

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

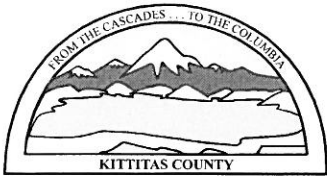
TO: Dusty Pilkington, Community Development Services

FROM: Kelly Bacon, Engineer Technician I *KB*

DATE: December 8, 2016

SUBJECT: Highway 9 Office Park BL-16-00016

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. All requirements of the Suncadia Development agreement for Suncadia – Phase 1, Division 12 are to be met prior to final approval.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Mark R. Cook, Director, P.E.

December 12, 2016

County Survey review of Highway Park 9 (BL-16-00017)

Required Changes:

1. The boundaries shown as Lot 1 and Lot 2 are not dimensioned. Additionally, Lot 1 and Lot 2 should be relabeled to reflect the recording number of the document creating them, so it is not construed that they are a part of the Boundary Line Adjustment.
1. (EX: Lot 1 (B:39,P:2))
2. Surveyors Certificate is missing. (RCW:59.09.080),(WAC:332-130-050(1)(a)(iii))
3. Survey Procedures statement missing. (WAC:332-130-050(1)(a)(i))
4. There is no Legend. Legend shall include found and set corners, describing each.
5. There is no Basis of Bearing either shown, or noted. (WAC:332-130-050(1)(b)(iii))
6. At minimum, property corners shall be set to delineate the new division line.
7. Roadways shall include width, underlying ownership, Easement or right of way, and surfacing material. (EX: Suncadia Trail – Private R/W – Paved)
8. Remove “MS” text at west border edge (RCW:58.09.050(4)),(WAC:332-130-050(1)(d)(i))
9. Recording numbers of the 2 existing easements should be added to the easements.
10. Recording numbers to the 2 adjacent tracts should be added.
11. The new division line should be drawn with a heavy solid line similar to the perimeter of the parent parcel.
12. “Recording Certificate” should be changed to “Auditor’s Certificate” (RCW:58.09-080),(WAC:332-130-050(1)(a)(ii))
13. Reference note containing the purpose of the survey together with the application number should be added (KCC:16.10.020(1)) (EX: The purpose of this survey map is to meet the requirements of Kittitas County BLA application 16-00017)
14. The dimensions 215.14 and 52.00 feet are misleading. This could be corrected with crowfeet, or by changing the distances.

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.
3. In the event a heavy line type does not clearly identify the boundary between Lots 3 and 4, reducing the dash size of the driveway easement might make it clearer as to what is boundary and what is easement.
4. The line East of the subject property is unlabeled and has an unknown purpose.

Respectfully,



Justin Turnbull
County Surveyor