



CITY OF RICHLAND Determination of Non-Significance

Description of Proposal: Preliminary Plat of Falconridge.

Proponent: Bauder Homes, LLC

Location of Proposal: The project site is located near the intersection of Morency

Drive and Falconcrest Loop upon Assessor's Parcel Numbers 135983000001048,135983013342007 and 135983013341006.

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

() This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

($\bf X$) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens **Position/Title:** Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: March 26, 2020

Signature__

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to <u>all parts of your proposal</u>, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND
Name of proposed project, if applicable: Plat of Falconridge
2. Name of applicant: Bauder Homes LLC
Address and phone number of applicant and contact person: 2742 Falconcrest Loop, Richland WA 99352
4. Date checklist prepared: 1-20-2020
5. Agency requesting checklist: City of Richland Planning Department
6. Proposed timing or schedule (including phasing, if applicable): Summer 2020-Fall 2022 (tentative)
7. Do you have any plans for future additions, expansion, or further activity related to or connecte with this proposal? If yes, explain. No
8. List any environmental information you know about that has been prepared, or will be prepared directly related to this proposal. None
 Do you know whether applications are pending for governmental approvals of other proposa directly affecting the property covered by your proposal? If yes, explain.
10. List any government approvals or permits that will be needed for your proposal, if known. Planning department approval of subdivision, Public Works department approval of construction plans
11. Give brief, complete description of your proposal, including the proposed uses and the siz of the project and site. There are several questions later in this checklist that ask you to describ certain aspects of your proposal. You do not need to repeat those answers on this page. (Lea agencies may modify this form to include additional specific information on project description.) 27 lot Long Plat

NTAL ELEMENTS tion of the site: at, rolling, hilly, steep slopes, mountainous, other
at, rolling, hilly, steep slopes, mountainous, other
pest slope on the site (approximate percent slope)?
ypes of soils are found on the site (for example, clay, sand, gravel, peat, know the classification of agricultural soils, specify them and note any of long-term commercial significance and whether the proposal results in these soils.
ce indications or history of unstable soils in the immediate vicinity? If so,
rpose, type, total area, and approximate quantities and total affected area of ation, and grading proposed. Indicate source of fill. for new roads & house pads (mostly completed already under prior permits)
cur as a result of clearing, construction, or use? If so, generally describe.

Engineered storm drain system to be installed as part of road construction

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

ope	/hat types of emissions to the air would result from the proposal during construction, eration, and maintenance when the project is completed? If any, generally describe and give proximate quantities if known. Minor dust during construction phase
	e there any off-site sources of emissions or odor that may affect your proposal? If so, ally describe. No
. Pro	oposed measures to reduce or control emissions or other impacts to air, if any: Dust control during construction including water trucks & sprinklers
Su	ATER rface Water: Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
Su 1)	rface Water: Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
. Su 1)	rface Water: Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

	6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No
b. (Ground Water:
	Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No
	2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None
c. \	Water runoff (including stormwater):
	 Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Storm water only; flow will be to engineered storm drain system
	Could waste materials enter ground or surface waters? If so, generally describe. No
	3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No
	Proposed measures to reduce or control surface, ground, and runoff water, and drainage
patt	tern impacts, if any:
	Engineered storm drain system
4.	PLANTS

a. Check the types of vegetation found on the site:

		deciduous tree: alder, maple, aspen, other
		evergreen tree: fir, cedar, pine, other
		<u>×</u> _shrubs
	-	<u>× </u>
		pasture
		crop or grain
		Orchards, vineyards or other permanent crops.
		wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
		water plants: water lily, eelgrass, milfoil, other
	•	other types of vegetation
b.		at kind and amount of vegetation will be removed or altered?
		Minimal - site is mostly cleared & grubbed already
	•	
C.	List t	threatened and endangered species known to be on or near the site.
		None
d.		posed landscaping, use of native plants, or other measures to preserve or enhance
	veg	etation on the site, if any:
		Landscaping around 27 single family homes
e.	List	all noxious weeds and invasive species known to be on or near the site. None
_	A	
		MALS
a.		any birds and other animals which have been observed on or near the site or are known
		to be on or near the site. Examples include:
		·
		birds: hawk, heron, eagle, songbirds, other:
		mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellfish, other
		Songbirds
		Sulguius
b.	List a	any threatened and endangered species known to be on or near the site.
		None
_	1_ 41-	a site part of a migration routo? If so, explain
C.	is the	e site part of a migration route? If so, explain. No
		THO .

