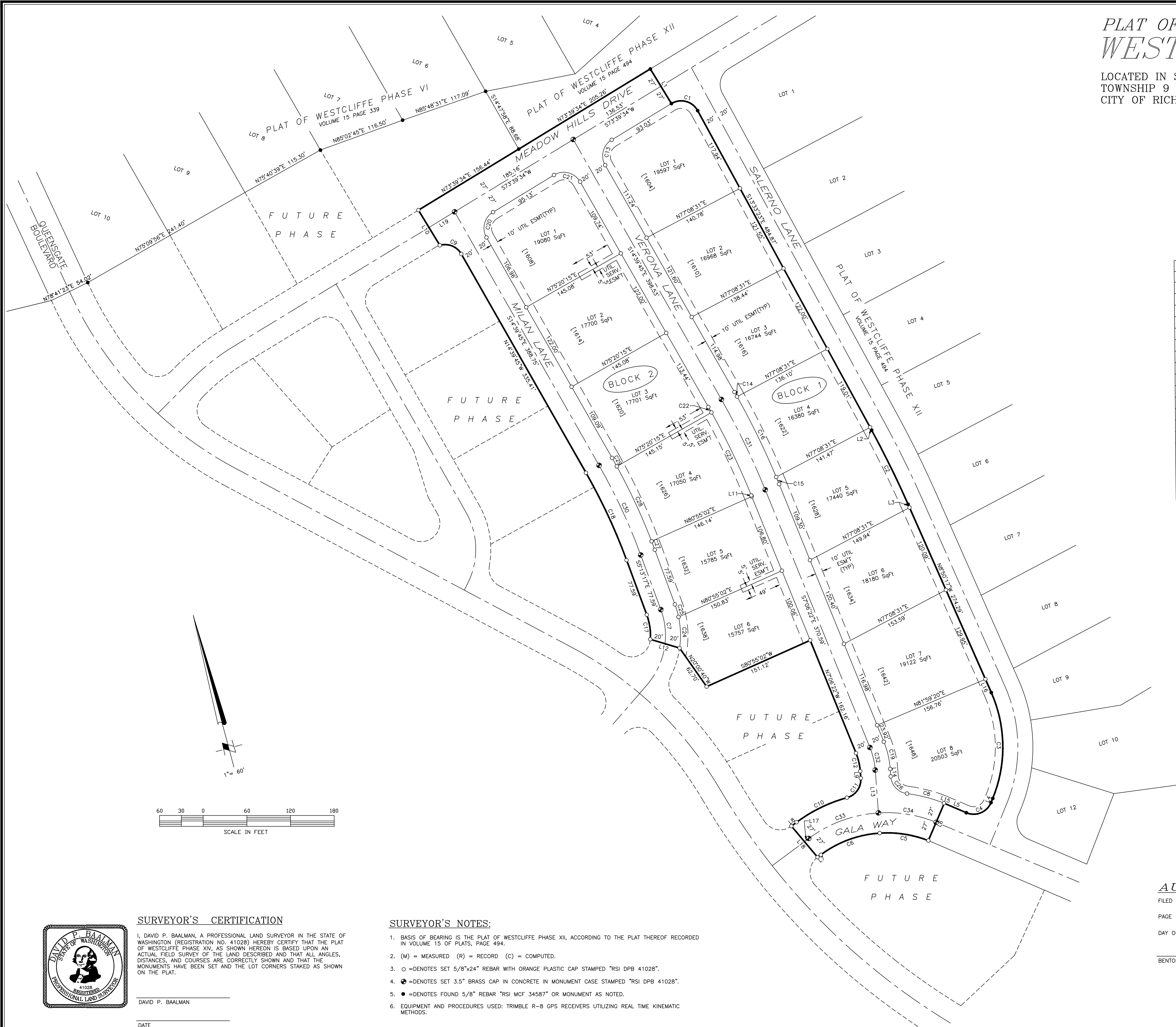


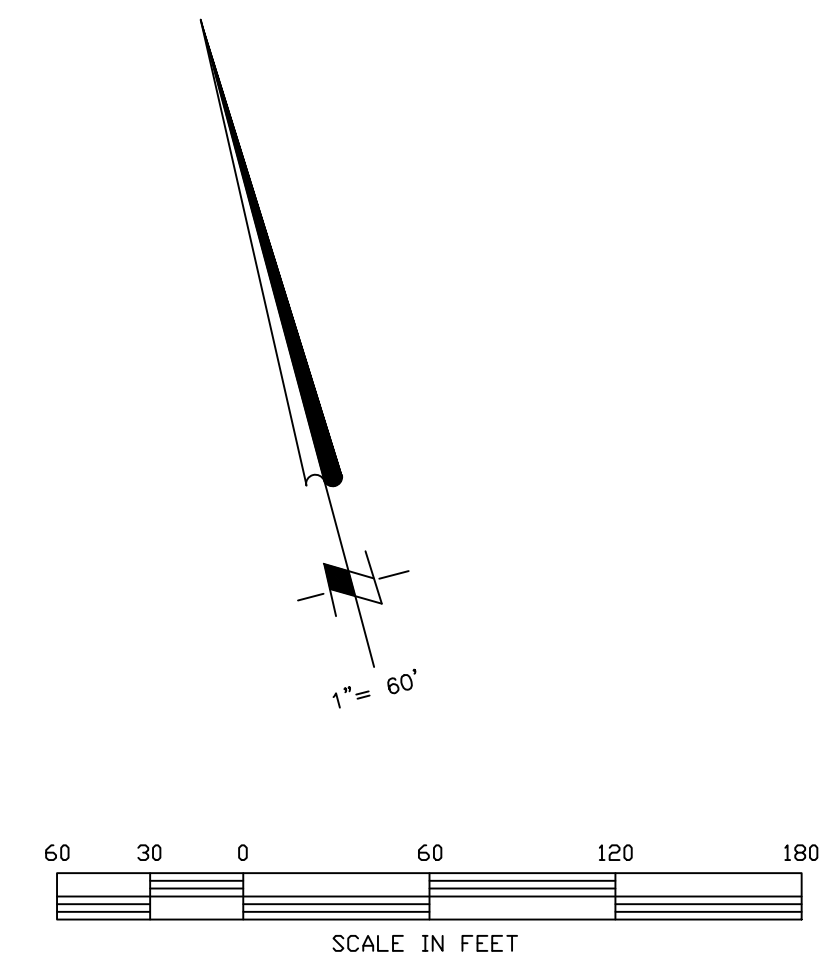
# PLAT OF WESTCLIFFE PHASE XIV

LOCATED IN SW 1/4 OF SECTION 27,  
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



LINE	DIRECTION	LENGTH
L1	S16°20'26"E	54.00
L2	S13°33'23"E	4.38
L3	S8°50'17"E	4.78
L4	S37°17'41"W	5.99
L5	N51°52'09"W	31.89
L6	S38°07'51"W	54.00
L7	S68°18'57"W	5.55
L8	S68°18'57"W	8.69
L9	S10°43'13"W	9.29
L10	N16°20'26"W	54.87
L11	S7°08'22"E	1.57
L12	N58°15'38"W	40.71
L13	N10°43'13"E	57.14
L14	S10°43'13"W	9.94
L15	S52°41'39"E	0.78
L16	N8°50'17"W	19.47
L17	N68°18'57"E	7.12
L18	N25°00'40"W	54.09
L19	S73°39'34"W	40.01

