

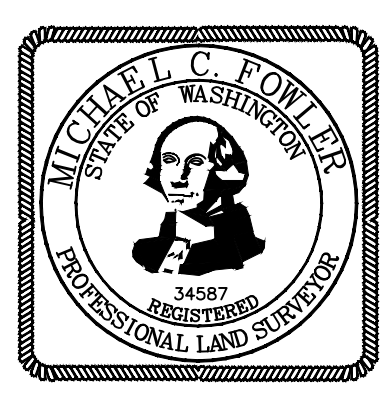
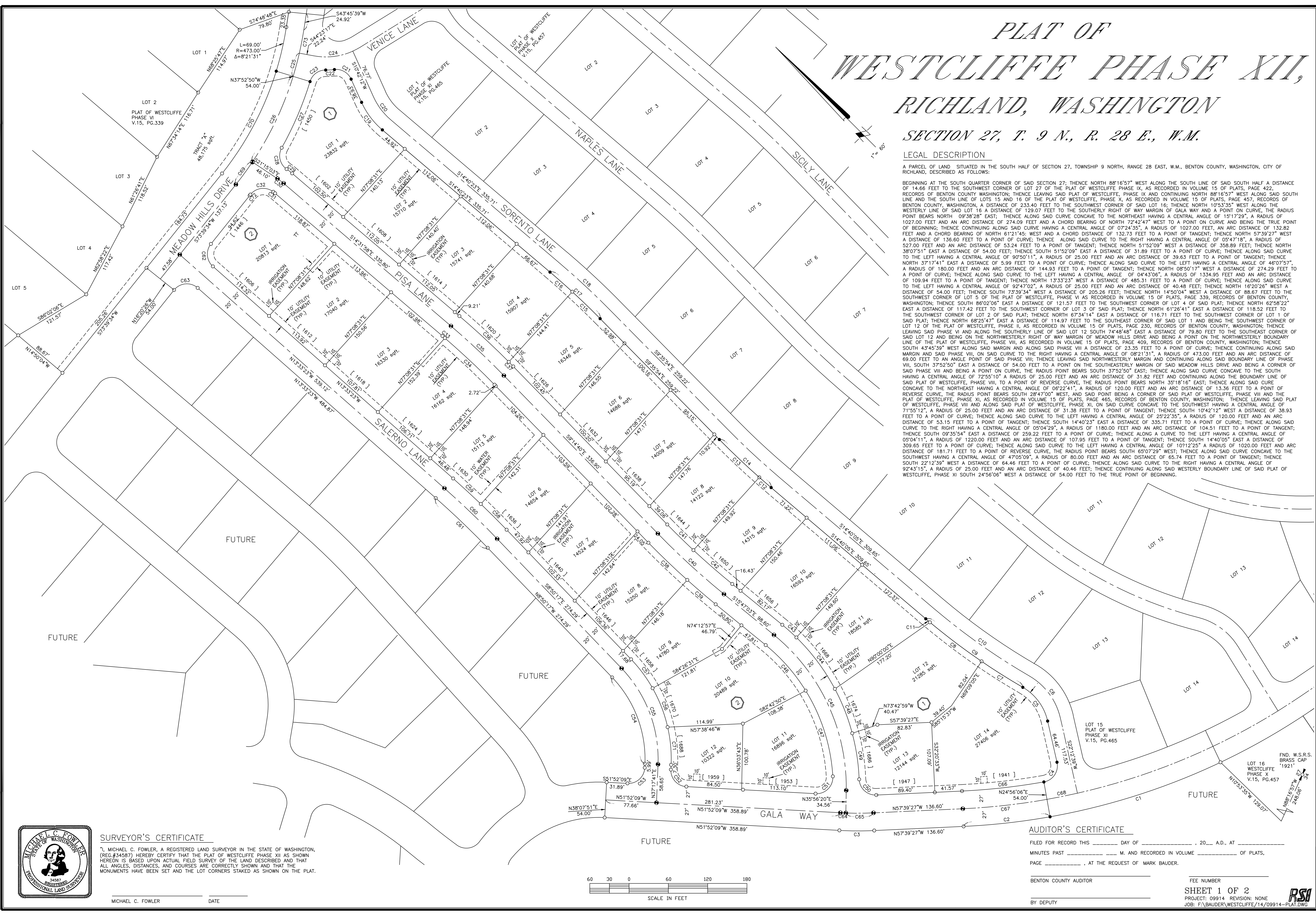
PLAT OF WESTCLIFFE PHASE XII, RICHLAND, WASHINGTON

SECTION 27, T. 9 N., R. 28 E., W.M.

