



File No. EA2022-104

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Grade and fill up to 3,500 cubic yards of soil in order to develop a proposed seven (7) lot short-plat.

Proponent: Austin Miller
7401 W. Hood Place, Suite 114
Kennewick, WA 99336

Location of Proposal: The project will occur at 26701 Dallas Road, which is located at the NE corner of the intersection of Dallas Road and Cowlitz Blvd., Richland Washington.

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.

(X) 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.

() 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: February 10, 2022

Signature 



Short Plat Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Terra Vista Estates, LLC

Address: N Dallas Road, Richland, WA 99352 (Per Benton Co.)

Phone: 509-528-0420

Email: terra@windermere.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Sandhollow Homes, LLC

UBI# 602-583-189

Contact: Austin Miller

Address: 7401 WHood Pl. Ste. 114, Kennewick, WA 99336

Phone: 541-969-6569

Email: austin@sandhollowhomes.com

SURVEYOR INFORMATION

Contact: Brenton Griffin (Rogers Surveying)

Address: 1455 Columbia Park Trail, Richland, WA 99352

Phone: 509-783-4141

Email: bgriffin@rogerssurveying.com

PROJECT DESCRIPTION

7 Lot Short Plat of Lot 3 Short Plat #1585

PROPERTY INFORMATION

Parcel #: 120982011585003

Zoning: R-1-10

Legal Description: Lot 3 Short Plat #1585

Comp Plan Designation: Low Density Residential

Gross Acreage: 2.17

Number of Lots: 7

Smallest Lot Size: 0.24

Net Lot Area Acreage: 1.89

Avg Lot Size: 0.27

Largest Lot Size: 0.31

Domestic Water Supply: ☒ City ☐ Private Well

Sewage Disposal: ☒ City ☐ Septic

Irrigation Source: ☐ City ☐ Private Well ☐ Columbia Irrig District ☐ Kennewick Irrig District ☒ Other

SEPA Checklist Submitted? ☒ Yes ☐ No ☐ N/A

Title Report (Subdivision Guarantee) Submitted? ☒ Yes ☐ No

APPLICATION MUST INCLUDE

1. Completed Application and Filing Fee
2. 2 – Copies of Plat & 1 .pdf
3. 1 – 11" x 17" reduction of Short Plat
4. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
5. SEPA Checklist (if necessary)
6. Other information as determined by the Administrator

UTILITY	PROVIDER
Power	City of Richland
Telephone	Unknown
Natural Gas	Cascade
Cable TV	Unknown

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: Austin Miller

Applicant Signature:  Date 1/26/22

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 all parts of your proposal, 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 [\[HELP\]](#)

1. Name of proposed project, if applicable: *Terra Vista (Short Plat)*
2. Name of applicant: *Austin Miller*
3. Address and phone number of applicant and contact person: *7401 W Hood Pl. Ste. 114
Kennewick, WA 99336 (541) 969-6569*

4. Date checklist prepared: 1/26/22
5. Agency requesting checklist: City of Richland Planning Dept.
6. Proposed timing or schedule (including phasing, if applicable):
7. Do you have any plans for future additions, expansion, or further activity related to or connected 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. Critical Habitat, Cleared by WA Dept. of Fish and Wildlife
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No
10. List any government approvals or permits that will be needed for your proposal, if known. N/A
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) 7 Lot Short Plat of 2.17 Acres
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. Lot 3 of SP 1585 NW 1/4 of Sec. 20, T9N, R29E
Corner of Dallas Rd. and Cowlitz Blvd.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____ Sloping

b. What is the steepest slope on the site (approximate percent slope)? 5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Sandy Soil

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Native Soil from parcel to be used as fill, approx. 2,500 cys - 3,500 cys of Earthwork**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **± 0.5 Acres**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Dust Control**

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Low emissions from Constructio Vehicles**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Low/No Idle Vehicles**

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) 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**
- 2) 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. **N/A**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No*

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: [\[help\]](#)

1) 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):

1) 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 Drains to be Connected to existing city storm*

2) 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*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *Storm Swail to be constructed along Southern property line.*

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: *Sage Brush, native grass*

- ☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☒ grass
☐ 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. What kind and amount of vegetation will be removed or altered? *Sage Brush and native grass*
- c. List threatened and endangered species known to be on or near the site. *None*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *N/A*
- e. List all noxious weeds and invasive species known to be on or near the site. *None*

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. *ground squirrel*

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. *None*
- c. Is the site part of a migration route? If so, explain. *No*
- d. Proposed measures to preserve or enhance wildlife, if any: *N/A*
- e. List any invasive animal species known to be on or near the site. *None*

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *Electric and Natural Gas for heating and cooking*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No*
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *None*

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *No*
- 1) Describe any known or possible contamination at the site from present or past uses. *N/A*
 - 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. *N/A*
 - 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. *N/A*
 - 4) Describe special emergency services that might be required. *None*
 - 5) Proposed measures to reduce or control environmental health hazards, if any: *N/A*
- b. Noise
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Traffic*
 - 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. *Construction / short-term from 9am-5pm*
 - 3) Proposed measures to reduce or control noise impacts, if any: *None*

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. *Residential Homes, will not affect land use*
- 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 to other uses as a result of the proposal, if any? If resource lands have not been designated, how 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 normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *No*
- c. Describe any structures on the site. *None*
- d. Will any structures be demolished? If so, what? *No*
- e. What is the current zoning classification of the site? *R-1-10*
- f. What is the current comprehensive plan designation of the site? *Low-Density Residential*
- g. If applicable, what is the current shoreline master program designation of the site? *N/A*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Yes, Ground Squirrels by Fish and Wildlife. Approved prior to application.*
- i. Approximately how many people would reside or work in the completed project? *10-20*
- j. Approximately how many people would the completed project displace? *0*
- k. Proposed measures to avoid or reduce displacement impacts, if any: *N/A*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *Will be used for Residential Purposes*
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: *N/A*

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *7, mid-income housing*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *0*
- c. Proposed measures to reduce or control housing impacts, if any: *N/A*

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *Less than 20 ft, lap-siding exterior*
- b. What views in the immediate vicinity would be altered or obstructed? *None*
- b. Proposed measures to reduce or control aesthetic impacts, if any: *None*

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Window glare with morning sun*
- 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*

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

Hiking Trails, Vineyards

b. Would the proposed project displace any existing recreational uses? If so, describe. *No*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: *None*

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. *No*

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. *No*

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *None*

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *N/A*

14. Transportation [\[help\]](#)

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.

