



Z2021-107
Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Jerry Rhodes

Address: P.O. Box 1754, Richland, WA 99352

Phone: (509) 212-0900

Email: kchelp@aol.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Knutzen Engineering

UBI#: 603-538-277

Contact: Paul Knutzen

Address: 5401 Ridgeline Drive Suite 160, Kennewick, WA 99338

Phone: (509) 222-0959

Email: paul@knutzenengineering.com

DESCRIPTION OF WORK

Changing the current zone from Agriculture (AG) to General Commercial (C-3).

PROPERTY INFORMATION

Parcel #: 1-0498-400-0005-000, 1-0398-300-0001-000

Legal Description: See attached survey legal descriptions.

Current Zoning: AG

Current Comp Plan: Commercial

Requested Zoning: C-3

Current Use: Commercial

Proposed Use: Commercial

Area of Property: ~~12.3~~ acres 9.4 ac.

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:
The subject properties are zoned Agriculture (AG) and is surrounded by both AG and General Commercial (C-3).
The existing primary use of one of the lots is a catholic non-profit organization which is a non conforming use.
The parcel has been difficult to develop due to the remaining developable land located away from the main street frontage .

Any hardship that may result in the event the rezone is not granted:

Site will remain undeveloped and underutilized in a growing and commercially driven portion of Richland.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The proposed rezoning will allow the underutilized land to be developed as a commercial lot.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

Benefits to adjacent surrounding zones include development of an area of unimproved property that will finally become a valuable asset to the City of Richland.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

Requested zone change will bring existing commercial into conformance with Richland's zoning code, thereby solidifying its purpose within the comprehensive plan. No adverse effects are known.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

Rezone will result in developing an area of unimproved property, generating property, permit and sales tax revenue to the city. Development of the site will also benefit the city by reducing current issues with loitering and illegal dumping occurring on the undeveloped land. No detriments are known.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

The proposed rezone remains commercial in nature, keeping in guiding principles set forth in the comprehensive plan, and brings an existing non-conforming use into compliance.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

The rezone is not considered a spot zone as it remains commercial in nature within the comprehensive plan.

Identify impacts on the environment and public safety:

The rezoning will have no adverse impacts to the environment nor public safety. Proposed commercial rezone meets the intent of existing comprehensive plan for the site.

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 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: Paul Knutzen

Applicant Signature:  Date 12/2/21



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (Z2021-107)

Notice is hereby given that Knutzen Engineering has filed a request to rezone two parcels totaling 9.4-acres from AG (Agriculture) to C-3 (General Business). The project site is located at the southwest corner of the intersection of Van Giesen Street and the By-Pass Highway (APN's 1-04984000005000 & 1-03983000001000). Application materials can be viewed online at www.ci.richland.wa.us.

The Richland Hearing Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, February 14, 2022. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is not subject to environmental review. Pursuant to WAC 197-11-800(6)(c) the rezone application qualifies as a categorically exempt action.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Monday, January 31, 2022 to be incorporated into the staff report. Written comments received after Jan. 31 will be provided to the Hearing Examiner on the day of the public hearing. Written comment will not be accepted after 6 p.m. on February 13; however verbal comments may be presented during the public hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.



RECORD DESCRIPTIONS

TRACT A

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., EXCEPT THAT PORTION INCLUDED IN PLAT OF RICHLAND, AND EXCEPT THAT PORTION LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON NORTH BOUNDARY OF SAID SUBDIVISION 143.28 FEET FROM EAST QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 24° 04' 55" WEST 78.9 FEET TO SOUTH LINE OF VAN GIESEN ROAD; THENCE CONTINUING SOUTH 24° 04' 55" WEST 1005.71 FEET; THENCE SOUTH 41° 30' 02" WEST 478.66 FEET TO SOUTH BOUNDARY OF SAID SUBDIVISION AND TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., LYING WEST OF THE BOUNDARY OF THE PLAT OF RICHLAND, BENTON COUNTY, WASHINGTON;