LEGAL DESCRIPTION

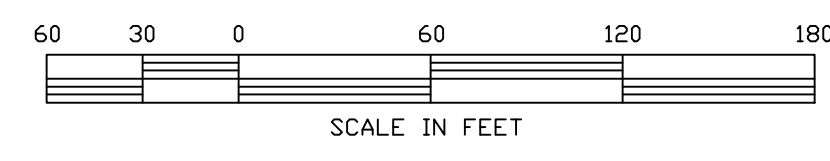
A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, CITY OF RICHLAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; 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; THENCE LEAVING SAID PLAT OF WESTCLIFFE, PHASE IX AND CONTINUING NORTH 88°16'57" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF LOTS 15 AND 16 OF THE PLAT OF WESTCLIFFE, PHASE X, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 457, RECORDS OF BENTON COUNTY, WASHINGTON, A DISTANCE OF 233.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 10°53'35" WEST ALONG THE WESTERLY LINE OF SAID LOT 16 A DISTANCE OF 129.07 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF GALA WAY AND 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 151°17'29", A RADIUS OF 1027.00 FEET AND AN ARC DISTANCE OF 274.98 FEET AND A CHORD BEARING OF NORTH 72°02'00" WEST TO A POINT ON CURVE AND BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 07°24'35", A RADIUS OF 1027.00 FEET, AN ARC DISTANCE OF 132.82 FEET AND A CHORD BEARING OF NORTH 61°21'45" WEST AND A CHORD DISTANCE OF 132.73 FEET TO A POINT OF TANGENT; THENCE NORTH 57°39'27" WEST A DISTANCE OF 136.60 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°47'18", A RADIUS OF 527.00 FEET AND AN ARC DISTANCE OF 53.24 FEET TO A POINT OF TANGENT; THENCE NORTH 51°52'09" WEST A DISTANCE OF 358.89 FEET; THENCE NORTH 33°07'51" EAST A DISTANCE OF 54.00 FEET; THENCE SOUTH 51°29'09" EAST A DISTANCE OF 31.89 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°50'11", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 39.63 FEET TO A POINT OF TANGENT; THENCE NORTH 37°17'41" EAST A DISTANCE OF 5.99 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46°07'57", A RADIUS OF 180.00 FEET AND AN ARC DISTANCE OF 144.93 FEET TO A POINT OF TANGENT; THENCE NORTH 08°50'17" WEST A DISTANCE OF 274.29 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°43'06", A RADIUS OF 1334.95 FEET AND AN ARC DISTANCE OF 109.94 FEET TO A POINT OF TANGENT; THENCE NORTH 13°33'23" WEST A DISTANCE OF 485.31 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 92°47'02", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 40.48 FEET; THENCE NORTH 16°20'26" WEST A DISTANCE OF 54.00 FEET; THENCE SOUTH 73°39'34" WEST A DISTANCE OF 205.26 FEET; THENCE NORTH 14°50'04" WEST A DISTANCE OF 88.67 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF THE PLAT OF WESTCLIFFE, PHASE VI AS RECORDED IN VOLUME 15 OF PLATS, PAGE 339, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 80°22'06" EAST A DISTANCE OF 121.57 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID PLAT; THENCE NORTH 62°58'22" EAST A DISTANCE OF 117.42 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID PLAT; THENCE NORTH 61°26'41" EAST A DISTANCE OF 118.52 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID PLAT; THENCE NORTH 67°34'14" EAST A DISTANCE OF 116.71 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID PLAT; THENCE NORTH 68°25'47" EAST A DISTANCE OF 114.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING THE SOUTHWEST CORNER OF LOT 12 OF THE PLAT OF WESTCLIFFE, PHASE II, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 230, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING SAID PLAT OF WESTCLIFFE, PHASE II, ALONG THE SOUTHERLY LINE OF SAID LOT 12 SOUTH 74°48'48" EAST A DISTANCE OF 79.