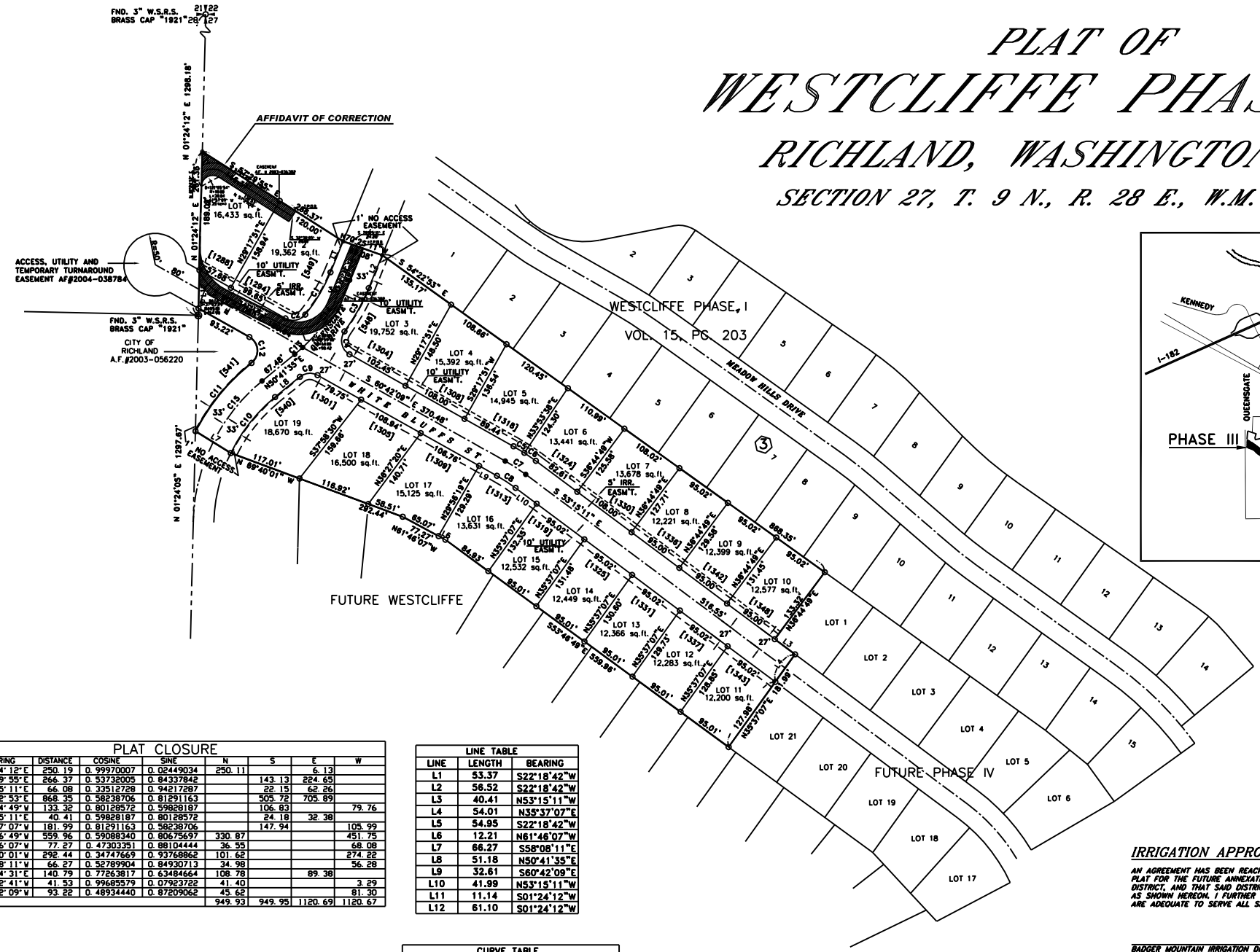
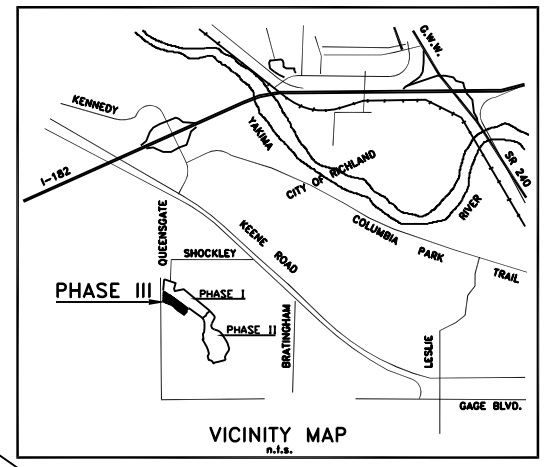
PLAT OF
WESTCLIFFE PHASE III
RICHLAND, WASHINGTON
SECTION 27, T. 9 N., R. 28 E., W.M.