TRACT B

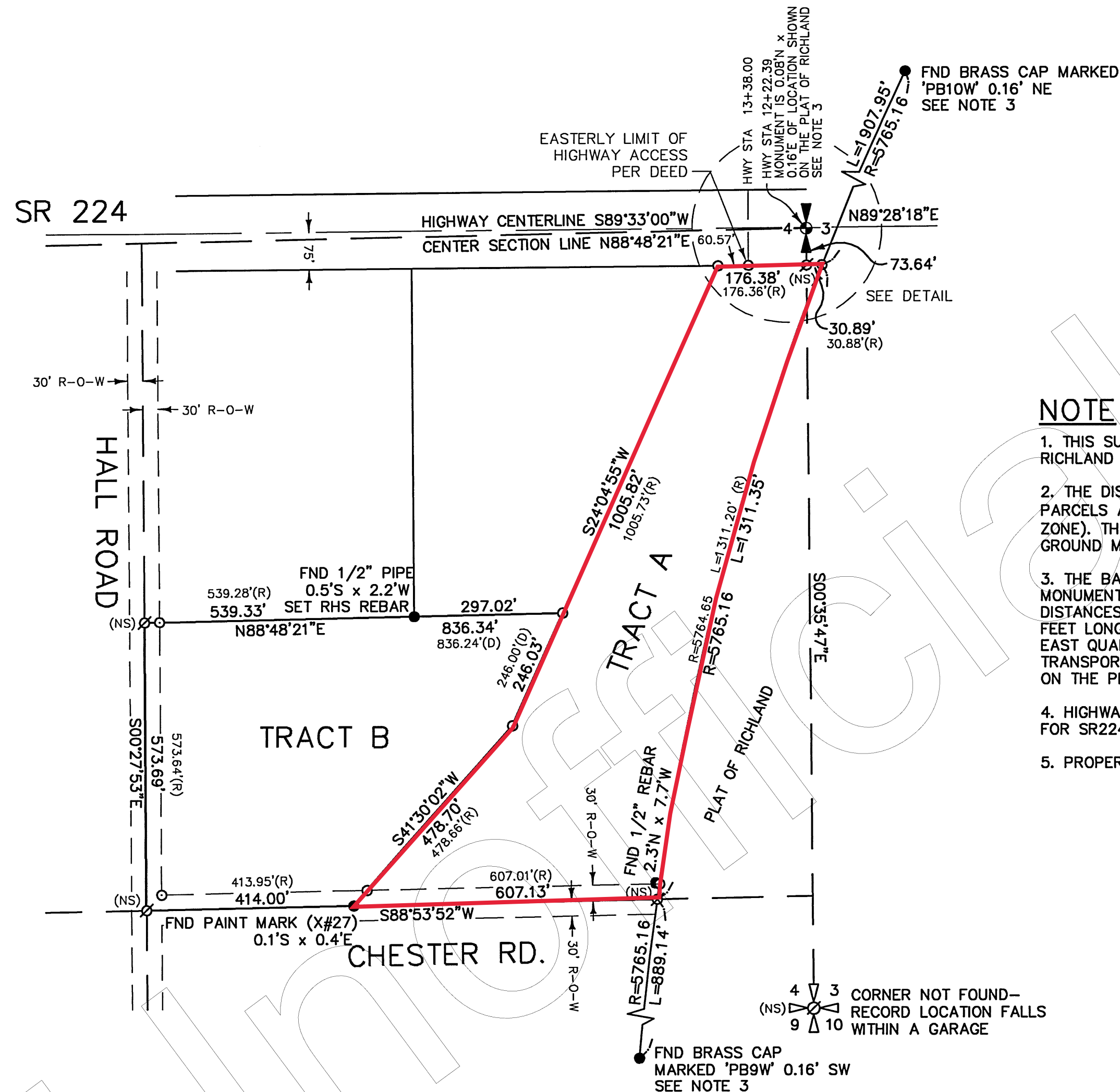
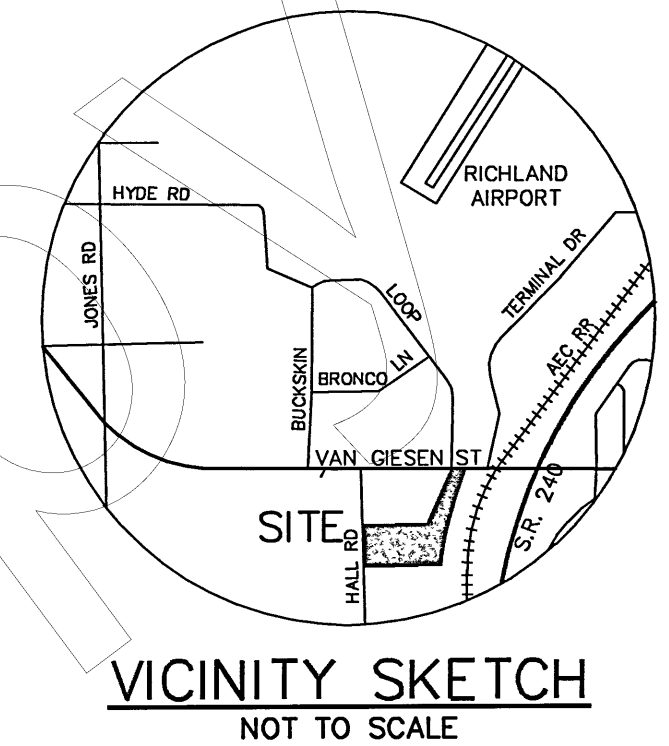
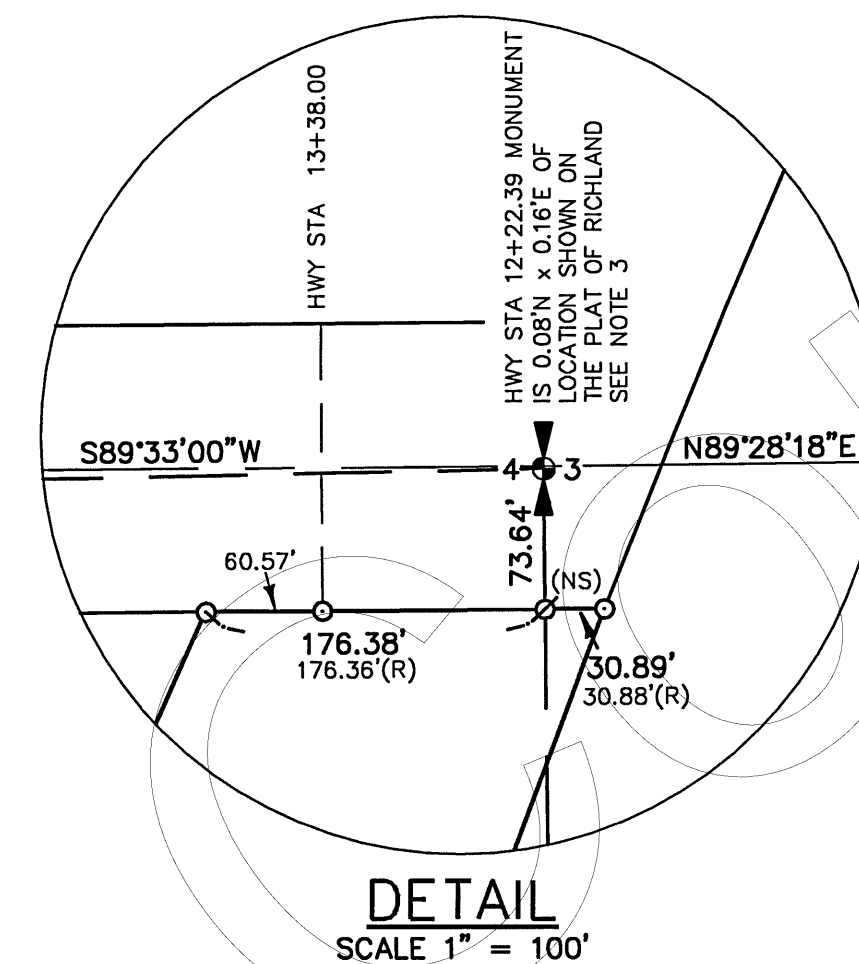
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER WHICH IS DISTANT 143.28 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 24° 04' 55" WEST 838.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 24° 04' 55" WEST 246.00 FEET; THENCE SOUTH 41° 30' 02" WEST 478.66 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88° 53' 51" WEST ALONG SAID SOUTH LINE 413.95 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 0° 27' 52" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 573.64 FEET; THENCE NORTH 88° 48' 21" EAST 836.24 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET FOR ROAD.

