



**City of Richland  
Development Services**

625 Swift Blvd. MS-35  
Richland, WA 99352  
☎ (509) 942-7794  
☎ (509) 942-7764

↳ 2019-101

**Preliminary Plat Application**

*Note: A Pre-Application meeting is required prior to submittal of an application.*

**PROPERTY OWNER INFORMATION**  Contact Person

Owner: Richland Properties LLC c/o Greg Johnson

Address: 2463 E Gala Street, Suite 120, Meridian, ID 83642

Phone: 208-888-9946

Email: greg@westparkco.com

**APPLICANT/CONTRACTOR INFORMATION (if different)**  Contact Person

Company: Sienna Hills Development, LLC

UBI#

Contact: Taylor Merrill

Address: 2463 E Gala Street, Suite 120, Meridian, ID 83642

Phone: 208-870-3432

Email: taylor@westparkco.com

**SURVEYOR INFORMATION**

Contact: Alex Matarazzo, PBS Engineering and Environmental

Address: 400 Bradley Boulevard; Suite 106, Richland WA 99352

Phone: 509-942-1600

Email: alex.matarazzo@pbsusa.com

**ENGINEER INFORMATION**

Contact: Jason Mattox, PBS Engineering and Environmental

Address: 400 Bradley Boulevard; Suite 106, Richland WA 99352

Phone: 509-942-1600

Email: jason.mattox@pbsusa.com

**PROJECT DESCRIPTION**

Project proposes to subdivide 98+ acres into <sup>285</sup> ~~184~~ single family residential lots in accordance with City of Richland Zoning ordinances for R-1-10, R2, C-LB guidelines. see 10.30.16

**PROPERTY INFORMATION**

Parcel #: 134983000001005

Zoning: R-1-10, R-2, C-LB

Legal Description: See attached title report

Proposed Subdivision Name: Sienna Hills

Gross Plat Acreage: 98.18 AC

Number of Lots: 285

Smallest Lot Size: 6,273 sf

Net Lot Area Acreage: 75.9 AC

Avg Lot Size: 9,667 sf

Largest Lot Size: 37,257 sf

Domestic Water Supply:  City  Private Well

Sewage Disposal:  City  Septic

Irrigation Source:  City  Private Well  Columbia Irrig District  Kennewick Irrig District  BMID

SEPA Checklist Submitted?  Yes  No

Title Report (Subdivision Guarantee) Submitted?  Yes  No

**APPLICATION MUST INCLUDE**

1. Completed Application and Filing Fee
2. 6- Full Size Copies & the .pdf file
3. 1 – 11" x 17" copy of proposed survey
4. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
5. SEPA Checklist
6. Other information as determined by the Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

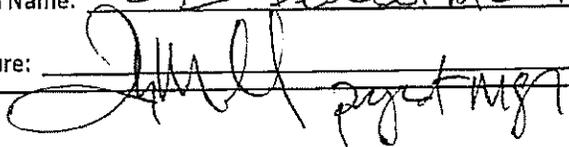
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

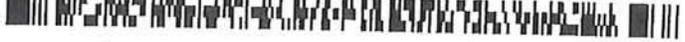
*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

Applicant Printed Name: BE DEVELOPMENT, LLC

Applicant Signature:  Date Sept 6, 19

Deed Granting  
Queensgate / Bermuda  
Right of Way

2019-001554 D  
01/18/2019 12:30:05 PM Pages: 3 Fee: \$101.00  
Chicago Title  
Benton County, Benton County Auditor's Office



When recorded return to:  
Larry Squires  
Richland Properties, LLC  
2463 E Gala Street, Suite 120  
Meridian, ID 83642

140383  
BENTON CO TREASURER  
86797.80  
JAN 18 2019  
KJ  
EXCISE TAX PAID

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

8102 W. Grandridge Blvd., Suite B  
Kennewick, WA 99336

Escrow No.: 62241801543

STATUTORY WARRANTY DEED

COPY

THE GRANTOR(S) C & J Land Company LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Richland Properties, LLC, an Idaho limited liability company

the following described real estate, situated in the County of Benton, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required If full legal not inserted above.)

PTN 34/9/28 (aka New Parcel 1 of Record Survey 5031 recorded June 26, 2018 under  
AF#2018-018513)

Tax Parcel Number(s): 134983000001005, 134983000001006

Together with buried irrigation and trellis and all appurtenances incident thereto.

Together with any and all water rights associated with said premises.

Together with an access and utility easement at a minimum of 80' through land now presently owned  
by C & J Land Company LLC for the benefit of New Parcel 1 of Record Survey 5031, recorded June  
26, 2018, described as follows: A STRIP OF LAND LYING IN THAT PARCEL SHOWN AS "NEW  
PARCEL 2" ON RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 5031,  
RECORDS OF BENTON COUNTY, WASHINGTON, AND LYING IN LOT 4, SHORT PLAT 595,  
ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE  
595, RECORDS OF BENTON COUNTY, SITUATE IN THE SOUTHWEST QUARTER OF THE  
NORTHEAST QUARTER AND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER  
OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BEING 80.00  
FEET IN WIDTH WITH 40.00 FEET OF SAID WIDTH LYING ON EACH SIDE OF THE FOLLOWING  
DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "NEW PARCEL 2"; THENCE SOUTH  
77°55'41" WEST 556.94 FEET ALONG THE SOUTH LINE OF SAID "NEW PARCEL 2" TO THE  
TRUE POINT OF BEGINNING; THENCE NORTH 31°59'19" WEST 460.39 FEET TO THE  
SOUTHEASTERLY BOUNDARY OF SAID LOT 4 SHORT PLAT 595; THENCE CONTINUING  
NORTH 31°59'19" WEST 451.67 FEET TO THE SOUTHEASTERLY BOUNDARY OF AN EXISTING  
CITY OF RICHLAND RIGHT OF WAY AS DEDICATED UNDER AUDITOR'S FILE NUMBER  
2018-017826, RECORDS OF BENTON COUNTY AND THE TERMINUS OF SAID CENTERLINE.  
THE SIDELINES OF SAID STRIP TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE  
SOUTH LINE OF SAID "NEW PARCEL 2".

Subject to easements, covenants, conditions, restrictions and reservations of record.

COPY

STATUTORY WARRANTY DEED  
(continued)

Dated: 1-16-19

C & J Land Company LLC

BY: Holly Wilson  
Holly Wilson, Member

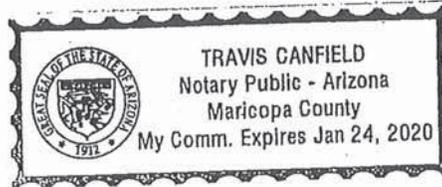
BY: William Wilson  
William Wilson, Member

State Arizona  
County of Maricopa

I certify that I know or have satisfactory evidence that Holly Wilson and William Wilson are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as Members of C&J Land Company LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-16-2019

Travis Canfield  
Name: Travis Canfield  
Notary Public In and for the State of Arizona  
Residing at:  
My appointment expires:



COPY

**EXHIBIT "A"**  
Legal Description

That portion of Section 34, Township 9 North, Range 28 East Willamette Meridian, Benton County, Washington, described as follows:

Beginning at the West Quarter corner of said Section 34; thence South 0°45'17" West 29.94 feet along the West line of said Section 34 to the North line of that parcel described as Parcel #1349883000001004 in Qult Claim Deed recorded in Auditor's File Number 2012-016993, records of Benton County and the True Point of Beginning; thence South 89°51'27" East 1985.27 feet along said North line; thence North 00°31'00" East 8.00 feet along said North line; thence leaving said North line South 89°32'23" East 60.90 feet; thence North 88°15'10" East 318.36 feet; thence North 77°55'41" East 919.16 feet to the East line of that parcel described in Qult Claim Deed recorded under Auditor's File No. 2017-023127, records of Benton County; thence South 40°37'06" East 36.56 feet along said East line; thence South 44°19'57" East 166.89 feet along said East line; thence South 43°56'19" East 171.56 feet along said East line; thence South 39°48'17" East 237.31 feet along said East line; thence South 34°28'56" East 357.52 feet along said East line; thence South 59°24'00" West 648.57 feet along said East line to the beginning of a non-tangent curve concave to the Southwest having a radius of 982.83 feet, thence Southeasterly 313.74 feet along the arc of said curve and along said East line through a central angle of 18°17'25" (The long chord of said curve bears South 21°21'36" East 312.41 feet) thence North 89°43'46" West, 73.91 feet to the Northeast corner of Lot 17 of the plat of Hidden Hills Phase 3, according to the plat thereof recorded in Volume 15 of Plats, Page 537, records of Benton County; thence the following 18 courses along the North line of said plat, and along the North lines of the Plat of Hidden Hills Phase 2 and the Plat of Hidden Hills Phase 1 and the Plat of Badger Mountain Plateau, recorded in Volume 15 of Plats, Pages 477, 402 and 196 respectively; thence North 89°43'18" West 281.61 feet; thence North 89°44'41" West 103.66 feet; thence North 89°44'00" West 148.45 feet; thence North 89°38'40" West 118.16 feet; thence North 89°44'19" West 114.71 feet; thence North 89°43'36" West 163.52 feet; thence North 89°42'15" West 212.10 feet; thence North 89°43'45" West 219.93 feet; thence North 89°55'56" West 60.07 feet; thence North 89°42'23" West 251.19 feet; thence North 89°42'18" West 252.59 feet; thence North 89°44'16" West 252.40 feet; thence North 89°42'49" West 60.00 feet; thence South 00°43'02" West 64.49 feet; thence North 89°40'06" West 315.56 feet; thence North 89°38'49" West 315.08 feet to the West line of said Section 34; thence North 00°45'17" East 1231.43 feet along said West line to the True Point of Beginning.

(ALSO KNOWN as New Parcel 1 of Record Survey 5031 recorded June 26, 2018 under Auditor's File No. 2018-018513)

COPY

TOWNSHIP 9 NORTH, RANGE 28 E  
BENTON COUNTY, WASHINGTON

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO DEPICT THE ADJUSTMENT PARCELS A, B & E, AS SHOWN ON RECORD SURVEY 4925, IN HEREON.

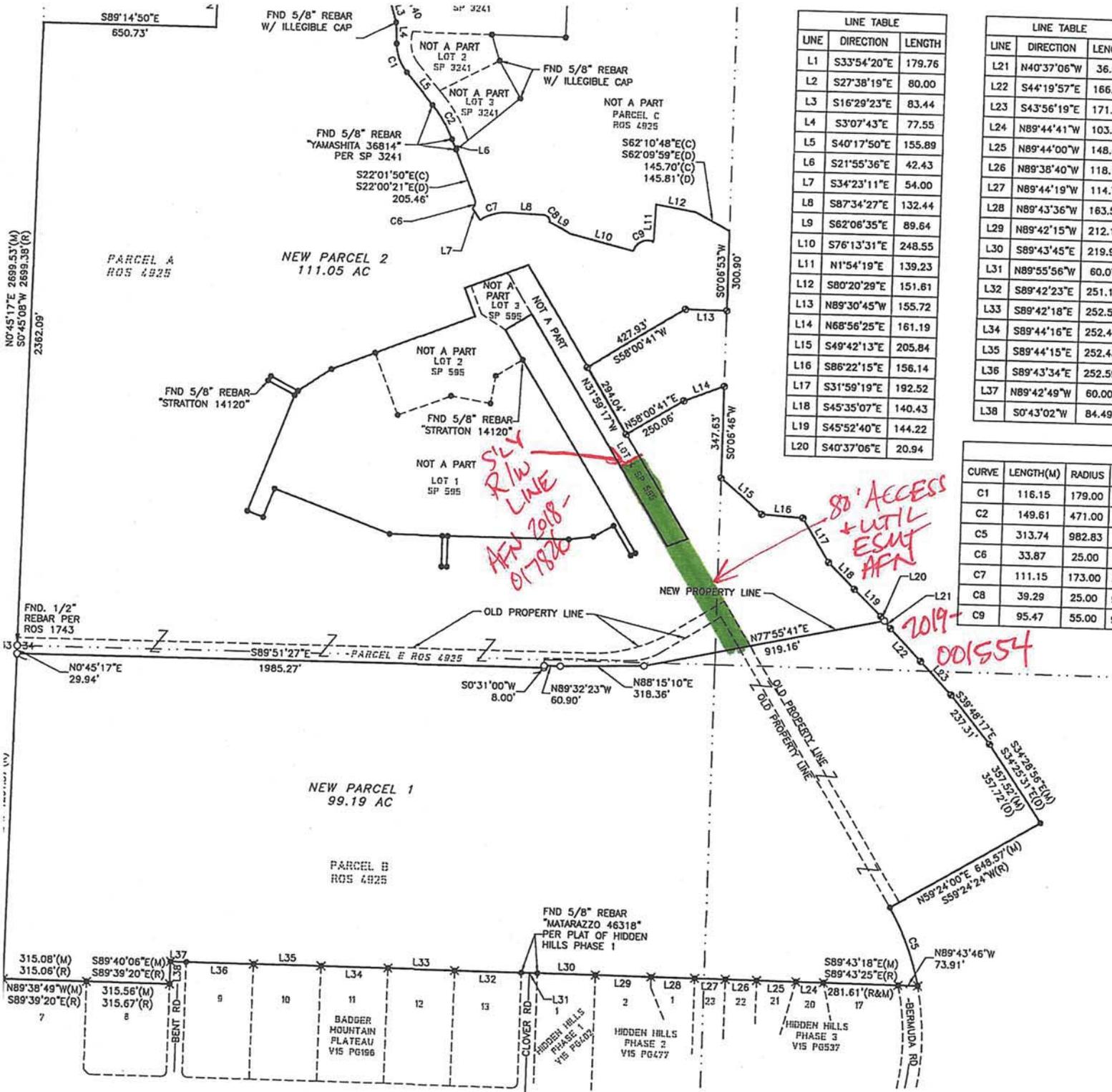
**NOTES:**

1. BASIS OF BEARING: WASHINGTON STATE PLANE (SOUTH ZONE) ON GNSS OBSERVATIONS.
2. ○ = DENOTES SET 5/8"x24" REBAR WITH ORANGE PLASTIC
3. ● = DENOTES FOUND 5/8" REBAR W/ ORANGE CAP "RSI L"
4. ● = DENOTES FOUND 5/8" REBAR (NO CAP) OR MONUMENT
5. ✕ = DENOTES FOUND 5/8" REBAR "RSI JAB 21384" PER F OR PER PLAT OF BADGER MOUNTAIN PLATEAU
6. (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
7. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS IF ANY.
8. EQUIPMENT AND PROCEDURES USED: MULTI FREQUENCY GNSS KINEMATIC METHODS.

LINE	DIRECTION	LENGTH
L1	S33°54'20"E	179.76
L2	S27°38'19"E	80.00
L3	S16°29'23"E	83.44
L4	S3°07'43"E	77.55
L5	S40°17'50"E	155.89
L6	S21°55'36"E	42.43
L7	S34°23'11"E	54.00
L8	S87°34'27"E	132.44
L9	S62°06'35"E	89.64
L10	S76°13'31"E	248.55
L11	N1°54'19"E	139.23
L12	S80°20'29"E	151.61
L13	N89°30'45"W	155.72
L14	N68°56'25"E	161.19
L15	S49°42'13"E	205.84
L16	S86°22'15"E	156.14
L17	S31°59'19"E	192.52
L18	S45°35'07"E	140.43
L19	S45°52'40"E	144.22
L20	S40°37'06"E	20.94

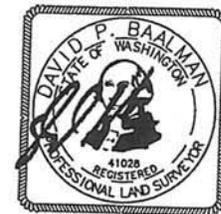
LINE	DIRECTION	LENGTH
L21	N40°37'06"W	36.56
L22	S44°19'57"E	166.89
L23	S43°56'19"E	171.56
L24	N89°44'41"W	103.66
L25	N89°44'00"W	148.45
L26	N89°38'40"W	118.16
L27	N89°44'19"W	114.71
L28	N89°43'36"W	163.52
L29	N89°42'15"W	212.10
L30	S89°43'45"E	219.93
L31	N89°55'56"W	60.07
L32	S89°42'23"E	251.19
L33	S89°42'18"E	252.59
L34	S89°44'16"E	252.40
L35	S89°44'15"E	252.43
L36	S89°43'34"E	252.59
L37	N89°42'49"W	60.00
L38	S0°43'02"W	84.49

CURVE	LENGTH(M)	RADIUS	DELTA(M)	CH. BRNG.	CHORD	LENGTH(R)	DELTA (R)
C1	116.15	179.00	37°10'37"	S21°43'00"E	114.12	116.14	37°10'25"
C2	149.61	471.00	18°12'00"	N31°06'39"W	148.99	149.70	18°12'36"
C5	313.74	982.83	18°17'25"	N21°21'36"W	312.41	20.01	3°41'57"
C6	33.87	25.00	77°37'55"	N16°48'11"E	31.34	20.04	2°07'36"
C7	111.15	173.00	36°48'43"	S74°01'11"W	109.25		
C8	39.29	25.00	90°03'27"	N42°32'44"W	35.37		
C9	95.47	55.00	99°27'15"	S63°30'07"W	83.93		



**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UND DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURV ACT AT THE REQUEST OF BILL & HOLLY WILSON IN MAY, 2018.



*[Signature]*  
DAVID P. BAALMAN  
CERTIFICATE #41028  
6-18-18  
DATE

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 26<sup>th</sup> DAY OF June 20  
MINUTES PAST 11:00 A.M. AND RECORDED IN VOLUME  
PAGE 5031, AT THE REQUEST OF ROGERS SURVEYING.  
Brenda Chilton by *[Signature]*  
BENTON COUNTY AUDITOR

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**62241902202**

## CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

### GUARANTEES

Richland Properties LLC, an Idaho limited liability company

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

#### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
6416 W. Okanogan Avenue  
Kennewick, WA 99336

Countersigned By:

Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

President

Attest:

Secretary

<b>ISSUING OFFICE:</b>
Title Officer: Christopher Hull Chicago Title Company of Washington 6416 W. Okanogan Avenue Kennewick, WA 99336 Phone: 509-783-7833 Fax: 509-735-6297 Main Phone: (509)783-7833 Email: Christopher.Hull@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.10

Effective Date: August 30, 2019 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Richland Properties LLC, an Idaho limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 134983000001005 and 134983000001006**

That portion of Section 34, Township 9 North, Range 28 East Willamette Meridian, Benton County, Washington, described as follows:

Beginning at the West Quarter corner of said Section 34; thence South 0°45'17" West 29.94 feet along the West line of said Section 34 to the North line of that parcel described as Parcel #1349883000001004 in Quit Claim Deed recorded in Auditor's File Number 2012-016993, records of Benton County and the True Point of Beginning; thence South 89°51'27" East 1985.27 feet along said North line; thence North 00°31'00" East 8.00 feet along said North line; thence leaving said North line South 89°32'23" East 60.90 feet; thence North 88°15'10" East 318.36 feet; thence North 77°55'41" East 919.16 feet to the East line of that parcel described in Quit Claim Deed recorded under Auditor's File No. 2017-023127, records of Benton County; thence South 40°37'06" East 36.56 feet along said East line; thence South 44°19'57" East 166.89 feet along said East line; thence South 43°56'19" East 171.56 feet along said East line; thence South 39°48'17" East 237.31 feet along said East line; thence South 34°28'56" East 357.52 feet along said East line; thence South 59°24'00" West 648.57 feet along said East line to the beginning of a non-tangent curve concave to the Southwest having a radius of 982.83 feet, thence Southeasterly 313.74 feet along the arc of said curve and along said East line through a central angle of 18°17'25" (The long chord of said curve bears South 21°21'36" East 312.41 feet) thence North 89°43'46" West, 73.91 feet to the Northeast corner of Lot 17 of the plat of Hidden Hills Phase 3, according to the plat thereof recorded in Volume 15 of Plats, Page 537, records of Benton County; thence the following 18 courses along the North line of said plat, and along the North lines of the Plat of Hidden Hills Phase 2 and the Plat of Hidden Hills Phase 1 and the Plat of Badger Mountain Plateau, recorded in Volume 15 of Plats, Pages 477, 402 and 196 respectively; thence North 89°43'18" West 281.61 feet; thence North 89°44'41" West 103.66 feet; thence North 89°44'00" West 148.45 feet; thence North 89°38'40" West 118.16 feet; thence North 89°44'19" West 114.71 feet; thence North 89°43'36" West 163.52 feet; thence North 89°42'15" West 212.10 feet; thence North 89°43'45" West 219.93 feet; thence North 89°55'56" West 60.07 feet; thence North 89°42'23" West 251.19 feet; thence North 89°42'18" West 252.59 feet; thence North 89°44'16" West 252.40 feet; thence North 89°42'49" West 60.00 feet; thence South 00°43'02" West 84.49 feet; thence North 89°40'06" West 315.56 feet; thence North 89°38'49" West 315.08 feet to the West line of said Section 34; thence North 00°45'17" East 1231.43 feet along said West line to the True Point of Beginning.

(ALSO KNOWN as New Parcel 1 of Record Survey 5031 recorded June 26, 2018 under Auditor's File No. 2018-018513)

## SCHEDULE B

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019  
 Tax Account No.: 134983000001005  
 Levy Code: R6  
 Assessed Value-Land: \$1,227,240.00  
 Assessed Value-Improvements: \$452,160.00

## General and Special Taxes:

Billed: \$9,068.27  
 Paid: \$4,534.18  
 Unpaid: \$4,534.09

2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019  
 Tax Account No.: 134983000001006  
 Levy Code: R6  
 Assessed Value-Land: \$4,040.00  
 Assessed Value-Improvements: \$0.00

## General and Special Taxes:

Billed: \$60.47  
 Paid: \$30.27  
 Unpaid: \$30.20

3. Terms, covenants and conditions contained in application for Current Use Classification, entered into pursuant to RCW 84.34 (including potential liability for future applicable taxes, special benefit assessments levied by local governments, penalties and interest upon breach of, or withdrawal from, said classification); notice of approval being recorded, under Auditor's File No. 815369:  
 Classification: Farm and agricultural
4. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.
5. Easement and the terms and conditions thereof:  
 Grantee: Badger Mountain Irrigation District, a public corporation  
 Purpose: to construct, repair, replace, operate and maintain pipelines and appurtenant structures  
 Area Affected: portion of said premises and other property  
 Recorded: 01/13/1977  
 Recording Number: 718936
6. Easement affecting a portion of said premises and for the purposes stated therein:  
 In favor of: Public Utility District No. 1 of Benton County, Washington, a municipal corporation  
 Purpose: Electric transmission and distribution line and appurtenances thereto  
 Recorded: 05/26/1977  
 Recording Number: 728681  
 Affects: portion of said premises and other property

**SCHEDULE B**

(continued)

7. Easement affecting a portion of said premises and for the purposes stated therein:  
In favor of: Public Utility District No. 1 of Benton County, Washington, a municipal corporation  
Purpose: Electric transmission and distribution line and appurtenances thereto  
Recorded: 09/15/1977  
Recording Number: 737310  
Affects: portion of said premises and other property  
  
The effect of Quit Claim Deed recorded 10/23/2002 under Recording No. 2002-041154.
8. Easement affecting a portion of said premises and for the purposes stated therein:  
In favor of: Public Utility District No. 1 of Benton County, Washington, a municipal corporation  
Purpose: Electric transmission and distribution line and appurtenances thereto  
Recorded: 09/15/1977  
Recording Number: 737311  
Affects: portion of said premises and other property  
  
The effect of Quit Claim Deed recorded 10/23/2002 under Recording No. 2002-041156.
9. Easement affecting a portion of said premises and for the purposes stated therein:  
In favor of: Public Utility District No. 1 of Benton County, Washington, a municipal corporation  
Purpose: Electric transmission and distribution line and appurtenances thereto  
Recorded: 02/08/1978  
Recording Number: 749794  
Affects: Portion of said premises and other property
10. Easement and the terms and conditions thereof:  
Purpose: Ingress and egress  
Area Affected: 60 foot strip over portion of said premises and other property  
Recorded: 07/28/1978  
Recording Number: 765776
11. Easement and the terms and conditions thereof:  
Purpose: Access  
Area Affected: portion of said premises and other property  
Recorded: 06/15/1982  
Recording Number: 862635
12. Easement and the terms and conditions thereof:  
Purpose: Ingress-egress, utility and irrigation  
Area Affected: 60 foot strip over a portion of said premises and other property  
Recorded: 07/17/1984  
Recording Number: 898901

**SCHEDULE B**

(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Badger Mountain Irrigation District  
Purpose: Utility Easement  
Recording Date: October 9, 1984  
Recording No.: 84-3561
14. Easement and the terms and conditions thereof:  
Grantee: Milo Bauder and Donna L. Bauder, husband and wife  
Purpose: Ingress and egress  
Area Affected: portion of said premises and other property  
Recorded: 10/08/1987  
Recording Number: 87-16073
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Benton County  
Purpose: Electric Distribution Lines  
Recording Date: October 13, 1988  
Recording No.: 88-12284
16. Amended and restated interlocal agreement between Benton County and the City of Richland recorded December 12, 2006 under Auditor's File No. 2006-040708.
17. Terms and Conditions of Ordinance No. 41-10 recorded January 5, 2011 under Auditor's File No. 2011-000610.
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland  
Purpose: Utility Easement  
Recording Date: March 24, 2014  
Recording No.: 2014-006658
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland  
Purpose: Utility Easement  
Recording Date: February 23, 2016  
Recording No.: 2016-4839
20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland  
Purpose: Waterline Easement  
Recording Date: January 17, 2018  
Recording No.: 2018-1483
21. Sewer Latecomers Ageement and the Terms and Conditions thereof between the City of Richland and Pahlisch Homes at Westcliffe Heights LLC recorded September 5, 2018 under Auditor's File No. 2018-26345 and First Amendment recorded June 3, 2019 under Auditor's File No. 2019-014443.

**SCHEDULE B**

(continued)

22. A Mortgage to secure an indebtedness in the amount shown below,
- Amount: \$2,600,000.00  
Dated: January, 2019  
Mortgagor: Richland Properties, LLC, an Idaho limited liability company  
Mortgagee: John Roeder  
Recording Date: January 18, 2019  
Recording No: 2019-001555

23. A financing statement as follows:
- Debtor: Richland Properties, LLC  
Secured Party: John Roeder  
Recording Date: January 18, 2019  
Recording No.: 2019-001556

**END OF SCHEDULE B**

FILED BY 87-16073

OCT 8 2 56 PM '87

BADGER MOUNTAIN ORCHARDS  
DEPUTY  
RECORDED IN VOL 496

26087-A

SAFECO TITLE INSURANCE CO.

EASEMENT

PARTIES

1.1 Grantor. BADGER MOUNTAIN ORCHARDS, a Washington general partnership, and DAVID G. DETRO and PATRICIA A. DETRO.

1.2 Grantee. MILO BAUDER and DONNA L. BAUDER, husband and wife.

EASEMENT

2.1 Grant of Perpetual Easement. Grantor hereby grants to Grantee an easement as described herein of the type described herein for the purposes described herein.

2.2 Purpose. The purpose of this easement is ingress and egress.

2.3 Consideration. This easement is for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

2.4 Benefited Property. This easement is to benefit the following described real property situated in the County of Benton, State of Washington:

See Exhibit "A".

1% EXCISE TAX NOT REQUIRED  
BENTON, CO. TAX DIVISION  
BY S. Oldfield DEPUTY  
110-8-87

JEFFERS, DANIELSON, BONN & AYLWARD, P.S.  
ATTORNEYS AT LAW  
317 N. Mission, P.O. Box 1688  
Telephone (509) 652-3086  
Wenatchee, Washington 98801

Easement

1           2.5 Burdened Property. This easement is an easement  
2 to burden the following described real property situated in the  
3 County of Benton, State of Washington:

4           See Exhibit "B"

5           2.6 Term of Easement. The term of this easement is  
6 perpetual.

7           2.7 Type of Easement. This easement is an appurtenant  
8 easement.

9           2.8 Maintenance and Repair. The cost of any mainte-  
10 nance and repair of the above easement shall be borne by the  
11 Grantee herein.

12           The benefits and burdens granted and imposed by this  
13 instrument shall run with the lands described herein.

14           DATED this 6 day of October, 1987.

15           "GRANTOR"

16           BADGER MOUNTAIN ORCHARDS,  
17 a Washington General Partnership

18   
19 \_\_\_\_\_  
20 DAVID G. DETRO, Partner Acting  
21 on behalf of all partners  
22 pursuant to Badger Mountain  
23 Orchards Amendment to Partner-  
24 ship Agreement dated September 30,  
1987.

25   
26 \_\_\_\_\_  
27 DAVID G. DETRO

JEFFERS, DANIELSON, SONN & AYLWARD, P.S.  
ATTORNEYS AT LAW  
317 N. Mission, P.O. Box 1088  
Telephone (509) 862-3885  
Wenatchee, Washington 98801

Easement

- 2 -

1  
2 Patricia A. Detro  
PATRICIA A. DETRO, by

3  
4 David G. Detro  
DAVID G. DETRO, Her Attorney In  
5 Fact pursuant to a Power of  
6 Attorney dated September 29,  
1987.

7 STATE OF WASHINGTON )  
8 COUNTY OF Celan ) ss.

9 I CERTIFY that I know or have satisfactory evidence  
10 that DAVID G. DETRO signed this instrument, on oath stated that  
11 he was authorized to execute the instrument and acknowledged it  
12 as Acting Partner on behalf of all partners to BADGER MOUNTAIN  
ORCHARDS Amendment to Partnership Agreement dated September 30,  
1987, to be the free and voluntary act of such party for the uses  
and purposes mentioned in the instrument.

