHINGTON.

CONTAINING 1.05 ACRES.



LEGAL DESCRIPTION
REVISED LOT 12-22



LOT 12-22, PHASE 3, DIVISION 12 OF THE PLAT OF SUNCADIA (TUMBLE CREEK), RECORDED IN BOOK 10 OF PLATS, PAGES 121 THROUGH 126, UNDER AUDITOR'S FILE NUMBER 200608020001, RECORDS OF KITTTAS COUNTY, STATE OF WASHINGTON.

AND

THAT PORTION OF TRACT OS-9, PHASE 3, DIVISION 11 OF THE PLAT OF SUNCADIA (TUMBLE CREEK), RECORDED IN BOOK 9 OF PLATS, PAGES 245 THROUGH 251, UNDER AUDITOR'S FILE NUMBER 200512070002, RECORDS OF KITTTAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLYMOST CORNER OF LOT 12-22, PHASE 3, DIVISION 12 OF THE PLAT OF SUNCADIA (TUMBLE CREEK), RECORDED IN BOOK 10 OF PLATS, PAGES 121 THROUGH 126, UNDER AUDITOR'S FILE NUMBER 200608020001, RECORDS OF KITTTAS COUNTY, STATE OF WASHINGTON, WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE:

THENCE NORTH 32°37'15" EAST ALONG THE SOUTH LINE OF SAID LOT 12-22, 35.17 FEET; THENCE SOUTH 84°26'58" EAST ALONG THE SOUTH LINE OF SAID LOT 12-22, 46.83 FEET; THENCE SOUTH 69°03'32" WEST, 70.21 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTTAS COUNTY STATE OF WASHINGTON.

CONTAINING 0.22 ACRES.

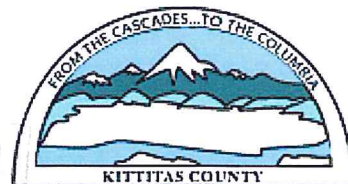




Marsha Weyand
Assessor

Kittitas County Assessor

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



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 951293
Map Number: 20-14-23051-1222
Situs: 00401 \CABIN TRAIL DR CLE ELUM
Legal: ACRES 0.20; SUNCADIA, PH 3, DIV 12 (TUMBLE CREEK), LOT 12-22;~SEC 23; TWP 20; RGE 14~

Ownership Information

Current Owner: COWGER, JOEL D & DIANE M
Address: 13900 NE 1ST PL
City, State: BELLEVUE WA
Zipcode: 98005-3456

Assessment Data

Tax District: 43
Land Use/DOR Code: 11
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 0.2
Last Revaluation for Tax Year: {Reval}

Market Value

Land: 151,120
Imp: 818,840
Perm Crop: 0
Total: 969,960

Taxable Value

Land: 151,120
Imp: 818,840
Perm Crop: 0
Total: 969,960

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-21-2012	2012-0349	1	GARNET LEDGE INVESTMENTS LP	COWGER, JOEL D & DIANE M	1,365,000
09-23-2008	2008-1550	22	SUNCADIA LLC	GARNET LEDGE INVESTMENTS LP	2,869,565

Building Permits

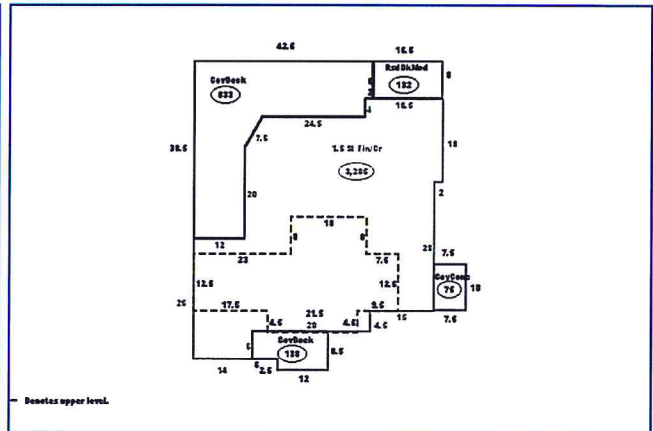
Permit No.	Date	Description	Amount
2009-00392	09/02/2009	100%-MAIN 2528 SQFT, UPPER FLOOR 984 SQFT, PORCHES 1138 SQFT	346,461

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2014	COWGER, JOEL D & DIANE M	151,120	818,840	0	969,960	0	969,960	View Taxes
2013	COWGER, JOEL D & DIANE M	165,420	816,070	0	981,490	0	981,490	View Taxes
2012	GARNET LEDGE INVESTMENTS LP	365,000	803,880	0	1,168,880	0	1,168,880	View Taxes
2011	GARNET LEDGE INVESTMENTS LP	365,000	803,880	0	1,168,880	0	1,168,880	View Taxes
2010	GARNET LEDGE INVESTMENTS LP	365,000	0	0	365,000	0	365,000	View Taxes
2009	GARNET LEDGE INVESTMENTS LP	365,000	0	0	365,000	0	365,000	View Taxes