d.	Prop	osed measures to preserve or enhance wildlife, if any: None
e.	List a	any invasive animal species known to be on or near the site. None
6.	ENE	ERGY AND NATURAL RESOURCES
a.	the	nat kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet completed project's energy needs? Describe whether it will be used for heating, nufacturing, etc. Electric
b.		ould your project affect the potential use of solar energy by adjacent properties? No
C.	Wh List	nat kinds of energy conservation features are included in the plans of this proposal? other proposed measures to reduce or control energy impacts, if any: Energy efficient house design
	Are of fi	VIRONMENTAL HEALTH e there any environmental health hazards, including exposure to toxic chemicals, risk re and explosion, spill, or hazardous waste, that could occur as a result of this proposal? b, describe.
	1)	Describe any known or possible contamination at the site from present or past uses. None
	2)	Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None
	3)	Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None
	4)	Describe special emergency services that might be required.

traffic, equipment, operation, other)? Traffic 2) What types and levels of noise would be created by or associated with the project of short-term or a long-term basis (for example: traffic, construction, operation, other)? It cate what hours noise would come from the site. None 3) Proposed measures to reduce or control noise impacts, if any: None 8. LAND AND SHORELINE USE a. What is the current use of the site and adjacent properties? Will the proposal affect current uses on nearby or adjacent properties? If so, describe. Site is currently vacant. Adjoining parcels are single family homes b. Has the project site been used as working farmlands or working forest lands? If so, describe nuclearly vacant and of long-term commercial significance will be converted other uses as a result of the proposal, if any? If resource lands have not been designated, many acres in farmland or forest land tax status will be converted to nonfarm or nonforest union in farmland or forest land tax status will be converted to nonfarm or nonforest union in farmland or forest land tax status will be converted to nonfarm or nonforest union in farmland or forest land tax status will be converted to nonfarm or nonforest union in farmland or forest land tax status will be converted to nonfarm or nonforest union in farmland or forest land tax status will be converted to nonfarm or nonforest union in farmland or forest land tax status will be converted to nonfarm or nonforest union in farmland or forest land tax status will be converted to nonfarm or nonforest union in farmland or forest land tax status will be converted to nonfarm or nonforest union in farmland or forest land of long-term commercial significance will be converted to nonfarm or nonforest union in farmland or forest land of long-term commercial significance will be converted to nonfarm or nonforest union in farmland or forest land of long-term commercial significance will be converted to nonfarm or nonforest union in farmland or forest land of long-term commercial signi		5)	Proposed measures to reduce or control environmental health hazards, if any: None
traffic, equipment, operation, other)? Traffic 2) What types and levels of noise would be created by or associated with the project of short-term or a long-term basis (for example: traffic, construction, operation, other)? It cate what hours noise would come from the site. None 3) Proposed measures to reduce or control noise impacts, if any: None 8. LAND AND SHORELINE USE a. What is the current use of the site and adjacent properties? Will the proposal affect current uses on nearby or adjacent properties? If so, describe. Site is currently vacant. Adjoining parcels are single family homes b. Has the project site been used as working farmlands or working forest lands? If so, describe when the project site been used as working farmlands or working forest lands? If so, describe uses as a result of the proposal, if any? If resource lands have not been designated, many acres in farmland or forest land tax status will be converted to nonfarm or nonforest uses as a result of the proposal, if any? If resource lands have not been designated, many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use. No 1) Will the proposal affect or be affected by surrounding working farm or forest land no business operations, such as oversize equipment access, the application of pestici tilling, and harvesting? If so, how: No c. Describe any structures on the site. None	В.	No	ISE
short-term or a long-term basis (for example: traffic, construction, operation, other)? I cate what hours noise would come from the site. None 3) Proposed measures to reduce or control noise impacts, if any: None 8. Land and Shoreline Use a. What is the current use of the site and adjacent properties? Will the proposal affect current uses on nearby or adjacent properties? If so, describe. Site is currently vacant. Adjoining parcels are single family homes b. Has the project site been used as working farmlands or working forest lands? If so, describe when the project site of the proposal, if any? If resource lands have not been designated, many acres in farmland or forest land tax status will be converted to nonfarm or nonforest under the proposal affect or be affected by surrounding working farm or forest land not business operations, such as oversize equipment access, the application of pesticitilling, and harvesting? If so, how: No c. Describe any structures on the site. None			
8. LAND AND SHORELINE USE a. What is the current use of the site and adjacent properties? Will the proposal affect current uses on nearby or adjacent properties? If so, describe. Site is currently vacant. Adjoining parcels are single family homes b. Has the project site been used as working farmlands or working forest lands? If so, describe how much agricultural or forest land of long-term commercial significance will be converted other uses as a result of the proposal, if any? If resource lands have not been designated, many acres in farmland or forest land tax status will be converted to nonfarm or nonforest under the proposal affect or be affected by surrounding working farm or forest land not business operations, such as oversize equipment access, the application of pesticitilling, and harvesting? If so, how: No c. Describe any structures on the site. None d. Will any structures be demolished? If so, what?		sho	
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business operations, such as oversize equipment access, the application of pesticitilling, and harvesting? If so, how: No C. Describe any structures on the site. None d. Will any structures be demolished? If so, what?	I	-lov othe	w much agricultural or forest land of long-term commercial significance will be converted to er uses as a result of the proposal, if any? If resource lands have not been designated, how are sometimes in farmland or forest land tax status will be converted to nonfarm or nonforest use?
d. Will any structures be demolished? If so, what?		b	· ·
•	C.	Des	·
	d.	Will	•

