

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director


RECEIVED

JUN 18 2003

KITTITAS COUNTY
CDS

MEMORANDUM

TO: Chad Bala, Community Development Services

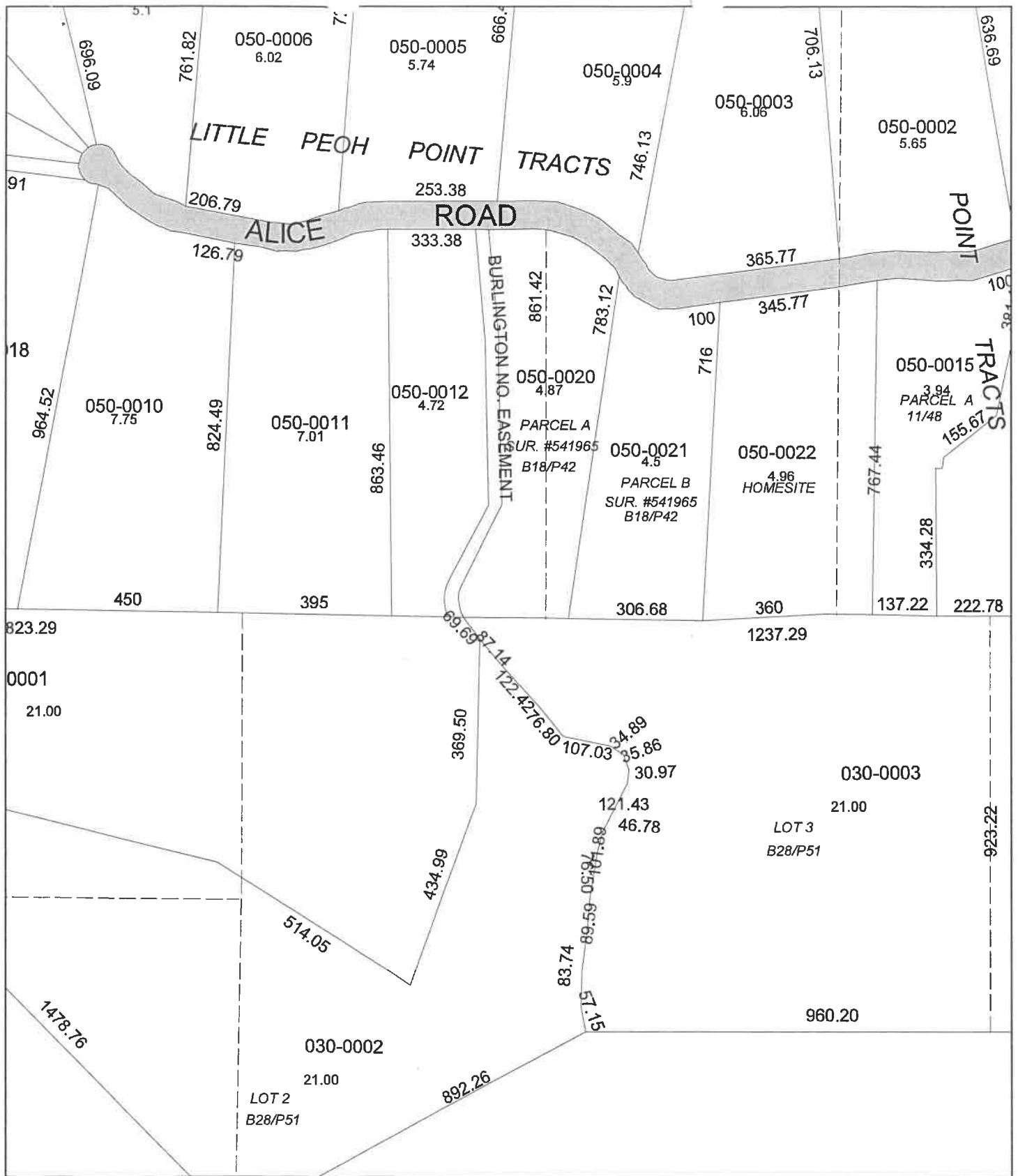
FROM: David Spurlock 

DATE: June 18, 2003

SUBJECT: Peoh Point Large Plat

After our departments review of the final mylars it has become apparent that the applicant shall show or make reference to the access easements to the property. The question has risen that the proposed large lot subdivision did not have access to a public right-of-way. After some further review and a review of the documents that were submitted with the application it was determined that the Peoh Point Large lot Plat has access to Alice Road, which is a dedicated public right-of-way via a private easement across lot 12 of the Little Peoh Point Tract Plat. For more information please see attachments.

