

Kaycee Hathaway

From: Holmstrom, Rick <HolmstR@wsdot.wa.gov>
Sent: Wednesday, September 24, 2014 8:20 AM
To: Kaycee Hathaway; Christina Wollman
Cc: Gonseth, Paul; Hicks, Bill; Seaward, Mike; Kroll, Chris
Subject: I-90 Vantage Boat ramp short plat
Attachments: Deed 1-D.PDF; Deed 1-D Boundary Trace.pdf; 201409240700.pdf; Vantage 2014.pdf; Sheet 1 of 5 (MP 136.18 to MP 136.56) LE 420+00 to LE 440+00 (Wanapum Rd Interchange).TIF

Kaycee/Christina-

WSDOT finds ownership issues with this proposal. Our records indicate that WSDOT owns a significant portion of this land. From the proposed short plat, it is the majority of lot 3. I have attached the conveyance deed (AFN 280710) and boundary trace of this deed. We have no records indicating other than our ownership. Also attached is the GIS parcel mapping which more or less, is consistent with our records.

I spoke to Chris Cruse yesterday, who referred me to the title report. Within this report, it identifies a number of conveyance deeds after 1960. I guess it is possible that one of these may be a conveyance of property from WSDOT back to the County, but we have no record of this and our right-of-way plan (attached) has no reference to any conveyance back to the County. We note the reference to "4.22 acres of excess r/w" on this plan but have no record of change in ownership.

I checked the certification of the Vantage highway back to the County in 1966, and that certification begins at VE 2+80.8. Meaning, that process did not convey or relinquish ownership of the property in question.

In the absence of a deed or some other instrument indicating otherwise, WSDOT is the owner of the majority of this property in the short plat.
This short plat cannot move forward.

Comments are due next Monday. WSDOT recommends the County either suspend or terminate this proposal. If the County or proponent has records to indicate otherwise, please provide us the appropriate document and we will review accordingly.

QUIT CLAIM DEED

In the Matter of Primary State Highway No. 7, Vantage Bridge West Approach

KNOW ALL MEN BY THESE PRESENTS, That the Grantor Kittitas County, a municipal corporation,

for and in consideration of the sum of Dollars,

convey and quit claim to the State of Washington, the following described real estate and any after acquired interest therein, situate in County, in the State of Washington:

All that portion of the east half of the following described Parcel "A" lying between the hereinafter described lines 1 and 2:

LINE 1: A line drawn parallel with and 100 feet southerly when measured at right angles and/or radially from the "LE" center line of PSH No. 7, Vantage Bridge West Approach.

LINE 2: Beginning on the east line of said Parcel "A" at the point of intersection with a line drawn parallel with and 100 feet northerly when measured at right angles and/or radially from the "LW" center line, PSH No. 7, Vantage Bridge West Approach, thence westerly along said parallel line to a point opposite Highway Engineer's Station LW 442+11 and 100 feet northerly therefrom, which point is also 50 feet northeasterly from the center line of the temporary connection of said highway; thence northwesterly parallel with and 50 feet northeasterly when measured at right angles and/or radially from the center line of said temporary connection to the north line of said Parcel "A"; thence westerly along said north line to the west line of the east half of said Parcel "A".

ALSO, all that portion of the west half of said Parcel "A" lying between the hereinafter described lines 3 and 4:

LINE 3: Beginning on the east line of the west half of said Parcel "A" at the point of intersection with a line drawn parallel with and 100 feet southerly when measured at right angles and/or radially from the "LE" center line of PSH No. 7, Vantage Bridge West Approach; thence westerly along said parallel line to a point opposite Highway Engineer's Station LE 434+11.2 and 100 feet southerly therefrom which point is also 125 feet easterly from the "VE" center line of said highway; thence southwestwesterly in a straight line to a point opposite Highway Engineer's Station VE 18+30 and 60 feet southeasterly therefrom; thence west to the west line of the northeast quarter of the northeast quarter, Section 30, Township 17 North, Range 23 East, W.M.