Dallas Rd. 1-82

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? *No, stop 110 is less than 0.5 miles*

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *Residents will use driveways, No parking eliminated*

- 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). *54' Access to Cowlitz Blvd.*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *No*
- f. 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? *Approx. 35 trips per day between 7am - 4pm*
- g. 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 [\[help\]](#)

- a. 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. *No*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *None*

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- c. 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. *Connection to Water @ Cowlitz Blvd., Connection to Sewer @ Intersection of Cowlitz Blvd. and Cayuse Dr., Nat. Gas is on site, Electricity on Site, Connection to Storm @ Cowlitz Blvd., Telephone/Cable on site.*

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Austin Miller

Position and Agency/Organization Residential and Development Designer at Sandhollow Homes LLC.

Date Submitted: 1/26/22

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

LEGAL DESCRIPTION

LOT 3, SHORT PLAT NO. 1585, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 86-20460, RECORDS OF BENTON COUNTY, WASHINGTON.

LOT 2, SP 1585
(NOT A PART)

SHORT PLAT NO. _____

PREPARED UNDER CITY OF RICHLAND SHORT PLAT ORDINANCE
A RE-PLAT OF LOT 3 OF SHORT PLAT 1585 SITUATE IN THE
NW 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS WASHINGTON STATE PLANE GRID (SOUTH ZONE) NAD_83(2011), DATUM BASED ON GNSS OBSERVATIONS OF THE CITY OF RICHLAND CONTROL POINTS 1691 AND 1692. DISTANCES ARE GROUND SCALED FROM GRID USING A COMBINED SCALE FACTOR OF 0.99989983
CALCULATED FROM LAT: 46°15'05.55"N LONG: 119°20'31.72"W
2. ○ = SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "DPB WA 41028."
3. ● = FOUND 5/8" REBAR OR MONUMENT AS NOTED
4. (M)= MEASURED PER THIS SURVEY (C) = COMPUTED
(R1) = RECORD PER SHORT PLAT 1585 (A.F. #86-20460)
(P) = RECORD PER PLAT OF WHITE BLUFFS PH1 (A.F. #2013-029405)
5. THIS SURVEY WAS PERFORMED UTILIZING TRIMBLE MULTI FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING.

SURVEYOR'S CERTIFICATION

I, DAVID P. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG# 41028) HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