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	40.48	25.00	92°47'02"	S59°56'54"E	36.20
C2	109.94	1334.95	4°43'06"	S11°11'50"E	109.90
C3	144.93	180.00	46°07'57"	S14°13'42"W	141.05
C4	39.63	25.00	90°50'11"	S82°42'46"W	35.61
C5	66.03	152.16	24°51'46"	N66°14'37"W	65.51
C6	84.71	147.04	33°00'32"	S84°49'13"W	83.55
C7	46.18	100.00	26°27'28"	N8°00'27"E	45.77
C8	50.58	206.16	14°03'24"	N60°32'52"W	50.45
C9	33.39	25.00	76°31'30"	N52°55'30"W	30.96
C10	75.08	201.04	21°23'46"	N79°00'50"E	74.64
C11	34.47	25.00	78°59'30"	N50°12'58"E	31.80
C12	24.89	80.00	17°49'35"	N1°48'25"E	24.79
C13	38.54	25.00	88°19'19"	S29°29'55"W	34.83
C14	7.07	1035.00	0°23'29"	N14°28'00"W	7.07
C15	10.30	1035.00	0°34'12"	N7°23'28"W	10.30
C16	119.13	1035.00	6°35'41"	N10°58'25"W	119.06
C17	33.22	80.00	23°47'23"	N6°40'25"E	32.98
C18	128.53	780.00	9°26'28"	N9°56'31"W	128.38
C19	37.34	120.00	17°49'35"	N1°48'25"E	37.19
C20	38.54	25.00	88°19'19"	S29°29'55"W	34.83
C21	40.00	25.00	91°40'41"	N60°30'05"W	35.87
C22	8.56	995.00	0°29'34"	N14°24'58"W	8.56
C23	122.66	995.00	7°03'49"	N10°38'17"W	122.59
C24	41.70	120.00	19°54'35"	N13°02'50"E	41.49
C25	17.41	120.00	8°18'49"	N1°03'52"W	17.40
C26	34.16	25.00	78°17'47"	S28°25'41"E	31.57
C27	12.12	820.00	0°50'48"	N5°38'41"W	12.12
C28	110.09	820.00	7°41'32"	N9°54'51"W	110.01
C29	12.91	820.00	0°54'08"	N14°12'41"W	12.91
C30	131.82	800.00	9°26'28"	N9°56'31"W	131.67
C31	133.86	1015.00	7°33'23"	N10°53'04"W	133.76
C32	31.11	100.00	17°49'35"	N1°48'25"E	30.99
C33	100.27	174.04	33°00'32"	S84°49'13"W	98.89
C34	78.57	174.04	25°52'01"	N65°44'30"W	77.91



### SURVEYOR'S CERTIFICATION

I, DAVID P. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON (REGISTRATION NO. 41028) HEREBY CERTIFY THAT THE PLAT OF WESTCLIFFE PHASE XIV, AS SHOWN HEREON IS BASED UPON AN 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.

DAVID P. BAALMAN

DATE

### SURVEYOR'S NOTES:

1. BASIS OF BEARING IS THE PLAT OF WESTCLIFFE PHASE XII, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 494.
2. (M) = MEASURED (R) = RECORD (C) = COMPUTED.
3. ○ = DENOTES SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "RSI DPB 41028".
4. ● = DENOTES SET 3.5" BRASS CAP IN CONCRETE IN MONUMENT CASE STAMPED "RSI DPB 41028".
5. ● = DENOTES FOUND 5/8" REBAR "RSI MCF 34587" OR MONUMENT AS NOTED.
6. EQUIPMENT AND PROCEDURES USED: TRIMBLE R-8 GPS RECEIVERS UTILIZING REAL TIME KINEMATIC METHODS.

