

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926 CDS@CO.KITTITAS.WA.US Office (509) 962-7506 Fax (509) 962-7682

"Building Partnerships - Building Communities"

June 5th, 2018

Teanaway Ridge, LLC PO Box 808 Cle Elum, WA 98922

RE: Survey Revisions Needed.

Mr. Deneen,

Kittitas County Community Development Services (CDS) accepted your application for the proposed Boundary Line Adjustment (BL-17-00021) on October 30th, 2017. The application was deemed complete on December 1st, 2017, and conditional preliminary approval was granted on December 26th, 2017. Kittitas County Code 16.10.040 reads:

The Director shall review the boundary line adjustment for compliance with this chapter and all other land use regulations in effect at the time the application was deemed complete. If all requirements for approval are met, the Director shall provide written findings of fact supporting the approval of the boundary line adjustment.

Pursuant to this provision and Kittitas County Code 16.10.050 Recording, a revised survey will need to be submitted to CDS prior to final approval and recording.

As submitted, the survey properly depicts the two disconnected tracts of land as the same parcel, 2B. However, the legal descriptions as a result of the adjustment on page 4 of the survey documents list the tracts as parcels 2 and 2B. This confusion between the legal descriptions and the drawings can potentially create the impression that the two tracts are separate developable and sellable lots.

In order to prevent confusion for future buyers, sellers, developers, and County agencies, a revised survey with accurate legal descriptions must be submitted. Please see the attached staff marked up recorded survey (sheet 4) for suggested changes to make it clear that Parcel 2B, while two disconnected tracts of land, is in fact one parcel for land use purposes. Again, this language is only a suggestion as to how to remedy the legal description; please have your surveyor use the industry accepted verbiage for linking these descriptions.

Sincerely,

Dusty Pilkington

Planner I

Kittitas County Community Development Services

411 N Ruby St # 4, Ellensburg, WA 98926

Dustes Pilkington

(509) -962-7079

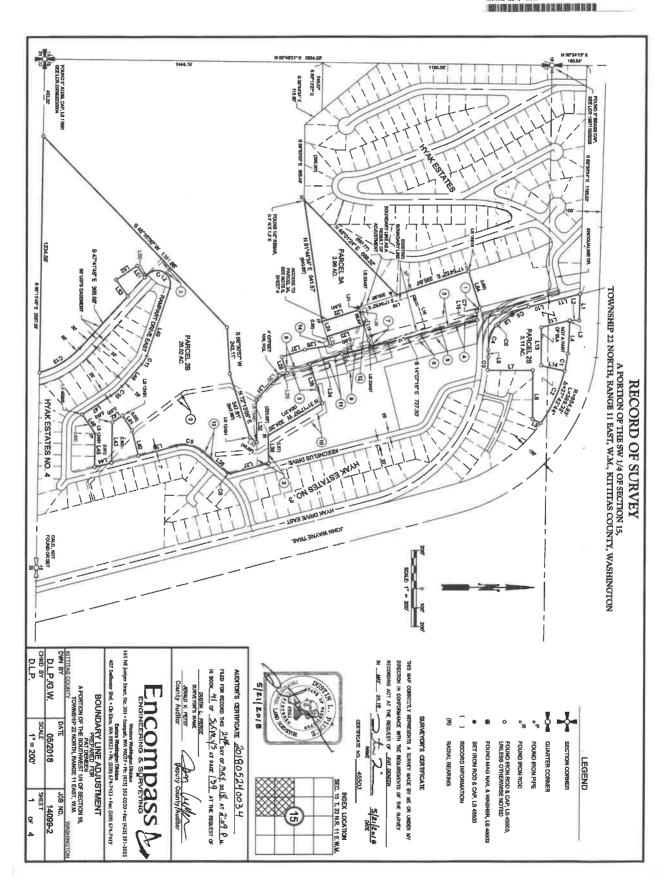
dusty.pilkington@co.kittitas.wa.us

Enclosure

Cc: Dustin Pierce, Encompass Engineering and Surveying

Lindsey Ozbolt, Planning Official

via email via email



RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITITIAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE COMPANY GUARANTEE NO.72158-46050040

THE SOUTHWEST CLUARTER OF RECTION 16, TOWNSHIP 72 NORTH, RANGE 11 EAST, W.H., LYNG WESTERLY OF THE WESTERLY MARGIN OF THE CHICAGO, MILVAL ST. PAUL AND PACIFIC PALIFICACA AS NOW ESTABLISHED, AND

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FOUND IN THE MORE PAUL ANNIE AUTHOR FOUNDED PROPERTY.

