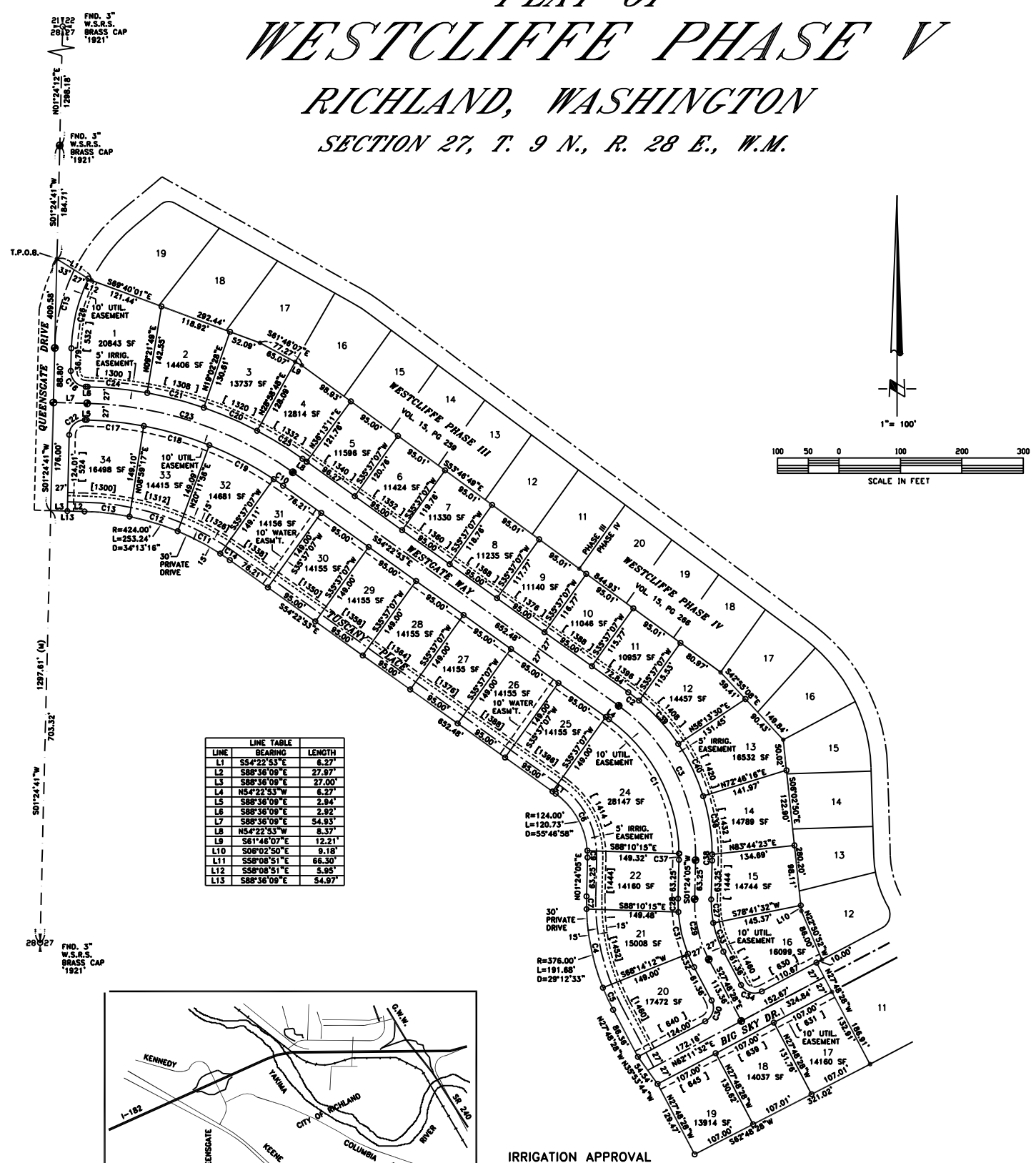
# PLAT OF
# WESTCLIFFE PHASE V
## RICHLAND, WASHINGTON
### SECTION 27, T. 9 N., R. 28 E., W.M.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | DISTANCE |
| C1 | 255.73' | 273.00' | 53°40'18" | N27°32'44"W | 246.48' |
| C2 | 22.17' | 327.00' | 3°53'07" | N52°26'19"W | 22.17' |
| C3 | 292.08' | 300.00' | 55°46'58" | N26°29'24"W | 280.68' |
| C4 | 131.41' | 376.00' | 20°01'30" | S11°45'03"E | 130.74' |
| C5 | 68.67' | 376.00' | 6°02'40" | S24°47'08"E | 39.65' |
| C6 | 109.54' | 124.00' | 50°36'50" | S29°04'28"E | 39.65' |
| C7 | 20.60' | 376.00' | 3°08'23" | S00°10'06"E | 106.01' |
| | | | DELETED | | |
| C9 | 11.19' | 124.00' | 5°10'08" | N01°10'59"W | 11.18' |
| C10 | 18.79' | 573.00' | 1°52'45" | N55°19'15"W | 18.79' |
| C11 | 78.48' | 424.00' | 10°36'17" | N62°13'25"W | 78.37' |
| C12 | 82.17' | 424.00' | 11°06'13" | N73°04'40"W | 82.04' |
| C13 | 73.80' | 424.00' | 9°58'23" | N83°36'57"W | 73.71' |
| C14 | 18.79' | 424.00' | 2°32'23" | N55°39'04"W | 18.79' |
| C15 | 132.17' | 300.00' | 25°14'36" | S14°01'59"W | 131.11' |
| C16 | 39.28' | 25.00' | 90°00'50" | S43°35'44"E | 35.36' |
| C17 | 93.54' | 573.00' | 9°21'11" | N83°55'53"W | 93.43' |
| C18 | 111.32' | 573.00' | 11°07'53" | N73°41'00"W | 111.15' |
| C19 | 118.58' | 573.00' | 11°51'26" | N62°11'21"W | 118.37' |
| C20 | 94.56' | 627.00' | 8°38'27" | N66°38'18"W | 94.47' |
| C21 | 95.28' | 627.00' | 8°42'29" | N75°18'46"W | 95.20' |
| C22 | 39.28' | 25.00' | 89°59'10" | S48°24'16"W | 35.35' |
| C23 | 358.38' | 600.00' | 34°13'16" | N71°29'31"W | 353.06' |
| C24 | 97.79' | 627.00' | 8°56'08" | N84°08'04"W | 97.69' |
| C25 | 86.85' | 627.00' | 7°56'12" | N58°20'59"W | 86.78' |
| C26 | 117.82' | 273.00' | 24°43'40" | S13°46'31"W | 116.91' |
| C27 | 38.37' | 173.00' | 12°42'54" | S04°57'11"E | 38.30' |
| C28 | 21.74' | 227.00' | 5°29'17" | S01°20'53"E | 21.73' |
| C29 | 101.98' | 200.00' | 29°12'33" | S13°12'11"E | 100.88' |
| C30 | 39.27' | 25.00' | 90°00'00" | N17°11'32"E | 35.36' |
| C31 | 70.03' | 227.00' | 17°40'36" | S12°55'30"E | 69.78' |
| C32 | 23.95' | 227.00' | 6°02'40" | S24°47'08"E | 23.94' |
| C33 | 49.82' | 173.00' | 16°29'56" | S19°33'28"E | 49.65' |
| C34 | 39.27' | 25.00' | 90°00'00" | S72°48'28"E | 35.36' |
| | | | DELETED | | |
| C36 | 96.32' | 327.00' | 16°52'38" | N08°47'24"W | 95.98' |
| C37 | 10.06' | 273.00' | 2°06'40" | N00°20'45"E | 10.06' |
| C38 | 10.00' | 327.00' | 1°45'10" | N00°31'30"E | 10.00' |
| C39 | 95.43' | 327.00' | 16°43'16" | N42°08'08"W | 95.09' |
| C40 | 94.43' | 327.00' | 16°32'47" | N25°30'07"W | 94.11' |

