

14-10-10

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 3 AND 4 OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 89°35'34" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 2639.80 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE CONTINUING NORTH 89°35'34" EAST ALONG SAID SOUTHERLY LINE OF SAID SECTION 1151.16 FEET TO THE EASTERLY MARGIN OF RICHARDSON ROAD AS DEPICTED ON RECORD OF SURVEY #3054 AS RECORDED WITH BENTON COUNTY; THENCE NORTH 00°56'49" WEST ALONG SAID EASTERLY MARGIN 616.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 89°03'11" WEST 1172.54 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY MARGIN 178.68 FEET TO THE NORTHWESTERLY CORNER OF THE PARCEL DEPICTED ON SAID SURVEY; THENCE SOUTH 89°35'34" WEST 2.55 FEET TO A POINT ON THE EASTERLY MARGIN OF RICHARDSON ROAD AS DEPICTED ON RECORD OF SURVEY #613 AS RECORDED WITH BENTON COUNTY (SHOWN AS PARK DRIVE), SAID POINT BEING ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 80°26'05" WEST 1207.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY MARGIN 22.94 FEET; THENCE NORTH 10°39'12" WEST ALONG SAID EASTERLY MARGIN 748.13 TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 79°20'48" WEST 210.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY MARGIN 120.48 FEET TO THE INTERSECTION OF SAID EASTERLY MARGIN WITH THE SOUTHERLY LINE OF TRACT 1, AS DESCRIBED IN A DEED RECORDED WITH BENTON COUNTY, UNDER AUDITOR'S FILE NO. 521608, EXTENDED WESTERLY; THENCE NORTH 89°08'10" EST ALONG SAID SOUTHERLY LINE OF TRACT 1 FOR 220.85 FEET; THENCE SOUTH 10°39'12" EAST 346.85 FEET TO THE LINE COMMON TO SAID GOV'T LOTS 3 AND 4; THENCE NORTH 89°36'24" EAST ALONG SAID COMMON LINE 296 FEET MORE OR LESS TO A POINT ON A LINE LYING PARALLEL WITH AND 200 FEET PERPENDICULAR FROM THE WESTERN ORDINARY HIGH WATER LINE OF THE COLUMBIA RIVER AS INFLUENCED BY THE MCNARY POOL; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL DEPICTED ON RECORD OF SURVEY #3054; THENCE NORTH 89°35'34" WEST ALONG SAID NORTHERLY LINE 463 FEET MORE OR LESS TO THE SAID TRUE POINT OF BEGINNING.

OWNERS CERTIFICATE

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON. THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THAT THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED FOR THE USES AND PURPOSES SHOWN HEREON.

James L. Watts *William Lampson* *Richard French*
JAMES WATTS WILLIAM LAMPSON RICHARD FRENCH

STATE OF WASHINGTON
COUNTY OF BENTON

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORE SAID, HEREBY CERTIFY THAT ON THE DAY OF July 8, 2011, PERSONALLY APPEARED BEFORE ME JAMES WATTS, TO ME KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING OWNERS CERTIFICATE, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF THREE RIVERS REAL ESTATE COMPANY, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

Lara A. Laughlin
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Kennecook

MY APPOINTMENT EXPIRES 12/19/2012

STATE OF WASHINGTON
COUNTY OF BENTON

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORE SAID, HEREBY CERTIFY THAT ON THE DAY OF July 8, 2011, PERSONALLY APPEARED BEFORE ME WILLIAM LAMPSON, TO ME KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING OWNERS CERTIFICATE, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF THREE RIVERS REAL ESTATE COMPANY, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

Lara A. Laughlin
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Kennecook

MY APPOINTMENT EXPIRES 12/19/2012

STATE OF WASHINGTON
COUNTY OF BENTON

I, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORE SAID, HEREBY CERTIFY THAT ON THE DAY OF July 8, 2011, PERSONALLY APPEARED BEFORE ME RICHARD FRENCH, TO ME KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING OWNERS CERTIFICATE, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF THREE RIVERS REAL ESTATE COMPANY, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

Lara A. Laughlin
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Kennecook

MY APPOINTMENT EXPIRES 12/19/2012

APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2011.