F. MALE PROPAGE THE MORE PAUL ANNIE AUTHOR FOUND, PAUL PAUL 39 AND 37, RECORDS OF MITTING COUNTY, STATE OF WASHISTON.

ALL OF HYAK ESTATES DIVISION NUMBER 2, RECORDED IN VOLUME 4 OF PLATS, PAGES 44 AND 45, RECORDS OF KITHTAS COUNTY, STATE OF WASHINGTON

ALL OF FYAK ESTATES, DARSON NUMBER 3, AS RECORDED IN VOLLME 4 OF PLATS, PAGES 53, 54 AND 65, RECORDS OF KITTLAS COUNTY, STATE OF NATION:

ALL OF HYAK ESTATES, DAVISION NUMBER 4, AS RECORDED IN VOLUME 5 OF PLATS, PAGES 19 AND 19, REDORDS OF KITTIAS COUNTY, STATE OF INSTON:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 11 EVST, W.M., KITTINS INTY, STATE OF WASHINGTON DESCRISED AS POLLOWS:

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THAT PORTION OF THE NORTH-MEST QUARTER OF THE SOUTH-MEST QUARTER OF BECTION 15, TOWNSHIP 22 NORTH, PANGE 11 EAST, W.M., KITTINS NITY, STATE OF WASHINGTON, DEBORBERD AS FOLLOWS:

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THAT PORTION OF BECTION 16, TOWNISHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

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THAT PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 22 KORTH, RANGE 11 EAST, WAIL, KITTINS COUNTY, STATE OF WASHINGTON, DESCRIBED AS USB.

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THAT PORTION OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 BAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

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11. THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNISHIP 22 NORTH, RANGE 11 EAST, WAL KITTITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS POLLOWS:

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THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 22 NORTH, RANGE (1 EAST, WAR, KITTE'AS COUNTY, STATE OF WASHINGTON, AS SHOWN AND ESCRISED ON THE RECORD OF SURVEY ORMANIA PREPARED BY WESTERN PACIFIC ENGINEERING, INC., DATED NOTEMBER 1991 AND AS DESCRIBED AS POLLOWS;

SECOND TYPE SECTION THE ACTIONAL CONTROL OF THE EAST OF HYME ESTATES MARKET I RECORDED NAVAL HEAD OF THE ACTIONAL HEAD T

NORTH 72"178" EAST, A DISTANCE OF 10.68 FRET; SOUTH 12"179" EAST, A DISTANCE OF 173.50 FEET TO THE SOUTHEAST CORNER OF SAID SUNCREST PLAT;

INDECEMBRIL 1979/NY ESIT, ADSTANCE OF 161/TESET, PRINCE SOUTH 1972/N ESIT, ADSTANCE OF 161/ESIT, PRINCE INCOME PROPER SOUTH OF 161/ESIT, PRINCE SOUTH 1972/N ESIT, ADSTANCE OF 161/ESIT, PRINCE SOUTH 161/ESIT

THAT POPITION OF THE MORTH 1/2, OF THE BOUTHWEST 1/4 OF SECTION 15, TOWNS:9F 22 HORTH, RAME 11 EAST OF W.M., SITUATED IN KITITAS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTIONS OF EXISTING PARCEL PER AFN: 551003:

FILED FOR RECORD THIS 24 DAY OF MAY 20 18 AT 2:09 PM IN BOOK 4 OF SUTVEYS AT PAGE 190 AT THE REQUEST OF AUDITOR'S CERTIFICATE 201805240034 Sepulo V. Petiti Debuty County Auditor SURVEYOR'S NAME



Western Washington Dikkton Western Washington Dikkton 165 NE |umper Street, Stc. 201 • Issaquah, WA 98027 • Pir. (425) 392-0250 • Fac (425) 391-3055 Encompass &

407 Swithwater Blvd. • Cle Ehrn, WA 98922 • Prt. (509) 674-7433 = Fac: (509) 674-7419

BOUNDARY LINE ADJUSTMENT
PARPARED FOR
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 16,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.