RECORD SURVEY NO. 2834

N.E.¼ OF THE S.E.¼, SEC. 4, T. 9N., R. 28E., W.M.

CITY OF RICHLAND
BENTON COUNTY, WASHINGTON



NOTE

1. THIS SURVEY IS BASED ON THE SUPPLEMENTAL MAP TO THE PLAT OF RICHLAND FOR SEC. 4, T. 9N., R. 28E., W.M.
2. THE DISTANCES ON THE PLAT OF RICHLAND AND THE DEEDS FOR THESE PARCELS ARE BASED ON WASHINGTON STATE GRID SYSTEM (NAD 27, SOUTH ZONE). THESE DISTANCES WERE SCALED BY A FACTOR OF 1.0000892 TO FIT GROUND MEASUREMENTS.
3. THE BASIS OF BEARING WAS DERIVED FROM THE PLAT OF RICHLAND MONUMENTS PB9W AND PB10W. AFTER CORRECTING FOR STATE PLANE DISTANCES, THE DISTANCE BETWEEN THESE MONUMENTS MEASURED 0.33 FEET LONG. THIS ERROR WAS SPLIT BETWEEN THE TWO MONUMENTS. THE EAST QUARTER CORNER FOR SECTION 4 HAS BEEN RESET BY THE DEPT. OF TRANSPORTATION AND WAS NOT HELD IN RE-ESTABLISHING CORNERS SHOWN ON THE PLAT.
4. HIGHWAY STATIONING WAS TAKEN FROM PAGE A13 OF THE WSDOT PLANS FOR SR224 DATED 12 APRIL 1991.
5. PROPERTY BOUNDARIES RUN ALONG CENTER OF ROADWAY EASEMENTS.

LEGEND

- = SET 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "STRATTON 14120"
- = FOUND AS INDICATED
- (NS) = NOT FOUND OR SET
- ⊙ = FOUND WASHINGTON D.O.T. CASSED MONUMENT
- D = DEED
- R = RECORD (PLAT OF RICHLAND MAP OF SEC. 4)
- ↗ = CROWS FOOT (LIMITS OF DIMENSIONS)

SCALE 1" = 200'



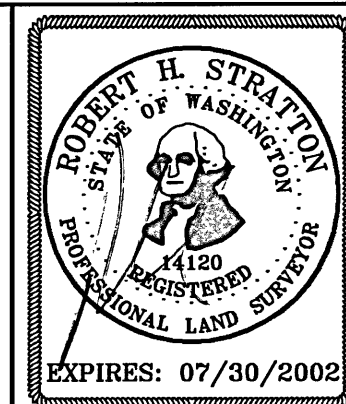
BASIS OF BEARING
PLAT OF RICHLAND
EQUIPMENT USED

A FIVE-SECOND TOTAL STATION
TRIMBLE RTK GPS

SURVEYOR'S CERTIFICATE

I, ROBERT H. STRATTON, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS AN ACTUAL FIELD SURVEY CONDUCTED BY ME, IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND THAT THE CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN HEREON AT THE REQUEST OF THE KNIGHTS OF COLUMBUS AND TABER HERSUM, AND ALL BEARINGS AND DISTANCES ARE CORRECT.

1-10-2001
DATE



SURVEY FOR

KNIGHTS OF
COLUMBUS

(TRACT A)

AND TABER HERSUM
(TRACT B)

INDEX

¼ ¼	SEC	T.	R.
	4	9 N	28 E

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11th DAY OF JANUARY, 2001 AT 9:00 MINUTES PAST 9:00 A.M. AND RECORDED IN VOLUME 1 OF SURVEYS PAGE 2834 AT THE REQUEST OF ROBERT H. STRATTON, P.L.S.
Bobbie Gagne by [Signature] 11/09/28/11401
BENTON COUNTY AUDITOR INDEX NO. 2001-000829
FEE NO.



STRATTON SURVEYING
& MAPPING

7525 W. DESCHUTES PL. UNIT 1C
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
survey@strattonsurvey.com

2868RS4.DWG	
DATE: 1/10/01	SHT. 1 OF 1
DRAWN BY: RLS	JOB # 2868



8203 WEST QUINAULT AVE, SUITE 10, KENNEWICK, WA 99336
Phone: 509-783-0660 Fax: 509-783-6612

DISTRIBUTION LIST

Our Order No.: CBF14445
Reference No:
Re: COLUMBIAN CLUB, INC./
Property Address: 2500 CHESTER RD.
RICHLAND, WA 99354

This Preliminary Commitment has been prepared and distributed to the following parties:

Contact: Jerry Rhoads / Paul Knutzen Email: kchelp@aol.com ; paul@knutzenengineering.com	Lender
Selling Agent	Listing Agent
Additional Selling Agent	Additional Listing Agent
Buyer's Attorney	Seller's Attorney
Mortgage Broker	Additional Lender

SHORT PLAT CERTIFICATE

SCHEDULE A

Office File Number CBF14445	Date of Policy October 22, 2021	Premium \$250.00
Ref. No.:	at 8:00 a.m.	

THE ASSURED REFERRED TO ON THE FACE PAGE ARE: **KC HELP**

THAT ACCORDING TO THE COMPANY'S PROPERTY RECORDS RELATIVE TO THE FOLLOWING DESCRIBED REAL PROPERTY (BUT WITHOUT EXAMINATION OF THOSE COMPANY RECORDS MAINTAINED AND INDEXED BY NAME):

SEE ATTACHED EXHIBIT "A"

- A. THE LAST RECORDED INSTRUMENT PURPORTING TO TRANSFER TITLE TO SAID REAL PROPERTY INDICATES THAT TITLE WAS CONVEYED TO:

**THE COLUMBIAN CLUB, INC., A WASHINGTON CORPORATION, AS TO PARCEL A AND
COLUMBIAN CLUB, INC., A WASHINGTON CORPORATION, AS TO PARCEL B**

- B. THERE ARE NO MORTGAGES OR DEEDS OF TRUST WHICH PURPORT TO AFFECT SAID PROPERTY, OTHER THAN THOSE SHOWN BELOW UNDER EXCEPTIONS.

NO GUARANTEE IS MADE REGARDING (A) MATTERS AFFECTING THE BENEFICIAL INTEREST OF ANY MORTGAGE OR DEED OF TRUST WHICH MAY BE SHOWN HEREIN AS AN EXCEPTION, OR (B) OTHER MATTERS WHICH MAY AFFECT ANY SUCH MORTGAGE OR DEED OF TRUST.

