



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner *TG*
DATE: June 22, 2018
SUBJECT: County Review of Palomino Fields Plat Division 1 (LP-07-00031)

The following are conditions of final approval:

Access:

1. Access for lots 1,2,3& 4 and also access for lots 5,6,7&8 is to be a private road. The Easements have been removed from the plat.
2. Lots 2&3 and 6&7 are required to have a 20' joint use access easement shown on the face of the plat.

Survey:

Comments – Sheet 1:

1. As noted previously, the surveyors statement shown has been taken from Kittitas County Code, rather than the statement per RCW:58.09.080. This creates a problem as all subsequent pages reference those persons named in the surveyor's certificate. The surveyor's certificate shown does not list anyone.
Alternatively, the Surveyor's Certificate could remain as is, and the 'Notice' on all subsequent pages could be removed.
2. The remainder of the parcel has not been identified as a lot, block, parcel or tract.

Comments –Sheet2:

3. Corner symbols are obscuring the text at North edge of the subject parcel (S89°30'21"E).
4. There is text crossing text north of Lot 8.
5. The West line of Lot 1 shows different bearing on either side of the parcel line. The distances also show a small discrepancy ($1577.88 + 40.05 \neq 234.89$).
6. The North boundary dimensions of lots 3 and 7 are obscured by a symbol.
7. The symbol noted in #6 above is not included in the legend.

Comments – Sheet 4:

8. Note 4 does not make sense.
9. Note 12 is not explicit in that it is creating either an easement or a joint use agreement.
10. Note 1 should be changed to an 80' easement, as sheet 1 has identified the centerline of the easement.