Parcel Comments

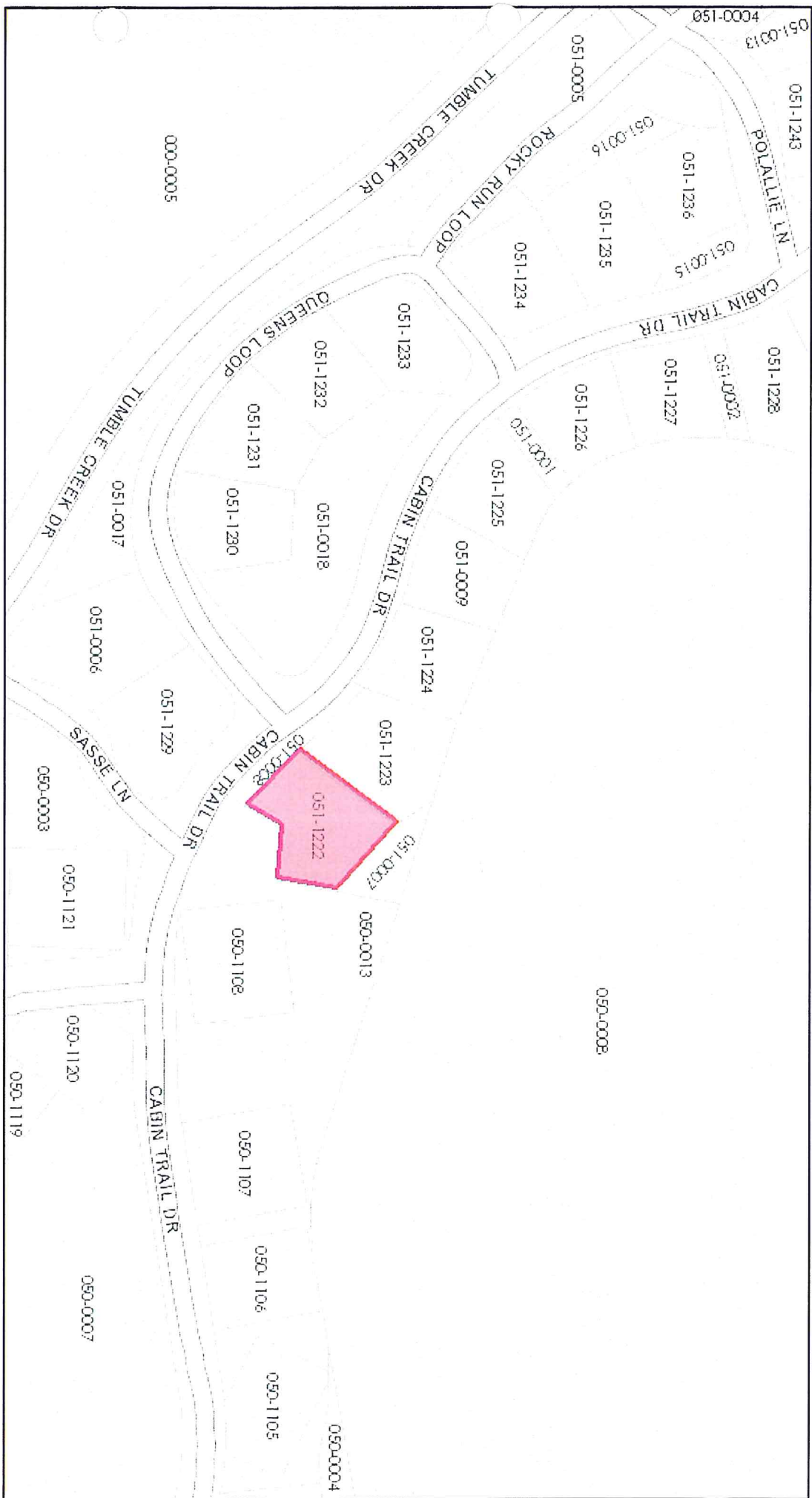
Number	Comment
1	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14~
2	SENT CHANGE OF VALUE NOTICE, 10/30/2012; 12 FOR 13~
3	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
4	SENT CHANGE OF VALUE NOTICE 11/26/08; 08 FOR 09~
5	SENT CHANGE OF VALUE NOTICE 11/20/2007; 07 FOR 08~
6	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
7	CHANGE WD DISTRICT FROM 8 TO 9; 06 FOR 07~
8	CREATE SUNCADIA PH 3 DIV 12 FROM 20-14-23050-0017, -00~18; (-2.55 RD ACRES); (-.01@ PER SURVEY); 06 FOR 07~