NO GUARANTEE IS MADE REGARDING ANY LIENS, CLAIMS OF LIEN, DEFECTS OR ENCUMBRANCES OTHER THAN THOSE SPECIFICALLY PROVIDED FOR ABOVE, AND, IF INFORMATION WAS REQUESTED BY REFERENCE TO A STREET ADDRESS, NO GUARANTEE IS MADE THAT SAID REAL PROPERTY IS THE SAME AS SAID ADDRESS.

EXCEPTIONS:

1. **TAXES AND ASSESSMENTS, IF ANY, NO SEARCH HAVING BEEN MADE THEREOF.**
2. **EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;**
RECORDED: SEPTEMBER 24, 1957
RECORDING NO.: 379071 (INCLUDES OTHER PROPERTY)
FOR: RIGHT OF WAY FOR ROADS, UTILITIES, INSTALLATION AND
MAINTENANCE
AFFECTS: SAID PREMISES AND INCLUDES OTHER PROPERTY
3. **EASEMENT(S) RESERVED IN DEED FROM UNITED STATES OF AMERICA UNDER WHICH TITLE IS CLAIMED AND THE TERMS AND CONDITIONS THEREOF:**
GRANTEE: UNITED STATES OF AMERICA
PURPOSE: USE, MAINTAIN, REPAIR AND REPLACE EXISTING UTILITY LINE AND
APPURTENANCES
RECORDED: SEPTEMBER 1, 1959
RECORDING NO.: 423071
AFFECTS: PARCEL A

CONTINUED

4. EASEMENT(S) AND RESERVATION, AS RESERVED IN DEED FROM UNITED STATES OF AMERICA UNDER WHICH TITLE IS CLAIMED AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED STATES OF AMERICA
PURPOSE: USE, MAINTAIN, REPAIR AND REPLACE EXISTING UTILITY LINE AND APPURTENANCES
RECORDED: SEPTEMBER 1, 1959
RECORDING NO.: 423070
AFFECTS: PARCEL B AND INCLUDES OTHER PROPERTY
5. RIGHT TO WITHDRAW GROUND WATERS FROM A WELL LOCATED WITHIN PROPERTY HEREIN DESCRIBED AS PARCEL B, NOT TO EXCEED 80 GALLONS PER MINUTE, 41 ACRE FEET PER YEAR, UNDER STATE CERTIFICATE ISSUED APRIL 1, TO OCTOBER 31, RECORDED UNDER RECORDING NO. 760809.
6. EASEMENTS FOR RIGHT-OF-WAY AS SHOWN ON THE FACE OF RECORD SURVEY NO. 2834.
7. RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN SAID PREMISES AND SR 240, RICHLAND: STEVENS DRIVE TO THAYER DRIVE. BY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 839674.

NOTE: SEE DOCUMENT FOR VERBIAGE REGARDING ACCESS.

8. UNRECORDED LEASEHOLDS, RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY UNSTALLED ON THE PREMISES AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES, IF ANY SUCH INTEREST EXISTS.
9. ANY UNRECORDED LEASEHOLDS; RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON SAID PROPERTY, AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
10. COPY OF THE ARTICLES OF INCORPORATION SHOWING THE IDENTITY AND AUTHORITY OF THE OFFICERS OF COLUMBIAN CLUB, TO EXECUTE THE FORTHCOMING INSTRUMENT MUST BE SUBMITTED TO THIS OFFICE FOR OUR REVIEW.

END OF SCHEDULE A EXCEPTIONS.

NOTES:

- a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

VACANT LAND
RICHLAND, WA 99354

2550 CHESTER RD.
RICHLAND, WA 99354

- b. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO
ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW
65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION:

PTN. NW SW 3-9-28 EWM LYING WEST OF PLAT OF RICHLAND - PARCEL A

PTN. NE SE 4-9-28 EWM - PARCEL B

EXHIBIT "A"

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, LYING WEST OF THE BOUNDARY OF THE PLAT OF RICHLAND, BENTON COUNTY, WASHINGTON.

PARCEL B:

**THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., IN BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION INCLUDED IN PLAT OF RICHLAND, AND EXCEPT THAT PORTION LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON NORTH BOUNDARY OF SAID SUBDIVISION 143.28 FEET FROM EAST QUARTER CORNER OF SAID SECTION 4;
THENCE SOUTH 24°04'55" WEST 78.9 FEET TO SOUTH LINE OF VAN GIESEN ROAD;
THENCE CONTINUING SOUTH 24°04'55" WEST 1005.71 FEET;
THENCE SOUTH 41°30'02" WEST 478.66 FEET TO SOUTH BOUNDARY OF SAID SUBDIVISION AND TERMINUS OF SAID LINE.**

CASCADE TITLE COMPANY OF BENTON-FRANKLIN COUNTIES

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **CASCADE TITLE COMPANY OF BENTON-FRANKLIN COUNTIES**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates as permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

423071

SPECIAL WARRANTY DEED

OFFICE OF THE AUDITOR
BENTON COUNTY, WASH.Filed for record at the request of
Franklin Benton Land Title Co.

SEP 1 1959 A.D. 195

at 52 Min past 12 o'clock

and recorded in Vol. 122

Page 122

VERNER MILLER, County Auditor

By _____ Deputy

Indexed by _____ Checked by _____

Recorded by _____

Compared by _____

Mail To _____

Send Tax Statement To _____

HHFA CDP Form No. 78b

Index No. RS-1665

DEED WASHINGTON

June 26, 1959

THE GRANTOR, THE UNITED STATES OF AMERICA, acting by and through the Housing and Home Finance Administrator, for and in consideration of the sum of Ten Dollars (\$ 10.00) cash in hand paid, does convey unto the Grantee, EDWIN T. MERRILL and PATRICIA T. MERRILL, husband and wife, the following described real property, situated in the County of Benton, State of Washington.

That portion of the Northwest Quarter of the Southwest Quarter of Section 3, Township 9 North, Range 28 East, Willamette Meridian, lying West of the boundary of the Plat of Richland, Benton County, Washington.

