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September 4, 2020

Kittitas County Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926

RE: KCCDS Project No. BL-20-00019

Dear Reviewers:

We are submitting this letter and accompanying Plan Set and Exhibits in response to comments below. Textual responses are also included in this letter below each comment.

1st Review Response (Letter Dated August 26, 2020 – Rachael Stevie)

Comment 1. A **Preliminary Survey** displaying legal descriptions, the new acreage and lot dimension of each parcel must be submitted to our office for preliminary review (see Public Works' comments for requirements details).

Response: Updated maps have included with this letter.

Comment 2. Full year's taxes need to be paid for all tax parcel numbers per requirements of Kittitas County Treasurer's Office. Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application. No paperwork or receipt is required; just a phone call or an email will suffice.

Response: We have contacted the client and let them know that taxes will need to be paid before final approval will be granted.

1st Review Response – PUBLIC WORKS (Letter Dated August 20, 2020 – Planning Review Team)

Comment 1. The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. A revised legal description that describes the final configuration of the subject property shall be required.
2. A survey map for review

Response: The BLA map has been updated and legal descriptions have been included on said map.

Comment 2. The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Any access easements shall be shown on the face of the BLA
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

SURVEY Comments (not required)

1. Show Section Township and Range at top of page, beneath "For Boundary Line Adjustment".

Response: Section, Township and Range have been added to the title.

2. Remove the grey shading in the section index If desired, any grey scaling could be replaced with hatching.

Response: Gray shading was changed to hatch.

3. As the section corners have not been included, it is assumed that the found property corners were held as controlling ties. If this is the case, the survey map will need to show ties to all the corners utilized to determine the boundaries.

Response: All found corner location have been called out. Added "HELD" to the 2 corners that were held.

4. Include a definition of the '(C)' notation in the legend.

Response: Added "C" to the legend. (C= Calculated)

5. There is a North South line that is not described or dimensioned to that falls near the East boundary of Lot 1. Please describe or remove.

Response: Called out the line as being the West line of the East Half of the Northeast quarter.

6. Please include the offset distance to the corner set as a witness to the NE corner of Lot 1.

Response: Added call out of "set rebar & cap 45.95' South of corner" for the Northeast corner of Lot 1.

7. Please include the following notation for Stone Ridge Drive. "Private paved road in 60' easement"

Response: Added note 5 on Sheet 1 "Stone Ridge Drive is a "Private paved road in 60' easement".

8. The Auditors Certificate is required for each page.

Response: Added Auditors Certificate to Sheet 2.

9. There appears to be a sizable portion of Lot 1 being utilized by the neighbor to the East. Please note and show this usage line.

Response: Dirt roads have been added to the sheet 2. The horse pasture to the West does not encroach as far to the East as shown on Google Earth. Please see attached PDF of sheet 2 with an aerial attached to show the horse pasture.

10. Sheet one should show "Sht 1 of 2" at bottom right of page.

Response: Updated Sheet 1 label to read "SHT 1 of 2".

11. There is a small discrepancy (0.01') between the legal descriptions and the map at the West line of Lot 3. This appears in ALL the legal descriptions.

Response: Updated all Adjusted Legal Descriptions to match the map.

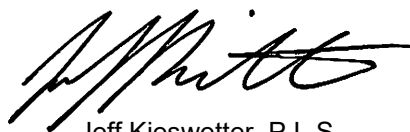
12. Lot 2 legal description appear to be missing the first deed call (commencing at.....)

Response: Added "Commencing at the Southwest corner of said Lot 3;" to Adjusted Lot 2 legal description.

13. Please include the purpose of the survey together with the application number. EX: The purpose of this survey is to facilitate a boundary line adjustment within Kittitas county, under application No. BL-20-00019.

Response: Added note 6 on Sheet 1.

Sincerely,



Jeff Kieswetter, P.L.S.