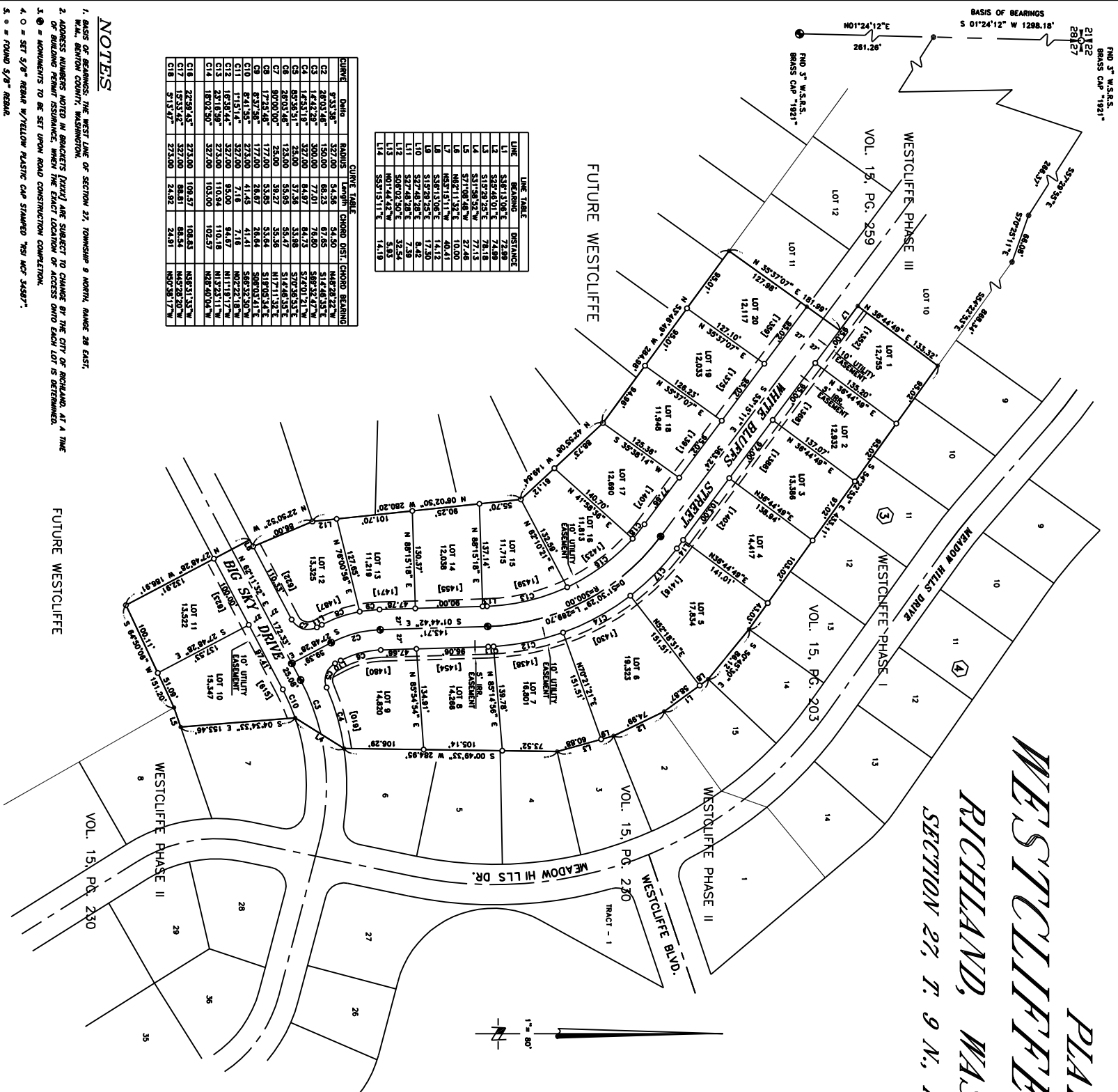


PLAT OF WESTCLIFFE PHASE IV RICHLAND, WASHINGTON SECTION 27, T. 9 N., R. 28 E., W.M.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°13'08"E	72.89
L2	S52°40'1"E	74.89
L3	S17°29'25"E	78.18
L4	S31°38'32"W	27.72
L5	N62°11'32"E	10.00
L6	N62°11'32"E	10.00
L7	N62°11'32"E	10.00
L8	S89°13'08"E	14.12
L9	S17°29'25"E	17.50
L10	S31°38'32"W	27.72
L11	N62°11'32"E	7.28
L12	S00°02'30"E	32.54
L13	N01°44'42"W	32.54
L14	S89°13'11"E	14.19

