

Roscoe Slade



From: Richard Bloom
Sent: Monday, November 18, 2019 2:14 PM
To: Roscoe Slade
Cc: Brent Gerry; Frederick Brink; Julie Richardson
Subject: RE: Acceptance and declining offers of dedication of Rig

I guess my only concern that remains is because of the boundary line adjustment with lots 47 and lot 2, SHORT PLAT #2031 associated with lot 48 that is parcel #106982012031003. The 10 foot easement shown on the East side of Lot 47 represents the easement my power line is on and runs though the center of parcel #106982012031003 does not get forgotten.

From: Roscoe Slade
Sent: Monday, November 18, 2019 1:21 PM
To: Richard Bloom
Cc: Brent Gerry; Frederick Brink; Julie Richardson
Subject: Acceptance and declining offers of dedication of Rights-of-Way

Richard,

I mistakenly opened an old exhibit file. Please see my revisions to the email previously sent below. Changes have been highlighted. The attachment has also been revised.

Sincerely,

Roscoe

From: Roscoe Slade
Sent: Monday, November 18, 2019 11:33 AM
To: Richard Bloom
Cc: Brent Gerry; Frederick Brink; Julie Richardson
Subject: RE: Acceptance and declining offers of dedication of Rights-of-Way
Importance: High

Richard,

The information included in your email below was review by City staff. There are no errors on the referenced lot exhibits in section 6 for the proposed ordinance. The proposed ordinance and associated exhibits only addresses the federal land patents offers of dedication. The ordinance does not address and or effect any other easements of record including any privately dedicated easements and or easement dedications from the Plat of section 6. Attached are documents from staff's research to your email below.

In regards to your comments associated with the various franchise utilities and the location of their infrastructure, the various franchise utilities were previously provided copies of each lot's exhibit back in May 2019 and asked them to verify the location of their infrastructure. Comments were received by City staff and adjustments to the exhibits were made. Franchise utilities were provided notice of the November 19, 2019 Public Hearing and requested to review the exhibits one more time to ensure their previous comments were incorporated and to ensure there were no remaining issues. On November 13, 2019, the City received comments from Benton REA associated with Lots 6 and 46 of Section 8. Those exhibits have since been revised, updated on the City's website and the property owners of these lots mailed

separate notices of the proposed changes, retaining 33' utility easements rather than 10' utility easements over existing power lines.

Comment/Question #1-

Lot 47 –

The lot in question was subdivided and this subdivision is not reflected on the drawing. The power to my house is routed from Collins via the 10 foot easement shown on the East side of the lot.

City's response –

Lot 47, Section 6 was not subdivided. The property owner of Lot 47, Section 6 and the property owner of Lot #2, Short Plat #2031 (western portion of Lot 48, Section 6) completed a Boundary Line Adjustment in 2015 (Record of Survey #4650 – AF#2015-024449). The exhibit for Lot 47, Section 6 is correct in that the City is proposing to retain the 33' access and utility easement on the north and only 10' utility easements on the east, west and south portions of Lot 47, Section 6. The City is retaining a 10' utility easement on the east side of Lot 47, Section 6, the location where you state the power to your house, located on Lot 43, Section 6, is routed.

Comment/Question #2-

Lot 48 –

The lot in question was subdivided and built on before my time, so I do not know the historical details but question what is shown on the map for reasons discussed in Lot 75 below. A utility 10 foot easement is shown on the East and South side of the lot but not on the West side. Hopefully the East side easement was claimed by Charter, since that is how my cable gets to my house. The South side easement, likely is part of the confusion of where the CID line is located.

City's response-

Lot 48, Section 6 was short platted into two lots in 1994 (Short Plat #2031). The exhibit for Lot 48, Section is correct in that the City is proposing to retain the 33' access and utility easement on the north side and only retain 10' utility easements on the east, ~~west~~ and southern boundaries. The City is retaining a 10' utility easement on the east side of Lot 48, Section 6, the location where you state the cable tv to your house , located on Lot 43, Section 6, is routed.

Comment/Question #3

Lot 74 –

The lot was a post 1960 Patent and only had ROW on the East and South side as shown but the owner of the lot had filed and gotten approval of reduction to 10 feet the Plat based utility easement on the West and North side of the lot. The CID line discussed below terminates at the North/West corner of the property within the 10 foot easement.

City's response-

The exhibit for Lot 74, Section 6 is correct in that the City is retaining the 33' access and utility easements on the east and south side of the property. The proposed ordinance and associated exhibits only addresses the federal land patents offers of dedication. The ordinance does not address and or effect any other easements of record including any privately dedicated easements and or easement dedications from the Plat of section 6.

Comment/Question #4

Lot 75 (mine) –

The lot was a post 1960 Patent and only had ROW only on the South side as shown. Contrary to documentation the CID line runs along both the West and North side of my lot within 10 feet of the property line. Additionally the REA line runs along the North end of the property in the 10 foot easement I granted them.

City's response-

The exhibit for Lot 75, Section 6 is correct in that the City is retaining the 33' access and utility easements on only south side of the property. The proposed ordinance and associated exhibits only addresses the federal land patents offers of

dedication. The ordinance does not address and or effect any other easements of record including any privately dedicated easements and or easement dedications from the Plat of section 6.

Comment/Question #5

Lot 76 –

The lot was a pre-1960 lot and had 33 foot ROW on all sides. The proposal is to retain a 20 foot easement on the East side rather than 10 foot. Currently there is an REA line running within 10 feet of the property line on the East side. The CID line discussed above in the lot 75 discussion is erroneously shown on CID documentation as being on lot 76 when in fact it resides totally on lot 75.