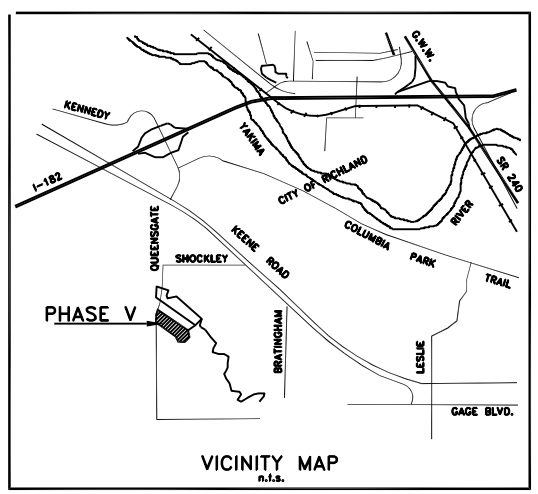
| PLAT CLOSURE | | | | | | | |
|---|---|---|---|---|---|---|---|
| BEARING | DISTANCE | COSINE | SINE | N | S | E | W |
| S58°08'51"E | 66.30 | 0.52773433 | 0.84940949 | | 34.99 | 56.32 | |
| S69°40'01"E | 295.44 | 0.34747669 | 0.93768862 | | 101.62 | 274.22 | |
| S61°46'07"E | 77.27 | 0.47303351 | 0.88104444 | | 36.55 | 68.08 | |
| S53°46'49"E | 844.93 | 0.59088340 | 0.80675697 | | 499.26 | 681.65 | |
| S42°55'08"E | 149.84 | 0.73231844 | 0.68096233 | | 109.73 | 102.04 | |
| S06°02'50"E | 280.20 | 0.99443541 | 0.10534810 | | 278.64 | 29.52 | |
| S22°50'52"E | 86.00 | 0.92153969 | 0.38828417 | | 79.25 | 33.39 | |
| S62°11'32"W | 10.00 | 0.46650672 | 0.88451766 | | 4.67 | | 8.85 |
| S27°48'28"E | 186.43 | 0.88451766 | 0.46650672 | | 165.33 | 87.19 | |
| S62°48'28"W | 321.02 | 0.45697719 | 0.88947842 | | 146.70 | | 285.54 |
| N27°48'28"W | 129.47 | 0.88451766 | 0.46650672 | 114.52 | | | 60.40 |
| N35°53'44"W | 54.54 | 0.81008712 | 0.58630952 | 44.18 | | | 31.98 |
| N27°48'28"W | 86.36 | 0.88451766 | 0.46650672 | 76.39 | | | 40.29 |
| N13°12'11"W | 189.61 | 0.97356672 | 0.22840279 | 184.60 | | | 43.31 |
| N01°24'05"E | 63.25 | 0.99970090 | 0.02445641 | 63.23 | | 1.55 | |
| N26°29'24"W | 116.01 | 0.89501222 | 0.44604161 | 103.83 | | | 51.75 |
| N54°22'53"W | 652.48 | 0.58238706 | 0.81291163 | 380.00 | | | 530.41 |
| N71°29'31"W | 249.50 | 0.31743798 | 0.94827903 | 79.20 | | | 236.60 |
| N88°36'09"W | 54.97 | 0.02438856 | 0.99970255 | 1.34 | | | 54.95 |
| N01°24'41"E | 409.58 | 0.99969661 | 0.02463089 | 409.46 | | 10.09 | |
| | | | | 1456.75 | 1456.74 | 1344.05 | 1344.08 |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S54°22'53"E | 6.27' |
| L2 | S88°36'09"E | 27.97' |
| L3 | S88°36'09"E | 27.00' |
| L4 | N54°22'53"W | 6.27' |
| L5 | S88°36'09"E | 2.94' |
| L6 | S88°36'09"E | 2.92' |
| L7 | S88°36'09"E | 54.83' |
| L8 | N54°22'53"W | 8.37' |
| L9 | S61°46'07"E | 12.21' |
| L10 | S06°02'50"E | 9.18' |
| L11 | S58°08'51"E | 66.30' |
| L12 | S58°08'51"E | 5.65' |
| L13 | S88°36'09"E | 54.97' |




