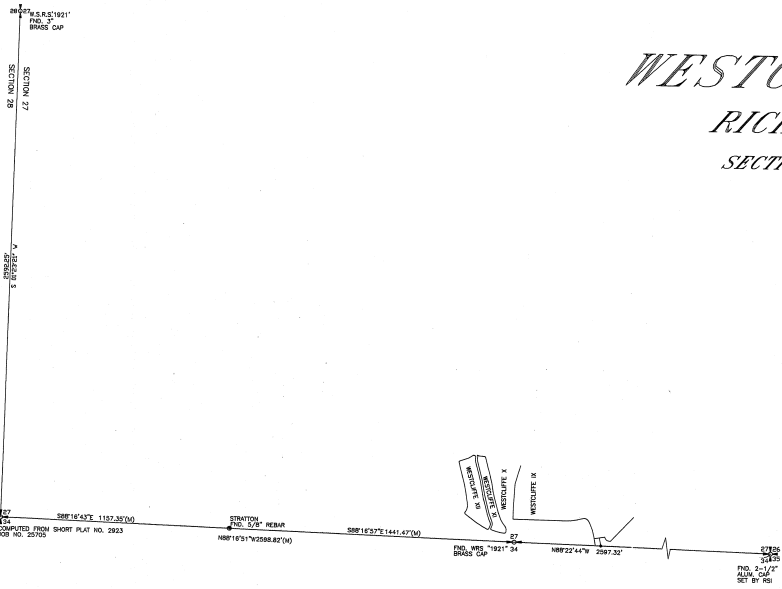
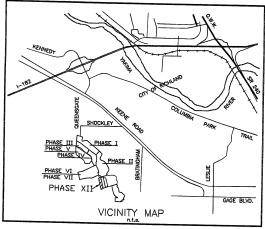


PLAT OF WESTCLIFFE PHASE XII, RICHLAND, WASHINGTON SECTION 27, T. 9 N., R. 28 E., W.M.



IRRIGATION APPROVAL

AN AGREEMENT HAS BEEN REACHED WITH THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT FOR THE FUTURE AMENDMENT OF THIS PROPERTY INTO THE BAKER MOUNTAIN IRRIGATION DISTRICT AND THE SAID DISTRICT AGREES TO PROVIDE IRRIGATION WATER TO SAID PLATTED LOTS AS SHOWN HEREIN. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON SAID PLAT ARE NECESSARY TO SERVE ALL SAID LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.010.

[Signature]
BAKER MOUNTAIN IRRIGATION DISTRICT

SURVEYOR'S CERTIFICATION

I, MICHAEL C. FOWLER, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE ABOVE SHOWN WESTCLIFFE PHASE XII AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.



[Signature]
MICHAEL C. FOWLER
DATE: 10/10/14

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	274.08	1027.00	151°17'30"	S72°42'47"E	273.28
C2	132.82	1027.00	72°42'36"	N61°21'46"E	132.73
C3	152.4	877.00	2°47'18"	S54°48'48"E	55.52
C4	40.48	25.00	82°43'15"	N68°54'16"E	36.18
C5	85.74	80.00	47°05'09"	N11°02'58"W	83.81
C6	80.18	100.00	47°05'09"	N11°02'58"W	79.89
C7	74.47	1020.00	41°05'58"	S22°47'01"E	74.45
C8	98.86	1020.00	2°33'12"	S17°54'50"E	98.82
C9	187.71	1020.00	107°12'25"	S19°48'18"E	181.47
C10	178.15	1020.00	107°12'25"	S19°48'18"E	177.91
C11	8.38	1000.00	67°28'14"	S14°54'12"E	8.38
C12	23.82	1220.00	170°07'07"	S14°08'32"E	23.82
C13	84.13	1220.00	37°03'04"	S11°34'28"E	84.11
C14	107.95	1220.00	57°04'11"	S12°08'00"E	107.82
C15	59.14	1180.00	27°32'18"	N11°02'03"W	59.14
C16	40.37	1180.00	27°32'18"	N11°02'03"W	40.36
C17	104.83	1180.00	57°04'28"	N12°08'08"W	104.88
C18	106.28	1200.00	57°04'28"	N12°08'08"W	106.26
C19	53.15	120.00	29°22'35"	S1°58'05"E	52.71
C20	44.29	100.00	29°22'35"	S1°58'05"E	43.83
C21	31.38	25.00	71°58'12"	N29°15'24"W	29.36
C22	13.36	120.00	67°24'41"	S07°53'05"E	13.35
C23	31.82	25.00	72°58'15"	S89°34'42"W	29.71
C24	80.83	100.00	34°54'31"	S61°50'32"E	59.80
C25	36.76	500.00	41°24'43"	N60°00'48"E	36.75
C26	145.25	500.00	16°38'38"	N60°26'30"E	144.74
C27	110.12	877.00	11°58'21"	N58°08'21"E	109.82
C28	35.54	25.00	87°43'59"	S22°13'32"W	35.37
C29	10.70	120.00	93°06'30"	N17°02'13"W	10.70
C30	11.73	100.00	6°43'08"	N17°23'30"W	11.72
C31	3.50	80.00	27°30'35"	N18°47'19"W	3.50
C32	39.05	25.00	89°30'14"	N11°47'40"W	39.20
C33	4.87	1180.00	0°14'12"	N14°24'52"W	4.87
C34	104.04	1180.00	93°03'08"	N11°46'13"W	104.01
C35	110.78	1200.00	91°17'15"	N11°53'19"W	110.72
C36	100.83	1220.00	4°48'44"	N12°01'08"W	100.80
C37	9.77	1220.00	07°27'32"	N9°28'36"W	9.77

