



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

June 5th, 2018

Teaway Ridge, LLC
PO Box 808
Cle Elum, WA
98922

RE: Survey Revisions Needed.

Mr. Deneen,

Kittitas County Community Development Services (CDS) accepted your application for the proposed Boundary Line Adjustment (BL-17-00021) on October 30th, 2017. The application was deemed complete on December 1st, 2017, and conditional preliminary approval was granted on December 26th, 2017. Kittitas County Code 16.10.040 reads:

The Director shall review the boundary line adjustment for compliance with this chapter and all other land use regulations in effect at the time the application was deemed complete. If all requirements for approval are met, the Director shall provide written findings of fact supporting the approval of the boundary line adjustment.

Pursuant to this provision and Kittitas County Code 16.10.050 Recording, a revised survey will need to be submitted to CDS prior to final approval and recording.

As submitted, the survey properly depicts the two disconnected tracts of land as the same parcel, 2B. However, the legal descriptions as a result of the adjustment on page 4 of the survey documents list the tracts as parcels 2 and 2B. This confusion between the legal descriptions and the drawings can potentially create the impression that the two tracts are separate developable and sellable lots.

In order to prevent confusion for future buyers, sellers, developers, and County agencies, a revised survey with accurate legal descriptions must be submitted. Please see the attached staff marked up recorded survey (sheet 4) for suggested changes to make it clear that Parcel 2B, while two disconnected tracts of land, is in fact one parcel for land use purposes. Again, this language is only a suggestion as to how to remedy the legal description; please have your surveyor use the industry accepted verbiage for linking these descriptions.

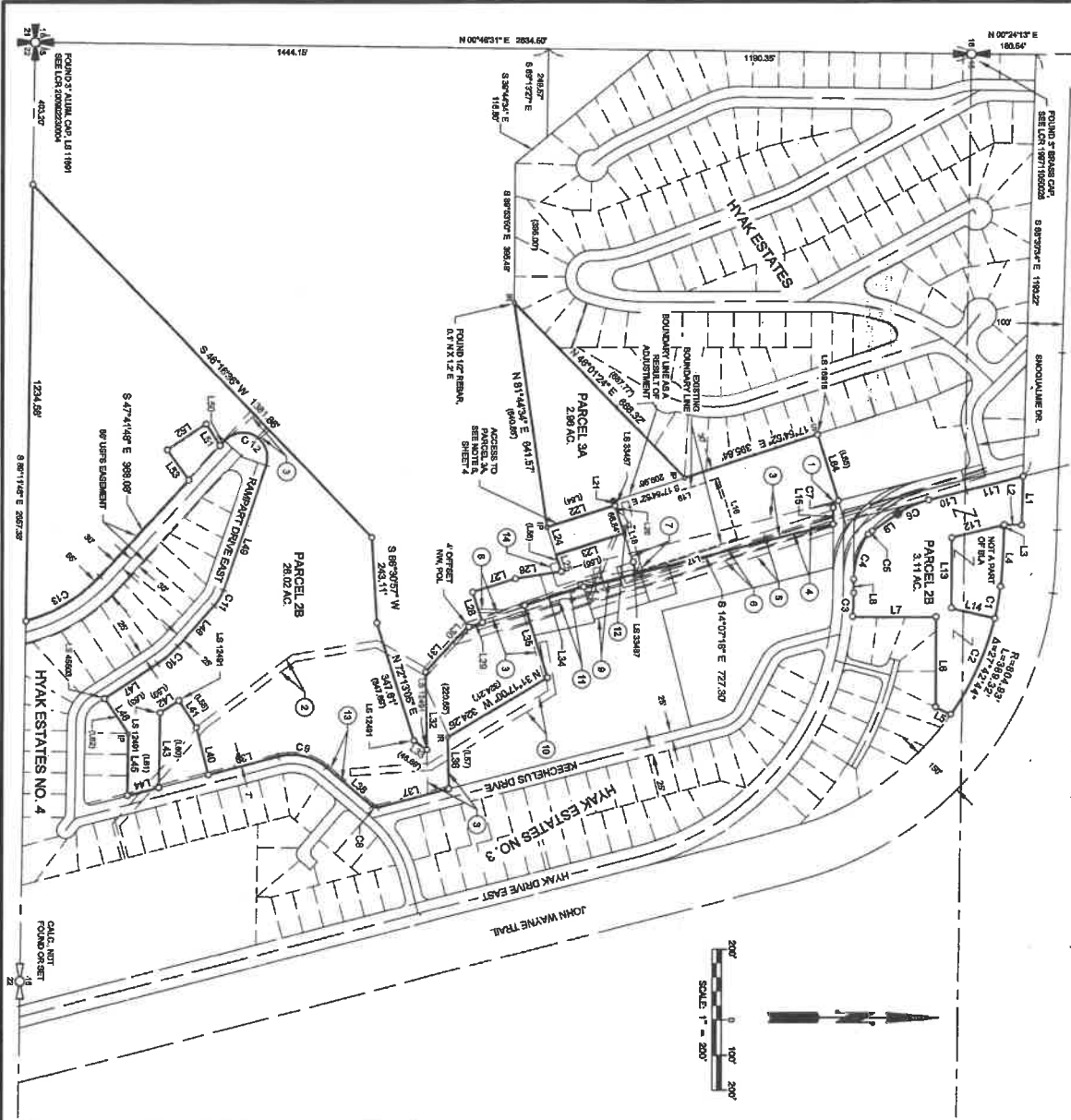
Sincerely,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

