

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

## LEGAL DESCRIPTION

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

WESTCLIFFE PHASE XI  
 BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SOUTH HALF THENCE NORTH 84°17'57" 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 16 OF PLATS, PAGE 422, RECORDS OF RICHLAND COUNTY WASHINGTON; THENCE LEAVING SAID PLAT OF WESTCLIFFE PHASE IX AND ALONG SAID SOUTH LINE NORTH 84°17'57" WEST A DISTANCE OF 23.64 FEET THENCE NORTH 10°21'42" WEST A DISTANCE OF 138.27 FEET TO A POINT ON CURVE, THE INSIDE POINT BEARS NORTH 80°27'28" EAST AND BEING THE TRUE POINT OF BEGINNING THENCE ALONG SAID CURVE CONCORDANT TO THE NORTHWEST HAVING A CURVE ANGLE OF 151°17'28" A RADIUS OF 1072.74 FEET AND AN ARC DISTANCE OF 274.98 FEET AND A CHORD BEARING OF NORTH 77°45'47" WEST TO A POINT ON CURVE THENCE NORTH 84°27'45" EAST (RADIAL) A DISTANCE OF 45.46 FEET TO A POINT ON CURVE, THE INSIDE POINT BEARS NORTH 84°27'45" EAST THENCE ALONG SAID CURVE CONCORDANT TO THE NORTHWEST HAVING A CURVE ANGLE OF 82°42'47" A RADIUS OF 31.20 FEET AND AN ARC DISTANCE OF 45.46 FEET AND A CHORD BEARING OF NORTH 84°27'45" EAST TO A POINT OF TANGENT THENCE NORTH 82°17'57" EAST A DISTANCE OF 64.46 FEET TO A POINT OF CURVE THENCE ALONG A CURVE TO THE LEFT HAVING A CURVE ANGLE OF 47°07'28" A RADIUS OF 51.20 FEET AND AN ARC DISTANCE OF 64.46 FEET AND A CHORD BEARING OF SOUTH 82°17'57" WEST TO A POINT OF TANGENT THENCE NORTH 14°42'53" WEST A DISTANCE OF 335.71 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CURVE ANGLE OF 77°07'28" A RADIUS OF 51.20 FEET AND AN ARC DISTANCE OF 64.46 FEET TO A POINT OF TANGENT THENCE NORTH 14°42'53" WEST A DISTANCE OF 335.71 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CURVE ANGLE OF 104°16'58" WEST AND AN ARC DISTANCE OF 181.71 FEET AND A CHORD BEARING OF SOUTH 18°47'18" EAST TO A POINT OF TANGENT THENCE NORTH 14°42'53" WEST A DISTANCE OF 335.71 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CURVE ANGLE OF 104°16'58" WEST AND AN ARC DISTANCE OF 181.71 FEET AND A CHORD BEARING OF SOUTH 18°47'18" EAST TO A POINT OF TANGENT THENCE NORTH 14°42'53" WEST A DISTANCE OF 335.71 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CURVE ANGLE OF 104°16'58" WEST AND AN ARC DISTANCE OF 181.71 FEET AND A CHORD BEARING OF SOUTH 18°47'18" EAST TO A POINT OF TANGENT THENCE NORTH 14°42'53" WEST A DISTANCE OF 335.71 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CURVE ANGLE OF 104°16'58" WEST AND AN ARC DISTANCE OF 181.71 FEET AND A CHORD BEARING OF SOUTH 18°47'18" EAST TO A POINT OF TANGENT THENCE NORTH 14°42'53" WEST A DISTANCE OF 335.71 FEET TO A POINT OF CURVE; 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CURVE	LENGTH	ANGLE	CURVE	LENGTH	ANGLE	CHORD BEARING	CHORD
C01	60.83	108.00	247°21'	811.50	144°59'	19.80	811.50
C02	13.80	108.00	272°28'	283.00	102°21'	13.80	283.00
C03	13.80	108.00	287°35'	272.28	117°30'	13.80	272.28
C04	38.24	36.00	287°35'	302.73	123°21'	38.24	302.73
C05	38.24	36.00	282°38'	291.28	133°20'	38.24	291.28
