

Jeff Watson

From: Bettinger, Tom <tbettinger@cantor.com>
Sent: Tuesday, January 07, 2014 2:45 PM
To: Jeff Watson
Cc: 'ttdhm@aol.com'
Subject: Wenger SP-07-00007

Follow Up Flag: Follow up
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Jeff, I wanted to follow up with you in writing after our conversation regarding the Wenger short plat.

My comments are focused on ingress and egress and utility easements to my property which borders the Wenger piece on the southern side. (4686 Nelson Siding road) I would request that all easements will run with the land . Based on what I can tell the current "driveway " crosses all three proposed short plats. Since I am at the end of the road any changes in property lines will have an effect on my parcel. I read that there are two ingress/egress routes to my parcel , one is well defined (straight in to KRD and turn right to the big creek siphon) , the other is not. It is described vaguely as existing roadway.

The issue will not be today with the Wengers it will be later in time when development begins. If I need to use the straight in approach for example that path is dirt and would need to be made into a useable roadway. I do not want to absorb any of those costs perfecting my access, grading and or graveling and legal fees for example.

We have a good relationship with the Wengers and do not oppose their plans unless the end results means I have to give up easement rights without proper vetting and expense to me . The Wengers should hire at their expense a legal review for all easements running across their land that will affect my property as a result of this short plat application. A vaguely described existing roadway is not an issue today as I mentioned. It's the next landowner that concerns me .

Do you need this e-mail in a hard copy format ? Let me know with a reply and I will mail a copy if needed .

Thank you in advance

Tom Bettinger
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