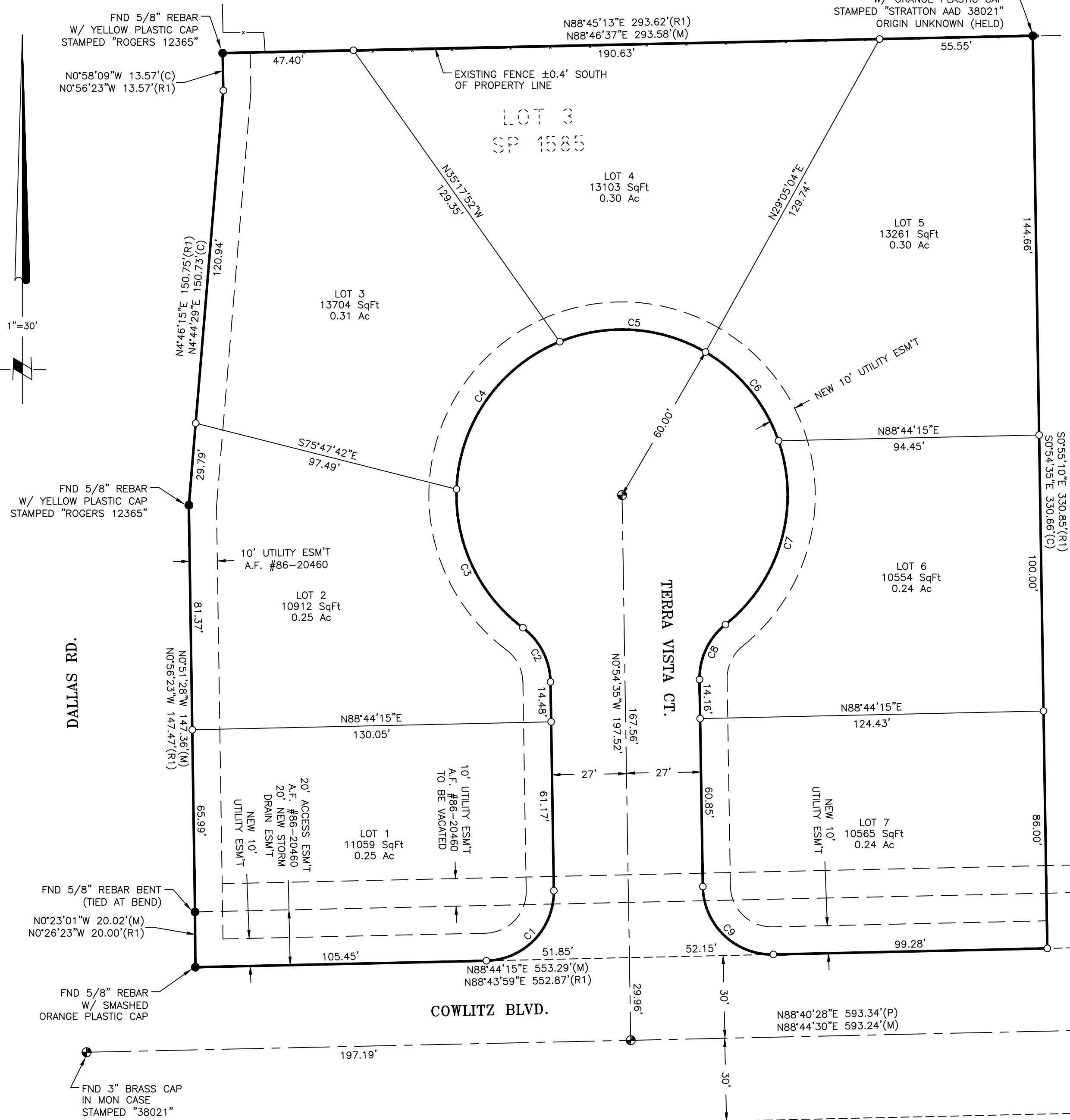


DAVID P. BAALMAN
#41028

DATE _____

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	39.12	25.00	89°38'48"	N43°54'50"E	35.25
C2	22.81	25.00	52°16'58"	N27°03'02"W	22.03
C3	57.83	60.00	55°13'37"	S25°34'45"E	55.62
C4	68.97	60.00	65°51'45"	S34°57'56"W	65.24
C5	54.80	60.00	52°19'39"	N85°56'22"W	52.91
C6	42.53	60.00	40°36'59"	N39°28'04"W	41.65
C7	73.86	60.00	70°31'58"	N16°06'25"E	69.29
C8	22.81	25.00	52°16'58"	S25°13'54"W	22.03
C9	39.42	25.00	90°21'10"	S46°05'10"E	35.46

LOT 4
SP 1585
(NOT A PART)

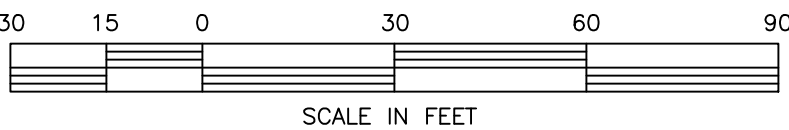


AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROGERS SURVEYING AT _____M.,
THIS _____ DAY OF _____, 20____ A.D., AND RECORDED IN VOLUME 1 OF
SHORT PLATS, AT PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON.

BENTON COUNTY AUDITOR

AUDITOR'S FILE NO. _____



RSI
ROGERS
SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT		TERRA COLLINS		JOB
PROJECT		SHORT PLAT		35921
		LOT 3 OF SHORT PLAT 1585		
DRN. BY	BAG	SCALE	1"= 30'	F. B. NO. NONE
APPROVED	DPB	DATE	1/25/22	ACAD VER - C3D21
				FILE: 35921.dwg
				SHEET 1 OF 2

OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE THE PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS-OF-WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF RICHLAND AND OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS, AND/OR RIGHTS-OF-WAY; AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

R.P. ANANTATMULA LINDA M. ANANTATMULA

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF
ON THIS DAY PERSONALLY APPEARED BEFORE ME R.P. ANANTATMULA AND LINDA M. ANANTATMULA, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUAL, OR INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS (FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF , 2022

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT:

NOTARY STAMP (BLACK INK ONLY)

CITY OF RICHLAND NOTES

1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATTED PROPERTY'S CURRENT UTILITY PROVIDER. SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS AND MAINTENANCE OF ELECTRIC POWER, TELEPHONE, CABLE AND OTHER DEFINED UTILITIES, TO AND OR THROUGH SAID TRACT.
2. ADDRESSES [SHOWN IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE: 99352.

APPROVALS:

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON THE DATE OF THIS CERTIFICATION HAVE BEEN PAID.

DATED THIS DAY OF , 20 .

PARCEL NUMBER 1-2098-201-1858-003

BENTON COUNTY TREASURER DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, COUNTY OF BENTON, STATE OF WASHINGTON.

CITY OF RICHLAND CITY ENGINEER DATE

DATE



PRELIMINARY

RSI

ROGERS
SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROGERS SURVEYING AT M., THIS DAY OF , 20 A.D., AND RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE , RECORDS OF BENTON COUNTY, WASHINGTON.

BENTON COUNTY AUDITOR AUDITOR'S FILE NO.

REV: NONE

CLIENT		TERRA COLLINS		JOB
				35921
PROJECT		SHORT PLAT LOT 3 OF SHORT PLAT 1585		
DRN. BY	BAG	SCALE	1"= 30'	F. B. NO. NONE
APPROVED	DPB	DATE	1/25/22	ACAD VER - C3D21
		FILE: 35921.dwg		SHEET 2
				OF 2

TOPOGRAPHIC SURVEY

LOT 3 OF SHORT PLAT 1585 SITUATE IN THE NW 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

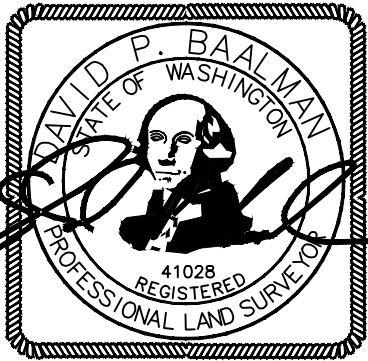
LOT 3, SHORT PLAT NO. 1585, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 86-20460, RECORDS OF BENTON COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS WASHINGTON STATE PLANE GRID (SOUTH ZONE) NAD_83(2011), DATUM BASED ON GNSS OBSERVATIONS OF THE CITY OF RICHLAND CONTROL POINTS 1691 AND 1692. DISTANCES ARE GROUND SCALED FROM GRID USING A COMBINED SCALE FACTOR OF 0.99989983 CALCULATED FROM LAT: 46°15'05.55"N LONG: 119°20'31.72"W
2. ○ = SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "DPB WA 41028."
3. ● = FOUND 5/8" REBAR OR MONUMENT AS NOTED
4. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED
(R1) = RECORD PER SHORT PLAT 1585 (A.F. #86-20460)
(P) = RECORD PER PLAT OF WHITE BLUFFS PH1 (A.F. #2013-029405)
5. THIS SURVEY WAS PERFORMED UTILIZING TRIMBLE MULTI FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING.
6. ELEVATION DATUM IS COR BASED ON TIES TO MONUMENTS 1691 AND 1692.
7. CONTOURS ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. CONTOUR INTERVAL IS 1.0 FEET.
8. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM UNDERGROUND UTILITY LOCATE MARKS PROVIDED BY OTHERS AND ASSUMPTIONS BETWEEN ABOVE GROUND STRUCTURES.