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND BEING ON THE NORTHWESTERLY RIGHT OF WAY MARGIN OF MEADOW HILLS DRIVE AND BEING A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF THE PLAT OF WESTCLIFFE, PHASE VII, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 409, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 43°45'39" WEST ALONG SAID MARGIN AND ALONG SAID PHASE VII A DISTANCE OF 23.35 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID MARGIN AND SAID PHASE VII ON SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°21'31", A RADIUS OF 473.00 FEET AND AN ARC DISTANCE OF 69.00 FEET TO AN ANGLE POINT OF SAID PHASE VII; THENCE LEAVING SAID NORTHWESTERLY MARGIN AND CONTINUING ALONG SAID BOUNDARY LINE OF PHASE VII, SOUTH 37°52'50" EAST A DISTANCE OF 54.00 FEET TO A POINT ON THE SOUTHEASTERLY MARGIN OF SAID MEADOW HILLS DRIVE AND BEING A CORNER OF SAID PHASE VII AND BEING A POINT ON CURVE, THE RADIUS POINT BEARS SOUTH 37°52'50" EAST; THENCE ALONG SAID CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 22°55'10" A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 31.82 FEET AND CONTINUING ALONG THE BOUNDARY LINE OF SAID PLAT OF WESTCLIFFE, PHASE VIII, TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS NORTH 35°18'16" EAST; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 06°22'41", A RADIUS OF 120.00 FEET AND AN ARC DISTANCE OF 13.36 FEET TO A POINT OF REVERSE CURVE, THE RADIUS POINT BEARS SOUTH 28°47'00" WEST, AND SAID POINT BEING A CORNER OF SAID PLAT OF WESTCLIFFE, PHASE VIII AND THE PLAT OF WESTCLIFFE, PHASE XI, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 465, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING SAID PLAT OF WESTCLIFFE, PHASE VIII AND ALONG SAID PLAT OF WESTCLIFFE, PHASE XI ON SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 71°55'12", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 31.38 FEET TO A POINT OF TANGENT; THENCE SOUTH 10°42'12" WEST A DISTANCE OF 38.93 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°22'35", A RADIUS OF 102.00 FEET AND AN ARC DISTANCE OF 53.15 FEET TO A POINT OF TANGENT; THENCE SOUTH 14°40'23" EAST A DISTANCE OF 335.71 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°44'29", A RADIUS OF 1180.00 FEET AND AN ARC DISTANCE OF 104.51 FEET TO A POINT OF TANGENT; THENCE SOUTH 09°35'54" EAST A DISTANCE OF 259.22 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°04'11", A RADIUS OF 1220.00 FEET AND AN ARC DISTANCE OF 107.95 FEET TO A POINT OF TANGENT; THENCE SOUTH 14°40'05" EAST A DISTANCE OF 309.65 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°12'26" A RADIUS OF 1020.00 FEET AND AN ARC DISTANCE OF 181.71 FEET TO A POINT OF TANGENT; THENCE SOUTH 14°40'23" EAST A DISTANCE OF 335.71 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05°44'29", A RADIUS OF 1180.00 FEET AND AN ARC DISTANCE OF 104.51 FEET TO A POINT OF TANGENT; THENCE SOUTH 22°12'39" WEST A DISTANCE OF 64.46 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°43'15", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 40.46 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE OF SAID PLAT OF WESTCLIFFE, PHASE XI SOUTH 24°56'06" WEST A DISTANCE OF 54.00 FEET TO THE TRUE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATE
 I, MICHAEL C. FOWLER, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG.#3487) HEREBY CERTIFY THAT THE PLAT OF WESTCLIFFE PHASE XII 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 _____ AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, AT THE REQUEST OF MARK BAUDER.
 BENTON COUNTY AUDITOR _____ FEE NUMBER _____
 BY DEPUTY _____

