

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

March 22, 2004

Carolyn Richards
805 East 4th
Ellensburg, WA 98926

RE: Notcho Lane History

Dear Mrs. Richards,

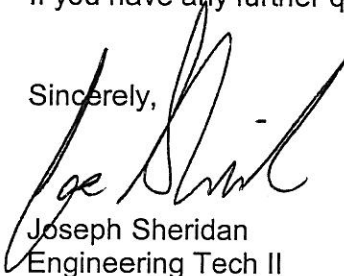
Notcho Lane (SR 131) was transferred to Kittitas County via an August 5, 1965 letter from the State Highway Commission. September 2, 1966 Howard Anderson, Kittitas County Engineer sent a letter to the County Commissioners suggesting that Notch Lane (SR 131) be vacated. At that time there were only two owners that had property bordering the Lane, Smithson and Company to the East and Harold Jenkins to the West. Both parties identified that they had other access to their property than that of Notcho Lane (SR 131). The September 2, 1966 letter further explained "the Hi-Line Canal Crosses this old road by means of a siphon. Their access would not be restricted if this road is vacated by the county". Referencing Resolution 51-69, signed July 28, 1969, the County Commissioners directed the Kittitas County Engineer to verify if and fact Notcho Lane (SR 131) should be vacated and report back to them by August 18, 1969. Concurrently, the road was vacated September 22, 1969.

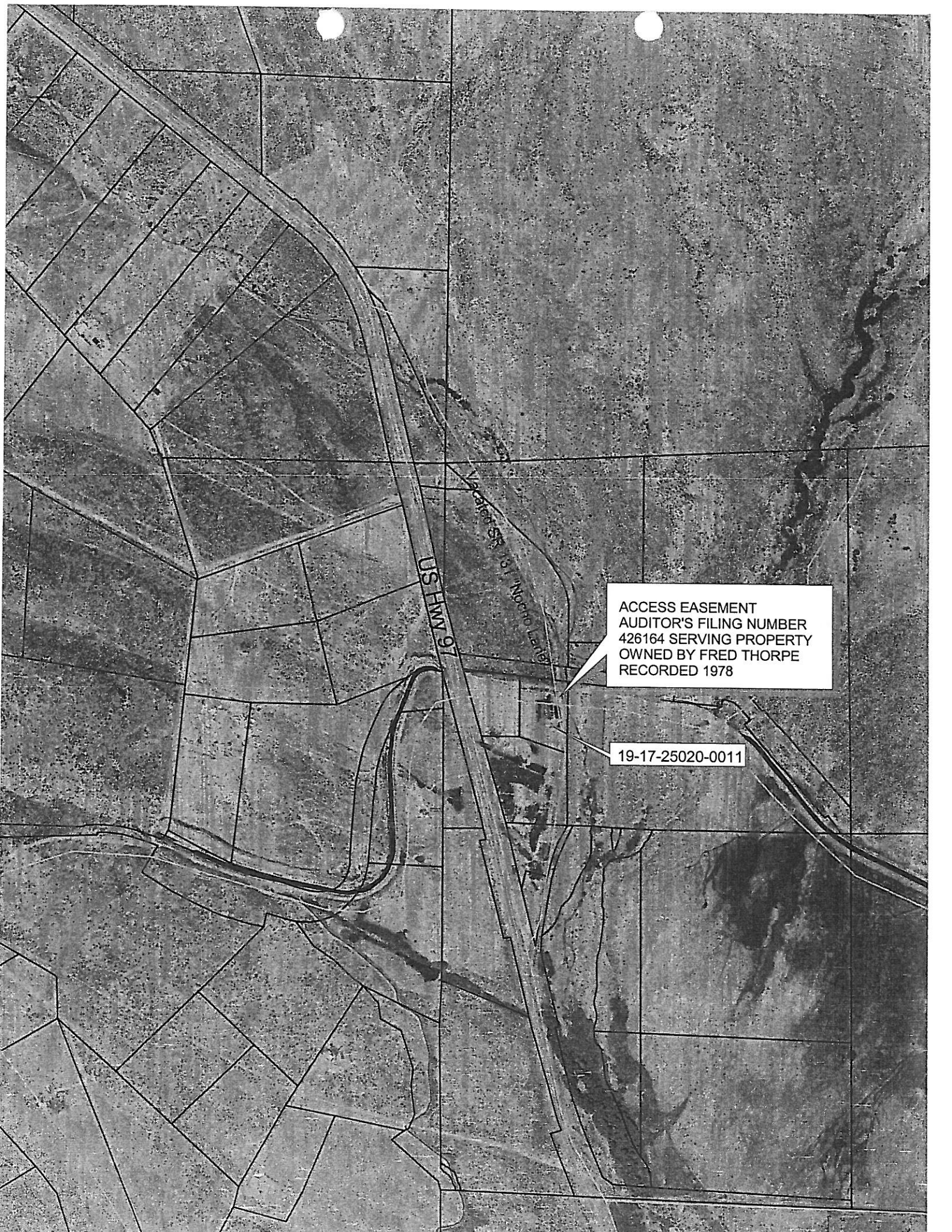
An Access Easement (Auditor's Filing Number 426164) was filed September 12, 1978, referencing "Notcho Lane", however this easement was granted only for the property currently owned by Fred Thorpe. Due to the above mentioned vacation of SR 131 "Notcho Lane", properties north of Mr. Thorpe's parcel, not including the Highline Canal, which do not access directly to the current highway, a county maintained road or have an access through a recorded easement appear to be landlocked (Reference attached Map).

