



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Planning Review Team
DATE: December 14, 2020
SUBJECT: VA-20-00011 Tuttle

The Department of Public Works has reviewed the zoning variance application and recommends approval based on the following:

- A. The structure will not encroach upon any easement or right-of-way.
- B. Any grading over 100 cubic yards of material will require a grading permit from Public Works.

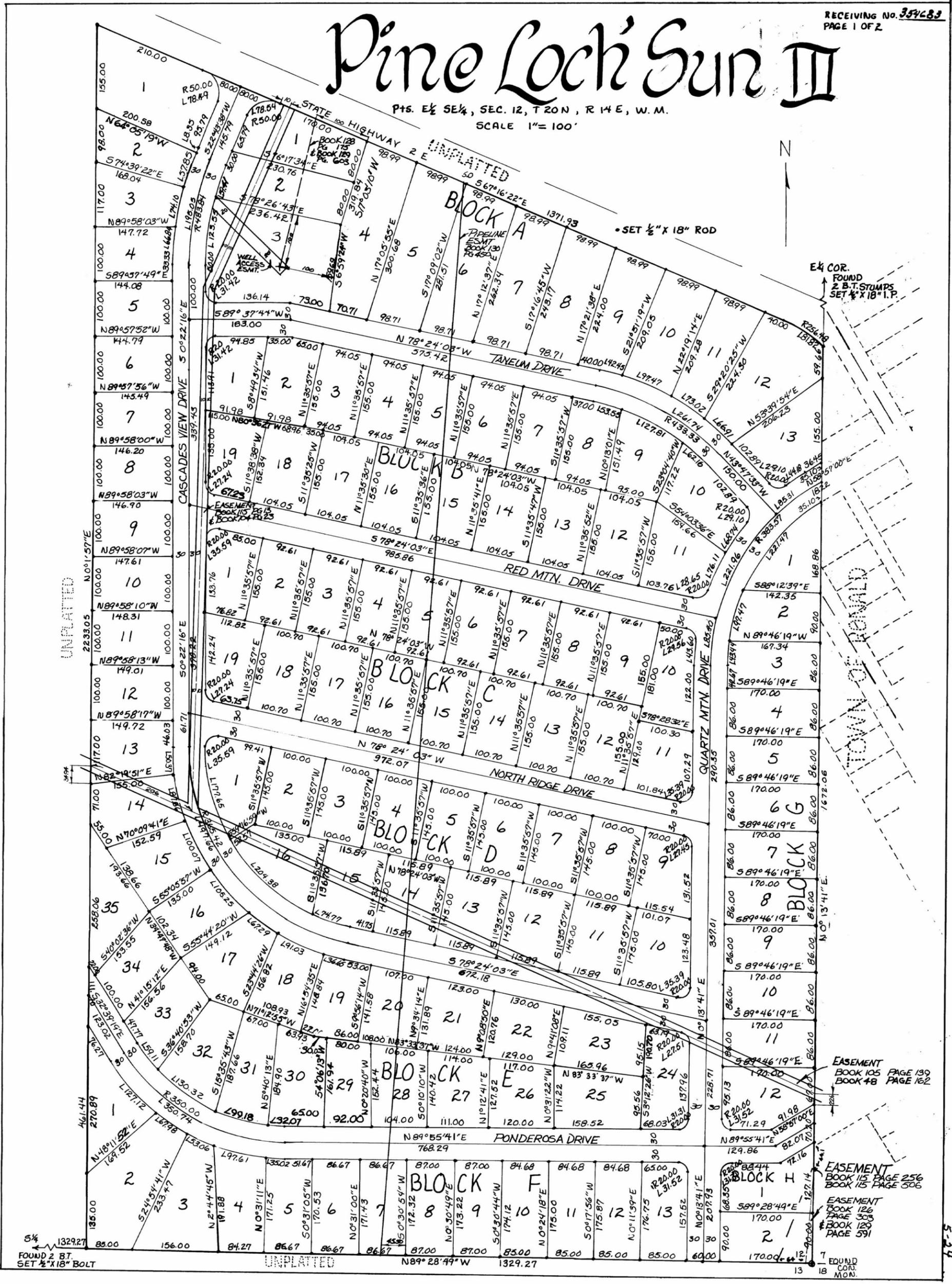
Additionally, Public Works requests clarification on the following:

- 1. The site plan provided as part of the application does not represent the shape of the lot. As a result, the setbacks proposed may not be a suitable reference to the lot boundaries.
- 2. There is significant impact to the north portion of the lot addressed. Please see the easement on the attached plat.

Public Works proposes that the applicant revise the application to correct the issues stated above. It may be necessary for a private surveyor to be involved to recreate the easement from record documents.

Pine Lock Sun III

Pts. E $\frac{1}{2}$ SE $\frac{1}{4}$, SEC. 12, T20N, R14E, W. M.
SCALE 1" = 100'



E4 COR.
FOUND
2 B.T. STUMPS
SET 1/2" X 18" I.P.