e.	Wha	t is the current zoning classification of the site? R-1-10
f.	What	is the current comprehensive plan designation of the site?
g.	lf ap	plicable, what is the current shoreline master program designation of the site?
h.	Has	any part of the site been classified as a critical area by the city or county? If so, specify.
i.	Appr	oximately how many people would reside or work in the completed project?
j.	Appr	oximately how many people would the completed project displace? None
k.	Prop	oosed measures to avoid or reduce displacement impacts, if any: None
L.		osed measures to ensure the proposal is compatible with existing and projected land and plans, if any: None
m	ı. Proj com	posed measures to reduce or control impacts to agricultural and forest lands of long-term mercial significance, if any: None

9.	HOUSING
a.	Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 27 middle income single family homes
b.	Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None
C.	Proposed measures to reduce or control housing impacts, if any: None
	D. AESTHETICS What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 30'
b.	What views in the immediate vicinity would be altered or obstructed? None
c.	Proposed measures to reduce or control aesthetic impacts, if any: None
	I. LIGHT AND GLARE What type of light or glare will the proposal produce? What time of day would it mainly
a.	occur? Normal household lighting
b.	Could light or glare from the finished project be a safety hazard or interfere with views? No
C.	What existing off-site sources of light or glare may affect your proposal? None
d.	Proposed measures to reduce or control light and glare impacts, if any: None