If you have any questions or need additional information, please don't hesitate to contact me.



Township: 19 Range: 15 Section: 11

ParcelView 4.0.1

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 6/17/2003 6:35:20 PM



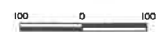
Scale: 1 inch = 300 feet

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessors Office does not warrant its accuracy.

Portions of LITTLE PEOH POINT TRACTS Located in the NW1/4 of Sec. 11, T. 19 N., R. 15 E., W.M.



Scale: 1" = 100'

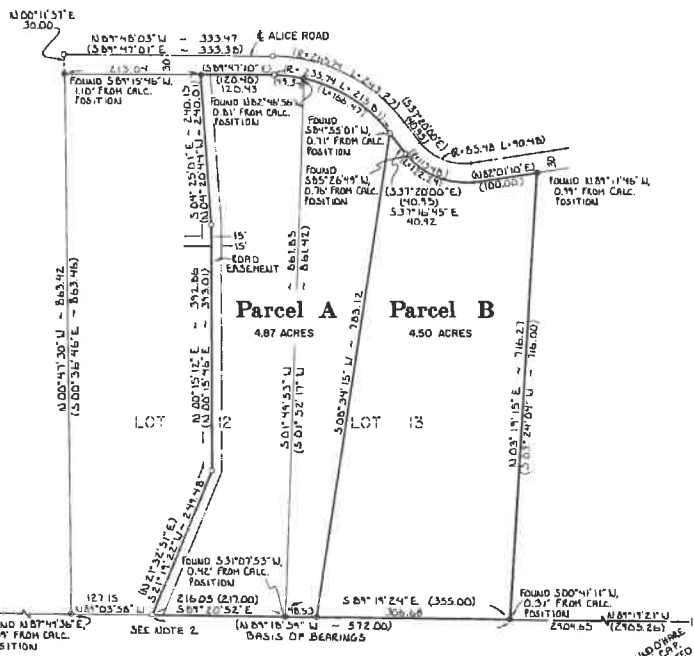


LEGEND

- FOUND 1/2" PIN
- FOUND PIN AND GAP - LS 9606
- SET 5/8" REBAR WITH SURVEY CAP
- — — EASEMENT

NOTES:

1. This survey was performed using a Topcon GTS-3C total station. The controlling monuments and property corners shown hereon were located, staked and checked from a closed field traverse in excess of 90,000 linear closure after azimuth adjustment.
2. The road location across Lot 12 as shown on the plat of "Little Peoh Point Tracts" as filed in the Kittitas County Auditor's Office is in error. The error occurs in the area of the curve as it intersects the south boundary of Lot 12. The actual curve is south of Lot 12. I used the existing pins for the boundary location.
3. For additional corner documentation and survey information in Section 11, Township 19 North, Range 15 East, W.M., see the following Book 16 of Surveys, pages 183-184; Book 17 of Surveys, page 98; Kittitas County Short Plat filed in Book C of Short Plats, pages 71-72; and other documents referred thereon.



LEGAL DESCRIPTIONS

PARCEL A

Parcel A of that certain survey as recorded August 15 1991 in Book 18 of Surveys at page(s) 92, under Auditor's File No. 277967, Records of Kittitas County, Washington, being a portion of Lots 12 and 13, LITTLE PEOH POINT TRACTS, as per plat hereof recorded in Volume 6 of Plats, at pages 75-77, records of said County, located in the Northwest Quarter of Section 11, Township 19 North, Range 15 East, W.M., Kittitas County, Washington.

PARCEL B

Parcel B of that certain survey as recorded August 15 1991 in Book 18 of Surveys at page(s) 92, under Auditor's File No. 277967, Records of Kittitas County, Washington, being a portion of Lot 13, LITTLE PEOH POINT TRACTS, as per plat hereof recorded in Volume 6 of Plats, at pages 75-77, records of said County, located in the Northwest Quarter of Section 11, Township 19 North, Range 15 East, W.M., Kittitas County, Washington.

AUDITOR'S CERTIFICATE

Filed for record the 15th day of August 1991, at 2:26 PM, in Book 18 of Surveys at page(s) 92, at the request of CRUSE & NELSON.