Records referencing "Notcho Lane" are considered Public Documents and can be requested from the Kittitas County Public Works Department, 411 North Ruby, Suite 1 Ellensburg, WA 98926 (509) 962-7523.

If you have any further questions or concerns, I can be reached at (509) 962-7019.

Sincerely,


Joseph Sheridan
Engineering Tech II
Development Review

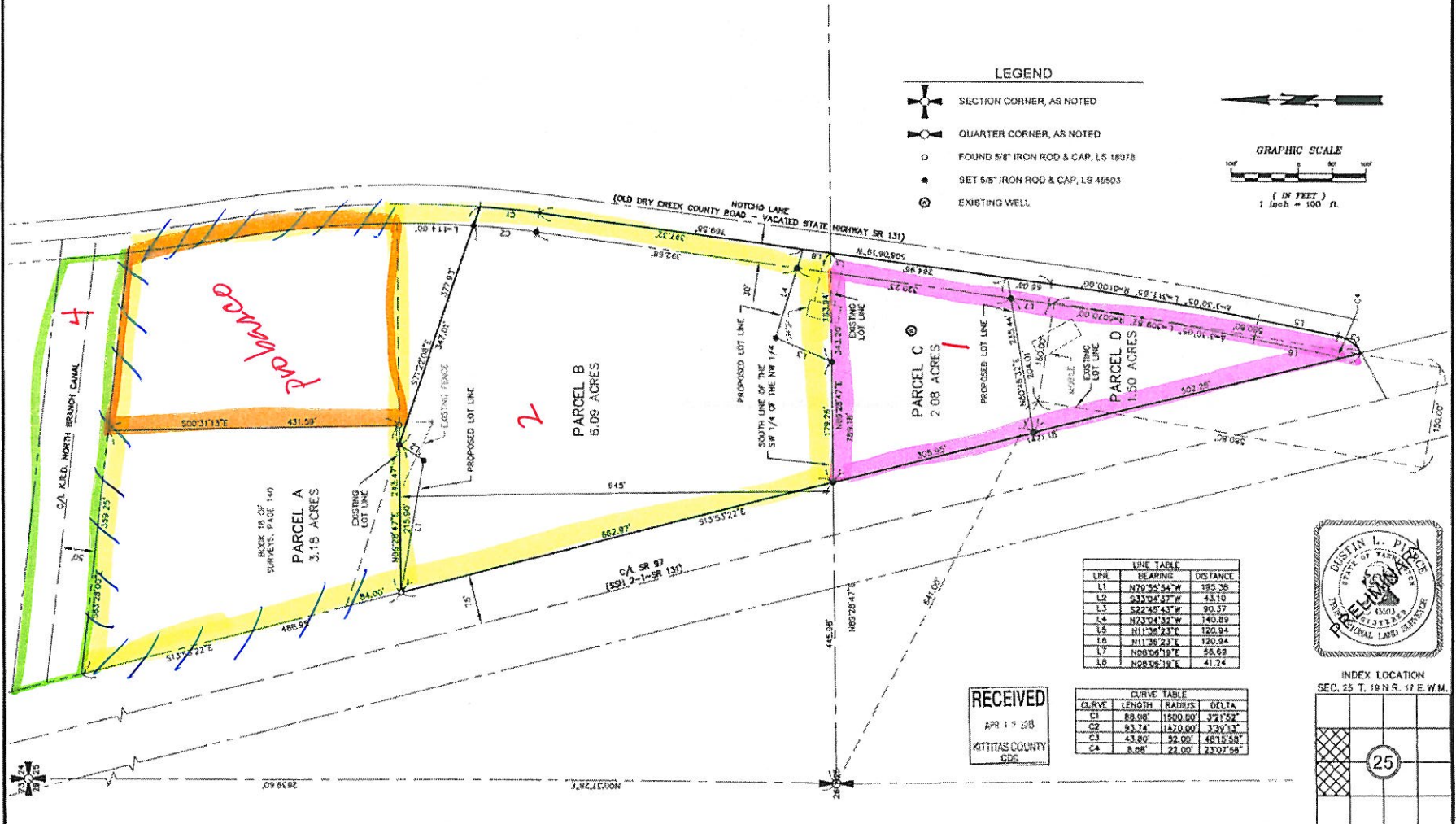


ACCESS EASEMENT
AUDITOR'S FILING NUMBER
426164 SERVING PROPERTY
OWNED BY FRED THORPE
RECORDED 1978

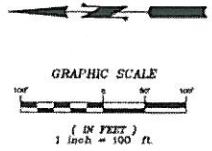
19-17-25020-0011

BL-13-00007

RECORD OF SURVEY
 A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 25,
 TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON



- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - FOUND 5/8" IRON ROD & CAP, LS 18378
 - SET 5/8" IRON ROD & CAP, LS 46503
 - EXISTING WELL



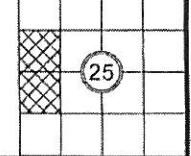
LINE	BEARING	DISTANCE
L1	N79°55'54"W	193.38
L2	S33°04'57"W	43.10
L3	S22°45'43"W	90.37
L4	N73°04'57"W	140.89
L5	N11°36'23"E	120.94
L6	N11°36'23"E	120.94
L7	N08°06'19"E	58.69
L8	N08°06'19"E	41.24

CURVE	LENGTH	RADIUS	DELTA
C1	88.08'	1500.00'	37°15'2"
C2	83.74'	1470.00'	37°32'11"
C3	43.80'	92.00'	48°18'58"
C4	8.88'	22.00'	23°07'59"

RECEIVED
 APR 1 2013
 KITTITAS COUNTY
 GIS



INDEX LOCATION
 SEC. 25 T. 19 N R. 17 E W.M.