CURVE TABLE

CURVE	CHORD	CHORD DIST.	CHORD BEARING
C1	75.5338	327.00	84.56
C2	28.0348	327.00	71.85
C3	46.4318	327.00	64.47
C4	62.3831	327.00	57.38
C5	76.0246	327.00	51.24
C6	87.5000	327.00	45.84
C7	97.0000	327.00	41.00
C8	104.7246	327.00	36.64
C9	110.8338	327.00	32.72
C10	115.514	327.00	29.20
C11	118.844	327.00	26.00
C12	120.8338	327.00	23.00
C13	121.4838	327.00	20.16
C14	121.7246	327.00	17.46
C15	121.514	327.00	14.96
C16	120.8338	327.00	12.64
C17	118.844	327.00	10.48
C18	115.514	327.00	8.56
C19	110.8338	327.00	6.84
C20	104.7246	327.00	5.28

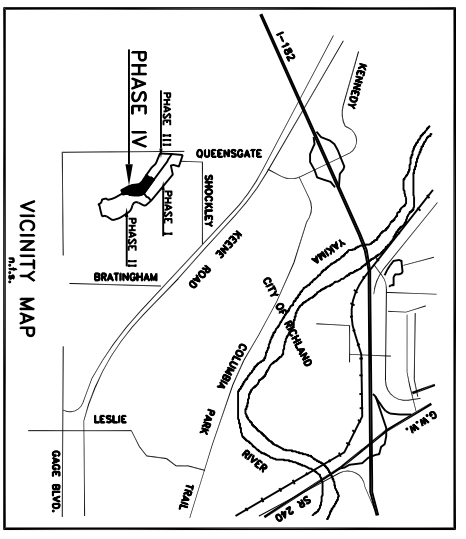
NOTES

1. BASIS OF BEARINGS: THE WEST LINE OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BERKON COUNTY, WASHINGTON.
2. ADDRESS NUMBERS NOTED IN BRACKETS [] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, AT A TIME OF BUILDING PERMIT ASSUANCE, WHEN THE EXACT LOCATION OF ACCESS ONTO EACH LOT IS DETERMINED.
3. ⊕ = MONUMENTS TO BE SET UPON ROAD CONSTRUCTION COMPLETION.
4. ⊙ = SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "MFC 54897".
5. ⊙ = ROUND 5/8" REBAR.
6. (N) = RECORD (SHORT PLAT 1729) (N) = REVISIONS
7. ALL STRUCTURES SHALL COMPLY WITH THE STONE AND STONE STRACK REQUIREMENTS OF THE CURRENTLY ADOPTED ZONING CODE.
8. ALL LOTS HAVE BEEN PLATTED AND GRABBED ON CUT AND GRABBED AT THE TIME OF THE CONSTRUCTION OF THE SUBDIVISION HAVE BEEN APPROVED BY THE ENGINEER'S FINAL WRITTEN SUMMARY REPORT AND IN ACCORDANCE WITH ALL REQUIREMENTS OF THE CURRENTLY ADOPTED ZONING CODE.
9. PLAT FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 22.12 SHALL BE PAID BY THE PROCEEDING OWNER AT THE TIME OF BUILDING PERMIT ASSUANCE 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.

SURVEYOR'S CERTIFICATION

I, MICHAEL C. POWLER, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, (LICENSED) HEREBY CERTIFY THAT THE PLAT OF WESTCLIFFE PHASE IV AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.