13 DATED this 6<sup>th</sup> day of October, 1987  
14 John A. Spade  
15 NOTARY PUBLIC for the State of  
16 Washington.  
17 My commission expires 10-21-88

18 STATE OF WASHINGTON )  
19 COUNTY OF Celan ) ss.

20 I CERTIFY <sup>individually and</sup> that I know or have satisfactory evidence  
21 that DAVID G. DETRO as Attorney In Fact of PATRICIA A. DETRO  
22 under Power of Attorney dated September 29, 1987, signed this  
23 instrument and acknowledged it to be his free and voluntary act  
24 for the uses and purposes mentioned in the instrument.

25 DATED this 6<sup>th</sup> day of October, 1987  
26 John A. Spade  
27 NOTARY PUBLIC for the State of  
28 Washington.  
29 My commission expires 10-21-88

JEFFERS, DANIELSON & LAYTON, P.S.  
ATTORNEYS  
317 N. Mission, P.O. Box 1088  
Telephone (509) 662-3885  
Wenatchee, Washington 98801

Easement  
hul

EXHIBIT A

Section 34, Township 9 North, Range 28 East, W.M., Benton County,  
Washington,  
EXCEPT the North one-half of the Northeast Quarter: and  
That portion of Section 35, Township 9 North, Range 28 East,  
W.M., Benton County, lying Southerly and Westerly of the Kennewick  
Irrigation District East Badger Lateral Canal Right-of-Way

EXHIBIT "B"

LEGAL DESCRIPTION

Easement for Ingress and Egress

Beginning at the Southwest corner of Section 34, Township 9 North, Range 28 East, W.M., Benton County, Washington; thence North 89° 31'37" East along the South line thereof a distance of 2151.94 feet; thence North 73°58'01" East a distance of 6.05 feet to a point of curve; thence Northeasterly along a curve to the left having a central angle of 12°00'00" and a radius of 1000.00 feet, an arc distance of 209.44 feet; thence North 61°58'01" East a distance of 700.00 feet to a point of curve; thence along a curve to the left having a central angle of 92°33'37" and a radius of 982.83 feet, an arc distance of 1,587.74 feet; thence North 59°24'24" East, radial to said curve a distance of 40.00 feet to a point on a curve; thence Northwesterly along a curve to the left having a central angle of 01°23'43", a radius of 1022.83 feet and a chord bearing North 31°17'15" West, an arc distance of 24.91 feet; thence North 31°59'19" West a distance of 1229.02 feet; thence North 58°00'41" East a distance of 199.00 feet to a point of curve; thence Northeasterly along a curve to the right having a central angle of 42°25'13" and a radius of 295.00 feet, an arc distance of 218.41 feet to the True Point of Beginning; thence South 79°34'06" East a distance of 1000.00 feet; thence North 10°25'54" East a distance of 60.00 feet; thence North 79°34'06" West a distance of 1000.00 feet; thence South 10°25'54" West a distance of 60.00 feet to the True Point of Beginning.

Return To: Benton P.U.D.  
PO Box 6270  
Kennewick, WA 99336



EXCISE TAX NOT REQUIRED  
BENTON COUNTY EXCISE TAX DIVISION  
BY Michelle Johnson DEPUTY  
Easement

### QUIT CLAIM DEED

The Grantor: PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY, WASHINGTON  
for and in consideration of Mutual Covenants and Other Valuable Consideration, conveys and  
quit claims to OWNERS OF RECORD, the following described real estate, situated in the  
County of Benton, State of Washington:

Assessor's Property Tax Parcel Acct. #: 1-3498-100-0006-003

An easement 10.00 feet wide, 5.00 feet on each side of a centerline, described as follows:

Beginning at the Northeast corner of Section 34, Township 9 North, Range 28 East, W.M., in  
Benton County, Washington; thence South 00°33'35" East, 1321.22 feet to the existing one-  
sixteenth corner; thence South 00°33'35" East, 5.41 feet to the TRUE POINT OF BEGINNING;  
thence South 84°44'34" West, 347.52 feet; thence South 69°19'30" West, 1779.30 feet, to the  
final point, as shown on attached Exhibit "A"

This deed is given as a conveyance and abandonment of all right, title and interest in the above  
described property as acquired under that certain easement of record under Auditor's File No.  
737310.

**PORTION ONLY, SEE ATTACHED EXHIBIT "A"**

JO# \_\_\_\_\_ Map# 92834  
Eng. \_\_\_\_\_ Sup. \_\_\_\_\_

Page 1 of 2

\\BPUD\_11\VOL1\ENGINEER\ENG\W-qtclaims\bauderquitclaim1.doc

Dated this 22<sup>nd</sup> day of OCTOBER, 2002.

PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY, WASHINGTON

BY: Robert A. Graves President

ATTEST: Jeffrey D. Hall Secretary

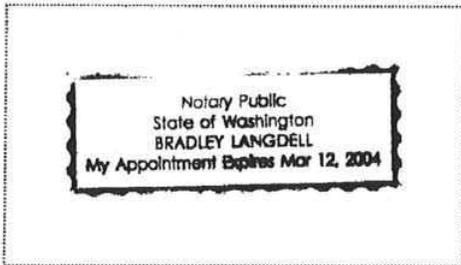
ACKNOWLEDGEMENT OF CORPORATION

STATE OF WASHINGTON

County of BENTON } ss.

On this 22<sup>nd</sup> day of OCTOBER, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, certify that I know or have satisfactory evidence that ROBERT G. GRAVES (VICE PRESIDENT) and JEFFREY D. HALL (ASSISTANT SECRETARY) known to me to be the President and Secretary of the Commission of Public Utility District No. 1 of Benton County and said person(s) acknowledged that he/they signed this instrument as his/their free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand an official seal hereto affixed the day and year first above written.



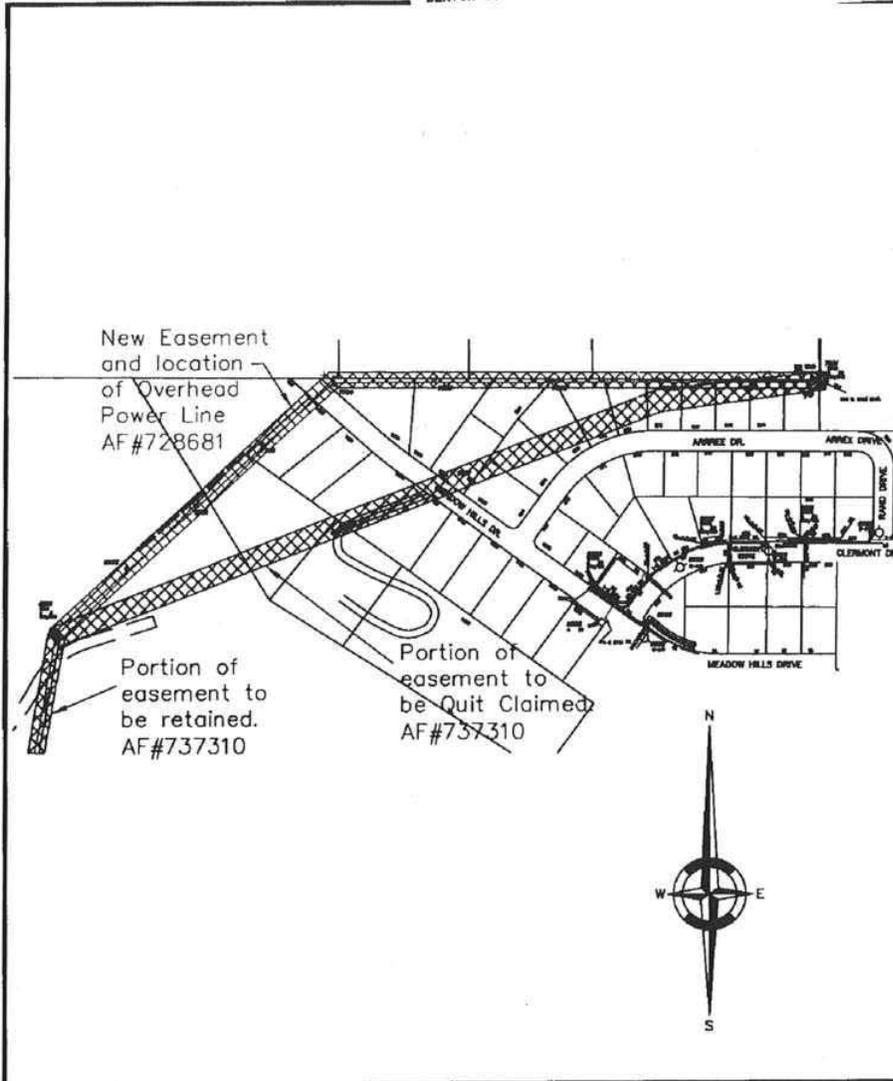
Notary Signature Bradley Langdell My Commission Expires MAR 12, 2004

NOTARY SEAL-Recordable Document, Please follow RCW 65.04



2002-041154  
Pg: 3 of 3  
10/23/2002 02:48P  
Benton County

BENTON COUNTY PUD #1 D 21.00



DATE 10/7/02	DRAWN BY: RPR	MAP NO. 92834	SCALE na	SHT. 1 of 1	DWG. NO. 737310
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Exhibit A  
Quit Claim AF#737310  
Milo Bauder

Return To: Benton P.U.D.  
PO Box 6270  
Kennewick, WA 99336



2002-041156  
Pg: 1 of 3  
10/23/2002 02:48P  
Benton County

EXCISE TAX NOT REQUIRED  
BENTON COUNTY EXCISE TAX DIVISION  
BY Michelle Johnson DEPUTY  
Easement 10/23/02

### QUIT CLAIM DEED

The Grantor: PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY, WASHINGTON  
for and in consideration of Mutual Covenants and Other Valuable Consideration, conveys and quit claims to OWNERS OF RECORD, the following described real estate, situated in the County of Benton, State of Washington:

Assessor's Property Tax Parcel Acct. #: 1-3498-100-0006-003

Beginning at the Northwest corner of Section 34, Township 9 North, Range 28 East, W.M., in Benton County, Washington; thence South 00°33'35" East a distance of 1321.22 feet to the existing one-sixteenth corner; thence South 00°33'35" East a distance of 5.41 feet and the TRUE POINT OF BEGINNING;

Thence South 84°44'34" West 347.52 feet to the POINT OF BEGINNING of Parcel "A"; thence North 12°57'58" West 40.00 feet to the final point of Parcel "A"; thence continuing from the final point of Parcel "A" South 12°57'58" East 40.00 feet; thence South 69°19'30" West 1779.03 to the TERMINUS of easement as shown on attached Exhibit "A"

This deed is given as a conveyance and abandonment of all right, title and interest in the above described property as acquired under that certain easement of record under Auditor's File No. 737311.

**PORTION ONLY, SEE ATTACHED EXHIBIT "A"**

JO# Map# 92834  
Eng. Sup.

Page 1 of 2

\\BPUD\_11\VOL1\ENGINEER\ENG\W-qtclaims\bauderquitclaim2.doc

Dated this 22<sup>ND</sup> day of OCTOBER, 2002.

PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY, WASHINGTON

BY: Robert G. Graves  
President

ATTEST: Jeffrey D. Hall  
Secretary

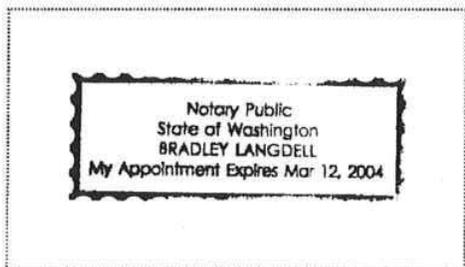
ACKNOWLEDGEMENT OF CORPORATION

STATE OF WASHINGTON

County of BENTON } ss

On this 22<sup>ND</sup> day of OCTOBER, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, certify that I know or have satisfactory evidence that ROBERT G. GRAVES (VICE PRESIDENT) and JEFFREY D. HALL (ASSISTANT SECRETARY) known to me to be the President and Secretary of the Commission of Public Utility District No. 1 of Benton County and said person(s) acknowledged that he/they signed this instrument as his/their free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Notary Signature Bradley Langdell  
My Commission Expires MAR 12, 2004

NOTARY SEAL-Recordable Document, Please follow RCW 65.04



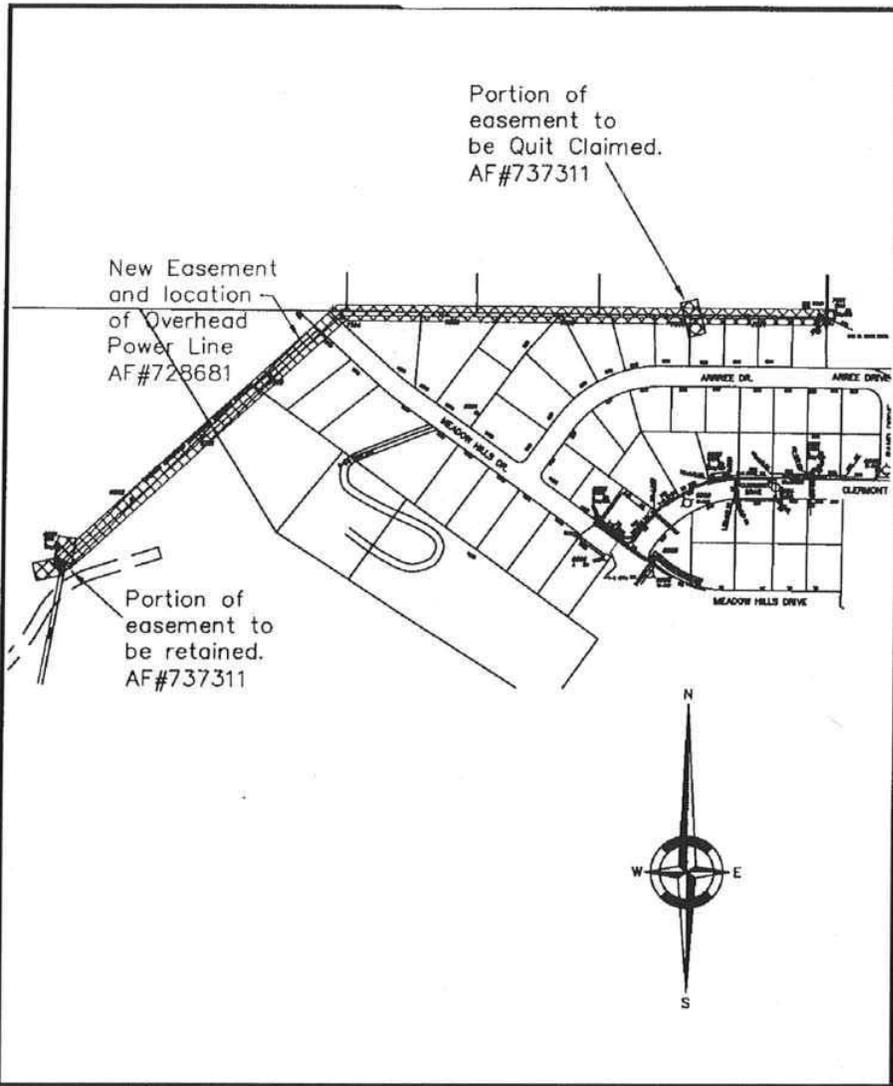
2002-041156

Pg: 3 of 3

10/23/2002 02:48P

BENTON COUNTY PUD #1 D

21.00 Benton County



DATE 10/7/02	DRAWN BY: RPR	MAP NO. 92834	SCALE na	SHT. 1 of 1	DWG. NO. 737311
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Exhibit A  
Quit Claim AF#737311  
Milo Bauder

Return Name and Address:  
Benton County Commissioners  
P.O. Box 190  
Piosser, WA 99350

**PLEASE PRINT OR TYPE INFORMATION:**

<b>Document Title(s)</b> (or transactions contained therein):  1. Amended and Restated Interlocal Agreement
<b>Grantor(s)</b> (Last name first, first name, middle initials):  1. Benton County 2. Additional names on page _____ of document.
<b>Grantee(s)</b> (Last name first, first name, middle initials):  1. City of Richland 2. Additional names on page _____ of document.
<b>Legal description</b> (abbreviated: i.e., lot, block, plat or section, township, range, qtr./qtr.)  Additional legal is on page _____ of document.
<b>Reference Number(s)</b> of documents assigned or released: none  Additional numbers on page _____ of document.
<b>Assessor's Property Tax Parcel/Account Number:</b>  Additional parcel numbers on page _____ of document.
<b>The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.</b>

**AMENDED AND RESTATED INTERLOCAL AGREEMENT  
BETWEEN  
BENTON COUNTY AND THE CITY OF RICHLAND  
REGARDING CITY OF RICHLAND URBAN GROWTH AREA EXPANSION  
REQUEST - FILE NO. CPA 03-2**

**1. Date and Parties.**

This Agreement, for reference purposes only, is dated the 4th day of December, 2006, and is entered into by and between Benton County (hereinafter the "County"), a political subdivision of the State of Washington, and the City of Richland, a non-charter code city, organized under the laws of the State of Washington (hereinafter "City").

**2. Purpose and History.**

A. On January 24, 2001, the County gave approval of the preliminary plans for the Badger Mountain Golf and Country Club Planned Development and granted preliminary approval of a zone change for the approximately 1707 acres therein from Agricultural to Planned Development under County File Nos. PD 94-1 and ZC 94-1 (hereinafter the "Badger Mountain PD"). The Badger Mountain PD application was submitted on January 3, 1994, and complied with the density restrictions then in effect in the County. More stringent density restrictions consistent with the Growth Management Act that preclude urban development outside of Urban Growth Areas were subsequently adopted by the County in July of 1994, but were not and could not be applied to the Badger Mountain PD application that was submitted before the effective date of the new density restrictions.

B. In 2003, the City requested that the County amend its Comprehensive Plan to expand the City's urban growth area ("UGA") by approximately 3000 acres in order to accommodate the City's projected population growth for the next 20 years. The City's request included the entire Badger Mountain PD as well as land not within the Badger Mountain PD and was assigned County file number CPA 03-2. County staff determined that the City had actually requested slightly more than 2900 acres. County staff, subject to certain conditions, subsequently recommended that approximately 454 acres not requested by the City be added to the UGA expansion under CPA 03-2 and that the approximately 78 acres south of I-82 designated as Urban Reserve Tracts X and Y on the Badger Mountain PD be excluded from the City's requested UGA expansion. These changes resulted in approximately 3322 acres being recommended for addition to the City's UGA under CPA 03-2. The City and the County entered into an Interlocal Agreement dated January 31, 2005 regarding that acreage, and the County Board of Commissioners approved the addition of 3322 acres to the City of Richland's

UGA. The County's approval was appealed to the Eastern Washington Growth Management Hearings Board (GMB).

C. In 2005, the GMB ruled that the approved expansion to the City's UGA was approximately 1200 acres in excess of what the City needed to meet its 20 year growth projection, and that the County and City erred in approving a UGA addition without an accompanying update of their Capital Facilities Elements and a plan for utilities and transportation facilities in the expanded UGA area. The GMB therefore ordered the County to take action to comply with the GMB decision.

D. In 2006, the City submitted to the County an amended proposal to add approximately 2100 acres to its UGA, and also submitted a Capital Facilities Plan to the County for the proposed UGA area and submitted information in response to questions from the County Planning Commission. After public hearings and deliberation on the proposed expansion and the capital facilities plan, the Benton County Planning Commission forwarded the City's submittal to the Benton County Board of Commissioners with a recommendation to approve them both. After hearings and deliberations, the Board of Commissioners approved the addition of the land described as attached hereto as Exhibit A and incorporated herein by reference to the City's UGA. This additional land set forth on Exhibit A is hereinafter referred to as the "Badger Mountain UGA Addition."

E. The Badger Mountain UGA Addition includes, but is not limited to, properties that are currently proposed for urban level development and lands that have been classified as urban reserve. It does not include the approximately 78 acres south of I-82 designated as Urban Reserve Tracts X and Y on the Badger Mountain PD.

F. The purpose of this Agreement is to address the following concerns identified by the County during the course of consideration of the City's request to expand its UGA: (1) assure that local jurisdiction over the development of the Badger Mountain PD is not split between the City and County by partial annexation thereof; (2) provide for open space within the Badger Mountain UGA Addition; and (3) protect long term financially viable commercial agricultural operations that are within or adjacent to the Badger Mountain UGA Addition.

G. The City acknowledges that the County is relying on the City's commitments in this Agreement when considering the City's request that the County amend its Comprehensive Plan to expand the City's UGA to include Badger Mountain UGA Addition.

### 3. Protection for Agricultural Lands

A. Both parties acknowledge the importance of preserving financially viable commercial agricultural lands. Washington State and Benton County have adopted identical provisions pursuant to RCW 7.48.300 through RCW 7.48.310 and Chapter 14.01 of the Benton County Code to protect agricultural uses from certain inconsistent urban uses. The City

currently has provisions in its Municipal Code for protecting and preserving agricultural lands, but agrees to amend its Municipal Code to provide additional protection as set forth below.

B. Prior to annexing any lands within the Badger Mountain UGA Addition, except for the Valley View area described on Exhibit B hereto and incorporated herein by reference, the City agrees that it shall adopt code provisions to implement an agricultural lands protection program. Such code provisions shall at a minimum protect the commercial vineyards and orchards currently located on parcels identified on Exhibit C attached hereto or on any parcels created therefrom from conflicting adjacent residential uses by requiring a 170-foot setback between the property boundaries of such parcels and all subsequently constructed residential structures and swimming pools on adjacent property. The above referenced setback requirement must be enforced with respect to every parcel identified on Exhibit C or to every parcel created therefrom so long as: (1) the parcel has vineyard plantings of five or more contiguous acres, orchard plantings of 10 or more contiguous acres, or any combination of these equal to or exceeding 10 acres; and (2) the vineyard or orchard on the parcel is continually maintained and nurtured as a crop producing operation by pruning, irrigating, spraying and other prudent agricultural practices. In addition to the above, the City's agricultural lands protection program may include the use of conservation easements, transfer of development rights, or such other mechanisms as authorized by RCW Chapter 84.34 for the purpose of protecting agricultural lands and other open space lands.

C. In lieu of adopting code provisions to implement the setback requirements stated above, the City may provide such protection by requiring all property owners of lands adjacent to the parcels identified on Exhibit C and all property owners of parcels created therefrom, to enter into development agreements with the City authorized by RCW 36.70B.170 prior to annexation of any such parcel. Each such agreement shall incorporate the setback requirements of paragraph 3 (B) above. The setback requirements set forth in such agreements shall remain in place so long as the code provision implementing the setback requirement required by paragraph 3(B) would otherwise be required to remain in force with respect to the parcel at issue.

**4. Open Space Planning.**

Prior to annexing any lands within the Badger Mountain UGA Addition, except for the Valley View area described on Exhibit B hereto and incorporated herein by reference, the City shall prepare and adopt a plan for a contiguous system of linked green belts and open space areas throughout the property to be annexed, with connectivity to other properties within the Badger Mountain UGA Addition. Said plan shall be incorporated into pre-annexation development agreements with the owner(s) of the properties within the Badger Mountain UGA Addition, as authorized by RCW 36.70B.170. No area within the Badger Mountain UGA Addition, except for the Valley View area described on Exhibit B, shall be annexed into the City until such time as it is demonstrated that adequate greenbelts and open spaces have been provided for in order to facilitate separation of uses and to provide linked recreational/aesthetic assets.

**5. Annexation of Entire Badger Mountain PD.**

A. The parties acknowledge that the owner(s) of the property within the Badger Mountain PD could seek to amend the boundary or other provisions of the approved Badger Mountain PD subsequent to execution of this Agreement. The parties further acknowledge that any such requested amendment must be considered on its merits at the time of such request and that this Agreement does not obligate the County to approve any such request(s) for amendment. Notwithstanding, the parties agree that if the County approves of an amendment to the boundary of the Badger Mountain PD, at such time the Badger Mountain PD shall be deemed for the purposes of this Agreement to be all the land within the planned development as amended.

B. The City agrees that it will not annex any of the land within the Badger Mountain PD unless such annexation is of the entire Badger Mountain PD as it exists at the time of annexation. This paragraph 5 does not restrict the City's authority to annex properties not within the Badger Mountain PD.

C. The City acknowledges that a portion of two parcels that currently are within the Badger Mountain PD lie southwest of I-82 and outside of the Badger Mountain UGA Addition, and the City agrees that it will not seek to annex any parcel or portion of a parcel that is outside of the Badger Mountain UGA Addition.

**6. Acceptance of Conditions of Approval of Badger Mountain PD.**

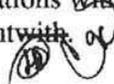
A. The City acknowledges that the owner(s) of the property subject to the Badger Mountain PD may at the request of the City or on its own accord request that the planned development be amended to reduce the amount of property within such development. The City further acknowledges that it has reviewed the conditions of approval of the Badger Mountain PD and understands that in case of a reduction of the size of the development, the existing conditions of approval of the Badger Mountain PD may require the developer to construct road or other improvements or take certain actions with respect to property within City limits at the time of such construction or action.

B. The City agrees that if the existing conditions of approval of the Badger Mountain PD require the owner(s) of that development to construct one or more roads or other improvements on, or take other actions with respect to, property annexed by the City subsequent to this Agreement, the City will accept such roads or improvements or allow such actions in accordance with the standards set by the County in the conditions of approval; provided, the City may impose additional requirements or standards if agreed to by the property owner(s) pursuant to a pre-annexation development agreement as authorized by RCW 36.70B.170.

7. **Boundary Review Board Review.**

The parties agree that the terms of this Agreement shall in no way restrict the County's authority to request that any annexation proposed by the City be reviewed by the Boundary Review Board.

8. **Release and Confirmation of Intent to Annex.**

A. The City, by entering into this Agreement, acknowledges that all annexations within the Badger Mountain UGA are subject to the terms and conditions of this Agreement with 

B. The City agrees it will accept and will not challenge a decision by the County on CPA 03-2 that approves an amendment of the County's Comprehensive Plan to add the Badger Mountain UGA Addition to the City's UGA.

9. **Specific Area Plan.**

The County agrees to cooperate with the City during its development of a Specific Area Plan (SAP) that includes the Badger Mountain UGA Addition by providing information upon request that the County possesses that would assist the City in developing this SAP.

10. **Duration/Termination.**

This Agreement shall automatically terminate upon annexation by the City of all lands within the Badger Mountain UGA Addition.

11. **Filing.**

This Agreement shall be filed with the Benton County Auditor.

12. **Notices.**

All Notices required by this Agreement shall be in writing, signed by the sending party, and shall be considered properly delivered when personally delivered, when received by facsimile, or on the third day following mailing, postage prepaid, certified mail, return receipt requested, to:

Benton County

City of Richland

Benton County Planning Director  
PO Box 910  
Prosser, WA 99350

Development Services Manager  
PO Box 190  
Richland, WA 99352

  
  
County City

**13. Administration.**

This Agreement contemplates no joint or cooperative undertaking necessitating the formation of a new agency. Each party shall administer the Agreement as to its own responsibilities.

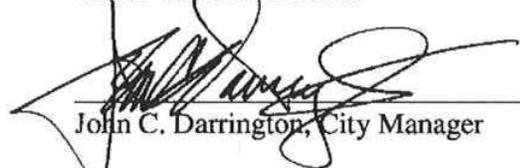
**14. Integration and Amendment.**

This Agreement represents the entire agreement of and supercedes any prior agreements between the parties with respect to the subject matter hereof and may be amended only on the written agreement of the parties made with the same formalities as those required for its original execution.

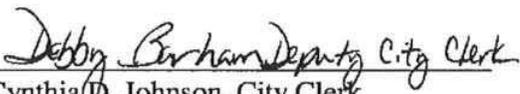
**15. Effective Date.**

This Agreement shall take effect upon its execution.

**CITY OF RICHLAND**

  
John C. Darrington, City Manager

**ATTEST:**

  
for Cynthia D. Johnson, City Clerk

**APPROVED AS TO FORM:**

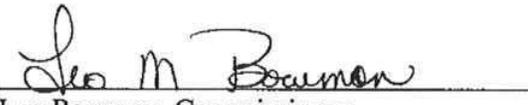
  
Thomas O. Lampson, City Attorney

**COUNTY OF BENTON**

**MAX E. BENITZ, JR. - OPPOSED**

Max E. Benitz, Chairman of Benton County Board of Commissioners

12-4-06  
Date

  
Leo Bowman, Commissioner

12-4-06  
Date

  
Claude L. Oliver, Commissioner

12-4-06  
Date 

**APPROVED AS TO FORM:**

Ryan K. Brown  
Ryan K. Brown, Deputy Prosecuting Attorney

ca  
(B)  
County

[Signature]  
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**BADGER MOUNTAIN EXHIBIT A  
URBAN GROWTH EXPANSION AREA ADDITION**

THAT PORTION OF BADGER HEIGHTS SUBDIVISION IN SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. DESCRIBED AS FOLLOWS:

LOT 9 OF BLOCK 1 LESS PORTION DEDICATED TO INTERSTATE 182;

LOT 13 OF BLOCK 2: TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #91-16685, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #95-438;

LOT 12 OF BLOCK 2 LESS PORTION DEDICATED TO INTERSTATE 182;

LOT 5 OF BLOCK 2 LESS PORTION DEDICATED TO INTERSTATE 182;

LOT 6 OF BLOCK 2 LESS PORTION DEDICATED TO INTERSTATE 182;

LOT 11 OF BLOCK 2; LOT 14 OF BLOCK 2 TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #91-16685, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #95-438, AF#95-26680;

LOT 14 BLOCK 2, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOL #91-16685 REC'D 9/17/91 TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOL #95-438 REC'D 11/20/95 AF#95-26680 SUBJECT TO EASEMENTS OF SAID RESOLUTION.