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
 DUSTIN L. PIERCE
 SURVEYOR'S NAME
 ERNOLD V. FETDT
 County Auditor
 Deputy County Auditor

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
 RECORDING ACT AT THE REQUEST OF ROD GROSSMAN
 IN ACB# _____ 20____
 DUSTIN L. PIERCE
 DATE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 163 NE Jupiter Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 394-1855
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT SURVEY
 PREPARED FOR
 ROD GROSSMAN
 A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4,
 OF SECTION 25, TOWNSHIP 19 NORTH RANGE 17 EAST, W.M.
 KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DLP	4/2013	13014
CHKD BY	SCALE	SHEET
GW	1" = 100'	1 OF 2

426164

KITTITAS COUNTY AUDITOR
FILED REQUEST OF:

Schuller, et al
19 SEP 12 PM 3:53

1% RE EXCISE TAX PAID

Amount 72.50

Date 9/12/78

Affidavit No. 6809

BETTE J. SPENCE
KITTITAS COUNTY TREASURER

By JAD

ACCESS EASEMENT

For and in consideration of mutual benefits, BLUE ROCK FARMS, INC., a Washington corporation, gives, grants and conveys to CECIL G. PROBASCO and FRANCES M. PROBASCO, husband and wife, and STEVEN A. PROBASCO and CYNTHIA M. PROBASCO, husband and wife, and their successors in interest, an EASEMENT for ingress, egress and utility access.

The Easement affects the following described property:

1 That portion of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 19 North, Range 17 East, W.M., laying Easterly of SSH 201 (SR 131) and Westerly of Old Dry Creek Road (County Road).

ALSO:

2 The Southerly 645 feet of that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 25, Township 19 North, Range 17 East, W.M., laying Easterly of SSH2-1 (SR 131) and Westerly of Old Dry Creek Road (County Road) as they existed on December 28, 1976.

3 EXCEPT that portion, if any, lying within tract conveyed to Herman Belt, et. ux., by Deed recorded August 23, 1950 under Auditor's No. 217683 in Volume 85 of Deeds, page 168.

4 AND EXCEPT that portion conveyed to Kittitas Reclamation District for Highline Canal by Deeds recorded in Volume 46 of Deeds, pages 70 and 76.

TOGETHER WITH that portion of old vacated State Highway SR 131 which attaches by operation of law.

ALL in the County of Kittitas, State of Washington.

The Easement is described as follows:

Easement is a 30 foot strip of land described as follows:

The Easterly 30 feet of the following described property: That portion of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 19 North, Range 17 East, W.M., laying Easterly of SSH 201 (SR 131) and Westerly of Old Dry Creek Road (County Road).

ALSO:

The Southerly 645 feet of that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 25, Township 19 North, Range 17 East, W.M., laying Easterly of SSH2-1 (SR 131) and Westerly of Old Dry Creek Road (County Road) as they existed on December 28, 1976.

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AND EXCEPT that portion conveyed to Kittitas Reclamation District for Highline Canal by Deeds recorded in Volume 46 of Deeds, pages 70 and 76.

TOGETHER WITH that portion of old vacated State Highway SR 131 which attaches by operation of law.

ALL in the County of Kittitas, State of Washington.

Easement

Schuller & Beckley
Attorneys At Law

701 N. Pine
P. O. Box 858
Ellensburg, Washington 98928
(509) 925-4128

OFFICIAL RECORDS

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DATED this 1st day of September, 1978.

BLUE ROCK FARMS, INC.

By: Jack Wadkins
President

By: Linda MacDicken
Secretary

STATE OF WASHINGTON)
) ss.
County of Kittitas)

On this day personally appeared before me JACK WADKINS and LINDA MacDICKEN, to me known to be the President and Secretary, respectively, of BLUE ROCK FARMS, INC., the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

GIVEN under my hand and official seal this 1st day of September, 1978.



Anna M. Barnaby
NOTARY PUBLIC in and for the State of Washington, residing in Ellensburg.

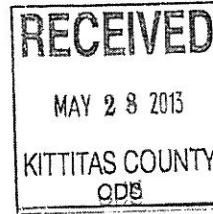
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**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov



May 21, 2013

Kittitas County Community Development Services
411 North Ruby St.
Ellensburg, WA 98926

Attention: Jeff Watson, Planner
Subject: BL-13-00007 – Grossman – SR 97, milepost 142.60 right

We have reviewed the proposed project and have the following comments.