LEGAL DESCRIPTION

REAL PROPERTY LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 THAT IS NORTH 01°24'12" EAST 281.33 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, SAID POINT BEING THE SOUTHWEST CORNER OF THE PLAT OF WESTCLIFFE PHASE I AS RECORDED IN VOLUME 15 OF PLATS, PAGE 203, RECORDS OF BENTON COUNTY AND BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT, SOUTH 57°29'55" EAST 268.37 FEET; THENCE SOUTH 70°25'11" EAST 66.08 FEET; THENCE SOUTH 54°22'53" EAST 868.34 FEET; THENCE LEAVING SAID PLAT BOUNDARY SOUTH 38°44'49" WEST 133.32 FEET; THENCE SOUTH 53°15'11" EAST 40.41 FEET; THENCE SOUTH 35°37'07" WEST 181.99 FEET; THENCE NORTH 53°46'49" WEST 559.96 FEET; THENCE NORTH 61°46'07" WEST 77.27 FEET; THENCE NORTH 69°40'01" WEST 292.44 FEET; THENCE NORTH 58°08'51" WEST 66.27 FEET TO A POINT ON CURVE WHICH THE RADIUS BEARS SOUTH 62°47'44" EAST AND BEING ON SAID WEST LINE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 2°42'31" A RADIUS OF 333.00 FEET AND AN ARC DISTANCE OF 141.86 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 112°18'56", A RADIUS OF 25.00 FEET AND AN ARC DISTANCE OF 49.01 FEET TO A POINT OF TANGENT; THENCE NORTH 60°42'09" EAST A DISTANCE OF 93.22 FEET TO SAID WEST LINE; THENCE NORTH 01°24'12" EAST ALONG SAID WEST 250.17 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 8.239 ACRES.

OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT WESTCLIFFE L.L.C., OWNERS OF THE LAND SHOWN ON THE PLAT OF WESTCLIFFE PHASE III 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

DONNA L. BAUDER

MARK R. BAUDER

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____ }

THIS IS TO CERTIFY ON THIS ____ DAY OF _____, 2004 , A.D. PERSONALLY APPEARED BEFORE ME MILO B. BAUDER AND DONNA L. BAUDER , HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS IN AND WHO SIGNED THE ABOVE "OWNER'S CERTIFICATE", AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR 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 _____, 2004 , A.D. PERSONALLY APPEARED BEFORE ME MARK R. BAUDER, 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: _____

PLAT CLOSURE

BEARING	DISTANCE	COSINE	SINE	N	S	E	W
N01°24'12"E	250.19	0.99970007	0.02449034	250.11		6.13	
S57°29'55"E	266.37	0.53730005	0.84337842		143.13	224.65	
S70°25'11"E	66.08	0.33512728	0.94217287		22.15	62.26	
S54°22'53"E	868.35	0.58238706	0.81291163		505.72	705.89	
S38°44'49"W	133.32	0.80128572	0.59828187		106.83		79.76
S53°15'11"E	40.41	0.59828187	0.80128572		24.18	32.38	
S35°37'07"W	181.99	0.81291163	0.58238706		147.94		105.99
N53°46'49"W	559.96	0.59088340	0.80675697	330.87			451.75
N61°46'07"W	77.27	0.47303351	0.88104444	36.55			68.08
N69°40'01"W	292.44	0.34747669	0.93768862	101.62			274.22
N58°08'11"W	66.27	0.52789904	0.84930713	34.98			56.28
N39°24'31"E	140.79	0.77263817	0.63484664	108.78		89.38	
N04°32'41"W	41.53	0.99685579	0.07923722	41.40			3.29
N60°42'09"W	93.22	0.48934440	0.87209062	45.62			81.30
				949.93	949.95	1120.69	1120.67