LOT 15 OF BLOCK 2, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #91-16685, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #95-438, AF#95-26680, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION 95-438, AF#1995-026680;

LOT 10 OF BLOCK 2;

LOT 7 OF BLOCK 2;

LOT 2 BLOCK 2 LESS PORTION DEDICATED TO INTERSTATE 182; AND,

THAT PORTION OF THE COUNTY ROAD WITHIN THE ABOVE DESCRIBED AREA KNOWN AS TULIP LANE LOCATED BETWEEN WINDMILL ROAD AND I-182 RIGHT OF WAY.

SHORT PLAT 2727 LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.;

THAT PORTION OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE. BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 29: THENCE SOUTH 89 DEGREES 23 MINUTES 44 SECONDS EAST, 1951.66 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING: THENCE NORTH 65 DEGREES 57 MINUTES 03 SECONDS WEST, 116.18 FEET: THENCE SOUTH 89 DEGREES 48 MINUTES 41 SECONDS WEST, 641.83 FEET: THENCE NORTH 00 DEGREES 38 MINUTES 28 SECONDS WEST, 324.30 FEET: THENCE SOUTH 89 DEGREES 21 MINUTES 30 SECONDS WEST, 1154.45 FEET TO THE EAST LINE OF DALLAS ROAD AND THE TERMINUS OF SAID LINE. EXCEPT THE WEST 40 FEET FOR COUNTY ROAD RIGHT OF WAY;

THAT PORTION OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., LOCATED EAST OF THE RIGHT OF WAY OF INTERSTATE 82;

THAT PORTION OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON, LYING NORTHEASTERLY OF INTERSTATE 82 RIGHT-OF-WAY, EXCEPT THAT PORTION OF LOT 1 OF SHORT PLAT 2465 LOCATED IN SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.;

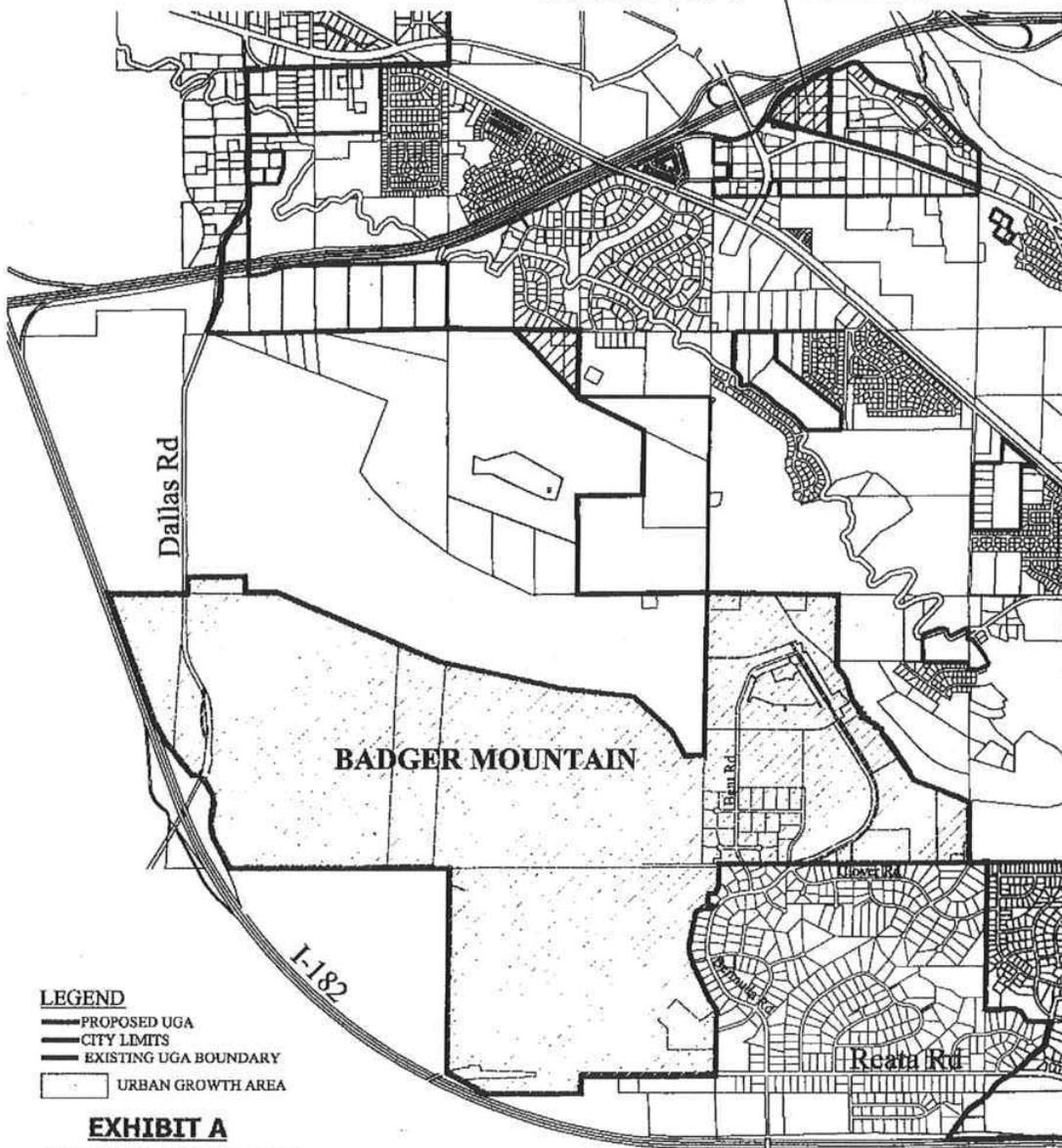
ALL OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION OF LOT 1 OF SHORT PLAT 2465 LOCATED IN SECTION 33, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.;

THAT PORTION OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., LOCATED WEST OF THE EXISTING URBAN GROWTH BOUNDARY.

THAT PORTION OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., LOCATED NORTH AND EAST OF THE RIGHT OF WAY OF INTERSTATE 82, EXCEPT THAT PORTIONS OF SECTION 4 PLATTED AS EL RANCHO REATA NO. 3, LOT 4 OF SHORT PLAT 1331, ALL OF SHORT PLAT 1550; AND THAT PLATTED AS BADGER VIEW RANCHETTES.



VALLEY VIEW EXHIBIT A



- LEGEND**
- PROPOSED UGA
  - CITY LIMITS
  - EXISTING UGA BOUNDARY
  - ▨ URBAN GROWTH AREA

**EXHIBIT A**  
**URBAN GROWTH**  
**EXPANSION AREA**

  
  
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**EXHIBIT B  
DESCRIPTION OF VALLEY VIEW AREA**

THAT PORTION OF BADGER HEIGHTS SUBDIVISION IN SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. DESCRIBED AS FOLLOWS:

LOT 9 OF BLOCK 1 LESS PORTION DEDICATED TO INTERSTATE 182;

LOT 13 OF BLOCK 2: TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #91-16685, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #95-438;

LOT 12 OF BLOCK 2 LESS PORTION DEDICATED TO INTERSTATE 182;

LOT 5 OF BLOCK 2 LESS PORTION DEDICATED TO INTERSTATE 182;

LOT 6 OF BLOCK 2 LESS PORTION DEDICATED TO INTERSTATE 182;

LOT 11 OF BLOCK 2; LOT 14 OF BLOCK 2 TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #91-16685, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #95-438, AF#95-26680;

LOT 14 BLOCK 2, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOL #91-16685 REC'D 9/17/91 TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOL #95-438 REC'D 11/20/95 AF#95-26680 SUBJECT TO EASEMENTS OF SAID RESOLUTION.

LOT 15 OF BLOCK 2, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #91-16685, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION #95-438, AF#95-26680, TOGETHER WITH PORTION OF VACATED ROAD RIGHT OF WAY PER RESOLUTION 95-438, AF#1995-026680;

LOT 10 OF BLOCK 2;

LOT 7 OF BLOCK 2;

LOT 2 BLOCK 2 LESS PORTION DEDICATED TO INTERSTATE 182; AND

  
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THAT PORTION OF THE COUNTY ROAD WITHIN THE ABOVE DESCRIBED AREA  
KNOWN AS TULIP LANE LOCATED BETWEEN WINDMILL ROAD AND I-182  
RIGHT OF WAY.

  
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**EXHIBIT C  
COMMERCIAL VINEYARDS AND ORCHARDS SUBJECT TO SETBACK  
REQUIREMENT**

- (1) TAX PARCEL # 129982012465002 LEGALLY DESCRIBED AS FOLLOWS:  
LOT 1 OF SHORT PLAT 2465;
- (2) TAX PARCEL # 134982010595001 LEGALLY DESCRIBED AS FOLLOWS:  
LOT 1 OF SHORT PLAT #595;
- (3) TAX PARCEL # 134982010595002 LEGALLY DESCRIBED AS FOLLOWS:  
LOT 2 OF SHORT PLAT #595;
- (4) TAX PARCEL # 134982010595003 LEGALLY DESCRIBED AS FOLLOWS:  
LOT 3 OF SHORT PLAT #595;
- (5) TAX PARCEL # 134982010595004 LEGALLY DESCRIBED AS FOLLOWS:  
LOT 4 OF SHORT PLAT #595;
- (6) TAX PARCEL # 134982011576001 LEGALLY DESCRIBED AS FOLLOWS:  
LOT 1 OF SHORT PLAT #1576;
- (7) TAX PARCEL # 134982012049001 LEGALLY DESCRIBED AS FOLLOWS:  
LOT 1 OF SHORT PLAT 2049;
- (8) TAX PARCEL # 134982012049002 LEGALLY DESCRIBED AS FOLLOWS:  
LOT 2 OF SHORT PLAT 2049;
- (9) TAX PARCEL # 134984011576003 LEGALLY DESCRIBED AS FOLLOWS: THAT  
PORTION OF LOT 2, SHORT PLAT NO. 1576, ACCORDING TO THE SURVEY THEREOF,  
RECORDED UNDER AUDITOR'S FILE NO. 86-18748, RECORDS OF BENTON COUNTY,  
WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2: THENCE SOUTH 89  
DEGREES 31 MINUTES 37 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2,  
A DISTANCE OF 276.65 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK ONE  
OF THE PLAT OF EL RANCHO REATA NO. 4 AND THE TRUE POINT OF BEGINNING:  
THENCE NORTH 05 DEGREES 11 MINUTES 43 SECONDS WEST ALONG THE  
NORTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 6 A DISTANCE OF  
241.58 FEET TO THE NORTHERLY BOUNDARY OF LOT 2 AND TERMINUS OF SAID  
LINE. COMMONLY KNOWN AS: THE WEST HALF OF LOT 2 SHORT PLAT NO. 1576.  
(4/24/2000 AF#20000-009798);



(10) TAX PARCEL # 134984011576004 LEGALLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 2, SHORT PLAT NO. 1576, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 86-18748, RECORDS OF BENTON COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2: THENCE SOUTH 89 DEGREES 31 MINUETS 37 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 276.65 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK ONE OF THE PLAT OF EL RANCHO REATA NO. 4 AND THE TRUE POINT OF BEGINNING: THENCE NORTH 05 DEGREES 11 MINUTES 43 SECONDS WEST ALONG THE NORTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 6 A DISTANCE OF 241.58 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 2 AND TERMINUS OF SAID LINE. COMMONLY KNOWN AS: THE EAST HALF OF LOT 2 SHORT PLAT NO. 1576. (4/24/2000 AF#2000-009799);

(11) TAX PARCEL # 134984012275001 LEGALLY DESCRIBED AS FOLLOWS: LOT 1 OF SHORT PLAT #2275;

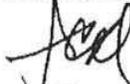
(12) TAX PARCEL # 134984012275002 LEGALLY DESCRIBED AS FOLLOWS: LOT 2 OF SHORT PLAT #2275;

(13) TAX PARCEL # 134984011406001 LEGALLY DESCRIBED AS FOLLOWS: LOT 1 OF SHORT PLAT #1406;

(14) TAX PARCEL # 134982000003000 LEGALLY DESCRIBED AS FOLLOWS: THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.;

(15) TAX PARCEL # 134982000001002 LEGALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 9 NORTH RANGE 28 EAST. THENCE SOUTH 00 DEGREES 33'25" EAST ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1320.72 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER. THENCE NORTH 89 DEGREES 34'14" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER A DISTANCE OF 1812.32 FEET TO THE TRUE POINT OF BEGINNING. THENCE SOUTH 31 DEGREES 59'19" EAST A DISTANCE OF 693.29 FEET. THENCE SOUTH 58 DEGREES 00'41" WEST A DISTANCE 600.00 FEET. THENCE SOUTH 10 DEGREES 25'54" WEST A DISTANCE OF 228.30 FEET. THENCE NORTH 79 DEGREES 34'06" WEST A DISTANCE OF 120.00 FEET. THENCE SOUTH 10 DEGREES 25'54" WEST A DISTANCE OF 9.16 FEET. THENCE NORTH 79 DEGREES 34'06" WEST A DISTANCE

  
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OF 131.71 FEET. THENCE SOUTH 53 DEGREES 33'55" WEST A DISTANCE OF 90.27 FEET. THENCE SOUTH 58 DEGREES 00'41" WEST A DISTANCE OF 199.00 FEET. THENCE NORTH 31 DEGREES 59'19" WEST A DISTANCE OF 112.50 FEET TO A POINT OF CURVE. THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 00'00" A RADIUS OF 20.0 FEET, AN ARC DISTANCE OF 31.42 FEET. THENCE NORTH 58 DEGREES 00'41" EAST A DISTANCE OF 84.00 FEET. THENCE NORTH 31 DEGREES 59'19" WEST A DISTANCE OF 170.00 FEET. THENCE NORTH 58 DEGREES 00'41" EAST A DISTANCE OF 206.00 FEET. THENCE NORTH 31 DEGREES 59'19" WEST A DISTANCE OF 110.12 FEET. THENCE NORTH 89 DEGREES 28'17" WEST A DISTANCE OF 4.61 FEET. THENCE NORTH 48 DEGREES 43'37" WEST A DISTANCE OF 99.64 FEET. THENCE NORTH 24 DEGREES 04'27" WEST A DISTANCE OF 100.31 FEET. THENCE NORTH 00 DEGREES 19'21" EAST A DISTANCE OF 9.04 FEET. THENCE SOUTH 58 DEGREES 00'41" WEST A DISTANCE OF 181.06 FEET. THENCE NORTH 31 DEGREES 59'19" WEST A DISTANCE OF 280.00 FEET. THENCE NORTH 22 DEGREES 31'35" WEST A DISTANCE OF 60.83 FEET. THENCE NORTH 31 DEGREES 59'19" WEST A DISTANCE OF 662.82 FEET TO A POINT ON CURVE. THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 40'47", A RADIUS OF 280.00 FEET, A CHORD BEARING OF SOUTH 85 DEGREES 17'02" WEST, AND ARC DISTANCE OF 61.96 FEET. THENCE NORTH 11 DEGREES 03'22" WEST RADIAL TO SAID CURVE A DISTANCE OF 192.85 FEET. THENCE SOUTH 68 DEGREES 29'19" WEST A DISTANCE OF 93.00 FEET. THENCE NORTH 21 DEGREES 30'41" WEST A DISTANCE OF 80.00 FEET. THENCE NORTH 68 DEGREES 29'19" EAST A DISTANCE OF 207.91 FEET TO A POINT OF CURVE. THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36 DEGREES 20'33", A RADIUS OF 1040.00 FEET, A CHORD BEARING OF NORTH 86 DEGREES 39'34" EAST AN ARC DISTANCE OF 659.57 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34. THENCE SOUTH 00 DEGREES 06'54" WEST ALONG SAID WEST LINE A DISTANCE OF 520.19 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER. THENCE SOUTH 89 DEGREES 34'14" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 800.48 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 34.92 ACRES. LESS PORTION DEFINED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 33' 25" ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1320.72 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 34' 14" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER A DISTANCE OF 1812.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 31 DEGREES 59' 19" EAST A DISTANCE OF 693.29; THENCE SOUTH 58 DEGREES 00' 41" WEST A DISTANCE OF 432.00 FEET; THENCE



SOUTH 42 DEGREES 41' 01" EAST A DISTANCE OF 1280.13 FEET; THENCE SOUTH 50 DEGREES 21' 14" EAST A DISTANCE OF 332.42 FEET; THENCE SOUTH 61 DEGREES 15' 37" EAST A DISTANCE OF 283.14 FEET; THENCE SOUTH 73 DEGREES 05' 44" EAST A DISTANCE OF 328.70 FEET; THENCE SOUTH 78 DEGREES 09' 33" EAST A DISTANCE OF 153.04 FEET TO THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 540.20 FEET; THENCE NORTH 65 DEGREES 59' 57" WEST A DISTANCE OF 265.85 FEET; THENCE NORTH 68 DEGREES 51' 04" WEST A DISTANCE OF 907.79 FEET; THENCE NORTH 34 DEGREES 25' 29" WEST A DISTANCE OF 897.72 FEET; THENCE NORTH 39 DEGREES 48' 15" WEST A DISTANCE OF 237.31 FEET; THENCE NORTH 02 DEGREES 03' 01" WEST A DISTANCE OF 91.96 FEET; THENCE NORTH 74 DEGREES 42' 48" WEST A DISTANCE OF 120.00 FEET TO A POINT ON CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT; SAID CURVE HAVING A CENTRAL ANGLE OF 10 DEGREES 20' 47", A RADIUS OF 280.00 FEET, A CHORD BEARING NORTH 20 DEGREES 27' 35" EAST, AN ARC DISTANCE OF 50.56 FEET TO A POINT OF TANGENT; THENCE NORTH 64 DEGREES 22' 01" WEST RADIAL TO SAID CURVE, A DISTANCE OF 196.70 FEET; THENCE NORTH 10 DEGREES 25' 54" EAST A DISTANCE OF 31.13 FEET; THENCE NORTH 79 DEGREES 34' 06" WEST A DISTANCE OF 120.00 FEET; THENCE NORTH 10 DEGREES 26' 01" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 79 DEGREES 34' 16" WEST A DISTANCE OF 60.00 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90 DEGREES 00' 00", A RADIUS OF 20.00 FEET AND A CHORD BEARING NORTH 34 DEGREES 33' 50" WEST, AN ARC DISTANCE OF 31.41 FEET; THENCE NORTH 79 DEGREES 34' 08" WEST A DISTANCE OF 3.82 FEET; THENCE NORTH 10 DEGREES 25' 54" EAST A DISTANCE OF 60.00 FEET; TO A POINT OF CURVE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 16' 26", A RADIUS OF 355.00 FEET AND A CHORD BEARING NORTH 82 DEGREES 12' 19" WEST, AN ARC DISTANCE OF 32.68 FEET; THENCE NORTH 31 DEGREES 59' 19" WEST A DISTANCE OF 233.81 FEET; THENCE NORTH 16 DEGREES 01' 55" WEST A DISTANCE OF 400.68 FEET; THENCE NORTH 31 DEGREES 59' 19" WEST A DISTANCE OF 155.71 FEET; THENCE NORTH 52 DEGREES 44' 43" WEST A DISTANCE OF 66.36 FEET; THENCE NORTH 31 DEGREES 59' 19" WEST A DISTANCE OF 120.21 FEET; THENCE NORTH 13 DEGREES 55' 25" EAST A DISTANCE OF 82.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH 89 DEGREES 34' 14" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 800.48 FEET TO THE TRUE POINT OF BEGINNING.\*9/20/82\*\*\*TOGETHER WITH PORTION DEFINED AS FOLLOWS: (PARCEL #10) THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE \*NORTHWEST\* CORNER OF SAID SECTION 34: THENCE SOUTH 00 DEGREES 45

  
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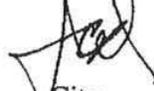
  
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MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 1309.69 FEET TO THE TRUE POINT OF BEGINNING. THENCE SOUTH 89 DEGREES 30 MINUTES 41 SECONDS EAST A DISTANCE OF 578.80 FEET TO A POINT OF CURVE: THENCE NORTHEAST- ERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 22 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 1560.00 FEET, AN ARC DISTANCE OF 599.00 FEET TO A POINT OF TANGENT: THENCE NORTH 68 DEGREES 29 MINUTES 19 SECONDS EAST A DISTANCE OF 862.96 FEET TO A POINT OF CURVE: THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 36 DEGREES 20 MINUTES 30 SECONDS, A RADIUS OF 1040.00 FEET, A CHORD BEARING NORTH 86 DEGREES 39 MINUTES 34 SECONDS EAST, AN ARC DISTANCE OF 659.65 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER AND TERMINUS OF SAID LINE. EXCEPT THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER. CONTAINING 59.95 ACRES. LESS THAT PORTION DEFINED AS FOLLOWS: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION: THENCE SOUTH 89 DEGREES 09 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 1319.26 FEET TO THE TRUE POINT OF BEGINNING: THENCE SOUTH 31 DEGREES 56 MINUTES 20 SECONDS EAST A DISTANCE OF 825.13 FEET: THENCE SOUTH 48 DEGREES 15 MINUTES 26 SECONDS EAST A DISTANCE OF 1100.06 FEET: THENCE NORTH 13 DEGREES 55 MINUTES 25 SECONDS EAST A DISTANCE OF 82.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND TERMINUS OF SAID LINE. SUBJECT TO RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY AND EASEMENTS OF RECORD. CONTAINING 24.00 ACRES;

(16) TAX PARCEL # 134982000004000 LEGALLY DESCRIBED AS FOLLOWS: THAT PORTION OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 DEFINED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34: THENCE SOUTH 00 DEGREES 45'08" WEST ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 1309.69 FEET TO THE TRUE POINT OF BEGINNING: THENCE SOUTH 89 DEGREES 30'41" EAST A DISTANCE OF 578.80 FEET TO A POINT OF CURVE. THENCE ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22 DEGREES 00'00", A RADIUS OF 1560.00 FEET, AN ARC LENGTH OF 599 FEET, TO A POINT OF TANGENT. THENCE NORTH 68 DEGREES 29'19" EAST A DISTANCE OF 655.05 FEET. THENCE SOUTH 21 DEGREES 30'41" EAST A DISTANCE OF 80 FEET THENCE NORTH 68 DEGREES 29'19" EAST A DISTANCE OF 93 FEET. THENCE SOUTH 11 DEGREES 03'22" EAST A DISTANCE OF 192.85 FEET TO A POINT ON CURVE. THENCE ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12 DEGREES 40'47", A RADIUS OF 280

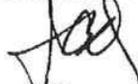
  
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FEET AND A CHORD BEARING OF NORTH 85 DEGREES 17'02' EAST, AN ARC LENGTH OF 61.97 FEET TO THE END OF SAID CURVE. THENCE SOUTH 31 DEGREES 59'19' EAST A DISTANCE OF 662.82 FEET. THENCE SOUTH 22 DEGREES 31'35' EAST A DISTANCE OF 60.83 FEET. THENCE SOUTH 31 DEGREES 59'19' EAST A DISTANCE OF 280 FEET. THENCE NORTH 58 DEGREES 00'41' EAST A DISTANCE OF 181.06 FEET. THENCE SOUTH 00 DEGREES 19'21' WEST A DISTANCE OF 9.04 FEET. THENCE SOUTH 24 DEGREES 04'27' EAST A DISTANCE OF 100.31 FEET. THENCE SOUTH 48 DEGREES 43'37' EAST A DISTANCE OF 99.64 FEET. THENCE SOUTH 89 DEGREES 28'13' EAST A DISTANCE OF 4.61 FEET. THENCE SOUTH 31 DEGREES 59'19' EAST A DISTANCE OF 110.12 FEET. THENCE SOUTH 58 DEGREES 00'41' WEST A DISTANCE OF 206 FEET. THENCE SOUTH 31 DEGREES 59'19' EAST A DISTANCE OF 170 FEET. THENCE SOUTH 58 DEGREES 00'41' WEST A DISTANCE OF 331.40 FEET TO A POINT OF CURVE. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 07'47', A RADIUS OF 630 FEET, AN ARC LENGTH OF 353.28 FEET TO A POINT OF TANGENT. THENCE NORTH 89 DEGREES 51'32' WEST A DISTANCE OF 2160.64 FEET. THENCE NORTH 00 DEGREES 45'12' EAST ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 30 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34. THENCE NORTH 00 45'08' EAST ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 1389.69 FEET TO THE TRUE POINT OF BEGINNING: LESS SHORT PLAT #595 DEFINED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28. THENCE SOUTH 00 DEGREES 45'08' WEST ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 2699.38 FEET. THENCE SOUTH 89 DEGREES 51'32' EAST, A DISTANCE OF 850.40 FEET. THENCE NORTH 00 DEGREES 08'28' EAST, A DISTANCE OF 528.16 FEET TO THE TRUE POINT OF BEGINNING. THENCE, NORTH 20 DEGREES 10'32' EAST A DISTANCE OF 472.96 FEET. THENCE NORTH 62 DEGREES 01'18' WEST A DISTANCE OF 113.18 FEET TO A POINT ON A CURVE. THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 41'57' A RADIUS OF 310 FEET, A CHORD BEARING OF NORTH 29 DEGREES 49'40' EAST, AN ARC LENGTH OF 20.01 FEET. THENCE SOUTH 62 DEGREES 01'18' EAST A DISTANCE 115 FEET. THENCE NORTH 55 DEGREES 17'34' EAST A DISTANCE OF 150 FEET. THENCE NORTH 68 DEGREES 29'19' EAST A DISTANCE OF 575.33 FEET. THENCE NORTH 21 DEGREES 30'41' WEST A DISTANCE OF 115 FEET. THENCE NORTH 68 DEGREES 29'19' EAST A DISTANCE OF 253.30 FEET TO A POINT ON A CURVE. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 45'57' A RADIUS OF 1268.81 FEET A CHORD BEARING OF SOUTH 30 DEGREES 06'21' EAST AN ARC LENGTH OF 83.39 FEET TO A POINT OF TANGENCY. THENCE SOUTH 31 DEGREES 59'19' EAST A DISTANCE OF 1116.61 FEET. THENCE SOUTH 68 DEGREES 29'19' WEST A DISTANCE OF 81.36 FEET. THENCE NORTH 31 DEGREES 59'19' WEST A DISTANCE OF 1016.76 FEET. THENCE SOUTH 58 DEGREES 00'41' WEST A DISTANCE OF 115 FEET. THENCE SOUTH 31 DEGREES 59' 19' EAST A DISTANCE OF

  
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979.45 FEET TO A POINT ON A CURVE. THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 07'36", A RADIUS OF 540 FEET A CHORD BEARING OF SOUTH 61 DEGREES 39'33" WEST, AN ARC LENGTH OF 20.04 FEET. THENCE NORTH 31 DEGREES 59'19" WEST A DISTANCE OF 130 FEET. THENCE SOUTH 60 DEGREES 35'40" WEST A DISTANCE OF 86.88 FEET. THENCE SOUTH 82 DEGREES 16'18" WEST A DISTANCE OF 94.27 FEET. THENCE NORTH 89 DEGREES 51'32" WEST A DISTANCE OF 455 FEET. THENCE SOUTH 00 DEGREES 08'28" WEST A DISTANCE OF 115 FEET. THENCE NORTH 89 DEGREES 51'32" WEST A DISTANCE OF 20 FEET THENCE NORTH 00 DEGREES 08'28" EAST, A DISTANCE OF 115 FEET. THENCE NORTH 89 DEGREES 51'32" WEST A DISTANCE OF 200.35 FEET. THENCE NORTH 69 DEGREES 49'28" WEST A DISTANCE OF 465.19 FEET. THENCE SOUTH 20 DEGREES 10'32" WEST A DISTANCE OF 115 FEET. THENCE NORTH 69 DEGREES 49' 28" WEST A DISTANCE OF 63.73 FEET TO THE TRUE POINT OF BEGINNING;

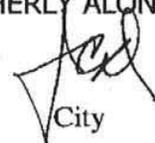
(17) TAX PARCEL # 134983000001003 LEGALLY DESCRIBED AS FOLLOWS: THAT PORTION OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST W.M. DEFINED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89°31'37" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1717.64 FEET; THENCE NORTH 73°58'01" EAST A DISTANCE OF 29.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 73°58'01" EAST A DISTANCE OF 395.10 FEET TO POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°00'00" AND A RADIUS OF 883.50 FEET, AN ARC DISTANCE OF 185.04 FEET. THENCE NORTH 61°58'01" EAST A DISTANCE OF 700 FEET TO A POINT OF CURVE THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 93°57'20" AND A RADIUS OF 866.33 FEET, AN ARC DISTANCE OF 1420.64 FEET. THENCE NORTH 31°59'19" WEST A DISTANCE OF 1229.03 FEET THENCE SOUTH 58°00'41" WEST, A DISTANCE OF 70.90 FEET TO A POINT OF CURVE. THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT. SAID CURVE HAVING A CENTRAL ANGLE OF 32°07'47", A RADIUS OF 630.00 FEET; AN ARC DISTANCE OF 353.29 FEET TO A POINT OF TANGENT; THENCE NORTH 89°51'32" WEST, PARALLEL TO AND 30 FEET SOUTH OF THE CENTERLINE OF SAID SECTION 34, A DISTANCE OF 175.59 FEET; THENCE SOUTH 00°30'55" WEST A DISTANCE OF 2169.93 FEET THENCE SOUTH 29°26'27" WEST A DISTANCE OF 279.73 FEET. THENCE SOUTH 37°52'10" WEST A DISTANCE OF 80.42 FEET; THENCE SOUTH 45°56'23" WEST A DISTANCE OF 125.10 FEET THENCE SOUTH 15°56'38" EAST A DISTANCE OF 79.79 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 62.14 ACRES. TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY. WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST



CORNER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, NORTH 89°31'37" EAST, 1780.47 FEET TO A POINT ON A 400.00 FEET RADIUS CURVE WHOSE CENTER BEARS NORTH 66°29'47" EAST; THENCE NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 114.35 FEET THROUGH AN INCLUDED ANGLE OF 16°22'44" TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE AN ARC LENGTH OF 334.41 FEET THROUGH AN INCLUDED ANGLE OF 47°54'02"; THENCE NORTH 40°46'33" EAST, 110.64 FEET TO THE BEGINNING OF 460.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 171.81 FEET THROUGH AN INCLUDED ANGLE OF 21°24'00" THENCE SOUTH 00°30'55" WEST, 173.98 FEET; THENCE SOUTH 29°26'27" WEST, 279.73 FEET; THENCE SOUTH 37°52'10" WEST, 80.42 FEET; THENCE SOUTH 45°56'23" WEST, 88.28 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 1.05 ACRES MORE OR LESS. ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL; THAT PORTION OF SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34: THENCE NORTH 00°45'12" EAST, 1436.68 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°45'12" EAST, 1231.37 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°51'32' EAST, 1985.05 FEET; THENCE SOUTH 00°30'55" WEST, 1152.19 FEET; THENCE NORTH 89°43'25" WEST, 1359.28 FEET; THENCE SOUTH 00°35'42' WEST, 84.59 FEET; THENCE NORTH 89°39'20" WEST, 630.73 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 53.68 ACRES. MORE OR LESS. EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34: THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, NORTH 89°31'37" EAST, 1748.07 ; THENCE NORTH 15°56'38" WEST, 8.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 15°56'38" WEST, 79.79 FEET; THENCE NORTH 45°56'23" EAST, 36.82 FEET TO A POINT ON 400 FEET RADIUS CURVE WHOSE CENTER BEARS NORTH 82°52'31" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 97.39 FEET THROUGH AN INCLUDED ANGLE OF 13°57'01"; THENCE SOUTH 73°58'01" WEST, 29.35 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 2529 SQUARE FEET MORE OR LESS. EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34: THENCE ALONG THE SOUTH LINE OF SAID SECTION 34; NORTH 89°31'37" EAST, 1780.47 FEET TO A POINT ON A 400.00 FEET RADIUS CURVE WHOSE CENTER BEARS NORTH 66°29'47" EAST; THENCE NORTHERLY ALONG



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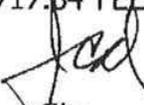


SAID CURVE AN ARC LENGTH OF 448.76 FEET; THROUGH AN INCLUDED ANGLE OF 64°16'46"; THENCE NORTH 40°46'33" EAST, 110.64 FEET. TO THE BEGINNING OF 460.00 FEET RADIUS CURVE TO THE LEFT: THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 171.61 FEET THROUGH AN INCLUDED ANGLE OF 21°24'00" TO THE TRUE POINT OF BEGINNING: THENCE CONTINUING NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 153.34 FEET THROUGH AN INCLUDED ANGLE OF 19°06'00"; THENCE NORTH 00°16'33" EAST, 693.24 FEET; THENCE NORTH 89°43'25" WEST. 21.80 FEET; THENCE SOUTH 00°30'55" WEST. 843.76 FEET; TO THE TRUE POINT OF BEGINNING;

(18) TAX PARCEL # 134984000001002 LEGALLY DESCRIBED AS FOLLOWS: THE PORTION OF SECTION 34, TOWNSHIP 9, RANGE 28 DEFINED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, THENCE SOUTH 00 45' 08' WEST ALONG THE WEST LINE THEROF A DISTANCE OF 2669.38 FEET, THENCE SOUTH 89 51'32' EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION A DISTANCE OF 2160 FEET TO A POINT OF CURVE. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32 07'47' AND A RADIUS OF 570 FEET, AN ARC DISTANCE OF 319.64 FEET. THENCE NORTH 58 00'41' EAST A DISTANCE OF 227.40 FEET TO THE TRUE POINT OF BEGINNING: THENCE SOUTH 31 59'19' EAST A DISTANCE OF 1289.03 FEET TO A POINT OF CURVE. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 23'43' AND A RADIUS OF 1022.84 FEET, AN ARC DISTANCE OF 24.91 FEET. THENCE NORTH 59 24'24' EAST RADIAL TO SAID CURVE A DISTANCE OF 608.78 FEET. THENCE NORTH 34 25'29' WEST A DISTANCE OF 357.72 FEET. THENCE NORTH 39 48'15' WEST A DISTANCE OF 237.31 FEET. THENCE NORTH 02 03'01' WEST A DISTANCE OF 91.96 FEET. THENCE NORTH 74 42'48' WEST A DISTANCE OF 120 FEET TO A POINT ON A CURVE. THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 20'47' A RADIUS OF 280 FEET AND A CHORD BEARING NORTH 20 27'35' EAST AN ARC DISTANCE OF 50.56 FEET. THENCE NORTH 64 22'01' WEST A DISTANCE OF 196.70 FEET. THENCE NORTH 10 25'54' EAST A DISTANCE OF 31.13 FEET. THENCE NORTH 79 34'06' WEST A DISTANCE OF 120 FEET. THENCE SOUTH 10 25'54' WEST A DISTANCE OF 9.16 FEET. THENCE NORTH 79 34'06' WEST A DISTANCE OF 131.71 FEET. THENCE SOUTH 53 33'55' WEST A DISTANCE OF 90.27 FEET. THENCE SOUTH 58 00'41' WEST A DISTANCE OF 199 FEET TO A LINE EXTENDED SOUTH 31 59'19' EAST. THENCE NORTHERLY ALONG SAID LINE TO THE TRUE POINT OF BEGINNING;

(19) TAX PARCEL # 134984000001003 LEGALLY DESCRIBED AS FOLLOWS: THE PORTION OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 DEFINED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 89°31'37" EAST ALONG THE SOUTH LINE THERE OF A DISTANCE OF 1717.64 FEET

  
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TO THE TRUE POINT OF BEGINNING; THENCE NORTH 73°58'01" EAST A DISTANCE OF 424.43 FEET TO POINT OF CURVE THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°00'00" AND A RADIUS OF 883.50 FEET, AN ARC DISTANCE OF 185.04 FEET. THENCE NORTH 61°58'01" EAST A DISTANCE OF 700 FEET TO A POINT OF CURVE. THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 93°57'20" AND A RADIUS OF 866.33 FEET, AN ARC DISTANCE OF 1420.64 FEET. THENCE NORTH 31°59'19" WEST A DISTANCE OF 1229.03 FEET. THENCE SOUTH 58°00'41" WEST A DISTANCE OF 70.90 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 32°07'47", A RADIUS OF 630.00 FEET, AN ARC DISTANCE OF 353.29 FEET TO A POINT OF TANGENT; THENCE NORTH 89°51'32" WEST, PARALLEL TO AND 30 FEET SOUTH OF THE CENTERLINE OF SAID SECTION 34, A DISTANCE OF 175.59 FEET; THENCE NORTH 00°30'55" EAST A DISTANCE OF 35.69 FEET; THENCE SOUTH 89°51'32" EAST, PARALLEL TO THE CENTERLINE OF SAID SECTION 34, A DISTANCE OF 318.02 FEET TO A POINT OF CURVE. THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°07'47" AND A RADIUS OF 233.97 FEET, AN ARC DISTANCE OF 131.20 FEET TO A POINT OF TANGENT. THENCE NORTH 58°00'41" EAST A DISTANCE OF 258.22 FEET, THENCE SOUTH 31°59'19" EAST A DISTANCE OF 1244.03 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°57'20" AND A RADIUS OF 982.83 FEET AN ARC DISTANCE OF 1611.68 FEET TO A POINT OF TANGENT; THENCE SOUTH 61°58'01" WEST A DISTANCE OF 700.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°00'00" AND A RADIUS OF 1000.00 FEET AN ARC DISTANCE OF 209.44 FEET TO A POINT OF TANGENT; THENCE SOUTH 73°58'01" WEST A DISTANCE OF 6.05 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, SOUTH 89°31'37" WEST A DISTANCE OF 434.30 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 10.68 ACRES. EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34. NORTH 89°31'37" EAST, 1717.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 34, NORTH 89°31'37" EAST. 62.83 FEET TO A POINT ON A 400.00 FEET RADIUS CURVE WHOSE CENTER BEARS NORTH 66°9'47" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 16.95 FEET THROUGH AN INCLUDED ANGLE OF 2°25'43"; THENCE SOUTH 73°58'01" WEST, 58.68 FEET TO THE TRUE POINT OF BEGINNING; .



County



City



WHEN RECORDED RETURN TO:

Richland City Clerk  
P.O. Box 190 MS-05  
Richland, WA 99352

ORDINANCE NO. 41-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RICHLAND, Benton County Washington, annexing approximately 1,878 Acres including the Badger Mountain South Master Planned Community, providing for assumption of existing City indebtedness and amending the Official Zoning Map.

WHEREAS, the City received a notice of intent from the owners of more than ten percent in value of the real property legally described in Exhibit A attached hereto, to commence annexation proceedings for annexation into the City of Richland; and

WHEREAS, a meeting was held on the 17th day of August, 2010, between the initiating parties of this annexation and the Council of the City of Richland, at which time the Council passed Resolution No. 46-10, accepting the notice of intention to commence annexation proceedings for the real property legally described in Exhibit A attached hereto, subject to simultaneous adoption of the Badger Mountain Subarea Plan to serve as the Comprehensive Plan for the proposed annexation area, and the assumption of the appropriate share of all existing city indebtedness; and

WHEREAS, Resolution No 46-10 further authorized and directed the Richland Planning Commission to propose and forward a recommendation to the City Council as to the most appropriate zoning designations for the areas proposed to be annexed; and

WHEREAS, a notice of intention to annex was duly filed with the Boundary Review Board on September 10, 2010; Jurisdiction of the Boundary Review Board was not invoked within 45 days of filing, and thus the proposed annexation was deemed approved by the Boundary Review Board on October 25, 2010; and

WHEREAS, the Richland Planning Commission held a public hearing on October 27, 2010 to consider appropriate zoning designations for the proposed annexation area; and

WHEREAS, on November 2, 2010, the Council passed Resolution No. 73-10, authorizing the circulation of an annexation petition for annexation of the real property legally described in Exhibit A attached hereto; and

WHEREAS, a petition was circulated, filed with Benton County, and certified by the County Assessor as containing signatures of the owners of not less than 60% in value, according to the assessed valuation for general taxation, of the property to be annexed; and

WHEREAS, a City Council held a public hearing to consider the annexation on November 16, 2010, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation in the City and the proposed annexation area, and through posting of a hearing notice in three public places within the territory proposed for annexation, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland and the Council has determined that the annexation would be of general benefit to the residents of the City of Richland;

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

Section 1. The real property legally described in Exhibit A attached hereto is hereby annexed to the City of Richland and is hereby declared to be within the corporate limits of City of Richland, Benton County, Washington (the "Annexed Area")

Section 2. The Badger Mountain Subarea Plan, adopted September 7, 2010, by Ordinance No. 25-10, shall serve as the Comprehensive Plan for the Annexed Area.

Section 3. The property within the Annexed Area shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments or taxes in payment for all or of any portion of the outstanding

indebtedness of the City, approved by the voters, contracted, or incurred prior to, or existing at the date of annexation.

Section 4. The zoning for the portion of the Annexed Area within the Badger Mountain South Master Planned Community shall be as set forth in the Master Agreement and associated Land Use and Development Regulation for the Badger Mountain Master Planned area adopted December 7, 2010 by Resolution No. 77-10 ("LUDR").

Section 5. It is hereby found, as an exercise of the City's police power, that the best zoning for the existing Reata Ridge Subdivision residential lots, located in the southeastern portion of the Annexed Area, shall be R-1-12 Single Family Residential zoning, when consideration is given to the interest of the general public.

Section 6. It is hereby found, as an exercise of the City's police power, that the best zoning for the remaining portion of the Annexed Area shall be Agricultural Use zoning, when consideration is given to the interest of the general public.

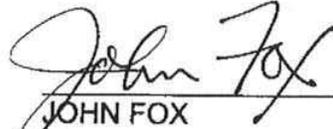
Section 7. A map identifying the zoning classifications for the Annexed Area is attached hereto as Exhibit B. The Official Zoning Map of the City, as adopted by RMC 23.08.040, is hereby amended by adding the Annexed Area with the zoning designations set forth in Exhibit B. Sectional maps shall be amended and new sectional maps shall be created as necessary to reflect the zoning designations set forth in Exhibit B. Said maps shall bear the number and date of passage of this ordinance, and be made a part of the Official Zoning Map of the City.

Section 8. The City Clerk is directed to file a copy of this annexation with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended sectional maps and additional sectional maps as necessary and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 9. As authorized and required by RCW 35.13.280, the City shall negotiate a new franchise with the solid waste collection service provider currently serving the Annexed Area on terms that are acceptable to the City and that requires compliance with the City's Solid Waste Management Plan.

Section 10. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

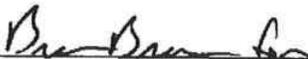
PASSED by the City Council of the City of Richland, at a regular meeting on the 7th day of December, 2010.

  
\_\_\_\_\_  
JOHN FOX  
Mayor

ATTEST:

  
\_\_\_\_\_  
DEBRA C. BARHAM, CMC  
Chief Deputy City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

Date Published: December 12, 2010

**EXHIBIT A  
LEGAL DESCRIPTION OF  
ANNEXED AREA**

**Parcel "A":**

The East half of the East half of Section 31, Township 9 North, Range 28 East, W.M., Benton County, Washington; EXCEPT that portion described as follows:  
The Southwest corner of the Southeast quarter of the Southeast quarter being the True Point of Beginning;  
Thence East along the South line thereof 360.00 feet;  
Thence Northwesterly in a straight line to a point on the West line of said Southeast quarter of the Southeast quarter, a distance of 360.00 feet North of the Southwest corner thereof;  
Thence Southerly along said West line 360.00 feet to the True Point of Beginning;  
AND EXCEPT that portion thereof lying Southerly and Westerly of the State Highway right-of-way.  
AND EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit Claim Deed, recorded October 10, 1968, under Auditor's File No. 595151, records of Benton County, Washington;  
AND EXCEPT State Highway right-of-ways;  
AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;

**Parcel "B":**

All of Section 32, Township 9 North, Range 28 East, W.M., Benton County Washington; EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit Claim Deed, recorded October 10, 1968, under Auditor's File No. 595151, records of Benton County, Washington;  
AND EXCEPT that portion thereof lying Southerly and Westerly of the State Highway right-of-way.  
AND EXCEPT State Highway right-of-ways;  
AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;  
AND ALSO EXCEPT any portion lying within Short Plat 2465.

**Parcel "C":**

Section 33, Township 9 North, Range 28 East, W.M., Benton county, Washington, EXCEPT that portion thereof lying Northerly and Easterly of the following described line:

Beginning at the Northwest corner of said section;  
Thence South 02°34'20" West, 1330.20 feet along the West line of said section to the True Point of Beginning;  
thence South 77°57'14" East, 2389.11 feet;  
thence South 83°23'24" East, 1450.14 feet;  
thence South 48°00'49" East, 1013.41 feet;  
thence South 28°44'51" East, 566.24 feet;  
thence North 88°55'28" East, 380.42 feet to the East line of said section and the terminus of said line, said point bears South 00°45'19" West, 3237.80 feet from the Northeast corner of said section.

(Also known as Tract 4 of Survey recorded August 31, 1998, under Recording No. 1998-025706, records of Benton County, Washington.)

EXCEPT State Highway right-of-way;  
AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;

**Parcel "D":**

Section 4, Township 8 North, Range 28 East, W.M., Benton County, Washington,  
EXCEPT that portion lying within the plat of EL RANCHO REATA NO. 3, according to the Plat thereof recorded  
in Volume 12 of Plats, Page 42, records of Benton County, Washington,  
ALSO EXCEPT State highway right-of-way conveyed under Recording No. 870597, records of Benton County,  
Washington;  
AND EXCEPT that portion lying southerly of the Reata Road right of way  
AND EXCEPT the South 420 feet of the Southeast quarter thereof;  
AND ALSO EXCEPT that portion conveyed to Benton County by deed recorded May 1, 2007, under Auditor's  
File No. 2007-013594, records of Benton County, Washington.

**Parcel "E":**

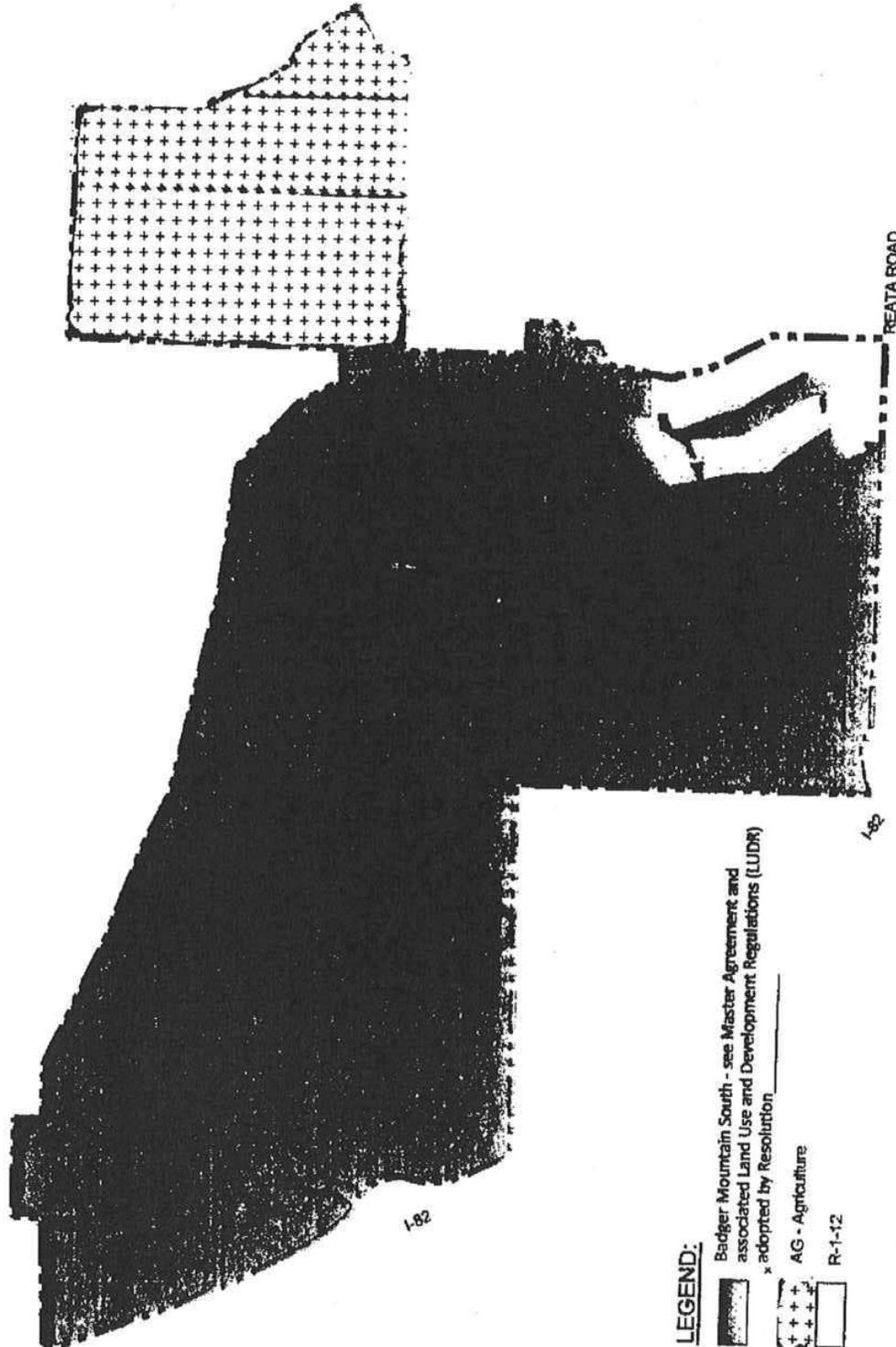
That portion of Section 29, Township 9 North, Range 28 East, W.M., Benton County, Washington, lying Southerly  
and Westerly of the following described line:

Beginning at the Southwest corner of said Section 29;  
Thence South 89°23'44" East 1951.66 feet along the South line of said Section to the True Point of Beginning;  
Thence North 65°57'03" West, 116.18 feet;  
Thence South 89°48'41" West, 641.83 feet;  
Thence North 00°38'28" West, 324.30 feet;  
Thence South 89°21'30" West, 1154.45 feet to the East line of Dallas Road and the terminus of said line.  
EXCEPT the West 40 feet for County Road right-of-way;  
AND EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit Claim Deed dated  
November 20, 1978, recorded February 13, 1979, under Auditor's File No. 783437, records of Benton County,  
Washington;  
AND EXCEPT State Highway right-of-way;  
AND EXCEPT that portion conveyed to Benton County for road purposes under Auditor's File No's. 92-16778 and  
92-16779;  
AND ALSO EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed  
in Benton County Superior Court Cause No. 82-2-00889-6;

**Parcel "F":**

That portion of Section 34, Township 9 North, Range 28 East, W.M., Benton County, Washington, described as  
follows:

Beginning at the Northwest corner of said section; thence southerly on the West line of said section to the  
Northwest corner of the plat of Badger Mountain Plateau, recorded in Volume 15 of Plats, at Page 196, records of  
the County of Benton, Washington, said corner being coincident with the Southwest corner of Tract 2 as shown on  
Record of Survey No. 3894, recorded May 29, 2008, under Auditor's File No. 2008-015497, records of Benton  
County, Washington; thence easterly on the North line of said plat of Badger Mountain Plateau (and its extension  
thereof), also being the South line of said Tract 2, to the Southeast corner of said Tract 2; thence northerly on the  
East line of said Tract 2 to its intersection with the extension of the southerly line of New Parcel "C" as described  
in Quit Claim Deed, recorded April 6, 2009, under Auditor's File No. 2009-009248, records of Benton County,  
Washington; thence easterly on said southerly line of New Parcel "C" to its southeast corner, said corner being  
coincident with the City Limits of Richland; thence northerly on the East line of said New Parcel "C" and the East  
line of New Parcel "B" of same said Quit Claim Deed, both being coincident with said city limits to the Northeast  
corner of said New Parcel "B", said Northeast corner lying on the North line of said section 34, and coincident with  
said city limits; thence westerly on said north line and city limits line to the point of beginning.



**LEGEND:**

 Badger Mountain South - see Master Agreement and associated Land Use and Development Regulations (LUDR) adopted by Resolution

 AG - Agriculture

 R-1-12

**EXHIBIT B**  
Zoning Designations for Annexation Area



1-82

1-82

WHEN RECORDED PLEASE RETURN TO:

City Surveyor  
City of Richland  
840 Northgate Drive  
Richland, WA. 99352  
MS# 26

EXCISE TAX NOT REQUIRED  
BENTON COUNTY EXCISE TAX DIVISION  
BY *[Signature]* 03/24/14 DEPUTY  
*encasement*

Portion of Parcel # 1-3498-300-0001-004, 1-3498-200-0007-000

**UTILITY EASEMENT**

The Grantor, **C & J LAND COMPANY LLC & WILLIAM L JR & HOLLY D WILSON** for and in consideration of the transfer of interest in a portion of property and other valuable considerations, conveys to The **CITY of RICHLAND**, Washington, a municipal corporation, a **Utility Easement** in, over and under the following described property situated in the County of Benton, State of Washington.

A portion of the West ½ of Section 34, Township 9 North, Range 28 East, W.M. Benton County, Washington.

An easement being 10.00 feet wide and having 5.00 feet lying on each side of the following described centerline.

Beginning at the Southwest corner of said Section 34; Thence along the West line of said West ½ North 00°45'15" West a distance of 2,697.79 feet to the West ¼ corner (found rebar with no cap) of said Section 34; Thence leaving said West ¼ corner and continuing along said west line of said West ½ North 00° 45' 15" West a distance of 4.41 feet to a point on said West ½, said point is the **True Point Of Beginning**; Thence leaving said West line North 89°56'55" East a distance of 2,000.58 feet to a point hereafter referenced to as **Point "A"**; Thence South 00°43'57" West a distance of 1128.15 feet; Thence South 12°51'24" East a distance of 66.74 feet to a point on the Northerly line of Hidden Hills Phase 1 (as recorded in Volume 15 on Page 402) said point is also the terminus of said centerline line easement and bears South 89° 43' 24" East a distance of 250.00 feet from the Northeast corner of said Hidden Hills Phase 1 .

**Together With:** a 10.00 foot wide easement having 5.00 feet lying on each side of the following described centerline:

Beginning at the aforementioned **Point "A"** as described in above description; Thence North 00°43'57" East a distance of 10.00 feet to the point of terminus.

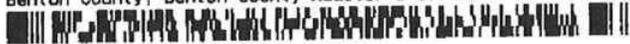
**Together With:** a 10.00 foot wide easement having 5.00 feet lying on each side of the following described centerline:

Beginning at the aforementioned **Point "A"** as described in above description; Thence North 89°56'55" East a distance of 30.00 feet to the point of terminus

The sidelines of said easement shall extend or foreshorten and project to create a continuous corridor around the above described centerlines, and shall terminate at right angles to said centerlines at all points of terminus. North line of said Hidden Hills Phase 1.







**WHEN RECORDED PLEASE RETURN TO:**

City Surveyor  
City of Richland  
840 Northgate Drive  
Richland, WA. 99352  
MS#26

EXCISE TAX NOT REQUIRED  
BENTON COUNTY EXCISE TAX DIVISION

BY *[Signature]* DEPUTY  
*Document*

Portion of Parcel # 1-3498-300-0001-004 / 1-3498-200-0005-002  
1-3498-200-0007-000

**UTILITY EASEMENT**

The Grantor's, **William L. Wilson Jr. and Holly Douglas Wilson & C & J Land Company, LLC**, a Washington Limited Liability Company, and in consideration of the transfer of interest in a portion of real property for a **utility easement**, and upon receipt of good and valuable consideration, in hand paid, grants to the City of Richland, Washington, a municipal corporation, said easement in, over and under the following described property situated in said County and State, described as follows:

A portion Section 34, Township 9 North, Range 28 East, W.M. City of Richland, Benton County, Washington, described as follows:

An easement being 10.00 feet wide having 5.00 feet of said width lying on each side of the following described centerline.

Beginning at the Southwest corner of said Section 34; Thence North 00°45'12" East a distance of 2698.05 feet along the West line of said Section to the West ¼ corner of said Section 34; Thence continuing North 00°45'12" East a distance of 4.22 feet along said West line to the **TRUE POINT of BEGINNING**; Thence North 89°56'55" East a distance of 1734.78 feet leaving said West line to a point hereafter known as **Point "A"**; Thence continuing North 89°56'55" East a distance of 108.24 to a point of terminus.

**Together with:**

An easement being 10.00 feet wide having 5.00 feet of said width lying on each side of the following described centerline.

Beginning at the aforementioned **Point "A"** Thence South 00°03'05" East a distance of 10.00 feet; Thence North 89°32'00" East a distance of 265.74 feet to a point hereafter known as **Point "B"**; Thence continuing North 89°32'00" East a distance of 278.71 feet; Thence North 85°27'03" East a distance of 103.67 feet; Thence North 62°27'05" East a distance of 109.09 feet; Thence North 88°11'28" East a distance of 279.83 feet; Thence South 31°59'19" East a distance of 351.21 feet parallel to and 5.00 feet Easterly of an existing property line; Thence North 62°42'42" East a distance of 55.47 feet leaving said parallel line; Thence South 75°23'32" East a distance of 75.00 feet to the point of terminus.

**Together with:**

An easement being 10.00 feet wide having 5.00 feet of said width lying on each side of the following described centerline.

Beginning at the aforementioned **Point "B"** Thence South 00°37'21" West a distance of 1129.31 feet; Thence South 12°52'59" East a distance of 57.29 feet to a point on the North line of the Plat of Hidden Hills Phase 1 as recorded in Volume 15 of Plats on Page 402 records of said County and State. Said point is on the centerline of an existing 10.00 wide utility easement running along the West line of Lot 1 and the terminus of said easement.

The sidelines of said easement shall extend or foreshorten to terminate at the West line of said Section 34 at the true point of beginning. At right angles to the centerline at the point of terminus, and at the North line of said Plat of Hidden Hills Phase 1.

See attached **Exhibits "A", "B", & "C"**.