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C38	82.15	1220.00	37°51'29"	S11°10'24"E	82.13
C39	57.10	1200.00	24°05'41"	S14°28'38"E	57.10
C40	136.87	1200.00	67°32'31"	S12°30'51"E	136.89
C41	56.07	1180.00	24°32'07"	S10°38'30"E	56.06
C42	78.82	1180.00	24°32'07"	S10°38'30"E	78.80
C43	28.94	320.00	27°10'56"	N13°11'35"W	28.93
C44	98.48	320.00	17°34'37"	N14°47'13"W	98.08
C45	270.82	300.00	51°43'23"	N10°04'38"E	261.72
C46	92.88	280.00	19°01'54"	N6°18'18"W	92.55
C47	138.73	280.00	28°23'15"	N17°28'09"E	137.31
C48	73.04	214.54	13°18'15"	N13°37'20"E	72.87
C49	71.20	314.47	12°58'22"	N08°22'42"E	71.06
C50	39.48	25.00	90°30'44"	S12°24'05"E	39.51
C51	42.11	25.00	98°30'08"	N79°32'49"E	37.30
C52	38.91	25.00	89°09'48"	S71°14'14"E	35.10
C53	39.63	25.00	90°50'11"	N82°42'48"E	35.81
C54	144.83	160.00	46°07'57"	N14°12'42"E	141.00
C55	141.03	200.00	46°07'57"	N14°12'42"E	138.72
C56	63.87	220.00	16°38'00"	N13°52'31"E	63.82
C57	55.28	220.00	14°23'45"	N13°58'24"W	55.13
C58	55.65	1374.85	218°08"	N29°51'17"W	55.65
C59	57.58	1374.85	223°58"	N12°21'24"W	57.57
C60	111.56	1354.85	64°32'08"	N11°11'50"W	111.55
C61	128.94	1324.85	44°32'08"	N11°11'50"W	128.90
C62	38.08	25.00	87°12'27"	S20°03'06"W	34.48
C63	40.48	25.00	82°47'02"	N08°56'54"W	38.20
C64	8.35	500.00	03°28'28"	S52°20'22"E	8.35
C65	42.16	500.00	448°32'	S50°14'31"E	42.15
C66	129.84	872.72	72°44'44"	N61°21'45"E	123.75
C67	129.33	1000.00	72°44'44"	N61°21'45"E	129.24
C68	47.48	1000.00	2°42'15"	N69°25'41"E	47.48
C69	42.73	500.00	453°48'	N71°12'42"E	42.71
C70	177.82	473.00	213°24'24"	N65°32'22"E	176.78
C71	57.89	220.00	15°08'07"	N28°44'37"E	57.82
C72	1.89	527.00	01°21'21"	N72°33'24"E	1.89
C73	38.18	500.00	408°46'	N45°50'02"E	38.17