### AUDITOR'S CERTIFICATE

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

BENTON COUNTY AUDITOR

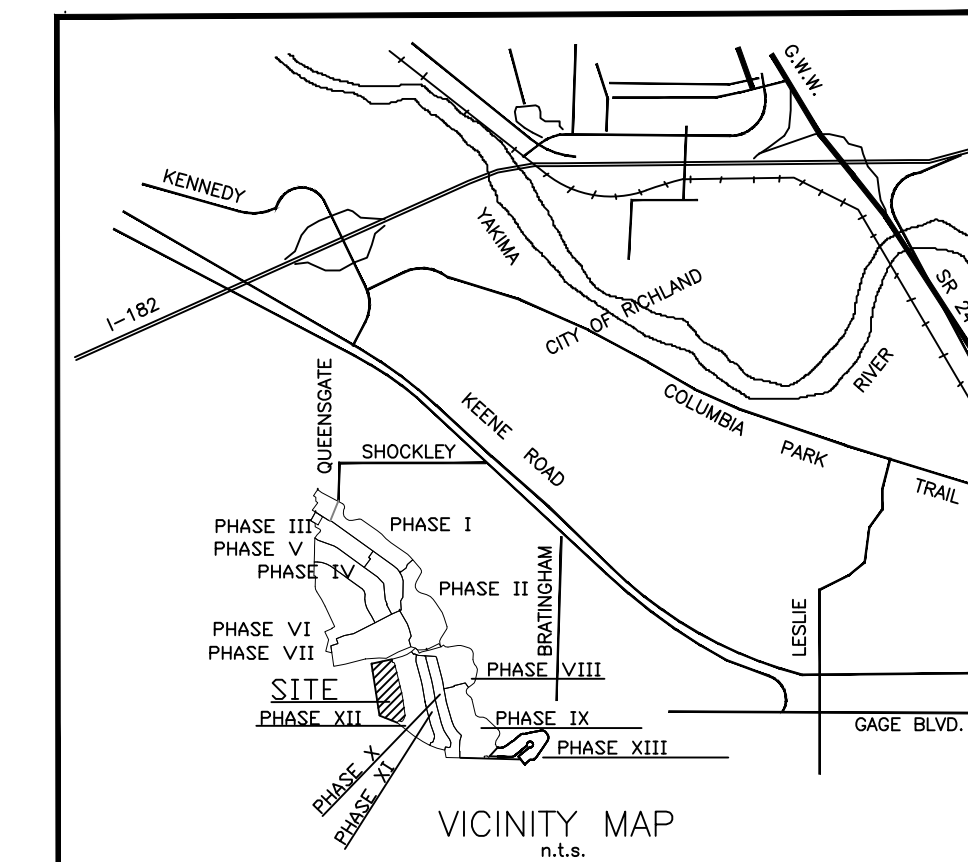
FEE NUMBER

SHEET 1 OF 2

**RSI** ROGERS SURVEYING INC., P.S.  
1455 COLUMBIA PARK TRAIL  
RICHLAND, WA, 99352  
PHONE (509) 783-4141  
FAX: (509) 783-8994  
www.rogerssurveying.com

# PLAT OF WESTCLIFFE PHASE XIV

LOCATED IN SW 1/4 OF SECTION 27,  
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



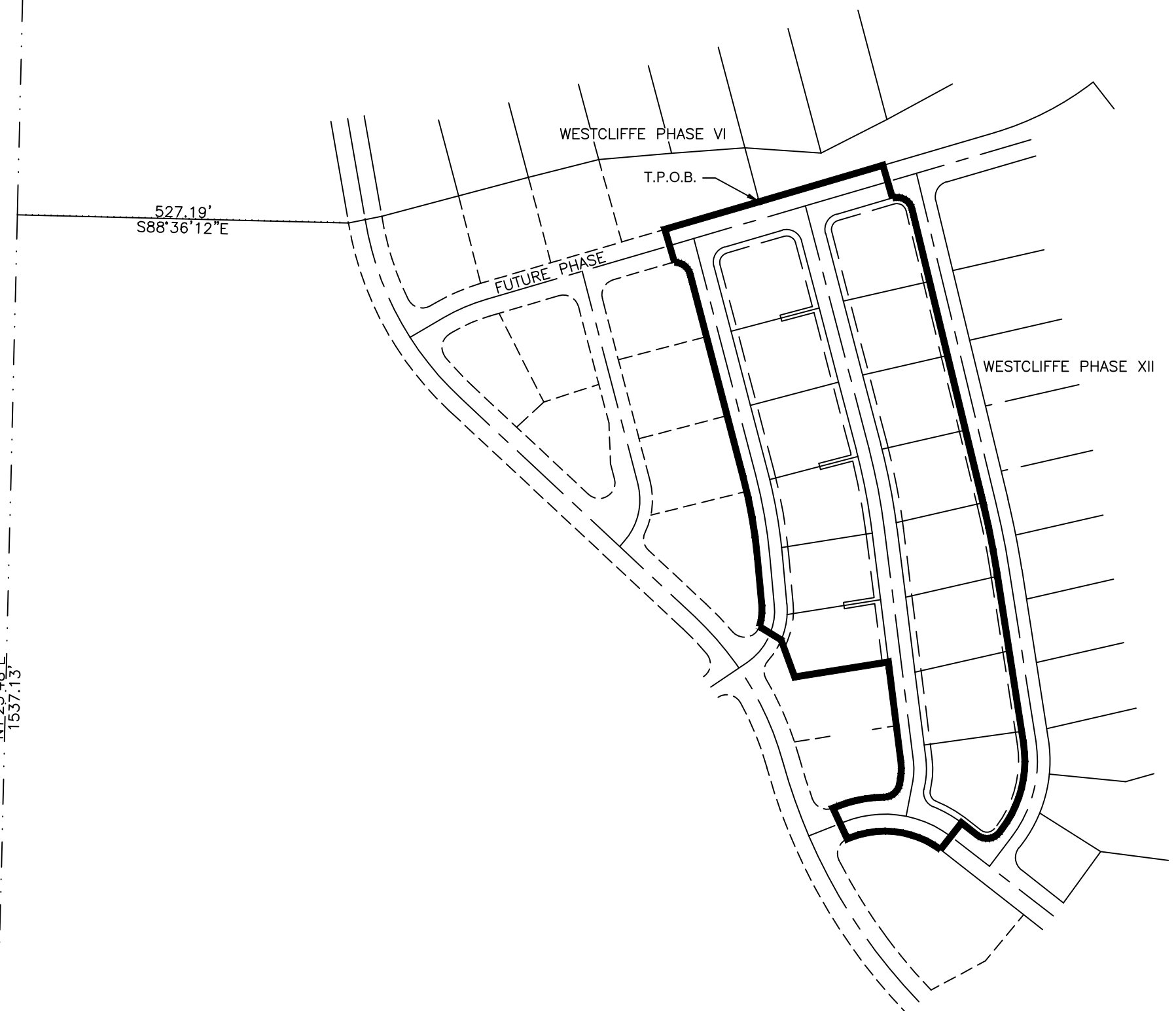
28027  
FND 3" WSRS BC  
'1921' DATE  
VISITED: 9-24-15