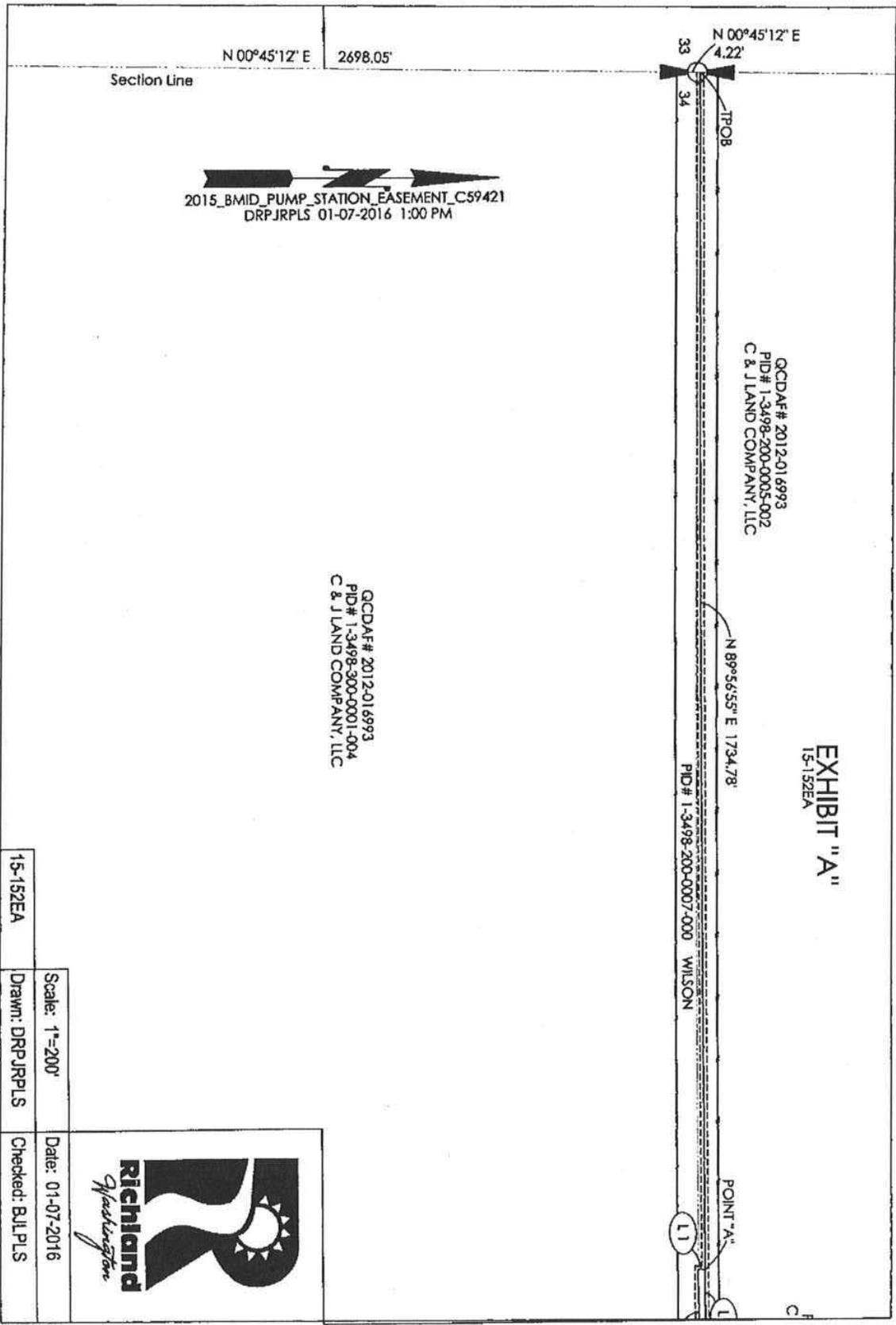
For the purpose of constructing, installing maintaining, repairing, and operating a **utility easement** with full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and **does** give the right to permit franchise holder and utility licensees of the City of Richland to place telephone and television cable circuits.

**Terms and Condition:**

1. The Grantor will not be responsible for any costs associated with relocating the 750mcm Feeder Facilities that will be providing service to the Badger Mountain Irrigation District pump station due to future development of public right of way. These new facilities start at Point "A" and continue from Line 1 thru Line 10 as depicted on exhibits "B and C", and as described by the above legal description. The costs involved in the future relocation of these facilities due to development of public right of way, will be fully borne by the City of Richland Energy Services Department. If for any reason the grantor wishes to relocate these facilities for his or her benefit, the costs shall be borne by the grantor and not the City of Richland Energy Services Department.
2. The Grantor will be responsible for any costs to relocate the existing 336 overhead Line and the 1/0 Lines that serves Hidden Hills. These existing facilities are described from the True Point of Beginning to Point "A" and from point "B" to the North line of Lot 1 of Hidden Hills Phase 1, as depicted on exhibit "A, B, and C", and described by the above legal description. The 336 overhead Line and the 1/0 Lines that serves Hidden Hills was originally covered by easement "Auditor File No. 2014-006658, but was relinquished due to a Scrivener's error.







QCDAA# 2012-01-6993  
 PID# 1-3498-200-0001-004  
 C & J LAND COMPANY, LLC

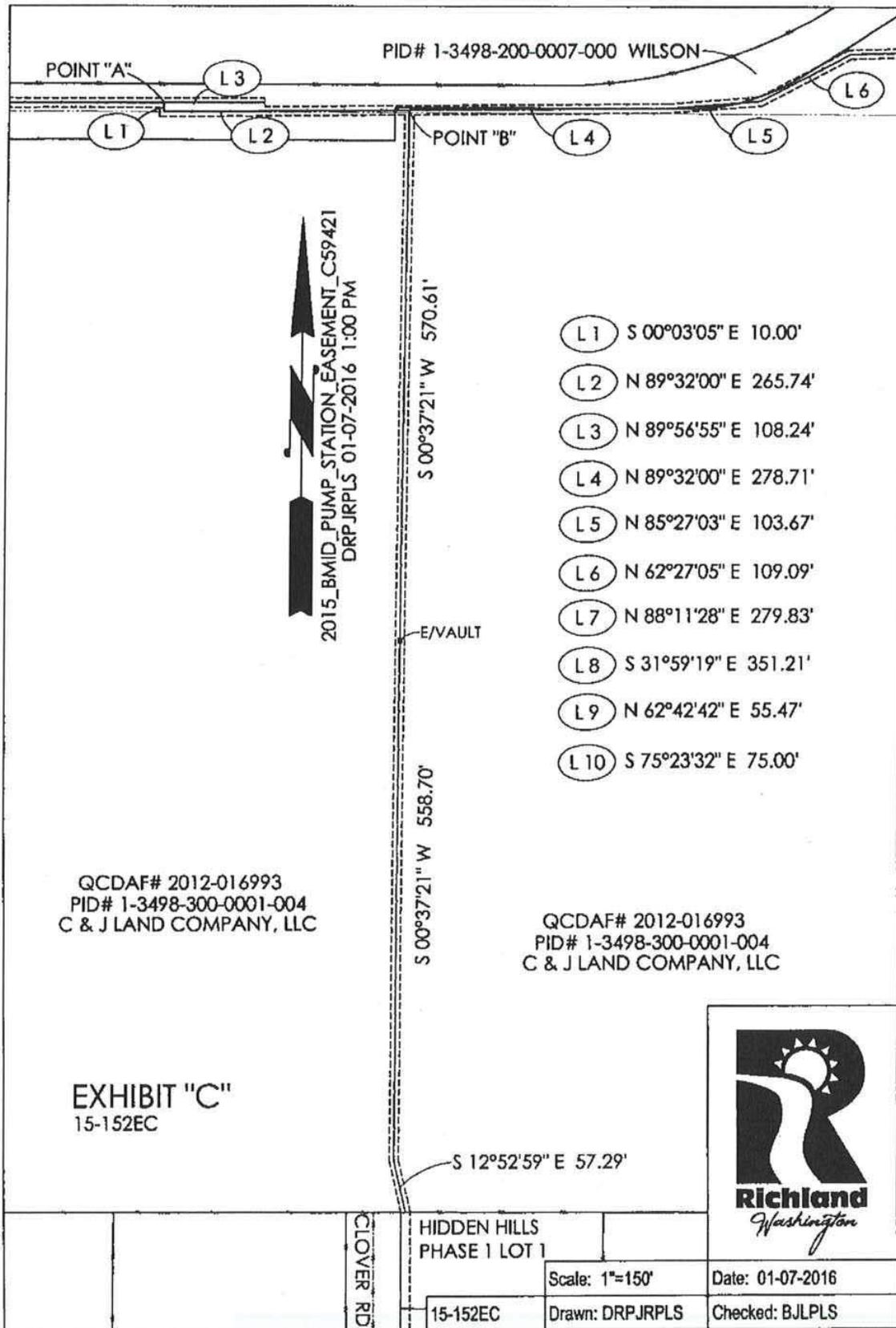
QCDAA# 2012-01-6993  
 PID# 1-3498-200-0005-002  
 C & J LAND COMPANY, LLC

EXHIBIT "A"  
 15-152EA

15-152EA	Scale: 1"=200'	Date: 01-07-2016
	Drawn: DRPJPLS	Checked: BJLPLS







- (L1) S 00°03'05" E 10.00'
- (L2) N 89°32'00" E 265.74'
- (L3) N 89°56'55" E 108.24'
- (L4) N 89°32'00" E 278.71'
- (L5) N 85°27'03" E 103.67'
- (L6) N 62°27'05" E 109.09'
- (L7) N 88°11'28" E 279.83'
- (L8) S 31°59'19" E 351.21'
- (L9) N 62°42'42" E 55.47'
- (L10) S 75°23'32" E 75.00'

**WHEN RECORDED RETURN TO:**

City Surveyor  
City of Richland  
505 Swift Blvd MS# 26  
Richland, WA 99352

EXCISE TAX NOT REQUIRED  
BENTON COUNTY EXCISE TAX DIVISION  
BY [Signature] 1/18/18 DEPUTY  
earmont

Portion of Parcel #1-3498-300-0001-004

**WATERLINE EASEMENT**

The Grantor, **C & J Land Company LLC.**, for and in consideration of the transfer of interest in a portion of real property for a **waterline easement** and upon receipt of good and valuable considerations, in hand paid, grants to the **CITY OF RICHLAND**, Washington, a municipal corporation, said easement in, and under the following described real property situated in the County of Benton, State of Washington, described as follows:

An easement 10 feet in width being 5 feet each side of the following described center line located in a portion of the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 9 North, Range 28 East of the Willamette Meridian, City of Richland, Benton County, State of Washington:

**See attached Exhibit's "A" & "B" for the full description and site plan.**

Together with and subject to easements, reservations, covenants and restrictions of record and in view.

For the purpose of constructing, installing maintaining, repairing, and operating a **waterline easement** with full right to go upon said premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and **does not** give the right to permit franchise holder and utility licensees of the City of Richland to place telephone and television cable circuits.



EXHIBIT "A"  
AN EASEMENT FOR WATER MAIN  
THROUGH BENTON COUNTY TAX PARCEL 134983000001004

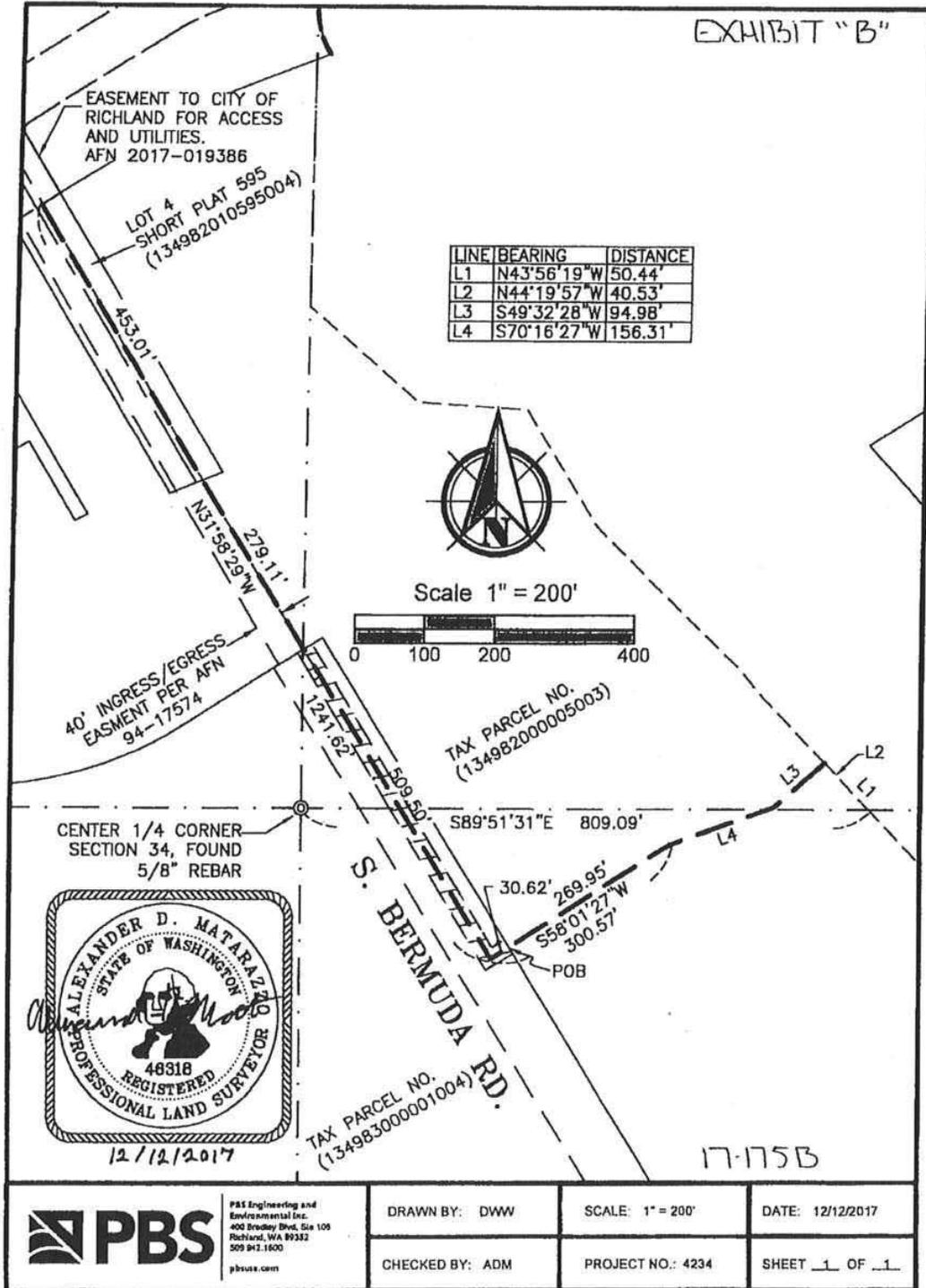
AN EASEMENT 10 FEET IN WIDTH BEING 5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE LOCATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON:

COMMENCING AT THE CENTER OF SECTION MONUMENT OF SAID SECTION 34, SAID MONUMENT BEING A FOUND 5/8 INCH IRON REBAR; THENCE SOUTH 89°51'31" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 809.09 FEET TO THE INTERSECTION OF THE EAST BOUNDARY LINE OF THE LANDS DESCRIBED ON SAID QUIT CLAIM DEED FILED UNDER AUDITOR'S FILE NUMBER 2017-0123127; THENCE NORTH 43°56'19" WEST ALONG SAID EAST PARCEL BOUNDARY LINE, A DISTANCE OF 50.44 FEET; THENCE CONTINUING ALONG SAID EAST PARCEL BOUNDARY LINE, NORTH 44°19'57" WEST, A DISTANCE OF 40.53 FEET; THENCE LEAVING SAID EAST PARCEL BOUNDARY LINE SOUTH 49°32'28" WEST, A DISTANCE OF 94.98 FEET; THENCE SOUTH 70°16'27" WEST, A DISTANCE OF 156.31 FEET; THENCE SOUTH 58°01'27" WEST, A DISTANCE OF 269.95 FEET TO THE BOUNDARY OF SAID PARCEL THE TRUE POINT OF BEGINNING;

THENCE SOUTH 58°01'27" WEST, A DISTANCE OF 30.62 FEET; THENCE NORTH 31°58'19" WEST, A DISTANCE OF 509.50 FEET TO THE BOUNDARY OF SAID PARCEL, AND THE TERMINUS OF THIS EASEMENT.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

17-175A





MILO EASEMENT

Those portions of the South half of the Northeast quarter of Section 34, T9N, R28E, W.M., Benton County Washington, described as follows:

1. A strip of land 20.00 feet in width and lying Northwesterly from, and adjacent to, the following described line:

Beginning at the Northwest corner of the Southeast quarter of the Northeast quarter of said Section 34; Thence S89°29'31"E along the North Line of said Southeast quarter of the Northeast quarter a distance of 30.38 feet to the True Point Of Beginning; Thence S17°58'22"W a distance of 22.10 feet; Thence S53°37'01"W a distance of 1058.42 feet to the Terminus of this described line.

Containing 0.48 Acres more or less

ALSO including

2. A rectangular parcel of land situated in the Southwest quarter of the Northeast quarter of Section 34, being more particularly described as follows: Beginning at the Northeast corner of said Southwest quarter of the Northeast quarter; Thence S89°29'31"E a distance of 30.38 feet; Thence S17°58'22"W a distance of 22.10 feet; Thence S53°37'01"W a distance of 1058.42 feet to the True Point Of Beginning; Thence S71°56'04"W, a distance of 360.00 feet; Thence N18°03'56"W a distance of 360.00 feet; Thence N71°56'04"E a distance of 360.00 feet; Thence S18°03'56"E a distance of 360.00 feet to the True Point Of Beginning.

Containing 2.98 Acres more or less.

ROGERS SURVEYING, INC.

TN/kp  
#30775  
Easement "O"  
10/30/75

executed, signed and sealed the same as their own and voluntary act and deed for the uses and purposes therein expressed.  
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate above written.

*[Signature]*  
Notary Public for the State of  
Washington, residing at Kennewick.

J. O. 6492

# RIGHT OF WAY EASEMENT

728681

THE GRANTOR(S) Milo Bauder and Donna L. Bauder, Husband and Wife

of Benton County, State of Washington, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to PUBLIC UTILITY DISTRICT NO. 1 of Benton County, Washington, a municipal corporation and to its successors and sub-lessee or assigns, the right to enter upon the lands of the Grantor(s) situated in the County of Benton, State of Washington, and more particularly described as follows:

An easement 10 feet wide, 5 feet on each side of a centerline, described as follows:

Beginning at the NE corner of Section 34, Township 9N, Range 28E. W.M. in Benton County, Washington, thence S.00°33'35"E. 1321.22 feet to the existing 1/16 corner. Thence S.00°33'35"E. 5.0 feet to the true point of beginning. Thence N.89°33'35"W. 1264.31 feet, thence S.47°53'26"W. 1000.7 feet. Thence S.10°25'54"W. 975.79 feet to the final point

and to construct, operate and maintain over and under the above described lands and the streets, roads, or highways abutting the said lands an electric transmission or distribution line or system, with all convenient or necessary appurtenances (including but not limited to poles, crossarms, towers, transformers, one or more wires, props, guys, and other supports), and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The Grantor(s) agree(s) that all poles, wires and other facilities installed upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, and that the Grantee shall have the right of ingress and egress over the adjacent lands of the Grantor(s) for the purpose of exercising all rights hereby granted.

All rights hereunder shall cease when the grantee, its successors and sub-lessee or assigns abandons or removes said line or system.

Dated this 16 day of May, 19 77.

*Milo Bauder*  
GRANTOR'S SIGNATURE

*Donna L. Bauder*  
GRANTOR'S SIGNATURE

GRANTOR'S SIGNATURE

GRANTOR'S SIGNATURE

GRANTOR'S SIGNATURE

*Quo*

GRANTOR'S SIGNATURE

MAY 26 2 21 PM '77

INDEXED BY *AV*

CHECKED BY \_\_\_\_\_

GRANTOR'S SIGNATURE

DEPUTY

326

STATE OF Washington  
COUNTY OF Benton

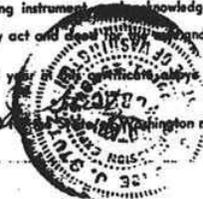
### ACKNOWLEDGMENT OF INDIVIDUAL

I, Candace J. Stutz, a Notary Public in and for the State and County aforesaid, do hereby certify that on this 16th day of May, 19 77, personally appeared before me Milo Bauder and Donna L. Bauder, Husband and Wife.

personally known to me to be the individual(s) described in and who executed the foregoing instrument and acknowledged to me that they executed, signed and sealed the same as their free and voluntary act and deed for the purposes and purposes therein expressed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and Notarial Seal the day and year first hereinabove written.

*Candace*  
Notary Public in and for the State of Washington residing at Kennewick.



737310

RIGHT OF WAY EASEMENT

THE GRANTOR(S) Milo Bauder and Donna L. Bauder

SEP 15 2 28 PM '77

VERNER MILLER, AUDITOR

DEPUTY

RECORDED IN VOL 333

of Benton County, State of Washington, the receipt of which is hereby acknowledged, hereby grant(s) to PUBLIC UTILITY DISTRICT NO. 1 of Benton County, Washington, a municipal corporation and to its successors and sub-lessee or assigns, the right to enter upon the lands of the Grantor(s) situated in the County of Benton, State of Washington, and more particularly described as follows:

CHECKED BY

An easement 10 feet wide, 5 feet on each side of a centerline, described as follows:

Beginning at the Northeast corner of Section 34, Township 9 North, Range 28 East, W.M. in Benton County, Washington; Thence S00°33'35"E, 1321.22 feet to the existing 1/16th corner. Thence S00°33'35"E, 5.41 feet to the True Point of Beginning. Thence S84°44'34"W, 347.52 feet; Thence S69°19'30"W, 1779.03 feet; Thence S10°25'54"W, 975.79 feet to the final point.

and to construct, operate and maintain over and under the above described lands and the streets, roads, or highways abutting the said lands an electric transmission or distribution line or system, with all convenient or necessary appurtenances (including but not limited to poles, crossarms, towers, transformers, one or more wires, props, guys, and other supports), and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The Grantor(s) agree(s) that all poles, wires and other facilities installed upon or under the above described lands of the Grantee's expense shall remain the property of the Grantee, and that the Grantee shall have the right of ingress and egress over the adjacent lands of the Grantor(s) for the purpose of exercising all rights hereby granted.

All rights hereunder shall cease when the grantee, its successors and sub-lessee or assigns abandons or removes said line or system.

Dated this 26th day of August 19 77

Milo B. Bauder GRANTOR'S SIGNATURE

Donna L. Bauder GRANTOR'S SIGNATURE

STATE OF Washington } COUNTY OF Benton }

ACKNOWLEDGMENT OF INDIVIDUAL

I, Candace J. Steitz, certify that on this 26 day of Aug, 19 77, personally appeared before me, Mike E. Bauder and Donna L. Bauder

personally known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they executed, signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and Notarial Seal the day and date herein first specified above written.

Candace J. Steitz Notary Public in and for the State of Washington residing at



737311  
RIGHT OF WAY EASEMENT

THE GRANTOR(S) Milo E. Bauder and Donna L. Bauder

SEP 15 2 28 PM '77

VERNER MILLER, AUDITOR

DEPUTY

of Benton County, State of Washington, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to PUBLIC UTILITY DISTRICT NO. 1 of Benton County, Washington, a municipal corporation and to its successors and sub-lessee or assigns, the right to enter upon the lands of the Grantor(s) situated in the County of Benton, State of Washington, and more particularly described as follows:

RECORDED IN VOL 333  
INDEXED BY ll  
CHECKED BY \_\_\_\_\_

An easement 10 feet wide, 5 feet on each side of a centerline described as follows:

Beginning at the Northeast corner Section 34, Township 9 North, Range 28 East, W.M. in Benton County, Washington; Thence S00°33'35"E, 1321.22 feet to the existing 1/16th corner; Thence S84°44'34"W, a distance of 5.41 feet; Thence S00°33'35"E a distance of 347.52 feet to the point of beginning of Parcel "A"; Thence N12°57'58"W, 40.00 feet to the final point of Parcel "A". (Continued)

and to construct, operate and maintain over and under the above described lands and the streets, roads, or highways abutting the said lands an electric transmission or distribution line or system, with all convenient or necessary appurtenances (including but not limited to poles, crossarms, towers, transformers, one or more wires, props, guys, and other supports), and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The Grantor(s) agree(s) that all poles, wires and other facilities installed upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, and that the Grantee shall have the right of ingress and egress over the adjacent lands of the Grantor(s) for the purpose of exercising all rights hereby granted.

All rights hereunder shall cease when the grantee, its successors and sub-lessee or assigns abandons or removes said line or system.

Dated this 26th day of August, 1977.

Milo E. Bauder  
GRANTOR'S SIGNATURE

GRANTOR'S SIGNATURE

Donna L. Bauder  
GRANTOR'S SIGNATURE

GRANTOR'S SIGNATURE

GRANTOR'S SIGNATURE

GRANTOR'S SIGNATURE

GRANTOR'S SIGNATURE

GRANTOR'S SIGNATURE

STATE OF Washington  
COUNTY OF Benton

ACKNOWLEDGMENT OF INDIVIDUAL

I, Candace J. Stutz  
certify that on this 26 day of Aug., 1977  
and Donna L. Bauder

a Notary Public in and for the State and County aforesaid, do hereby personally appeared before me Milo E. Bauder

personally known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they executed, signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and Notarial Seal the day and date in the certificate above written.

Candace J. Stutz  
Notary Public for the State of Washington residing at \_\_\_\_\_



Continuing from the final point of Parcel "A" S12°57'58"E, 40.00 feet; Thence S69°19'30"W, 1779.03 feet to the point of beginning of Parcel "B"; Thence continuing S69°19'30"W, 40.00 feet to the final point of Parcel "B".

Continuing from the final point of Parcel "B" N69°19'30"E, 40.00 feet to the point of beginning of Parcel "C"; Thence N10°25'54"E, 40.00 feet to the final point of Parcel "C" and this easement.

therein expressed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and Notarial Seal the day and date first above written.

*David R. ...*  
Notary Public for the State of Washington residing at



J.O. 7063  
7064

# RIGHT OF WAY EASEMENT

749794

THE GRANTOR(S) Milo Bauder

P.U.D.  
FEB 8 2 58 PM '78

343

of Benton County, State of Washington, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to PUBLIC UTILITY DISTRICT NO. 1 of Benton County, Washington, a municipal corporation and to its successors and sub-lessee or assigns, the right to enter upon the lands of the Grantor(s) situated in the County of Benton, State of Washington, and more particularly described as follows:

INDEXED BY lm

CHECKED BY \_\_\_\_\_

Legal descriptions per Exhibits A and B hereto made a part of this easement.

*Handwritten:* 9-28-78

and to construct, operate and maintain over and under the above described lands and the streets, roads, or highways abutting the said lands an electric transmission or distribution line or system, with all convenient or necessary appurtenances (including but not limited to poles, crossarms, towers, transformers, one or more wires, props, guys, and other supports), and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system. The Grantor(s) agree to keep the above described lands free and clear of any structures, buildings, dwellings or other obstructions of the right of way, lawful fences excluded.

The Grantor(s) agree(s) that all poles, wires and other facilities installed upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, and that the Grantee shall have the right of ingress and egress over the adjacent lands of the Grantor(s) for the purpose of exercising all rights hereby granted.

All rights hereunder shall cease when the grantee, its successors and sub-lessee or assigns abandons or removes said line or system.

Dated this 16 day of January, 1978.

*Handwritten signature:* Milo B. Bauder

GRANTOR'S SIGNATURE

STATE OF Washington  
COUNTY OF Benton

## ACKNOWLEDGEMENT OF INDIVIDUAL

I, Candace J. Stutz, a Notary Public in and for the State and County aforesaid, do hereby certify that on this 16th day of January, 1978, personally appeared before me Milo B. Bauder and

personally known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he executed, signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and Notarial Seal on this certificate above written.