D.L.P./G.W. CHKD BY. D.L.P. 05/2018 SCALE DATE N/A JOB NO. 14099-2

RECORD OF SURVEY

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A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITITIAS COUNTY, WASHINGTON

THAT PORTION OF THE SOUTHASAST QUANTER OF THE SOUTHAGEST QUANTER OF SECTION 18, TOWNSMIP 22 MORTIN, RANGE 11 SAST, W.H., INTITIAS COUNTY, STATE OF SHARKTON, AS SHOWN AND DESCRIBED ON THE RECORD SURVEY BRAWING PREPARED BY VIEWING PROPRIETING, INC., DATED MOVEMBER 1981 AND AS DESCRIBED AS

LINE TABLE

LINE TABLE

LINE TABLE

1S. A TRACT OF LAND SITUATED RITHE WEST HALF OF SECTION 1S, TOWNISHP 22 NORTH, RANGE 11 EAST, W.M., COUNTY OF KITTINS, STATE OF NAISHNOTON, BEING 50 FEET IN WIDTH, 30 FEET ON EACH SIDE OF THE POLLOWING DESICOSED LINE.

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THAT PORTION OF THE NORTH MULF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHP 22 MORTH, PANCE 11 EAST, W.M., COUNTY OF KITTINS, STATE OF WASHINGTON IS DESCRIBED ASPOULDING:

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THAT PORTION OF THE SOUTHMEST QUARTER OF THE NORTHMEST QUARTER AND THAT PORTION OF THE NORTH HALF OF THE SOUTHMEST QUARTER OF BECTION 16, YEARP 22 HORTIN, RANGE 11 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON, DESIGNBED AS FOLLOWS:

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THAT PORTION OF THE HORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNISHIP 22 MORTH, BANCE 11 EAST, W.A., COUNTY OF MITTINS, STATE OF WASHINGTON BEING DESCRIBED AS FOLLOWS:

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A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNISHIP 22 MORTH, RANGE 11 EAST, MAK, COUNTY OF KITTITAS, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:

TO THE REACHMENT OF A VERT 1817 RET. THEICE KARTH A"AM "F BEST 2000 FEET, THEICE KARTH A"AMF ESST 3000 FEET, THEICE SOUTH 4"1915" ESST 3000 FEET, THEICE SOUTH 4"1915" ESST 3000 FEET, THEICE SOUTH 4"1915" ESST 3000 FEET, THEICE BERNING SOUTH 5"1000 ESCHING SOUTH 5"1000 FEET 3000 FEET, THEICE BERNING SOUTH 5"1000 FEET 3000 FEET, THEICE FOR 100, 191 FEET TO THE TRUE FORT OF DEGINARIO.

EXCEPT. THAT PORTION OF HYAX DRIVERGALT OF WAY AS SHOWN ON CONSTRUCTION PLANS LOCATED IN THE COUNTY ENGINEERS OFFICE AND DESCIDIED ON THE STATUTORY WARRANTY DEED FROM JAMES K. SCHILLER & ASSOCIATES TO KITTINAS COUNTY DATED MARCH IS, 1807 AND RECORDED ON MARCH ID, 1807, (MIDDER AUDITORYS FILE NUMBER AUGUSTORS).

