

Roscoe Slade

No. 12

From: Larry Stephenson <stephensonld1@hotmail.com>
Sent: Tuesday, December 10, 2019 3:26 PM
To: Roscoe Slade
Subject: RE: Lots 224 and 225 - Offers of Dedication

We will be there shortly

Sent from [Mail](#) for Windows 10

From: Roscoe Slade <roscoe@westrichland.org>
Sent: Tuesday, December 10, 2019 3:23:21 PM
To: Larry Stephenson <stephensonld1@hotmail.com>
Subject: RE: Lots 224 and 225 - Offers of Dedication

Larry,

The document is ready for you and your wife to come in and sign. The City has notary's available, just please bring your ids.

Once you have signed the document, I can get the Mayor to execute the document and it would then be ready to have you record it.

Roscoe

From: Larry Stephenson [mailto:stephensonld1@hotmail.com]
Sent: Tuesday, December 10, 2019 11:09 AM
To: Roscoe Slade
Subject: RE: Lots 224 and 225 - Offers of Dedication

I don't know if you received my last email since I lost my Internet access for a bit. I will be there at 2pm

Sent from [Mail](#) for Windows 10

From: [Roscoe Slade](#)
Sent: Tuesday, December 10, 2019 10:52 AM
To: [Larry Stephenson](#)
Subject: RE: Lots 224 and 225 - Offers of Dedication

2pm this afternoon. 3100 Belmont Blvd.

Roscoe

From: Larry Stephenson [mailto:stephensonld1@hotmail.com]
Sent: Tuesday, December 10, 2019 10:45 AM
To: Roscoe Slade
Subject: RE: Lots 224 and 225 - Offers of Dedication

I am available anytime. Let me know when and where

Sent from [Mail](#) for Windows 10

From: Roscoe Slade <roscoe@westrichland.org>
Sent: Tuesday, December 10, 2019 10:01:58 AM
To: Larry Stephenson <stephensonld1@hotmail.com>
Subject: RE: Lots 224 and 225 - Offers of Dedication

Larry,

There is another option available. Please let me know when you are available to meet to discuss further.

Roscoe

509-967-7015 direct office number

From: Roscoe Slade
Sent: Tuesday, December 10, 2019 6:54 AM
To: Larry Stephenson
Subject: RE: Lots 224 and 225 - Offers of Dedication

Larry,

Staff is compiling the comments received and working on providing answers to these questions.

I have forwarded your specific question below to the city's attorneys. Once I hear back, I will let you know.

I do appreciate your patience throughout this process. Hoping to have a resolution soon.

Sincerely

Roscoe Slade

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Larry Stephenson <stephensonld1@hotmail.com>
Date: 12/9/19 9:38 PM (GMT-08:00)
To: Roscoe Slade <roscoe@westrichland.org>
Subject: Re: Lots 224 and 225 - Offers of Dedication

Can I assume there are no other options?

Get [Outlook for Android](#)

From: Larry Stephenson <stephensonld1@hotmail.com>
Sent: Wednesday, December 4, 2019 1:12:05 PM
To: Roscoe Slade <roscoe@westrichland.org>
Subject: RE: Lots 224 and 225 - Offers of Dedication

Roscoe,

I sat in on the city council meeting on December 3rd and was disappointed to see that the acceptance of the offers of dedication had been delayed again. Since we began this process in early July, we have followed all of the steps necessary to move forward. Utility easements were addressed, health department inspections conducted and recording with the county. I understand part of the reason for delay is because some property owners have chosen to retain lawyers. I can assure you this is not my intent. I don't have any issue with the offers of dedication. Is there any way to move this forward before additional construction costs are incurred?

Thank you
Larry Stephenson

Sent from [Mail](#) for Windows 10

From: [Roscoe Slade](#)
Sent: Wednesday, November 20, 2019 11:06 AM
To: [Larry Stephenson](#)
Subject: RE: Lots 224 and 225 - Offers of Dedication

Mr. Stephenson,

Thank you for attending last night's public hearing. You are correct in that the City is proposing to accept the following offers of dedication on your property, Lot 225, Section 6: 33' access and utility easement on the west and south boundary and 10' utility easement on the north and east boundary.

In regards to Lot 224, Section 6, the City is proposing not to accept any of the offers of dedication because the property owner previously dedicated the required road row and utility easements with the short plat of the property (please see attached Short Plat #3617). The property owner dedicated 25' of road row + a 12' utility easement + a 5' irrigation easement on the southern boundary for Oasis Street (total of 42'). The property owner also dedicated 10' utility easements on the west, east and northern boundary. These easements and road row are not shown on the exhibit for Lot 224, Section 6 as the exhibit only pertains to the offers of dedication proposed to be accepted by the City.

In regards to Lot 202, Section 6 owned by BLM, there was not a land patent issued for this lot with offers of dedication. For the various BLM parcels within Section 6 & Section 8, BLM however granted various road and utility right-of-ways to the City of West Richland (please see attached BLM right-of-way grant WAOR-34586). Lot 202, Section 6 has 33' road and utility right-of-way on the north, east and southern boundary. The City's proposed action to accept offers of dedication does not include and or effect the right-of-ways granted in WAOR-34586.

From the information provided, you can see that the properties adjacent to your property all have utility easements; they were just obtained differently.

The offers of dedication proposed to be accepted by the City and the ones previously accepted are considered easements.

In regards to your question about property taxes and whether or not easements and or road right-of-way are subject to property tax is a question for the Benton County Auditor. I would recommend that you contact Brenda Chilton, Benton

County Auditor, at 509-736-3085 or auditor@co.benton.wa.us. I'm sure others will have similar questions, so if you would not mind, please forward the auditor's response to your property tax question..

Please feel free to contact me with any additional questions.

Sincerely,

Roscoe Slade
Public Works Director

From: Larry Stephenson [mailto:stephensonld1@hotmail.com]
Sent: Wednesday, November 20, 2019 9:51 AM
To: Roscoe Slade
Subject: Lots 224 and 225

Roscoe,

I attended the public hearing last night and a few questions have come up. I reviewed the documents on the web site and was wondering a couple of things.

1. My lot is 225 in Section 6. I have 10 foot easements on 2 sides and 33 foot easements on 2 sides. Lot 224 has no easements on any side yet that lot was also a BLM property with those rights of dedication until Mr. Barnes was allowed to subdivide.
2. One of the individuals who spoke last night indicated easements weren't subject to tax. Is this true? And will the 33 foot and 10 foot be considered easements?

I don't have a problem with the 33 feet for the road and the walking path however I do have a problem with it not extending down Oasis to the other properties. I also have a problem with other properties not having utility easements that are adjacent to mine.

Thank you
Larry Stephenson

Sent from [Mail](#) for Windows 10

This is an external email and did not originate from the City of West Richland's email system.

This is an external email and did not originate from the City of West Richland's email system.

This is an external email and did not originate from the City of West Richland's email system.

This is an external email and did not originate from the City of West Richland's email system.

This is an external email and did not originate from the City of West Richland's email system.

225

25' ROAD ROW DEDICATED

OASIS ST



ACCEPTANCE OF OFFER OF DEDICATION AS FOLLOWS:

- NONE



LOT 225 OF SECTION 6 OF WILLAMETTE HEIGHTS

DESIGN: JNP

CHECK: RCS

SCALE: 1" = 60'

DGW: JNP

SHEET NO. 225 OF 237

DATE: December 10, 2019



United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Spokane District Office
1103 N. Fancher
Spokane Valley, Washington 99212-1275
(509) 536-1200

IN REPLY REFER TO:

WAOR-34586
2800 (135)

October 7, 2009

Mr. Roscoe C. Slade III
City of West Richland
3801 W. Van Giesen
West Richland, WA 99353

Dear Mr. Slade:

Enclosed are two copies of the unsigned amended right-of-way grant (WAOR-34586) for authorizing road and utility corridors within the City of West Richland. Our new right-of-way regulations require us to issue a new grant form when right-of-ways are amended. Therefore, the enclosed documents are comprehensive grants that include all of the rights issued in the original 1982 grant along with all the subsequent amendments.