City's response-

The exhibit for Lot 76, Section 6 is correct in that the City is retaining the 33' access and utility easements on south side and 10' utility easements on the east, west, and north boundaries of the property. City is retaining a 20' utility easement on the east boundary per Benton REA's request. The proposed ordinance and associated exhibits only addresses the federal land patents offers of dedication. The ordinance does not address and or effect any other easements of record including any privately dedicated easements and or easement dedications from the Plat of section 6.

Comment/Question #6

Lot 80 -

The lot was a pre-1960 lot and had 33 foot ROW on all sides which the City had previously taken action (~2004?) when the lot was subdivided to reject the ROW on the East, West and South side and reduce the corresponding utility easement to 10 foot. As part of the subdivision of the lot the Utility easement on the North side of the lot was increased to 40 feet and the utility pole was located outside the 33 foot easement. To the chagrin of the current property owners their front yard was ripped up to run the REA utilities to the west side of the adjacent subdivided lot underground in that additional easement that is not shown on the drawing. This high voltage underground line represents a safety concern if the easement is not noted.

City's response-

Lot 80, Section 6 was short platted into two lots in 2006 (Short Plat #2934). With the short plat, the property owner dedicated 30' of road row with a 10' utility easement along the northern boundary. The short plat also noted Ordinance 08-06, City Council vacation of the 33' access easements on the east, west and south boundaries of Lot 80, Section 6. The short plat also noted Ordinance 09-06, City Council vacation of 23' of the 33' utility easements on the East, West and South boundaries of Lot 80, Section 6 retaining a 10' utility easement on the East, West and South boundaries. The exhibit for Lot 80, Section 6 is correct in that the city is retaining a 10' utility easement on the east, west and south boundaries and a 3' utility easement on the north boundary. The exhibit for Lot 80, Section 6 is consistent with previous City Council actions. The proposed ordinance and associated exhibits only addresses the federal land patents offers of dedication. The ordinance does not address and or effect any other easements of record including any privately dedicated easements and or easement dedications from the Plat of section 6.

If you would like to discuss further, please give me a call at 967-7015.

Sincerely,

Roscoe Slade

From: Richard Bloom
Sent: Sunday, November 17, 2019 7:31 PM
To: Roscoe Slade
Cc: Brent Gerry
Subject: Acceptance and declining offers of dedication of Rights-of-Way

Roscoe -

I have reviewed the information in the packet for item 7a and found errors relative to utility easements not only in my lot but adjacent lots as well. I spoke with Brent this morning and expressed my concern and briefly described my proposed path forward as outlined below.

I do not fault the City staff in anyway but rather from my personal experience I know that the Benton REA and the CID records relative to utility placement and the associated easements leave a lot to be desired. In reviewing the packet I find errors in the utility easement for my lot (Sec 6 Lot 75) but also in the adjacent lots (Lot 76, 74, 47, 48 and 80). While I am semi-retired, I do not have the time to review and investigate utility easements for the rest of section 6 and 8, nor do I believe it is the best interest of the City to verify the information provided by the associated utilities, which is obviously flawed. I have attached separately the issues with Lots 47, 74, 75, 76 and 80 as an example of the types of issues I have found.

My suggested path forward is relatively simple:

- 1. Only deal with the accepted Right-of-Ways, retaining the 33 foot utility easement associated with any accepted Right-of-Way.**
- 2. For consistency reduce all Right-of-Way size to 30 foot.**
- 3. Subject to BREB review, for Section 6 reject all unnecessary 33 foot utility easement in favor of the 30 foot easement specified on the plat of section 6.**
- 4. For Section 8, retain all the 33 foot utility easement.**
- 5. Establish a City policy that any 30/33 foot utility easements would be reduced to 10 foot.**
 - a. Subject to concurrence from the applicable utilities (Charter, Frontier, REA, CID and City).**
 - b. The property owner must certify that they have completed a due diligence review and walkdown of their property.**
 - c. Adjacent property owners would be notified of the reduction would be approved by Council on the upcoming consent agenda.**

Basis for above items:

- 1. Liability – We do not need to add any liability to the City should our effort fail to identify an existing installation away from the Right-of-Way. The REA poles in some instances are located outside of a 30 foot easement.**
- 2. Fairness – The City packet has examples where the Right-of-Way on some lots has previously been reduced to 30 feet and the adjacent lot would retain a 33 foot Right-of-Way. This could affect setback issues.**
- 3. Simplicity - Section 6 has a plat stating the 30 foot utility easement along all lots that must be dealt with. With the exception of the Right-of-Way easements as discussed above. (It should be noted, that REA may have demanded or tried to demand easements outside of the 30/33 foot in some cases.)**
- 4. Reality – there is no Plat for Section 8.**
- 5. Liability – we need to reduce the City legal exposure and transfer it to the property owner.**

Give me a call and we can discuss.

Richard (539-7630)

Issues with Lots 47, 48, 74, 75, 76 and 80:

Lot 47 –

The lot in question was subdivided and this subdivision is not reflected on the drawing. The power to my house is routed from Collins via the 10 foot easement shown on the East side of the lot.

Lot 48 –

The lot in question was subdivided and built on before my time, so I do not know the historical details but question what is shown on the map for reasons discussed in Lot 75 below. A utility 10 foot easement is shown on the East and South side of the lot but not on the West side. Hopefully the East side easement was claimed by Charter, since that is how my cable gets to my house. The South side easement, likely is part of the confusion of where the CID line is located.

Lot 74 –

The lot was a post 1960 Patent and only had ROW on the East and South side as shown but the owner of the lot had filed and gotten approval of reduction to 10 feet the Plat based utility easement on the West and North side of the lot. The CID line discussed below terminates at the North/West corner of the property within the 10 foot easement.

