




KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Justin Turnbull, County Surveyor 
DATE: April 25, 2019
SUBJECT: County Survey Review of Final Plat LPF-19-0003 (Palomino Fields – Div. 2)
(2nd Review)

Required Changes

Sheet 1

1. The South line of Tract D – dimension 458.32 is obscured.
2. The North line of Tract B – dimension 396.96 is obscured.
3. The North line of Section 27 – dimension 2627.68 is obscured.
4. The South line of Tract C – dimension 480.82 is obscured.

Sheet 2

5. Spelling error “conre” on N-S center section line.
6. Spelling error “Dlitch” in town ditch description.
7. The Easement (Note 13) is an easement within the road right of way, rather than an easement within Tract D. While not incorrect, it is assumed that the purpose of the temporary easement is to return the land to private interest once the road completes a loop, and therefore not requiring the cul-de-sac.
8. The delineation of “N00°15'36"W, 1.82 is unclear is to what is being dimensioned.
9. Dimension C24 is obscured. (Also occurs on sheet 3)

Sheet 4

10. Change >S35°44'51"E> to <S35°44'51"E> at the south end of the town ditch.

Sheet 6

11. The legal descriptions as shown do not match the title report provided.

Geometry

Beyond the labelling and clarity problems noted above, the submittal contains significant problems with the geometry.

This includes;

- Curves being labeled incorrectly (C1, C2 on Page 1)
- Lines not matching between sheets (Tract A and Tract D)
- Lines not being labelled (Lot 7), and
- Linework inconsistent with lot closure reports (Tract A, Tract B, Tract C, Tract D).