LEGAL DESCRIPTION  
Electrical Easement

An easement for electrical purposes, being 20.00 feet in width and situated in Sections 34, 33, 32, 30, 29, 20 and 19, Township 9 North, Range 28 East, W.M., Benton County, Washington, with 10.00 feet lying on each side of the following described centerline:

Beginning at the East quarter corner of Section 34; Thence N89°51'32"W along the North line of the Southeast quarter of Section 34 a distance of 2159.74 feet; Thence S00°08'28"W a distance of 86.19 feet to the True Point of Beginning at Station -(1+04.72); Thence S58°00'41"W a distance of 199.37 feet to Station 0194.65; Thence S31°59'19"E a distance of 479.12 feet to Station 5+73.77; Thence N89°51'32"W a distance of 3187.43 feet to Station 37+61.40; Thence N00°45'12"E parallel to and 2.5 feet Easterly of the West line of Section 34 a distance of 358.00 feet to Station 41+19.40; Thence N04°39'20"W a distance of 371.37 feet to Station 44+90.78; Thence N00°45'08"E parallel to, and 32.5 feet Westerly of, the East line of Section 33 a distance of 1120.00 feet to Station 56+10.78; Thence N45°09'29"W a distance of 80.02 feet to Equation Station 56+90.80 back = Station 57+59.76 ahead; Thence S89°18'38"W parallel to, and 42.00 feet Southerly of the Northerly line of the South half (according to U.S. Surveys) of the Northeast quarter of Section 33 a distance of 2390.24 feet to Station 81+50; Thence S89°48'42"W a distance of 334.96 feet to Station 84+85; Thence N83°05'28"W, a distance of 344.63 feet to Station 88+30; Thence N73°56'54"W a distance of 339.64 feet to Station 91+70; Thence N64°36'19"W a distance of 359.58 feet to Station 95+30; Thence N56°00'31"W a distance of 400.45 feet to Station 99+30; Thence N54°52'28"W a distance of 1237.82 feet to a point on the West line of Section 33, said point lying S02°34'15"W a distance of 120.88 feet from the Northwest corner of Section 33; Thence continuing N54°52'28"W a distance of 213.15 feet to a point on the South line of Section 29, said point lying N89°23'57"W a distance of 179.76 feet from the Southeast corner of Section 29; Thence continuing N54°52'28"W a distance of 1749.03 feet to Station 131+30; Thence N51°32'01"W a distance of 344.79 feet to Station 134+35; Thence N44°34'47"W a distance of 344.79 feet to Station 138+20; Thence N31°40'29"W a distance of 339.80 feet to Station 141+60; Thence N31°25'27"W a distance of 369.92 feet to Station 145+30; Thence N30°27'55"W a distance of 2855.00 feet to Station 173+85; Thence N33°38'37"W a distance of 334.41 feet to Station 177+20; Thence N49°38'17"W a distance of 358.55 feet to Station 180+80; Thence N65°47'23"W a distance of 359.39 feet to Station 184+40; Thence N82°44'19"W a distance of 348.14 feet to Equation Station 187+88.14 back = Station 187+95.00 Ahead; Thence S88°32'40"W parallel to, and 5.00 feet Northerly of, the South line of Section 20, a distance of 155.85 feet to a point on the West line of Section 20, said point lying N01°05'31"W a distance of 5.00 feet from the Southwest corner of Section 20;

personally known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he executed, signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and Notarial Seal this 20th day of July, 2009, at this certificate above written

Notary Public for the State of Washington residing at



LEGAL DESCRIPTION

Electrical Easement

An easement for electrical purposes situated in Sections 34, 33 & 32, Township 9 North, Range 28 East, W.M., Benton County, Washington, being 20.00 feet in width, with 10.00 feet lying on each side of the following described line:

Beginning at the West quarter corner of Section 34; Thence S00°45'12"W along the West line of said Section 34 a distance of 597.98 feet; Thence S89°14'48"E a distance of 2.50 feet to the True Point of Beginning; Thence S89°14'48"E parallel to, and 2.50 feet Easterly of, said West line a distance of 715.99 feet to Station 7+15.99; Thence S89°36'20"W parallel to, and 35.00 feet Northerly of, the South line of the North half of the South half (according to U.S. Surveys) of said Section 33 a distance of 5293.97 feet to a point on the East line of Section 32, said point lying S02°34'14"W a distance of 1302.42 feet from the East quarter corner of Section 32; Thence S89°28'15"W parallel to, and 35.00 feet Northerly of the South line of the North half (according to U.S. Surveys) of the Southeast quarter of Section 32 a distance of 2637.42 feet to a point on the West line of said Southeast quarter, said point lying S03°04'03"W a distance of 1320.20 feet from the Northwest corner of said Southeast quarter of Section 32; Thence continuing S89°28'15"W a distance of 42.63 feet to Station 86 + 90 and Terminus of this described line.

TOGETHER WITH easements for the purpose of placing guy poles and wires, said easements being 10.00 feet in width with 5.00 feet lying on each side of the following described lines:

Beginning at Station 7+15.99; Thence N89°36'20"E a distance of 50.00 feet to the Terminus of line.

Beginning at Station 86+47.37; Thence S89°28'15"W a distance of 50.00 feet to the Terminus of line.

EXCEPT those portions lying in Sections 32 & 33.

ROGERS SURVEYING, INC.

#31777  
Bauder Easement  
JTN/mlr  
12/14/77

personally known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he executed, signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and Notarial Seal on this 14th day of December, 1977, in this certificate above written



Thence S89°25'29"W parallel to and, 5.00 feet Northerly of, the South line of Section 19 a distance of 2762.77 feet to a point on the West line of the Southeast quarter of Section 19, said point lying N00°19'04"E a distance of 5.00 feet from the South quarter corner of Section 19 and being the Terminus of this described centerline.

TOGETHER WITH easements for the purpose of placing guy poles and wires, said easements being 10.00 feet in width with 5.00 feet lying on each side of the following described lines:

Beginning at Station -(1+04.72); Thence N58°00'41"E a distance of 50.00 feet to the Terminus of line.

Beginning at Station 0+94.65; Thence S58°00'41"W a distance of 134.00 feet to Terminus of line.

Beginning at Station 5+73.77; Thence S31°59'19"E a distance of 50.00 feet to terminus of line.

Beginning at Station 5+73.77; Thence S89°51'32"E a distance of 50.00 feet to Terminus of line.

Beginning at Station 41+19.40; Thence N88°02'56"E a distance of 50.00 feet to Terminus of line.

Beginning at Station 44+90.78; Thence S88°02'54"W a distance of 50.00 feet to Terminus of line.

Beginning at Station 56+10.78; Thence N00°45'08"E a distance of 50.00 feet to Terminus of line.

Beginning at Equation Station 56+90.80 back=Station 57+59.76 ahead; Thence N89°18'38"E a distance of 50.00 feet to Terminus of line.

Beginning at Station 84+85; Thence S02°18'15"W a distance of 50.00 feet to terminus of line.

Beginning at Station 88+30; Thence S11°30'49"W a distance of 50.00 feet to Terminus of line.

Beginning at Station 91+70; Thence S20°35'23"W a distance of 50.00 feet to Terminus of line.

Beginning at Station 95+30; Thence S29°41'35"W a distance of 50.00 feet to Terminus of line.

Beginning at Station 134+75; Thence S42°26'36"W a distance of 50.00 feet to Terminus of line.

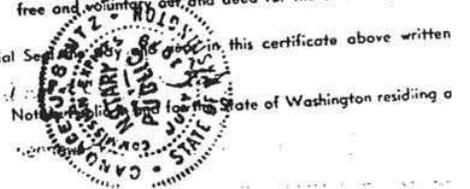
Beginning at Station 138+20; Thence S48°53'53"W a distance of 50.00 feet to Terminus of line.

Beginning at Station 141+60; Thence S55°27'02"W a distance of 50.00 feet to Terminus of line.

personally known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he executed, signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and Notarial Seal and by the good faith in this certificate above written

Notary Public for the State of Washington residing at



Beginning at Station 173+85; Thence N61°07'26"E a distance of 135.00 feet to Terminus of line.

Beginning at Station 177+20; Thence N49°16'05"E a distance of 135.00 feet to Terminus of line.

Beginning at Station 180+80; Thence N31°27'21"E a distance of 135.00 feet to Terminus of line.

Beginning at Station 184+40; Thence N33°30'08"E a distance of 135.00 feet to Terminus of line.

Beginning at Equation Station 187+88.14 back: Station 187+95.00 Ahead; Thence N09°10'04"E a distance of 50.00 feet to Terminus of line.

EXCEPT those portions lying in Sections 19, 20, 29, 30, 32 & 33.  
ROGERS SURVEYING, INC.

#31777  
Bauder Easement  
JTN/mlr  
12/14/77

personally known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he executed, signed and sealed the same as his free and voluntary act, and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and Notarial Seal in this certificate above written.



765776

JUL 28 3 02 PM '78

GRANT OF EASEMENT

REGISTERED BY

DEPT. OF

355

1978

THIS INDENTURE, made and given this 28 day of July, 1978,  
by and between:

Milo B. Bauder & Donna L. Bauder, husband and wife, hereinafter  
referred to a "GRANTOR",

and

INDEXED BY [Signature]  
CHECKED BY [Signature]

All now and further owners of the hereinafter described property,  
or any portion thereof hereinafter referred to as "GRANTEE"

WITNESSETH, GRANTOR, for good and valuable consideration, receipt  
of which is hereby acknowledged, hereby conveys and grants to the  
said grantees, and each of them and their heirs, devisees, personal  
representatives, assigns and successors-in-interest, and each  
of them:

An easement, 60 feet in width for the purpose of Ingress  
and Egress, situated in the West Half of Section 34,  
Township 9 North, Range 28 East, W.M., Benton County,  
Washington, said 60' easement having 30 feet, as measured  
at rights angles or radial on both sides of the following  
described centerline: Beginning at the Southwest corner  
of said Section 34; Thence N 89°31'37" E along the South  
line of said Section a distance of 813.53 feet to a point  
on the centerline of BENT ROAD, as recorded in the Plat  
of EL RANCHO REATA NO. 3, according to Plat thereof  
recorded in Volume 12, page 42, records of Benton County  
Washington, and True Point of Beginning; Thence N 30°  
54'17" W along said described centerline a distance  
of 115.37 feet to a point of curve; Thence along the arc  
of a curve to the right, said curve having central angle  
of 31°30'00", a radius of 600.00 feet, an arc length  
of 329.87 feet to a point of tangent; Thence N 00°35'42"  
E a distance of 2276.21 feet to a point on the South  
line of The Northwest Quarter of said Section 34; Thence  
N 00°08'28" E a distance of 367.01 feet to a point of  
curve; Thence along the arc of a curve to the right;  
said curve having a central angle of 20°02'04", a  
radius of 310.00 feet, an arc length of 108.40 feet to a  
point of tangent; (Here in after referred to as Point "A")  
Thence N 20°10'32" E a distance of 557.60 feet to a  
point of curve; Thence along the arc of a curve to the  
right, said curve having a central angle of 48°18'47"  
radius of 340.00 feet, an arc length of 286.69 feet to  
a point of tangent; Thence N 68°29'19" E a distance of  
820.30 feet to the Terminus of said centerline.

TOGETHER WITH a portion of Holwagner Road described as  
follows.

----CONTINUED----

Beginning at Point "A" herein before mentioned; Thence S<sup>69°49'28"</sup> E a distance of 208.73 feet to the Terminus of Said Line.

Subject to easements, reservations, and restrictions of record.

To Afford access to and from the following described property:

A portion of Section 34, Township 9 North, Range 28 East, W.M., Benton County, Washington, more particularly described as follows: Beginning at the Northwest corner of Section 34; Thence S<sup>00°45'08"</sup> W along the West line of said Section 34 a distance of 2699.38 feet; Thence S<sup>89°51'32"</sup> E a distance of 850.40 feet; Thence N<sup>00°08'28"</sup> E a distance of 528.16 feet to the True Point of Beginning; Thence N<sup>20°10'32"</sup> E a distance of 472.96 feet; Thence N<sup>62°01'18"</sup> W a distance of 113.18 feet to a point on a curve; Thence Northwesterly along a curve to the right having a central angle of <sup>03°41'57"</sup> a radius of 310.00 feet a chord bearing of N<sup>29°49'40"</sup> E, an arc length of 20.01 feet; Thence S<sup>62°01'18"</sup> E a distance of 115.00 feet; Thence N<sup>55°17'34"</sup> E a distance of 150.00 feet; Thence N<sup>68°29'19"</sup> E, a distance of 575.33 feet; Thence N<sup>21°30'41"</sup> W a distance of 115.00 feet; Thence N<sup>68°29'19"</sup> E a distance of 253.30 feet to a point on a curve; Thence along a curve to the left, having a central angle of <sup>03°45'57"</sup> a radius of 1268.81 feet, a chord bearing of S<sup>30°06'21"</sup> E, an arc length of 83.39' to a point of tangency; Thence S<sup>31°59'19"</sup> E a distance of 1116.61 feet; Thence S<sup>68°29'19"</sup> W a distance of 81.36 feet; Thence N<sup>31°59'19"</sup> W a distance of 1016.76 feet; Thence S<sup>58°00'41"</sup> W a distance of 115.00 feet; Thence S<sup>31°59'19"</sup> E a distance of 979.45 feet to a point on a curve; Thence southwesterly along a curve to the right, having a central angle of <sup>02°07'36"</sup> a radius of 540.00 feet a chord bearing of S<sup>61°39'33"</sup> W an arc length of 20.04 feet; Thence N<sup>31°59'19"</sup> W a distance of 130.00 feet; Thence S<sup>60°35'40"</sup> W a distance of 86.66 feet; Thence S<sup>82°16'18"</sup> W, a distance of 94.27 feet; Thence N<sup>89°51'32"</sup> W a distance of 455.00 feet; Thence S<sup>00°08'28"</sup> W a distance of 115.00 feet; Thence N<sup>89°51'32"</sup> W a distance of 20.00 feet; Thence N<sup>00°08'28"</sup> E a distance of 115.00 feet; Thence N<sup>89°51'32"</sup> W a distance of 200.35 feet; Thence N<sup>69°49'28"</sup> W a distance of 465.19 feet; Thence S<sup>20°10'32"</sup> W a distance of 115.00 feet; Thence N<sup>69°49'28"</sup> W a distance of 63.73 feet to the True Point of Beginning.

SUBJECT TO easements, reservations and restrictions on record.

----CONTINUED----

THE EASEMENT shall be binding upon the Grantors, and each of them, their heirs, devisees, personal representatives, assigns, and successors in interest, and each of them, and any person who shall hereafter acquire title to the first above described servient estate from Grantors; this easement shall further inure to the benefit of Grantees, and each of them, and their heirs, devisees, personal representatives, assigns, and successors in interest, and each of them, and any person who shall hereafter acquire title to the above described dominant estate from Grantors.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on the day and year first hereinabove written.

Will B. Bardon  
Donna L. Bardon

STATE OF WASHINGTON, }  
County of Benton }

On this day personally appeared before me Will B. Bardon + Donna L. Bardon to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this  
28 Day of July, 1978

ACKNOWLEDGMENT, INDIVIDUAL  
Form No. W-16

James O. James  
Notary Public  
State of Washington  
City of Pullman



#458

APPLICATION FOR CLASSIFICATION AS FARM AND AGRICULTURAL LAND  
FOR CURRENT USE ASSESSMENT UNDER CHAPTER 84.34 REVISED CODE OF WASHINGTON

815369

FILE WITH THE COUNTY ASSESSOR

Name of applicant Milo B. Bauder Phone 283-4036  
Address 1786 Greenbank Blvd Richland WA 98541  
Property location Budgen Mountain area YVESER MINER, AUDITOR

1. Interest in property:  Fee Owner  Contract Purchaser  Other (Describe) \_\_\_\_\_

2. Assessor's parcel or account number: See attached RECEIVED BY \_\_\_\_\_  
Legal description of land to be classified: See attached CHECKED BY \_\_\_\_\_

3. Acreage 497 <sup>Acres?</sup> Cultivated 260 Grazed 237 <sup>Acres?</sup>  
Total in application 757 (approx) Is grazing land cultivated?  Yes  No  
Farm woodlot \_\_\_\_\_

4. List property rented to others which is not affiliated with agricultural use and show the location on the map.  
N/A

5. Is this land subject to a lease or agreement which permits any other use than its present use?  Yes  No. (If yes, attach a copy of the lease or agreement)

6. Describe the present current use of each parcel of land that is the subject of this application.  
58-308-14 cultivated, 58-308-15 cultivated, Part of  
58-308-16 cultivated, balance is open land for grazing

7. Describe the present improvements on this property (building, etc.)  
No Buildings, Irrigation system on cultivated land

8. Attach a map of the property to show an outline of the current use of each area of the property such as: livestock (type), row crops, hay land, pasture, wasteland, woodlots, etc. Attached  
Include on the map, if available, the soil qualities and capabilities. Also indicate the location of buildings.

9. To qualify for agricultural classification, an application on land of less than 20 acres must meet certain minimum income standards (see definition of agricultural land (b) and (c)). Please supply the following or any other pertinent data to show that the land will qualify for classification.

Year	19__	19__	19__	19__	19__	Avg.
List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.)	_____	_____	_____	_____	_____	_____
List the annual gross income per acre for the last five (5) years	_____	_____	_____	_____	_____	_____
If rented or leased, list the annual gross rental fee for the last five (5) years	_____	_____	_____	_____	_____	_____

NOTICE: The assessor may require the owners to submit pertinent data regarding the use of the classified land, productivity of typical crops, income, etc.

FORM REV 64 0024 (12-77)

358595 ✓  
34-9-28 ✓  
35-9-28 ✓

**FARM AND AGRICULTURAL LAND MEANS EITHER:**

- (a) Land in any contiguous ownership of twenty or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes; or
  - (b) Any parcel of land five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter; or
  - (c) Any parcel of land of less than five acres devoted primarily to agricultural uses which has produced a gross income of one thousand dollars or more per year for three of the five calendar years preceding the date of application for classification under this chapter.
- Agricultural lands shall also include any parcel of land of one to five acres, which is not contiguous, but which otherwise constitutes an integral part of farming operations being conducted on land qualifying under this section as "farm and agricultural lands."
- Agricultural lands shall also include farm woodlots of less than twenty and more than five acres and the land on which appurtenances necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.

**STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL FROM CLASSIFICATION UNDER RCW 84.34**

1. Upon removal an additional tax shall be imposed which shall be due and payable to the county treasurer on or before April 30 of the following year. The amount of such additional tax shall be equal to:
  - (a) The difference between the property tax paid as "Farm and Agricultural Land" and the amount of property tax otherwise due and payable for the seven years last past had the land not been so classified; plus
  - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on the delinquent property taxes.
  - (c) A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use, except through compliance with the property owner's request for removal process, or except as a result of those conditions listed in (2) below.
2. The additional tax, interest and penalty specified in (1) above, shall not be imposed if the removal resulted solely from:
  - (a) Transfer to a government entity in exchange for other land located within the State of Washington.
  - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
  - (c) Sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in such land.
  - (d) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
  - (e) Official action by an agency of the State of Washington or by the county or city within which the land is located which disallows the present use of such land.
  - (f) Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.

**AFFIRMATION**

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of RCW 84.34. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct and complete statement.

Subscribed and sworn to before me this 28<sup>th</sup> day of December, 1979.

*Marie J. [Signature]*  
 Notary Public in and for the State of  
 Washington  
 Residing at [Address]

OWNER(S) OR CONTRACT PURCHASER(S)

*[Signature]*  
*[Signature]*

(See MAC 458-30-125)

**FOR ASSESSORS USE ONLY**

Date application received 12/31/79 By KW

Amount of fee collected: \$ 630<sup>00</sup>

Application was:  Approved  Approved in part  Denied

Owner notified on \_\_\_\_\_ Fee returned?  Yes  No Date 2/13/80 DC

Auditors File Number # \_\_\_\_\_ Date \_\_\_\_\_

LEGAL DESCRIPTION

Parcel #6

Tax No. 58-308-7

Lot 3 of Short Plat No. 595, as recorded in Volume 1 of Short Plats page 595, records of Benton County, Washington.

*7/16/0  
Baudin*

LEGAL DESCRIPTION

Parcel #10

Tax No. 58-308-13

That portion of the Northwest quarter of Section 34; Township 9 North, Range 28 East, W.M., Benton County, Washington, lying North of the following described line:

Beginning at the Northeast corner of said Section 34; Thence S00°45'08"W along the West line of said Section 34 a distance of 1339.65 feet to the True Point of Beginning; Thence S89°39'41"E a distance of 578.80 feet to a point of curve; Thence Northeasterly along the arc of a curve to the left, said curve having a central angle of 20°00'00", a radius of 1500.00 feet, an arc distance of 599.00 feet to a Point of Tangent; Thence N68°29'19"E a distance of 862.06 feet to a point of curve; Thence Northeasterly along the arc of a curve to the right, said curve having a central angle of 36°20'30", a radius of 1640.00 feet, a chord bearing N86°39'34"E, an arc distance of 659.65 feet to a point on the East line of said Northwest quarter and Terminus of Said Line.

EXCEPT the North one-half of the Northwest quarter of the Northwest quarter of the Northwest quarter.

Containing 51.25 Acres.

SUBJECT TO encumbrances, reservations and restrictions of record.

ROGERS SURVEYING, INC.

#13778  
2/2/77  
L.R./trw  
Parcel #10

LEGAL DESCRIPTION

Acres 11 Tax No. 58-308-11

Memo  
Baird

A portion of Section 34, Township 9 North, Range 28 East, W.M., Benton County, Washington, more particularly described as follows:

Beginning at the Northeast corner of said Section 34; Thence  $800^{\circ}33'25''$ E along the East line of said Section 34, a distance of 1320.72 feet to the Southeast corner of the North half of the Northeast quarter; Thence  $N89^{\circ}34'14''$ W along the South line of the North half of the Northeast quarter a distance of 1812.32 feet to the True Point of Beginning; Thence  $S31^{\circ}59'19''$ E a distance of 693.29; Thence  $S58^{\circ}00'41''$ W a distance of 600.00 feet; Thence  $S10^{\circ}25'54''$ W a distance of 228.36 feet; Thence  $N79^{\circ}34'06''$ W a distance of 120.00 feet; Thence  $S10^{\circ}25'54''$ W a distance of 9.16 feet; Thence  $N79^{\circ}34'06''$ W a distance of 131.71 feet; Thence  $S53^{\circ}33'55''$ W a distance of 90.27 feet; Thence  $S58^{\circ}00'41''$ W a distance of 149.00 feet; Thence  $N31^{\circ}59'19''$ W a distance of 112.50 feet to a point of curve; Thence in a Northeasterly direction along the arc of a curve to the right, having a central angle of  $90^{\circ}00'00''$ , a radius of 20.0 feet, an arc distance of 31.42 feet; Thence  $N58^{\circ}00'41''$ E a distance of 84.00 feet; Thence  $N31^{\circ}59'19''$ W a distance of 170.00 feet; Thence  $N58^{\circ}00'41''$ E a distance of 206.00 feet; Thence  $N31^{\circ}59'19''$ W a distance of 110.12 feet; Thence  $N89^{\circ}28'17''$ W a distance of 4.61 feet; Thence  $N48^{\circ}43'37''$ W a distance of 99.64 feet; Thence  $N24^{\circ}04'27''$ W a distance of 160.31 feet; Thence  $N00^{\circ}19'21''$ E a distance of 9.04 feet; Thence  $S58^{\circ}00'41''$ W a distance of 181.06 feet; Thence  $N31^{\circ}59'19''$ W a distance of 280.00 feet; Thence  $N22^{\circ}31'35''$ W a distance of 60.83 feet; Thence  $N31^{\circ}59'19''$ W a distance of 662.82 feet to a point on curve; Thence in a Southwesterly direction along the arc of a curve to the left, having a central angle of  $12^{\circ}40'47''$ , a radius of 280.00 feet, a chord bearing of  $S85^{\circ}17'02''$ W, an arc distance of 61.96 feet; Thence  $N11^{\circ}03'22''$ W radial to said curve a distance of 192.85 feet; Thence  $S68^{\circ}29'19''$ W a distance of 93.00 feet; Thence  $N21^{\circ}30'41''$ W a distance of 80.00 feet; Thence  $N68^{\circ}29'19''$ E a distance of 207.91 feet to a point of curve; Thence in a Northeasterly direction along the arc of a curve to the right having a central angle of  $36^{\circ}20'33''$ , a radius of 1040.00 feet, a chord bearing of  $N86^{\circ}39'34''$ E, an arc distance of 659.57 feet to a point on the West line of the Northeast quarter of the Northwest quarter of said Section 34; Thence  $S00^{\circ}00'54''$ W along said West line a distance of 520.19 feet to the Southeast corner of said Northeast quarter of the Northwest quarter; Thence  $S89^{\circ}34'14''$ E along the South line of the North half of the Northeast quarter of said Section 34 a distance of 800.48 feet to the True Point of Beginning.

Contains 34.92 Acres.

SUBJECT TO: easements, reservations and restrictions of record.

ROGERS SURVEYING, INC.

#20677 - Westcliffe No. 2  
JDR/trk  
11/27/78

LEGAL DESCRIPTION

Parcel #12 Tax No. 58-308-14

*Melo  
Bauder*

✓ A portion of Section 34, Township 9 North, Range 28 East, W.M., Benton County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Section 34 and the True Point of Beginning; Thence N00°45'12"E along the West line of Section 34 a distance of 2668.05 feet; Thence S89°51'32"E a distance of 2160.64 feet to a point of curve; Thence Northeasterly along the arc of a curve to the left, said curve having a central angle of 32°07'47", a radius of 630.00 feet, an arc distance of 353.28 feet to a Point of Tangent: Thence N58°00'41"E a distance of 70.90 feet; Thence S31°59'19"E a distance of 1229.03 feet to a point of curve: Thence Southwesterly along the arc of a curve to the right, said curve having a central angle of 93°57'20", a radius of 866.33 feet, an arc distance of 1420.65 feet to a Point of Tangent: Thence S61°58'01"W a distance of 700.00 feet to a point of curve; Thence Southwesterly along the arc of a curve to the right, said curve having a central angle of 12°00'00", a radius of 383.50 feet, an arc distance of 185.03 feet to a Point of Tangent: Thence S73°58'01"W a distance of 424.23 feet to a point on the South line of Section 34: Thence S89°31'37"W along said South line a distance of 1717.64 feet to the Southwest corner of said Section 34 and the True Point of Beginning.

Containing 182.00 Acres.

SUBJECT TO: easements, reservations and restrictions of record.

#13778  
2/7/79  
DLM/trk  
Parcel #12

LEGAL DESCRIPTION

Parcel #13 Tax No. 53-305-15

*Mylo Bauder*

A parcel of land situated in Section 34, Township 9 North, Range 28 East, W.M., Benton County, Washington, said strip of land more particularly described as follows:

Beginning at the Southwest corner of said Section 34; Thence N89°31'37"E along the South line of said Section a distance of 1717.64 feet to the True Point of Beginning; Thence N73°58'01"E a distance of 424.43 feet to a point of curve; Thence Northeasterly along the arc of a curve to the left having a central angle of 12°00'00", a radius of 883.50 feet, and an arc distance of 185.03 feet; Thence N61°58'01"E a distance of 700.00 feet to a point of curve; Thence Northeasterly along the arc of a curve to the left having a central angle of 93°57'20", a radius of 866.33 feet, an arc distance of 1420.65 feet; Thence N31°59'19"W a distance of 1229.03 feet; Thence N58°00'41"E a distance of 156.50 feet; Thence S31°59'19"E a distance of 156.50 feet; Thence N58°00'41"E, a distance of 76.50 feet; Thence S31°59'19"E a distance of 1096.53 feet to a point of curve; Thence Southwesterly along the arc of a curve to the right having a central angle of 93°57'20", a radius of 1099.33 feet, an arc distance of 1802.73 feet; Thence S61°58'08"W a distance of 646.32 feet to a point on the South line of said Section; Thence S89°31'37"W along said South line a distance of 736.04 feet to the True Point of Beginning.

Containing 20.00 Acres.

SUBJECT TO easements, reservations, restrictions and covenants of record.

ROGERS SURVEYING, INC.