Enclosure

Cc: Dustin Pierce, Encompass Engineering and Surveying
Lindsey Ozbolt, Planning Official

via email
via email



RECORD OF SURVEY
 A PORTION OF THE SW 1/4 OF SECTION 15,
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, WASHINGTON

- LEGEND**
- SECTION CORNER
 - QUARTER CORNER
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - FOUND IRON ROD & CAP, LS 45303, UNLESS OTHERWISE NOTED
 - FOUND IRON ROD & CAP, LS 45303
 - SET IRON ROD & CAP, LS 45303
 - RECORD INFORMATION
 - RADIAL BEARING

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 DAVID BERGEN

IN WA, 2018, 5/24

NAME 5/24/2018 DATE

CERTIFICATE NO. 455933



INDEX LOCATION

SEC. 15, T. 22 N.R. 11 E. W.M.

15

AUDITOR'S CERTIFICATE 201805240034

PAID FOR RECORD THE 24th DAY OF MAY 2018, AT PLACE WA, AT THE REQUEST OF DAVID BERGEN

IN BOOK 41 OF 56764'S AT PAGE 39.

DUSTIN L. BERGEN
 SURVEYOR'S NAME
DAVID K. REITZ
 County Auditor

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Harbor Street, Ste. 201 • Issaquah, WA 98027 • Phone: (206) 392-0230 • Fax: (206) 391-1035
 407 Sedgemoor Blvd. • Cle Elum, WA 98922 • Fax: (509) 874-7433 • Fax: (509) 874-7419

BOUNDARY LINE ADJUSTMENT

PREPARED FOR

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15,
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.

KITTITAS COUNTY

DRAWN BY	DATE	JOB NO.
D.L.P./G.W.	05/20/18	14099-2
CHECKED BY	SCALE	SHEET
D.L.P.	1" = 200'	1 OF 4

RECORD OF SURVEY
 A PORTION OF THE SW 1/4 OF SECTION 15,
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, WASHINGTON

14. THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, AS SHOWN AND DESCRIBED ON THE RECORD DRAWING PREPARED BY WESTERN PACIFIC ENGINEERING, INC. DATED MARCH 19, 1997 AND AS DESCRIBED AS FOLLOWS:

14. THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, AS SHOWN AND DESCRIBED ON THE RECORD DRAWING PREPARED BY WESTERN PACIFIC ENGINEERING, INC. DATED MARCH 19, 1997 AND AS DESCRIBED AS FOLLOWS:

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LINE #	DIRECTION	DISTANCE
L1	S 89°30'00" E	131.9
L2	S 17°00'00" E	100.12
L3	N 89°30'00" W	101.6
L4	S 89°30'00" E	101.6
L5	S 89°30'00" E	101.6
L6	S 89°30'00" E	101.6
L7	S 89°30'00" E	101.6
L8	S 89°30'00" E	101.6
L9	S 89°30'00" E	101.6
L10	S 89°30'00" E	101.6
L11	S 89°30'00" E	101.6
L12	S 89°30'00" E	101.6
L13	S 89°30'00" E	101.6
L14	S 89°30'00" E	101.6
L15	S 89°30'00" E	101.6
L16	S 89°30'00" E	101.6
L17	S 89°30'00" E	101.6
L18	S 89°30'00" E	101.6
L19	S 89°30'00" E	101.6
L20	S 89°30'00" E	101.6
L21	S 89°30'00" E	101.6