The property herein conveyed is not subject to the indemnity provisions of Sections 63 through 66 of the Atomic Energy Community Act of 1955, Public Law 221, 84th Congress (69 Stat. 471).

This conveyance is made subject to:

a. All provisions of the Declaration Relating to Occupancy and Use of Land in and Near the Community of Richland and any Building or Structure Thereon, recorded in the office of the Auditor for Benton County, Washington under Fee Number 368841, and the Declaration Relating to Charges for Municipal Services in and Near the Community of Richland, recorded under Fee Number 369897, all of which Declarations are hereby incorporated herein by reference; and

b. Easements of record and easements, the same in all respects as those defined on Page 4 of Special Warranty Deed from the United States of America to Edwin T. Merrill and Patricia T. Merrill, as Grantees, dated June 17, 1959.

Except as otherwise stated herein the Grantor will warrant and defend in title thereto against the lawful demands of all persons claiming by, through, or under the Grantor, but not further or otherwise.

The Grantee, for himself, his heirs, successors, and assigns covenants and agrees:

1. That the owner of the fee in the premises hereby conveyed shall pay to the Atomic Energy Commission or its designee an annual charge as compensation for municipal services provided in and near the Community of Richland by or on behalf of the Commission. Such services and charges will be determined and paid for in accordance with the provisions of the Declaration Relating to Charges for Municipal Services In and Near the Community of Richland, referred to in paragraph a. above. Any amounts due and unpaid for such compensation (together with interest and costs thereon) shall become and be a lien upon the premises hereby conveyed in accordance with the provisions of the Atomic Energy Community Act of 1955 (69 Stat. 471); and
2. In occupying, maintaining, or otherwise using and exercising ownership and control of the premises hereby conveyed, to observe and comply with all the reservations, restrictions, requirements, and other provisions of the Declaration Relating to Occupancy and Use of Land in and Near the Community of Richland, referred to in paragraph a. above, all of which shall be applicable to the premises hereby conveyed.

All covenants of the Grantee herein contained shall run with the land and shall extend to and be binding upon the Grantee, his heirs, successors, and assigns until such time as the Declarations, referred to in paragraph a. above, by their respective terms shall have expired.

This deed is made and executed under authority of the Atomic Energy Community Act of 1955, 69 Stat. 471, as amended, 42 U.S.C. Secs. 2301-2394 (Supp. V, 1958); Exec. Order 10667 (21 Fed. Reg. 1063, Feb. 16, 1956), and Delegation of Authority effective May 16, 1956 (21 Fed. Reg. 3236, 3237, May 16, 1956), as amended (21 Fed. Reg. 8999, Nov. 20, 1956), or by Delegation of Authority effective August 2, 1957 (22 Fed. Reg. 6133, 6134 Aug. 2, 1957), as amended (22 Fed. Reg. 7817, Oct. 2, 1957).

IN WITNESS WHEREOF, the Administrator has caused this deed to be executed in the name of and on behalf of the Government, and in his name and on his behalf as agent of the Government, by its duly authorized representative.

Dated this 26th day of June, 1969.

UNITED STATES OF AMERICA

BY: HOUSING AND HOME FINANCE ADMINISTRATOR

BY: C. T. Johnson
Community Disposition Supervisor

STATE OF WASHINGTON)

COUNTY OF BENTON)

On this 26th day of June, 1969, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared C. T. JOHNSON, to me known to be the X X X Community Disposition Supervisor, a duly authorized representative of the Housing and Home Finance Administrator and the United States of America that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the United States of America, for the uses and purposes therein mentioned, and on oath states that he is authorized to execute said instrument.

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



Wayne D. Noble
Notary Public in and for the State of Washington,
residing at Richland.

423070

SPECIAL WARRANTY DEED

OFFICE OF THE AUDITOR

BENTON COUNTY, WASH.

Filed for record at the request of

Franklin Benton Land Title Co.

SEP 1 1959 D. 195

at 57 Min. Paid La. M.

and recorded in Vol. _____ of _____

VERNER MILLER, County Auditor

By _____ Deputy

Indexed by _____ Checked by _____

Recorded by _____

Compared by _____

423070

Mail To

Send Tax Statement To

HHFA CDP Form No. 78b

Index No. RS-1665

DEED WASHINGTON

THE GRANTOR, THE UNITED STATES OF AMERICA, acting by and through the Housing and Home Finance Administrator, for and in consideration of the sum of Ten Thousand Eight Hundred Eleven Dollars (\$ 10,811.00) cash in hand paid, does convey unto the Grantee, EDWIN T. MERRILL and PATRICIA T. MERRILL, husband and wife, the following described real property, situated in the County of Benton, State of Washington,

See Page 2 of this deed for the description of the properties herein conveyed.



The property herein conveyed is not subject to the indemnity provisions of Sections 63 through 66 of the Atomic Energy Community Act of 1955, Public Law 221, 84th Congress (69 Stat. 471).

This conveyance is made subject to:

a. All provisions of the Declaration Relating to Occupancy and Use of Land in and Near the Community of Richland and any Building or Structure Thereon, recorded in the office of the Auditor for Benton County, Washington under Fee Number 368841, and the Declaration Relating to Charges for Municipal Services in and Near the Community of Richland, recorded under Fee Number 369897, all of which Declarations are hereby incorporated herein by reference; and

See Page 3 and Page 4 of this deed for easements herein reserved to the Grantor and its assigns.

This is Page 2 of deed between United States of America, acting by and through the Housing and Home Finance Administrator, as Grantor and Edwin T. Merrill and Patricia T. Merrill, husband and wife, as Grantee, dated June 17, 1959.

The following properties are conveyed by this deed:

Lot 10, Block 910, Plat of Richland, according to the plat thereof, recorded in volumes 6 and 7 of plats, records of said County;

and

That portion of the Northwest Quarter of the Northeast Quarter of Section 35, Township 10 North, Range 28 East, Willamette Meridian, which lies North and West of the boundary of the Plat of Richland, recorded in volumes 6 and 7 of plats, records of Benton County, Washington; said parcel hereinafter referred to as Parcel 20;

and

The Northeast Quarter of the Southeast Quarter of Section 4, Township 9 North, Range 28 East, Willamette Meridian, EXCEPT, that portion of said Section subdivision included in the Plat of Richland, Benton County, Washington, and EXCEPT, that portion lying North and West of the following described line: Beginning on the North boundary of said Section subdivision 143.28 feet from the East Quarter corner of said Section 4; thence South $24^{\circ} 04' 55''$ West 78.90 feet to the South line of Van Giesen Road; thence continuing South $24^{\circ} 04' 55''$ West 1,005.71 feet; thence South $41^{\circ} 30' 02''$ West 478.65 feet to the South boundary of said Section subdivision and the point of terminus of the above described line. (All bearings in this description are Lambert bearings.) Said parcel hereinafter referred to as Parcel 224.