- The property is adjacent to U.S. Highway 97 (US 97), a Class 1 managed access facility with a posted speed limit of 65 miles per hour. Class 1 highways favor mobility over access to adjacent properties. WAC 468-52-040 and others stipulate, “if access is available via the general street system, primary access shall be provided from the general street system rather than from the state highway.” No more than one access is allowed for contiguous parcels under the same ownership.
- The former State Route 131 (SR 131) runs along the east side of the property. This portion of SR 131 was relinquished to the County. The County then vacated this right-of-way without providing an access easement to abutting properties. Notcho Lane remains a public at-grade intersection within WSDOT right-of-way.
- According to our records, parcels “B”, “C”, and “D” are under the same ownership; this is the only property owner with the legal right to access US 97 via Notcho Lane. Parcel #19-17-25020-0011, though unrelated to this proposal, has no legal means of access to the highway. Without an established access easement, the right to use Notcho Lane will remain solely with the owner of parcel “D”.

In summary, we require an access easement be reserved from Notcho Lane to serve parcels “A”, “B”, “C”, and “D” of this boundary line adjustment as well as parcel #19-17-25020-0011. No new approaches to US 97 will be allowed.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

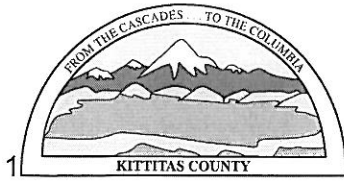
Sincerely,

Paul Gonseth, P.E.

Planning & Materials Engineer

PG: rh/jjp
cc: File #1, SR 97
Don Whitehouse, Region Administrator
Terry Kukes, Area 1 Maintenance Superintendent

p:\planning\devrev\KittCo_Grossman BLA.docx



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

MEMORANDUM

TO: File

FROM: Joseph Sheridan, Development Review Technician

THROUGH: Paul D. Bennett, P.E., Director

DATE: February 25, 2004

SUBJECT: Notcho Lane – Formerly SR 131 60' Easement

Notcho Lane:

Called Carolyn Richards back regarding her property on Nacho Lane, an apparent private drive. Explained to her that the Notcho Lane (SR 131) was transferred to Kittitas County via an August 5, 1965 letter from the State Highway Commission. This was apparently with the realignment of the current SR 97. September 2, 1966 Howard Anderson, Kittitas County Engineer sent a letter to the County Commissioners suggesting that Notcho Lane (SR 131) be vacated. At that time there were only two owners that had property bordering the Lane, Smithson and Company to the East and Harold Jenkins to the West. Both parties identified that they had other access to their property than that of Notcho Lane (SR 131). The September 2, 1966 further explained "the Hi-Line Canal Crosses this old road by means of a siphon. Their access would not be restricted if this road is vacated by the county". Referencing Resolution 51-69, signed July 28, 1969, the County Commissioners directed the Kittitas County Engineer to verify if and fact Notcho Lane (SR 131) should be vacated and report back to them by August 18, 1969. Concurrently, the road was vacated September 22, 1969.

March 11, 2003, letter from Rick Holmstrom WSDOT to Kim Parsel, Coldwell Banker Realty discussing access and the creation of Parcel 020-0010 .5 acres US 97. March 12, 2003 7:46 AM email between David Spurlock and Rick Holmstrom, the jest of their conversation revolved around the creation of lots and the fact there didn't seem to be a recorded access easement. The parcels appear to be landlocked. I explained to Carolyn Richards that it would be beneficial to her if she went to the Auditor's Office and looked to see if there were any related easements filed. She had previously mentioned, the neighbors to the south of the Hi-Line Canal, had an agreement between themselves regarding maintenance/access. In response to this, I explained to her, that for an easement/maintenance agreement to be binding upon the property, a legal copy of the easement needed to be filed with the Auditor's Office, from what I understood. She is going to get back to me with her findings.