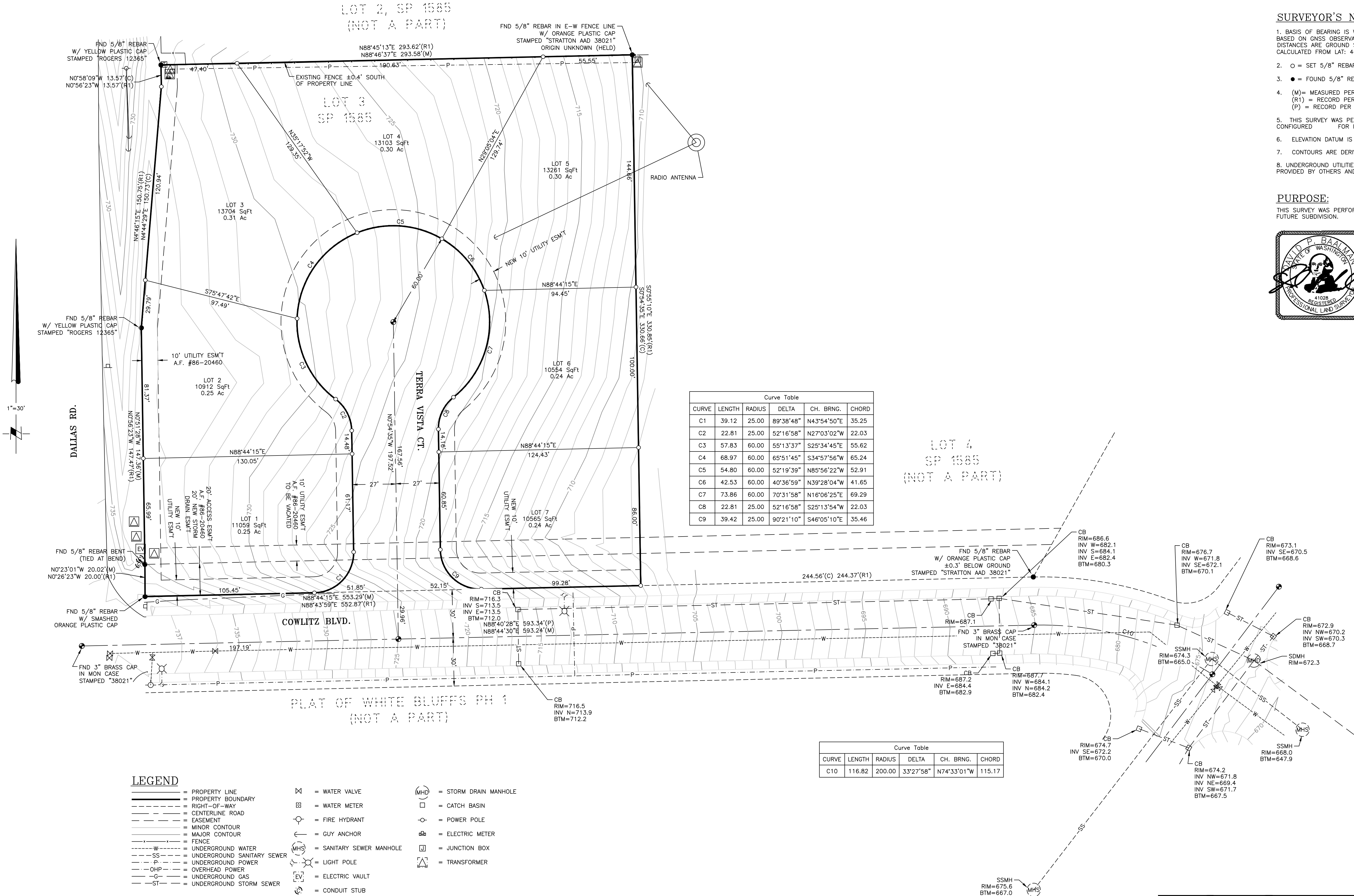
PURPOSE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TERRA COLLINS FOR USE IN DESIGN OF A FUTURE SUBDIVISION.



DAVID P. BAALMAN
REG #41028

1-26-22
DATE:

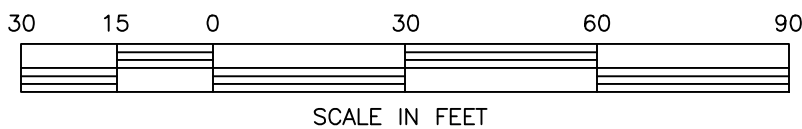


Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	39.12	25.00	89°38'48"	N43°54'50"E	35.25
C2	22.81	25.00	52°16'58"	N27°03'02"W	22.03
C3	57.83	60.00	55°13'37"	S25°34'45"E	55.62
C4	68.97	60.00	65°51'45"	S34°57'56"W	65.24
C5	54.80	60.00	52°19'39"	N85°56'22"W	52.91
C6	42.53	60.00	40°36'59"	N39°28'04"W	41.65
C7	73.86	60.00	70°31'58"	N16°06'25"E	69.29
C8	22.81	25.00	52°16'58"	S25°13'54"W	22.03
C9	39.42	25.00	90°21'10"	S46°05'10"E	35.46

