



September 4, 2019

Western Pacific Engineering & Survey
Danielle Escamilla
1328 Hunter Place
Moses Lake, WA 98837

RE: LUA 2019-0086 MLSD Boundary Line Adjustment and Record of Survey - Notice of Decision

Dear Danielle:

The Moses Lake School District Boundary Line Adjustment and Record of Survey meets the criteria of approval in Moses Lake Municipal Code (MLMC) 17.42 and is approved with the following requirements which must be satisfactorily completed before they are available for recording.

1. Current taxes/assessments must be paid. Please contact the Grant County Treasurer's Office for more information at (509) 754-2011.
2. Please see the August 29, 2019, memo from Development Surveyor, Wayne Ostler, for comments and corrections.

Please be aware that MLMC 17.42 has very limited standards for review and approval of boundary line adjustments. Staff does not perform a detailed review as we rely on the surveyor stamping the drawing to prepare it as required by state law.

In order to record the boundary line adjustment, the City will need the following:

1. Two reproducible (mylar) copies of the document that reflect the required corrections. If you would like conformed copies, you will need to submit additional mylars.
2. A check payable to the Grant County Auditor for recording fees. Recording fees are one hundred eighty-three dollars fifty cents (\$183.50) for the first page, and five dollars (\$5) for each additional page, and one dollar (\$1.00) per page for each additional set of mylars, other than the original, to be signed by the auditor. These fees are adjusted annually on July 1st.

Per MLMC 17.42.070.C, documents for recording must be provided within 180 calendar days of this notice, otherwise the BLA is void.

In addition to filing the mylars, if any deeds are to be filed, they must be exchanged before the boundary line adjustment is completed. The City is not involved in the exchange of deeds, so that will be the responsibility of you or your client. Please be advised the Grant County Treasurer requires that all taxes and fees be paid in full when deeds are recorded.

If you have any questions or if I can be of further assistance, please contact me at 509-764-3749 or rlott@cityofml.com.


Respectfully,


RJ Lott, AICP
Planning Manager
City of Moses Lake
Community Development Department

Attachment

MEMORANDUM
CITY OF MOSES LAKE
DEVELOPMENT ENGINEERING DIVISION
August 29, 2019

TO: Planning Manager, RJ Lott

FROM: Development Surveyor, Wayne Ostler, PLS 

CC: Community Development Director, Municipal Services Director, City Engineer,
Department Secretary- Lori Witters

RE: **MLSD BOUNDARY LINE ADJUSTMENT / LOT CONSOLIDATION REVIEW**

I have completed a final review of the referenced BLA. City staff has limited oversight of the content shown on the Record of Survey, therefore the surveyor of Record is responsible to ensure that the elements of the survey meet minimum state law as found in RCW 58.09 and WAC 332-130.

The following comments must be addressed by the surveyor of record to meet city code prior to submission of mylar copies of the BLA map for approval and recording.

GENERAL COMMENTS

1. The developer must provide a plat certificate from a title company licensed to do business in the State of Washington dated within thirty (30) days of the date of the BLA submittal. MLMC 17.42.030
2. The heading of the Record of Survey shall include the words "Boundary Line Adjustment" with "Lot Consolidation" added. MLMC 17.42.040
3. If the subject parcels are platted, the sub-heading of the Record of Survey shall include the name of the subdivision(s), lots and block(s). MLMC 17.42.040
4. The "resulting parcel" needs to be named according to MLMC 17.42.040(E). Example: "Adjusted Lot 1".
5. The surveyor must ensure when revisions are made to a sheet that those revisions are reflected on all sheets as appropriate.

SHEET 1 OF 3

1. On sheet 1, the northwest corner of the existing Lot 5 is shown as "Set". On sheet 2, it is shown as "Found". Please correct.
2. The label reference "Campbell No. 2 Major Plat, Lot 2, Block 1, CBSP" does not appear to be located correctly on the map.
3. The "resulting parcel" needs to be named according to MLMC 17.42.040(E). Example: "Adjusted Lot 1".

SHEET 2 OF 3

1. In Note 2, "City of Moss Lake" should be corrected to read "City of Moses Lake".
2. The "resulting parcel" needs to be named according to MLMC 17.42.040(E). Example: "Adjusted Lot 1".

SHEET 3 OF 3

1. The "resulting parcel" needs to be named according to MLMC 17.42.040(E). Example: "Adjusted Lot 1".