Lot 75 (mine) –

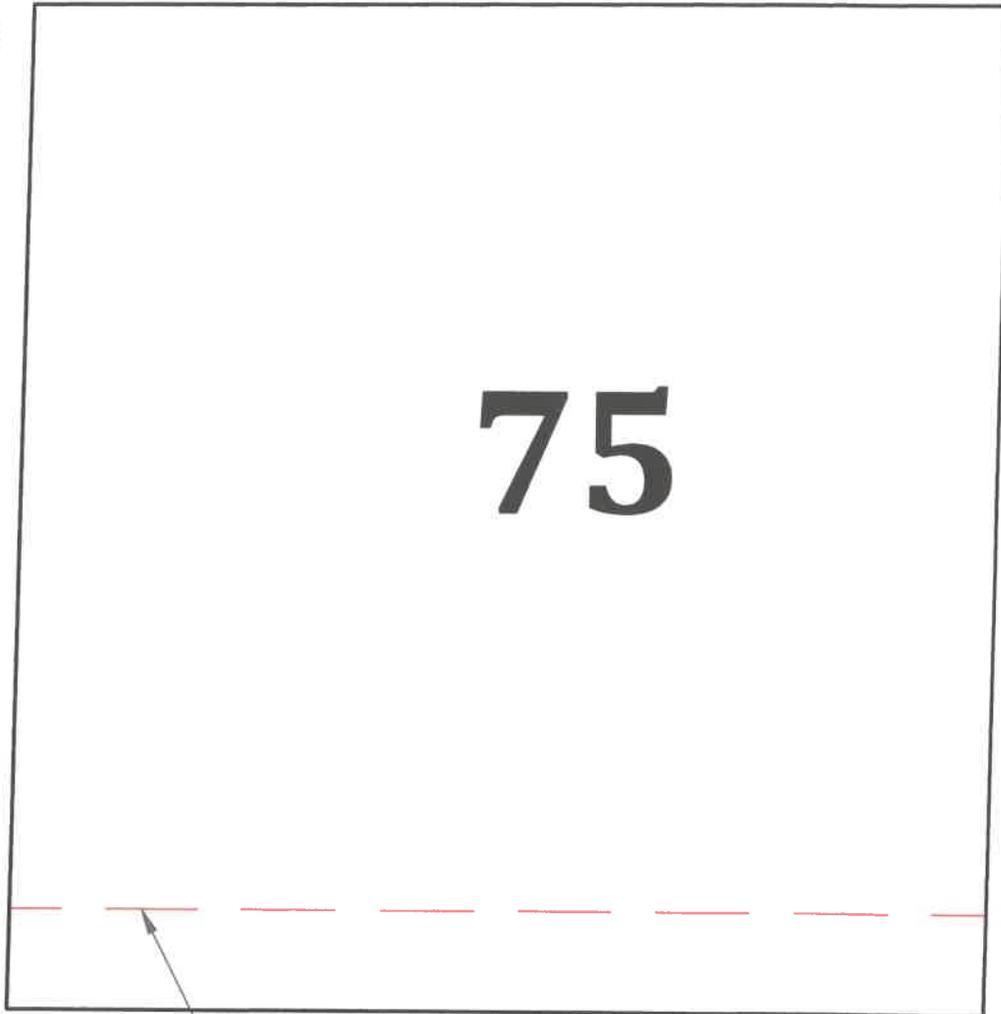
The lot was a post 1960 Patent and only had ROW only on the South side as shown. Contrary to documentation the CID line runs along both the West and North side of my lot within 10 feet of the property line. Additionally the REA line runs along the North end of the property in the 10 foot easement I granted them.

Lot 76 –

The lot was a pre-1960 lot and had 33 foot ROW on all sides. The proposal is to retain a 20 foot easement on the East side rather than 10 foot. Currently there is an REA line running within 10 feet of the property line on the East side. The CID line discussed above in the lot 75 discussion is erroneously shown on CID documentation as being on lot 76 when in fact it resides totally on lot 75.

Lot 80 -

The lot was a pre-1960 lot and had 33 foot ROW on all sides which the City had previously taken action (~2004?) when the lot was subdivided to reject the ROW on the East, West and South side and reduce the corresponding utility easement to 10 foot. As part of the subdivision of the lot the Utility easement on the North side of the lot was increased to 40 feet and the utility pole was located outside the 33 foot easement. To the chagrin of the current property owners their front yard was ripped up to run the REA utilities to the west side of the adjacent subdivided lot underground in that additional easement that is not shown on the drawing. This high voltage underground line represents a safety concern if the easement is not noted.



75

EVERETT ST

ACCEPTANCE OF OFFER OF DEDICATION
33' ACCESS & UTILITY ESM'T

ACCEPTANCE OF OFFER OF DEDICATION AS FOLLOWS:

- 33-FOOT ACCESS AND UTILITY EASEMENT ALONG THE SOUTH BOUNDARY

LOT 75 OF SECTION 6 OF WILLAMETTE HEIGHTS



DESIGN: JNP

CHECK: RCS

SCALE: 1" = 60'