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LINE TABLE (RECORD)

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89 244,78	191.20	51.27	00 73.74	00' 143.16'	19.00	26.59	00" 95.21"	00' 14,47"	98.867	00" 56.67"	90" 298.50"	90.83	ILIBMBT BILL
32"29"21"	186"3000"	25"3000	14"05"00"	54'40'53"	54*40'83"	73"18'85"	201212	8'84'26"	35*24'36"	494721	25"14"50"	6*27'54"	DELTA

County Auditor	SURVEYOR'S NAME SURVEYOR'S NAME JERNALD V. PETITY	IN BOOK 41 OF SUTTEN	AUDITOR'S CERTIFICATE 201805240034
Deputy County Auditor	Own history	FILED FOR RECORD THE THE DAY OF THEY 20 TE AT 2 OF EN. IN BOOK 41 OF SUTTENESS OF THE PROJECT OF	61805240034



Western Washington Division 165 NE Jumper Street, Ste. 201 « Issaujush, WA 95022 » Ph. (425) 392-0250 » Facc (425) 391-3055 Esitem Washington DNASon 407 Swiftwater Blvd. • Cle Elem, W/A 98922 • Ptr. (S09) 674-7413 • Fac (S09) 674-7419

BOUNDARY LINE ADJUSTMENT
PARPAGE OR

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15,

TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.

DWN BY DATE JOB NO.

D.L.P./G.W. CHKD BY D.L.P. 05/2018 SCALE ¥ 14089-2 SHEET

5/21/2018

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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGES EAST, W.M., ATTITAS COUNTY

BEING A PORTION OF PARCEL 2A OF THAT CERTAIN SURVEY RECORDED IN BOOK 41 OF SURVEYS, PAGES 73 THROUGH 78 UNDER ALDITION'S FILE NUMBER 2017/2110XCX, RECORDS OF SAID COLAFTY, WARCH IS BOUNDED BY A LINE DESCRIBED AG

OMMEDICAND ANT THE GOLITHAREST CORMERS OF EADS SOLVEMENTS QUARRETED OF EADS SECTION 19.
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THENCE NORTH 08'34'50" WEST, 128.70 FEET;

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT.

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BOOK 4 OF PARTE, PAGES SALE ST, UNDER ALD THOMPS THE MASSES MITTAN, RECORDS OF SALD COUNTY,

HERCE SOUTH 88"30"34" EAST ALONG THE NORTH BOUNDARY LINE OF BAID PLAT, 1,193.22 FEET TO THE TRUE POINT OF

HENCE CONTINUING SOUTH 68*3034" EAST, 137.19 FEET;

NENCE HORTH 13"2711" EAST, 123.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST

THE CENTER OF SAID CURVE BEARS SOUTH 13"21"20" WEST, BALSO FEET, THEOLOGH A CENTRAL ANGLE OF 21"485T THENCE BOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 2014.50 FEET, THEOLOGH A CENTRAL ANGLE OF 21"485T

HENCE BOUTH OUTS47" WEST, 234.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST

THE COMENT OF AND CHANGE CHANGE COMMON PROF. PROMINENT CHANGE OF A CHANGE OF A

HENCE ALONG SAID CLIRVE TO THE RIGHT AN ARC LENGTH OF 14.47 FEET, THROUGH A CENTRAL ANGLE OF 08'0425";

HENCE NORTH 17"57"51" WEST, 125.00 FEET;

THENCE NORTH 17"54"82" WEST, 606.00 FEET

THENCE NORTH 72°17°13" EAST, 195.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST

THE CENTER OF SAID CURVE BEARS NORTH 73'28AY EAST, 20,00 FEET, THROUGH A CENTRAL ANGLE OF 73'16'85'. THENCE SOUTHEASTERY ALONG SAID CURVE AN ARCLEHOTH OF 25,50 FEET, THROUGH A CENTRAL ANGLE OF 73'16'85'. THENCE SOUTH 80°63"13" EAST, 48.38 FEET;

THENCE SOUTH 14"07"18" EAST, 727.30 FEET,

THENCE SOUTH 17"40"22" BAST, 173.00 FEET;
THENCE NORTH 72" 1930" BAST, 213.77 FEET;
THENCE SOUTH 51"17"00" BAST, 224.26 FEET;
THENCE NORTH 88"46'98" BAST, 148.28 FEET;

