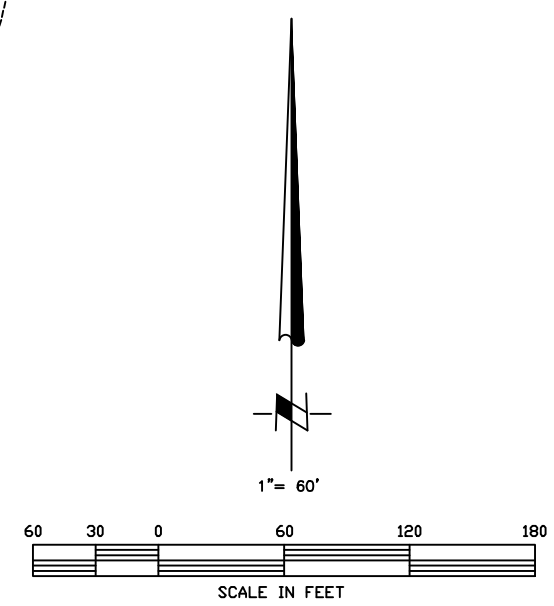
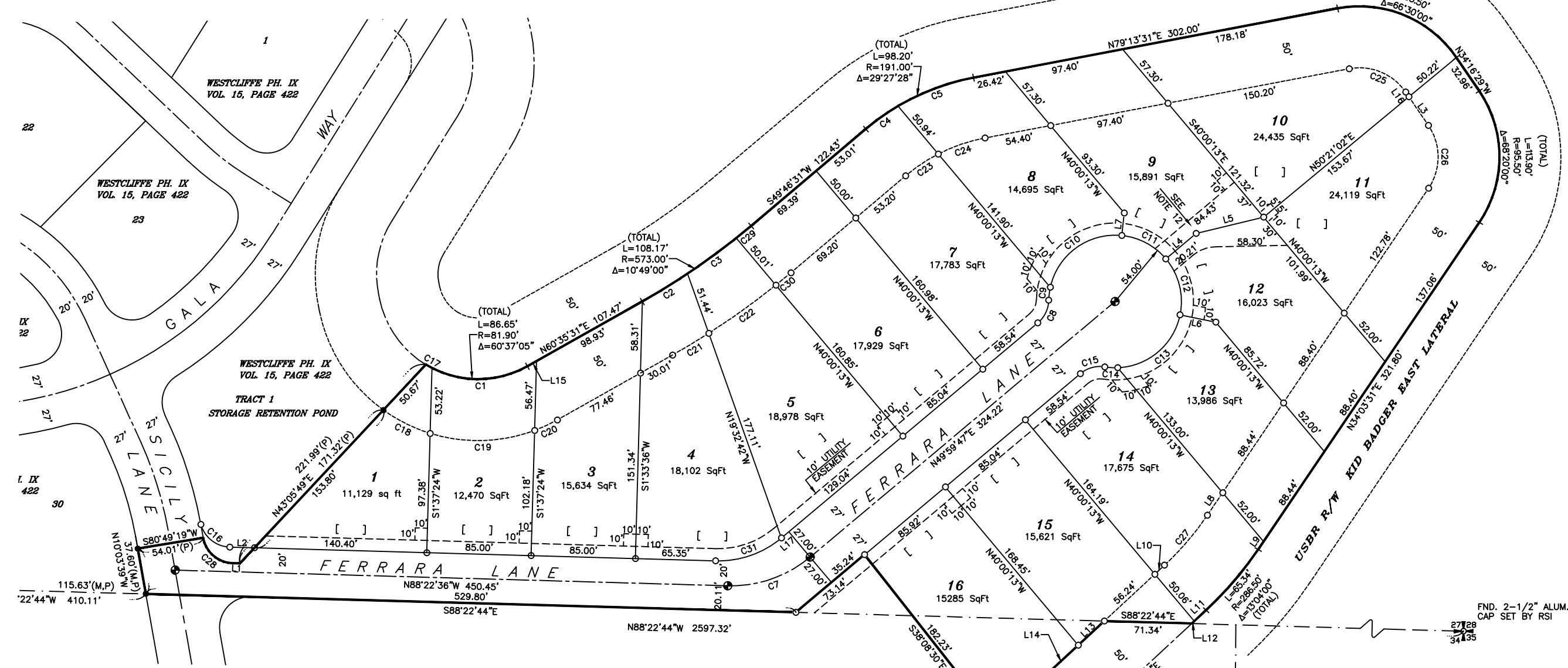
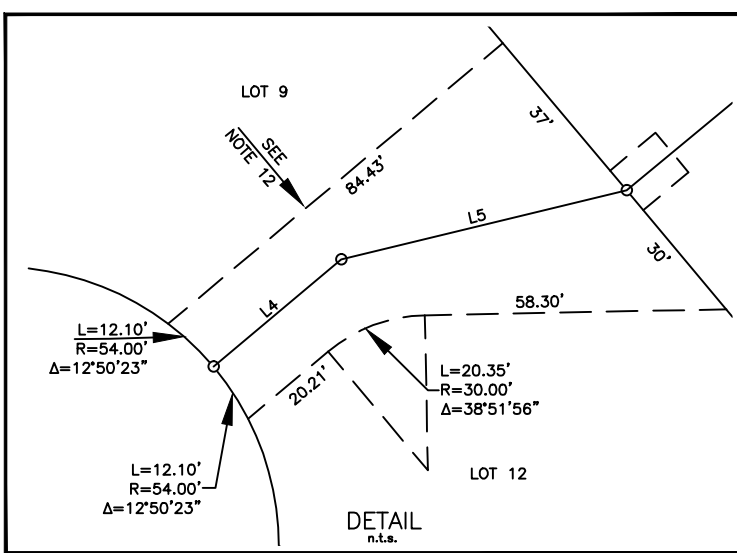
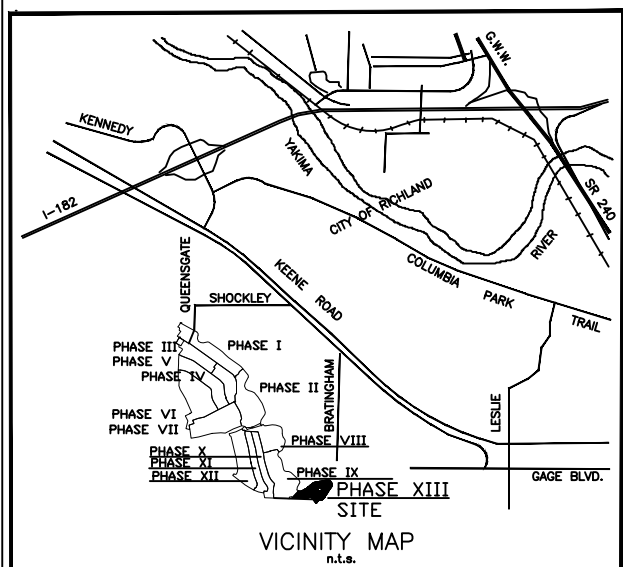