DGW: JNP

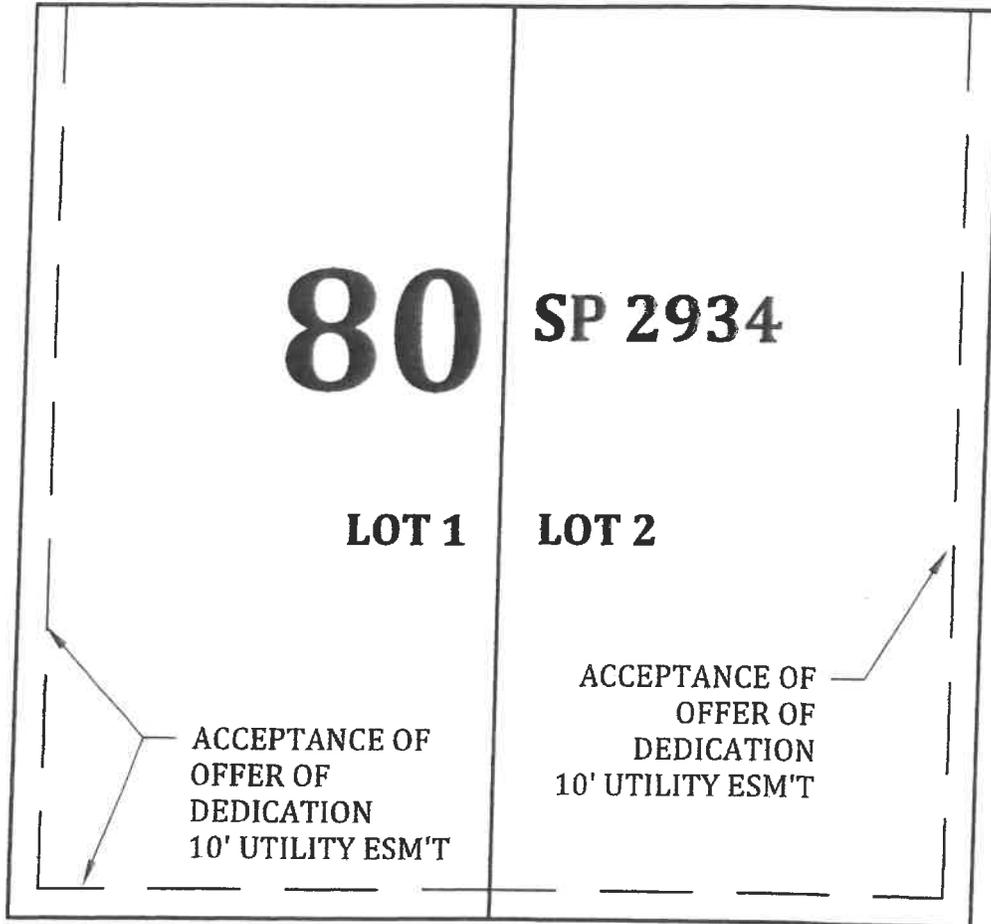
SHEET NO. 75 OF 237

DATE: February 27, 2019



EVERETT ST

30' DEDICATED STREET R/W



ACCEPTANCE OF OFFER OF DEDICATION AS FOLLOWS:

- WEST 10- FEET OF THE 33' UTILITY EASEMENT ALONG THE WESTERN BOUNDARY
- SOUTH 10- FEET OF THE 33' UTILITY EASEMENT ALONG THE SOUTHERN BOUNDARY
- EAST 10- FEET OF THE 33' UTILITY EASEMENT ALONG THE EASTERN BOUNDARY



LOT 80 OF SECTION 6 OF WILLAMETTE HEIGHTS

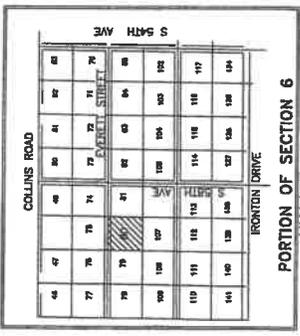
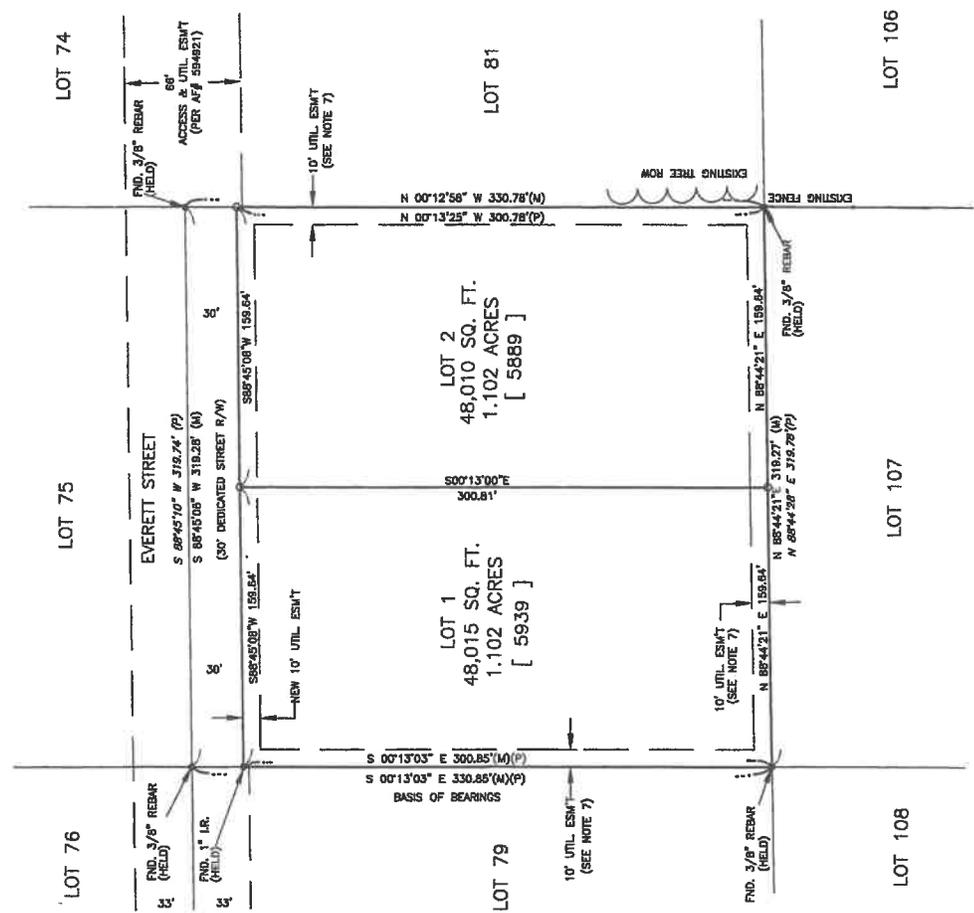
DESIGN: JNP	CHECK: RCS	SCALE: 1" = 60'
DGW: JNP	SHEET NO. 80 OF 237	DATE: February 27, 2019

6-9-28

SHORT PLAT NO. 2934

PREPARED UNDER CITY OF WEST RICHLAND SHORT PLAT ORDINANCE
 LOT 80, SECTION 6, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
 CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON

RECORD LEGAL DESCRIPTION
 LOT 80, WILLAMETTE HEIGHTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME
 5 OF PLATS, PAGE 52, RECORDS OF BENTON COUNTY, WASHINGTON.