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C10	116.82	200.00	33°27'58"	N74°33'01"W	115.17

LEGEND

- | | | |
|---------------------------------------|--------------------------------|-----------------------------|
| — = PROPERTY LINE | ⊗ = WATER VALVE | (MHD) = STORM DRAIN MANHOLE |
| — = PROPERTY BOUNDARY | ⊗ = WATER METER | □ = CATCH BASIN |
| — = RIGHT-OF-WAY | ⊗ = FIRE HYDRANT | ○ = POWER POLE |
| — = CENTERLINE ROAD | ⊗ = GUY ANCHOR | ⊗ = ELECTRIC METER |
| — = EASEMENT | (VHS) = SANITARY SEWER MANHOLE | ⊗ = JUNCTION BOX |
| — = MINOR CONTOUR | ⊗ = LIGHT POLE | ⊗ = TRANSFORMER |
| — = MAJOR CONTOUR | (EV) = ELECTRIC VAULT | |
| — = FENCE | ⊗ = CONDUIT STUB | |
| ---W--- = UNDERGROUND WATER | | |
| ---SS--- = UNDERGROUND SANITARY SEWER | | |
| ---P--- = UNDERGROUND POWER | | |
| ---OHP--- = OVERHEAD POWER | | |
| ---G--- = UNDERGROUND GAS | | |
| ---ST--- = UNDERGROUND STORM SEWER | | |



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CLIENT	TERRA COLLINS	JOB	35921
PROJECT	TOPOGRAPHIC SURVEY		
	LOT 3 OF SHORT PLAT 1585		
DRN. BY	BAG	SCALE	1"= 30'
APPROVED	DPB	DATE	1/25/22
		F. B. NO.	NONE
		ACAD VER	C3021
		FILE:	35921.dwg
		SHEET	1
		OF	2



February 10, 2022

Austin Miller

RE: Terra Vista Short Plat – Fish & Wildlife Habitat Conservation Area Report

Dear Mr. Miller:

This letter is in regard to the Short Plat application and SEPA Checklist that was prepared for the proposed seven (7) lot short-plat located at 26701 Dallas Road, Richland, WA 99352.

Given the site's location adjacent to Dallas Road and nearby residential development pursuant to RMC 22.10.200 (E), I am hereby waiving the requirement for the submittal of a Fish & Wildlife Habitat Area conservation report.

A SEPA Threshold Determination of Non-Significance (DNS) will be issued shortly. Please be advised that the mandatory SEPA agency review and comment period is 14 days from the date of issuance and that no permits for construction may be issued until the end of the SEPA comment period and/or until the City of Richland has completed its review of your proposed short-plat. Furthermore, please be aware that comments received during the mandatory comment period may result in additional requirements that could extend the date in which construction permits can be issued should additional cultural or environmental concerns/issues arise.

If you have any questions regarding this letter, please feel free to contact me at (509) 942-7596 or via email at mstevens@ci.richland.wa.us.

Sincerely,

Mike Stevens
Planning Manager
City of Richland
(509)942-7596
mstevens@ci.richland.wa.us

Stevens, Mike

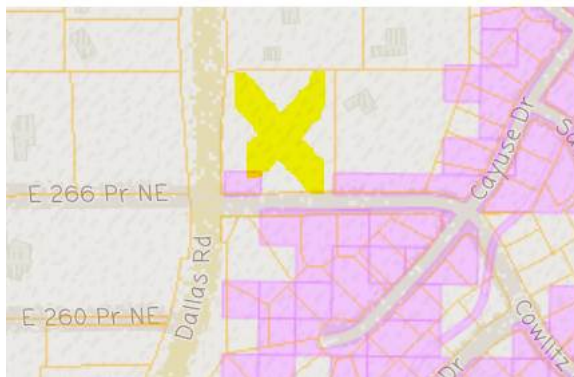
From: Austin Miller <Austin@sandhollowhomes.com>
Sent: Thursday, February 10, 2022 10:39 AM
To: Stevens, Mike
Subject: Fwd: Dallas Rd Short Plat - Habitat Area

Austin Miller
Residential Designer
Sandhollow Homes, LLC
541-969-6569

From: Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>
Sent: Wednesday, December 8, 2021 2:21:50 PM
To: Austin Miller <Austin@sandhollowhomes.com>
Cc: Terra Collins <terra@windermere.com>; mstevens@ci.richland.wa.us <mstevens@ci.richland.wa.us>
Subject: RE: Dallas Rd Short Plat - Habitat Area

Austin,

Thanks for the phone discussion. Based on data in our internal PHS data base(1st snip) and the public PHS data base (2nd snip) , the property in question only has one small area (pink/rose or purplish) mapped as shrubsteppe habitat. Given the general build out that currently exist and is planned in the area, there probably is not a priority species that is associated with the parcel. I would defer to City code as to whether the entire parcel could be considered as shrubsteppe. At this point WDFW has no issues with short platting the parcel.



Mike
Michael Ritter
Fish and Wildlife Area Habitat Biologist
Statewide Technical Lead: Wind and Solar
Washington Department of Fish and Wildlife
2620 N. Commercial Ave
Pasco, WA 99301
509-380-3028 (cell)

From: Austin Miller <Austin@sandhollowhomes.com>
Sent: Tuesday, December 7, 2021 4:05 PM
To: Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>
Cc: Terra Collins <terra@windermere.com>
Subject: Dallas Rd Short Plat - Habitat Area

External Email

Hi Mike,

I was informed by the City of Richland Planning Department to get a hold of you regarding a fragmented piece of property that I am working on short platting. It lands within a habitat area according to the state map. If you had time, I'd like to give you a call to discuss it. Let me know when you're available or feel free to give me a call at any time.

Thanks!