This is Page 3 of deed between United States of America, acting by and through the Housing and Home Finance Administrator, as Grantor and Edwin T. Merrill and Patricia T. Merrill, husband and wife, as Grantee, dated June 17, 1959.

Only said Lot 10, Block 910, of the properties herein conveyed is subject to the following described easements:

1. Easements defined in volumes 6 and 7 of plats, referred to above, and the amendment thereto, recorded under Fee No. 373909, and all other existing easements of record.
2. The Grantor reserves unto itself and its assigns two easements, the same in all respects as those defined in Section 2 of Part B of Dedication and Easements, as amended, of said Plat; said easements being situated within the following described portions of said Lot 10:
 - A. That portion of said Lot 10 which lies within a strip of land 10.0 feet wide, the center line of which begins on the westerly line of said Lot 10 (which property line has a bearing of North $21^{\circ} 31' 19''$ East and is 763.0 feet long) 2.0 feet North from the South line of said Lot 10 (when measured at right angles thereto) and extends to a point on the East line of said Lot 10, 2.0 feet from the Southeast corner of said Lot 10.
 - B. That portion of said Lot 10 which lies within a strip of land 10.0 feet wide, the center line of which begins on the South line of said Lot 10, 2.0 feet West from the Southeast corner of said Lot 10, and extends to the North line of said Lot 10, 2.0 feet from the Northeast corner of said Lot 10; said center line being parallel to the East line of said Lot 10.

Only said Parcel 20 of the properties herein conveyed is subject to the following described easements:

1. Easements reserved unto the Grantor and its assigns to use, maintain, repair and replace existing utility installations and appurtenances; said easements being situated within said Parcel 20 as follows:
 - A. A 10.0 foot wide easement, the center line of which commences at a point on the East boundary of said Section subdivision 253.95 feet from the Northeast corner thereof; thence North $69^{\circ} 10' 58''$ West to the North boundary of said Section subdivision.
 - B. A 10.0 foot wide easement, the center line of which commences at a point on the East boundary of said Parcel 20, 12.5 feet South from the Northwest corner of said Plat of Richland, which corner is situated within the said subdivision; thence South $89^{\circ} 14' 25''$ West to the West boundary of said Section subdivision.
2. Easements for general road purposes and for the installation, maintenance, operation, repair, replacement and removal of public utility type facilities, which easements are more particularly described in that Easement Quitclaim Deed, recorded in the Office of the Auditor of Benton County, Washington, under Fee Number 379071, and all other existing easements of record.
3. An easement reserved to the United States and/or its permittees to remove its (their) existing improvements situated within said Parcel 20, together with a right of ingress and egress for that purpose. Said easement shall terminate 30 days after June 17, 1959.

This is Page 4 of deed between the United States of America, acting by and through the Housing and Home Finance Administrator, as Grantor, and Edwin T. Merrill and Patricia T. Merrill, husband and wife, as Grantee, dated June 17, 1959.

Only said Parcel 224 of the properties herein conveyed is subject to the following described easements:

1. Easements for general road purposes and for the installation, maintenance, operation, repair, replacement and removal of public utility type facilities, which easements are more particularly described in that Easement Quitclaim Deed, recorded in the Office of the Auditor of Benton County, Washington, under Fee Number 379071, and all other existing easements of record.
2. The Grantor reserves unto itself and its assigns an easement to discharge drainage water (which comes from existing streets, shelter belt, and a highway) onto said Parcel 224, and which water is channelled onto said Parcel 224 by an existing storm sewer and drainage ditch; provided, however, the point of entrance of said water on said Parcel 224 is confined to the storm sewer and drainage ditch existing as of June 17, 1959, and is situated at or near the Southeast corner of said Parcel 224; and, provided further, the Grantor shall not have the right to channel water onto said Parcel 224 from areas other than those so channelled thereto as of June 17, 1959; and, provided further, the Grantee shall have the right to confine, use, or do whatever he desires with the water so discharges on said Parcel 224 so long as such activity does not interfere with the flow or discharge of said water from the areas above described.

Dated this 17th day of June, 1959

UNITED STATES OF AMERICA

BY: HOUSING AND HOME FINANCE ADMINISTRATOR

BY C. T. Johnson
Community Disposition Supervisor

STATE OF WASHINGTON)

COUNTY OF BENTON)

On this 17th day of June, 1959, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared C. T. JOHNSON, to me known to be the X X X Community Disposition Supervisor, a duly authorized representative of the Housing and Home Finance Administrator and the United States of America that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the United States of America, for the uses and purposes therein mentioned, and on oath states that he is authorized to execute said instrument.

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



Wayne D. Nable
Notary Public in and for the State of Washington,
residing at Richland.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

750809

CERTIFICATE OF WATER RIGHT

- ☐ Surface Water (Issued in accordance with the provisions of Chapter 117, Laws of Washington for 1917, and amendments thereto, and the rules and regulations of the Department of Ecology.)
- ☒ Ground Water (Issued in accordance with the provisions of Chapter 263, Laws of Washington for 1945, and amendments thereto, and the rules and regulations of the Department of Ecology.)

PRIORITY DATE September 14, 1974	APPLICATION NUMBER G4-23471	PERMIT NUMBER G4-23471P	CERTIFICATE NUMBER G4-23471C
-------------------------------------	--------------------------------	----------------------------	---------------------------------

NAME COLUMBIAN CLUB	(CITY) Richland	(STATE) Washington	(ZIP CODE) 99352
------------------------	--------------------	-----------------------	---------------------

This is to certify that the herein named applicant has made proof to the satisfaction of the Department of Ecology of a right to the use of the public waters of the State of Washington as herein defined, and under and specifically subject to the provisions contained in the Permit issued by the Department of Ecology, and that said right to the use of said waters has been perfected in accordance with the laws of the State of Washington, and is hereby confirmed by the Department of Ecology and entered of record as shown.