BEVERLY M. ALLENBAUGH by *B. Williams*

KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of Robert Warren 1991

David P. Nelson
DAVID P. NELSON
Professional Land Surveyor
License No. 18092
8/15/91



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 Ph. (509) 925-4747

Warren Property

X

NE COR. SEC. 11
 3-18-02 PLO 3" DIA BRASS
 CAP DATED 1980
 1) RE IRON N 5' x 4' CONIC
 2) PLO NORTH 6.0'
 3) 1" IR STUMP 6" HIGH
 4) 1.5" PLO SOUTH 16.92'

BOUNDARY LINE ADJUSTMENT
GOVT LOTS 1 THRU 8, IN THE SE1/4 AND THE SW1/4 OF
SEC. 11 - T.19N. - R.15E., W.M.
KITTITAS COUNTY, WASHINGTON

NE COR. SEC. 11
 8-23-02 PLO CONE MON.
 PER REF. SURVEY #1

LINE CALL TABLE

COURSE	BEARING	DISTANCE
L-1	S 89°44'23"E	68.37
L-2	S 89°44'23"E	122.42
L-3	S 89°44'23"E	105.03
L-4	S 89°44'23"E	34.88
L-5	S 89°44'23"E	30.97
L-6	S 89°44'23"E	121.42
L-7	S 89°44'23"E	101.88
L-8	S 89°44'23"E	83.74
L-9	S 89°44'23"E	83.74
L-10	S 89°44'23"E	83.74
L-11	S 89°44'23"E	83.74
L-12	S 89°44'23"E	83.74
L-13	S 89°44'23"E	83.74
L-14	S 89°44'23"E	83.74
L-15	S 89°44'23"E	83.74
L-16	S 89°44'23"E	83.74
L-17	S 89°44'23"E	83.74
L-18	S 89°44'23"E	83.74

NOTE:
 EXISTING ROADS LOCATED PER AERIAL AND TOPOGRAPHIC MAPS
 PROVIDED BY DEGRESS AERIAL MAPPING.

SE 1/4 COR. SEC. 11
 8-23-02 PLO. 1-1/2" ALUM.
 PER REF. SURVEY #1



METHOD OF SURVEY
 SECTION CONTROL USING TRIMBLE 4000 GPS RECEIVER
 AND FIELD TRANSIT USING TOPCON GTS-312
 (0700037) TOTAL STATION.

LEGEND

- ANGLE POINT
- SET 1/2" x 24" REBAR W/PLASTIC CAP; L. BENLEY LS 29286
- REFERENCE SURVEYS
- 1) SURVEY FILED IN VOL. 18, PG. 183 BY LS 18078

NOTE:
 THIS SURVEY IS TO AMEND EXISTING TAX PARCEL
 BOUNDARIES IN SECTION 11.



BLUMH & ASSOCIATES LAND SURVEYORS, INC.

1088 S. MARKET BLVD. CHEHALIS, WA 98532
 PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: K. HORTON DATE: OCTOBER 7, 2002 JOB # 02-2722KRDG
 CHECKED BY: KEVIN BLUMH SCALE: 1" = 400' SHEET 1 OF 1

RECORD OF SURVEY DESCRIPTION

GOVERNMENT LOTS 1 THRU 8 IN SECTION 11, TOWNSHIP 19 NORTH,
 RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AT THE
 REQUEST OF - OLE ELUW'S SAPHIRE, SITES
 IN _____ APRIL _____ 20____
 JOHN G. BENLEY - LICENSE NO. 29286

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2002 AT
 2:31 P.M. IN BOOK _____ OF SURVEYS AT PAGE _____
 AT THE REQUEST OF BLUMH & ASSOCIATES LAND SURVEYORS, INC.
 COUNTY AUDITOR _____

SW 1/4 COR. SEC. 11
 CALCULATED PER 1971 G.D. NOTES
 BEARING TIES TO THE "X" IN THE
 ROCK WAS NOT FOUND. POINT
 BEARING TIES TO THE "X" IN THE
 ROCK WAS NOT FOUND. POINT
 ENDING 8.17'
 1) 24" PINE N 87°W 17.80'
 2) 1" IRON N 17°E 31.50'
 3) 2" REBAR WITH 1-1/2" (1/4")
 ENDING 8.17'
 4) 2" IRON N 17°E 31.50'
 N 49°28'23" W 15.40'