a. V	/hat designated and informal recreational opportunities are in the immediate vicinity? Hiking on Friends of Badger Mountain & City of Richland hiking trails
b. V	/ould the proposed project displace any existing recreational uses? If so, describe.
	Proposed measures to reduce or control impacts on recreation, including recreation oportunities to be provided by the project or applicant, if any: None
13.	HISTORIC AND CULTURAL PRESERVATION
ol	re there any buildings, structures, or sites, located on or near the site that are over 45 years d listed in or eligible for listing in national, state, or local preservation registers? If so, becifically describe. No
TI OI	re there any landmarks, features, or other evidence of Indian or historic use or occupation? nis may include human burials or old cemeteries. Are there any material evidence, artifacts, areas of cultural importance on or near the site? Please list any professional studies and ucted at the site to identify such resources. No
10	escribe the methods used to assess the potential impacts to cultural and historic resources or near the project site. Examples include consultation with tribes and the department of cheology and historic preservation, archaeological surveys, historic maps, GIS data, etc. None
	oposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance resources. Please include plans for the above and any permits that may be required. None

14	. Transportation
a.	Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Morency Dr; Falconcrest Loop. New roads will connect to existing
b.	Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Yes, part of Ben Franklin Transit system. Nearest stop 1.5 miles
	How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? None
d.	Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Construction of new public roads
	Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
	How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? 270 trips per day, mostly during peak use hours
~	Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No
h.	Proposed measures to reduce or control transportation impacts, if any: None
15	. Public Services
	Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

b.	Proposed measures to reduce or control direct impacts on public services, if any. None
16	. UTILITIES
	Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
b.	Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Electricity, water, sewer, cable TV, telephone
C.	SIGNATURE
Th lea	e above answers are true and complete to the best of my knowledge. I understand that the dagency is relying on them to make its decision.
Sig	gnature:
Na	me of signee Scot Band
Ро	sition and Agency/Organization
Da	te Submitted: 1/21/20_

PRELIMINARY PLAT OF FALCONRIDGE LOCATED IN A PORTION OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. CITY OF RICHLAND, BENTON COUNTY, WASHINGTON LOT 1 SHORT PLAT 1452 LOT 2 SHORT PLAT 1452 LOT 1 SHORT PLAT 3638 ACCESS ESM'T AF#898901 LOT 2 24891 SqFt PHASE 2 VICINITY MAP 14972 SqFt PARCEL C PARCEL B TRACT A 6.69 Ac FALCONCREST LOOP PARCEL A LOT 3 6 21818 SqFt 2 LOT 4 1 LOT 5 1 25650 SqFt 2 -LOT 27 PLAT OF FALCONCREST PH 1 16697 SqFt SP 3342 25' S.E.V.A ESM'T AF# 012-034461 12533 SqFt DEVELOPER/OWNER DEVELOPER/OWNER 17653 SqFt BAUDER ESTATE LLC 12914 SqFt BAUDER HOMES LLC LEGAL DESCRIPTION MILO BAUDER SCOT BAUDER 2495 MORENCY DRIVE 2472 FALCONCREST LOOP RICHLAND, WA 99352 RICHLAND, WA 99352 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 509-627-2523 QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 89'36'32" EAST 251.93 FEET ALONG THE SOUTH LINE OF SAID SECTION 35 TO THE WEST LINE OF THAT PARCEL SHOWN AS TRACT 6 ON RECORD SURVEY 509-727-8282 10996 SqFt 17534 SqFt RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4205, RECORDS OF BENTON COUNTY; THENCE THE FOLLOWING FOUR COURSES ALONG THE WEST LINE OF TRACTS 6, 5 AND 4 OF SAID RECORD SURVEY 4205; THENCE NORTH 40'19'46" WEST 320.69 FEET; THENCE NORTH 81'18'15" WEST 234.53 FEET; THENCE NORTH 35'03'49" WEST 651.63 FEET; THENCE NORTH 25'17'12" WEST 141.29 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL SHOWN AS "NEW PARCEL B" ON RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4793, RECORDS OF BENTON COUNTY AND THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING COURSES ALONG THE BOUNDARIES OF THOSE PARCELS SHOWN AS "NEW PARCEL A" AND "NEW PARCEL B" ON RECORD SURVEY VOLUME 1 PAGE 4793, RECORDS OF BENTON COUNTY; THENCE NORTH PREPARED BY 25'1712" WEST 151.19 FEET; THENCE NORTH 52'39'38" WEST 84.48 FEET; THENCE NORTH 45'13'49" WEST 110.55 FEET; THENCE NORTH 27'35'28" WEST 74.85 FEET TO THE BEGINNING OF A NON-TANGENT 12050 SqFt CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 357.00 FEET; THENCE NORTHEASTERLY 17.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02'52'06" (THE LONG CHORD OF SAID CURVE BEARS NORTH 55'49'37" EAST 17.87 FEET); THENCE NORTH 35'36'25" WEST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 303.00 ROGERS SURVEYING INC. FEET THE LONG CHORD OF SAID CURVE BEARS SOUTH 63'46'49" WEST 97.71 FEET); THENCE SOUTHWESTERLY 98.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18'33'27"; THENCE 1455 COLUMBIA PARK TRAIL-STE 201 PHASE 4 SOUTH 80'53'57" WEST 262.27 FEET; THENCE NORTH 75'34'44" WEST 698.13 FEET; THENCE NORTH 73'47'03" WEST 587.86 FEET; THENCE NORTH 00'28'45" WEST 88.95 FEET; THENCE NORTH 87'04'04" EAST RICHLAND, WASHINGTON 99352 194.01 FEET; THENCE NORTH 82'43'28" EAST 320.71 FEET; THENCE NORTH 77'03'54" EAST 166.28 FEET; THENCE NORTH 74'07'49" EAST 23.74 FEET; THENCE NORTH 72'28'39" EAST 263.93 FEET; THENCE 12050 SqFt SOUTH 75'08'14" EAST 405.57 FEET; THENCE SOUTH 84'08'19" EAST 210.66 FEET; THENCE SOUTH 74'14'07" EAST 201.24 FEET; THENCE SOUTH 65'22'23" EAST 52.56 FEET TO A POINT ON THE WESTERLY 509-783-4141 (OFFICE) RIGHT OF WAY MARGIN OF MORENCY DRIVE; THENCE SOUTH 56'55'35" EAST 34.02 FEET ALONG SAID RIGHT OF WAY MARGIN TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 82.00 509-783-2994 (FAX) FEET; THENCE SOUTHERLY 156.33 FEET ALONG SAID RIGHT OF WAY MARGIN AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 109'13'48"; THENCE SOUTH 52'18'13" WEST 89.21 FEET ALONG

