

Lindsey Ozbolt

From: Beka Telles <btelles@ihdllc.com>
Sent: Friday, February 12, 2016 1:11 PM
To: Lindsey Ozbolt
Subject: Notice of Application - Yakima River Campground
Attachments: survey.pdf; 05-3000.pdf

Lindsey,

Our office received the above referenced Notice of Application for Yakima River Campground, as the agent for the BNSF Railroad.

Looking at the survey done by Encompass (*attached to the Short Plat Application*), it references a BNSF Contract No. 05-3000, that Permit to cross the tracks only – the way I’m reading the survey it appears to show that the permit goes all the way to their property – which it does not, there is not currently legal roadway access to the property over the BNSF Right of Way. Additionally, that permit is for a Residential Private Crossing, so Teanaway Ridge, LLC would need to apply for a Commercial Private Crossing with the BNSF.

Thanks,

Beka Telles, Realtor
Iron Horse Real Estate & Property Management
111 University Parkway, Suite 200
Yakima, WA 98901
(509) 834.2534 direct line
(509) 453.9349 fax

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Railroad Property Management Dept.  
Building & Land Management for Iron Horse Development, LLC

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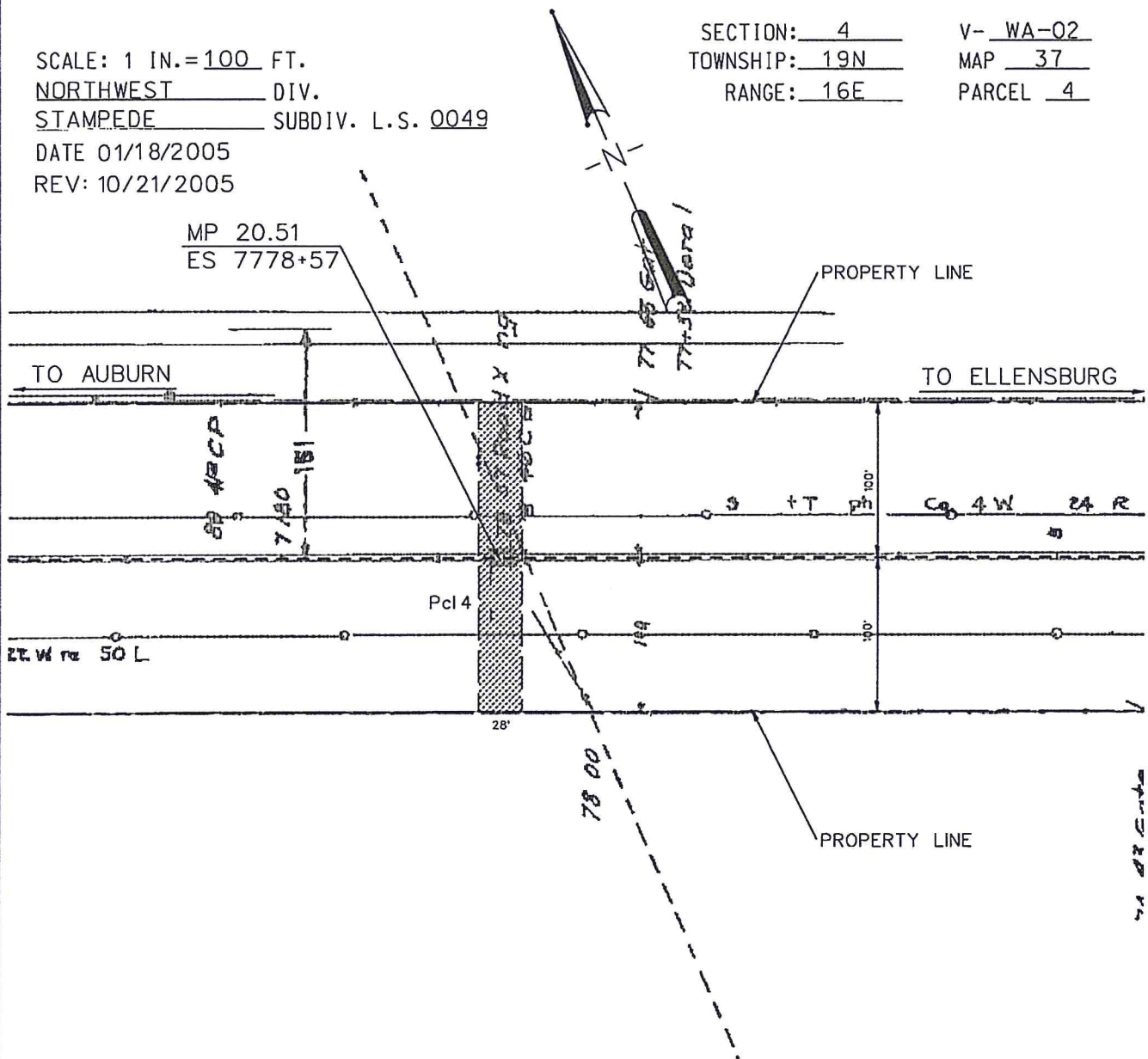
EXHIBIT "A"