Please review the documents and if they meet with your approval, sign and date both copies and return to the address shown above. Upon our receipt of the signed documents, we will issue the ROW grant, absent any other unresolved issues.

Please return **BOTH** signed copies of the grant by November 6, 2009. If these requirements are not met, your application may be denied.

Please be aware that you may not conduct any activities related to your right-of-way project on public land until you have received an authorized grant from this office. If you have any questions contact Mark Hatchel, Realty Specialist, at (509)536-1211.

Sincerely,

June E. Hues
Border Field Manager

Enclosures



UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT

SERIAL NUMBER WAOR-34586

1. A right-of-way is hereby granted pursuant to Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776; 43 U.S.C. 1761).

2. Nature of Interest:

a. By this instrument, the holder:

**City of West Richland:
Public Works Department
3801 W. Van Giesen
West Richland, Washington 99353**

receives a right to operate, maintain, and terminate numerous right-of-ways for roads and utility corridors on public lands described as follows:

See Exhibits A-1 through A-5

b. The right-of-way area granted herein contains 32.2 acres, more or less.

c. This instrument shall terminate on December 31, 2042, unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.

d. This instrument may be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest.

e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

3. Rental: Exempt pursuant 43 CFR 2806.14(b)

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices.

4. Terms and Conditions:

a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations part 2800.

- b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 90 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.
- c. Each grant issued for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.
- d. The stipulations, plans, maps, or designs set forth in Exhibits A-1 to A-5, Exhibits B-1 and B-2, attached hereto, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.
- e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.
- f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.
- g. Any cultural and/or paleontological resource (historic or prehistoric site or object) discovered by the holder, or any person working on his behalf, on public or Federal land shall be immediately reported to the authorized officer. Holder shall suspend all operations in the immediate area of such discovery until written authorization to proceed is issued by the authorized officer. An evaluation of the discovery will be made by the authorized officer to determine appropriate actions to prevent the loss of significant cultural or scientific values. The holder will be responsible for the cost of evaluation and any decision as to proper mitigation measures will be made by the authorized officer after consulting with the holder.
- h. Holder shall apply for amendment of this right-of-way grant at any time additional land, equipment, and/or new uses are proposed which are beyond the scope of the rights herein granted.
- i. The Holder shall be responsible for total control of all invasive/noxious weed species on any and all disturbed sites. The Holder is responsible for consultation with the Authorized Officer and/or local authorities for acceptable weed control methods, and shall comply with the following:

Use of pesticides shall comply with all applicable Federal and State laws. Pesticides shall be used only in accordance with their registered uses within limitations imposed by the Secretary of the Interior. Prior to the use of the pesticides, the Holder shall obtain from the Authorized Officer, written approval of a Pesticide Use Proposal Plan showing the type and quantity of material to be used, pest(s) to be controlled, method of application, locations of storage and disposal of containers, and any other information deemed necessary by the Authorized Officer.

Applicator(s) of chemicals used must have completed the pesticide certification training and have a current up to date Certified Pesticide Applicator's License.

Pesticide Application Records for the areas and acres treated must be submitted to the BLM Border Field Office each year. This includes the following:

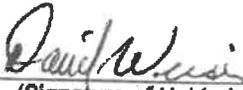
- Brand or Product name
- EPA registration number
- Total amount applied (use rate #A.l./acre)
- Date of application
- Location of application
- Size of area treated

Method of treatment (air/ground)
 Name of applicator
 Certification number
 Amount of surfactants or dyes used in spraying operation

The record information must be recorded no later than 14 days following the pesticide application and must be maintained for ten years.

- j. If buried waste materials are uncovered during excavation activities, along the 25-foot wide right-of-way along the north boundary of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section of T.9 N., R.28 E., work would stop and BLM would be notified as soon as possible so the waste materials can be assessed and removed.
- k. Construction activity and surface disturbance along the 25-foot wide right-of-way along the north boundary of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section of T.9 N., R.28 E., will be prohibited during the period from August 15th and February 15th for the protection of the ground squirrel and burrowing owl. Any exceptions to this requirement must have prior written approval from the authorized officer.
- i. Construction activity, surface disturbance, and vegetation clearing along the 25-foot wide right-of-way along the north boundary of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section of T.9 N., R.28 E., will be prohibited during the period from March 15th and July 1st for the protection of nesting migratory birds. Disturbance activities proposed to occur during the nesting period will be coordinated with the BLM wildlife biologist to determine if nesting is present within the footprint of the ground-disturbing activity. Any exceptions to this requirement must have prior written approval from the authorized officer.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.



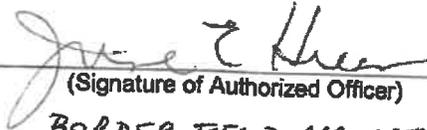
(Signature of Holder)

City Administrator

(Title)

10-13-09

(Date)



(Signature of Authorized Officer)

BORDER FIELD MANAGER

(Title)

10/21/09

(Effective Date of Grant)

City of West Richland Right-of-way Grant
WAOR-34586
EXHIBIT A-1

Rights-of-way legal descriptions of the original grant and reflecting the changes made to the grant by this amendment¹ and previous amendments dated August 15, 1985, July 24, 2003, and August 23, 2005:

Willamette Meridian, Benton County Washington,
T. 9 N., R. 28 E.,
Section 6, :

Lot 12: A 33' wide strip contiguous to the north, east and south lot lines;

Lot 18: A 33' wide strip contiguous to the north, west, and south lot lines;

Lot 53: A 33' wide strip contiguous to the north, west, south and east lot lines.

Lot 55: A 33' wide strip contiguous to the north, west and south lot lines;

Lot 56: A 33' wide strip contiguous to the north and south lot lines;

Lot 57: A 33' wide strip contiguous to the north lot line;

Lot 57: A parallelogram, 33' on each side, contiguous to the southwest lot corner and the south and west lot lines;

Lot 58: A 33' wide strip contiguous to the north lot line;

Lot 59: A 33' wide strip contiguous to the north and east lot lines;

Lot 64: A 33' wide strip contiguous to the east lot line;

Lot 64: A parallelogram, 33' on each side, contiguous to the southwest lot corner and the south and west lot lines;

Lot 65: A 33' wide strip contiguous to the south lot line;

Lot 66: A 33' wide strip contiguous to the west lot line;

Lot 66: A parallelogram, 33' on each side, contiguous to the southeast lot corner and the south and east lot lines;

Lot 77: A 33' wide strip contiguous to the west, south, and east lot lines;

¹ Descriptions in bold typeface refer to amendments associated with the 2004 and 2007 applications.

Lot 83: A 33' wide strip contiguous to the west, north, and east lot lines;

Lot 89: A 33' wide strip contiguous to the east and south lot lines;

Lot 89: A parallelogram, 33' on each side contiguous to the northwest lot corner and the north and west lot lines;

Lot 107: A 33' side strip contiguous to the north, west, south and east lot lines;

Lot 137: A 33' wide strip contiguous to the east, north, and west lot lines;

Lot 141: A 33' wide strip contiguous to the east and south lot lines;

Lot 145: A 33' wide strip contiguous to the north and south lot lines;

Lot 146: A parallelogram, 33' on each side, contiguous to the northwest lot corner and the north and west lot lines;

Lot 146: A 33' wide strip contiguous to the south and east lot lines;

Lot 152: A 33' wide strip contiguous to the west, north, and east lot lines;

Lot 155: A 33' wide strip contiguous to the west and south lot lines;

Lot 155: A 100' wide right-of-way along the alignment of the Bombing Range Road (Refer to Exhibits A-4 & A-5 for metes and bounds description);

Lot 163: A 33' wide strip contiguous to the west, south and east lot lines;

Lot 173: A 33' wide strip contiguous to the north and east lot lines;

Lot 174: A 33' wide strip contiguous to the east and south lot lines;

Lot 178: A 33' wide strip contiguous to the west, north, and east lot lines;

Lot 180: A 33' wide strip contiguous to the north, west, and south lot lines;