LINE 4: Beginning at the northeast corner of the west half of said Parcel "A", thence west along the north line of said Parcel "A" to the point of intersection with a line drawn parallel with and 50 feet northwesterly when measured at right angles and/or radially from the "VE" line of PSH No. 7, Vantage Bridge West Approach; thence southerly along said parallel line to a point opposite Highway Engineer's Station LW 433+70.5 and 360 feet northerly therefrom, thence northwesterly in a straight line to a point opposite Highway Engineer's Station LW 430+00 and 420 feet northerly therefrom; thence westerly in a straight line to a point opposite Highway Engineer's Station LW 428+50 and 400 feet northerly therefrom.

PARCEL "A": The northeast quarter of the northeast quarter of Section 30, Township 17 North, Range 23 East, W.M., EXCEPT the south 400 feet thereof, and EXCEPT public road rights of way.

The lands being conveyed herein contain an area of 16.78 acres, more or less, the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the office of the Director of Highways at Olympia, and bearing date of approval November 3, 1959, revised November 24, 1959, and the center line of which is also shown of record in Volume A of Highway Plats, pages 44 and 45, records of said county.

ALSO, the Grantors herein convey and quit claim to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between Primary State Highway No. 7, Vantage Bridge West Approach, and the remainder of said Parcel "A".

It is understood and agreed that the delivery of this deed is hereby tendered and that the terms and conditions hereof shall not become binding upon the State of Washington unless and until accepted in writing for the State of Washington, Department of Highways, by the Chief

Kittitas County acting by and through it's Board of County Commissioners

of December 1959

Howard Sorensen

Chairman

Albert S. Heathcock

Member

Joe McManamy

Member

approved JAN 25 1960

STATE OF WASHINGTON DEPARTMENT OF HIGHWAYS

By *[Signature]* Chief Right of Way Agent.

STATE OF WASHINGTON, } ss.
County of _____

I, the undersigned, a notary public in and for the State of Washington, do hereby certify that on this _____ day of _____ personally appeared _____

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

STATE OF WASHINGTON)
County of Kittitas : ss.

Notary Public in and for the State of Washington,

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 28th day of December, 1959, before me personally appeared Howard P. Sorensen, Albert S. Heathcock, Joe McManamy

each one to me known to be one of the duly elected, qualified and acting County Commissioners of Kittitas County, that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said Kittitas County, Washington, for the uses and purposes therein mentioned, and _____ stated that he was authorized to execute said instrument by resolution of the County Commissioners of Kittitas County, Washington, and that the _____ is the official seal of Kittitas County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the _____ first above written.

Marion Darter
Notary Public in and For the State of Washington
Residing at Ellensburg

QUIT CLAIM DEED
'60 JAN 29 AM 9:14
Kittitas County
TO
STATE OF WASHINGTON
IN
Kittitas County

INDEXED
RECORDED
COMPARED

Recorded: *Dept. of Highways*
Volume 105 Page 510
COUNTY OF KITTITAS
STATE OF WASHINGTON
MARION DARTER, County Auditor
B. Moran Deputy

When recorded mail to
DEPARTMENT OF HIGHWAYS
OLYMPIA, WASH.
Primary State Highway No. 7
Vantage Bridge West Approach

Wash. State Dept. of Highways
Transportation Bldg.
Ellensburg - Wash.