ATTACHED TO CONTRACT BETWEEN
THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY
AND
TEANAWAY RIDGE, LLC

SCALE: 1 IN. = 100 FT.
NORTHWEST DIV.
STAMPEDE SUBDIV. L.S. 0049
DATE 01/18/2005
REV: 10/21/2005

SECTION: 4 V- WA-02
TOWNSHIP: 19N MAP 37
RANGE: 16E PARCEL 4

MAP REF. S62216

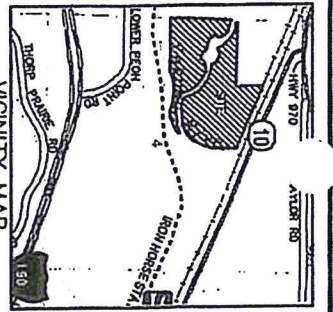


DESCRIPTION:
A 28' PRIVATE ROAD CROSSING SHOWN SHADED.

AT TEANAWAY
COUNTY OF KITTITAS

STATE OF WA

CTF



APPROVALS

KITTITAS COUNTY PUBLIC WORKS
 EXAMINED AND APPROVED THIS ___ DAY OF ___ A.D. 20__
 KITTITAS COUNTY ENGINEER

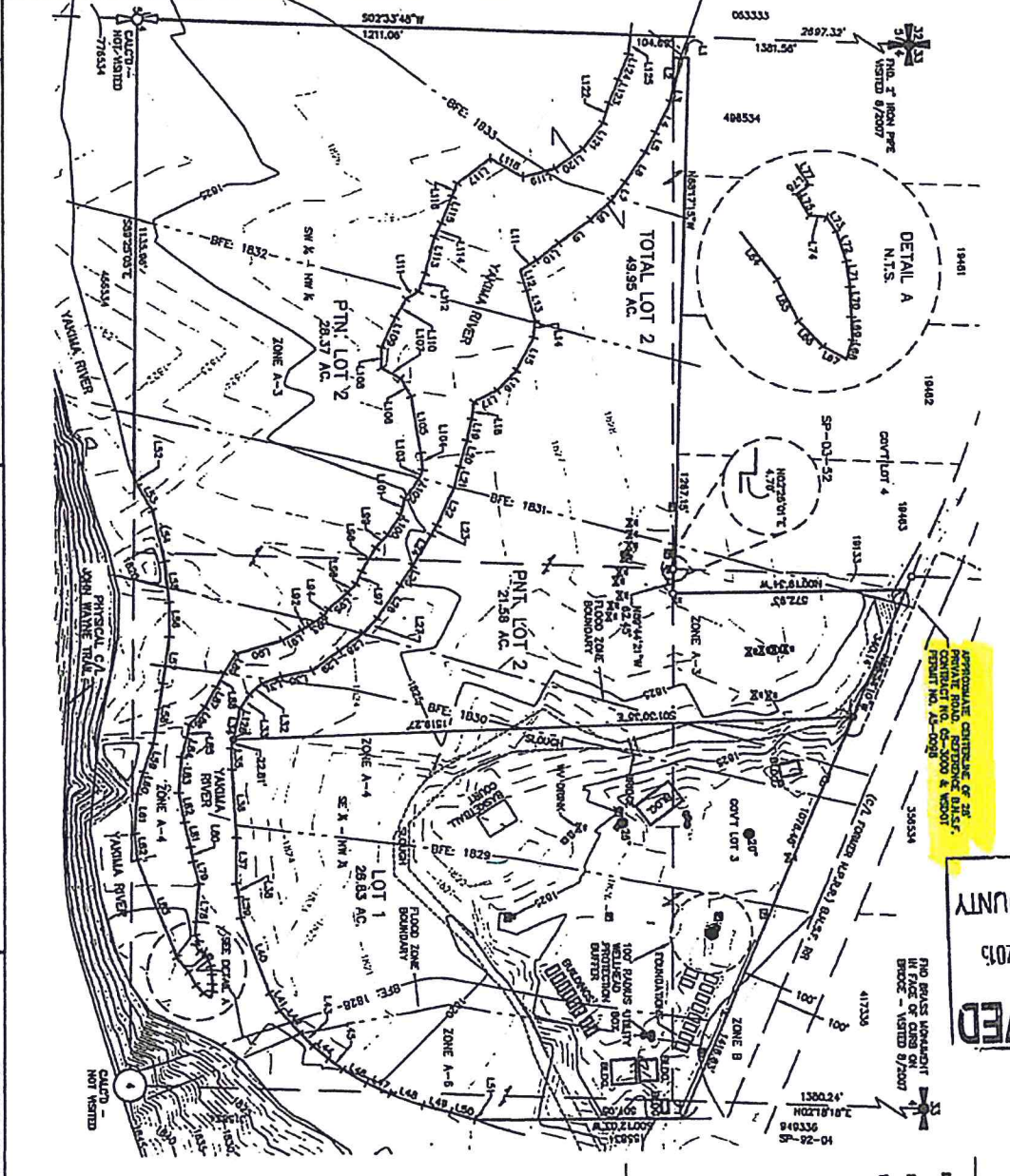
COUNTY PLANNING OFFICIAL
 I HEREBY CERTIFY THAT THE "YAKIMA RIVER" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS ___ DAY OF ___ A.D. 20__
 KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SANITATION UNTIL PERMANENT SEWER SERVICE IS AVAILABLE. THE SEWER SERVICE SHALL BE PROVIDED BY THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS ___ DAY OF ___ A.D. 20__
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND CHARGES DUE ON THIS PLAT FOR THE PREVIOUS YEAR AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED, HAVE BEEN PAID TO THE COUNTY TREASURER.
 DATED THIS ___ DAY OF ___ A.D. 20__
 KITTITAS COUNTY TREASURER