OWNERS CERTIFICATE

I, MARGORIE A. CABLE, HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF
 LAND DESCRIBED IN THE FOREGOING "OWNERS CERTIFICATE", AND DO HEREBY WAIVE
 SHORE PLATED INTO LOTS AS SHOWN ON THESE PLATS, AND DO HEREBY WAIVE ON
 RIGHTS-OF-WAY AS SHOWN HEREON AS PUBLIC DEDICATIONS AND DO HEREBY WAIVE ON
 BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR
 CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR
 RIGHTS-OF-WAY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED
 AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED
 CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR
 RIGHTS-OF-WAY AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR
 THE USES INDICATED.

Margorie A. Cable
 MARGORIE A. CABLE

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
 COUNTY OF BENTON

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF March, 2006, PERSONALLY
 THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNERS CERTIFICATE", AND
 IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR
 FIRST ABOVE WRITTEN.



Nancy A. Gay
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Passo, WA
 MY COMMISSION EXPIRES: 5-10-09

APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID
 TO AND INCLUDING THE YEAR 2006. (UNY PARCEL # 1-0819-202-0088-000)

Diana Davidson by Proxy
 BENTON COUNTY TREASURER
 DATE 3-17-06

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

Mary Jo
 MAYOR CITY OF WEST RICHLAND
 DATE 3-14-06

Debra
 WEST RICHLAND PUBLIC WORKS DIRECTOR
 DATE 3/15/06

John
 COMMUNITY DEVELOPMENT DIRECTOR
 DATE 3/10/06

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MARGORIE A. CABLE AT 12:00 PM,
 THIS 19 DAY OF MARCH, 2006 A.D., AND RECORDED IN VOLUME 1 OF
 SHORT PLATS, AT PAGE 2934, RECORDS OF BENTON COUNTY, WASHINGTON.
Robbie Cogan by Proxy
 BENTON COUNTY AUDITOR
 FEE NUMBER REX-02709/06

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON,
 (REG. NO. 30440) HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED
 ON THE LAND DESCRIBED AND THAT ALL CORNERS AND
 DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE
 GROUND AS INDICATED HEREON.



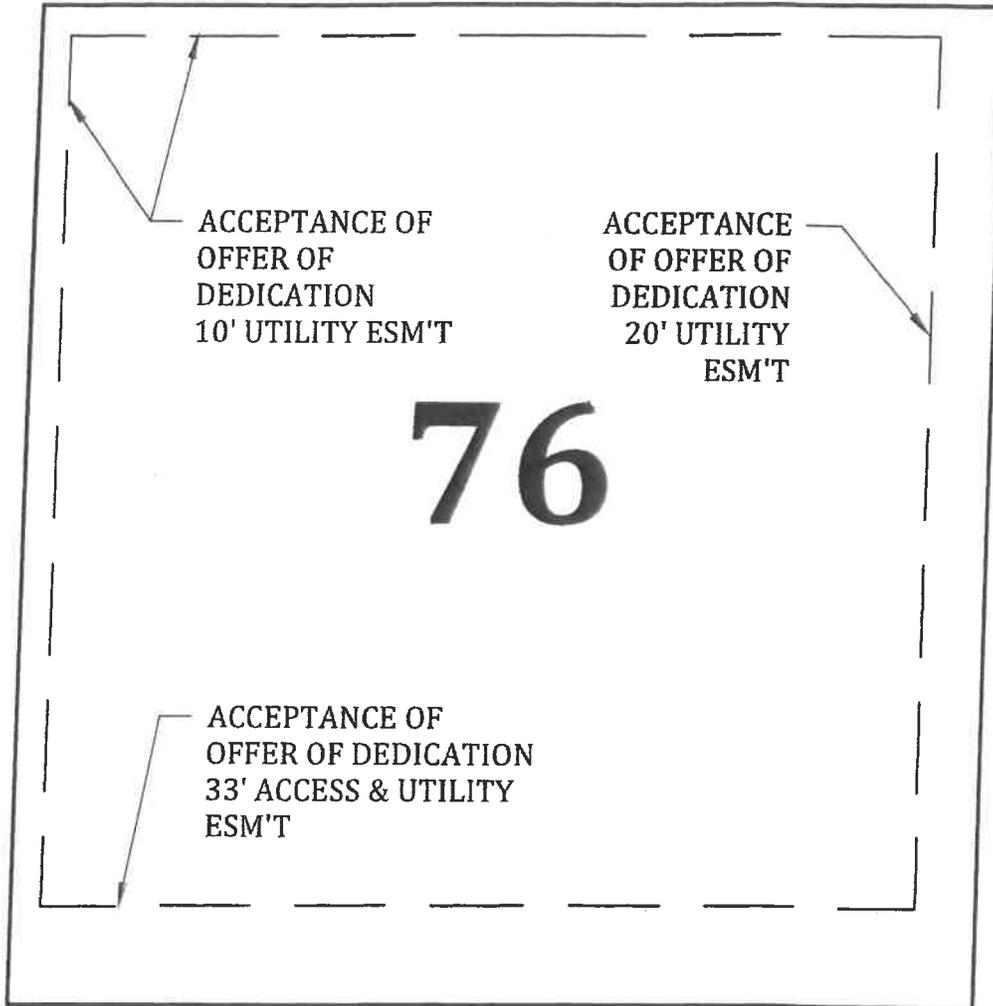
3/10/06
 DATE

NOTES:

1. BASIS OF BEARING IS THE WEST LINE OF LOT 80, WILLAMETTE HEIGHTS SECTION 6, AS SHOWN ON THE PLAT THEREOF.
2. (M) = MEASURED PER THIS SURVEY (P) = PLAT BEARING AND DISTANCE PER PLAT OF WILLAMETTE HEIGHTS, SEC. 6
3. O = DENOTES SET 5/8" X 2 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "GRW 30440".
4. * = DENOTES FOUND PROPERTY CORNER AS NOTED HEREON.
5. EQUIPMENT AND PROCEDURES USED: LEICA TORA 1105 + TOTAL STATION
 CLASSIC TRANSITRE AND RADIAL SURVEY METHODS UTILIZED.
6. VERTICAL DATUM IS NAVD 83 BASED ON USCGS BENCHMARK "M 322", ELEVATION 478.70'.
7. 10' WIDE UTILITY EASEMENT RETAINED PER CITY ORDINANCE NO. 9-06.
8. HEALTH DISTRICT NOTE: ANY ON-SITE SEWAGE DISPOSAL SYSTEM LOCATED WITHIN THIS SHORT PLAT
 MUST BE SERVED BY AN ALTERNATIVE TYPE SEWAGE DISPOSAL SYSTEM MEETING TREATMENT
 STANDARDS IN ACCORDANCE WITH BENTON-FRANKLIN DISTRICT BOARD OF HEALTH RULES AND
 PER AND IN CONFORMANCE OF APPROVAL OF THIS SHORT PLAT, THE OWNERS OF THE PROPERTY
 DESCRIBED HEREBY HEREBY AGREE TO PARTICIPATE IN ANY LOCAL IMPROVEMENT PROGRAM
 CREATED PURSUANT TO LOCAL AUTHORITY FOR THE PURPOSE OF CONSTRUCTING EVERETT STREET TO
 A PUBLIC ROAD STANDARD, AND SHALL PAY THE LAWFUL ASSESSMENTS FOR IMPROVEMENTS
 GRANTEES AND ASSIGNEES IN INTEREST.
9. [5939] = INDICATES STREET ADDRESS ASSIGNED BY THE CITY OF WEST RICHLAND.

ROGERS SURVEYING INC., P.S.
 1406 COPPER HILL DRIVE
 RICHLAND, WA 98941
 PHONE (509) 788-1141
 FAX: (509) 788-8984
 www.rogerssurveying.com

CLIENT	MARGORIE A. CABLE	JOB	35705
PROJECT	SHORT PLAT		
DRN. BY	OPS	SCALE	1"=50'
APPROVED	GRW	DATE	1/4/06
		F. B. NO.	TDS
		SUPPROJ.	35705
		FILE:	35705.DWG
		OF	1



EVERETT ST

ACCEPTANCE OF OFFER OF DEDICATION AS FOLLOWS:

- 33-FOOT ACCESS AND UTILITY EASEMENT ALONG THE SOUTH BOUNDARY
- WEST 10-FEET OF THE 33' UTILITY EASEMENT ALONG THE WESTERN BOUNDARY
- NORTH 10-FEET OF THE 33' UTILITY EASEMENT ALONG THE NORTHERN BOUNDARY
- EAST 20-FEET OF THE 33' UTILITY EASEMENT ALONG THE EASTERN BOUNDARY



LOT 76 OF SECTION 6 OF WILLAMETTE HEIGHTS

DESIGN: JNP

CHECK: RCS

SCALE: 1" = 60'