Austin Miller
Residential Designer
Sandhollow Homes, LLC
Cell: 541-969-6569





510 N COLORADO STREET SUITE B, KENNEWICK WA 99336
(P) 509-783-0661 | (F) 509-783-2256

Monday, October 18, 2021

3:31 PM

**PREPARED FOR
TERRA COLLINS**

**REPRESENTING
WINDERMERE GROUP ONE**

BENTON FRANKLIN TITLE COMPANY

**WE APPRECIATE YOUR BUSINESS AND LOOK FORWARD TO
WORKING WITH YOU!**

NO EXAMINATION OF THE RECORDS HAVE BEEN MADE TO DETERMINE THE
SUFFICIENCY OF THE TITLE THEREFORE NO LIABILITY IS ASSUMED HEREUNDER.



510 N COLORADO STREET SUITE B, KENNEWICK WA 99336
(P) 509-783-0661 | (F) 509-783-2256

PREPARED FOR:
TERRA COLLINS
WINDERMERE GROUP ONE

OWNER/PURCHASER & PROPERTY ADDRESS:
R P AND LINDA M ANANTALMULA
N DALLAS RD, RICHLAND WA 99352

YEAR BUILT:
N/A

IMPROVEMENT SQFT:
NOT AVAILABLE

APPROXIMATE LOT SIZE:
94525.20 SQFT | 2.17 ACRES

CC&R'S:
ATTACHED

PURCHASE DATE & PRICE:
1991 FOR \$NOT AVAILABLE

DEED OF TRUST:
N/A

COUNTY ASSESSOR'S PROPERTY INFORMATION

PARCEL NO.: 1-2098-201-1585-003

PLEASE SEE ATTACHED EXHIBIT A AND/OR DEED FOR LEGAL DESCRIPTION

CURRENT YEAR TAXES & IRRIGATION:
\$1,355.61

ASSESSMENTS:

LAND: \$118,400

IMPROVEMENTS: \$0

TOTAL: \$118,400

HOME OWNER ASSOCIATION:


N/A

BENTON FRANKLIN TITLE COMPANY agent for OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CUSTOMER SERVICE REPRESENTATIVE
MAKAYLA JAMES
MAKAYLA@BFTITLE.COM

NO EXAMINATION OF THE RECORDS HAVE BEEN MADE TO DETERMINE THE
SUFFICIENCY OF THE TITLE THEREFORE NO LIABILITY IS ASSUMED HEREUNDER.

S.P. 158543

 TRANSAMERICA TITLE INSURANCE Transamerica Title Insurance Company FILED FOR RECORD AT REQUEST OF WHEN RECORDED RETURN TO Name R. P. Anantatmula and Linda M. Anantatmula Address Rt 4 Box 9806 City, State, Zip West Richland, Washington 99352	THIS SPACE PROVIDED FOR RECORDER'S USE: 91- 1176 FILED BY JAN 22 3 13 PM '91 BOBBIE GAGNER BENTON COUNTY, AUDITOR VOL 540 PAGE 2194
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------

93704
A14032



STATUTORY WARRANTY DEED

THE GRANTOR Paul M. Eidsvoog and Becky K. Eidsvoog, husband and wife, for and in consideration of TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid, conveys and warrants to R. P. Anantatmula and Linda M. Anantatmula, husband and wife, the following described real estate, situated in the County of Benton, State of Washington:

Lot 3 of Short Plat 1585, as per the survey thereof recorded under Recording No. 86-20460. Situate in the County of Benton, State of Washington.

SUBJECT TO: Easements, Restrictions, Reservations and Provisions of record, if any.
Liability to future assessment to Kennewick Irrigation Dist.

Dated: January 9, 1991


Paul M. Eidsvoog

Becky K. Eidsvoog

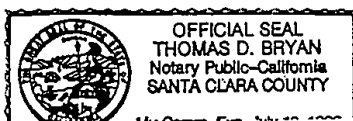
91- JAN 22 91 00265
\$237.15
BENTON COUNTY
CLERK OF TAX DIST.

RPA

STATE OF ~~WASHINGTON~~ CALIFORNIA)
COUNTY OF ~~Benton~~ SANTA CLARA) ss.

On this day personally appeared before me Paul M. Eidsvoog and Becky K. Eidsvoog to me known to be the individual(s) 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 10th day of January, 19 91.




Notary Public in and for the State of ~~WASHINGTON~~ CALIFORNIA



510 N COLORADO ST, STE B, KENNEWICK, WA 99336
TELEPHONE (509) 783-0661, TITLE FAX (509) 783-7880, ESCROW FAX (509) 783-2256,
WEB SITE WWW.BFTITLE.COM

EXHIBIT A

**LOT 3, SHORT PLAT 1585, ACCORDING TO THE SURVEY THEREOF
RECORDED UNDER AUDITOR'S FILE NO. 86-20460, RECORDS OF BENTON
COUNTY, WASHINGTON.**

Address: N DALLAS RD, RICHLAND WA 99352

Parcel No.: 1-2098-201-1585-003

Seller's Acknowledgment:

Buyer's Acknowledgment:

Benton County Property Search

Property Search Results > 49184 ANANTALMULA R P & LINDA M for Year 2022 - 2023

Property

Account

Property ID:	49184	Abbreviated Legal Description:	SHORT PLAT #1585 LOT 3 PROTECTIVE COVENANTS 1-7-87
Parcel # / Geo ID:	120982011585003	Agent Code:	
Type:	Real		
Tax Area:	R5 - R5	Land Use Code	18
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	09	Section:	20
Range:	28	Legal Acres:	2.1700

Location

Address:	N DALLAS RD RICHLAND, WA 99352	Mapsco:
Neighborhood:	150016 Dallas Road	Map ID:
Neighborhood CD:	150016	

Owner

Name:	ANANTALMULA R P & LINDA M	Owner ID:	12329
Mailing Address:	13815 E BELLESSA LN SPOKANE VALLEY, WA 99206	% Ownership:	100.0000000000%
		Exemptions:	

