

City of Bainbridge Island
PUBLIC WORKS ENGINEERING - SURVEY

PROJECT REVIEW COMMENTS

The comments recorded on or attached to this document represent the review comments of the Engineering / Survey Division of the Public Works Department for the project listed below.

DATE: June 28, 2018

PROJECT MANAGER: E. Fairleigh

PROJECT NAME: Stahl/St. Luis SP

PARCEL # 142502-1-056-2000

PROJECT NUMBER: PLN51027

SURVEY REVIEWER: R. Grant

The City of Bainbridge Island has researched available records related to easements for access and utilities extending from Falk Road NE over parcels 142502-1-057-2009 & 142502-1-056-2000 and our findings include but are not limited to the following:

- The underlying fee ownership is held by the 2 parcels listed above.
- The terms and conditions of the easements have changed since the 1957 easement.
- The 1976 easement recorded under Auditor's File No. 1142440 included "the Public" as a beneficiary of the easement.
- The dedication of right-of-way will overlap the easement description and therefore not alter the location.
- The right-of-way dedication will not alter or impede the grantees' access rights.
- The dedication, improvements and acceptance by the City into our road system will reduce road maintenance costs associated with the terms of the Easement Road Maintenance Agreement recorded under Auditor's File No. 9111150075.

These are the recognized issues related to the review package in possession of Engineering - Survey as of the date of this memo. This list of requirements was generated from a general review, and is not necessarily an exhaustive list of all Survey issues related to the application. The applicant is still required to adhere to all Planning/Building Department and Public Works Department findings, City of Bainbridge Island Municipal Code and Design & Construction Standards, State and Federal Law and good engineering and survey practices where applicable. Any recognized deviation from these requirements will require correction by the Applicant, regardless if the approval status of plans or construction status. Any revisions of these plans, specifications or calculations require the affixed Surveyor's seal of a surveyor licensed in the State of Washington, and subsequent review of the plans and revisions by the City of Bainbridge Island Engineering - Survey Division conducted through the application's assigned Planning/Building Contact.