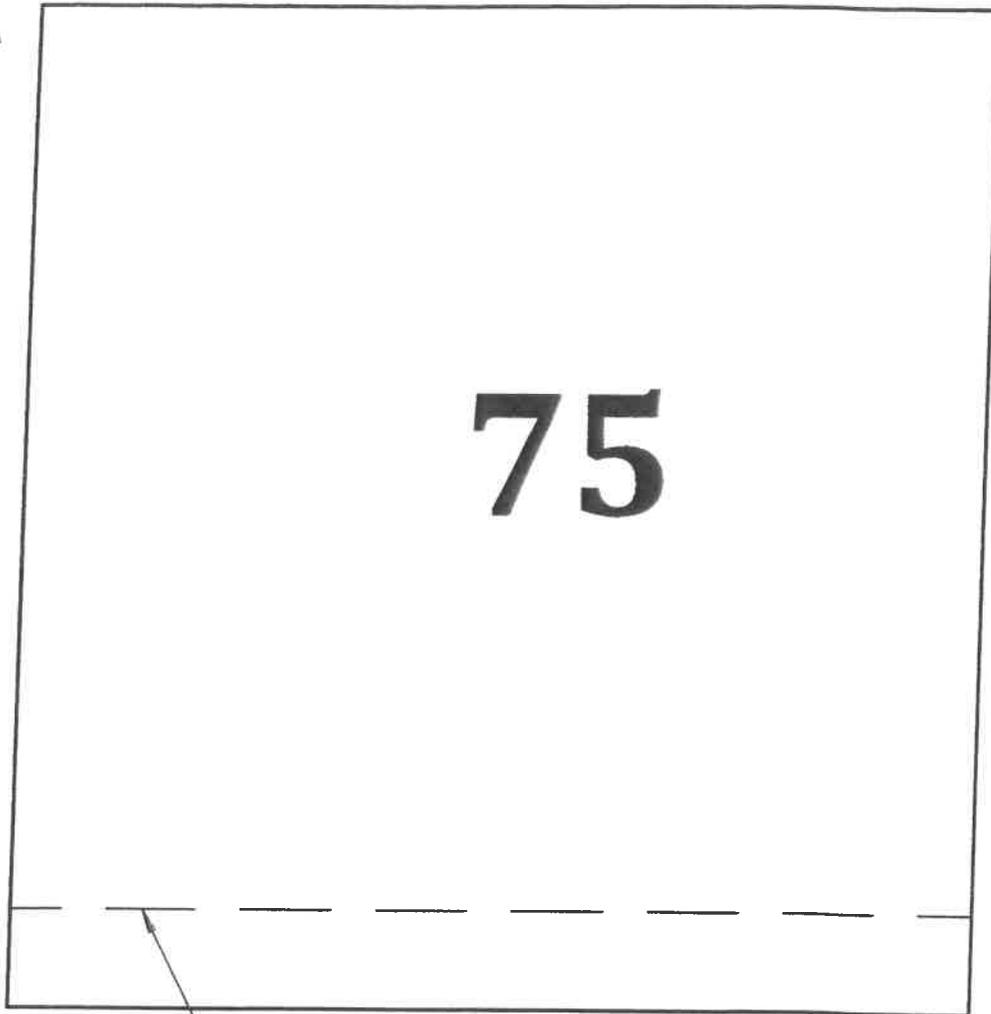
DGW: JNP

SHEET NO. 76 OF 237

DATE: July 31, 2019



75



EVERETT ST

ACCEPTANCE OF OFFER OF DEDICATION
33' ACCESS & UTILITY ESM'T

ACCEPTANCE OF OFFER OF DEDICATION AS FOLLOWS:

- 33-FOOT ACCESS AND UTILITY EASEMENT ALONG THE SOUTH BOUNDARY



LOT 75 OF SECTION 6 OF WILLAMETTE HEIGHTS

DESIGN: JNP

CHECK: RCS

SCALE: 1" = 60'

DGW: JNP

SHEET NO. 75 OF 237

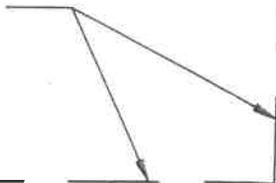
DATE: February 27, 2019



74

S 58TH AVE

ACCEPTANCE OF
OFFER OF DEDICATION
33' ACCESS & UTILITY
ESM'T



EVERETT ST

ACCEPTANCE OF OFFER OF DEDICATION AS FOLLOWS:

- 33-FOOT ACCESS AND UTILITY EASEMENT ALONG THE SOUTH AND EAST BOUNDARY



LOT 74 OF SECTION 6 OF WILLAMETTE HEIGHTS

DESIGN: JNP

CHECK: RCS

SCALE: 1" = 60'

DGW: JNP

SHEET NO. 74 OF 237

DATE: February 27, 2019

COLLINS RD

ACCEPTANCE OF OFFER OF DEDICATION
33' ACCESS & UTILITY
ESM'T

48

SP 2031

LOT 2

LOT 1

ACCEPTANCE OF OFFER OF DEDICATION
10' UTILITY
ESM'T



ACCEPTANCE OF OFFER OF DEDICATION AS FOLLOWS:

- 33-FOOT ACCESS AND UTILITY EASEMENT ALONG THE NORTH BOUNDARY
- SOUTH 10-FOET OF THE 33' UTILITY EASEMENT ALONG THE SOUTHERN BOUNDARY
- EAST 10-FOET OF THE 33' UTILITY EASEMENT ALONG THE EASTERN BOUNDARY



LOT 48 OF SECTION 6 OF WILLAMETTE HEIGHTS

DESIGN: JNP

CHECK: RCS

SCALE: 1" = 60'

DGW: JNP

SHEET NO. 48 OF 237

DATE: March 4, 2019

6-9-78

SHORT PLAT NO. 2031

PORTION NW1/4 NW1/4 SECTION 6, T. 9 N., R. 28 E., W.M. WEST RICHLAND, BENTON COUNTY, WASHINGTON

DESCRIPTION
LOT 48, PLAT OF SECTION 6, WILLAMETTE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 32, RECORDS OF BENTON COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

WE, PERRY A. MEYER AND LORI L. MEYER, HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE CONVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT PLAT ARE GRANTED FOR THE USES SHOWN THEREON.

Perry A. Meyer
PERRY A. MEYER
Lori L. Meyer
LORI L. MEYER

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF BENTON
I, CLARENCE J. CLARK, NOTARY PUBLIC, DO HEREBY CERTIFY THAT PERRY A. MEYER AND LORI L. MEYER, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED THE VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Jana A. Caragiani
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
DATE 3-10-94

MY APPOINTMENT EXPIRES 4-96

IRRIGATION APPROVAL

THIS PROPERTY IS NOT LOCATED WITHIN AN IRRIGATION DISTRICT.



SURVEYOR'S CERTIFICATE

I, DAVID G. CHRISTENSEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON A FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED BY THE PLAT.

David G. Christensen
WASHINGTON REG. NO. 13352
WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99536
509-760-8076
DATE 3/10/94



APPROVALS

ANNEXED SHORT PLAT HEREBY APPROVED BY AND FOR THE CITY OF WEST RICHLAND, STATE OF WASHINGTON.

David G. Christensen
CITY CLERK
DATE March 31, 1994
DATE 3-31-94

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PERRY MEYER AT 11:11 A.M. THIS 4 DAY OF MARCH 1994 AND RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 2031, RECORDS OF BENTON COUNTY, WASHINGTON.