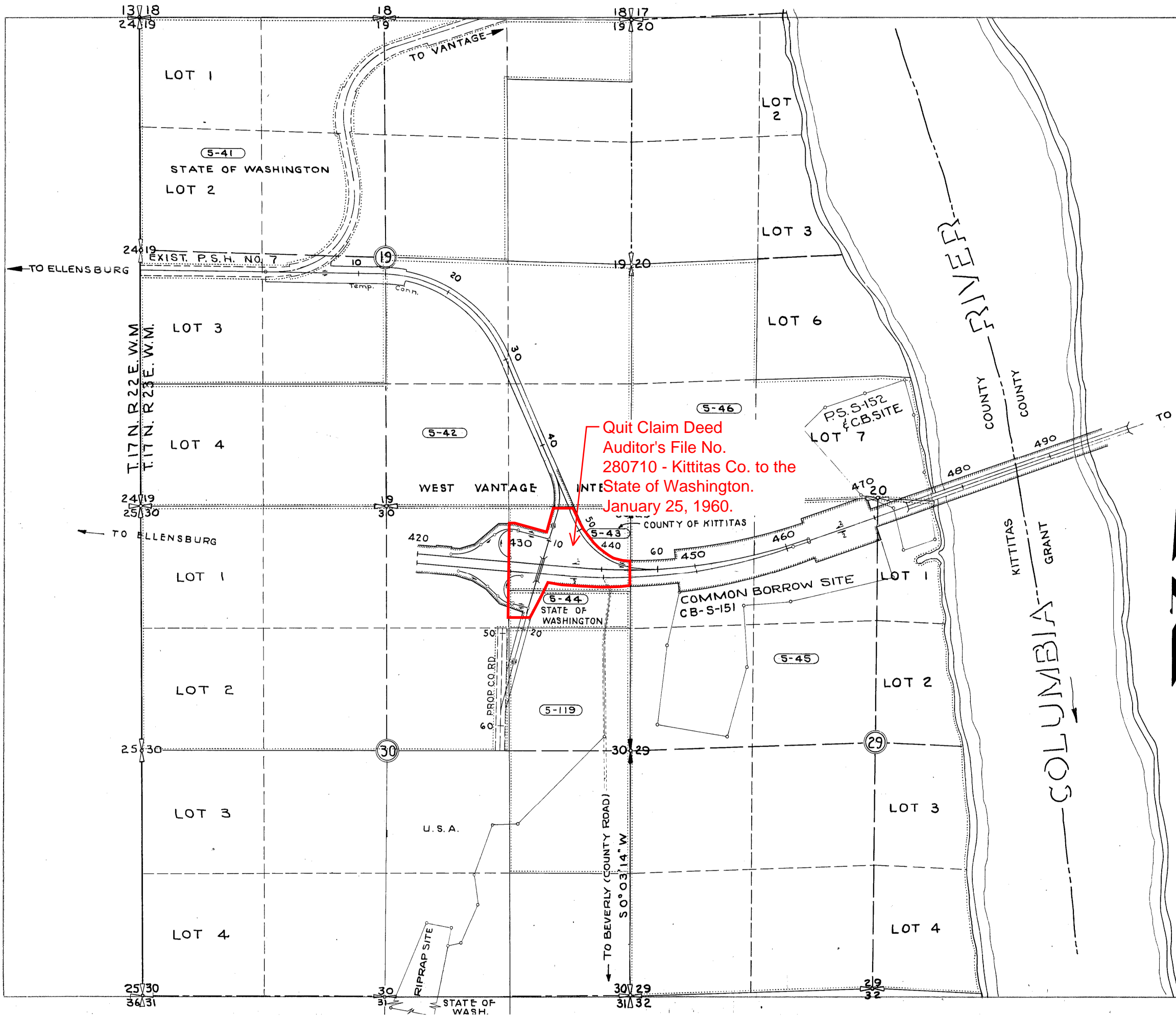
RETURN TO R/W FILES

1-B 280740
2-B
1/29/60

FED. ROAD DIV. NO.	STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
10	WASH.	1-90-3()			