Filedate: 7/29/2014 5:59:00 PM



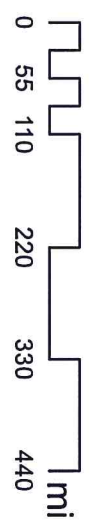
Kittitas County COMPAS Map



Date: 7/30/2014

1 inch = 188 feet
Relative Scale 1:2,257

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

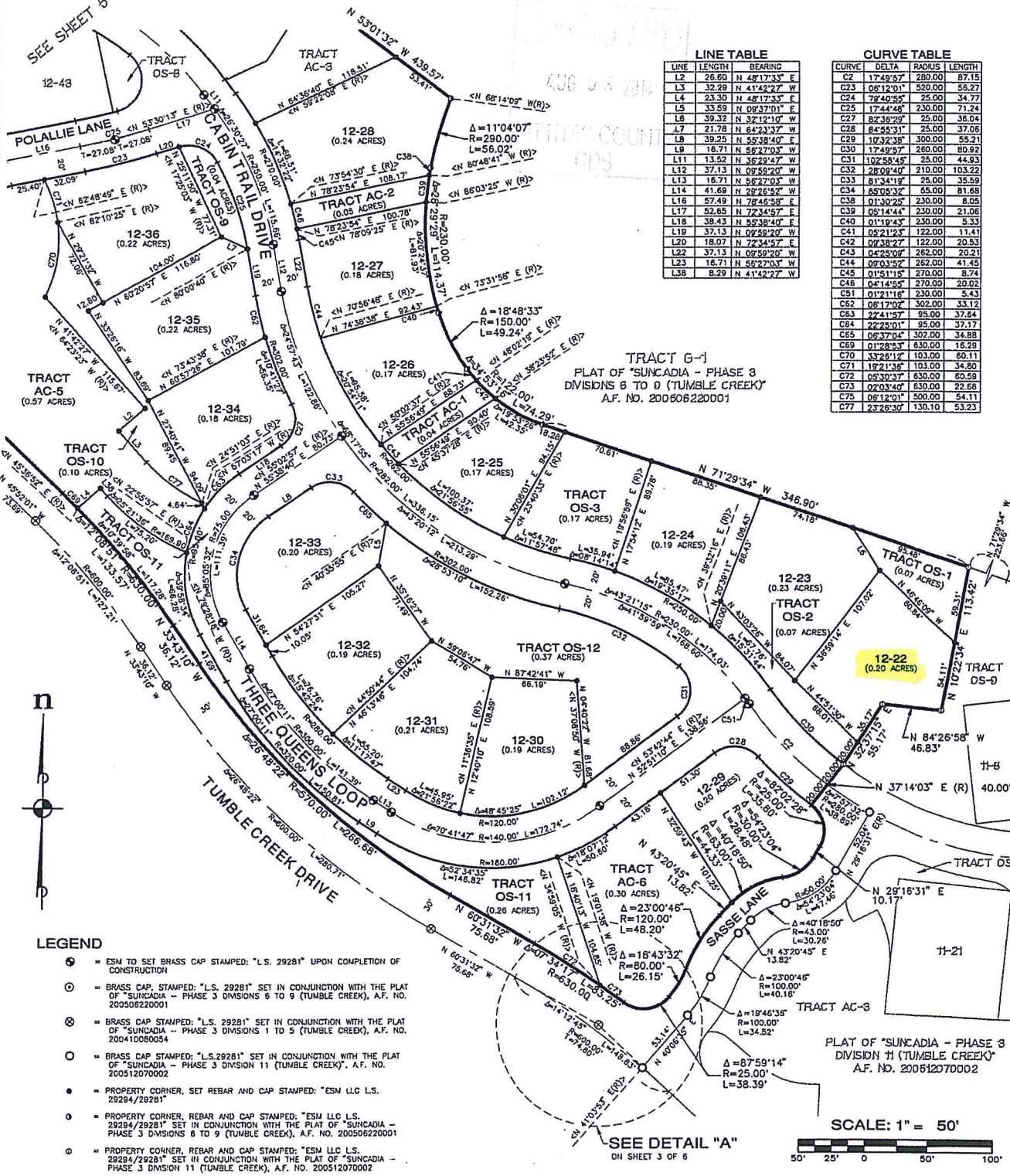


RECEIVED
AUG 05 2014
KITITAS COUNTY
CDS

SUNCADIA - PHASE 3 DIVISION 12 (TUMBLE CREEK)

A PORTION OF SECTIONS 14 AND 23, T. 20 N., R. 14 E., W.M.
KITITITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.
200608020001



LINE TABLE

LINE	LENGTH	BEARING
L2	26.60	N 48°17'33" E
L3	32.29	N 41°42'27" W
L4	23.30	N 48°17'33" E
L5	33.59	N 08°37'01" E
L6	39.32	N 32°12'10" W
L7	21.78	N 64°23'37" W
L8	39.29	N 55°38'40" E
L9	16.71	N 58°27'03" W
L11	13.52	N 36°23'47" W
L12	37.13	N 09°58'20" W
L13	16.71	N 58°27'03" W
L14	41.69	N 28°26'57" W
L16	57.49	N 78°46'38" E
L17	52.65	N 72°34'57" E
L18	38.43	N 55°38'40" E
L19	37.13	N 09°58'20" W
L20	18.07	N 72°34'57" E
L22	37.13	N 09°58'20" W
L23	16.71	N 58°27'03" W
L35	8.29	N 41°42'27" W

CURVE TABLE

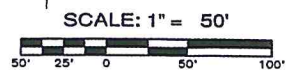
CURVE	DELTA	RADIUS	LENGTH
C2	174°57'	280.00'	87.15'
C23	06°12'01"	520.00'	65.27'
C24	78°40'55"	250.00'	34.77'
C25	174°44'48"	230.00'	71.24'
C27	82°36'28"	250.00'	36.04'
C28	84°55'31"	250.00'	37.06'
C29	102°32'38"	300.00'	55.21'
C30	174°49'57"	260.00'	80.52'
C31	102°58'45"	250.00'	44.93'
C32	28°09'40"	210.00'	103.22'
C33	81°34'19"	250.00'	35.59'
C34	85°02'32"	650.00'	81.68'
C38	01°30'25"	230.00'	6.05'
C39	05°14'44"	230.00'	21.06'
C40	01°19'43"	230.00'	5.33'
C41	05°21'23"	122.00'	11.41'
C42	02°38'27"	262.00'	20.53'
C43	04°25'09"	262.00'	20.21'
C44	02°03'57"	262.00'	41.45'
C45	01°51'15"	270.00'	6.74'
C46	04°14'55"	270.00'	20.02'
C48	01°21'16"	230.00'	5.43'
C62	06°17'02"	302.00'	33.12'
C63	22°41'57"	95.00'	37.64'
C64	22°25'01"	93.00'	37.17'
C65	05°37'24"	302.00'	34.88'
C69	01°28'33"	630.00'	16.28'
C70	33°28'12"	103.00'	60.11'
C71	19°21'36"	103.00'	34.80'
C72	05°30'37"	630.00'	60.59'
C73	02°03'40"	630.00'	22.68'
C75	08°12'31"	500.00'	54.11'
C77	22°26'30"	130.10'	53.23'

TRACT G-1
PLAT OF "SUNCADIA - PHASE 3
DIVISIONS 6 TO 9 (TUMBLE CREEK)"
A.F. NO. 200506220001

12-22
(0.20 ACRES)

- LEGEND**
- ⊙ = ESM TO SET BRASS CAP STAMPED: "L.S. 29281" UPON COMPLETION OF CONSTRUCTION
 - ⊙ = BRASS CAP, STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK)", A.F. NO. 200506220001
 - ⊙ = BRASS CAP STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK)", A.F. NO. 200410080054
 - ⊙ = BRASS CAP STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISION 11 (TUMBLE CREEK)", A.F. NO. 200512070002
 - = PROPERTY CORNER, SET REBAR AND CAP STAMPED: "ESM LLC L.S. 29284/29281"
 - ⊙ = PROPERTY CORNER, REBAR AND CAP STAMPED: "ESM LLC L.S. 29284/29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK)", A.F. NO. 200506220001
 - ⊙ = PROPERTY CORNER, REBAR AND CAP STAMPED: "ESM LLC L.S. 29284/29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISION 11 (TUMBLE CREEK)", A.F. NO. 200512070002
 - Δ = DELTA
 - R = RADIUS
 - L = ARC LENGTH
 - (R) = RADIAL BEARING
 - <> = RADIAL BEARING AT LOT CORNER
 - OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
 - AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER

SEE DETAIL "A"
ON SHEET 3 OF 6



ESM CONSULTING ENGINEERS LLC

33915 1st Way South #200
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

FEDERAL WAY (253) 836-6113
BOTHELL (425) 419-8144
CLE ELUM (360) 874-1055

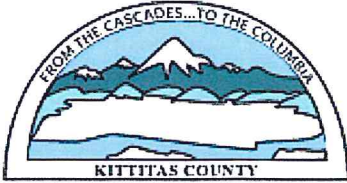
DATE: 2006-06-21 JOB NO. 998-350-005-0006
DRAWN BY: F.D./R.W. SHEET 4 OF 6

VOLUME/PAGE
10 - 124

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07/11/2006

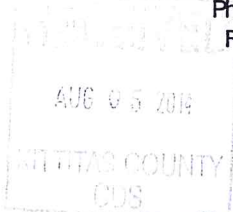
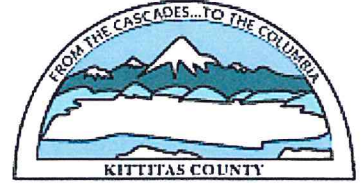
EXPIRES 11/01/07