Robbie Casper
BENTON COUNTY AUDITOR
DATE 9-4-1992
FEE NUMBER

NOTES:

- 1. BASIS OF BEARING: EAST LINE OF LOT 46 AS SHOWN ON THE PLAT OF SECTION 6, WILLAMETTE HEIGHTS
- 2. SET 3/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 13352" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.

TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AID INCLUDING THE YEAR 1993.

Clayton S. Oliver
BENTON COUNTY TREASURER
DATE 4/4/94

42

43

44

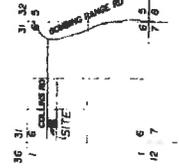
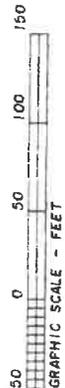
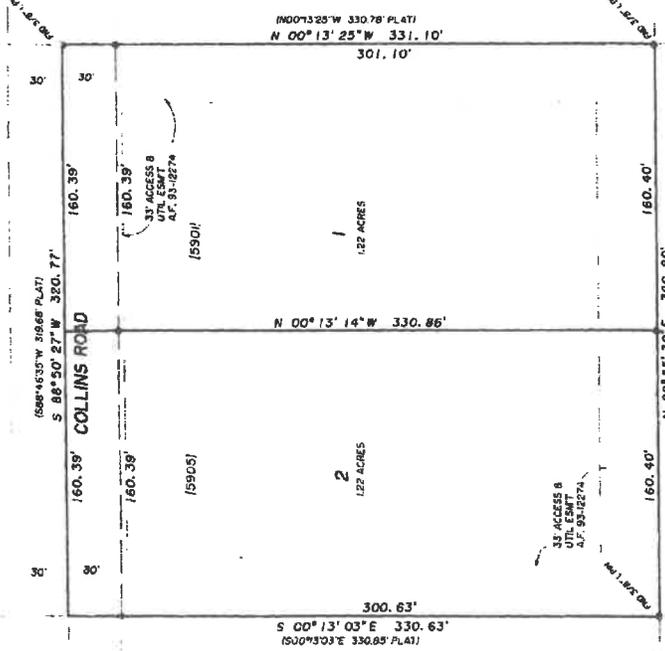
49

47

74

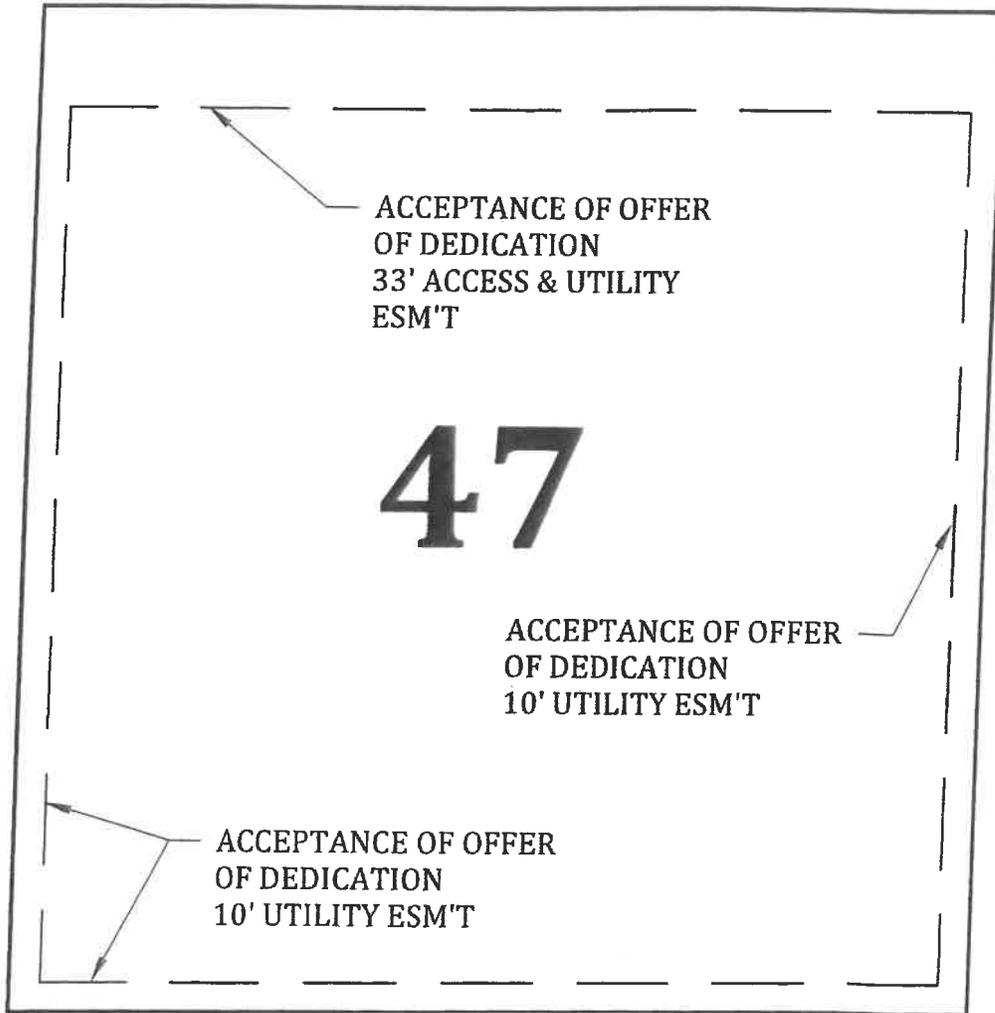
75

76



VICINITY MAP
N.T.S.

COLLINS RD



ACCEPTANCE OF OFFER OF DEDICATION AS FOLLOWS:

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

LOT 47 OF SECTION 6 OF WILLAMETTE HEIGHTS



DESIGN: JNP

CHECK: RCS

SCALE: 1" = 60'

DGW: JNP

SHEET NO. 47 OF 237

DATE: July 31, 2019