

KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

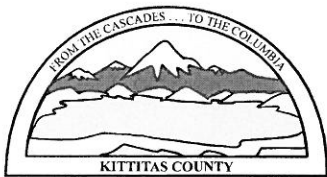
MEMORANDUM

TO: Dusty Pilkington, CDS
FROM: Kelly Bacon, Engineer Technician I *KB*
DATE: December 9, 2016
SUBJECT: Swauk Valley Ranch BL-16-00012

Public Works Planning Review of Preliminary survey for Swauk Valley Ranch BL-16-00012

Required Changes:

1. The existing access road showing on the face of the BLA is undersized. Show the easement for access on the face of the boundary line adjustment. Easement to meet current Kittitas County Road and Bridge Standards (dated 12/15/15) Title 12 Chapter 04. Table 4-4.



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Mark R. Cook, Director, P.E.

December 6, 2016

County Survey review of Swauk Valley Ranch (BL-16-00012)

Required Changes:

1. Within the title block, Page 1 of 2, 2 of 2 and 1 of 2 should reflect the 3 pages of the document.
2. Please change "Recorder's Certificate" to Auditor's Certificate".
3. All existing easements should reflect width, purpose and recording numbers. With this in mind, the Puget Sound Centerline should include the recording number (AFN:201210300011), and the Access road should be listed as an easement (on two pages).
4. It has been my experience that calculated corners are either a "bowtie" without a center circle OR lack any symbols whatsoever. The existing manner that calc corners are shown may cause confusion with the "found monument" contained in the legend.
5. The following labels on sheet 1 are clipped or obscured by linework. (all located along the south edge of Sheet) 1342.0?, N00-17-53?, S00-08-33E.
6. The following labels on sheet 2 are clipped or obscured by linework.
L16,L18,S88-47-26W
7. The KRD lines are shown as easements and labeled as R/W. If research has been performed confirming one of the other, please clarify.
As documents from this era often use the terms interchangeably, it would be an unnecessary burden to the surveyor in determining underlying ownership, particularly when it has little to do with the proposed adjustment.
The inclusion of the easements (R/W) certainly benefits the public and the surveyor's client, despite not being a requirement of our code, and out of hesitancy to punish the surveyor for including these, a simple statement stating determining ownership of the KRD lines is outside the scope of work.
This may require a conversation with the surveyor, particularly if he feels this leads to him not being in compliance with WAC:332-130-050(1)(f)(vi&vii)
8. The basis of bearing include a statement that distances shown are plane coordinate. If this is incorrect, it should be removed. If it is correct, then grid coordinates have to be addressed within the legal descriptions.

Suggested Changes (not required)

1. Land Corner Records should be created/referenced, OR reference ties to Section corners shown on the face of the Plat (RCW:58.09.060). This is going to start being enforced Jan 1, 2017.
2. Lot Closure reports submitted with application. This is going to start being enforced Jan. 1, 2017.

Respectfully,



Justin Turnbull
County Surveyor