Marsha Weyand
Assessor

Kittitas County Assessor

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



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 950027
Map Number: 20-14-23050-0013
Situs: \CABIN TRAIL DR CLE ELUM
Legal: ACRES 1.07; SUNCADIA, PH 3, DIV 11 (TUMBLE CREEK), TRACT OS-9;~PTN NE1/4~

Ownership Information

Current Owner: TUMBLE CREEK VILLAGE ASSOC
Address: PO BOX 944
City, State: ROSLYN WA
Zipcode: 98922-0944

Assessment Data

Tax District: 43
Land Use/DOR Code: 91
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 1.07
Last Revaluation for Tax Year: {Reval}

Market Value

Land: 1,070
Imp: 0
Perm Crop: 0
Total: 1,070

Taxable Value

Land: 1,070
Imp: 0
Perm Crop: 0
Total: 1,070

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
02-08-2008	2008-190	16	SUNCADIA LLC	TUMBLE CREEK VILLAGE ASSOC	

Building Permits

NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2014	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	View Taxes
2013	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	View Taxes

Year	Owner	Assessed Value	Public	Sifter	Property	Assess	Public	Total	View Taxes
2012	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	View Taxes	
2011	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	View Taxes	
2010	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	View Taxes	
2009	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	View Taxes	

Parcel Comments

Number	Comment
1	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14~
2	SENT CHANGE OF VALUE NOTICE, 10/30/2012; 12 FOR 13~
3	SENT CHANGE OF VALUE NOTICE 11/26/08; 08 FOR 09~
4	SENT CHANGE OF VALUE NOTICE 11/20/2007; 07 FOR 08~
5	CHANGE WD DISTRICT FROM 8 TO 9; 06 FOR 07~
6	CHANGE TAX DISTRICT FROM 31 TO 43; FD #7 SUNCADIA ANNEXATION-BRB 05-01 AUDITORS~#200507130056; 06 FOR 07~
7	CREATE SUNCADIA PH3 DIV11 (TUMBLE CREEK) FROM 20-14-24050-0135;~(-1.67 ROAD ACRES); 05 FOR 06~

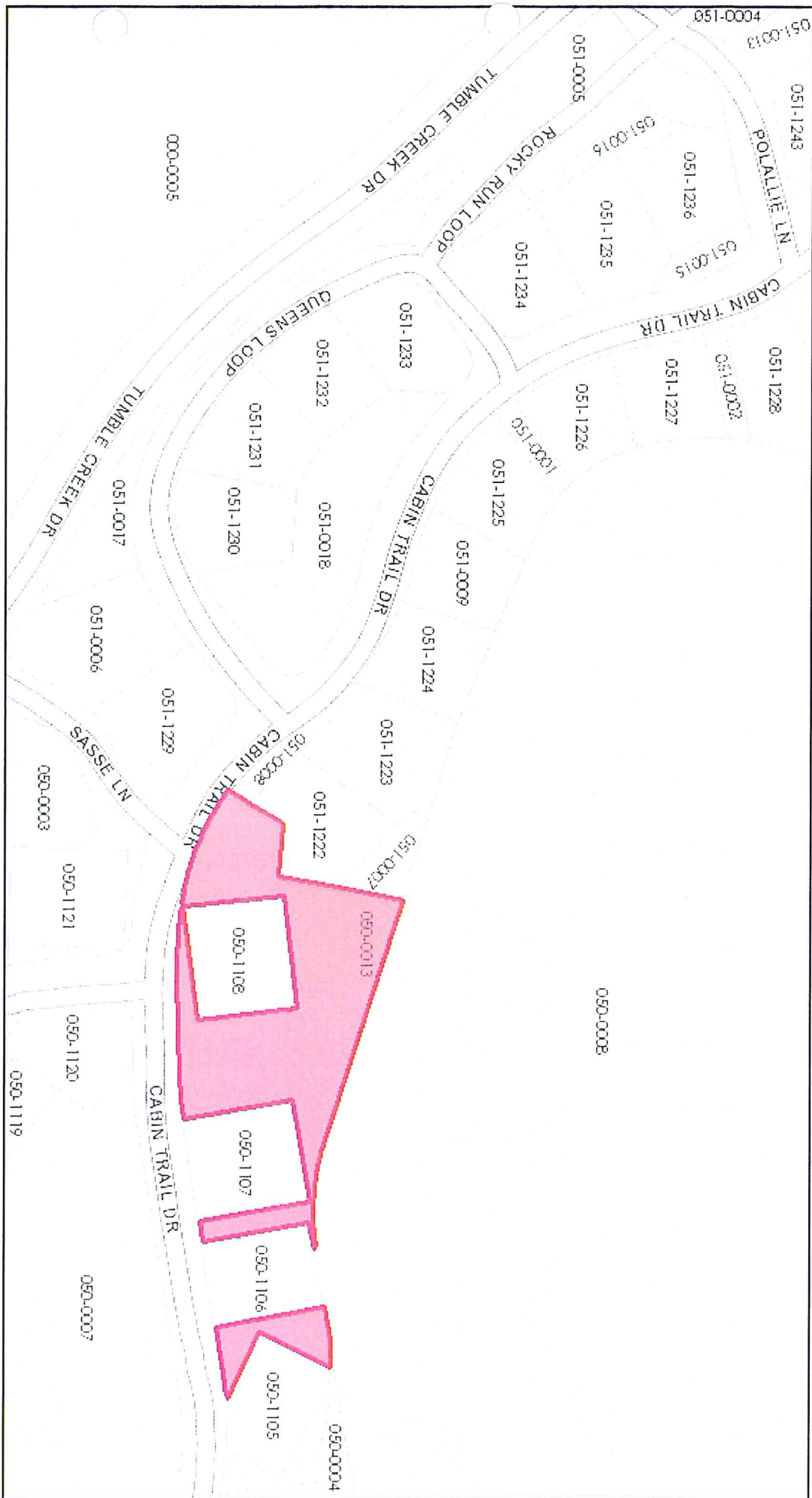


no sketch on file

Filedate: 7/29/2014 5:59:00 PM



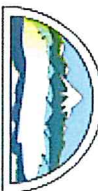
Kitittas County COMPAS Map



Date: 7/30/2014

1 inch = 188 feet
Relative Scale 1:2,257

Disclaimer:
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RECEIVED
 AUG 9 5 2014
 KITTTAS COUNTY
 CDS

SUNCADIA - PHASE 3 DIVISION 11 (TUMBLE CREEK)