S1'23'48"W  
1055.19'

N12'33'48"E  
1537.13'

FND 5/8" REBAR (NO  
CAP) PER PLAT OF  
WESTCLIFFE PHASE VI  
DATE VISITED: 9-24-15

28027  
39 34



## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 1'23'48" WEST 1055.19 FEET ALONG THE WEST LINE OF SAID SECTION 27; THENCE SOUTH 88'36'12" EAST 527.19 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF WESTCLIFFE PHASE VI, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 339, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE THE FOLLOWING FIVE COURSES ALONG THE SOUTH LINE OF SAID PLAT OF WESTCLIFFE PHASE VI; THENCE NORTH 78'41'23" EAST 54.02 FEET; THENCE NORTH 75'09'56" EAST 241.40 FEET; THENCE NORTH 75'40'39" EAST 115.30; THENCE NORTH 85'02'45" EAST 116.50 FEET; THENCE NORTH 85'48'31" EAST 117.09 FEET TO THE WESTERLY MOST CORNER OF THE PLAT OF WESTCLIFFE PHASE VI, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 494, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 14'47'58" EAST 88.68 FEET ALONG THE WEST LINE OF SAID PLAT OF WESTCLIFFE PHASE VI TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING ELEVEN COURSES ALONG THE WEST LINE OF SAID PLAT OF WESTCLIFFE PHASE XII; THENCE NORTH 73'39'34" EAST 205.26 FEET; THENCE SOUTH 16'20'26" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 59'56'54" EAST 36.20 FEET); THENCE SOUTHEASTERLY 40.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92'47'02"; THENCE SOUTH 13'33'23" EAST 484.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1334.95 FEET; THENCE SOUTHEASTERLY 109.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4'43'06"; THENCE SOUTH 85'01'17" EAST 274.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHERLY 144.93 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46'07'57"; THENCE SOUTH 37'17'41" WEST 5.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY 39.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90'50'11"; THENCE NORTH 51'52'09" WEST 31.89 FEET; THENCE SOUTH 38'07'51" WEST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 152.16 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 68'14'37" WEST 65.51 FEET); THENCE NORTHWESTERLY 66.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24'51'48" TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 147.04 FEET; THENCE SOUTHWESTERLY 84.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33'00'32"; THENCE SOUTH 68'18'57" WEST 5.55 FEET; THENCE NORTH 25'00'40" WEST 54.09 FEET; THENCE NORTH 68'18'57" EAST 8.69 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 201.04 FEET; THENCE NORTHEASTERLY 75.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21'23'46" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY 34.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78'59'30"; THENCE NORTH 10'43'13" EAST 9.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE NORTHEASTERLY 24.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17'49'35"; THENCE NORTH 7'06'22" WEST 162.16 FEET; THENCE SOUTH 80'55'02" WEST 151.12 FEET; THENCE NORTH 20'00'40" WEST 62.70 FEET; THENCE NORTH 58'15'38" WEST 40.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 6'40'25" EAST 32.98 FEET); THENCE NORTHEASTERLY 33.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23'47'23"; THENCE NORTH 5'13'17" WEST 77.59 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 780.00 FEET; THENCE NORTHWESTERLY 128.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9'26'28"; THENCE NORTH 44'39'45" WEST 335.41 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY 33.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76'31'30"; THENCE NORTH 16'20'26" WEST 54.87 FEET; THENCE NORTH 73'39'34" EAST 156.44 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 7.82 ACRES, MORE OR LESS