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 10/18/2021

Amount Due if Paid on: 

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2021	32306	\$677.85	\$677.76	\$0.00	\$0.00	\$1355.61	\$0.00
▶ Statement Details							
2020	32357	\$717.14	\$717.06	\$0.00	\$0.00	\$1434.20	\$0.00

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Curr Use (HS):	+	N/A	N/A
(+) Curr Use (NHS):	+	N/A	N/A

(=) Market Value:	=	N/A
(-) Productivity Loss:	-	N/A

(=) Subtotal:	=	N/A
(+) Senior Appraised Value:	+	N/A
(+) Non-Senior Appraised Value:	+	N/A

(=) Total Appraised Value:	=	N/A
(-) Senior Exemption Loss:	-	N/A
(-) Exemption Loss:	-	N/A

= N/A

Taxing Jurisdiction

Owner: ANANTALMULA R P & LINDA M

% Ownership: 100.000000000000%

Total Value: N/A

Tax Area: R5 - R5

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax		
RICH	RICHLAND	N/A	N/A	N/A	N/A		
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	N/A	N/A	N/A	N/A		
CNYHMNSVCS	COUNTY HUMAN SERVICES	N/A	N/A	N/A	N/A		
CNYVET	COUNTY VETERANS	N/A	N/A	N/A	N/A		
COUNTY	COUNTY	N/A	N/A	N/A	N/A		
PTKEN	PORT OF KENNEWICK	N/A	N/A	N/A	N/A		
SD400	SCHOOL DIST 400 DEBT SERVICE	N/A	N/A	N/A	N/A		
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	N/A	N/A	N/A	N/A		
SD400MO	SCHOOL DIST 400 ENRICHMENT	N/A	N/A	N/A	N/A		
STATE	STATE SCHOOL	N/A	N/A	N/A	N/A		
STATE2	STATE SCHOOL PART 2	N/A	N/A	N/A	N/A		
	Total Tax Rate:	N/A					
				Taxes w/Current Exemptions:	N/A		
				Taxes w/o Exemptions:	N/A		

Improvement / Building

Property Image

No image available for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	9	Homesite	2.1700	94525.20	0.00	0.00	1.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2022	N/A	N/A	N/A	N/A	N/A
2021	\$0	\$118,400	\$0	\$118,400	\$118,400
2020	\$0	\$118,400	\$0	\$118,400	\$118,400

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	01/22/1991	HDeed	Historical Deed	ANANTALMULA,R P-LINDA M	UNKNOWN		199100265	\$15,500.00	0	
2	03/16/1990	HDeed	Historical Deed	EIDSVOOG,PAUL M-BECKY K	UNKNOWN		199001122	\$12,500.00	0	

Payout Agreement

No payout information available..

[Assessor Website](#)

[Treasurer Website](#)

[Mapping Website](#)

This year is not certified and ALL values will be represented with "N/A".

BT-22826

SP 1585 dot 3,4
VOL 545 PAGE 3459

COVENANT RUNNING WITH THE LAND

91-10423

Grantees, David A. Marsh and Ellen Kuykendall Marsh, are the owners of certain real property located at Lot 4, Short Plat 1585, according to the survey thereof recorded under Auditor's File No. 86-20460, records of Benton County, Washington together with an easement for ingress and egress over Lot 3 as shown upon face of said short plat. Grantees, for themselves, their successors and assigns agree that the restrictions and covenants in this agreement shall be covenants running with the land above-described and that they shall be binding to the fullest extent permitted by law and equity, for the benefit of and enforceable by, Grantors, their successors and assigns.

Lots 3 and 4 above described are served by a road easement for ingress and egress along the southerly 20 feet of Lots 3 and 4 and the northerly 20 feet of the property line immediately south of Lots 3 and 4. The owner of the property south of Lots 3 and 4 refuses to enter into a road maintenance agreement with respect to said road easement. Grantees desire to create a covenant for road maintenance of the southerly 20 feet of Lots 3 and 4 for the benefit of said Lot 4.

Grantees hereby covenant, for themselves, their successors and assigns that the owner of Lot 4 shall maintain the gravel road across the south 20 feet of Lot 3 and 4 for the benefit of the owner of Lot 4.

WITNESSED BY

JUN 21 8 49 AM '91

OFFICIAL RECORDS

CLERK OF COUNTY AUDITOR

SP 1585
LOTS 3,4

BENTON-FRANKLIN TITLE CO.

IN WITNESS WHEREOF Grantees have executed this agreement on
the 4 day of June, 1991.

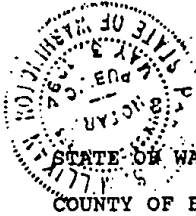
David A. Marsh
David A. Marsh

Ellen Kuykendall Marsh
Ellen Kuykendall Marsh

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

On this day personally appeared David A. Marsh to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 4 day of June, 1991.



Pamela S. Sullivan
Notary Public in and for the State
of Washington, residing at Richland.
My Commission Expires: May 3, 1994

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

On this day personally appeared Ellen Kuykendall Marsh to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 4 day of June, 1991.



Pamela S. Sullivan
Notary Public in and for the State
of Washington, residing at Richland.
My Commission Expires: May 3, 1994

OFFICIAL RECORDS

PROTECTIVE COVENANTS

OF

SHORT PLAT NO. 1585

JUN 7 8 22 AM '87
RECEIVED
DEPUTY CLERK, ARIZONA
404

We, the undersigned, being the owners of the following described real property, to wit:

Short Plat No. 1585, according to survey thereof, Volume 1 of Short Plats, page 1585, records of Benton County, Washington.

do hereby declare the following restrictions and covenants which shall run with the land and shall be binding on all parties and their heirs, successors or assigns hereafter and until January, 1992, and shall thereafter be automatically extended for successive periods of five years, unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or their heirs, successors or assigns, shall violate or attempt to violate any of the following covenants, it shall be lawful for any other person or persons owning any real property situated in the above described area to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to request injunctive relief or damages for such violation. Invalidity of any one of the following covenants by a court of competent jurisdiction shall in no way affect any of the other covenants which shall remain in full force and effect.