A PORTION OF SECTIONS 14 AND 23, T. 20 N., R. 14 E., W.M.
KITTITAS COUNTY, WASHINGTON

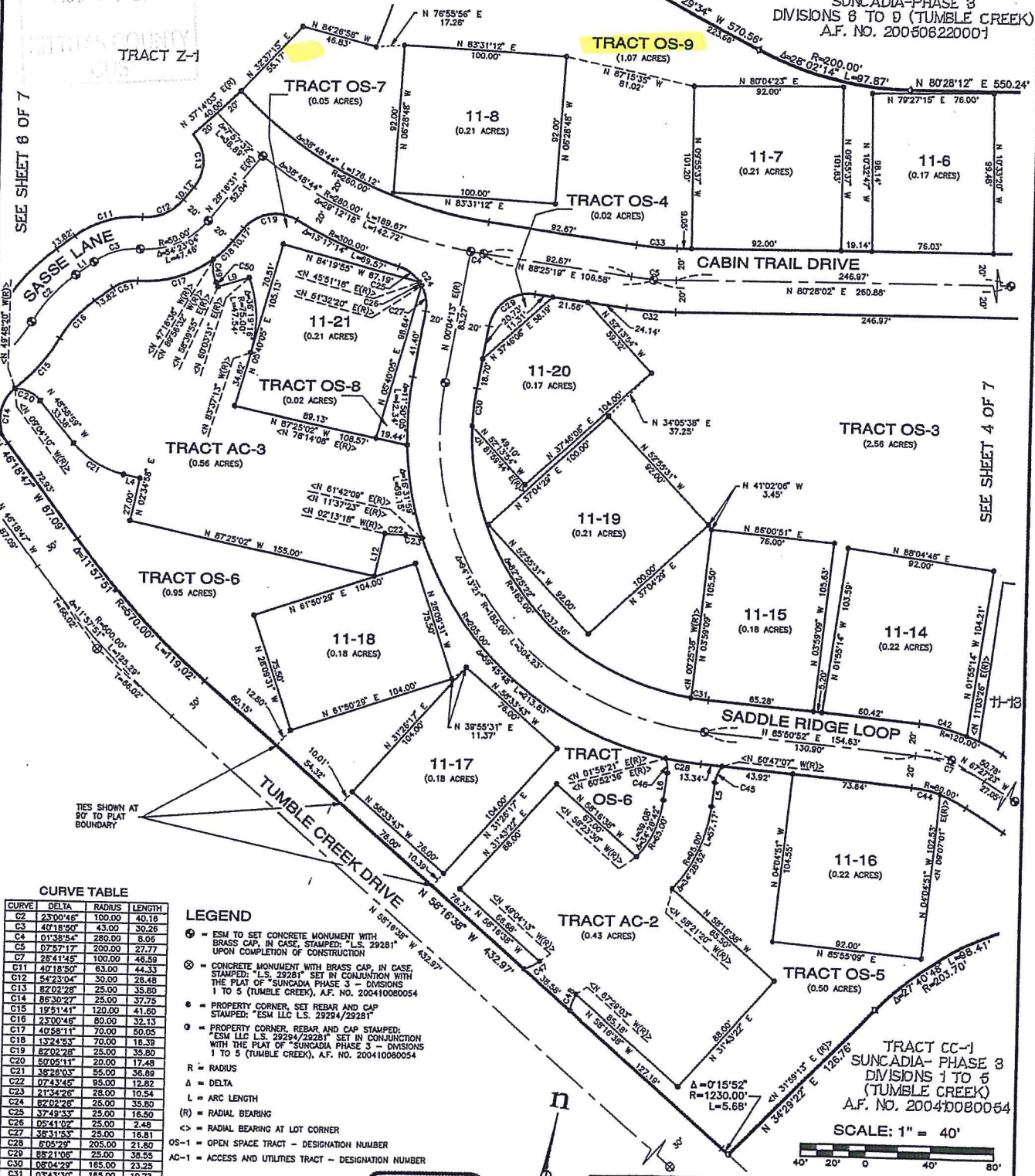
AUDITOR'S FILE NO.
200511070001

SEE SHEET 6 OF 7

TRACT G-1
SUNCADIA-PHASE 3
DIVISIONS 8 TO 9 (TUMBLE CREEK)
A.F. NO. 200506220001

SEE SHEET 8 OF 7

SEE SHEET 4 OF 7



CURVE TABLE

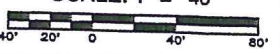
CURVE	DELTA	RADIUS	LENGTH
C2	23°09'45"	100.00	40.18
C3	40°18'50"	43.00	30.26
C4	01°38'54"	280.00	8.06
C5	07°57'17"	200.00	27.77
C6	28°41'45"	100.00	46.59
C7	40°18'50"	63.00	44.33
C12	54°23'04"	30.00	28.48
C13	82°02'28"	25.00	35.80
C14	88°30'27"	25.00	37.75
C15	19°51'41"	120.00	41.60
C16	23°09'45"	80.00	32.13
C17	40°58'11"	70.00	50.05
C18	13°24'53"	70.00	16.39
C19	87°02'28"	25.00	35.80
C20	82°02'11"	20.00	17.48
C21	38°28'03"	55.00	36.89
C22	07°43'45"	95.00	12.82
C23	21°34'26"	28.00	10.54
C24	87°02'28"	25.00	35.80
C25	37°49'35"	25.00	16.50
C26	05°41'07"	25.00	2.48
C27	38°31'53"	25.00	16.91
C28	6°05'29"	205.00	21.80
C29	88°21'06"	25.00	36.55
C30	08°04'29"	165.00	23.25
C31	03°43'30"	185.00	10.73
C32	07°57'17"	220.00	30.84
C33	07°57'17"	180.00	24.99
C42	15°12'34"	120.00	31.85
C44	13°18'09"	80.00	18.53
C45	32°03'05"	20.00	11.19
C46	26°17'12"	20.00	9.18
C47	24°50'45"	25.00	10.64
C48	24°50'58"	25.00	10.64
C49	34°14'16"	25.00	14.84
C50	02°50'43"	55.00	2.73
C51	40°18'50"	23.00	16.18

LEGEND

- ⊙ = ESM TO SET CONCRETE MONUMENT WITH BRASS CAP, IN CASE STAMPED: "L.S. 29281" UPON COMPLETION OF CONSTRUCTION
- ⊗ = CONCRETE MONUMENT WITH BRASS CAP, IN CASE STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA PHASE 3 - DIVISIONS 1 TO 5 (TUMBLE CREEK), A.F. NO. 200410080054
- ⊙ = PROPERTY CORNER, SET REBAR AND CAP STAMPED: "ESM LLC L.S. 29294/29281"
- ⊙ = PROPERTY CORNER, REBAR AND CAP STAMPED: "ESM LLC L.S. 29294/29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA PHASE 3 - DIVISIONS 1 TO 5 (TUMBLE CREEK), A.F. NO. 200410080054
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <R> = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
- AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER

LINE TABLE

LINE	BEARING	LENGTH
L1	N 43°20'45" E	13.82
L4	N 87°25'02" W	10.54
L5	N 02°50'12" W	14.89
L6	N 02°50'12" W	17.00
L9	N 83°52'42" E	20.06
L12	N 02°34'58" E	27.33



ESM CONSULTING ENGINEERS L.L.C.