THENCE SURTH (1/2004 E MST, 200.44 FEST TO THE RECOMMING OF A CURNE TO THE ROUTH HAMMA A RACUS OF 20.00 PEST, THENCE ACAING 400 CARRE TO THE ROOM FAW AND LINGUING OF 80.00 REST, THENCE BOOTH AND WAS THE MEST, THENCE BOOTH AND THE SURTH AND THE ELECTH HAMMA BOOTH AND THE THENCE ACAING THE CONTROL OF SURTH AND THE CONTROL OF ACAING THE CONTROL AND THE CONTROL AND THE CONTROL FEST, THENCE BOAD GOVERN TO THE LEFT AM AND LEWGIN OF 144.10 FEST, THENCE ACAING AND CURVE TO THE LEFT AM AND LEWGIN OF 144.10 FEST, THENCE ACAING AND CURVE TO THE LEFT AM AND LEWGIN OF 144.10 FEST, THENCE ACAING AND CURVE TO THE LEFT AM AND LEWGIN OF 144.10 FEST, THENCE ACAING AND CONTROL ANGLE OF MAINST.

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A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., KITTITAS COUNTY, WASHINGTON RECORD OF SURVEY

EGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT CONTINUED.

THEMES SOUTH IN 14/39/4 ENDT. 24/25 REET.

THEMES SOUTH IN 14/39/4 ENDT. SAME REET.

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THEMES SOUTH SAME WEST, SAME REET TO THE SECREMENT OF A CAPIFETY THAN SAME SOUTH AND REET.

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A PORTIDIO OF THE CONTINUEST DUMERTE OF BESTINON 15, TOMOSHEE 21 MARTH, NAMES 11 EMST, MULL, MITTING CORNTY, STATE DE WASHINSTIN WHICH IS ROUMBEST DE AL MESCASERO, DA STALLAME.

CARRISCHION AT THE CONTINUEST COMINED OF THE CONTINUEST DUMERTS OF SEED SCRITCH N. 15.
THERESE ROUTH ME TEST D'AST, ALS STRETT ON A POST ON THE COST ON BOOTHMEST CHAPTES, LAMASSES, AND OF HAVE STATES, AS STRETT D'AST, ALS STRETT D'AST, AND STRETT ON A POST ON THE COST ON BOOTHMEST CHAPTES, LAMASSES, ANTIN, RECORDIS OF SAUD CHAPTES, ANTIN, RECORDIS OF SAUD CHAPTES, ANTIN, RECORDIS OF SAUD CHAPTES.

SOUTH 39'44'34" EAST ALONG SAID BOUNDARY LINE OF SAID PLAT, 118.53 FEET TO A POINT ON THE SOUTH BOUNDARY LINE

HENGE BOUTH 89'63'50' EAST ALONG BAID BOUTH BOUNDARY LINE OF BAID PLAT, 388.49 FEET TO THE TRUE POINT OF BEGINNING OF

HARCHMANDY FLORI, BABLA ERED. BROWN THANKE MAN, DANNA ERED. HARCHM THANKE MAN, DANNA ERED. BROWN THANKE MAN, DANNA ERED. BROWN HIT MAN MASS, AMAJO FREET TO THE TRUE POINT OF REGIMENDA AND TEMBRING OF SUD LIKE

EASEMENT NOTES

- 80 FOOT ACCESS EASEMENT, AFN: 350158
- 20 FOOT SEWER EASEMENT, AFN: 351534
- MULTIPLE EASEMENTS, AFRI: 551003

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- 10 FOOT ELECTRICAL EASEMENT, AFN: 385720
- 30 FOOT PARKING EASEMENT, AFM: 486531
- 30/24 FOOT INGRESS/EGRESS AND UTILITY EASEMENT, AFN: 384875
- 20 FOOT WATER LINE & HYDRANT EASEMENT, APN: 189810230002
- 10 FOOT ELECTRIC UTILITY EASEMENT, AFM: 201011020024

