



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

December 28, 2021

Geoffrey Sanders
710 Garfield St.
Seattle, WA 98119
geoff@geoffsanders.com

Mike Bach
3340 Wilson Creek Rd.
Ellensburg, WA 98926
mike@bachdrilling.com

RE: Bach Boundary Line Adjustment (BL-21-00023) Transmittal of Survey Comments

Parcel # 635436

Parcel# 135436

Dear Applicants,

Community Development Services (CDS) has received additional survey comments back from Public Works regarding your boundary line adjustment application. I have enclosed a copy of their comments for your review.

Kittitas County Code 16.10.050 requires that comments 1, 2, 4 and 5 from the attached comment memo (and listed below) are addressed prior to approval of the Boundary Line Adjustment:

1. The entire new division line shall be staked in the field.
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.
3. The "Adjoiner" legal description does not match the text of the title report of record.
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.
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.

The County Surveyor, Justin Turnbull, has advised that he would be happy to communicate with your surveyor if there are any questions or uncertainties. Please submit the new survey to Community Development Services rather than Public Works so that it can be tracked and routed appropriately.

Justin Turnbull can be reached at by email at justin.turnbull@co.kittitas.wa.us or by phone at 509-962-7523.

Sincerely,

Rachael Stevie
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

Enclosed: *Comments from Kittitas County Public Works*

cc: *Jeremy Johnston, Planning Official*

via email