LINE #	DIRECTION	DISTANCE
L22	S 17°00'00" E	100.12
L23	N 89°30'00" W	101.6
L24	S 89°30'00" E	101.6
L25	S 89°30'00" E	101.6
L26	S 89°30'00" E	101.6
L27	S 89°30'00" E	101.6
L28	S 89°30'00" E	101.6
L29	S 89°30'00" E	101.6
L30	S 89°30'00" E	101.6
L31	S 89°30'00" E	101.6
L32	S 89°30'00" E	101.6
L33	S 89°30'00" E	101.6
L34	S 89°30'00" E	101.6
L35	S 89°30'00" E	101.6
L36	S 89°30'00" E	101.6
L37	S 89°30'00" E	101.6
L38	S 89°30'00" E	101.6
L39	S 89°30'00" E	101.6
L40	S 89°30'00" E	101.6
L41	S 89°30'00" E	101.6
L42	S 89°30'00" E	101.6

LINE #	DIRECTION	DISTANCE
L43	S 89°30'00" E	101.6
L44	S 89°30'00" E	101.6
L45	S 89°30'00" E	101.6
L46	S 89°30'00" E	101.6
L47	S 89°30'00" E	101.6
L48	S 89°30'00" E	101.6
L49	S 89°30'00" E	101.6
L50	S 89°30'00" E	101.6
L51	S 89°30'00" E	101.6
L52	S 89°30'00" E	101.6
L53	S 89°30'00" E	101.6
L54	S 89°30'00" E	101.6

LINE #	DIRECTION	DISTANCE
L55	S 89°30'00" E	101.6
L56	S 89°30'00" E	101.6
L57	S 89°30'00" E	101.6
L58	S 89°30'00" E	101.6
L59	S 89°30'00" E	101.6
L60	S 89°30'00" E	101.6
L61	S 89°30'00" E	101.6
L62	S 89°30'00" E	101.6
L63	S 89°30'00" E	101.6
L64	S 89°30'00" E	101.6
L65	S 89°30'00" E	101.6
L66	S 89°30'00" E	101.6
L67	S 89°30'00" E	101.6
L68	S 89°30'00" E	101.6
L69	S 89°30'00" E	101.6
L70	S 89°30'00" E	101.6
L71	S 89°30'00" E	101.6
L72	S 89°30'00" E	101.6
L73	S 89°30'00" E	101.6
L74	S 89°30'00" E	101.6
L75	S 89°30'00" E	101.6
L76	S 89°30'00" E	101.6
L77	S 89°30'00" E	101.6
L78	S 89°30'00" E	101.6
L79	S 89°30'00" E	101.6
L80	S 89°30'00" E	101.6
L81	S 89°30'00" E	101.6
L82	S 89°30'00" E	101.6
L83	S 89°30'00" E	101.6
L84	S 89°30'00" E	101.6
L85	S 89°30'00" E	101.6
L86	S 89°30'00" E	101.6
L87	S 89°30'00" E	101.6
L88	S 89°30'00" E	101.6
L89	S 89°30'00" E	101.6
L90	S 89°30'00" E	101.6
L91	S 89°30'00" E	101.6
L92	S 89°30'00" E	101.6
L93	S 89°30'00" E	101.6
L94	S 89°30'00" E	101.6
L95	S 89°30'00" E	101.6
L96	S 89°30'00" E	101.6
L97	S 89°30'00" E	101.6
L98	S 89°30'00" E	101.6
L99	S 89°30'00" E	101.6
L100	S 89°30'00" E	101.6

CURVE #	RADIUS	DELTA
C1	606.82	60.87
C2	606.82	60.87
C3	606.82	60.87
C4	250.00	158.80
C5	120.00	317.60
C6	270.00	86.21
C7	20.00	25.99
C8	20.00	19.98
C9	100.00	143.19
C10	500.00	715.91
C11	120.00	317.60
C12	70.00	191.20
C13	431.87	244.27



AUDITOR'S CERTIFICATE 201802240034
 FILED FOR RECORD THIS DAY OF May, 2018 at 2:01 PM.
 IN BOOK 41 of Surveys at PAGE 141 IN THE RECORDS OF
 KITTITAS COUNTY.

DUSTIN L. FERRIE
 SURVEYOR'S NAME
 ERIC V. FERRE
 County Auditor

Open Public
 Deputy County Auditor

165 NE Jasper Street, Ste. 201, Spokane, WA 99202 • Tel: (509) 392-0250 • Fax: (509) 391-3035
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Encompass
 ENGINEERING & SURVEYING

BOUNDARY LINE ADJUSTMENT
 PREPARED FOR
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15,
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

OWN BY: D.L.P./G.W.
 DATE: 05/20/18
 SCALE: N/A
 SHEET: 3 OF 4
 JOB NO.: 14089-2