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- 90 FOOT PARKING EASEMENT, AFN: 485528 & 511066
- 20 FOOT WATER UTILITY EASEMENT, AFN: 488432
- 20 FOOT SEWER UTILITY EASEMENT, AFN: 484336
- 7.0 FOOT UTILITY EASEMENT, PUGET SOUND ENERGY, AFN: 475572 NON-EXCLUSIVE EASEMENT FOR SUNDANCE CONDOMINIUMS, AFN: 201511100006 (PROPANE)

- THE PURPOSE OF THIS SURVEY IS TO LLUSTRATE AND DELINEATE THE PARCELS, AS BHOWN HEREON, AND TO EAGLIFATE SATISFING THE CONDITIONS FOR APPROVAL FOR APPLICATION FOR A BOUNDAYE HURE ADJUSTINETY SUBMITTED SEPARATELY TO KITITIAS COUNTY UNDER APPLICATION NO. 84-17-0021.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE RIGGRESS AND A TRIMBLE 57, 3" TOTAL BIATION WITH ACCURACY THAT MEETS OR EXCREDS WAC 332-130-050.
- THIS SURVEY DOES HOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING AND THE REFERENCES THEREOM:
- POSK 4.0 F PAJR, MORES SAY, PAKE SAYTES
 POSK 4.0 F PAJR, MORES SAY, PAKE SAYTES
 POSK 4.0 F PAJR, MORES SAY, PAKE SASTES
 POSK 4.0 F PAJR, MORES SAY, PAKE SASTES
 POSK 4.0 F PAJR, MORES SAY, PAKE SAYTES
 POSK 4.0 F PAJR, MORES SAY, PAKE SAYTES
 POSK 4.0 F PAJR, MORES SAY, PAKE SATES
 POSK 4.0 F PAJR, PAJRES SAY, PAKE SATES
 POSK 4.0 F PAJRES SAYES SAYES
 POSK 4.0 F PAJRES SAYES SAYES
 POSK 5.0 F PAJRES SAYES
- ALL RECORDS OF KITTIAS COUNTY, STATE OF WASHINGTON
- 8. THE BASIS OF BEARINGS IS ESTABLISHED PER THE FOUND MONUMENTS ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SECTION 16. ACCESS TO ADJUSTED PARCEL JA, AS SHOWN HEREON, SHALL SE ACROSS THE SOUTHERLY PORTION OF PARCEL NO. 188735.
- HORIZONTAL DATUM:

Beardings on thes survey are referenced to the washington state rlane Cordainante system (bouth zone), al.d. 85 (2011), all distances skycyminer are ground scale, bared na rombiene scale partor (resp. of 1.08/et/1964, Maltiply Csfe by Ground Distance to Obtain Grid Distances.



FILED FOR RECORD THIS 24th ON OF MAY 2018 AT 2090. IN BOOK 41 OF SUTVEYED AT PAGE 412 AT THE REQUEST OF AUDITOR'S CERTIFICATE 201805240034

LEDUD Y. PETITI
County Auditor
Deputy County Auditor SURVEYOR'S NAME

Encompass &

Western Weshington Division
Western Weshington Division
165 NE [uniper Street, Ste. 201 = Issoquelt, WA 98027 = Ph; (425) 392-0250 = Fax (425) 391-3055 Eastern Westfognon Division 407 Swiftmater Blvd. • Cle Elum, WA 98922 • Pric (509) 674-7433 • Fgc: (509) 674-7419

BOUNDARY LINE ADJUSTMENT
PREPARED FOR
A PORTION OF THE SOUTHWEST 14 OF SECTION 15,
TOWNSHIP ZE NORTH, RANGE 11 EAST, W.M.

-	N/A	0 0
SHEET	SCALE	CHKD BY
14099-2	05/2018	D.L.P./G.W.
ON BOP	DATE	DWN BY
WASHING!	CONNECTED AS MORNING, POWINGE IT COOL, MINE	KITHIAS COUNTY

for purposes of level division etc. Please mobility to * CDS Staff comment: This is to show the two legal descriptions make one parcel a suggestion of language