#13778  
2/7/79  
2/13/79 - Revised  
DLM/trk  
Parcel #13

LEGAL DESCRIPTION

Parcel #14 TAX NO. 58-308-16

*Myrle Baudin*

✓ A portion of Section 34, Township 9 North, Range 28 East, W.M., Benton County, Washington, more particularly described as follows:

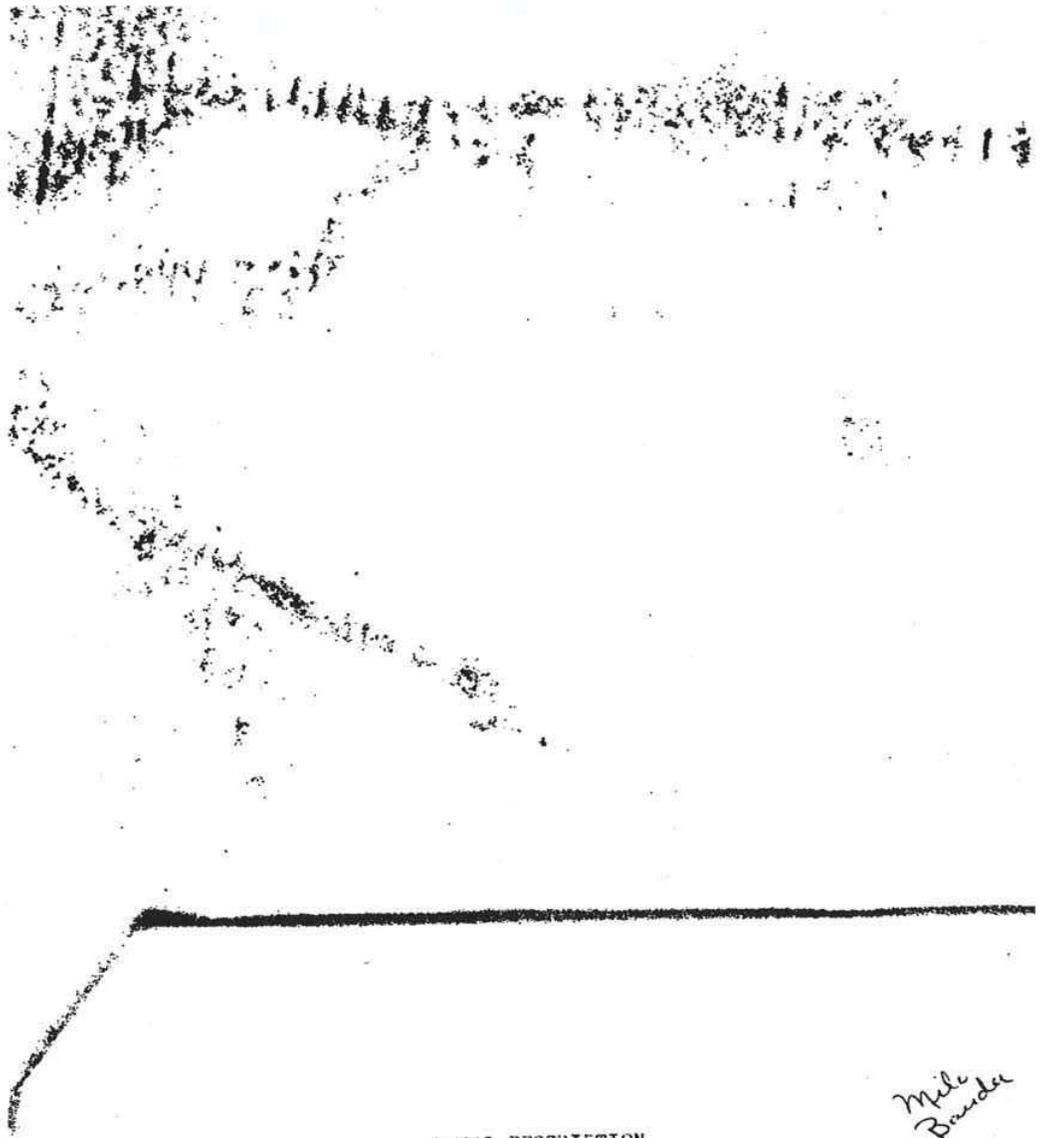
Beginning at the Southwest corner of said Section 34; Thence N89°31'37"E along the South line of said Section 34 a distance of 2453.68 feet to the True Point of Beginning; Thence N61°58'01"E a distance of 646.32 feet to a point of curve; Thence Northeasterly along the arc of a curve to the left, said curve having a central angle of 93°57'20", a radius of 1099.33 feet, an arc distance of 1802.73 feet to a Point of Tangent; Thence N31°59'19"W a distance of 1096.53 feet; Thence N58°00'41"E a distance of 122.50 feet; Thence N53°33'55"E a distance of 90.27 feet; Thence S79°34'06"E a distance of 131.71 feet; Thence N10°25'54"E a distance of 9.16 feet; Thence S79°34'06"E a distance of 120.00 feet; Thence S10°25'54"W a distance of 31.13 feet; Thence S64°22'01"E a distance of 196.70 feet to a point on curve; Thence Southwesterly along the arc of a curve to the left, said curve having a central angle of 10°20'47", a radius of 280.00 feet, a chord bearing S20°27'35"W, an arc distance of 50.56 feet to a Point of Tangent; Thence S74°42'48"E, radial to said curve, a distance of 120.00 feet; Thence S02°03'01"E a distance of 91.96 feet; Thence S39°48'15"E a distance of 237.31 feet; Thence S34°25'29"E a distance of 897.72 feet; Thence S68°51'04"E a distance of 907.79 feet; Thence S65°59'57"E a distance of 265.85 feet to a point on the East line of said Section 34; Thence S00°33'17"E along said East line a distance of 1199.83 feet to the Southeast corner of said Section 34; Thence S89°31'37"W along the South line of said Section 34 a distance of 2864.83 feet to the True Point of Beginning.

Containing 85.62 Acres.

SUBJECT TO easements, reservations and restrictions of record.

ROGERS SURVEYING, INC.

#13778  
2/7/79  
DLM/trk  
Parcel #14



LEGAL DESCRIPTION

Parcel #15 Tax No 58-308-8

*Mile Boulder*

Lot 4 of Short Plat No. 595, as recorded in Volume 1 of Short Plats page 594, records of Benton County, Washington.

to said curve, a distance of 196.70 feet; Thence N10°25'54"E a distance of 259.43 feet; Thence N58°00'41"E a distance of 164.00 feet; Thence S42°41'01"E a distance of 1280.13 feet; Thence S50°21'14"E a distance of 332.42 feet; Thence S61°15'37"E a distance of 283.14 feet; Thence S73°05'44"E a distance of 328.70 feet; Thence S78°09'33"E a distance

LEGAL DESCRIPTION

Parcel #16 TAX NO 58-308-12

**BOUNDARY DESCRIPTION  
for  
MEADOW HILLS NO. 4**

*Mile  
Boulder*

That portion of the East half of Section 34, Township 9 North, Range 28 East, and of the South half of Section 35, Township 9 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Beginning at the Southeast corner of said Section 34; Thence N00°33'17"W along the East line of said Section 34 a distance of 1199.83 feet to the True Point of Beginning; Thence N65°59'57"W a distance of 265.85 feet; Thence N68°51'04"W a distance of 907.79 feet; Thence N34°25'29"W a distance of 897.72 feet; Thence N39°48'15"W a distance of 237.31 feet; Thence N02°03'01"W a distance of 91.96 feet; Thence N74°42'48"W a distance of 120.00 feet to a point on curve; Thence Northeasterly along the arc of a curve to the right; said curve having a central angle of 10°20'47", a radius of 280.00 feet, a chord bearing N20°27'35"E, a arc distance of 50.56 feet to a Point of Tangent; Thence N64°22'01"W radial to said curve, a distance of 196.70 feet; Thence N10°25'54"E a distance of 259.43 feet; Thence N58°00'41"E a distance of 164.00 feet; Thence S42°41'01"E a distance of 1280.13 feet; Thence S50°21'14"E a distance of 332.42 feet; Thence S61°15'37"E a distance of 283.14 feet; Thence S73°05'44"E a distance of 328.70 feet; Thence S78°09'33"E a distance of 153.04 feet to the East line of said Section 34; Thence continuing along said bearing S78°09'33"E a distance of 1574.22 feet; Thence N64°58'14"E a distance of 95.01 feet; Thence N01°52'54"W a distance of 90.00 feet to a point on curve; Thence Northwesterly along the arc of a curve to the right, said curve having a central angle of 04°35'56", a radius of 828.47 feet, a chord bearing N89°34'56"W, a arc distance of 66.50 feet to a Point of Tangent; Thence N02°43'02"E radial to said curve a distance of 292.33 feet; Thence S68°41'48"E a distance of 256.00 feet; Thence S72°03'16"E a distance of 225.98 feet; Thence N29°21'52"E a distance of 228.62 feet; Thence S60°38'08"E a distance of 202.04 feet; Thence Southeasterly along the arc of a curve to the right, said curve having a central angle of 57°30'00", a radius of 340.00 feet, a chord bearing S31°53'08"E, a arc distance of 341.21 feet to a Point of Tangent; Thence S03°08'08"E a distance of 50.36 feet; Thence N86°09'54"E a distance of 437.61 feet to the Northwest corner of Meadow Springs Reservoir site; Thence S06°37'19"E along the Westerly line of said Reservoir site a distance of 217.80 feet to the Southwest corner thereof; Thence S26°31'51"E a distance of

786.25 feet; Thence S63°28'09"W a distance of 453.61 feet;  
Thence N33°56'16"W a distance of 131.36 feet to a point on  
curve; Thence Southwesterly along the arc of a curve to the  
right, said curve having a central angle of 34°54'55", a  
radius of 70.00 feet, a chord bearing of S85°55'43"W, an arc  
distance of 42.66 feet to a Point of Tangent; Thence  
S13°23'10"W radial to said curve a distance of 101.79 feet;  
Thence N58°31'35"W a distance of 142.25 feet; Thence  
N04°03'16"W a distance of 107.00 feet; Thence S87°37'58"W  
a distance of 128.01 feet; Thence N66°38'48"W a distance  
of 241.29 feet; Thence N38°15'38"W a distance of 257.19  
feet; Thence N25°17'12"W a distance of 408.00 feet; Thence  
S67°55'14"W a distance of 204.39 feet; Thence S78°04'40"W  
a distance of 229.58 feet; Thence N84°02'03"W a distance  
of 1490.24 feet; Thence S33°52'18"W a distance of 61.10  
feet; Thence N65°59'57"W a distance of 44.15 feet to the  
True Point of Beginning.  
EXCEPT that portion lying within Section 35, Township 9 N., Range 28 E., W.M.  
Containing 24.36 acres.

*Milo  
Bauer*

SUBJECT TO easements, reservations, restrictions and  
covenants of record.

ROGERS SURVEYING, INC.

#19678  
DLM/trk  
11/17/78  
2/7/79 - Revised  
Parcel #16

LEGAL DESCRIPTION

Parcel #17      Tol No. 58-308-17

A parcel of land situated in Section 34, Township 9 North, Range 28 East, W.M., Benton County, Washington, more particularly described as follows:

Beginning at the Northeast corner of said Section 34; Thence S00°33'25"E along the East line of said Section a distance of 1320.72 feet to the Northeast corner of the Southeast quarter of the Northeast quarter of said Section, also being the True Point of Beginning; Thence continuing S00°33'25"E along the East line of said Section a distance of 1320.72 feet to the Southeast corner of the Southeast quarter of the Northeast quarter of said Section; Thence S00°33'17"E along the East line of said Section a distance of 901.05 feet; Thence N78°09'33"W a distance of 153.04 feet; Thence N73°05'44"W a distance of 328.70 feet; Thence N61°15'37"W a distance of 283.14 feet; Thence N50°21'14"W a distance of 332.42 feet; Thence N42°41'01"W a distance of 1280.13 feet; Thence N58°00'41"E a distance of 436.00 feet; Thence N31°59'19"W a distance of 693.29 feet to a point on the North line of the South half of the Northeast corner of said Section; Thence S89°34'14"E along said North line a distance of 1812.32 feet to the True Point of Beginning.

Containing 67.15 Acres.

SUBJECT TO easements, restrictions, reservations and covenants of record.

ROGERS SURVEYING, INC.

#13778  
2/8/79  
DLM/trk  
Parcel #17

PARCEL A.

Tax NO. \_\_\_\_\_

That portion of the northwest quarter, Section 35, Township 9 north, Range 28 East, W.M., Benton County, Washington, described as follows: 58-311-2  
 Beginning at the northwest corner of said Section 35; thence north 90°00'00" east along the north line of said Section a distance of 1887.27 feet to the True Point of Beginning; thence south 01°16'00" east a distance of 874.74 feet; thence north 90°00'00" west a distance of 688.00 feet; thence south 1°16'00" east a distance of 484.17 feet more or less to the northerly right of way line of the Kennewick Irrigation District Canal; thence southeasterly along said right of way line to a point on a line which is parallel to the west line of said Section and distant 2188.57 feet as measured along the north line thereof, from said west Section line; thence northerly along said parallel line a distance of 1946.20 feet to a point on the north line of said Section; thence north 90°00'00" west along said north line a distance of 301.30 feet more or less to the True Point of Beginning.

PARCEL B:

That portion of the northwest quarter, Section 35, Township 9 north, Range 28 East, W.M., Benton County, Washington, lying northerly and easterly of the northerly and easterly right of way line of the Kennewick Irrigation District Canal and west of a line described as beginning at a point on the north line of said Section which is 1199.27 feet, as measured along the north line thereof and the True Point of Beginning of said described line; thence south 01°16'00" east to the northerly right of way line of the Kennewick Irrigation District Canal and the terminus of said line and southerly and easterly of the following described line; beginning at the northwest corner of said Section 35; thence north 90°00'00" east along the north line of said Section a distance of 1199.79 feet; thence south 01°16'00" east a distance of 874.74 feet to the True Point of Beginning of said line; thence north 90°00'00" west a distance of 104.97 feet; thence south 01°16'00" east 69.70 feet to a point; thence south 88°44'00" west a distance of 258.68 feet to the northerly right of way line of the Kennewick Irrigation District Canal and the terminus of said line. 58-311-2

A+B 25.7 acres

58-311-22

58-311-25

58-311-26

A-17044  
B-

VOL 424 PAGE 230  
INDEXED BY *h*  
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FILED BY *DELETED*  
JAN 15 9 30 AM '87  
VERNER MILLER, AUDITOR  
DEPUTY  
RECORDED IN VOL. 424

GRANT OF EASE, ETC.

THIS INSTRUMENT, made and given this 11 day of June, 1982,  
by and between:

MILG B. BAUDER and DONNA L. BAUDER, husband and wife, hereinafter  
referred to as "GRANTOR,"  
and

All now and further owners of the hereinafter described property,  
or any portion thereof hereinafter referred to as "GRANTEE",

TRANSAMERICA TITLE INSURANCE CO. *K*

WITNESSETH, GRANTOR, for good and valuable consideration, receipt  
of which is hereby acknowledged, hereby conveys and grants to the said  
grantees, and each of them and their heirs, divisses, personal rep-  
resentatives, assigns and successors-in-interest, and each of them:

an easement in, over and under the following described property situated  
in the County of Benton, State of Washington:

Beginning at the Southwest corner of said Section 34; Thence  
N89°31'37"E along the South line thereof a distance of 2151.94  
feet to the True Point of Beginning; Thence N73°58'01"E a  
distance of 6.05 feet to a point of curve; Thence Northeasterly  
along a curve to the left having a central angle of 12°00'00"  
and a radius of 1000.00 feet, an arc distance of 209.44 feet;  
Thence N61°58'01"E a distance of 700.00 feet to a point of  
curve; Thence along a curve to the left having a central angle  
of 92°33'37" and a radius of 982.83 feet, an arc distance of  
1587.74 feet; Thence N59°24'24"E, radial to said curve a dis-  
tance of 40.00 feet to a point on a curve; Thence Northwesterly  
along a curve to the left having a central angle of 01°23'43",  
a radius of 1022.83 feet and a chord bearing N31°17'15"W, an  
arc distance of 24.91 feet; Thence N31°59'19"W a distance of  
1229.02 feet; Thence N58°00'41"E a distance of 199.00 feet to a  
point of curve; Thence Northeasterly along a curve to the right  
having a central angle of 42°25'13" and a radius of 295.00 feet,  
an arc distance of 218.41 feet; Thence N10°25'54"E radial to said  
curve a distance of 60.00 feet to a point of curve; Thence West-  
erly along a curve to the left having a central angle of 42°25'13",  
a radius of 355.00 feet and a chord bearing S79°13'17"W, an arc  
distance of 262.83 feet; Thence S58°00'41"W a distance of 279.00  
feet; Thence S31°59'19"E a distance of 1289.02 feet to a point  
of curve; Thence Southerly along a curve to the right having a  
central angle of 93°57'20", a radius of 942.84 feet and a chord  
bearing S14°59'22"W, an arc distance of 1546.09 feet; Thence  
S61°58'01"W a distance of 700.00 feet to a point of curve; Thence  
Southwesterly along a curve to the right having a central angle  
of 12°00'00" and a radius of 960.00 feet; Thence S73°58'01"W a  
distance of 149.71 feet to the South line of Section 34; Thence  
N89°31'33"E along said South line a distance of 149.13 feet to  
the True Point of Beginning.

To afford access to and from the following described property situated  
in the County of Benton, State of Washington:

Section 34, Township 9 North, Range 28 East, W.M., Benton County,  
Washington,  
EXCEPT the North one-half of the Northeast Quarter; and  
That Portion of Section 35, Township 9 North, Range 28 East, W.M.  
Benton County, lying Southerly and Westerly of the Kennewick  
Irrigation District East Badger Lateral Canal Right-of-Way.

(Cont'd. on Page 2)

1% EXCISE TAX NOT REQUIRED  
BENTON COUNTY EXCISE TAX DIVISION  
BY *[Signature]* DEPUTY  
6-15-82

THIS EASEMENT shall be binding upon the Grantors and each of them, their heirs, devisees, personal representatives, assigns, and successors in interest, and each of them, and any person who shall hereafter acquire title to the first above described servient estate from Grantors; this easement shall further inure to the benefit of Grantees, and each of them, and their heirs, devisees, personal representatives, assigns, and successors in interest, and each of them, and any person who shall hereafter acquire title to the above described dominant estate from Grantors.

Subject to easements, reservations, and restrictions of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on the day and year first hereinabove written.

Milo B. Bauder  
Alonna L. Bauder

STATE OF WASHINGTON,) ss  
County of Benton )

On this day personally appeared before me Milo B. Bauder and Alonna L. Bauder 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 14th day of July, 1982



Tamaia J. Davis  
Notary Public in and for the State of Washington



LEGAL DESCRIPTION

A non-exclusive ingress-egress, utility and irrigation easement situated in Sections 34 and 35, Township 9 North, Range 28 East, W.M., Benton County, Washington, being 60.00 feet in width with 30.00 feet lying on each side of the following described line:

Beginning at the West quarter corner of Section 34; Thence  $S89^{\circ}51'32''E$  along the East-West center section line thereof a distance of 2160.32 feet to a point of curve; Thence Northeasterly along a curve to the left having a central angle of  $32^{\circ}07'47''$  and a radius of 600.00 feet, an arc distance of 336.46 feet; Thence  $N58^{\circ}00'41''E$  a distance of 426.40 feet to a point of curve; Thence Northeasterly along a curve to the right having a central angle of  $42^{\circ}25'13''$  and a radius of 325.00 feet, an arc distance of 240.62 feet to the True Point of Beginning; Thence  $S79^{\circ}34'06''E$  a distance of 53.83 feet to a point of Non-tangent curve; Thence Northeasterly along a curve to the right having a central angle of  $47^{\circ}34'47''$ , a radius of 372.98 feet and a chord bearing  $N34^{\circ}13'18''E$ , an arc distance of 309.73 feet; Thence  $N58^{\circ}00'41''E$  a distance of 221.70 feet; Thence  $S31^{\circ}59'19''E$  a distance of 150.00 feet to a point of curve; Thence Southeasterly along a curve to the left having a central angle of  $18^{\circ}27'45''$  and a radius of 492.23 feet, an arc distance of 158.61 feet; Thence  $S50^{\circ}22'04''E$  a distance of 1255.59 feet to a point of curve; Thence Southeasterly along a curve to the left having a central angle of  $22^{\circ}56'10''$ , and a radius of 1380.00 feet, an arc distance of 552.43 feet; Thence  $S73^{\circ}23'14''E$  a distance of 151.29 feet to the West line of aforesaid Section 35; Thence continuing  $S73^{\circ}23'14''E$  a distance of 930.72 feet to the Terminus of Described Line.

ROGERS SURVEYING, INC.

#184  
JTN/vmr  
4/4/84

EXHIBIT "A"

That portion of Section 35, Township 9 North, Range 28 East, W. M. Benton County, Washington, described as follows:

Beginning at the Southwest corner of Section 35, thence North 00°33'17" West along the West line thereof a distance of 2050.52 feet to the TRUE POINT OF BEGINNING; thence continuing North 00°33'17" West a distance of 590.56 feet to the West quarter corner of Section 35; thence North 00°35'25" West along said West line a distance of 353.78 feet; thence South 65°34'14" East a distance of 217.63 feet; thence South 68°45'02" East a distance of 90.14 feet; thence South 73°23'35" East a distance of 108.77 feet; thence South 86°03'51" East a distance of 121.82 feet; thence North 82°03'01" East a distance of 119.74 feet; thence North 64°07'05" East a distance of 209.81 feet; thence South 23°37'11" East a distance of 40.00 feet; thence South 21°19'58" East a distance of 216.08 feet; thence South 00°00'00" East a distance of 921.14 feet; thence North 73°23'14" West a distance of 939.98 feet to the West line of Section 35 and the TRUE POINT OF BEGINNING.

SUBJECT TO: Reservations, restrictions, rights of ways and easements of record.

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KNOW ALL MEN BY THESE PRESENTS: That the undersigned, for and in consideration of one dollar and other good and valuable consideration the receipt whereof is hereby acknowledged, does hereby grant, sell and convey unto BADGER MOUNTAIN IRRIGATION DISTRICT, an easement for utilities as follows:

EXCISE TAX NOT REQUIRED  
BENTON COUNTY EXCISE TAX DIVISION  
BY \_\_\_\_\_ DEPUTY

An easement for the installation, operation and maintenance of utilities over, under and across a strip of land 10 feet in width, 5 feet of such width lying on each side of the following described line lying in Section 34, Township 9 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Commencing at the Northwest corner of said Section 34; thence S89°09'36"E along the North line of said Section 34, for 1464.31 feet; thence S00°50'24"W for 3279.40 feet to an existing utility pole and the true point of beginning of the hereinafter described centerline; thence N89°41'00"W for 133.67 feet; thence S00°16'34"W for 745.00 feet to the terminus of the hereinabove described centerline.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 24 day of September 1984.

BADGER MOUNTAIN ORCHARDS, LTD.  
BY [Signature]  
BY \_\_\_\_\_

STATE OF WASHINGTON )  
County of Chelan ) ss.

On this 24 day of September, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Rose SANDERSON III and \_\_\_\_\_ and stated that they are authorized to execute said instrument on behalf of the above-named Grantor.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

[Signature]  
Notary Public in and for the State of Washington, residing at Chelan

LEAVY, SCHULTZ & SWEENEY, P.S.  
ATTORNEYS AT LAW  
SOUTH THIRD STREET  
P. O. BOX 581  
SCO, WASHINGTON 99301  
PHONE (509) 545-1434



THE GRANTOR(S) Badger Mountain Orchards, a Washington State General Partnership

of Benton County, State of Washington, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to PUBLIC UTILITY DISTRICT NO. 1 of Benton County, Washington, a municipal corporation and to its successors and sub-lessee or assigns, the right to enter upon the lands of the Grantor(s) situated in the County of Benton, State of Washington, and more particularly described as follows:

The West 10.00 feet of the South 1,450.00 feet of the Southwest one quarter of Section 34, Township 9 North, Range 28 East, W.M.

1% EXCISE TAX NOT REQUIRED  
BENTON COUNTY EXCISE TAX DIVISION  
BY [Signature] DEPUTY  
10-13-88

FILED BY

OCT 13 11 27 AM '88

BOBBIE PACHEN AUDITOR  
DEPUTY  
RECORDED IN VOL 509

Official

and to construct, operate and maintain and under the above described lands and the streets, roads, or highways abutting the said lands an electric transmission or distribution line or systems, with all convenient or necessary appurtenances (including but not limited to poles, crossarms, towers, transformers, one or more wires, props, guys, and other supports), and to cut and trim trees and scrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system. The Grantor(s) agree to keep the above described lands free and clear of any structures, buildings, dwellings or other obstructions of the right of way, lawful fences excluded.

The Grantor(s) agree(s) that all poles, wires and other facilities installed upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, and that the Grantee shall have the right of ingress and egress over the adjacent lands of the Grantor(s) for the purpose of exercising all rights hereby granted.

All rights hereunder shall cease when the grantee, its successors and sub-lessee or assigns abandons or removes said line or system.

Dated this 3rd day of October, 19 88

[Signature]  
GRANTOR'S SIGNATURE  
David G. Petro Partner

[Signature]  
GRANTOR'S SIGNATURE  
Lawrence D. Knutson Partner

GRANTOR'S SIGNATURE

GRANTOR'S SIGNATURE

STATE OF California  
COUNTY OF Orange

ACKNOWLEDGEMENT OF INDIVIDUAL

I, Barbara M. Marshall a Notary Public in and for the State and County aforesaid, do hereby  
certify that on this 3rd day of October, 19 88, personally appeared before me Laurence D. Knutson  
and David G. Detro

personally known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me  
that they executed, signed and sealed the same as their free and voluntary act and deed for the uses and purposes  
therein expressed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and Notarial Seal the day and year in this certificate above written.

Barbara M. Marshall  
Notary Public in and for the State of California residing at  
California

San Juan Capistrano, CA

BPLO FORM NO. 49



BENTON COUNTY P U D #1  
P.O. BOX 6270  
KENNEWICK UWA 99336



135772  
BENTON CO TREASURER  
\$101.00  
JUN 18 2018  
EXCISE TAX PAID  
CERT-

Filed for Record at Request of:

C & J Land Company, LLC  
1276 N. Bermuda Rd  
Richland, WA 99352

Document Title: Quit Claim Deed

Reference Number of Related Document:

Grantor(s): C & J LAND COMPANY, LLC

Grantee(s): C & J LAND COMPANY, LLC

Legal Description: Portion Section 34, T9N R28E W.M.

Additional Legal Description is on Page 1 of Document.

Assessor's Tax Parcel Number: Ptns of 1-3498-200-0005-003, 1-3498-200-0007-000, 1-3498-300-0001-004

### QUIT CLAIM DEED

THE GRANTORS: **C & J LAND COMPANY, LLC**, for and in consideration of Boundary Line Adjustment, conveys and quit claims to;

THE GRANTEES: **C & J LAND COMPANY, LLC**, the following described real estate, situated in the County of Benton, State of Washington, together with all after acquired title of the grantors therein:

THAT PORTION SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 0°45'17" WEST 29.94 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO THE NORTH LINE OF THAT PARCEL DESCRIBED AS PARCEL #134983000001004 IN QUIT CLAIM DEED RECORDED IN AUDITOR'S FILE NUMBER 2012-016993, RECORDS OF BENTON COUNTY AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°51'27" EAST 1985.27 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°31'00" EAST 8.00 FEET ALONG SAID NORTH LINE; THENCE LEAVING SAID NORTH LINE SOUTH 89°32'23" EAST 60.90 FEET; THENCE NORTH 88°15'10" EAST 318.36 FEET; THENCE NORTH 77°55'41" EAST 919.16 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED IN AUDITOR'S FILE NUMBER 2017-023127, RECORDS OF BENTON COUNTY; THENCE SOUTH 40°37'06" EAST 36.56 FEET ALONG SAID EAST LINE; THENCE SOUTH 44°19'57" EAST 166.89 FEET ALONG SAID EAST LINE; THENCE SOUTH 43°56'19" EAST 171.56 FEET ALONG SAID EAST LINE; THENCE SOUTH 39°48'17" EAST 237.31 FEET ALONG SAID EAST LINE; THENCE SOUTH 34°28'56" EAST 357.52 FEET ALONG SAID EAST LINE; THENCE SOUTH 59°24'00" WEST 648.57 FEET ALONG SAID EAST LINE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 982.83 FEET, THENCE SOUTHEASTERLY 313.74 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST LINE THROUGH A CENTRAL ANGLE OF 18°17'25" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 21°21'36" EAST 312.41 FEET) THENCE NORTH 89°43'46" WEST 73.91 FEET TO THE NORTHEAST CORNER OF LOT 17 OF THE PLAT OF HIDDEN HILLS PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 537, RECORDS OF BENTON COUNTY; THENCE THE FOLLOWING 18 COURSES ALONG THE NORTH LINE OF SAID PLAT, AND ALONG THE NORTH LINES OF THE PLAT OF HIDDEN HILLS PHASE 2 AND THE PLAT OF HIDDEN HILLS PHASE 1 AND THE PLAT OF BADGER MOUNTAIN PLATEAU, RECORDED IN VOLUME 15 OF PLATS, PAGES 477, 402, AND 196, RESPECTIVELY; THENCE NORTH 89°43'18" WEST 281.61 FEET; THENCE NORTH 89°44'41" WEST 103.66 FEET; THENCE NORTH 89°44'00" WEST 148.45 FEET; THENCE NORTH 89°38'40" WEST 118.16 FEET; THENCE NORTH 89°44'19" WEST 114.71 FEET; THENCE NORTH 89°43'36" WEST 163.52 FEET; THENCE NORTH 89°42'15" WEST 212.10 FEET; THENCE NORTH 89°43'45" WEST 219.93 FEET; THENCE NORTH 89°55'56" WEST 60.07 FEET; THENCE NORTH 89°42'23" WEST 251.19 FEET; THENCE NORTH 89°42'18" WEST 252.59 FEET; THENCE NORTH 89°44'16" WEST 252.40 FEET; THENCE NORTH 89°44'15" WEST 252.43 FEET; THENCE NORTH 89°43'34" WEST 252.59 FEET; THENCE NORTH 89°42'49" WEST 60.00 FEET; THENCE SOUTH 00°43'02" WEST 84.49 FEET; THENCE NORTH 89°40'06" WEST 315.56 FEET; THENCE NORTH 89°38'49" WEST 315.08 FEET TO THE WEST LINE OF SAID SECTION 34; THENCE NORTH 00°45'17" EAST 1231.43 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING.

CONTAINS 99.19 ACRES, MORE OR LESS

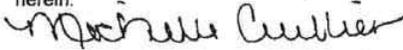
Dated this 18 day of 6, 20 18.

  
WILLIAM L. WILSON

  
HOLLY D. WILSON

STATE OF Washington)  
County of Benton )ss.

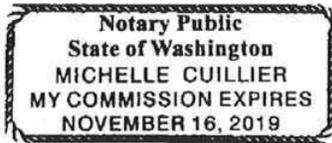
I certify that I know or have satisfactory evidence that WILLIAM L. WILSON AND HOLLY D. WILSON signed this instrument, on oath stated that they were authorized to execute this instrument and acknowledged it as the PRESIDENT AND VICE PRESIDENT of C & J LAND COMPANY, LLC to be the free and voluntary act of such party for the uses and purposes mentioned herein.

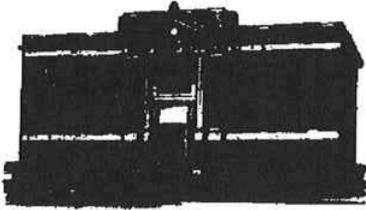


GIVEN under my hand and official seal this 18<sup>th</sup> day of June, 2018.

Notary Public in and for the State of Washington, residing at Franklin Co.