Lot 181: A 33' wide strip contiguous to the north, east, and south lot lines;

Lot 202: A 33' wide strip contiguous to the north, east, and south lot lines;

Lot 206: A 33' wide strip contiguous to the north, west, and south lot lines;

Lot 207: A 33' wide strip contiguous to the north, east, and south lot lines;

Lot 223: A 33' wide strip contiguous to the north, east, south, and west lot lines;

SW $\frac{1}{4}$ SE $\frac{1}{4}$: A 40' wide strip and 350' in length contiguous to the west boundary between Paradise and Oasis streets (as shown in Exhibit A-2);

SW $\frac{1}{4}$ SE $\frac{1}{4}$: A 25' wide strip along the north boundary line (Melinda Drive);

SW $\frac{1}{4}$ SE $\frac{1}{4}$: A 55' wide strip along the south boundary line (Paradise Way);

SW $\frac{1}{4}$ SE $\frac{1}{4}$: A 40 - 80' wide strip along the eastern boundary line (50th Ave.);

Willamette Meridian, Benton County Washington,
T. 9 N., R. 28 E.,
Section 8, :

Lot 86: A 33' wide strip contiguous to the west, north, and east lot lines;

Lot 86: A 40' wide strip contiguous to the south lot line;

Lot 140: A 33' wide strip contiguous to the north, east, south, and west lot lines;

Lot 142: A 33' wide strip contiguous to the north, east, and south lot lines;

Lot 143: A 33' wide strip contiguous to the north, west, and south lot lines;

Lot 168: A 33' wide strip contiguous to the west, north, and east lot lines;

Lot 175: A 33' wide strip contiguous to the east, and south lot lines;

Lot 175: A parallelogram, 33' on each side, contiguous to the northwest lot corner and the north and west lot lines;

Lot 175: A 40' wide strip contiguous to the north lot line;

Lot 176: A 33' wide strip contiguous to the north, west, and south lot lines;

Lot 176: An 89 square-foot parcel in the northwesterly portion of the lot for pedestrian access at the intersection of Bombing Range road and Mt. Adams View (as shown in Exhibit A-3);

Lot 183: A 33' wide strip contiguous to the north, east, south, and west lot lines;

Lot 185: A 33' wide strip contiguous to the north, east, south, and west lot lines;

Lot 187: A 33' wide strip contiguous to the west and east lot lines;

Lot 199: A 33' wide strip contiguous to the south, north, and east lot lines;

Lot 200: A 33' wide strip contiguous to the south lot line;

Lot 215: A 33' wide strip contiguous to the west, north, and east lot lines;

Lot 217: A 33' wide strip contiguous to the north, east, south, and west lot lines;

Lot 235: A 33' wide strip contiguous to the east lot line;

Lot 236: A 33' wide strip contiguous to the west lot line;

Lot 240: A 33' wide strip contiguous to the west lot line;

Lot 247: A 33' wide strip contiguous to the south and west lot lines.

-- End of Exhibit A-1 --

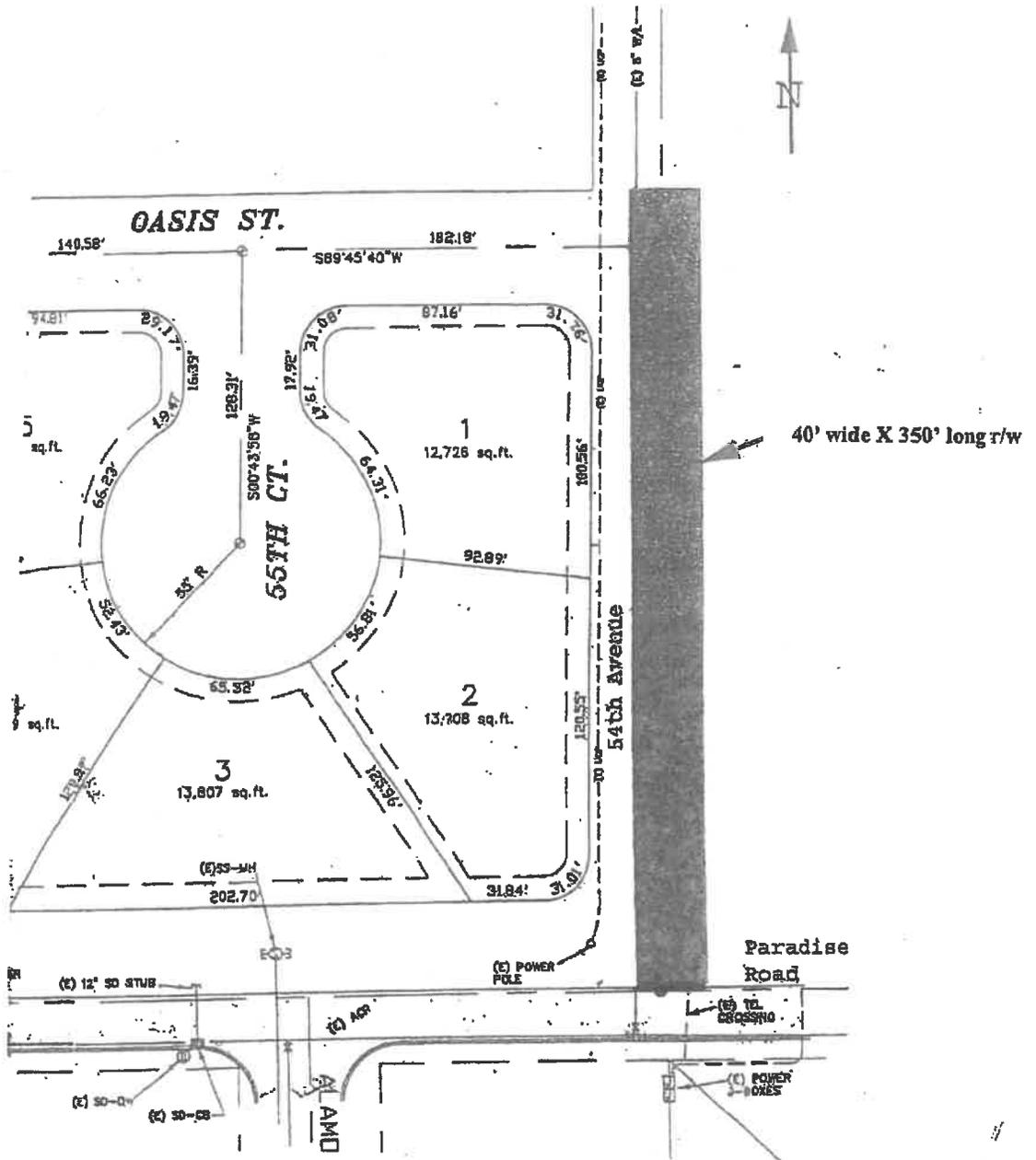


EXHIBIT A-2

O.R. 34586

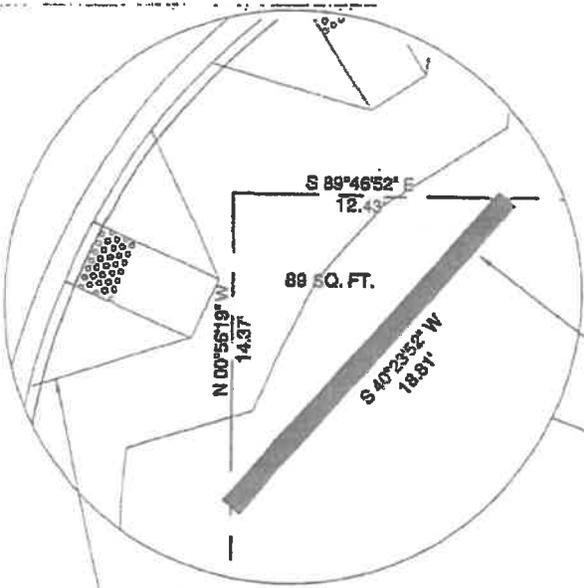
Township 9 North, Range 28 East
 Section 6: Portion of SW $\frac{1}{4}$ /SE $\frac{1}{4}$

