

Chelsea Benner

From: Cruse & Associates <cruseandassoc@kvalley.com>
Sent: Wednesday, January 03, 2018 1:23 PM
To: Justin Turnbull; Chelsea Benner
Subject: Re: Woody BLA BL-17-00018
Attachments: Woody Property.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Justin and Chelsea – Attached is an preliminary map of the Woody BLA survey updated to address PW comments. The area for Sisters Road right of way is included in both the title report and tax records for the Woody property. The owner would like to clean up the right of way but concerned he keep losing acreage. He does not want to alter the south boundary of Parcel 1 that has been established. I am hoping CDS will approve this layout of 9.95 acres recognizing it is 10 acres as originally described but losing 0.05 acres to clean up the Sister Road Right of Way conflict. I added note 13 to clarify this issue.

If Parcel 1 needs to be 10 acres I will add the right of way back into the parcel and address the Sisters Road right of way conflict with a note. Please review and contact me back with any questions/concerns or notice to proceed and we will record.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
(509) 962-8238 Fax
cruseandassoc@kvalley.com

From: [Justin Turnbull](#)
Sent: Thursday, December 14, 2017 4:14 PM
To: '[Cruse & Associates](#)' ; [Chelsea Benner](#)
Subject: RE: Woody BLA BL-17-00018

Chris,
Our records fail to mathematically describe the roadway in any form. We have visual representation of the roadway for utility franchises from 2015, 2008 and 1974 all showing the road bending, and Aerial photography from 1954 show the bend in the road as occurring prior to the construction of I-90.

Sunquist performed an adjacent survey in 2007 and shows the roadway clearly bending and holds the roadway as not being centered about the section line..

From my records, the lack of documents creating the roadway (deeds or road grants), combined with the long history of the road bending, leads me to lean towards centering the Right of way about the existing roadway, and holding a 60' R/W by prescription per RCW:36.75.070.

It appears that the only survey in disagreement with this is Skinners survey from 1977.

I am happy to discuss further.

Thanks,

Justin Turnbull, PLS
County Surveyor

Kittitas County Public Works	Main Phone:	(509) 962-7523
411 N. Ruby St., Suite 1	Direct Line:	(509) 933-8251
Ellensburg, WA 98926	Email:	justin.turnbull@co.kittitas.wa.us

From: Cruse & Associates [mailto:cruseandassoc@kvalley.com]
Sent: Thursday, December 07, 2017 2:38 PM
To: Chelsea Benner; Justin Turnbull
Subject: Re: Woody BLA BL-17-00018

Chelsea – Attached is a preliminary copy of the Woody survey to start the final review process.

Justin – I am holding the original surveyed boundary as it exactly matches the title report I purchased for this application. It is not disclosed on the original survey but my crew found the original property corners from 1977 in the the asphalt road bed for Sister (Goodwin) road. The title report did not reference any deeds or other documents that would relocate or enlarge the Sisters Road right of way. Not a legal document but the attached 1965 SR 90 plans also illustrate the existing road was outside of the right of way. Could you please search your records and see what additional information you can find for this intersection that may locate the right of way to better match the current road location.

Please review and contact me back with any questions

Thanks,
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From: [Chelsea Benner](#)
Sent: Wednesday, November 08, 2017 4:18 PM
To: 'Cruse & Associates'
Subject: RE: Woody BLA BL-17-00018

Good Afternoon,
Attached is the Preliminary Approval for this BLA.
Thank you,

Chelsea Benner

Planner I
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
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chelsea.benner@co.kittitas.wa.us

From: Cruse & Associates [mailto:cruseandassoc@kvalley.com]
Sent: Tuesday, November 07, 2017 11:07 AM

To: Chelsea Benner
Subject: Woody BLA BL-17-00018

Chelsea – Can you give me an ETA of when we might see a decision for the Woody app?

Thanks,
Chris Cruse P.L.S.
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