## 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.

MILO 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, MILO B. BAUDER, MEMBER OF WESTCLIFFE, LLC, 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: \_\_\_\_\_

## 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, LLC, 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

## IRRIGATION APPROVAL

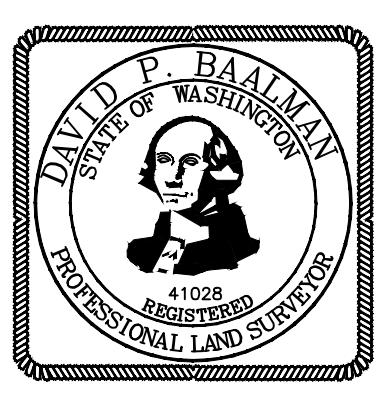
AN AGREEMENT HAS BEEN REACHED WITH THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT FOR THE FUTURE ANNEXATION OF THIS PROPERTY INTO THE BADGER MOUNTAIN IRRIGATION DISTRICT AND THAT SAID DISTRICT AGREES TO PROVIDE IRRIGATION WATER TO SAID PLATTED LOTS AS SHOWN HEREON. I FURTHER CERTIFY THAT THE IRRIGATION 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 CERTIFICATION

I, DAVID P. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON (REGISTRATION NO. 41028) HEREBY CERTIFY THAT THE PLAT OF WESTCLIFFE PHASE XIV, AS SHOWN HEREON IS BASED UPON AN 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.

DAVID P. BAALMAN  
DATE \_\_\_\_\_



## CITY OF RICHLAND NOTES:

- [ ] = ADDRESSES SHOWN IN BRACKETS ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE: 99352.
- CENTRALIZED DELIVERY UNITS (CBU/MAILBOX) TO BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
- 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.
- 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.
- MILAN LAND AND VERONA LANE ARE SINGLE FRONTAGE STREETS. ACCESS AND PARKING ARE ONLY ALLOWED ON THE EAST SIDE.
- LOTS 6, 7, AND 8, BLOCK 1 AND LOTS 4, 5, AND 6, BLOCK 2 MAY EXPERIENCE LOWER THAN TYPICAL DOMESTIC WATER PRESSURES. INDIVIDUAL PRESSURE TANKS OR SOME OTHER MEANS OF BOOSTING DOMESTIC WATER PRESSURE MAY NEED TO BE INSTALLED BY THE HOME OWNER IN ORDER TO SUPPLY ADEQUATE WATER PRESSURE. VERIFY WATER PRESSURE AND PLUMBING CODE MINIMUMS PRIOR TO CONSTRUCTION.
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE DOMESTIC WATER SERVICES FOR LOTS 6, 7, AND 8 BLOCK 1 AND LOTS 4, 5, AND 6 BLOCK 2 IN ANTICIPATION OF FUTURE PRESSURE ZONE CHANGEOVER.

## 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 \_\_\_\_\_

## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MARK BAUDER; RECORDED IN VOLUME \_\_\_\_\_ OF PLATS,

PAGE \_\_\_\_\_, RECORDS OF BENTON COUNTY, WASHINGTON, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BENTON COUNTY AUDITOR \_\_\_\_\_ FEE NUMBER \_\_\_\_\_

SHEET 2 OF 2