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.
2. [] = ADDRESSSES SHOWN IN BRACKETS ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE: 99352.
3. [] = MONUMENTS TO BE SET UPON ROAD CONSTRUCTION COMPLETION.
4. O - SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "MS MCF 34887".
5. • = FOUND 5/8" REBAR W/YELLOW CAP PLASTIC CAP STAMPED "MS MCF 34887, UNLESS OTHERWISE NOTED.
6. (C) = COMPUTED (P) = PLAT (M) = MEASURED.
7. CENTRALIZED DELIVERY UNITS (CDU/MALDIU) TO BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
8. PARK FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 22.12 SHALL BE PAID BY THE PROPERTY OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE FOR THE CONSTRUCTION OF A HOME ON ANY LOT WITHIN THIS SUBDIVISION.
9. ABSOLUTELY NO STRUCTURES OR CHANGING OF GRADE WILL BE ALLOWED WITHIN SAID DOMESTIC WATER EASEMENT, STORM DRAIN EASEMENT AND UTILITY EASEMENTS. CONTACT RICHLAND PUBLIC WORKS WITH QUESTIONS.
10. THE GRADE OVER THE IRRIGATION EASEMENT CANNOT BE MODIFIED WITHOUT PRIOR APPROVAL FROM THE BAKER MOUNTAIN IRRIGATION DISTRICT.
11. THIS PLAT LIES WITHIN THE BOUNDARY OF THE "SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN". FEES SHALL BE PAID AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 12.03 BY THE PROPERTY OWNER AT THE TIME OF THE BUILDING PERMIT ISSUANCE FOR THE CONSTRUCTION OF A HOME ON ANY LOT WITHIN THE SUBDIVISION.
12. SALERIO LANE AND PISA LANE IS "NO PARKING" ON ONE SIDE.

OWNERS CERTIFICATE

I KNOW ALL PERSONS BY THESE PRESENTS THAT WESTCLIFFE, L.L.C., OWNER OF THE LAND SHOWN ON THE PLAT OF WESTCLIFFE PHASE XII, HEREBY DECLARE SAID PLAT AND DEDICATE TO THE PUBLIC, FOR THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS AND RIGHT OF WAYS AS SHOWN HEREON.

[Signature]
MEL B. BAUDER, MEMBER WESTCLIFFE, L.L.C.
WESTCLIFFE, L.L.C., A WASHINGTON LIMITED LIABILITY CO.

[Signature]
MARK P. BAUDER, MEMBER WESTCLIFFE, L.L.C.
WESTCLIFFE, L.L.C., A WASHINGTON LIMITED LIABILITY CO.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Benton, s.s.

THIS IS TO CERTIFY ON THIS 13th DAY OF October, 2014 A.D. PERSONALLY APPEARED BEFORE ME, MARK P. BAUDER, MEMBER OF WESTCLIFFE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL IN WHO SIGNED THE ABOVE "OWNERS CERTIFICATE" AND ACKNOWLEDGED TO HAVE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
MARK P. BAUDER
RESIDING AT Richland, WA
MY COMMISSION EXPIRES: 11/21/17



ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Benton, s.s.

THIS IS TO CERTIFY ON THIS 13th DAY OF October, 2014 A.D. PERSONALLY APPEARED BEFORE ME, MARK P. BAUDER, MEMBER OF WESTCLIFFE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL IN WHO SIGNED THE ABOVE "OWNERS CERTIFICATE" AND ACKNOWLEDGED TO HAVE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
MARK P. BAUDER
RESIDING AT Richland, WA
MY COMMISSION EXPIRES: 11/21/17



APPROVALS

THIS PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, CO. OF BENTON, STATE OF WASHINGTON.

[Signature]
CITY ENGINEER
DATE: 10/10/14

[Signature]
CITY ENGINEER
DATE: 10/10/14

[Signature]
CITY ENGINEER
DATE: 10/15/2014

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2015.

[Signature]
BENTON COUNTY TREASURER
DATE: 10/21/14

[Signature]
BENTON COUNTY TREASURER
DATE: 10/21/2014

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 21st DAY OF OCT, 2014 A.D. AT 14 MINUTES PAST 9 A.M. AND RECORDED IN VOLUME 19 OF PLATS, PAGE 0494, AT THE REQUEST OF MARK BAUDER.

[Signature]
BENTON COUNTY AUDITOR
DATE: 10-21-2014
FEE NUMBER