33915 1st Way South, Suite 200
Federal Way, Washington 98003
(253) 838-6113

Civil Engineering
Land Surveying
Project Management
Public Works
Land Planning

DATE: 10-18-05 JOB NO. 898-310-003-0006
DRAWN BY: B.R.S./D./R.J.W. SHEET 5 OF 7

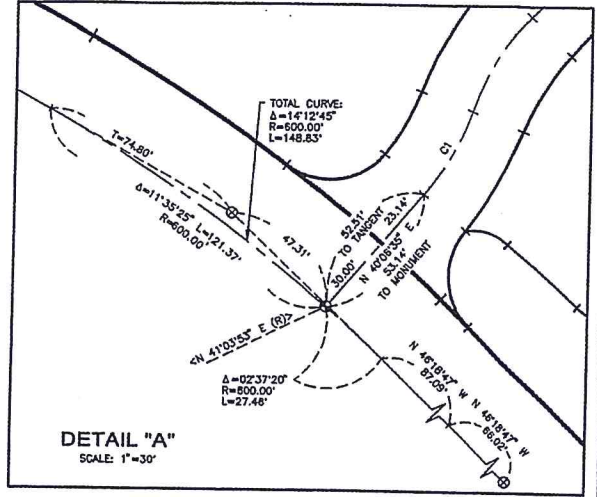
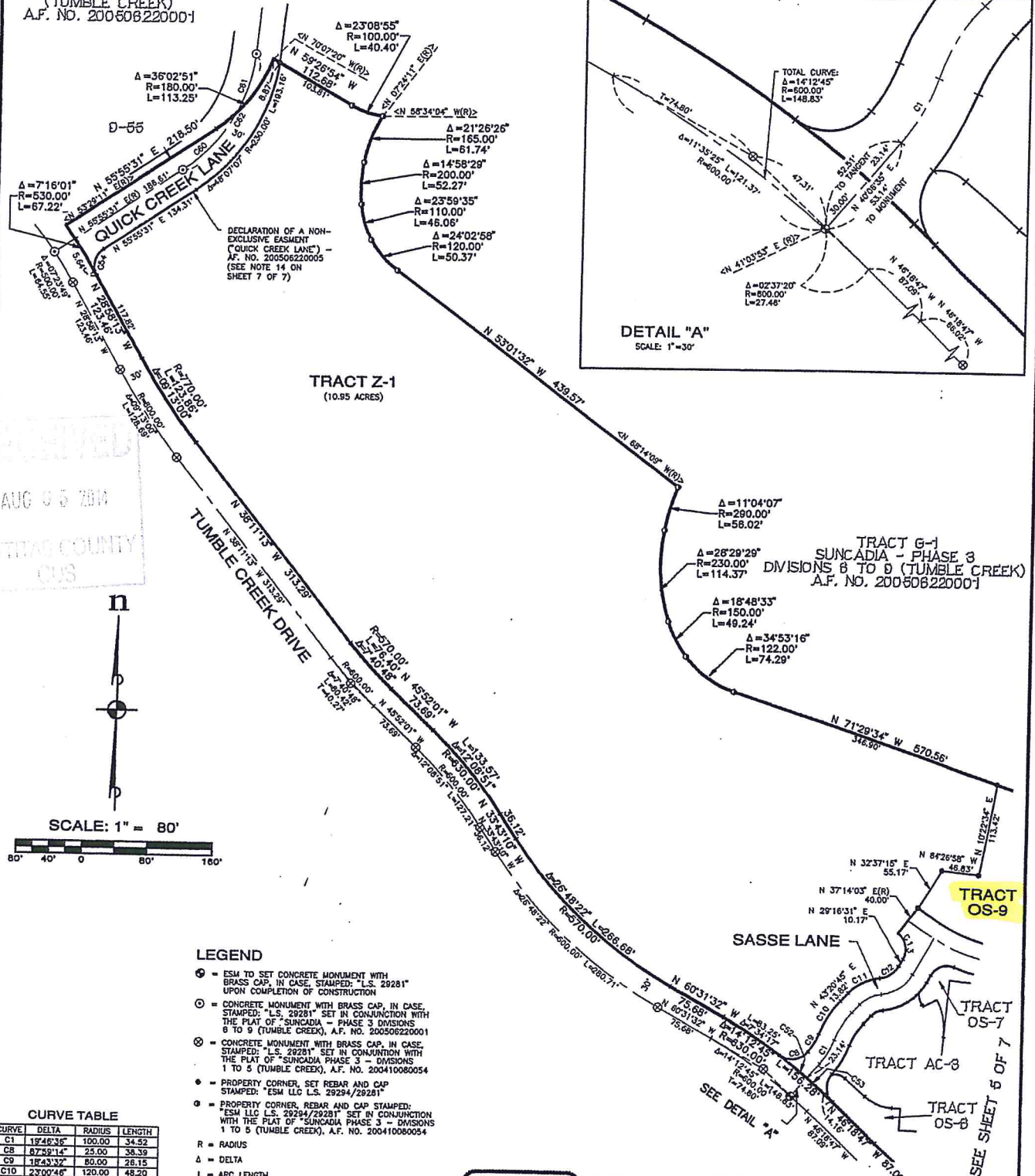
VOLUME/PAGE
Vol. 9 Page 349

SUNCADIA - PHASE 3 DIVISION 11 (TUMBLE CREEK)

A PORTION OF SECTIONS 14 AND 23, T. 20 N., R. 14 E., W.M.
KITITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.
200514070002

