

WHEN RECORDED RETURN TO:

Richland City Clerk's Office  
505 Swift Boulevard, MS-05  
Richland, WA 99352

ORDINANCE NO. 04-19

AN ORDINANCE of the City of Richland establishing and dedicating the right-of-way for Henderson Loop and Manufacturing Lane as fully described in this ordinance.

WHEREAS, the City of Richland is developing the City-owned property in the Horn Rapids Industrial Park; and

WHEREAS, the 2018 - 2023 Capital Improvement Plan includes a program titled Economic Development Road Projects and includes the extension of Henderson Loop; and

WHEREAS, the Henderson Loop extension will provide public access and utilities infrastructure to enable additional development in the Horn Rapids Business Center; and

WHEREAS, on May 1, 2018, City Council awarded a construction contract for the Henderson Loop West project; and

WHEREAS, the public street and utility improvements for Henderson Loop and Manufacturing Lane are complete; and

WHEREAS, dedication of the newly constructed street is necessary to establish it as a public street right-of-way; and

WHEREAS, dedication of the public street right-of-way is appropriate to advance development in accordance with City development standards.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. The portion of right-of-way legally described in **Exhibits A** and **B**, attached hereto, and depicted as Henderson Loop, and the portion of right-of-way legally described in **Exhibits C, D** and **E**, attached hereto, and depicted as Manufacturing Lane, are hereby ordered to be dedicated as City streets named Henderson Loop and Manufacturing Lane.

Section 2. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached exhibits, duly certified by the City Clerk as a true copy.

Section 3. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

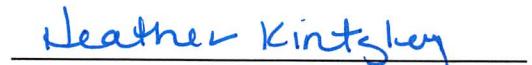
PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 5<sup>th</sup> day of February, 2019.

  
ROBERT J. THOMPSON  
Mayor

ATTEST:

  
MARCIA HOPKINS, City Clerk

APPROVED AS TO FORM:

  
HEATHER KINTZLEY, City Attorney

Date Published: February 10, 2019

## EXHIBIT A

### DESCRIPTION FOR HENDERSON LOOP

A 100.00 FOOT WIDE CORRIDOR FOR RIGHT-OF-WAY PURPOSES LYING IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, AND A PORTION OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, SITUATED IN BENTON COUNTY, WASHINGTON, SAID RIGHT-OF-WAY BEING 50.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE INTERSECTION OF A PUBLIC ROAD KNOWN AS LOGSTON BOULEVARD AND ROBERTSON DRIVE, AS DEPICTED ON RECORD OF SURVEY 4575, AS RECORDED IN VOL. 1 OF SURVEYS, PAGE 4575, UNDER AUDITOR'S FILE NUMBER 2015-003647, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 35°06'28" WEST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 402.95 FEET; THENCE NORTH 54°53'32" WEST AT RIGHT ANGLES FOR A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF SAID LOGSTON BOULEVARD AND THE TRUE POINT OF BEGINNING.

THENCE CONTINUING NORTH 54°53'32" WEST FOR A DISTANCE OF 508.71 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°39'41" HAVING A RADIUS OF 320.03 FEET, AN ARC LENGTH OF 327.66 FEET; THENCE SOUTH 66°26'47" WEST FOR A DISTANCE OF 2.53 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°39'33" HAVING A RADIUS OF 300.03 FEET, AN ARC LENGTH OF 307.17 FEET; THENCE NORTH 54°53'40" WEST FOR A DISTANCE OF 748.74 FEET TO A POINT OF INTERSECTION OF THE CENTERLINE OF MANUFACTURING LANE; THENCE CONTINUING NORTH 54°53'40" WEST FOR A DISTANCE OF 150.01 FEET TO THE TERMINUS OF SAID CENTERLINE.