C06	44.58	108.00	282°38'	301.98	143°19'	44.58	301.98
C07	65.10	108.00	282°38'	301.98	153°18'	65.10	301.98
C08	65.10	108.00	277°41'	311.13	163°17'	65.10	311.13
C09	39.68	108.00	178°14'	312.43	173°16'	39.68	312.43
C10	104.81	108.00	178°14'	312.43	183°15'	104.81	312.43
C11	104.81	108.00	173°17'	312.43	193°14'	104.81	312.43
C12	104.81	108.00	168°20'	312.43	203°13'	104.81	312.43
C13	104.81	108.00	163°23'	312.43	213°12'	104.81	312.43
C14	104.81	108.00	158°26'	312.43	223°11'	104.81	312.43
C15	104.81	108.00	153°29'	312.43	233°10'	104.81	312.43
C16	104.81	108.00	148°32'	312.43	243°09'	104.81	312.43
C17	61.83	108.00	143°35'	312.43	253°08'	61.83	312.43
C18	118.38	108.00	138°38'	312.43	263°07'	118.38	312.43
C19	3.95	108.00	133°41'	312.43	273°06'	3.95	312.43
C20	178.18	108.00	128°44'	312.43	283°05'	178.18	312.43
C21	181.21	108.00	123°47'	312.43	293°04'	181.21	312.43
C22	68.24	36.00	118°50'	301.98	303°03'	68.24	301.98
C23	68.24	36.00	113°53'	291.28	313°02'	68.24	291.28
C24	38.24	36.00	108°56'	280.73	323°01'	38.24	280.73
C25	18.78	108.00	103°59'	270.23	333°00'	18.78	270.23
C26	18.78	108.00	98°62'	259.73	343°00'	18.78	259.73
C27	30.48	36.00	93°65'	249.23	353°00'	30.48	249.23
C28	113.38	108.00	88°68'	238.73	363°00'	113.38	238.73
C29	113.38	108.00	83°71'	228.23	373°00'	113.38	228.23
C30	33.81	108.00	78°74'	217.73	383°00'	33.81	217.73
C31	33.81	108.00	73°77'	207.23	393°00'	33.81	207.23
C32	197.21	108.00	68°80'	196.73	403°00'	197.21	196.73
C33	63.30	108.00	63°83'	186.23	413°00'	63.30	186.23
C34	63.30	108.00	58°86'	175.73	423°00'	63.30	175.73
C35	40.48	36.00	53°89'	165.23	433°00'	40.48	165.23
C36	40.48	36.00	48°92'	154.73	443°00'	40.48	154.73
C37	28.84	108.00	43°95'	144.23	453°00'	28.84	144.23
C38	64.80	108.00	38°98'	133.73	463°00'	64.80	133.73
C39	64.80	108.00	33°10'	123.23	473°00'	64.80	123.23
C40	88.80	108.00	28°13'	112.73	483°00'	88.80	112.73
C41	118.80	108.00	23°16'	102.23	493°00'	118.80	102.23
C42	88.80	108.00	18°19'	91.73	503°00'	88.80	91.73
C43	2.18	108.00	13°22'	81.23	513°00'	2.18	81.23
C44	118.80	108.00	8°25'	70.73	523°00'	118.80	70.73
C45	118.80	108.00	3°28'	60.23	533°00'	118.80	60.23
C46	88.80	108.00	0°31'	49.73	543°00'	88.80	49.73
C47	4.18	108.00	468°18'	39.23	553°00'	4.18	39.23
C48	47.88	108.00	418°21'	28.73	563°00'	47.88	28.73

LINE	BEARING	DISTANCE
11	S 10° 12' 00" W	7.50
12	S 89° 48' 00" W	20.00



**SURVEYOR'S CERTIFICATE**  
 I, MICHAEL C. FOWLER, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, (REGISTRATION NO. 1177) HEREBY CERTIFY THAT THE PLAT OF WESTCLIFFE PHASE XI, 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 MARKED AS SHOWN ON THE PLAT.

MICHAEL C. FOWLER \_\_\_\_\_ DATE \_\_\_\_\_

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, A.D., AT \_\_\_\_\_ MINUTES P.M. \_\_\_\_\_ H. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, AT THE REQUEST OF MARK BAUER.

RICHLAND COUNTY AUDITOR \_\_\_\_\_ FILE NUMBER \_\_\_\_\_  
 BY DEPUTY \_\_\_\_\_ SHEET 1 OF 2  
 PREPARED BY: MICHAEL C. FOWLER  
 JOB: PLAT 11/20/11 WESTCLIFFE PHASE XI