## NOTES

1. BASIS OF BEARINGS: THE WEST LINE OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.
2. [ 1376 ] = ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND AT TIME OF BUILDING PERMIT ISSUANCE 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 "RSI MCF 34587".
5. ○ = FOUND 5/8" REBAR.
6. (R) = RECORD (M) = MEASURED
7. "SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50%). CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 1 UNIT IN 2 UNITS HORIZONTAL (50% SLOPE) UNLESS SUBSTANTIATING DATA JUSTIFYING STEEPER CUT SLOPES ARE SUBMITTED. DEVIATION FROM THE FOREGOING LIMITATIONS FOR CUT SLOPES SHALL BE PERMITTED ONLY WITH THE PRESENTATION OF A SOIL INVESTIGATION REPORT ACCEPTABLE TO THE BUILDING OFFICIAL."
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. LOTS 20 THROUGH 34 ARE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRIVE, ITS LIGHTING SYSTEM AND STORM DRAINAGE SYSTEM.
10. HOUSE SETBACK FROM PRIVATE DRIVE IS 5 FEET MINIMUM.
11. TUSCANY PLACE IS A FIRE LANE AND PARKING IS RESTRICTED TO ONE SIDE. THE REQUIRED NO-PARKING SIGNS SHALL BE INSTALLED BY THE DEVELOPER.
12. TUSCANY PLACE IS A PRIVATE ROAD FOR THE USE AND BENEFIT OF THE HOMEOWNERS THAT ABUT SAID ROAD, AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 20 THROUGH 34. THE CITY OF RICHLAND ACCEPTS NO MAINTENANCE RESPONSIBILITY FOR TUSCANY PLACE OR FOR THE STORM DRAINAGE SYSTEM CONTAINED WITHIN IT.



VICINITY MAP
n.t.s.

## SURVEYOR'S CERTIFICATION

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

## IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE BADGER MOUNTAIN IRRIGATION DISTRICT AND THAT THIS PROPERTY IS CLASSIFIED AS IRRIGABLE LAND AND IS ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310 AND THAT THE IRRIGATION ASSESSMENTS HAVE BEEN PAID TO AND INCLUDING THE YEAR 20___.

