




KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: April 6, 2018
SUBJECT: County Survey Review of BLA BL-17-00021 Deneen

Note: CDS refers to this as BL-17-00021 Teaneway Ridge

Suggested Changes (Not Required)

1. The document is missing line and curve tables, these should be added prior to final document preparation.
2. The document is missing a surveyors certification. This should be added prior to final document preparation.
3. The note "see note 6, page 2", located on Parcels 2 and 2B, refers to a non-existent note.
4. The page numbering should be corrected to reflect a 4 page document.
5. The R/W widths and easement width of Rampart drive is confusing. A detail window, or a note referring to the survey of record that clarifies the 60' R/W and 66' easement, would be helpful.
6. The existence of Parcels 2 and 2B is misleading, as it could be perceived that they are unique parcels, rather than portions of the same parcel. If the intent is to create 3 unique parcels, then a third parcel should be included in the BLA, or alternatively a short plat should be prepared, rather than a BLA.
Changing Parcel 2B to "Pt of Parcel 2" would resolve this.
7. The parcel located North of Parcel 2B is misleading with the heavy boundary line and could be corrected with a note or by labelling it as "Not a part". I have no issue with showing or delineating adjacent parcels as part of a BLA process, but it should be made clear that they are not included with the BLA process.
8. Minor typo in Line 1, of survey notes: Change Parcel to Parcels.
9. To clarify references within the existing legal descriptions, Snoqualmie Drive could be labeled, as the East extent is the point of beginning for multiple parcels.

This BLA review was performed without the benefit of lot closures.