Susan A Davidson by Tori Atkinson 8/04/11
BENTON COUNTY TREASURER DATE

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

St 7/8/2011
CITY ENGINEER, CITY OF RICHLAND DATE

14 FOUND BRASS CAP IN CASE
23



2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123
FAX 509-371-0999

DATE: 07/06/11
SCALE: 1"=100'
DRAWN BY: RH
APPROVED BY: CCA
11029

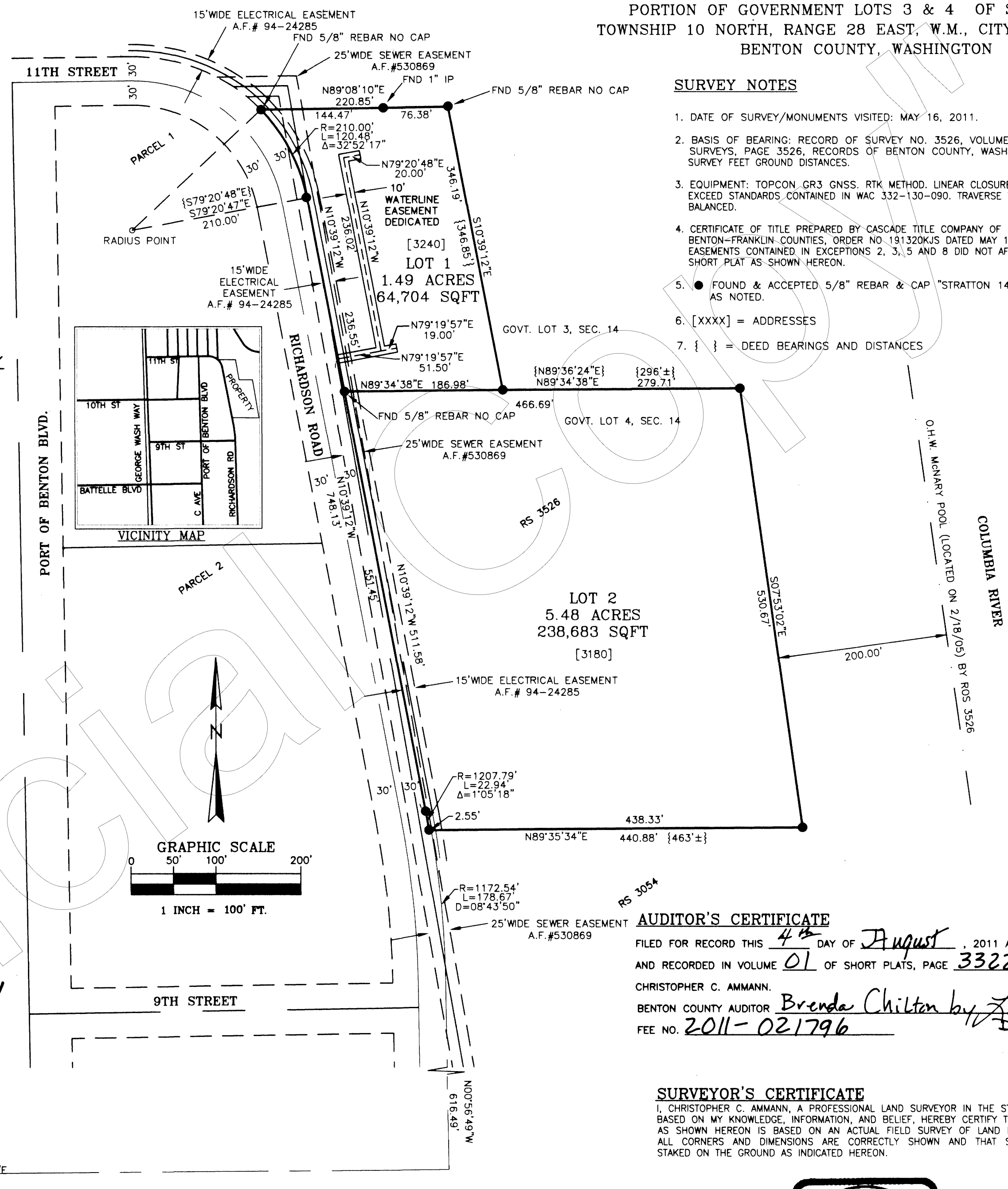
SHORT PLAT
THREE RIVERS REAL ESTATE COMPANY, LLC
RICHLAND WASHINGTON

SHORT PLAT No. 3322

PORTION OF GOVERNMENT LOTS 3 & 4 OF SECTION 14,
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

SURVEY NOTES

- DATE OF SURVEY/MONUMENTS VISITED: MAY 16, 2011.
- BASIS OF BEARING: RECORD OF SURVEY NO. 3526, VOLUME 1 OF SURVEYS, PAGE 3526, RECORDS OF BENTON COUNTY, WASHINGTON, US SURVEY FEET GROUND DISTANCES.
- EQUIPMENT: TOPCON GR3 GNSS. RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090. TRAVERSE WAS NOT BALANCED.
- CERTIFICATE OF TITLE PREPARED BY CASCADE TITLE COMPANY OF BENTON-FRANKLIN COUNTIES, ORDER NO. 191320KJS DATED MAY 16, 2011. EASEMENTS CONTAINED IN EXCEPTIONS 2, 3, 5 AND 8 DID NOT AFFECT THIS SHORT PLAT AS SHOWN HEREON.
- FOUND & ACCEPTED 5/8" REBAR & CAP "STRATTON 14120" OR AS NOTED.
- [XXXX] = ADDRESSES
- { } = DEED BEARINGS AND DISTANCES



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF August, 2011 A.D. AT 11:08 A.M.
AND RECORDED IN VOLUME 01 OF SHORT PLATS, PAGE 3322 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR *Brenda Chilton by Luella Chen*
FEE NO. 2011-021796 Deputy

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER C. AMMANN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



2011-021796 B: 01 P: 3322 SP
08/04/2011 11:08:51 AM Pages: 1 Fee: \$128.00
Benton County Public Works Department
Benton County Auditor's Office