REVISIONS	DATE	BY	DESCRIPTION

REVISIONS	DATE	BY	DESCRIPTION



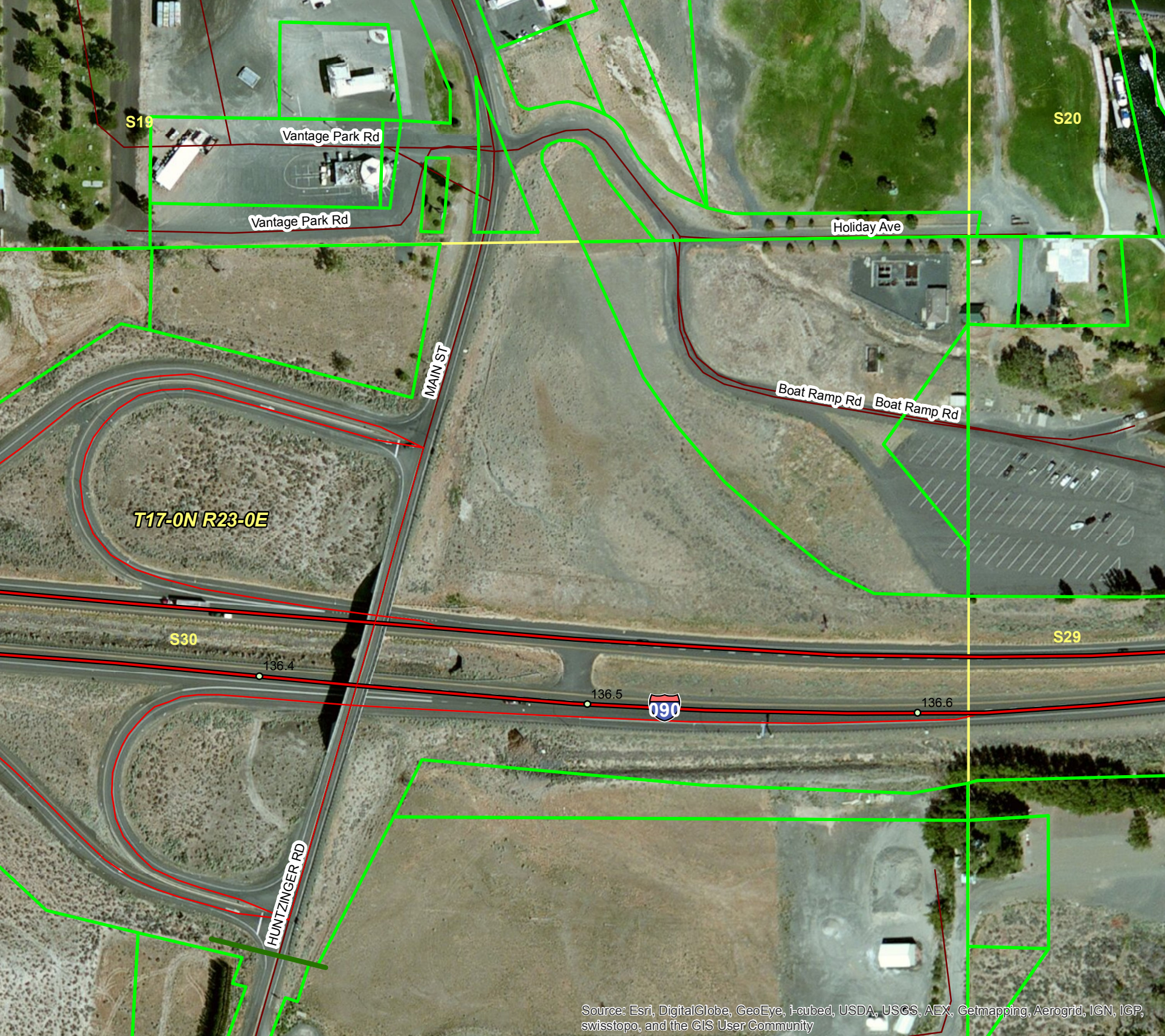
Quit Claim Deed
Auditor's File No.
280710 - Kittitas Co. to the
State of Washington.
January 25, 1960.

All Plans are subject to change.
Parties seeking precise current information
should consult the official plan on file in
the Department of Transportation in Olympia

SR90
~~PRIMARY STATE HIGHWAY NO. 7~~
VANTAGE BRIDGE WEST APPROACH
GRANT & KITTITAS COUNTY
VICINITY AND
TOTAL PARCEL DETAIL MAP
WASHINGTON STATE HIGHWAY COMMISSION
DEPARTMENT OF HIGHWAYS
OLYMPIA, WASHINGTON
SCALE: 1" = 500'
APPROVED Nov. 3, 1959
SHEET 5 OF 5 SHEETS

Letter 1-28-62 18-27-62 Deleted Precious sheets 6 thru 9 & revised total sheet no.
1-28-62 18-27-62 Deleted Precious sheets 6 thru 9 & revised total sheet no.
AUTHORITY DATE BY