 SPECIAL TAX LOT NO. 1P-16-04262-0002 (SH553) & 1P-16-04262-0401 (11123)

RECORDER'S CERTIFICATE
 READ FOR RECORD THIS ___ DAY OF ___ A.D. 20__ AT ___ P.M.
 IN BOOK ___ OF ___ AT PAGE ___ AT THE REQUEST OF
 SURVEYOR'S NAME
 COUNTY Auditor
 Deputy County Auditor

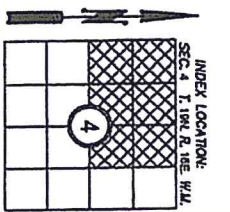
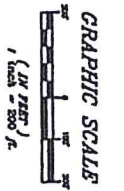
YAKIMA RIVER FORT PLAT - SP 15XXXXX
 A PORTION OF THE NORTH 1/2 OF SECTION 4,
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON



RECEIVED
 APR 17 2015
 KITTITAS COUNTY
 CDS

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- NO RECORD & CAP
- SET 1/2" FROM ROD & CAP
- SET 48000 (TO BE SET)
- PINE TREE
- POWER VAULT
- HANDHOLE (QUARTARY)
- WATER VALVE
- POWER POLE
- WELL
- CENTER OF SECTION
- FENCE LINE



Encompass
 ENGINEERING & SURVEYING
 When Washington Division
 143 NE Impact Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0210 • Fax: (425) 391-1055
 Eastern Washington Division
 407 Salsburg Blvd. • Cle Elum, WA 99222 • Phone: (509) 674-4111 • Fax: (509) 674-4119

YAKIMA RIVER SHORT PLAT
 REFINED
 TECHNICAL
 A PORTION OF THE NORTH 1/2 OF SECTION 4,
 TOWNSHIP 19N, RANGE 16E, W.M., WASHINGTON

DATE 04/2015
 JOB NO. 07176-1
 SCALE 1"=200'
 SHEET 1 OF 2

DRAWN BY G. WEISER
 CHECK BY D. PIERCE