PUBLIC WATER TO BE APPROPRIATED

SOURCE
a well

TRIBUTARY OF (IF SURFACE WATERS)

MAXIMUM CUBIC FEET PER SECOND	MAXIMUM GALLONS PER MINUTE 80	MAXIMUM ACRE-Feet PER YEAR 41
-------------------------------	----------------------------------	----------------------------------

QUANTITY, TYPE OF USE, PERIOD OF USE
80 gallons per minute, 41 acre feet per year to be used for irrigation from April 1 to October 31 of 8 acres.

LOCATION OF DIVERSION/WITHDRAWAL

APPROXIMATE LOCATION OF DIVERSION-WITHDRAWAL
700 feet south and 500 feet west from the east quarter corner of Section 4.

LOCATED WITHIN (SMALLEST LEGAL SUBDIVISION) NE 1/4 Sec 4	SECTION 4	TOWNSHIP N. 9	RANGE, E. OR W. 1/2 W.M. 28 E.	N.R.I.A. 40	COUNTY Benton
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RECORDED PLATTED PROPERTY

LOT	BLOCK	OF (GIVE NAME OF PLAT OR ADDITION)
-----	-------	------------------------------------

LEGAL DESCRIPTION OF PROPERTY ON WHICH WATER IS TO BE USED

The NE 1/4 of SE 1/4 of Sec. 4, T. 9 N., R. 28 E.W.M., EXCEPT that portion included in Plat of Richland, and EXCEPT that portion lying North and West of the following described line: Beginning on North boundary of said subdivision 143.28 feet from E 1/4 corner of said Sec. 4; thence S 24°04'55" W 78.9 feet to south line of Van Giesen Road; thence continuing S 24°04'55" W 1005.71 feet; thence S 41°30'02" W 478.66 feet to south boundary of said subdivision and terminus of said line.

INDEXED BY *[Signature]*
CHECKED BY *[Signature]*

Dept. of Ecology
JUN 6 9 08 AM '78
VERNER MILLER, AUDITOR
DEPUTY
REGISTRATION NO. 351

Mail to - Columbian Club
P.O. Box 486
Richland, Wn 99352

RETAIN FOR YOUR FILE

(SEE REVERSE SIDE)

CERTIFICATE

PROVISIONS

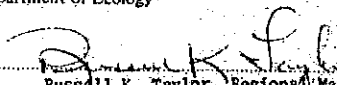
Certificate holder shall maintain an access port as described in Ground Water Bulletin No. 1.

The right to the use of the water aforesaid hereby confirmed is restricted to the lands or place of use herein described, except as provided in RCW 90.03.380, 90.03.390, and 90.44.020.

This certificate of water right is specifically subject to relinquishment for nonuse of water as provided in RCW 90.14.160.

Given Under my hand and the seal of this office at Yakima, Washington, this 25th day of 1978.

Department of Ecology

by 
Russell K. Taylor, Regional Manager

FOR COUNTY USE ONLY

B-5203
B-5190
834674
B-52014
3302A
Aug 10 9:05 AM '81
RECORDED
INDEXED
DEPUTY
RECORDED

WARRANTY DEED
(ACCESS RIGHTS ONLY)

In the Matter of State Route

SR 240, Richland; Stevens Drive to Thayer Drive

KNOW ALL MEN BY THESE PRESENTS, That the Grantor

for and in consideration of the sum of ten (\$10.00) Dollars,
and other valuable considerations

hereby convey and warrant to the State of Washington, all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between State Highway No. SR 240, Richland; Stevens Drive to Thayer Drive and the following described property abutting thereon, situated

County, Washington, to the same extent and purpose as if the rights herein granted had been acquired under Eminent Domain statute of the State of Washington.

PARCEL 1: The northeast quarter of the southeast quarter of Section 4, Township 9 North, Range 28 East, W.M., EXCEPT that portion included in plat of Richland, and EXCEPT that portion lying north and west of the following described line: Beginning on North boundary of said subdivision 43-45 feet from East quarter corner of said Section 4; thence south 24°04'55" West 78.9 feet to south line of Van Giesen Road; thence continuing south 24°04'55" West 1005.71 feet; thence south 41°30'02" West 478.66 feet to south boundary of said subdivision and terminus of said line.

PARCEL 2: That portion of the northwest quarter of the southwest quarter of Section 3, Township 9 North, Range 28 East, W.M., lying west of the boundary of the plat of Richland, Benton County, Washington.

EXCEPT that the grantors herein reserve for themselves, their heirs, successors or assigns, the right of reasonable access to the V line connection (Van Giesen) of said highway at any point westerly of Highway Engineer's Station V 13+36, and CUL-DE-SAC 1. ALSO EXCEPT that the State shall construct on its right of way an OFF and ON RAMP, not to exceed 20 feet in width, on the westerly side only at or near Highway Engineer's Station 1622+20 as shown on Sheet 6 of 15 Sheets of SR 240, Richland; Stevens Drive to Thayer Drive. Said OFF and ON APPROACH shall be used to serve more than one owner and/or utility and shall be gated and locked when not in use. This approach is to be used only when flood waters isolate Chester Road by inundation of Hall Road. Necessity for use shall be determined by the City of Richland or the Department of Transportation.

The specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia and bearing date of approval August 18, 1978, revised

The undersigned elects to surrender possession of the lands or rights herein conveyed on the date of this instrument.

It is expressly intended that these covenants, burdens and restrictions shall run with the heretofore described land and shall forever bind the grantors, their successors and assigns.

STATE OF WASHINGTON

94054

It is understood and agreed that the delivery of this deed is hereby tendered and that the terms and obligations hereon shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by the Chief Right of Way Agent.

Dated this 21st day of August 1980

Accepted and approved 4/13/81

Columbia Club, Inc.

STATE OF WASHINGTON
DEPARTMENT OF TRANSPORTATION

By *MA Cahill*
Chief Right of Way Agent

MA Cahill
Chief Right of Way Agent

(Corporation acknowledgment form)

STATE OF WASHINGTON,
County of Benton

On this 17th day of December 1980

to me known to be the Secretary of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and genuine act and deed of said corporation, for the uses and purposes therein mentioned, and on this 17th day of December 1980 authorized to execute said instrument and that the seal of said corporation be hereunto affixed.

