

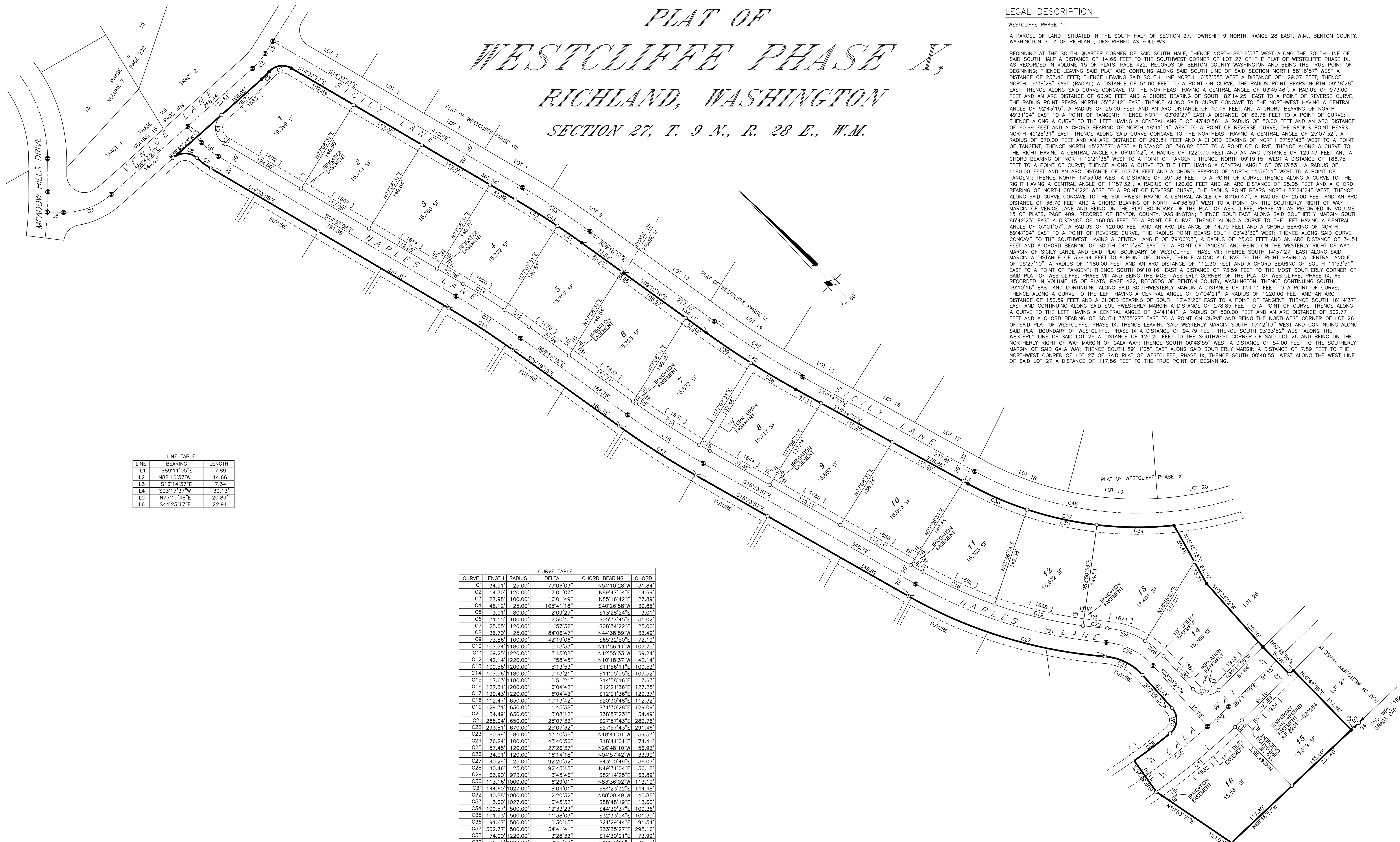
# PLAT OF WESTCLIFFE PHASE X, RICHLAND, WASHINGTON SECTION 27, T. 9 N., R. 28 E., W.M.