PLAT OF WESTCLIFFE PHASE XIII, RICHLAND, WASHINGTON SECTIONS 27, 34, T. 9 N., R. 28 E., W.M.



LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88°22'44" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND BEING ALONG THE SOUTH LINE OF THE PLAT OF WESTCLIFFE, PHASE IX, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 422, RECORDS OF BENTON COUNTY, WASHINGTON A DISTANCE OF 410.11 FEET TO THE SOUTHEAST CORNER OF LOT 30 OF SAID PLAT AND BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE NORTH 10°03'39" WEST ALONG THE EASTERLY LINE OF SAID LOT 30 A DISTANCE OF 37.60 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY PLAT BOUNDARY NORTH 80°49'19" EAST A DISTANCE OF 54.01 FEET TO A POINT OF CURVE AND BEING A POINT ON THE WESTERLY LINE OF TRACT 1 OF SAID PLAT, THE RADIUS POINT BEARS NORTH 78°56'21" EAST; THENCE ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 78°19'05", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 34.17 FEET TO A POINT OF TANGENT; THENCE SOUTH 88°22'44" EAST AND CONTINUING ALONG SAID TRACT 1 A DISTANCE OF 5.95 FEET; THENCE NORTH 43°05'49" EAST ALONG THE EASTERLY LINE OF SAID TRACT 1 A DISTANCE OF 221.99 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1 AND BEING ON A POINT OF CURVE, THE RADIUS POINT BEARS NORTH 31°18'04" EAST; THENCE LEAVING SAID PLAT BOUNDARY AND TRACT 1 ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 67°42'33", A RADIUS OF 81.68 FEET AND AN ARC DISTANCE OF 86.54 FEET TO A POINT OF TANGENT; THENCE SOUTH 34°18'29" EAST A DISTANCE OF 32.98 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 107°48'51", A RADIUS OF 573.27 FEET AND AN ARC DISTANCE OF 108.20 FEET TO A POINT OF TANGENT; THENCE NORTH 49°46'51" EAST A DISTANCE OF 122.40 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°26'32", A RADIUS OF 191.10 FEET AND AN ARC DISTANCE OF 98.20 FEET TO A POINT OF TANGENT; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 79°13'31" EAST A DISTANCE OF 302.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 68°30'00", A RADIUS OF 95.50 FEET AND AN ARC DISTANCE OF 110.84 FEET TO A POINT OF TANGENT; THENCE SOUTH 34°18'29" EAST A DISTANCE OF 32.98 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 68°20'00", A RADIUS OF 95.50 FEET AND AN ARC DISTANCE OF 113.90 FEET TO A POINT OF TANGENT; THENCE SOUTH 34°03'31" WEST A DISTANCE OF 323.80 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°04'00", A RADIUS OF 296.50 FEET AND AN ARC DISTANCE OF 65.34 FEET TO A POINT OF TANGENT; THENCE SOUTH 47°07'31" WEST AND CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 15.99 FEET TO A POINT ON THE SECTIONAL LINES BETWEEN SAID SECTION 27 AND SAID SECTION 34; THENCE NORTH 88°22'44" WEST ALONG SAID SECTIONAL LINE A DISTANCE OF 71.34 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY MARGIN OF SAID LATERAL; THENCE LEAVING SAID SECTIONAL LINE SOUTH 47°07'31" WEST AND ALONG SAID NORTHWESTERLY MARGIN A DISTANCE OF 73.29 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°21'36", A RADIUS OF 131.90 FEET AND AN ARC DISTANCE OF 49.17 FEET TO A POINT ON CURVE; THENCE LEAVING SAID NORTHWESTERLY MARGIN NORTH 38°08'30" WEST A DISTANCE OF 119.03 FEET TO SAID SECTIONAL LINE; THENCE CONTINUING NORTH 38°08'30" WEST A DISTANCE OF 63.20 FEET; THENCE SOUTH 49°59'47" WEST A DISTANCE OF 73.14 FEET TO SAID SECTIONAL LINE; THENCE NORTH 88°22'44" WEST ALONG SAID SECTIONAL LINE A DISTANCE OF 529.80 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7.26 ACRES

OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT WESTCLIFFE, L.L.C., OWNER OF THE LAND SHOWN ON THE PLAT OF WESTCLIFFE PHASE XIII, HEREBY DECLARE SAID PLAT AND DEDICATE TO THE PUBLIC, FOR THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS AND RIGHT OF WAYS AS SHOWN HEREON.

MILB B. BAUDER, MEMBER WESTCLIFFE LLC, A WASHINGTON LIMITED LIABILITY CO. MARK R. BAUDER, MEMBER WESTCLIFFE LLC, A WASHINGTON LIMITED LIABILITY CO.

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____

THIS IS TO CERTIFY ON THIS _____ DAY OF _____, 20____, A.D. PERSONALLY APPEARED BEFORE ME, MARK R. BAUDER, MEMBER OF WESTCLIFFE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO SIGNED THE ABOVE "OWNER'S CERTIFICATE", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____

THIS IS TO CERTIFY ON THIS _____ DAY OF _____, 20____, A.D. PERSONALLY APPEARED BEFORE ME, MARK R. BAUDER, MEMBER OF WESTCLIFFE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO SIGNED THE ABOVE "OWNER'S CERTIFICATE", AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED, IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY COMMISSION EXPIRES: _____

APPROVALS

THIS PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, CO. OF BENTON, STATE OF WASHINGTON.

CITY MANAGER _____ DATE _____
CITY CLERK _____ DATE _____
CITY ENGINEER _____ DATE _____
CHAIRMAN CITY PLANNING COMMISSION _____ 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 1
PROJECT: 20812
REVISION: NONE
JOB: F:\BAUDER\WESTCLIFFE\14\27814-PLAT-ph13.DWG

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____.

BENTON COUNTY TREASURER _____ DATE _____
BENTON COUNTY ASSESSOR _____ DATE _____

LINE	DIRECTION	LENGTH
L1 (P)	S88°22'44"E	5.95
L2	N88°22'36"W	20.28
L3	N34°16'29"W	28.25
L4 (R)	S49°59'47"W	32.26
L5	S78°23'39"W	56.74
L6 (R)	N78°22'39"W	29.89
L7 (R)	S55°36"W	18.44
L8	N34°03'31"E	22.18
L9	N34°03'31"E	7.90
L10	N47°07'31"E	10.64
L11	N47°07'31"E	13.15
L12	N47°07'31"E	2.84
L13	N47°07'31"E	28.91
L14	N47°07'31"E	44.37
L15	S60°35'31"W	8.54
L16	N34°16'29"W	4.70
L17	S49°59'47"W	7.88

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C21	34.43	623.00	3°09'59"	N59°00'31"E	34.43
C22	67.36	623.00	6°11'42"	N54°19'41"E	67.33
C23	32.11	141.00	13°02'47"	S56°17'55"W	32.04
C24	40.39	141.00	16°24'41"	S71°01'39"W	40.25
C25	52.81	45.50	66°30'00"	N67°31'29"W	49.89
C26	54.27	45.50	68°20'00"	N0°08'29"W	51.11
C27	53.94	236.50	13°04'00"	N40°35'31"E	53.82
C28 (P)	34.17	25.00	78°19'05"	S49°13'12"E	31.57
C29	15.66	573.00	1°33'56"	N50°33'20"E	15.66
C30	15.85	623.00	1°27'28"	N50°30'06"E	15.85
C31	58.12	80.00	41°37'37"	N70°48'35"E	56.85