APPROVED

JUL 24 2003

SCALE N/A

SHEET / OF /



PROPOSED HANDICAP RAMP

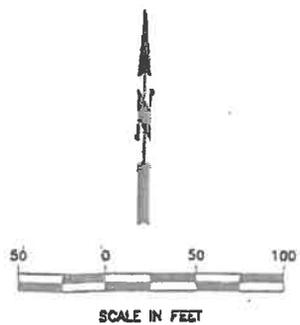
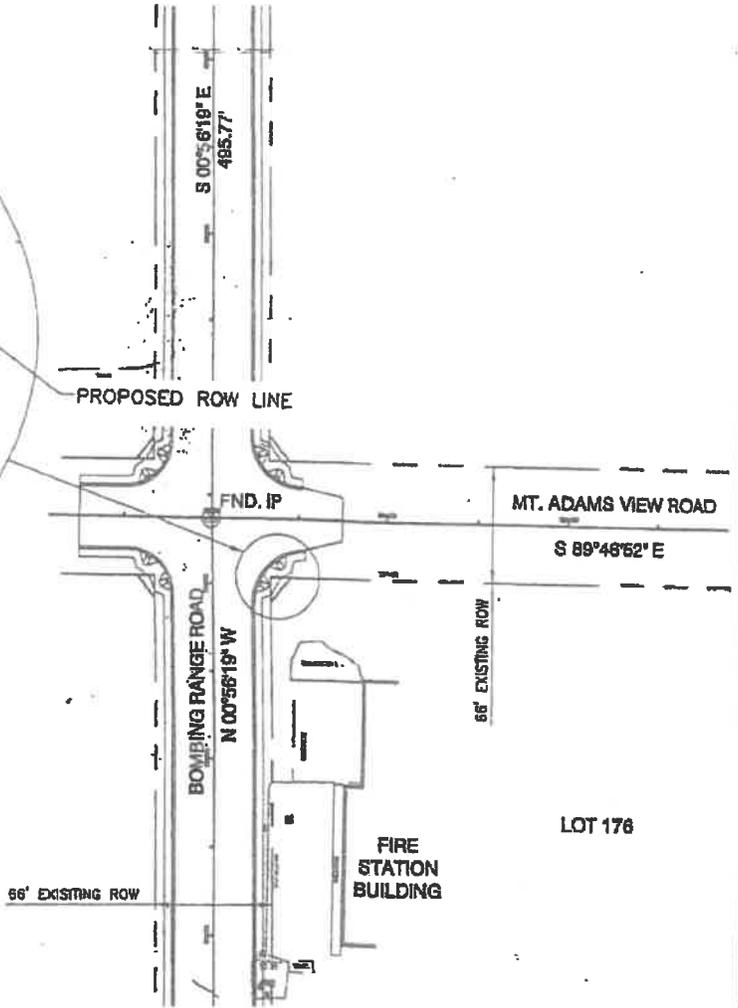


EXHIBIT A-3	
OR 34586	
Township 9 North, Range 28 East Section . 8: Northwestern portion of Small Tract Lot 176	
APPROVED	JUL 24 2003
SHEET / OF /	

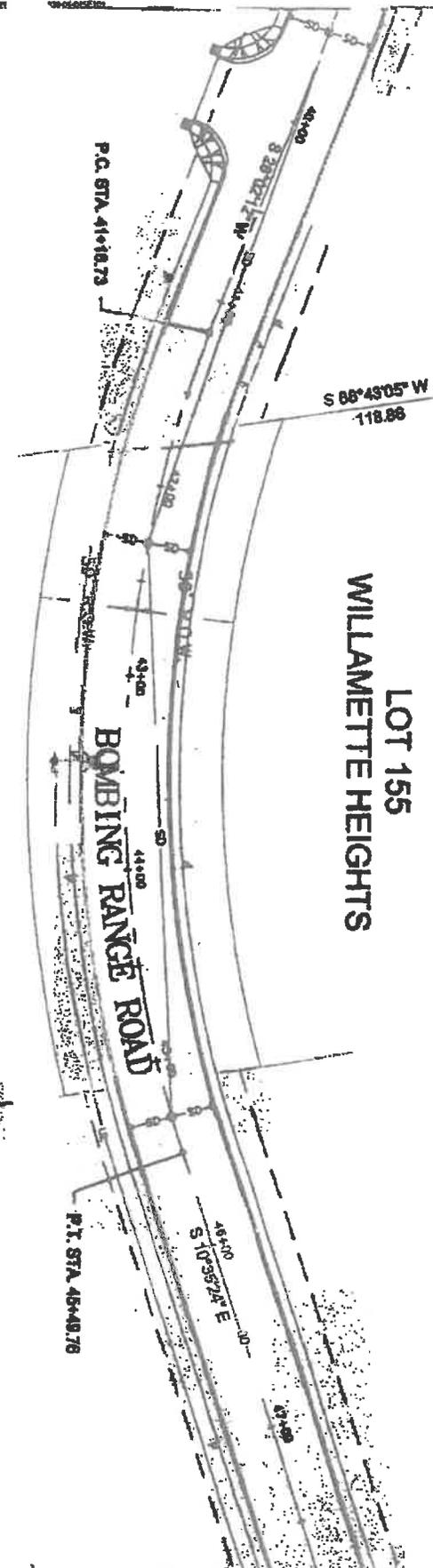
EXHIBIT A-4

T.9N. R.28E. W.M.

N.E. 1/4 S.E. 1/4

SECT. 6

LOT 155
WILLAMETTE HEIGHTS



ALIGNMENT CURVE TABLE

P.I. STA.	DELTA	RADIUS	LENGTH	TANGENT
43+41.84	38°37'36"	642.33	433.03	225.11

BOMBING RANGE ROAD
BLM LOT 155 LEGAL DESCRIPTION



EXHIBIT A-5

LEGAL DESCRIPTION
OF
RIGHT OF WAY FOR BOMBING RANGE ROAD
FROM THE
BUREAU OF LAND MANAGEMENT
ACROSS
A PORTION OF LOT 155 OF WILLAMETTE HEIGHTS SUBDIVISION

September 25, 2008

That portion of Lot 155 of Willamette Heights, according to the plat thereof recorded in Volume 5, Page 52 of plats, records of Benton County, Washington, being situated in the NE1/4 of Section 6, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington, more particularly described as follows:

Commencing at the northeast corner of said Lot 155, thence South $88^{\circ}43'05''$ West, along the north line of said Lot 155, 174.23 feet, more or less, to the centerline of Bombing Range Road, said point being the POINT OF BEGINNING;

thence North $88^{\circ}43'05''$ East along said north line of Lot 155, 55.37 feet to a point on a 592.33 foot radius non-tangent curve to the left (concave southeasterly), from which the radius point of said curve bears South $64^{\circ}42'54''$ East;

thence southerly along the arc of said curve through a central angle of $32^{\circ}52'03''$, 339.78 feet to a point on the south line of said Lot 155;

thence South $88^{\circ}42'19''$ West along said south line 100.52 feet to a point on a 692.33 foot radius non-tangent curve to the right (concave southeasterly), from which the radius point of said curve bears North $83^{\circ}19'43''$ East;

thence northerly along the arc of said curve through a central angle of $27^{\circ}53'13''$, 336.97 feet to a point on the north line of said Lot 155;

