

From: [Justin Turnbull](#)
To: [Rachael Stevie \(CD\)](#)
Cc: ["Mike Merritt"](#)
Subject: FW: Mike Bach BLA
Date: Thursday, February 17, 2022 1:56:30 PM
Attachments: [image001.png](#)
[MIKE BACH 02-16-2022.pdf](#)

Rachael,
Please find the revised survey, as provided to me by Mr. Bach's surveyor.

This submittal has addressed all of my prior comments.

Thanks,

Justin Turnbull, PLS

Kittitas 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 justin.turnbull@co.kittitas.wa.us

From: Mike Merritt <mmerritt@obuncoengineering.com>
Sent: Wednesday, February 16, 2022 3:47 PM
To: Justin Turnbull <justin.turnbull@co.kittitas.wa.us>
Cc: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Subject: RE: Mike Bach BLA

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Hello Justin,

I have addressed comments 1 thru 3 below.

Thank you for your help with this project!

Michael Merritt, PLS, CFedS
Regional Survey Manager

mmerritt@obuncoengineering.com



O'Bunco Engineering Intl. Inc.

Engineering, Surveying & Construction Management

Western Region: Kent WA: 1042 West James St., Suite 103, Kent, WA 98032
Phone: (425) 451-7300, Fax: (425) 452-9192, Cell: (530) 949-4343

Eastern Region: Pasco WA: 320 North 20th Ave, Pasco, WA 99301
Phone: (509) 203-7200, Fax: (425) 452-9192, Cell: (530) 949-4343

From: Justin Turnbull <justin.turnbull@co.kittitas.wa.us>
Sent: Tuesday, February 15, 2022 10:56 AM
To: Mike Merritt <mmerritt@obuncoengineering.com>
Cc: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Subject: RE: Mike Bach BLA

Mike,

I have attached my review letter from December. And I will try to further clarify the outstanding issues below.

One peculiarity within our county code is that the County Surveyor is not included as a formal reviewer on Boundary Line Adjustments. The end result is that my comments are not required changes, but County Planning has the ability to take my comments and make them requirements, as they have in this case.

1. The entire new division line shall be staked in the field.
Please set property corners for the new division line, and show on the face of your survey.
2. The proposed survey fails to adequately show controlling survey evidence. Please include ties to controlling corners suitable for sensible retracement of the boundary line adjustment.
Of the three corners shown on the face of your survey, one is shown as being off, and one does not show distance ties. Please include enough suitable corners and/or information for subsequent surveyors to retrace your work.
3. The "Adjoiner" legal description does not match the text of the title report of record.
I have included the title report for your use. If there is a reason that the title report is incorrect, insufficient, or ambiguous, the title company can be notified and an updated title report can be prepared and resubmitted. If the title company is unwilling to make corrections, noting your description together with the title report description and why your description was needed would be a suitable option.
4. 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.
This has been addressed on the most recent map dated 12/01/2021. No changes needed.
5. 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.

I have included the title report for your use. If there is a reason that the title report is incorrect, insufficient, or ambiguous, the title company can be notified and an updated title report can be prepared and resubmitted. If the title company is unwilling to make corrections, noting your description together with the title report description and why your description was needed would be a suitable option.

If any of my comments are unclear, or if you need to discuss anything regarding this BLA, please feel free to contact me.

Thanks,

Justin Turnbull, PLS

Kittitas County Surveyor

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411 N. Ruby St., Suite 1 Direct Line (509)933-8251
Ellensburg, WA 98926 justin.turnbull@co.kittitas.wa.us

From: Mike Merritt <mmerritt@obuncoengineering.com>

Sent: Tuesday, February 15, 2022 9:41 AM

To: Justin Turnbull <justin.turnbull@co.kittitas.wa.us>

Subject: FW: Mike Bach BLA

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Hello Justin,

Hopefully I got the email correct this time.

Thank you,

Michael Merritt, PLS, CFedS
Regional Survey Manager

mmerritt@obuncoengineering.com



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From: Mike Merritt
Sent: Wednesday, February 2, 2022 2:33 PM
To: justinturnbull@co.kittitas.wa.us
Subject: Mike Bach BLA

Hello Justin,

Here is the second iteration of the Record of Survey. I believe I addressed all of your initial comments.

Please contact me with any questions.

Thank you,

Michael Merritt, PLS, CFedS
Regional Survey Manager

mmerritt@obuncoengineering.com



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