

From: [Haley Mercer](#)
To: ["Chris Cruse"; Justin Turnbull](#)
Cc: [Zach Torrance-Smith](#)
Subject: RE: BL-24-00001 Sligmann
Date: Wednesday, February 21, 2024 11:43:17 AM
Attachments: [2002-16243.pdf](#)
[2016-0488.pdf](#)
[4025_001.pdf](#)
[4030_001.pdf](#)
[B15-P095.tif](#)
[exhibit.pdf](#)

Morning;

Thank you all for your patience as I dig into this. I could stand to be corrected:

The Tax 1 legal starts to the point 36' N of the SE1/4 corner "Which the point is on the line of the RW for the rail road..." it is not clear to me if the 1987 survey missed representing this sliver or included it within the RW? I do see up close, a dashed line (exception? The survey is not clear on what that represents), however it doesn't match the point of beginning in the Tax 1 legal. It's an old legal description does reference the Tax 1 legal. Which is why we most likely did not question it (and this was pre GIS/COMPAS era)..... Note 3 on that survey refers to Tax 1 legal, but again, the call outs don't lie within the RW..... The record is old, I cannot locate any information from the parcel file for BLA/survey/sales that indicates this sliver should not be where it is on the outside of the RW...

I dug into some REETA's for the neighboring parcel 067834. REETA 2002-16243 exempts out "southerly fence line" in the last paragraph of the REETA (and note 3 of the survey, also wonder is area in question), just no one bothered to call out an exception and describe the Tax 1 legal for this sliver parcel? An insured legal was filed per Stewart Title REETA 2016-0488 does not mention the area in question either. It does contain the 1987 survey (B15/P95) and the segregation to the BPA. Which, both of these REETAs "make sense, sorta..." But I wonder why they didn't catch the sliver or question it.

I will be keeping this slivered parcel as it is represented on COMPAS. Unless there's documentation from the railroad that it is in fact in their RW or a new legal description/survey is provided otherwise.

Haley Mercer
Cadastral Technician
Kittitas County Assessor's Office
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www.co.kittitas.wa.us/assessor

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From: Chris Cruse <chris@cruseandassoc.com>
Sent: Tuesday, February 20, 2024 11:21 AM
To: Justin Turnbull <justin.turnbull@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>
Cc: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: RE: BL-24-00001 Sligmann

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Justin - I was not planning on mentioning it on the survey as the descriptions in the title reports for these properties no longer reference an exception for TPN 077834 as apparently it was determined to not affect them.

Haley – Please let me know if the COMPAS mapping is being updated to move TPN 077834 into the r/w. I still may add a note to address if the illustrated tax parcel boundary appears to fall within this 1250 Dudley LLC ownership .

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
Chris@Cruseandassoc.com

From: Justin Turnbull <justin.turnbull@co.kittitas.wa.us>
Sent: Tuesday, February 20, 2024 11:07 AM
To: Chris Cruse <chris@cruseandassoc.com>; Haley Mercer <haley.mercer@co.kittitas.wa.us>
Cc: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: RE: BL-24-00001 Sligmann

Chris,
I believe this resolves things. While not a requirement, making a note on the face of the survey similar to the note on the prior survey would be a benefit to the public record, and hopefully this whole process isn't repeated next time development happens with this parcel.

Please give Haley a chance to comment as well before you proceed with the final survey. She may have other requirements.

(Zach with CDS has been cc'ed to this email)

Thanks for your patience,

Justin Turnbull, PLS, RWP

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

Please consider the environment before printing this email.

From: Chris Cruse <chris@cruseandassoc.com>

Sent: Tuesday, February 20, 2024 10:01 AM

To: Haley Mercer <haley.mercer@co.kittitas.wa.us>; Justin Turnbull
<justin.turnbull@co.kittitas.wa.us>

Subject: RE: BL-24-00001 Sligmann

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Haley – Thank you for sending this.

Justin – The tax description has a significant conflict as it calls starting at a point 36' north of the SE corner of SW1/4 and also calls it a point on the RR r/w. The SE corner of SW1/4 falls 168' in the r/w based on our survey and old tax map. Holding the SE corner as per the attached redline does appear to match an old ditch I can see on the aerial. Note 3 of the attached survey describes this strip and found it falls within the RR R/W.

Thanks,
Chris Cruse P.L.S.
Cruse and Associates
217 East 4th Ave.
P.O. Box 959
Ellensburg, WA 98926
(509) 962-8242 Office
Chris@Cruseandassoc.com

From: Haley Mercer <haley.mercer@co.kittitas.wa.us>

Sent: Tuesday, February 20, 2024 8:54 AM

To: Chris Cruse <chris@cruseandassoc.com>; Justin Turnbull <justin.turnbull@co.kittitas.wa.us>

Subject: RE: BL-24-00001 Sligmann

Good Morning;

The 2004 Tax Deed only has the abbreviated legal description. Attached are the Tax 1 description and map from the Assessor's Tax Lot book.

Haley Mercer
Cadastral Technician
Kittitas County Assessor's Office
205 W 5th Avenue, Suite 101
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From: Chris Cruse <chris@cruseandassoc.com>

Sent: Monday, February 19, 2024 9:46 AM

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

Cc: Haley Mercer <haley.mercer@co.kittitas.wa.us>

Subject: Re: BL-24-00001 Sligmann

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Justin - I just reviewed and the title report clearly described this portion of the property following the RR R/W and not seeing anything noted or excepted for TPN 077834I. I do not have any knowledge or information regarding this parcel. It may be within the RR R/W? I see a note that it was a former easement, may not be actual property ownership but sure appears it is based on COMPAS report.

Do you have a copy of the deed from 2004? Is there a description?

Thanks,
Chris Cruse P.L.S.
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chris@cruseandassoc.com

From: Justin Turnbull <justin.turnbull@co.kittitas.wa.us>
Sent: Friday, February 16, 2024 11:04 AM
To: Chris Cruse <chris@cruseandassoc.com>
Cc: Haley Mercer <haley.mercer@co.kittitas.wa.us>
Subject: BL-24-00001 Sligmann

Chris,
In reviewing the Sligmann BLA, we have encountered a bit of a snag. Kittitas Compass GIS shows a County owned parcel (APN:077834) located within the area proposed as Parcel A.

While we both know the GIS is not perfect, please give us a bit of time to resolve this. It is NOT been addressed on the NEXTitle report. If you have any additional knowledge to help us out regarding this parcel, please let Haley Mercer know (cc'ed). Otherwise please be patient while we chase this down.

Thanks,

Justin Turnbull, PLS, RWP
Kittitas County Surveyor

Kittitas County Public Works Main Phone (509)962-7523
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