R/W SR-90/157



S19

S20

Vantage Park Rd

Vantage Park Rd

Holiday Ave

MAIN ST

Boat Ramp Rd Boat Ramp Rd

T17-0N R23-0E

S30

S29

136.4

136.5

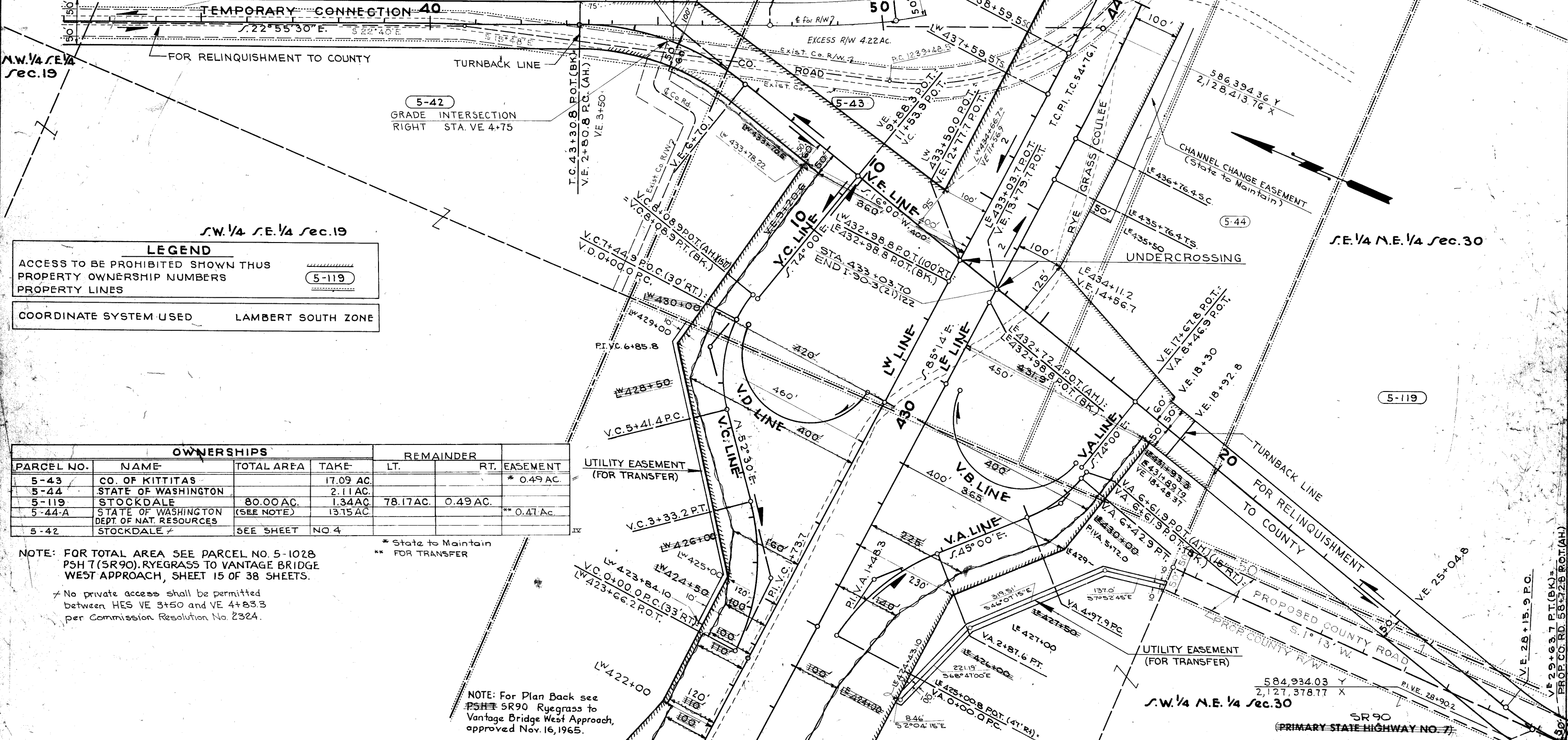


136.6

HUNTZINGER RD

ROAD NO.	STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
10	WASH.	40-31			

For Temporary Conn. R/W Back, See Sheet No. 4 of 9 Sheets



LEGEND

ACCESS TO BE PROHIBITED SHOWN THUS PROPERTY OWNERSHIP NUMBERS

PROPERTY LINES

COORDINATE SYSTEM USED LAMBERT SOUTH ZONE

OWNERSHIPS				REMAINDER		
PARCEL NO.	NAME	TOTAL AREA	TAKE	LT.	RT.	EASEMENT
5-43	CO. OF KITTITAS		17.09 AC.			* 0.49 AC.
5-44	STATE OF WASHINGTON		2.11 AC.			
5-119	STOCKDALE	80.00 AC.	1.34 AC.	78.17 AC.	0.49 AC.	
5-44-A	STATE OF WASHINGTON DEPT. OF NAT. RESOURCES	(SEE NOTE)	13.75 AC.			** 0.47 AC.
5-42	STOCKDALE	SEE SHEET NO 4				

NOTE: FOR TOTAL AREA SEE PARCEL NO. 5-1028 PSH 7 (SR90) RYEGRASS TO VANTAGE BRIDGE WEST APPROACH, SHEET 15 OF 38 SHEETS.

* No private access shall be permitted between HES VE 3+50 and VE 4+83.3 per Commission Resolution No. 2324.

NOTE: For Plan Back see PSH 7 SR90 RyeGrass to Vantage Bridge West Approach, approved Nov. 16, 1965.

CURVE DATA						SPIRALS BK. & AH.		
PI. STATION	Δ	CΔ	D	T	L	α	DE	LS
VE. 4+83.4	38° 55' 30"		10° 00'	202.5	389.3'			
V.C. 1+73.7	39° 59'		12° 00'	173.7	333.2'			
V.C. 6+85.8	53° 30'		20° 00'	144.4	267.5'			
V.A. 1+48.3	34° 31'		12° 00'	148.3	287.6'			
V.A. 5+72.0	29° 00'		20° 00'	74.1	145.0'			