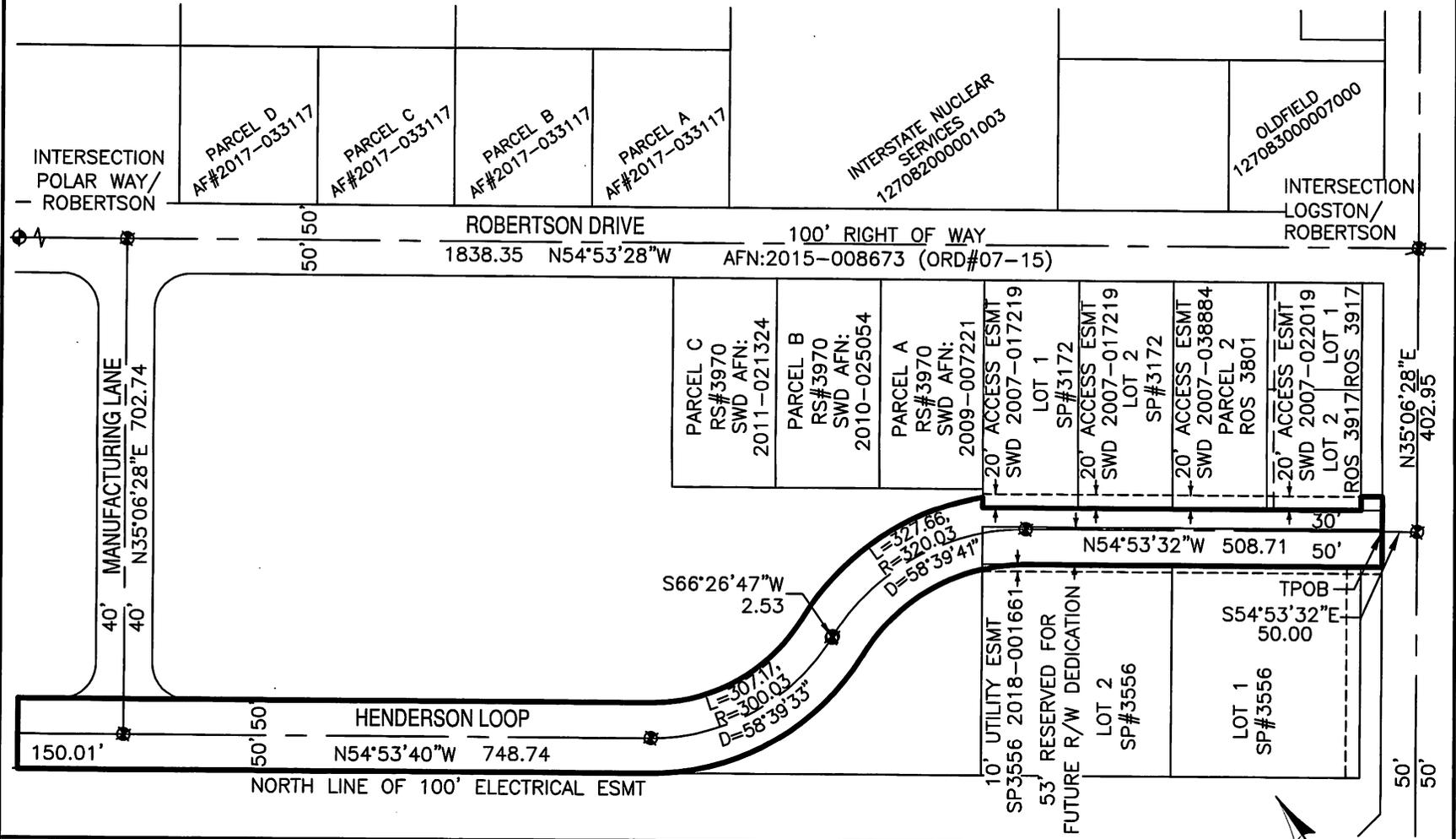
THE SIDELINES OF SAID PROPOSED RIGHT-OF-WAY SHALL EXTEND OR FORESHORTEN TO TERMINATE OR CONNECT TO THE EXISTING RIGHT-OF-WAY, KNOWN AS LOGSTON BOULEVARD.

EXCEPT ANY PORTION OF THAT PARCEL AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2007-022019, RECORDS OF BENTON COUNTY, WASHINGTON.

AND EXCEPT ANY PORTION OF THAT PARCEL AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2007-038884, RECORDS OF BENTON COUNTY, WASHINGTON.

AND EXCEPT ANY PORTION OF THAT PARCEL AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2007-017219, RECORDS OF BENTON COUNTY, WASHINGTON.

# HENDERSON LOOP EXTENSION EXHIBIT B



**PERMIT SURVEYING NC**  
 JOB#17159 (1 OF 1)

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N.T.S.