LINE TABLE

LINE	LENGTH	BEARING
L1	53.37	S22°18'42"W
L2	56.52	S22°18'42"W
L3	40.41	N53°15'11"W
L4	54.01	N35°37'07"E
L5	54.95	S22°18'42"W
L6	12.21	N61°46'07"W
L7	66.27	S58°08'11"E
L8	51.18	N50°41'35"E
L9	32.61	S60°42'09"E
L10	41.99	N53°15'11"W
L11	11.14	S01°24'12"W
L12	61.10	S01°24'12"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	78.88	267.00	16°55'39"
C2	34.93	25.00	80°03'30"
C3	79.55	333.00	13°41'16"
C4	42.19	25.00	96°42'07"
C5	20.33	327.00	03°33'41"
C6	22.19	327.00	03°53'18"
C7	39.01	300.00	07°26'59"
C8	35.50	273.00	07°26'59"
C9	29.93	25.00	68°36'16"
C10	114.84	267.00	24°38'38"
C11	141.86	333.00	24°24'31"
C12	49.01	25.00	112°18'56"
C13	16.65	300.00	03°10'47"
C14	131.96	300.00	25°12'06"
C15	125.68	300.00	24°00'13"

NOTES

1. BASIS OF BEARINGS: THE WEST LINE OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.
2. [1343] = ADDRESSES
3. ⊕ = MONUMENTS TO BE SET UPON ROAD CONSTRUCTION COMPLETION.
4. ○ = SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "RSI WCF 34587".
5. ○ = FOUND 5/8" REBAR.
6. (R) = RECORD (SHORT PLAT 1729) (M) = MEASURED
7. ALL STRUCTURES SHALL COMPLY WITH THE SLOPE AND SLOPE SETBACK REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.
8. ALL LOTS THAT WERE FILLED AND GRADED OR CUT AND GRADED AT THE TIME OF THE CONSTRUCTION OF THIS SUBDIVISION HAVE BEEN APPROVED BY THE ENGINEER OF RECORD FOR CONSTUCTION OF STRUCTURES IN ACCORDANCE WITH THE ENGINEER'S FINAL WRITTEN SUMMARY REPORT AND IN ACCORDANCE WITH ALL REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.
9. 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.
10. THE TEN (10) FOOT UTILITY EASEMENT IS A NON-EXCLUSIVE EASEMENT FOR IRRIGATION AND OTHER UTILITIES.
11. QUEENSGATE DRIVE IS CLASSIFIED AS AN "ARTERIAL COLLECTOR STREET".
12. THE HOMEOWNER'S ASSOCIATION CAN MAINTAIN THE LANDSCAPING ALONG THE FRONTAGE OF THE CITY-OWNED PUMP STATION TRACT FOR AESTHETIC PURPOSES IF SO DESIRED.

1"= 100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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 — TITLE — DATE

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 II 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.

DATE

MICHAEL C. FOWLER — STATE OF WASHINGTON — 34587 REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 6-12-04

ASSESSOR'S CERTIFICATION

BARBARA WAGNER — DATE

PAT LAHNE — DATE

PARCEL NO.

TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2004.

BENTON COUNTY TREASURER — DATE

DATE

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

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2004 A.D., AT _____ MINUTES PAST _____ ___ M. AND RECORDED IN VOLUME 15 OF PLATS, PAGE 259 , AT THE REQUEST OF MILO BAUDER.

BENTON COUNTY AUDITOR — FEE NUMBER

RECORD SURVEY NUMBER _____

RSI

FILE:7004-PH-3-FINAL.DWG
REV. 12-27-04