DATE _____



PLAT CLOSURE

BEARING	DISTANCE	CORNER	N	S	E	W
S54°22'53"E	435.11	0.58328708	0.81201163	232.24	56.08	
S00°45'50"E	84.12	0.83329289	0.77448468	54.48	66.70	
S89°13'08"E	74.89	0.90917129	0.70000385	59.89	43.13	
S17°29'25"E	78.18	0.98819278	0.58707468	75.54	26.88	
S31°38'32"W	27.72	0.98888815	0.51441501	284.92		4.11
N62°11'32"E	10.00	0.84822275	0.53583868	65.42	12.24	40.85
N62°11'32"E	10.00	0.84822275	0.53583868	12.24		40.85
N62°11'32"E	10.00	0.84822275	0.53583868	64.29		15.83
N62°11'32"E	10.00	0.84822275	0.53583868	71.82		87.18
N62°11'32"E	10.00	0.84822275	0.53583868	74.97		8.85
N62°11'32"E	10.00	0.84822275	0.53583868	77.84		33.59
N62°11'32"E	10.00	0.84822275	0.53583868	77.84		28.52
N62°11'32"E	10.00	0.84822275	0.53583868	77.84		102.04
N62°11'32"E	10.00	0.84822275	0.53583868	77.84		228.81
N62°11'32"E	10.00	0.84822275	0.53583868	77.84		185.89
N62°11'32"E	10.00	0.84822275	0.53583868	77.84		32.58
N62°11'32"E	10.00	0.84822275	0.53583868	77.84		72.23

IRRIGATION APPROVAL
 IRRIGATION HAS BEEN PROVIDED WITH THE CORNERS OF THE PROPERTY SHOWN ON THIS PLAT. THE IRRIGATION SYSTEM IS THE PROPERTY OF THE CITY OF RICHLAND, WASHINGTON. THE CITY OF RICHLAND, WASHINGTON, HAS THE RIGHT TO USE THE IRRIGATION SYSTEM FOR THE CITY OF RICHLAND, WASHINGTON. THE CITY OF RICHLAND, WASHINGTON, HAS THE RIGHT TO USE THE IRRIGATION SYSTEM FOR THE CITY OF RICHLAND, WASHINGTON. THE CITY OF RICHLAND, WASHINGTON, HAS THE RIGHT TO USE THE IRRIGATION SYSTEM FOR THE CITY OF RICHLAND, WASHINGTON.

ASSESSOR'S CERTIFICATION
 BARBARA WAGNER
 DATE _____

TREASURERS CERTIFICATE
 I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2005.
 BERKON COUNTY TREASURER
 DATE _____

LEGAL DESCRIPTION

REAL PROPERTY LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BERKON 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 281.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE S89°13'08"E EAST 72.89 FEET TO THE POINT OF BEGINNING; THENCE S52°40'1"E EAST 74.89 FEET TO THE POINT OF BEGINNING; THENCE S17°29'25"E EAST 78.18 FEET TO THE POINT OF BEGINNING; THENCE S31°38'32"W WEST 27.72 FEET TO THE POINT OF BEGINNING; THENCE N62°11'32"E EAST 10.00 FEET TO THE POINT OF BEGINNING; THENCE N62°11'32"E EAST 10.00 FEET TO THE POINT OF BEGINNING; THENCE N62°11'32"E EAST 10.00 FEET TO THE POINT OF BEGINNING; THENCE S89°13'08"E EAST 14.12 FEET TO THE POINT OF BEGINNING; THENCE S17°29'25"E EAST 17.50 FEET TO THE POINT OF BEGINNING; THENCE S31°38'32"W WEST 27.72 FEET TO THE POINT OF BEGINNING; THENCE N62°11'32"E EAST 7.28 FEET TO THE POINT OF BEGINNING; THENCE S00°02'30"E EAST 32.54 FEET TO THE POINT OF BEGINNING; THENCE N01°44'42"W WEST 32.54 FEET TO THE POINT OF BEGINNING; THENCE S89°13'11"E EAST 14.19 FEET TO THE POINT OF BEGINNING.
 CONTAINS 7.73 ACRES.

OWNERS CERTIFICATE

I, DONALD L. BAUDER, OWNER OF THE ABOVE DESCRIBED REAL PROPERTY, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED REAL PROPERTY IS THE PROPERTY OF DONALD L. BAUDER AND I HAVE SET UP AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
 DONALD L. BAUDER
 DATE _____

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
 COUNTY OF _____ }
 I, DONALD L. BAUDER, DO HEREBY CERTIFY THAT I HAVE SET UP AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
 DONALD L. BAUDER
 DATE _____

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
 COUNTY OF _____ }
 I, DONALD L. BAUDER, DO HEREBY CERTIFY THAT I HAVE SET UP AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
 DONALD L. BAUDER
 DATE _____

APPROVALS

THIS PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON.
 CITY MANAGER
 DATE _____

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2005 A.D., AT _____ WHITES PAST _____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, AT THE REQUEST OF DONALD BAUDER.
 BERKON COUNTY AUDITOR
 FEE NUMBER _____

