



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: October 21, 2021
SUBJECT: BL-21-00023 Bach

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application.

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 altering an existing access.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. 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.

SURVEY COMMENTS (Not Required):

1. Records of Survey for Boundary line adjustments should show both parcels involved in the land transfer, as well as resultant areas for both parcels.
2. The entire new division line shall be staked in the field.
3. The proposed survey fails to adequately show controlling survey evidence. One corner is shown, and the other is shown as falling outside of the calculated position. Please shown what corners were utilized for the determination of property boundaries.
4. The Basis of bearing references a survey of record. The bearing referenced does not match this referenced survey.

5. There is a typo in the legal description of the Bach property at the last line (238.45 vs 288.45, both original and revised descriptions)
6. The "Adjoiner" legal description does not match the text of the title report of record.
7. The legal descriptions are a mixture of basis of bearings. The original descriptions match the survey of record, while the transfer parcel matches the prepared map. Correcting the basis of bearing issues would resolve this, but alternatively, the record bearings could be provided on the face of the map in brackets "(XXX.XX)" and referenced on the legend.
8. No legend shown.
9. The line "Thence S00°30'51"W, 864.69" within the Bach Legal description is missing from the title report. The title company can be informed, and generate an updated title OR, if they are unwilling to do so, the discrepancy can be noted and the source of the missing data (Survey:10-36) provided.
10. A note containing the purpose of the survey together with the application number.
(Example: The purpose of this survey is to show and describe new property boundaries in order to satisfy the requirements of Kittitas County Boundary Line Adjustment BL-21-00023)
11. The 'Box' located at the area to be adjusted should be identified (house?, shed?, barn?), and setback dimension shown.
12. Section, Township and Range should be shown in large text at the top of the page.

Of Note:

As the resubmittal is expected to be substantially different, please feel free to contact the County Surveyor, Justin Turnbull directly, to be provided the survey review checklist, and survey requirements contained within Kittitas County Code.

Please contact Public Works at (509) 962-7523 if you have any questions.