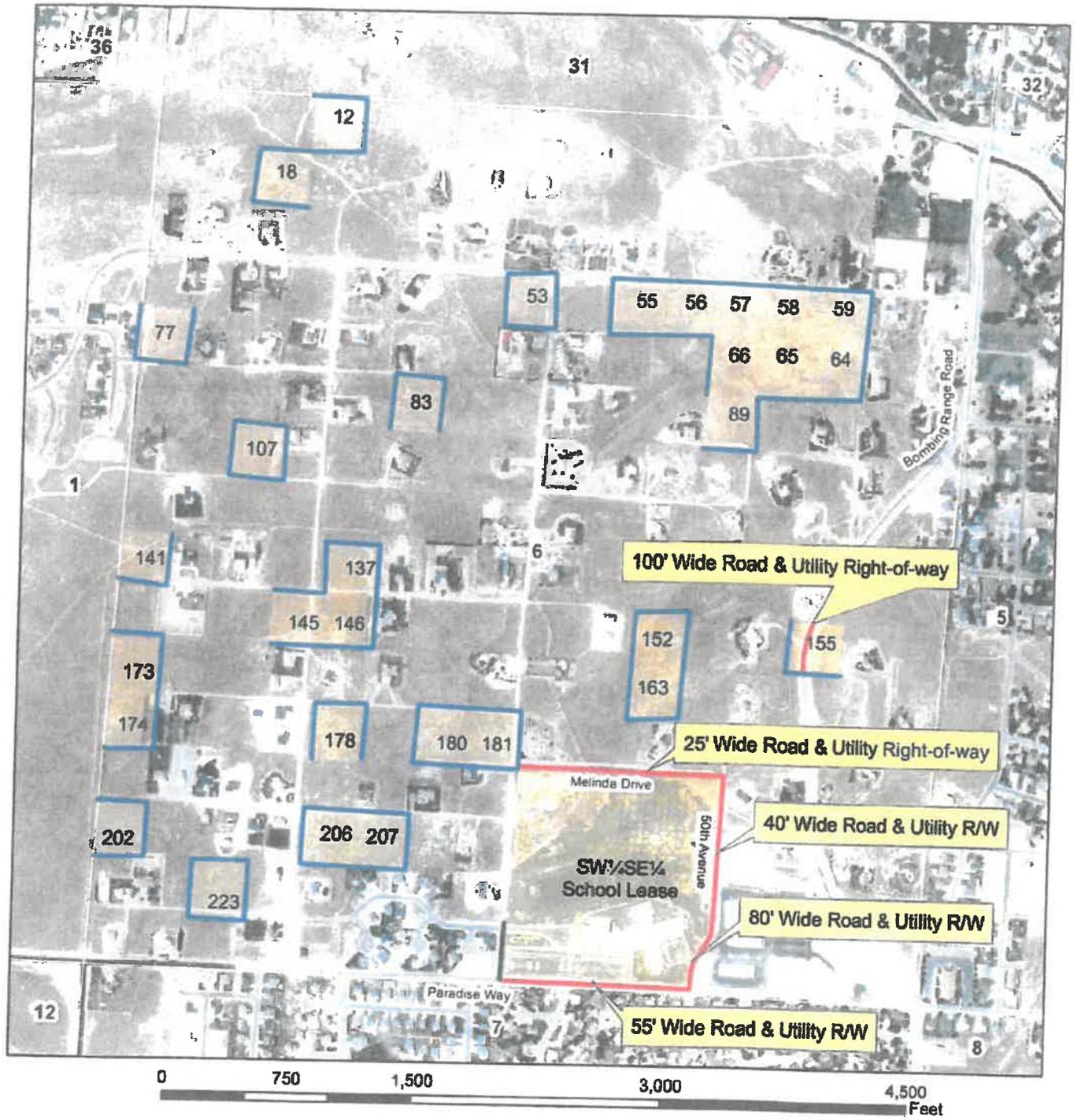
thence North $88^{\circ}43'05''$ East along said north line of Lot 155, 54.49 feet to the POINT OF BEGINNING.

Containing 33,825 sq. ft., more or less.

SUBJECT TO:

Existing rights-of-way and easements of record and/or appearing on above described parcel.

**City of West Richland
Road & Utility Corridor Right-of-way
WAOR-34586
Exhibit B-1 Map**



1 inch = 833 feet

**Willamette Meridian, Benton County, Washington
T. 9 N., R. 28 E., Section 6.**



No warranty is made by the Bureau of Land Management as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data was compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed through digital means and may be updated without notification.

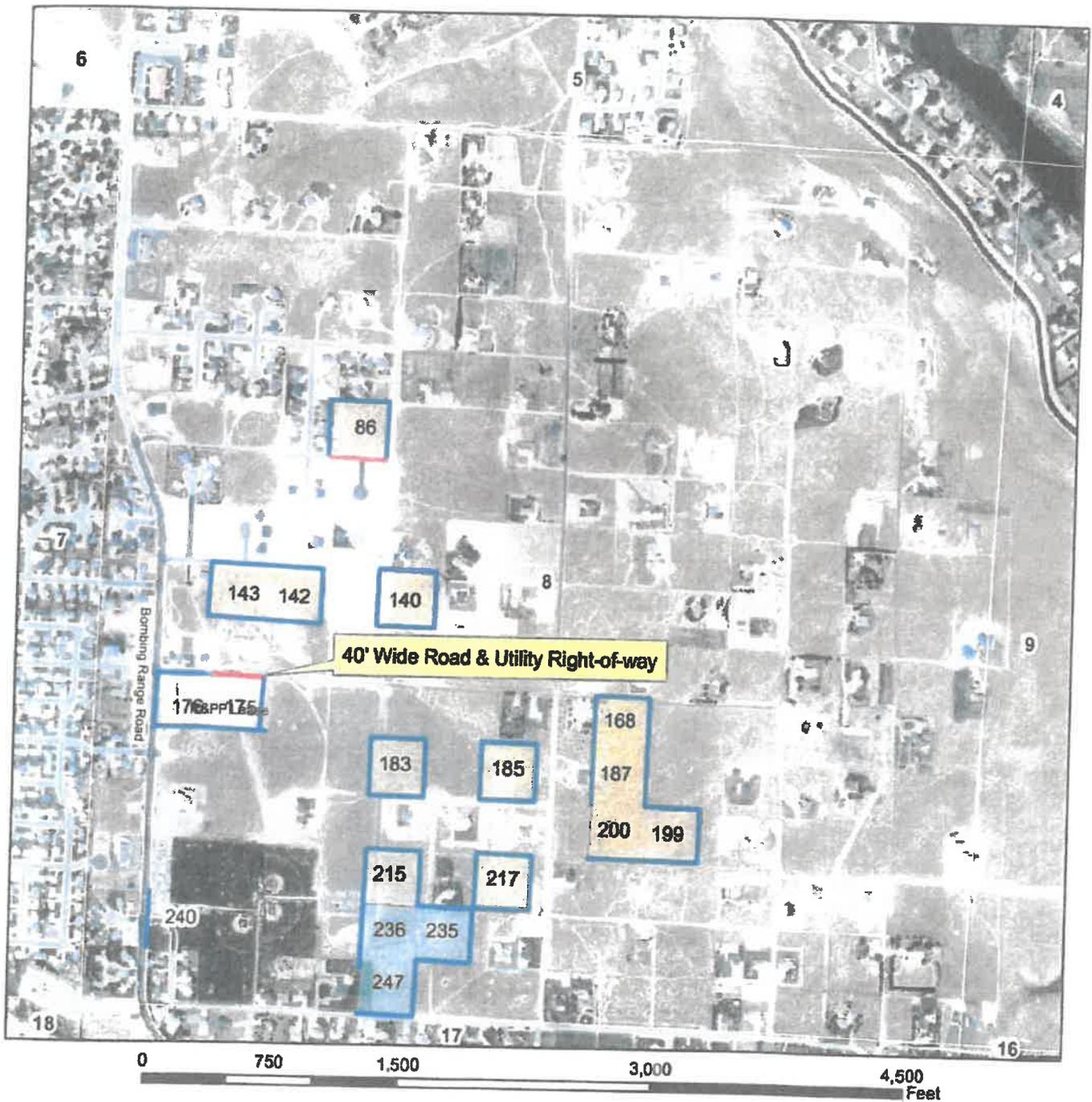


Legend

- BLM Lands (With Gov't Lot #'s)
- 2009 Amendment
- 2003 Amendment-40' Corridor
- 1985 Amendment-33' Corridor