T.C. 54+76.1	70° 40'	51° 04'	7° 00'	723.0	729.5'	2 1/2	9° 48'	2.8
VE. 28+90.2	14° 47'		10° 00'	74.3	147.8'			

NOTE: FOR TOTAL AREAS, SEE PARCEL DETAIL SHEET NO. 5. N.W. 1/4 N.E. 1/4 Sec. 30

AUTHORITY	DATE	DESCRIPTION	BY
Ltr. 10-21-75	12-26-75	Revised R/W & LIA & noted excess R/W on Lt. VE 5+03.09 to LW 440+00	RLS
Letter 8-6-73	10-5-73	Defined R/W limits of area for relinquishment south portion VE Line	WLM
Letter 5-18-71	9-15-72	Noted access rights conveyed to SAL, Inc. by instrument 7-26-72	RLS
Ltr. 2-19-71	3-25-71	Deleted LIA central Sta. VE 2+00.8 to Sta. VE 3+50. Added access note Parcel No. 5-42	RLS
Ltr. 3-21-70	8-20-70	Added Grade Intersection Right Sta. VE 4+75, County Rd	WLM
Ltr. 2-2-69	2-5-70	Added LIA on west Sta. VE 18+92.8 to Sta. VE 20+10.7	RLS
Letter 1-6-69	1-28-69	Added turnback lines on Lt. VE 4+83.3 to Lt. VE 4+83.3	RLS
Ltr. 1-29-66	8-30-66	Channel Change Easement Added on Rt. Sta. VE 4+83.3 to Lt. VE 4+83.3	JW
Letter 1-18-66	1-1-66	R/W L.A. Rev. R/W VE 3+00 to VE 5+81.8	JW
Ltr. 10-21-75	11-30-65	Revised Ownership Areas R/W & LIA Rt. Lt. Sta. 420+00 to Sta. 435+00	RLS
Com. Res. 12-23-65	12-23-65	LIA Rev. & Grade Intersection Added Lt. of Sta. TC 45+35	JW
Ltr. 11-24-69	11-24-69	Ownership, Co. Rd. Alignment & R/W Added	RLS

RIGHT OF WAY
STA. 420+00 to STA. 440+00

WASHINGTON STATE HIGHWAY COMMISSION
DEPARTMENT OF HIGHWAYS

APPROVED Nov. 3, 1959

SHEET 1 OF 5 SHEETS

Adopted by Commission Resolution No. 923 Nov. 16, 1959

R/W 52-90/137