## LEGAL DESCRIPTION

WESTCLIFFE PHASE 10

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, CITY OF RICHLAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SOUTH HALF; THENCE NORTH 88°16'57" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF A DISTANCE OF 14.66 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF THE PLAT OF WESTCLIFFE PHASE IX, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 422, RECORDS OF BENTON COUNTY WASHINGTON AND BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID PLAT AND CONTINUING ALONG SAID SOUTH LINE OF SAID SECTION NORTH 88°16'57" WEST A DISTANCE OF 233.40 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 10°53'35" WEST A DISTANCE OF 129.07 FEET; THENCE NORTH 09°38'28" EAST (RADIAL) A DISTANCE OF 54.00 FEET TO A POINT ON CURVE, THE RADIUS POINT BEARS NORTH 09°38'28" EAST; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 03°45'46", A RADIUS OF 973.00 FEET AND AN ARC DISTANCE OF 63.90 FEET AND A CHORD BEARING OF SOUTH 82°14'25" EAST TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS NORTH 05°52'42" EAST; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 92°43'15", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 40.46 FEET AND A CHORD BEARING OF NORTH 49°31'04" EAST TO A POINT OF TANGENT; THENCE NORTH 03°09'27" EAST A DISTANCE OF 62.78 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°40'56", A RADIUS OF 80.00 FEET AND AN ARC DISTANCE OF 60.99 FEET AND A CHORD BEARING OF NORTH 18°41'01" WEST TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS NORTH 49°28'31" EAST; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 25°07'32", A RADIUS OF 670.00 FEET AND AN ARC DISTANCE OF 293.81 FEET AND A CHORD BEARING OF NORTH 27°57'43" WEST TO A POINT OF TANGENT; THENCE NORTH 15°23'57" WEST A DISTANCE OF 346.82 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06°04'42", A RADIUS OF 1220.00 FEET AND AN ARC DISTANCE OF 129.43 FEET AND A CHORD BEARING OF NORTH 12°21'36" WEST TO A POINT OF TANGENT; THENCE NORTH 09°19'15" WEST A DISTANCE OF 186.75 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°13'53", A RADIUS OF 1180.00 FEET AND AN ARC DISTANCE OF 107.74 FEET AND A CHORD BEARING OF NORTH 11°56'11" WEST TO A POINT OF TANGENT; THENCE NORTH 14°33'08" WEST A DISTANCE OF 391.38 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°57'32", A RADIUS OF 1200.00 FEET AND AN ARC DISTANCE OF 25.05 FEET AND A CHORD BEARING OF NORTH 08°34'22" WEST TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS NORTH 87°24'24" WEST; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 84°06'47", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 36.70 FEET AND A CHORD BEARING OF NORTH 44°38'59" WEST TO A POINT ON THE SOUTHERLY RIGHT OF WAY