## EXHIBIT C

### DESCRIPTION FOR MANUFACTURING LANE

A 80.00 FOOT WIDE CORRIDOR FOR RIGHT-OF-WAY PURPOSES LYING IN A PORTION OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, SITUATED IN BENTON COUNTY, WASHINGTON, SAID RIGHT-OF-WAY BEING 40.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE INTERSECTION OF A PUBLIC ROAD KNOWN AS LOGSTON BOULEVARD AND ROBERTSON DRIVE, AS DEPICTED ON RECORD OF SURVEY 4575, AS RECORDED IN VOL. 1 OF SURVEYS, PAGE 4575, UNDER AUDITOR'S FILE NUMBER 2015-003647, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH  $54^{\circ}53'28''$  WEST ALONG THE CENTERLINE OF SAID ROBERTSON DRIVE FOR A DISTANCE OF 1838.35 FEET; THENCE SOUTH  $35^{\circ}06'28''$  WEST FOR A DISTANCE OF 50.00 FEET TO A POINT HEREAFTER KNOWN AS **POINT "A"**, SAID POINT ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF SAID ROBERTSON DRIVE AND THE TRUE POINT OF BEGINNING.

THENCE CONTINUING SOUTH  $35^{\circ}06'28''$  WEST FOR A DISTANCE OF 602.74 FEET TO A POINT HEREAFTER KNOWN AS **POINT "B"**, SAID POINT ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF HENDERSON LOOP AND THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID PROPOSED RIGHT-OF-WAY SHALL EXTEND OR FORESHORTEN TO TERMINATE OR CONNECT TO SAID RIGHTS-OF-WAY, KNOWN AS ROBERTSON DRIVE AND HENDERSON LOOP

**TOGETHER WITH:** BEGINNING AT SAID **POINT "A"**; THENCE SOUTH  $54^{\circ}53'28''$  EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ROBERTSON DRIVE FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF MANUFACTURING LANE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH  $54^{\circ}53'28''$  EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE THEREOF FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A 50.00 FOOT RADIUS CURVE HAVING A RADIAL BEARING OF SOUTH  $35^{\circ}06'32''$  WEST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 78.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'04''$  TO POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MANUFACTURING LANE; THENCE NORTH  $35^{\circ}06'28''$  EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE THEREOF FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

**TOGETHER WITH:** BEGINNING AT SAID **POINT "A"**; THENCE NORTH  $54^{\circ}53'28''$  WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ROBERTSON DRIVE FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF MANUFACTURING LANE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH  $54^{\circ}53'28''$  WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE THEREOF FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A 50.00 FOOT RADIUS CURVE HAVING A RADIAL BEARING OF SOUTH  $35^{\circ}06'32''$  WEST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 78.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $89^{\circ}59'56''$  TO POINT ON

THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MANUFACTURING LANE; THENCE NORTH 35°06'28" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY THEREOF FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

**TOGETHER WITH:** BEGINNING AT SAID **POINT "B"**; THENCE SOUTH 54°53'40" EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAID HENDERSON LOOP FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF MANUFACTURING LANE AND THE TRUE POINT OF BEGINNING;