SUNCADIA - PHASE 3
DIVISIONS 6 TO 9
(TUMBLE CREEK)
A.F. NO. 200508220001



RECEIVED
AUG 9 5 2005
KITITAS COUNTY
CIS

- LEGEND**
- ⊕ = ESM TO SET CONCRETE MONUMENT WITH BRASS CAP, IN CASE, STAMPED: "L.S. 29281" UPON COMPLETION OF CONSTRUCTION
 - ⊙ = CONCRETE MONUMENT WITH BRASS CAP, IN CASE, STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), A.F. NO. 200506220001
 - ⊗ = CONCRETE MONUMENT WITH BRASS CAP, IN CASE, STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA PHASE 3 - DIVISIONS 1 TO 5 (TUMBLE CREEK), A.F. NO. 200410080054
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- R = RADIUS
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◁ = RADIAL BEARING AT LOT CORNER
OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER
Z-1 = FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER
A.F. NO. = AUDITOR'S FILE NUMBER

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	18°46'36"	100.00	34.52
C8	87°59'14"	25.00	38.39
C9	18°43'32"	80.00	26.15
C10	23°02'48"	120.00	48.20
C11	40°18'50"	63.00	44.33
C12	84°23'04"	30.00	28.48
C13	87°02'28"	25.00	35.80
C52	7°58'24"	830.00	43.69
C53	7°40'04"	630.00	29.33
C54	8°53'44"	25.00	37.04
C60	27°33'28"	200.00	98.19
C61	22°27'50"	200.00	78.42
C62	50°01'18"	200.00	174.61



ESM CONSULTING ENGINEERS LLC
33915 1st Way South, Suite 200
Federal Way, Washington 98003
(258) 638-6113

Civil Engineering
Land Surveying
Project Management
Public Works
Land Planning

DATE: 11-28-05
DRAWN BY: B.R.S./F.D.
JOB NO. 898-310-005-0006
SHEET 6 OF 7

VOLUME/PAGE
1 of 9
Page 450

0-1-10



**COWGER & TUMBLE CREEK VILLAGE ASSOC.
BOUNDARY LINE ADJUSTMENT
PROJECT OVERVIEW**



OVERVIEW:

The purpose of this application is to boundary line adjust Assessor's Parcel Numbers 20-14-23051-1222 (951293) and 20-14-23050-0013 (950027) into the configuration as shown on the preliminary exhibit map. The subject property is located within the Master Planned Resort Zone of Kittitas County.

UTILITIES:

The parcels water is served by the Suncadia Water District and the sewer is served by the City of Cle Elum.

TRANSPORTATION:

Access is Cabin Trail Drive.

COMMENTS:

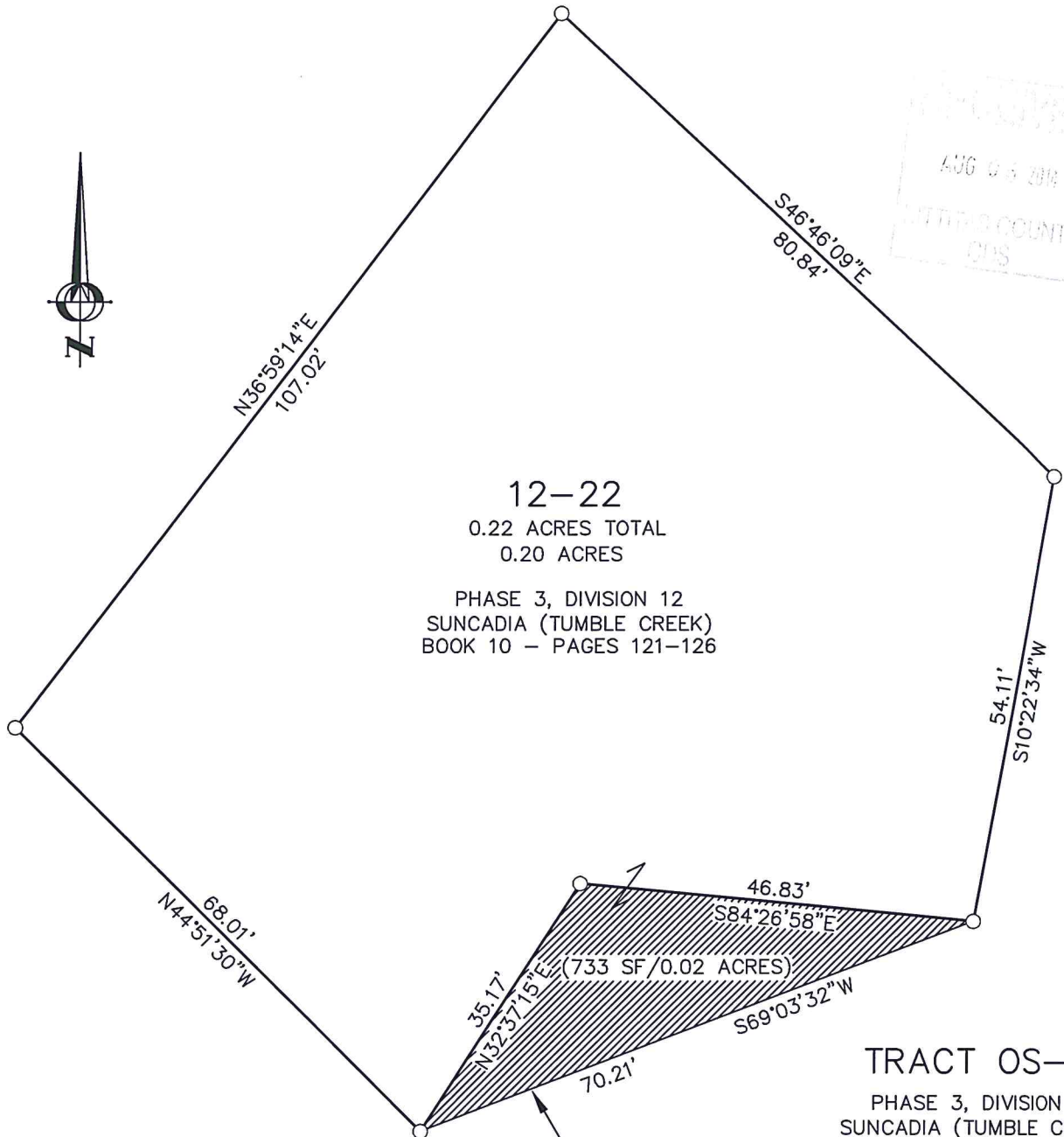
Attached are copies of the preliminary boundary line adjustment exhibit and legal descriptions for your review and comment.