MARGIN OF VENICE LANE AND BEING ON THE PLAT BOUNDARY OF THE PLAT OF WESTCLIFFE, PHASE VIII AS RECORDED IN VOLUME 15 OF PLATS, PAGE 409, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTHEAST ALONG SAID SOUTHERLY MARGIN SOUTH 86°42'23" EAST A DISTANCE OF 168.05 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°01'07", A RADIUS OF 1200.00 FEET AND AN ARC DISTANCE OF 14.70 FEET AND A CHORD BEARING OF NORTH 89°47'04" EAST TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS SOUTH 03°43'30" WEST; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 79°03'03", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 34.51 FEET AND A CHORD BEARING OF SOUTH 54°10'28" EAST TO A POINT OF TANGENT AND BEING ON THE WESTERLY RIGHT OF WAY MARGIN OF SICILY LANE AND SAID PLAT BOUNDARY OF WESTCLIFFE, PHASE VIII; THENCE SOUTH 14°37'27" EAST ALONG SAID MARGIN A DISTANCE OF 368.94 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°27'10", A RADIUS OF 1180.00 FEET AND AN ARC DISTANCE OF 112.30 FEET AND A CHORD BEARING OF SOUTH 11°53'51" EAST TO A POINT OF TANGENT; THENCE SOUTH 09°10'16" EAST A DISTANCE OF 73.59 FEET TO THE MOST SOUTHERLY CORNER OF SAID PLAT OF WESTCLIFFE, PHASE VII AND BEING THE MOST WESTERLY CORNER OF THE PLAT OF WESTCLIFFE, PHASE IX, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 422, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CONTINUING SOUTH 09°10'16" EAST AND CONTINUING ALONG SAID SOUTHWESTERLY MARGIN A DISTANCE OF 144.11 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°04'21", A RADIUS OF 1220.00 FEET AND AN ARC DISTANCE OF 150.59 FEET AND A CHORD BEARING OF SOUTH 12°42'26" EAST TO A POINT OF TANGENT; THENCE SOUTH 16°14'37" EAST AND CONTINUING ALONG SAID SOUTHWESTERLY MARGIN A DISTANCE OF 278.85 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°41'41", A RADIUS OF 500.00 FEET AND AN ARC DISTANCE OF 302.77 FEET AND A CHORD BEARING OF SOUTH 33°55'27" EAST TO A POINT ON CURVE AND BEING THE NORTHWEST CORNER OF LOT 26 OF SAID PLAT OF WESTCLIFFE, PHASE IX; THENCE LEAVING SAID WESTERLY MARGIN SOUTH 15°42'13" WEST AND CONTINUING ALONG SAID PLAT BOUNDARY OF WESTCLIFFE, PHASE IX A DISTANCE OF 94.79 FEET; THENCE SOUTH 03°23'52" WEST ALONG THE WESTERLY LINE OF SAID LOT 26 A DISTANCE OF 120.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26 AND BEING ON THE NORTHERLY RIGHT OF WAY MARGIN OF GALA WAY; THENCE SOUTH 00°48'55" WEST A DISTANCE OF 54.00 FEET TO THE SOUTHERLY MARGIN OF SAID GALA WAY; THENCE SOUTH 89°11'05" EAST ALONG SAID SOUTHERLY MARGIN A DISTANCE OF 7.89 FEET TO THE NORTHWEST CORNER OF LOT 27 OF SAID PLAT OF WESTCLIFFE, PHASE IX; THENCE SOUTH 00°48'55" WEST ALONG THE WEST LINE OF SAID LOT 27 A DISTANCE OF 117.86 FEET TO THE TRUE POINT OF BEGINNING.