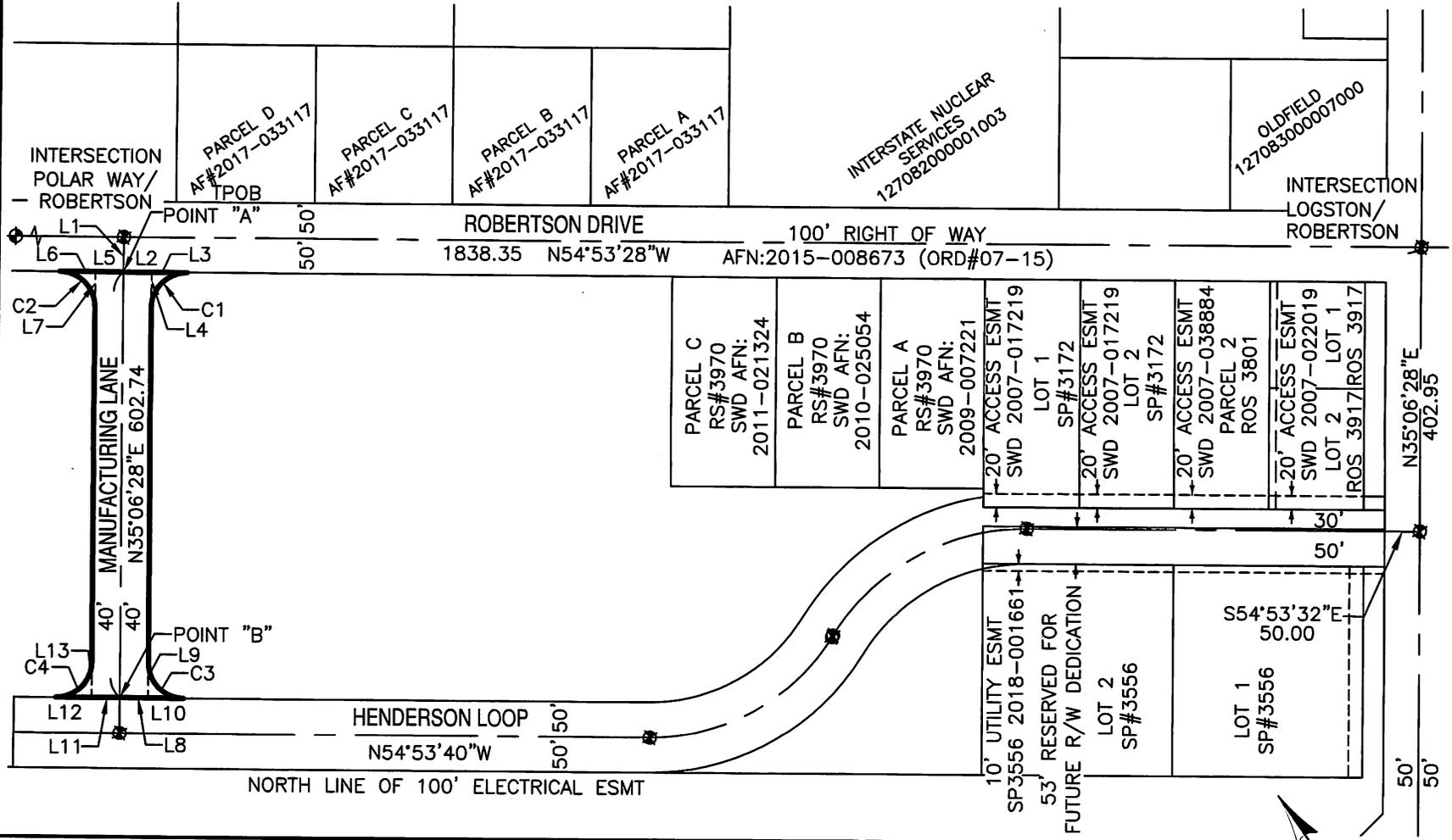
THENCE CONTINUING SOUTH 54°53'40" EAST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HENDERSON LOOP FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A 50.00 FOOT RADIUS CURVE HAVING A RADIAL BEARING OF NORTH 35°06'20" EAST FOR A DISTANCE OF 50.00 FEET; THENCE NORTHWESTERLY A DISTANCE OF 78.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'08" TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MANUFACTURING LANE; THENCE SOUTH 35°06'28" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY THEREOF FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING

**TOGETHER WITH:** BEGINNING AT SAID **POINT "B"**; THENCE NORTH 54°53'40" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAID HENDERSON LOOP FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF MANUFACTURING LANE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 54°53'40" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HENDERSON LOOP FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A 50.00 FOOT RADIUS CURVE HAVING A RADIAL BEARING OF NORTH 35°06'20" WEST FOR A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY A DISTANCE OF 78.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'52" TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MANUFACTURING LANE; THENCE SOUTH 35°06'28" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

18-132EC

# MANUFACTURING LANE EXHIBIT D



**PERMIT SURVEYING INC**  
 JOB#17159 (1 OF 2)

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N.T.S.

# MANUFACTURING LANE EXHIBIT E

| Line Table |        |             |
|------------|--------|-------------|
| Line #     | Length | Direction   |
| L1         | 50.00  | S35°06'28"W |
| L2         | 40.00  | S54°53'28"E |
| L3         | 50.00  | S54°53'28"E |
| L4         | 50.00  | S35°06'28"W |
| L5         | 40.00  | S54°53'28"E |
| L6         | 50.00  | S54°53'28"E |
| L7         | 50.00  | S35°06'28"W |
| L8         | 40.01  | N54°53'40"W |
| L9         | 50.00  | N35°06'28"E |
| L10        | 50.00  | S54°53'40"E |
| L11        | 40.00  | N54°53'40"W |
| L12        | 50.00  | N54°53'40"W |
| L13        | 50.00  | S35°06'28"W |

| Curve Table |        |        |           |               |              |
|-------------|--------|--------|-----------|---------------|--------------|
| Curve #     | Length | Radius | Delta     | Chord Bearing | Chord Length |
| C1          | 78.54  | 50.00  | 90°00'04" | S80°06'30"W   | 70.71        |
| C2          | 78.54  | 50.00  | 89°59'56" | N09°53'30"W   | 70.71        |
| C3          | 78.54  | 50.00  | 90°00'08" | S09°53'36"E   | 70.71        |
| C4          | 78.54  | 50.00  | 89°59'52" | N80°06'24"E   | 70.71        |



JOB#17159

(2 OF 2)

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