SW COR. SEC. 11
 CALC PER EXISTING FIELD DATA

SW 1/4 COR. SEC. 11
 CALC PER EXISTING FIELD DATA

SE 1/4 COR. SEC. 11
 CALC PER EXISTING FIELD DATA

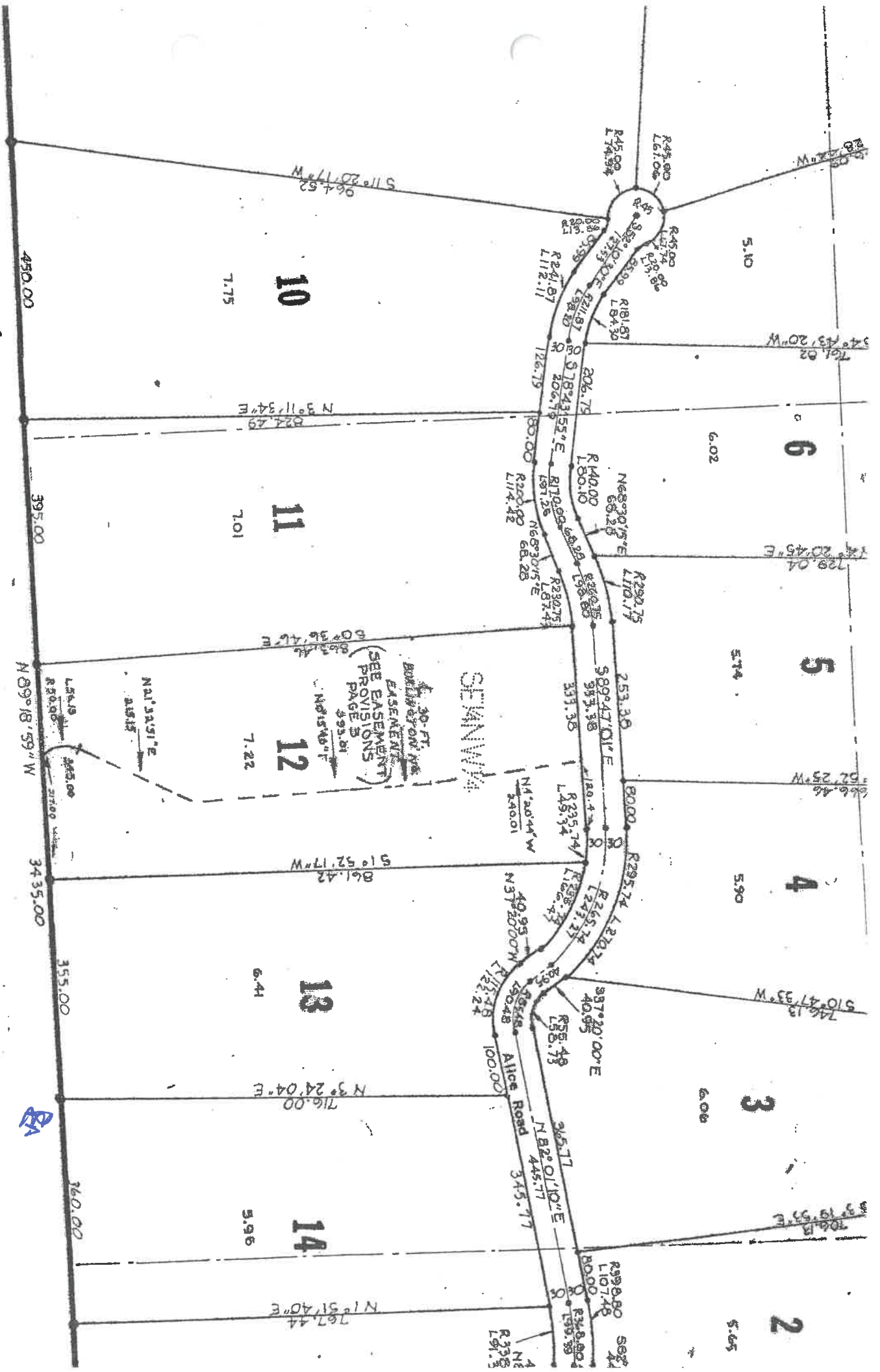
SE COR. SEC. 11
 CALC PER EXISTING FIELD DATA

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 CALC PER EXISTING FIELD DATA

SE COR. SEC. 11
 CALC PER EXISTING FIELD DATA

Page 1 of 3
LITTLE PEACH POINT TRACTS
Receiving # 463292



Surveyed on Northern

EASEMENT PROVISIONS

Utility Easement

An easement is hereby reserved and granted to PUGET SOUND POWER AND LIGHT COMPANY and PACIFIC NORTHWEST BELL TELEPHONE COMPANY and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the interior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground or overhead conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

Access Easement

An access easement is hereby granted to Burlington Northern Railway Co. over and across a 30-foot strip of land which follows a center line as shown on Lot 12 of this plat. The easement is for access from Alice Road to property in the S½ of Section 11, Township 19 North, Range 15 East, W.M.