**City of West Richland
Road & Utility Corridor Right-of-way
WAOR-34586
Exhibit B-2 Map**



0 750 1,500 3,000 4,500
Feet

1 inch = 833 feet

Legend

- BLM Lands (With Gov't Lot #'s)
- DNR Land (R&PP Patent)
- 2009 Amendment
- 2005 Amendment-40' Corridor
- 1985 Amendment=33' Corridor

**Willamette Meridian, Benton County, Washington
T. 9 N., R. 28 E., Section 8.**



Revised September 24, 2009



No warranty is made by the Bureau of Land Management as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data was compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed through digital means and may be



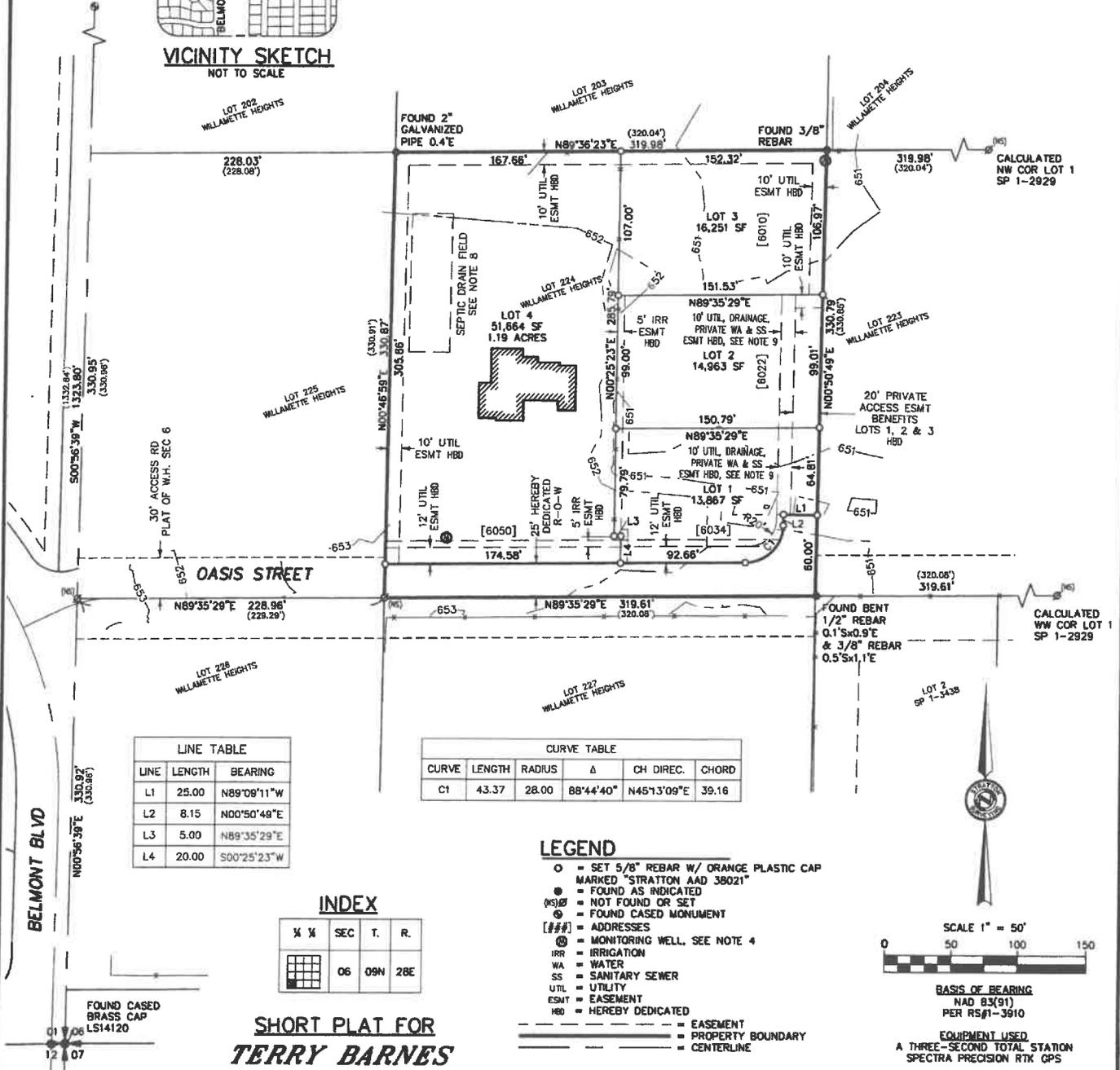
SHORT PLAT NO. 3617

SW 1/4 OF THE SW 1/4 OF SEC. 06, T.09N., R.28E., W.M.,
 CITY OF WEST RICHLAND
 BENTON COUNTY, WASHINGTON



VICINITY SKETCH
 NOT TO SCALE

FOUND 1/2" REBAR
 6/7/2010
 PARADISE ESTATES



LINE	LENGTH	BEARING
L1	25.00	N89°09'11"W
L2	8.15	N00°50'49"E
L3	5.00	N89°35'29"E
L4	20.00	S00°25'23"W

CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	43.37	28.00	88°44'40"	N45°13'09"E	39.16

INDEX

¼	¼	SEC	T.	R.
		06	09N	28E

LEGEND

- = SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- = FOUND AS INDICATED
- (NS)○ = NOT FOUND OR SET
- ⊙ = FOUND CASED MONUMENT
- [###] = ADDRESSES
- ⊕ = MONITORING WELL, SEE NOTE 4
- IRR = IRRIGATION
- WA = WATER
- SS = SANITARY SEWER
- UTIL = UTILITY
- ESMT = EASEMENT
- HDB = HEREBY DEDICATED
- - - = EASEMENT
- - - = PROPERTY BOUNDARY
- - - = CENTERLINE

SCALE 1" = 50'

BASS OF BEARING
 NAD 83(91)
 PER RS#1-3910

EQUIPMENT USED
 A THREE-SECOND TOTAL STATION
 SPECTRA PRECISION RTK GPS

SURVEYOR'S CERTIFICATE

I, AARON A. DYCK, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREOF CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

A.A. Dyck
 AARON A. DYCK LS38021

07/21/2019
 DATE



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF JULY, 2019 AT 51 MINUTES PAST 3 P.M. AND RECORDED IN VOLUME 01 OF SHORT PLATS PAGE 3617, AT THE REQUEST OF AARON A. DYCK P.L.S.
 Brenda Clifton
 BENTON COUNTY AUDITOR
 William O. Arnold
 2019-020704
 FILE NO.

STRATTON SURVEYING & MAPPING, PC
 313 NORTH MORAIN STREET
 KENNEWICK, WA 98036
 (509) 735-7364
 FAX: (509) 735-6560
 stratton@strattonsurvey.com