TOWN OF REMOND

EASEMENT
BOOK 105 PAGE 139
BOOK 48 PAGE 162

EASEMENT
BOOK 126 PAGE 305
BOOK 120 PAGE 591

EASEMENT
BOOK 126 PAGE 305
BOOK 120 PAGE 591

5/4
FOUND 2 B.T.
SET 1/2" X 18" BOLT

UNPLATTED

45-5

Pine Loch's Sun III

LEGAL DESCRIPTION

Last portion of the E&S&P of Section 12 of Township 20 North, Range 14 East, N.W., Kittitas County, Washington which is bounded by a line described as follows: Beginning at the Southeast corner of said Section 12 at which point is the true point of beginning; thence N89°28'29"W, 1329.27 feet; thence N 0°03'59"E, 2233.05 feet to the south right-of-way boundary of State Highway 2-E; thence S 67°16'12"E, along said south right-of-way boundary, 1371.93 feet; thence along a curve of radius 256.48 feet, to the right, an arc distance of 81.82 feet to the beginning of said Section 12; thence S 0°13'41"W, 1672.06 feet to the true point of beginning.

DEDICATION

"KNOW ALL MEN BY THESE PRESENTS: That the Roslyn-Cascade Co. Corporation, the undersigned, owner in fee simple of the above described real property, does hereby declare this plat and description, and dedicates to the use of the public forever as highways, all roads, streets, and alleys thereon.

"The costs of construction, maintaining and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets and alleys.

"In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation."

"MY WITNESS HEREBY, we have hereunto set our hands and seal this 26th day of May, 1969.

ROSLYN-CASCADE CO.
Richard S. Patrick
Richard Patrick, President

Harry Patrick
Harry Patrick, Secretary

ACKNOWLEDGMENT

STATE OF WASHINGTON
County of Kittitas

On this 26th day of May, A.D., 1969, before me the undersigned, a notary public, in and for the State of Washington duly commissioned and sworn, personally appeared Archibald S. Patrick and Harry S. Patrick, to me known to be the President and Secretary, respectively, of the Roslyn-Cascade Corporation, the Corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said Corporation, for the uses and purposes therein mentioned, and on oath stated that the seal affixed is the corporate seal of said Corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Deborah L. Patrick
Notary Public in and for the State of Washington, residing at Ellensburg.

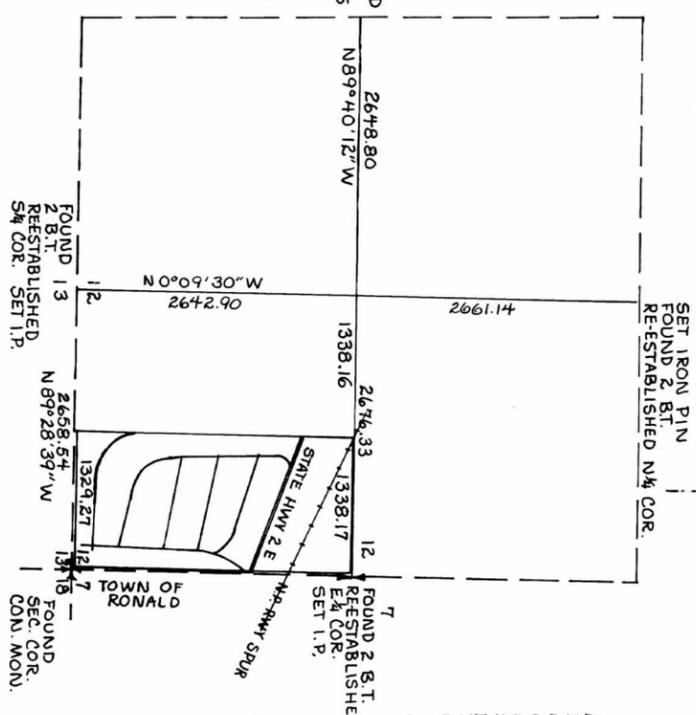
LAND SURVEYOR'S CERTIFICATE

"I hereby certify that the plat of PINE LOCH SUN III based on actual survey and subdivision of Township 20 North, Range 14 East, N.W.; that the distances and courses and angles are shown thereon correctly; that the monuments have been set and lot and block corners staked on the ground."

Joseph D. O'Hare
Joseph D. O'Hare
Professional Land Surveyor



VICINITY MAP
SCALE 1"=1000'



APPROVALS

I hereby certify that all County and State taxes are paid on the above described property.
Dated: 5/29/69.

EXAMINED AND APPROVED this ___ day of ___ A.D., 1969.

EXAMINED AND APPROVED this 9th day of June A.D., 1969.

By: *John M. Mearns*
John M. Mearns
Chairman

FILING RECORD

Filed for the record at the Kittitas County Board of Commissioners, this 9 day of June A.D., 1969, at 35 minutes past 5 o'clock P.M., and recorded in Volume 5 of Plats, on Page 24, Records of Kittitas County, Washington.

By: Deputy County Auditor

Receiving No. 354683

ASSIGNMENT PROVISIONS

An assignment is hereby reserved for and granted to Puget Sound Power & 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 exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground 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.

All permanent utility services shall be provided by underground service exclusively.

RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that this plat of Pine Loch's Sun III, Kittitas County, Washington, is subject to additional restrictions entitled Protective Covenants of Pine Loch's Sun which are filed with the Kittitas County Auditor and which are hereby made a part of this plat.

"This is to certify that the above mentioned restrictions have been filed this 9 day of June, 1969, at 35 minutes past 5 o'clock P.M., in Volume 4 of Books, 1969-74, Records of Kittitas County, Washington.

By: *Thomas G. Starn*
Thomas G. Starn
Kittitas County Auditor

EXAMINER AND APPROVER this 26th day of May, A.D., 1969.

DEPARTMENT OF HIGHWAYS OF WASHINGTON
Joseph D. O'Hare
Engineer, District No. 5th