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	81.03	81.90	56°41'12"	N88°56'07"E	77.76
C2	43.27	573.00	4°19'34"	N58°25'44"E	43.25
C3	49.28	573.00	4°55'39"	N53°48'07"E	49.26
C4	32.18	191.00	9°39'10"	S54°38'06"W	32.14
C5	66.02	191.00	19°48'19"	S69°19'50"W	65.69
C6	49.17	131.90	21°21'36"	S36°26'43"W	48.89
C7	72.65	100.00	41°37'37"	N70°48'35"E	71.07
C8	21.31	25.00	48°50'07"	N25°34'43"E	20.67
C9	10.57	54.00	11°12'38"	S6°45'59"W	10.55
C10	78.78	54.00	83°35'18"	S54°09'57"W	71.98
C11	41.50	54.00	44°02'10"	N62°01'19"W	40.49
C12	48.66	54.00	51°37'34"	N14°11'26"W	47.03
C13	71.63	54.00	75°59'54"	N49°37'18"E	66.49
C14	10.57	54.00	11°12'38"	S6°45'59"W	10.55
C15	21.31	25.00	48°50'07"	S74°24'50"W	20.67
C16	34.02	25.00	77°57'41"	S49°23'46"E	31.45
C17	5.62	81.90	3°55'54"	S60°45'20"E	5.62
C18	42.66	131.90	18°31'51"	S63°31'00"E	42.47
C19	86.69	131.90	37°39'21"	N88°23'25"E	85.14
C20	20.65	131.90	8°58'13"	N65°04'37"E	20.63

IRRIGATION APPROVAL

AN AGREEMENT HAS BEEN REACHED WITH THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT FOR THE FUTURE ANNEXATION OF THIS PROPERTY INTO THE BADGER MOUNTAIN IRRIGATION DISTRICT AND THAT SAID DISTRICT AGREES TO PROVIDE IRRIGATION WATER TO SAID PLATTED LOTS AS SHOWN HEREON. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON SAID PLAT ARE ADEQUATE TO SERVE ALL SAID LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

BADGER MOUNTAIN IRRIGATION DISTRICT _____ DATE _____

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON. PER THE PLAT OF WESTCLIFFE, PHASE IX, VOLUME 15 OF PLATS, PAGE 422.
2. [] = ADDRESSES SHOWN IN BRACKETS ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE: 99352.
3. ● = MONUMENTS TO BE SET UPON ROAD CONSTRUCTION COMPLETION.
4. ○ = SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "RSI MCF 34587".
5. ● = FOUND 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "RSI MCF 34587, UNLESS OTHERWISE NOTED.
6. (C) = COMPUTED (P) = PLAT (M) = MEASURED
7. CENTRALIZED DELIVERY UNITS (C/DU/MAILBOX) TO BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
8. PARK FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 22.12 SHALL BE PAID BY THE PROPERTY OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE FOR THE CONSTRUCTION OF A HOME ON ANY LOT WITHIN THIS SUBDIVISION.
9. ABSOLUTELY NO STRUCTURES OR CHANGING OF GRADE WILL BE ALLOWED WITHIN SAID DOMESTIC WATER EASEMENT, STORM DRAIN EASEMENT AND UTILITY EASEMENTS. CONTACT RICHLAND PUBLIC WORKS WITH QUESTIONS.
10. THE GRADE OVER THE IRRIGATION EASEMENT CANNOT BE MODIFIED WITHOUT PRIOR APPROVAL FROM THE BADGER MOUNTAIN IRRIGATION DISTRICT.
11. THIS PLAT LIES WITHIN THE BOUNDARY OF THE "SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN". FEES SHALL BE PAID AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 12.03 BY THE PROPERTY OWNER AT THE TIME OF THE BUILDING PERMIT ISSUANCE FOR THE CONSTRUCTION OF A HOME ON ANY LOT WITHIN THE SUBDIVISION.
12. ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 9 AND 12 (SEE DETAIL).
13. THE SQUARE FOOTAGE (AREA) SHOWN FOR LOTS 1 THROUGH 15 INCLUDE THE 50 FOOT KID CANAL EASEMENT.



SURVEYOR'S CERTIFICATE

I, MICHAEL C. FOWLER, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG.#34587) HEREBY CERTIFY THAT THE PLAT OF WESTCLIFFE PHASE XIII 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 _____