LINE TABLE

LINE	BEARING	LENGTH
L1	S89°11'05"E	7.89
L2	N88°16'57"W	14.66
L3	S16°14'37"E	7.34
L4	S03°17'37"W	30.13
L5	N77°15'48"E	20.89
L6	S44°23'17"E	22.91

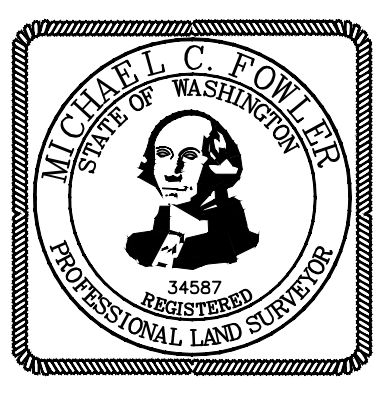
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	34.51'	25.00'	79°06'03"	N54°10'28"W	31.84'
C2	14.70'	120.00'	7°01'07"	N89°47'04"E	14.69'
C3	27.98'	100.00'	16°01'49"	N85°16'42"E	27.89'
C4	46.12'	25.00'	105°41'18"	S40°26'58"W	39.85'
C5	3.01'	80.00'	2°09'27"	S13°28'24"E	3.01'
C6	31.15'	100.00'	17°50'45"	S05°37'45"E	31.92'
C7	25.05'	120.00'	11°57'32"	S08°34'22"E	25.00'
C8	36.70'	25.00'	84°06'47"	N44°38'59"W	33.49'
C9	73.86'	100.00'	42°19'06"	S65°32'50"E	72.19'
C10	107.74'	1180.00'	5°13'53"	N1°56'11"W	107.70'
C11	69.25'	1220.00'	3°15'08"	N17°55'33"W	69.24'
C12	45.14'	1220.00'	1°58'45"	N10°18'33"W	45.14'
C13	109.56'	1200.00'	5°13'53"	S11°58'11"E	109.53'
C14	107.56'	1180.00'	5°13'21"	S11°55'55"E	107.52'
C15	17.63'	1180.00'	0°51'21"	S14°58'16"E	17.63'
C16	127.31'	1200.00'	6°04'42"	S12°21'36"E	127.25'
C17	129.43'	1220.00'	6°04'42"	S12°21'36"E	129.37'
C18	112.47'	630.00'	10°13'42"	S20°30'48"E	112.32'
C19	129.31'	630.00'	11°43'38"	S31°30'28"E	129.09'
C20	34.49'	630.00'	3°08'12"	S38°57'23"E	34.49'
C21	285.04'	650.00'	25°07'32"	S27°57'43"E	282.76'
C22	293.81'	670.00'	25°07'32"	S27°57'43"E	291.46'
C23	60.99'	80.00'	43°40'56"	N18°41'01"W	59.53'
C24	76.24'	100.00'	43°40'56"	S18°41'01"E	74.41'
C25	57.48'	120.00'	27°26'37"	N26°48'10"W	56.93'
C26	34.01'	120.00'	18°14'18"	N04°57'42"W	33.90'
C27	40.29'	25.00'	92°20'32"	S43°00'49"E	36.07'
C28	40.46'	25.00'	92°43'15"	N49°31'04"E	36.18'
C29	63.90'	973.00'	3°45'46"	S82°14'25"E	63.89'
C30	113.16'	1000.00'	6°29'01"	N87°36'02"W	113.10'
C31	144.60'	1027.00'	8°04'01"	S84°23'32"E	144.48'
C32	40.88'	1000.00'	2°20'32"	N88°00'49"W	40.88'
C33	13.60'	1027.00'	0°45'32"	S84°23'32"E	13.60'
C34	109.57'	500.00'	12°33'23"	S44°39'37"E	109.36'
C35	101.53'	500.00'	11°38'03"	S32°33'54"E	101.35'
C36	91.67'	500.00'	10°30'15"	S21°29'44"E	91.54'
C37	302.77'	500.00'	34°41'41"	S33°35'27"E	298.16'
C38	74.00'	1220.00'	3°28'32"	S14°30'21"E	73.99'
C39	76.59'	1220.00'	3°35'49"	S10°58'10"E	76.58'
C40	150.59'	1220.00'	7°04'21"	S17°42'26"E	150.50'
C41	42.26'	1180.00'	2°03'08"	N10°11'50"W	42.26'
C42	70.04'	1180.00'	3°24'03"	N12°55'25"W	70.03'
C43	112.30'	1180.00'	5°27'10"	N11°53'51"W	112.26'
C44	114.21'	1200.00'	5°27'10"	N11°53'51"W	114.16'
C45	148.12'	1200.00'	7°04'21"	S12°42'26"E	148.03'
C46	538.37'	480.00'	64°15'49"	S48°22'31"E	510.59'

### SURVEYOR'S CERTIFICATION

I, MICHAEL C. FOWLER, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG.#34587) HEREBY CERTIFY THAT THE PLAT OF WESTCLIFFE PHASE X AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.

MICHAEL C. FOWLER DATE



### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, AT THE REQUEST OF MARK BAUDER.

BENTON COUNTY AUDITOR FEE NUMBER  
BY DEPUTY SHEET 1 OF 2