SAID RIGHT OF WAY MARGIN; THENCE SOUTH 37'41'48" EAST 54.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF FALCONCREST LOOP, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET {THE LONG CHORD OF SAID CURVE BEARS SOUTH 87'32'20" EAST 32.24 FEET); THENCE EASTERLY 35.04 FEET ALONG SAID RIGHT OF WAY MARGIN AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80'18'54" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 227.00 FEET; THENCE SOUTHERLY 73.62 FEET ALONG SAID RIGHT OF WAY MARGIN AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18'34'55" TO THE NORTHERLY MOST CORNER OF LOT 27 OF FALCONCREST PHASE 1; THENCE SOUTH 29'54'40" WEST 147.84 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 27; THENCE SOUTH 75'35'19" EAST 139.09 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 27 TO THE NORTHWESTERLY RIGHT OF WAY MARGIN OF FALCONCREST LOOP; THENCE SOUTH 10'49'55" WEST 49.39 FEET ALONG SAID RIGHT OF WAY MARGIN; THENCE SOUTH 79'10'05" EAST 54.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF FALCONCREST LOOP; THENCE NORTH 10'49'55" EAST 21.95 FEET ALONG SAID RIGHT OF WAY MARGIN FEET TO A POINT OF CUSP WITH A NONTANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 73.00 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 10'43'21" EAST 53.64 FEET); THENCE SOUTHERLY 54.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43'06'31"; THENCE SOUTH 32'16'37" EAST 71.25 FEET; THENCE SOUTH 57'43'23" WEST 54.00 FEET; THENCE SOUTH 64'48'23" WEST 158.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION OF SAID SOUTHWEST QUARTER DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF FALCONCREST LOOP AND MORENCY DRIVE, AS SHOWN ON THE PLAT OF FALCONCREST PHASE 1, RECORDED IN VOLUME 15 OF PLATS, PAGE 454, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 46'59'00" EAST 43.10 FEET ALONG THE CENTERLINE OF SAID MORENCY DRIVE TO A POINT OF CURVATURE MONUMENT; THENCE NORTH 43'01'00" WEST 23.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY MARGIN OF SAID MORENCY DRIVE AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 52'18'13" WEST 43.31 FEET ALONG SAID RIGHT OF WAY MARGIN TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 58'12'50" WEST 85.06 FEET); THENCE NORTHWESTERLY 86.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39'46'57"; THENCE NORTH 78'06'19" WEST 158.51 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 300.00 FEET; THENCE WESTERLY 103.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19'44'08"; THENCE SOUTH 82'09'33" WEST 12.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY 118.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17'01'12"; THENCE NORTH 05'06'33" EAST 159.24 FEET; THENCE NORTH 06'16'57" WEST 37.54 FEET TO A POINT ON THE BOUNDARY OF THAT PARCEL SHOWN AS "NEW PARCEL A" ON SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4793, RECORDS OF BENTON COUNTY; THENCE THE FOLLOWING COURSES ALONG SAID BOUNDARY: THENCE SOUTH 84'08'19" EAST 210.66 FEET; THENCE SOUTH 74'14'07" EAST 201.24 FEET; THENCE SOUTH 65'22'23" EAST 52.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY MARGIN OF MORENCY DRIVE; THENCE SOUTH 56'55'35" EAST 34.02 FEET ALONG SAID RIGHT OF WAY MARGIN TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 82.00 FEET; THENCE SOUTHERLY 156.33 FEET ALONG SAID RIGHT OF WAY MARGIN AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF

109'13'48" TO THE TRUE POINT OF BEGINNING. (ALSO SHOWN AS NEW PARCEL F ON RECORD SURVEY NO. 5088 RECORDED ON NOVEMBER 7, 2018 UNDER AUDITOR'S FILE NO. 2018-033133)

LOT 4, SHORT PLAT NO. 3342, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2011-036222, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS; PLAT OF FALCONCREST PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 454, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL C

LOT 4, SHORT PLAT NO. 3341, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2011-036221, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS; PLAT OF FALCONCREST PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 454, RECORDS OF BENTON COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS; REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON BEING A PORTION OF PARCEL "C" AS SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4205, RECORDS OF BENTON AND COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 4, SHORT PLAT NO. 3341 AS RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3341, RECORDS OF BENTON COUNTY; THENCE NORTH 35'03'49" WEST, 202.88 FEET ALONG THE LINE COMMON TO SAID LOT 4 AND SAID PARCEL "C"; THENCE LEAVING SAID COMMON LINE SOUTH 14'39'43" EAST, 99.48 FEET; THENCE SOUTH 19'07'53" EAST, 79.85 FEET; THENCE SOUTH 31'49'48" EAST, 28.98 FEET; THENCE NORTH 58'47'38" EAST, 58.36 FEET TO THE POINT OF BEGINNING.

LAND USAGE

GROSS PLANNING AREA

1376 UNEAR FEET PLAT S

1376 LINEAR FEET PLAT STREETS
1 TRACT

NET PLANNING AREA

12050 SqFt

12050 SqFt

13856 SqFt/

16133 SqFt

15610 SqFt

15334 SqFt

19638 SqFt

LOT 18

11.01 ACRES X 43560 SQ. FT. 27 LOTS

34,050 SQ FT LARGEST LOT (6) = 6.69 ACRES = 11.01 ACRES

= 19.56 ACRES

= 1.86 ACRES

= 17,769 SQ. FT. AVERAGE LOT SIZE

10,996 SQ FT SMALLEST LOT (26)

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