My appointment expires: 11/16/19





**KENNETH SPENCER**  
**Benton County Treasurer**

PO Box 630, Prosser, WA 99350  
Prosser 509-786-2255 Fax 786-5628  
509-736-3087  
Kennewick 509-735-8505 Fax 736-2705  
[www.bentoncountytax.com](http://www.bentoncountytax.com)

**TREASURER'S CERTIFICATE FOR REAL PROPERTY TAXES**

Current Taxpayer of Record

Name C & J Land Company, LLC

Street 1276 Bermuda Rd

City: Richland

State: WA

Zip: 99352

Parcel # (s) 134982000005003, 134982000007000, 134983000001004

TCA R6

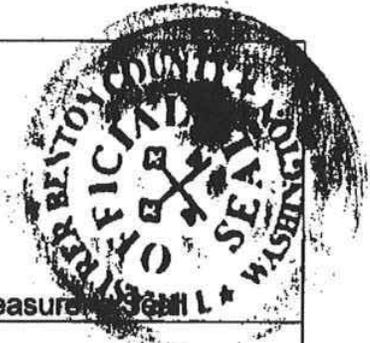
Taxes     Irrigation     CRID

I hereby certify that property taxes due Benton  
County on the above parcel number(s) have been  
paid through 2018

6/18/2018  
Date

*Kenneth Spencer*  
Signature

Treasurer



# SIENNA HILLS DEVELOPMENT PRELIMINARY PLAT

**SURVEY BENCHMARK:**

BRASS CAP AT THE INTERSECTION OF GALA WAY AND SICILY LANE, CITY OF RICHLAND  
NAVD83 ELEVATION FOR THIS MONUMENT IS 699.25'  
ALTERNATE BENCHMARK IS A 5/8" IRON ROD IN PIPE AT THE NORTHWEST CORNER OF SECTION 34. ELEVATION FOR THIS MONUMENT IS 1072.36'

**BASIS OF BEARINGS:**

NA83 WASHINGTON STATE SOUTH ZONE GRID BEARING OF S89°0'47"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, AS MEASURED BETWEEN EXISTING MONUMENTS.

**LAND USE TABLE**

PRE-PLATTED SITE AREA:	99.15 ACRES
C-LB COMMERCIAL ZONED AREA:	7.83 ACRES
R-2 RESIDENTIAL ZONED AREA:	58.96 ACRES
R-1-10 RESIDENTIAL ZONED AREA:	32.36 ACRES
TOTAL SINGLE FAMILY RESIDENTIAL ZONED AREA:	91.32 ACRES
RIGHT OF WAY DEDICATION:	23.25 ACRES
RECREATIONAL OPEN SPACE DEDICATION:	3.95 ACRES
STORM TRACT DEDICATION:	2.40 ACRES
SINGLE TRACT DEDICATION (BMD):	0.84 ACRES
SINGLE FAMILY RESIDENTIAL LOT COUNT:	355 LOTS
MINIMUM LOT AREA:	6,273 SF
MAXIMUM LOT AREA:	37,257 SF
AVERAGE LOT AREA:	0,667 SF

**RESIDENTIAL LOT COUNTS BY PHASE**

PHASE #	R/W AREA (IN ACRES)	LOT COUNT
1	7.27	65
2	2.51	50
3	3.63	58
4	3.75	61
5	4.01	35
6	2.08	16

LOCATED IN SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

**OWNER:**  
RICHLAND PROPERTIES, LLC  
C/O GREG JOHNSON  
2436 E. GALA ST. STE. 120  
MERIDIAN, ID 83642  
208-888-9946

**DEVELOPER:**  
SIENNA HILLS DEVELOPMENT, LLC  
TAYLOR MERRILL  
2463 E. GALA ST. STE. 120  
MERIDIAN, ID 83642  
208-870-3432  
TAYLOR@WESTPARKCO.COM

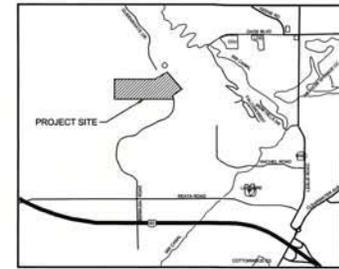
**ENGINEER:**  
PBS ENGINEERING AND ENVIRONMENTAL  
CONTACT: JASON MATTOK, PE  
400 BRADLEY BLVD, SUITE 106  
RICHLAND, WA 99352  
(509) 942-1600

**SURVEYOR:**  
PBS ENGINEERING AND ENVIRONMENTAL  
CONTACT: ALEX MATARAZZO, PLS  
400 BRADLEY BLVD, SUITE 106  
RICHLAND, WA 99352  
(509) 942-1600

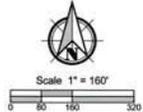
**ZONING CLASSIFICATIONS:**  
MEDIUM DENSITY RESIDENTIAL (R-2)  
SF RESIDENTIAL DISTRICT 10,000 (R-1-10)  
COMMERCIAL - LIMITED BUSINESS (C-LB)

**NOTES:**

- QUEENSGATE DRIVE IMPROVEMENTS SHALL BE MADE FROM APPROXIMATELY 1050' TO THE NORTH OF PROPERTY AT THE INTERSECTION OF LEGACY LANE FROM WESTCLIFFE INTO THE PLAT.
- ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAYS.
- SANITARY SEWER PUMP STATION WILL BE INSTALLED AS PART OF PHASE 1 IMPROVEMENTS.

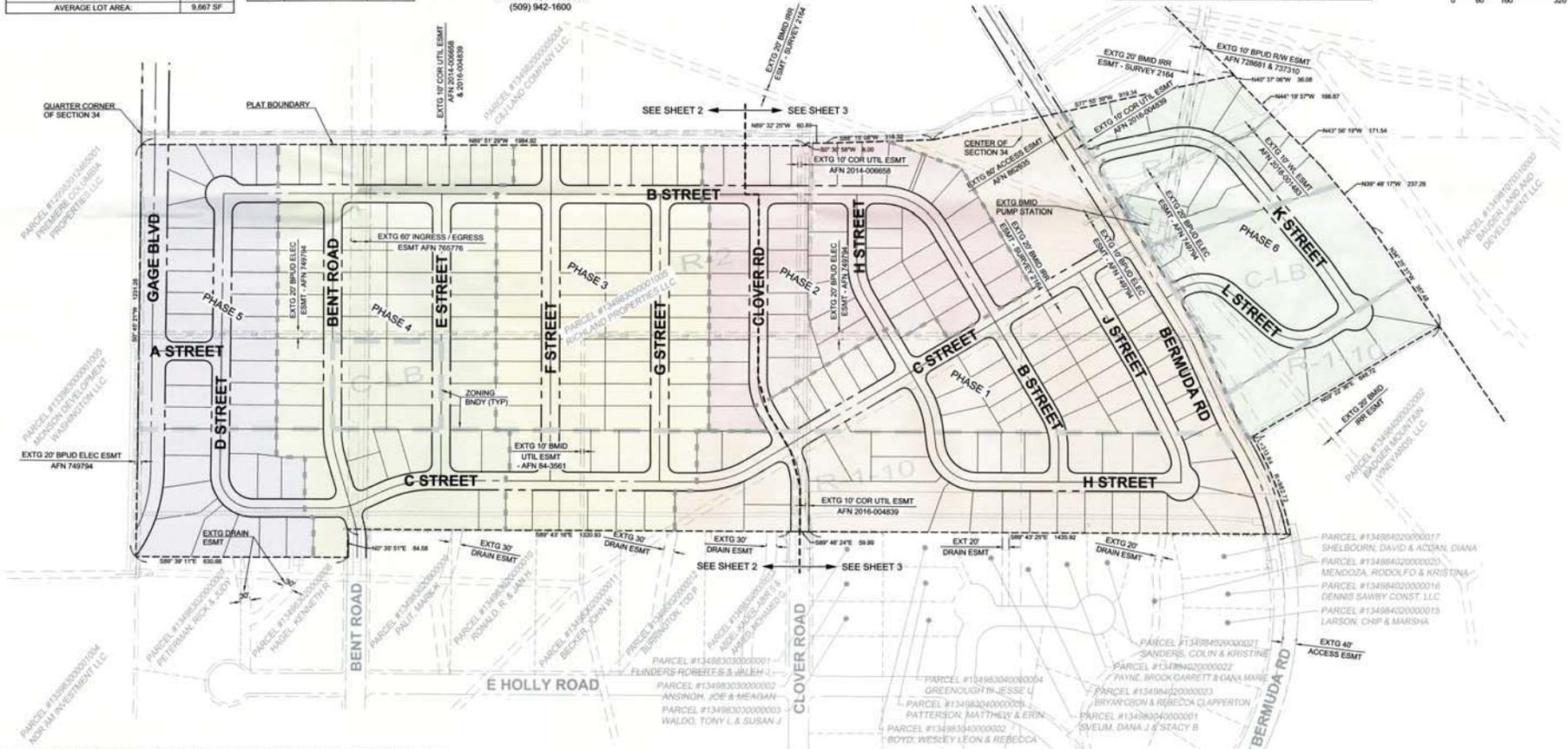


**VICINITY MAP**  
NOT TO SCALE



**SHEET INDEX**

- PRELIMINARY PLAT OVERALL PLAN
- PRELIMINARY PLAT WEST PARTIAL PLAN
- PRELIMINARY PLAT EAST PARTIAL PLAN



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 Plot Title: SIENNA HILLS DEVELOPMENT PRELIMINARY PLAT  
 Plot Sheet: 1 of 3

PRELIMINARY PLAT OVERALL PLAN FOR:  
**SIENNA HILLS DEVELOPMENT**  
 A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.

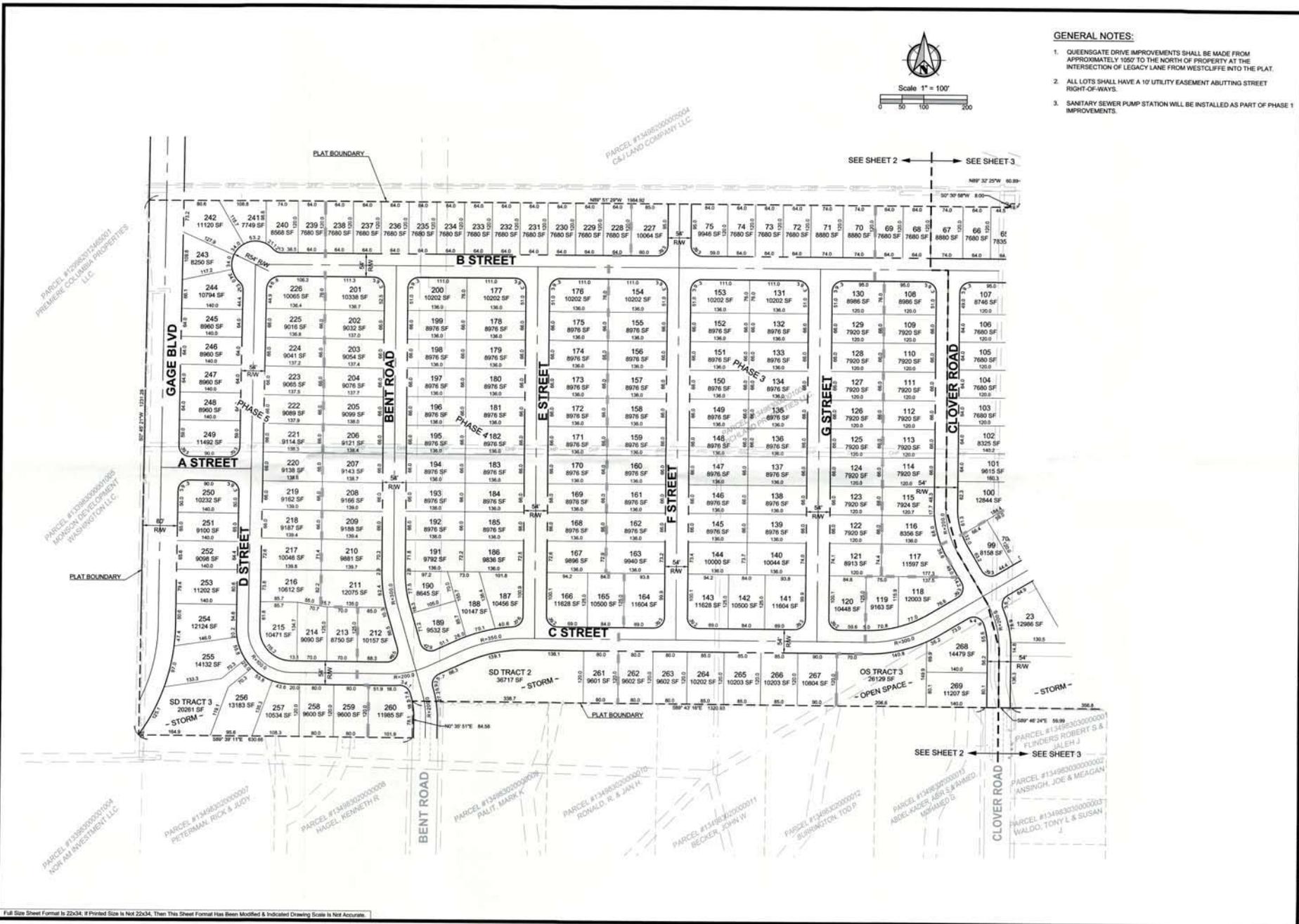
PBS Engineering and Environmental, Inc.  
 400 Bradley Blvd, Suite 106  
 Richland, WA 99352  
 509.942.1600  
 pbsewa.com

**811**  
 Know where's below.  
 Call before you dig.

DESIGNED: MER  
 CHECKED: J.M.  
 OCT 2019  
 06150.000  
 SHEET ID

SHEET 1 OF 3

File Name: L:\Projects\66000000000000000000\CAD\Working\Sheet\Pre\66150000\_Prelim\_CDD\_CDD.dwg    Layout Tab: 66150000\_Prelim\_CDD    User: Mark E. Robinson    CADD Plot Date/Time: 10/30/2019 8:26:27 AM



- GENERAL NOTES:**
1. QUEENSGATE DRIVE IMPROVEMENTS SHALL BE MADE FROM APPROXIMATELY 1550' TO THE NORTH OF PROPERTY AT THE INTERSECTION OF LEGACY LANE FROM WEST TO E INTO THE PLAT.
  2. ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAYS.
  3. SANITARY SEWER PUMP STATION WILL BE INSTALLED AS PART OF PHASE 1 IMPROVEMENTS.



**PBS**

PRELIMINARY PLAT WEST PARTIAL PLAN FOR:  
**SIENNA HILLS DEVELOPMENT**  
 A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



Know what's below.  
Call before you dig.



DESIGNED: MER  
 CHECKED: JLM  
 OCT 29 2019  
 66150.000

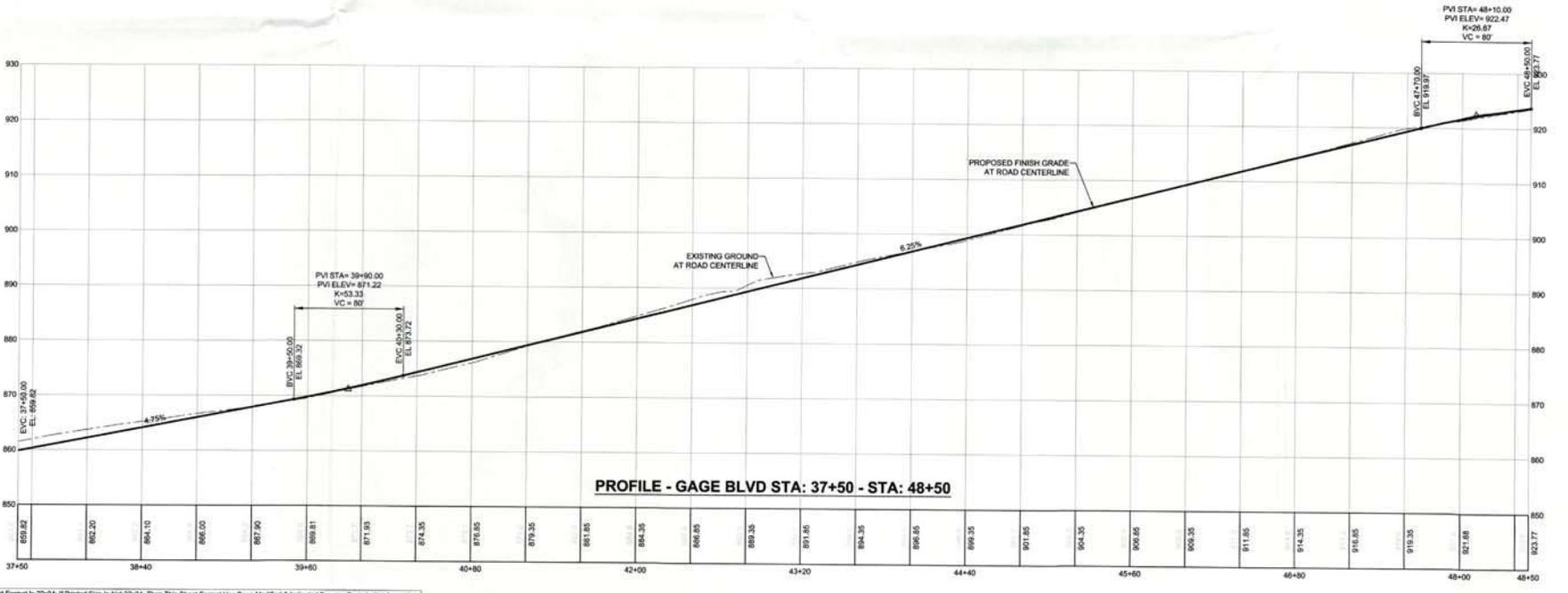
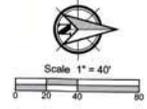
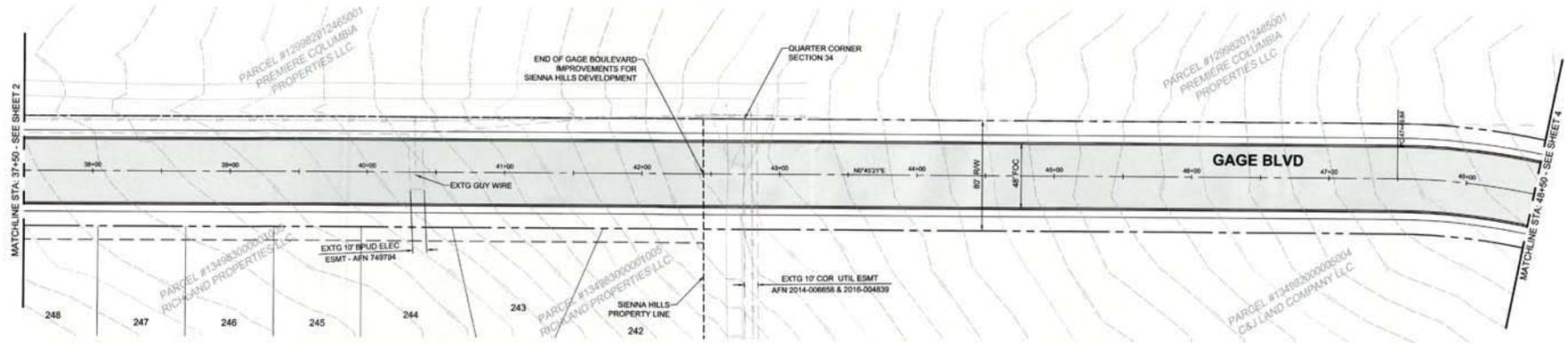
SHEET 2 OF 3







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**PROFILE - GAGE BLVD STA: 37+50 - STA: 48+50**

Full Size Sheet Format is 22x34. If Printed Size is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale is Not Accurate.

**PBS** Engineering and Environment, Inc.  
 400 Brandy Brook Dr. 106  
 Suite 200  
 508 N.W. 100th  
 Ft. Lauderdale, FL 33309  
 phone.com

---

**GAGE BOULEVARD PRELIMINARY PLAN AND PROFILE STA: 37+50 TO STA: 48+50 FOR:**  
**SIENNA HILLS DEVELOPMENT**  
 A RESIDENTIAL SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WA.

Know what's below.  
Call before you dig.

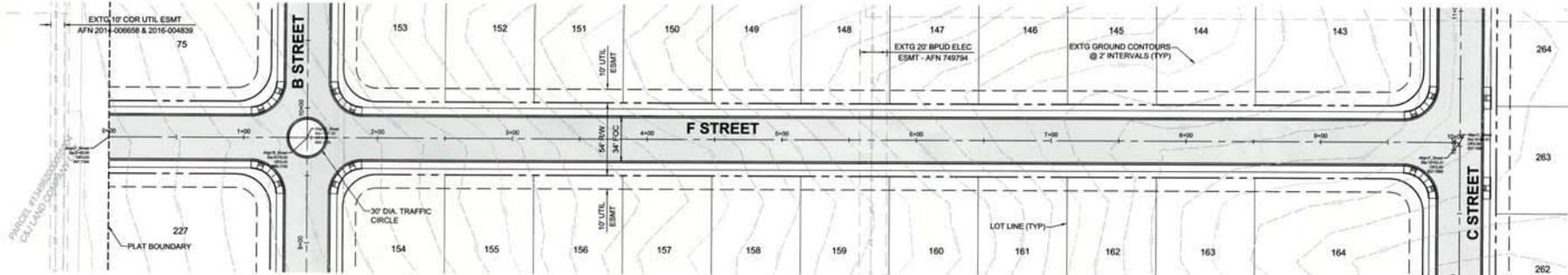
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SHEET 3 OF 5

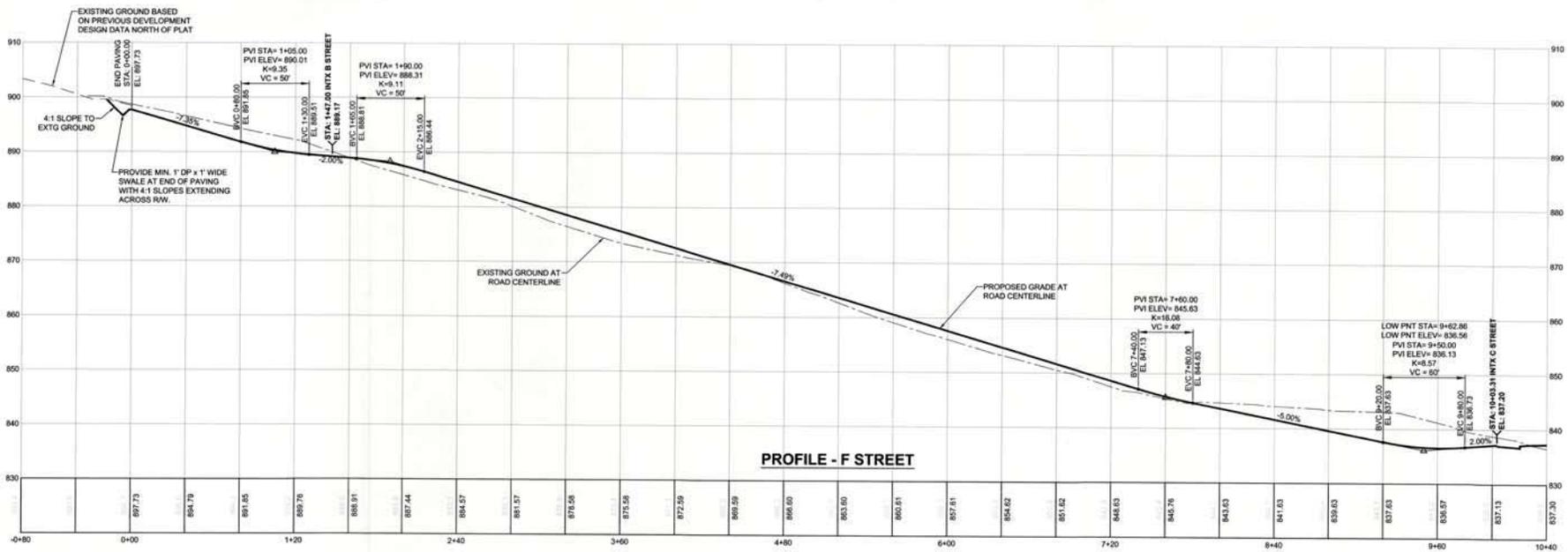








( TYPICAL - NORTH / SOUTH STREET PLAN AND PROFILE )



PROFILE - F STREET

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Full Size Sheet Format is 22x34; if Printed Size is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale is Not Accurate.

PEI Engineering and  
 Environmental, Inc.  
 8000 Old Orchard Road, Suite 109  
 Richmond, VA 23133  
 800.942.1100  
 peienv.com



**"F" STREET PLAN AND PROFILE FOR:**  
**SIENNA HILLS DEVELOPMENT**  
 A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.

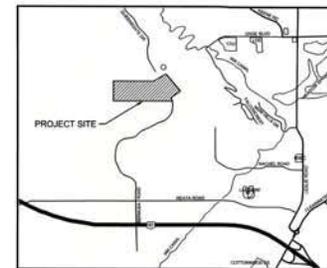


DESIGNED: MER  
 CHECKED: JLR  
 OCT 2019  
 06:50:00



**NOTES:**

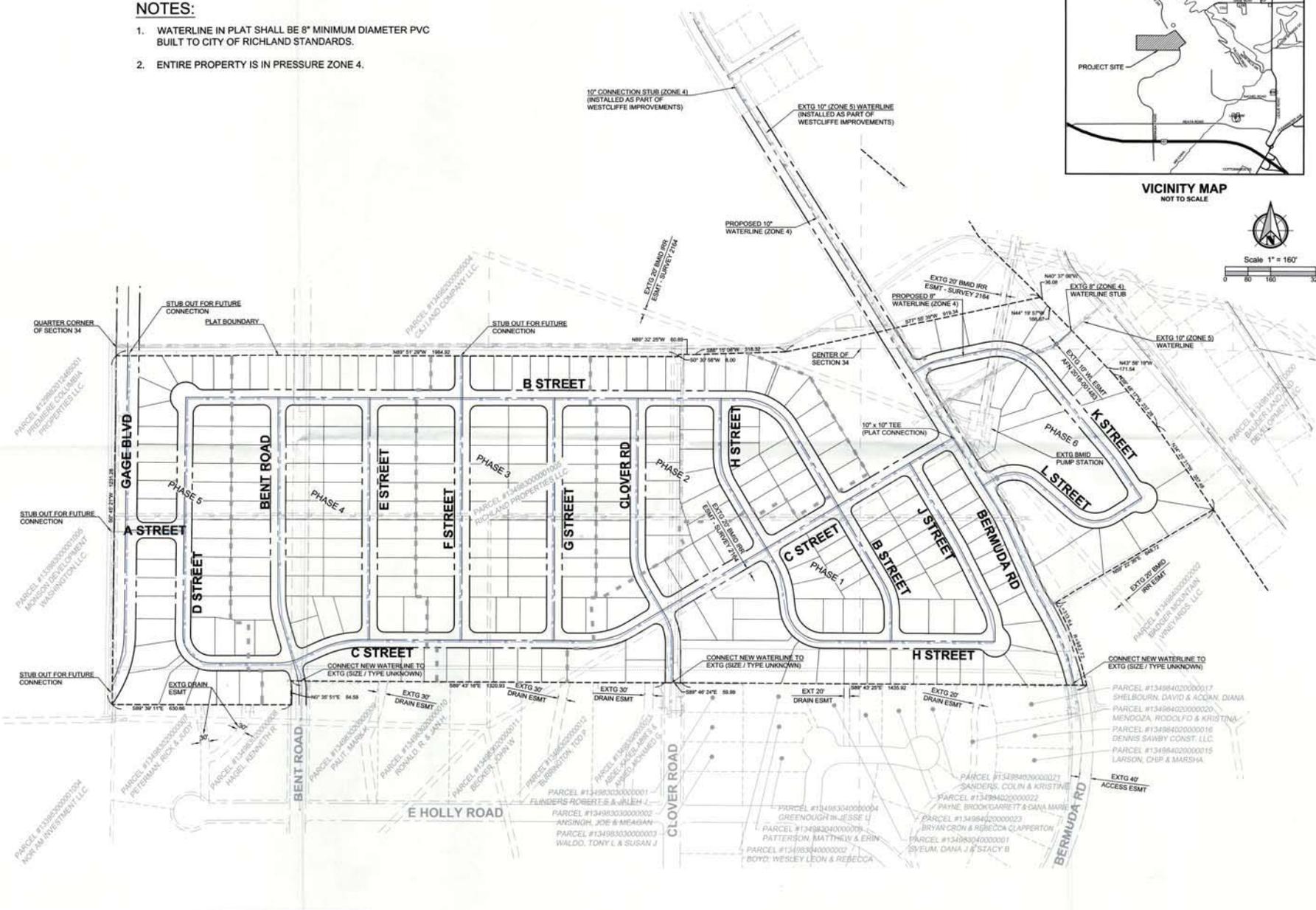
1. WATERLINE IN PLAT SHALL BE 8" MINIMUM DIAMETER PVC BUILT TO CITY OF RICHLAND STANDARDS.
2. ENTIRE PROPERTY IS IN PRESSURE ZONE 4.



**VICINITY MAP**  
NOT TO SCALE



Scale 1" = 160'



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Full Size Sheet Format is 22x34. If Printed Size is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale is Not Accurate.

P&S Engineering and  
 Environmental, Inc.  
 402 Bunker Hill, Ste. 106  
 Columbia, SC 29202  
 803.742.1600  
 pbes.com



**WATER SYSTEM PLAN FOR:**  
**SIENNA HILLS DEVELOPMENT**  
 A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



DESIGNED:	
CHECKED:	J.M.
DATE:	OCT 2019
SCALE:	66150/000
SHEET ID:	