Robert H. Brown
Notary Public in and for the State of Washington,
Residing at Telling



STATE OF WASHINGTON,
County of Benton

On this 21st day of August 1980

to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and genuine act and deed of said corporation, for the uses and purposes therein mentioned, and on this 21st day of August 1980 authorized to execute said instrument and that the seal of said corporation be hereunto affixed.

MA Cahill
Notary Public in and for the State of Washington,
Residing at Telling



WARRANTY DEED
(ACCESS RIGHTS ONLY)

FROM
Columbia Club Inc.
TO
STATE OF WASHINGTON
IN
Benton County

Route 240, Richland; Steven
to Thayer Drive
Parcel 5-0411

RECORD DESCRIPTIONS

TRACT A
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 10 EAST, EXCEPT THAT PORTION INCLUDED IN PLAT OF RICHLAND, AND EXCEPT THAT PORTION LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON NORTH BOUNDARY OF SAID SECTION 9, 43.75 FEET FROM EAST CORNER OF SAID SECTION 9; SAID SECTION 4; THENCE SOUTH 24° 04' 30" WEST 79.9 FEET TO SOUTH LINE OF VAN GIESSEN ROAD; THENCE CURVED SOUTH 24° 04' 00" WEST 1005.71 FEET; THENCE SOUTH 41° 30' 02" WEST 478.06 FEET TO SOUTH BOUNDARY OF SAID SECTION 9; AND TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 10 EAST, LYING WEST OF THE BOUNDARY OF THE PLAT OF RICHLAND, BENTON COUNTY, WASHINGTON;

TRACT B

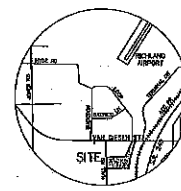
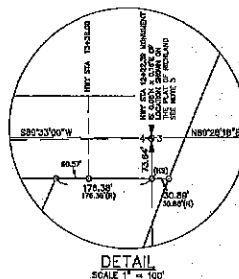
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 28 EAST, WAB., RECORDS OF DENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER WHICH IS DISTANT 143.26 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 64° 04' 00" WEST 330.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 24° 04' 00" WEST 244.00 FEET; THENCE SOUTH 41° 36' 02" WEST 426.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION; THENCE CONTINUING SOUTH 11° 00' 00" WEST 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH OF 27° 32' WEST ALONG THE WEST LINE OF SAID SUBDIVISION 673.94 FEET; THENCE NORTH 11° 00' 00" WEST 100.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE SOUTH 30 FEET AND THE WEST 3 FEET FOR ROAD.

RECORD SURVEY NO. 2834

N.E. ¼ OF THE S.E. ¼, SEC. 4, T. 9N., R. 28E., W.M.

CITY OF RICHLAND
BENTON COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE

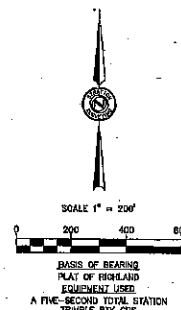
DETAIL
SCALE 1" = 10'

NOTE

1. THE SURVEY IS BASED ON THE SUPPLEMENTAL MAP TO THE PLAT OF RICHLAND FOR SECTION 4, T. 8N., R. 26E., 104.
2. THE DISTANCES ON THE PLAT OF RICHLAND AND THE NEEDS FOR THE PARCELS ARE BASED ON WASHINGTON STATE GRID SYSTEM (NAD 22, SOUTH ZONE). THESE DISTANCES WERE SCALED BY A FACTOR OF 1.0000862 TO FIT GRID MEASUREMENTS.
3. THE BASIS OF BEARING WAS DERIVED FROM THE PLAT OF RICHLAND AND THE BASIS OF BEARING FROM AGENEY CORRESPONDING FOR STATE PLAT DISTANCES, THE DISTANCE BETWEEN THESE MOVEMENTS MEASURED 0.33 FEET LONG. THIS ERROR WAS SPLIT BETWEEN THE TWO MOVEMENTS, THE BASIS OF BEARING FOR SECTION 4 WAS BEEN AFFECT BY THE DEPTH OF TRANSPORTATION AND WAS NOT HELD IN RE-STATE-STATE CORRIDORS SHOWN ON THE PLAT.
4. HIGHWAY STATIONING WAS TAKEN FROM PAGE A13 OF THE WSDOT PLANS FOR SR224 DATED 12 APRIL 1991.
5. PROPERTY BOUNDARIES RUN ALONG CENTER OF ROADWAY EASEMENTS

LEGEND

- ① SET 5/8" REBAR W/ YELLOW PLASTIC CAP
MARKED "STRATTON 14120"
(NO) ② FOUND AS INDICATED
③ NOT FOUND OR SET
④ FOUND WASHINGTON D.C. CASED MONUMENT
⑤ DEED
⑥ RECORD (PLAT OF RICHLAND MAP OF SEC. 4)
⑦ CROSS FOOT (LIMITS OF DIMENSIONS)



SURVEYOR'S CERTIFICATE

L. ROBERT H. STRATTON, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS AN ACTUAL FIELD SURVEY CONDUCTED BY ME, IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND THAT THE CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN HEREON AT THE REQUEST OF THE JOINTS OF COLUMBUS AND TADLER HERSUM, AND ALL BEARINGS AND DISTANCES ARE CORRECT.


1-10-2008
DATE



SURVEY FOR

***KNIGHTS OF
COLUMBUS
(TRAOT A)
AND TABER HERSUM***

INDEX

W-W	SEC	T.	R.
	4	8 24	25

AUDITOR'S CERTIFICATE

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 118 DAY OF
JANUARY, 2001 AT 19 MINUTES PAST 9:00
A.M. AND RECORDED IN VOLUME 1 OF
SURVEYS PAGE 222 AT THE REQUEST OF
ROBERT H. STRATTON, P.L.S.
Public County Auditor
BENTON COUNTY AUDITOR INDEX NO.



STRATTON SURVEYING



**STRATTON SURVEYING
& MAPPING**
7525 W. KEBICKATES PL. UNIT 10
KIRKLAND, WA 98033
(809) 733-7284
FAX (809) 733-0500
www.StrattonSurvey.com

280ENR\$4.DWG	
DATE: 1/10/01	SHT. 1 OF 1
DRAWN BY: JLS	JON # 2868