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

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

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

BOUNDARY LINE ADJUSTMENT EXHIBIT
 BETWEEN
 LOT 12-22, PHASE 3, DIV. 12, SUNCADIA (TUMBLE CREEK)
 AND
 TRACT OS-9, PHASE 3, DIV. 11, SUNCADIA (TUMBLE CREEK)



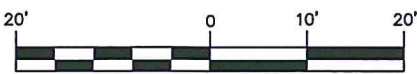
12-22
 0.22 ACRES TOTAL
 0.20 ACRES
 PHASE 3, DIVISION 12
 SUNCADIA (TUMBLE CREEK)
 BOOK 10 - PAGES 121-126

TRACT OS-9
 PHASE 3, DIVISION 11
 SUNCADIA (TUMBLE CREEK)
 BOOK 9 - PAGES 245-251

(733 SF / 0.02 ACRES)

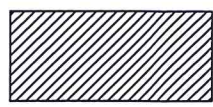
NEW LOT LINE

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

PORTION OF TRACT
 OS-9 TO LOT 12-22



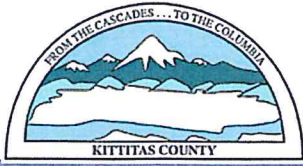
Encompass
 ENGINEERING & SURVEYING
Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PREPARED FOR
 JOEL & DIANE COWGER

JOB NO.	14092
DATE:	07/2014
SCALE:	1"=20'

1
 SHEET

BL-14-00018



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"

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:

Table with 2 columns: Amount and Description. Rows include Kittitas County Community Development Services (KCCDS) \$225.00, Kittitas County Department of Public Works \$90.00, Kittitas County Fire Marshal \$65.00, Kittitas County Public Health Department Environmental Health \$215.00, and Total fees due for this application (One check made payable to KCCDS) \$595.00.

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): [Signature] DATE: 8-5-14 RECEIPT #: 22226 [Stamp: RECEIVED AUG 05 2014 KITTTITAS COUNTY CDS DATE STAMP IN BOX]

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: PAR. 951293-JOEL & DIANE COWGER

Mailing Address: 13900 NE 1ST PLACE

City/State/ZIP: BELLEVUE WA 98005-3456

Day Time Phone: 206-849-8498

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: PAR. 950027-TUMBLE CREEK VILLAGE ASSOC.

Mailing Address: PO BOX 944

City/State/ZIP: ROSLYN WA 98922-0944

Day Time Phone: _____

Email Address: _____

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

If different than land owner or authorized agent.

Name: ENCOMPASS ENGR. & SURV.

Mailing Address: 108 E 2ND STREET

City/State/ZIP: CLE ELUM WA 98922

Day Time Phone: 509-674-7433

Email Address: ginger@encompasses.net

4. Street address of property:

Address: (951293) 401 CABIN TRAIL DR & (950027) CABIN TRAIL DR

City/State/ZIP: CLE ELUM WA 98922

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

PARCEL 951293: LOT 12-22, PHASE 3, DIV. 12, SUNCADIA (TUMBLE CREEK) PARCEL 950027: TRACT OS-9, PHASE 3, DIV. 11, SUNCADIA (TUMBLE CREEK)

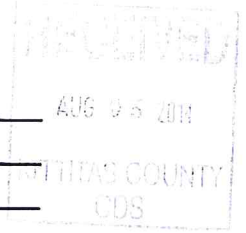
6. Property size: PARCEL 951293 IS 0.20 ACRES & PARCEL 950027 IS 1.07 ACRES (acres)

7. Land Use Information: Zoning: MASTER PLANNED RESORT Comp Plan Land Use Designation: RURAL RECREATION

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)
20-14-23051-1222 (951293) 0.20 AC.
20-14-23050-0013 (950027) 1.07 AC.

New Acreage
(Survey Vol. ____, Pg ____)
0.22 ACRES
1.05 ACRES



APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X _____ (date) 8/15/2014

President Tumble Creek Village Association

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: 2014 Pd in Full By: Lisa Murray Date: 8/26/14

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: _____

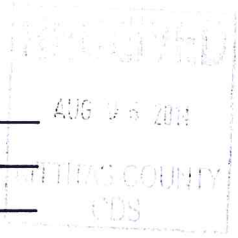
Preliminary Approval Date: _____ By: _____

Final Approval Date: Aug. 28. 2014 By: Kayce & Hatnaway

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)
20-14-23051-1222 (951293) 0.20 AC.
20-14-23050-0013 (950027) 1.07 AC.

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(Survey Vol. ____, Pg ____)
0.22 ACRES
1.05 ACRES



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Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application-submittal):

X _____ (date) _____

X _____ (date) 8/15/2014

President Tumble Creek Village Association

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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: _____



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(Survey Vol. _____, Pg. _____)
0.22 ACRES
1.05 ACRES

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Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X Joel Colvener (date) 7-31-14
JOEL COLVENER

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: _____

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(1 parcel number per line)
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(Survey Vol. ____, Pg. ____)
0.22 ACRES
1.05 ACRES



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Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date)

X *Diane Cowger* (date) 7/31/14
DIANE COWGER

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 Kititius County Code (Ch. 16.08.055).

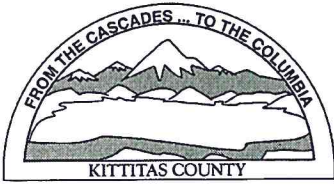
Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes _____ No _____

Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Preliminary Approval Date: _____ By: _____

Final Approval Date: _____ By: _____



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

RECEIPT NO.: 00022226

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028845

Date: 8/5/2014

Applicant: COWGER, JOEL D & DIANE M

Type: check # 10145

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00018	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00018	BLA MAJOR FM FEE	65.00
BL-14-00018	PUBLIC WORKS BLA	90.00
BL-14-00018	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00

Phone: (509) 674-7433 Fax: (509) 674-7419

TO KCCDS

DATE	8-5-14	JOB NO.	14092
ATTENTION	KATCEE H.		
RE:	TUMBLE CREEK / COWDER BLA		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings
 Prints
 Plans
 Samples
 Specifications
 Copy of letter
 Change order
 APPLICATION PACKAGE

COPIES	DATE	NO.	DESCRIPTION
1		1	BLA APP.

THESE ARE TRANSMITTED as checked below:

- For approval
 Approved as submitted
 Resubmit _____ copies for approval
 For your use
 Approved as noted
 Submit _____ copies for distribution
 As requested
 Returned for corrections
 Return _____ corrected prints
 For review and comment

 FOR BIDS DUE _____
 PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO FILE

SIGNED: MARC K KIRKPATRICK