5457SP10.DWG © 2019
 DATE: 07/19/19 SH. 1 OF 2
 DRAWN BY: DCI JOB # 5457

SHORT PLAT NO. 3617

SW 1/4 OF THE SW 1/4 OF SEC. 06, T.09N., R.28E., W.M.,
CITY OF WEST RICHLAND
BENTON COUNTY, WASHINGTON

CITY NOTES

- OASIS STREET FROM BELMONT BLVD TO THE EASTERN BOUNDARY OF LOT 224, SECTION 6, INCLUDING THE TURNAROUND AT EAST END, IS A PUBLIC FIRE APPARATUS ACCESS ROADWAY. SAID ROADWAY AND ASSOCIATED STORM WATER FACILITIES ARE PRIVATELY MAINTAINED BY THE ADJUTING AND BENEFITING PROPERTY OWNERS. THE CITY OF WEST RICHLAND ACCEPTS NO MAINTENANCE RESPONSIBILITY FOR SAID ROADWAY AND OR ASSOCIATED STORM WATER FACILITIES.
- THE 20' PRIVATE ACCESS ROADWAY ALONG THE EASTERN BOUNDARIES OF LOTS 1 AND 2 IS FOR THE BENEFIT OF LOTS 1, 2 AND 3. LOTS 1, 2 AND 3 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT COSTS OF SAID 20' PRIVATE ACCESS ROADWAY.
- LOTS 1 AND 2 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT COSTS OF THE STORM WATER FACILITIES LOCATED WITHIN THE 10' STORM DRAINAGE EASEMENT ALONG EACH LOTS FRONTAGE ADJACENT TO THE 20' PRIVATE ACCESS ROADWAY.
- GROUNDWATER MONITORING WELLS LOCATED ON LOTS 3 AND 4 ARE HEREBY DEDICATED TO THE CITY OF WEST RICHLAND. PROPERTY OWNERS OF LOTS 1, 2, 3 AND 4 SHALL ALLOW CITY EMPLOYEES AND CITY CONTRACTORS TO ACCESS TO SAID GROUNDWATER MONITORING WELLS.
- DUE TO ELEVATED GROUNDWATER LEVELS THE FOLLOWING COVENANTS/RESTRICTIONS SHALL APPLY TO LOTS 1, 2, 3 AND 4: 1) THE CONSTRUCTION OF BASEMENTS AND OTHER BELOW GRADE STRUCTURES SHALL BE PROHIBITED, 2) THE INSTALLATION OF UNDERGROUND SWIMMING POOLS OR PONDS SHALL BE PROHIBITED, 3) IRRIGABLE LAWN SHALL BE LIMITED TO NO MORE THAN 50% OF THE LOTS SQUARE FOOTAGE, 4) PROPERTY OWNER SHALL ADD AMENDED TOP SOIL TO LANDSCAPE AREAS PRIOR TO LANDSCAPING INSTALLATION AND 5) PROPERTY OWNER(S) AGREES TO UTILIZE BEST MANAGEMENT PRACTICES AND WATER CONSERVATION MEASURES TO LIMIT OVERALL IRRIGATION WATER USE. REFER TO GN NORTHERN'S HYDROGEOLOGICAL SITE EVALUATION, GNN PROJECT NO.219-1094, DATED MAY 2019 AND GN NORTHERN'S LETTER DATED JUNE 21, 2019. A COPY OF THE EVALUATION AND LETTER IS AVAILABLE AT THE WEST RICHLAND CITY CLERK'S OFFICE.
- WAIVER OF PROTEST AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2019-019294
- RELINQUISHMENT OF ACCESS AND UTILITY EASEMENTS PER PLAT OF WILLAMETTE HEIGHTS SECTION 6, LOT 224, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-019921
- APPROXIMATE LOCATION OF ABANDONED SEPTIC DRAIN FIELD. NON-BUILDABLE AREA.
- 10' UTILITY, STORM DRAINAGE AND PRIVATE WATER AND SEWER EASEMENT FOR THE BENEFIT OF LOTS 1, 2 & 3

DESCRIPTION

LOT 224, WILLAMETTE HEIGHTS SECTION 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 52, RECORDS OF BENTON COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

OWNER'S CERTIFICATE

DEDICATION AND WAIVER OF CLAIMS

KNOW ALL PERSONS BY THESE PRESENT THAT TERRY BARNES AND BEVERLY BARNES ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HERON DESCRIBED; HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HERON; DO HEREBY DEDICATE THOSE STREETS AND/OR RIGHTS-OF-WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF WEST RICHLAND AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED STREETS AND/OR RIGHTS-OF-WAY; AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN HERON FOR THE USES INDICATED.

TERRY BARNES

SIGNED Terry Barnes TITLE Owner DATE 7-24-2019

BEVERLY BARNES

SIGNED Beverly Barnes TITLE owner DATE 7-24-19

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Benton

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TERRY BARNES AND BEVERLY BARNES, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED ON THIS INSTRUMENT.

DATE: 7-24-19

[Signature] 6-19-23
NOTARY PUBLIC MY APPOINTMENT EXPIRES



NOTARY STAMP
BLACK INK ONLY

APPROVALS

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON.

[Signature] 7/24/2019
PUBLIC WORKS DIRECTOR DATE

[Signature] 7/24/2019
COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 7/24/2019
MAYOR DATE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HERON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2019 PARCEL NO. 106983020224000

Kenneth Spencer by Madison Whittemore 7/24/19
TREASURER, BENTON COUNTY DATE

HORIZONTAL CONTROL

WASHINGTON STATE SOUTH ZONE, US SURVEY FEET, NAD 83 (91), PER RECORD OF SURVEY 1-3910, GPS TIES WERE MADE TO 7, 8 AND 607 CONTROL POINTS. PROJECTED TO GROUND AT POINT 7

GROUND DISTANCES ARE SHOWN HERON.

NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING PC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD SEE SUBDIVISION GUARANTEE PREPARED BY CASCADE TITLE COMPANY, ORDER NUMBER CBF8323, DATED 01/29/2019, OF WHICH WAS RELIED UPON TO PLOT SAID ITEMS.
- STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.



SHORT PLAT FOR
TERRY BARNES

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF July, 2019 AT 57 MINUTES PAST 3 P.M. AND RECORDED IN VOLUME 01 OF SHORT PLATS PAGE 3617, AT THE REQUEST OF AARON A. DYCK P.L.S.
Brenda Chilton by [Signature]
BENTON COUNTY AUDITOR DEPUTY 2019-020784 FILE NO.



STRATTON SURVEYING & MAPPING, PC
313 NORTH MORAN STREET
KENNEWICK, WA 98394
(509) 735-7364
FAX: (509) 735-8580
stratton@strattonsurvey.com

5457SP10.DWG	© 2019
DATE: 07/19/19	SHT. 2 OF 2
DRAWN BY: DCI	JOB # 5457

225

25' ROAD ROW DEDICATED

OASIS ST



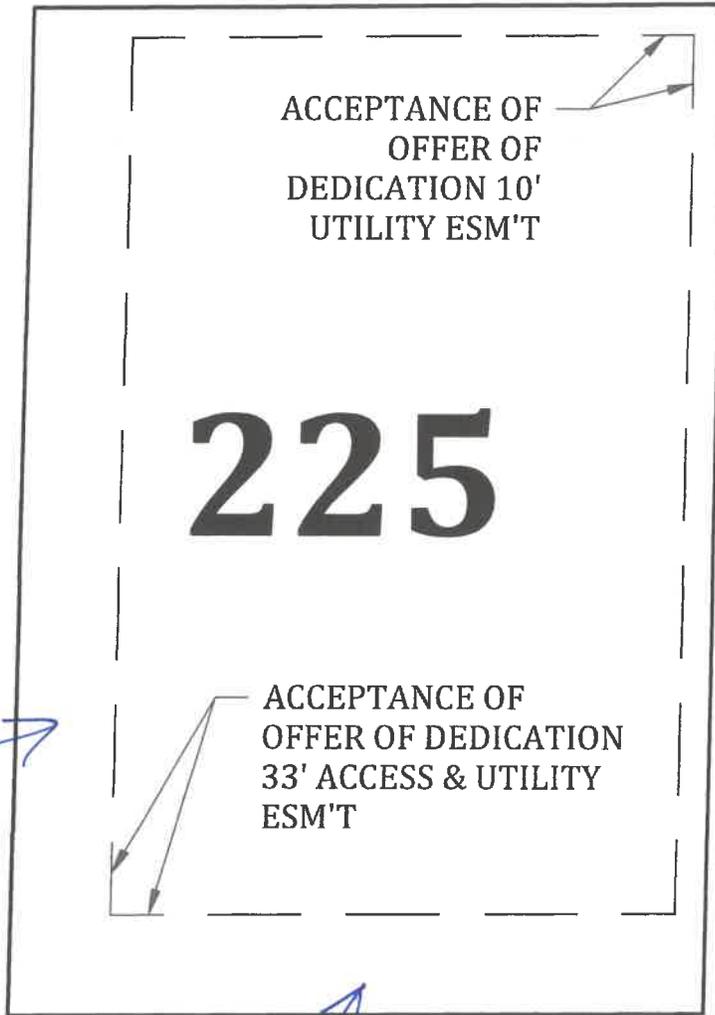
ACCEPTANCE OF OFFER OF DEDICATION AS FOLLOWS:

- NONE



LOT 225 OF SECTION 6 OF WILLAMETTE HEIGHTS

DESIGN: JNP	CHECK: RCS	SCALE: 1" = 60'
DGW: JNP	SHEET NO. 225 OF 237	DATE: December 10, 2019



*33'
Utility
& Pathway
Easement*

OASIS ST *25' Road ROW
12' utility*



ACCEPTANCE OF OFFER OF DEDICATION AS FOLLOWS:

- 33-FOOT ACCESS & UTILITY EASEMENT ALONG THE SOUTH AND WEST BOUNDARY
- NORTH 10-FEET OF THE 33' UTILITY EASEMENT ALONG THE NORTHERN BOUNDARY
- EAST 10-FEET OF THE 33' UTILITY EASEMENT ALONG THE EASTERN BOUNDARY



LOT 225 OF SECTION 6 OF WILLAMETTE HEIGHTS

DESIGN: JNP	CHECK: RCS	SCALE: 1" = 60'
DGW: JNP	SHEET NO. 225 OF 237	DATE: February 27, 2019



WHEN RECORDED RETURN TO:

City of West Richland
3100 Belmont Blvd. Suite 106
West Richland, WA 99353

EXCISE TAX NOT REQUIRED
BENTON CO EXCISE TAX DEPT

BY Kim Jacobs DEPUTY
8-29-19 Easement

RELINQUISHMENT OF UTILITY EASEMENTS

Parcel # 1-0698-302-0225-000

The CITY OF WEST RICHLAND, Washington, a municipal corporation, hereby ordains the following utility easements located in Section 6, Township 9 North, Range 28 East, W.M., West Richland, Benton County, Washington are hereby relinquished / vacated and the access and utility easements so relinquished / vacated are hereby surrendered and all right of title of the public in and to that portion of said access and utility easements so relinquished / vacated, all in the manner provided by law, described as follows:

THE SOUTH 20.00 FEET OF THE 30.00 FEET UTILITY EASEMENT ALONG THE NORTHERN BOUNDARY OF LOT 225 (RETAINING A 10.00 FEET UTILITY EASEMENT ON THE NORTH BOUNDARY), SECTION 6 OF WILLAMETTE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 52, AFN#354587, RECORDS OF BENTON COUNTY.

TOGETHER WITH THE WEST 20.00 OF THE 30.00 FEET UTILITY EASEMENT ALONG THE EASTERN BOUNDARYS OF LOT 225 (RETAINING A 10.00 FEET UTILITY EASEMENT ON THE EAST BOUNDARY), SECTION 6 OF WILLAMETTE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 52, AFN#354587, RECORDS OF BENTON COUNTY.

DATED this 26th day of August, 2019

Brent Gerry, Mayor
City of West Richland

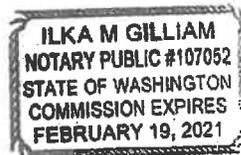
STATE OF WASHINGTON)

:ss

COUNTY OF BENTON)

On this 26th day of August, 2019, before me personally appeared BRENT GERRY, Mayor of the City of West Richland; Washington, to me known to be the individual described herein and who executed the foregoing instrument to be the free and voluntary act of said municipality, for uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of the City of West Richland.

GIVEN under my hand and official seal this 26th day of August, 2019



NOTARY NAME: Ilka M Gilliam
NOTARY PUBLIC in and for the State of
Washington residing at Kennedick
My Commission Expires: 2-19-2021

WHEN RECORDED RETURN TO:

City of West Richland
3100 Belmont Blvd. Suite 106
West Richland, WA 99353

**STATUTORY WARRANTY DEED
EMINENT DOMAIN FOR ROAD PURPOSES**

Grantor(s): LARRY R. STEPHENSON and DIANA L. STEPHENSON, husband and wife

Grantee(s): CITY OF WEST RICHLAND

Legal Description: A PORTION OF LOT 225, WILLAMETTE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, LYING IN SECTION 6, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. RECORDS OF BENTON COUNTY, WASHINGTON

See page two for acquired portion legal description.

Assessor's Tax Parcel Number: 1-0698-302-0225-000

**EMINENT DOMAIN FOR ROAD PURPOSES
STATUTORY WARRANTY DEED**

IN THE MATTER OF: OASIS STREET

The Grantor(s): LARRY R. STEPHENSON and DIANA L. STEPHENSON, husband and wife

for mutual benefit, the receipt of which is hereby acknowledged, hereby grant, convey and warrants to Grantee, CITY OF WEST RICHLAND, a municipal corporation of the State of Washington, the following-described real property situated in Benton County, State of Washington, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statute of the State of Washington.

SUBJECT TO: Restrictions, rights, easements, water rights, use restrictions and other rights not inconsistent with the Purchaser's use. Existing easements for public roads, public highways, public utilities, railroads and pipelines; restrictions, exceptions and any other outstanding rights contained in or refined to in patents issued by the United States.

It is understood and agreed the delivery of this Deed is hereby tendered and the terms and obligations hereof shall not become binding upon the City of West Richland unless and until accepted and approved herein in writing for the City of West Richland by the Mayor.

The undersigned herewith requests the lien of any unpaid taxes and assessments applicable to that portion of the above tax parcel required for right of way for the above project be set over to the remainder of said parcel.

LEGAL DESCRIPTION ACQUIRED

ROAD RIGHT-OF-WAY LYING IN PORTIONS OF LOT 225 OF WILLAMETTE HEIGHTS SECTION 6 AS RECORDED IN VOLUME 5 OF PLATS, SECTION 6, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE SOUTH 25.00 FEET OF LOT 225, WILLAMETTE HEIGHTS SECTION 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

ALONG WITH UTILITY EASEMENTS LYING IN PORTIONS OF LOT 225 OF WILLAMETTE HEIGHTS SECTION 6 AS RECORDED IN VOLUME 5 OF PLATS, SECTION 6, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH 10.00 FEET OF LOT 225 OF WILLAMETTE HEIGHTS SECTION 6 AS RECORDED IN VOLUME 5 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

TOGETHER WITH THE EAST 10.00 FEET OF LOT 225 OF WILLAMETTE HEIGHTS SECTION 6 AS RECORDED IN VOLUME 5 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

ALSO TOGETHER WITH THE WEST 33.00 FEET OF LOT 225 OF WILLAMETTE HEIGHTS SECTION 6 AS RECORDED IN VOLUME 5 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

ALSO TOGETHER WITH THE NORTH 12.00 FEET OF THE SOUTH 37.00 FEET OF LOT 225 OF WILLAMETTE HEIGHTS SECTION 6 AS RECORDED IN VOLUME 5 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

ALONG WITH A PATHWAY EASEMENT LYING IN PORTIONS OF LOT 225 OF WILLAMETTE HEIGHTS SECTION 6 AS RECORDED IN VOLUME 5 OF PLATS, SECTION 6, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE WEST 33.00 FEET OF LOT 225 OF WILLAMETTE HEIGHTS SECTION 6 AS RECORDED IN VOLUME 5 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

Dated this 10th day of December, 2019

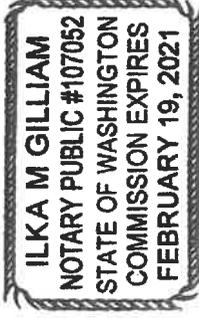

LARRY R. STEPHENSON


DIANA L. STEPHENSON

ACCEPTED AND APPROVED

Dated 10th day of December, 2019
City of West Richland

By: 
Brent Gerry, Mayor



STATE OF Washington)
County of Benton)
:ss

On this day personally appeared before me LARRY R. STEPHENSON & DIANA L. STEPHENSON, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of Dec, 2019.

Notary Name: Ilka M Gilliam

Notary Public in and for the State of Washington, residing at Kennewick

My Commission Expires: 2-19-21



STATE OF Washington)
County of Benton)
:ss

On this day personally appeared before me BRENT GERRY, to me known to be the Mayor of the City of West Richland and who executed the within and foregoing instrument and acknowledged that he signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of Dec, 2019.

Notary Name: Ilka M Gilliam

Notary Public in and for the State of Washington, residing at Kennewick

My Commission Expires: 2-19-21