BADGER MOUNTAIN IRRIGATION DISTRICT — DATE

## ASSESSOR'S CERTIFICATE

BENTON COUNTY ASSESSOR — DATE

BY DEPUTY — TAX PARCEL NUMBER

## RECORD LEGAL DESCRIPTION

REAL PROPERTY LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 01°24'12" WEST, 1286.18 FEET ALONG THE WEST LINE OF SAID SECTION 27 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 01°24'41" WEST, 184.71 FEET ALONG THE WEST LINE OF SAID SECTION 27 TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 58°08'51" EAST, 66.30 FEET TO THE SOUTHWEST CORNER OF LOT 19 OF THE PLAT OF WESTCLIFFE PHASE III AS RECORDED IN VOLUME 15 OF PLATS, PAGE 259, RECORDS OF BENTON COUNTY; THENCE SOUTH 69°40'01" EAST, 295.44 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PLAT; THENCE SOUTH 61°46'07" EAST, 77.27 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE SOUTH 53°46'49" EAST, 844.93 FEET ALONG SAID SOUTHWESTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF WESTCLIFFE PHASE IV AS RECORDED IN VOLUME 15 OF PLATS, PAGE 266, RECORDS OF BENTON COUNTY; THENCE SOUTH 42°55'08" EAST, 149.84 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE SOUTH 06°02'50" EAST, 280.20 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE SOUTH 22°50'52" EAST, 86.00 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE SOUTH 62°11'32" WEST, 10.00 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE SOUTH 27°48'28" EAST, 186.91 FEET ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHWEST CORNER OF SAID PHASE IV PLAT; THENCE SOUTH 62°48'28" WEST, 321.02 FEET; THENCE NORTH 27°48'28" WEST, 129.47 FEET; THENCE NORTH 35°53'44" WEST, 54.54 FEET; THENCE NORTH 27°48'28" WEST, 86.36 FEET TO THE BEGINNING OF A 378.00 FEET RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY, 191.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°12'33"; THENCE NORTH 01°24'05" EAST, 63.25 FEET TO THE BEGINNING OF A 124.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY, 120.73 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°46'58"; THENCE NORTH 54°22'53" WEST, 652.48 FEET TO THE BEGINNING OF A 424.00 FEET RADIUS CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY, 253.24 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°13'16"; THENCE NORTH 88°36'09" WEST, 54.97 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE NORTH 01°24'41" EAST, 409.58 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING.

CONTAINS 13.64 ACRES.

## OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT MILO B. BAUDER, DONNA L. BAUDER AND MARK R. BAUDER, OWNERS OF THE LAND SHOWN ON THE PLAT OF WESTCLIFFE PHASE V, HEREBY DECLARE SAID PLAT AND DEDICATE TO THE PUBLIC, FOR THE USE OF THE PUBLIC FOREVER ALL EASEMENTS, STREETS AND PARKS SHOWN HEREON.

AUTHORIZED REPRESENTATIVE: MILO B. BAUDER, WESTCLIFFE LLC, A WASHINGTON LIMITED LIABILITY CO.

AUTHORIZED REPRESENTATIVE: DONNA L. BAUDER, WESTCLIFFE LLC, A WASHINGTON LIMITED LIABILITY CO.

AUTHORIZED REPRESENTATIVE: MARK R. BAUDER, WESTCLIFFE LLC, A WASHINGTON LIMITED LIABILITY CO.

AUTHORIZED REPRESENTATIVE: BANNER BANK

## ACKNOWLEDGMENT

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

THIS IS TO CERTIFY ON THIS ____ DAY OF _____, 200___, A.D. PERSONALLY APPEARED BEFORE ME, APPEARED BEFORE ME MILO B. BAUDER AND DONNA L. BAUDER, AUTHORIZED REPRESENTATIVES OF WESTCLIFFE, LLC. A WASHINGTON LIMITED LIABILITY COMPANY, 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 _____, 200___, A.D. PERSONALLY APPEARED BEFORE ME, MARK R. BAUDER, AUTHORIZED REPRESENTATIVE OF WESTCLIFFE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO SIGNED THE ABOVE "OWNERS 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 _____, 200___, A.D. PERSONALLY BEFORE ME, _____ AUTHORIZED REPRESENTATIVE OF BANNER BANK 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: _____

## TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 200___. (TAX PARCEL NUMBER 1-2798-200-0011-000)

BENTON COUNTY TREASURER — DATE

BY DEPUTY — 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 _____, 200___ A.D., AT _____ MINUTES PAST _____ ___ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, AT THE REQUEST OF MILO BAUDER.

BENTON COUNTY AUDITOR — FEE NUMBER

BY DEPUTY

RSI
1600SP5.DWG
REV:02-22-06