PURPOSE: It is the intent and purpose of these provisions to assure the initial development of this property in the form of individual small acreages with high quality residences where the future owners and their families may pursue small scale, part time agricultural and animal husbandry activities such as may be characterized by ownership and use of riding horses and 4-H and FFA projects for young people. It is further the intent and purpose of these restrictions and covenants to assure the high quality of dwellings and other structures now and in the future, to protect the health, safety, welfare, security of monetary investments, and to further all things conducive to harmony and compatibility among neighbors.

DWELLINGS & STRUCTURES: No trailer, basement, tent, shack, garage, barn or other outbuilding erected or placed on the property shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character, including mobile home, be used as a residence.

No structure or dwelling shall exceed two stories in height. Residences shall be single unit dwellings having an enclosed ground floor projected living area of not less than 1,100 square feet for a single floor and not less than 900 square feet for split entries and two stories, and not less than 1,100 square feet for single floors with a basement. Such area does not include porches, garages, patios, breezeways, etc. No outbuilding shall have a sheltered area greater than that of the dwelling.

Dwelling shall comply with not less than minimum FHA requirements and specifications.

Outbuildings shall be set away from dwellings by a distance of not less than forty (40) feet.

Hay piles shall be set away from dwellings by a distance of not less than forty (40) feet, behind dwellings and under cover.

Garages shall be no larger than adequate for three cars.

Any dwelling or other structure erected or placed on the property shall be completed as to external appearance, including finished painting, within six (6) months of commencement of construction.

LIVESTOCK: It is the intent that owners may conduct limited livestock and poultry operations, the extent of which would be controlled essentially by the capability of the land to support such activities. No pigs shall be maintained on the property. All such animal husbandry efforts must be conducted in a creditable manner such that they will be of essentially minimum offensiveness or nuisances to neighbors, with particular reference to shelter, confinement, noise and disposal of wastes.

Dogs shall not be kept, bred or maintained for any commercial purposes.

AGRICULTURAL USES: The property may be used for the production of crops, including other horticultural activities such as nurseries. Displays and sales stands will be permitted only for products grown on the property and placed between the dwelling and the street line, temporarily and only for the duration of the selling season. Signs, not larger than six square feet in area, may be used only during the same period.

RESTRICTIONS ON OTHER USES: This property shall not be used for storage for construction machinery or rental equipment.

No public garage, manufactory, mercantile business or repair occupation may be conducted as a significant part of the activity on any of these tracts.

No inoperable farm machinery, including tractors, trucks or automobiles may be held on the property for more than three (3) months.

No used machinery or scrap equipment, implements, automobiles, conspicuous parts of such equipment which will serve no purpose in operation of the property may be held or accumulated on the property.

No trash shall be dumped or allowed to accumulate on any part of the property. This includes excess excavation material which cannot be beneficially utilized for fill, drive-ways or other construction purposes. No excavation shall be carried out farther than necessary to place any portion of the property on grade or for said building on said premises.

EASEMENTS: Easements as indicated on the plat have been dedicated for future roads, and for public utility purposes. As long as these easements are not employed for the intended uses, the owners of the land affected by said easements shall have the use of same. It should be understood, of course, that any structure or fencing erected thereon is subject to removal whenever these easements are employed for the intended public uses.

Omitting restrictions herein, if any, based on race, color, religion or national origin.

1987. WITNESS their hands this 5th day of January

Dale A. Westermeyer
By Richard W. Foley
Richard W. Foley

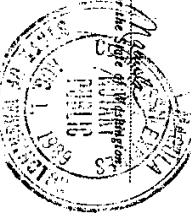
STATE OF WASHINGTON
County of Franklin ss.

On this 5th day of January, 1986, before me personally appeared Dan A. Westermeyer, to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Dale A. Westermeyer and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

ACKNOWLEDGMENT - ATTORNEY IN FACT
FIRST AMERICAN TITLE COMPANY
WA-47

Notary Public in and for the State of Washington
residing at PASCO



STATE OF WASHINGTON,
County of BENTON ss.

On this day personally appeared before me Richard W. Foley and Barbara Foley

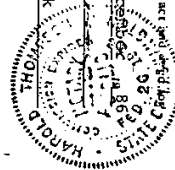


to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 31st day of December, 1986.

T1-3A 81 8174

Notary Public in and for the State of Washington, residing at Kennewick
SAFECD Title Insurance Company ACKNOWLEDGMENT OATHARY



MORE NOTES

5. ACCESS TO LOTS 3 & 4 SHALL BE RESTRICTED TO THE 40 FOOT ACCESS EASEMENT.
6. IT IS EXPRESSLY DECLARED AND UNDERSTOOD THAT BENTON COUNTY HAS NO DUTY, OBLIGATION OR RESPONSIBILITY FOR THE UPKEEP, MAINTENANCE OR REPAIR OF THE STORM DRAINAGE FACILITIES LOCATED OUTSIDE COUNTY ROAD RIGHT-OF-WAY.

S.P. NO. 1401

N. 88°41'39"E. ~ 1320.89'

LOT 1
9.71 AC.

LOT 2
9.00 AC.

LOT 3
2.31 AC. GROSS
2.17 AC. NET

LOT 4
2.31 AC. GROSS
2.20 AC. NET

VICINITY MAP

SCALE: 1" = 2000'

APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 1986.
David L. Oliver 12-31-86
BENTON COUNTY TREASURER

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF BENTON, STATE OF WASHINGTON.
Jim A. McCallum 12/31/86
BENTON COUNTY SHORT PLAT ADMINISTRATOR

IRRIGATION APPROVAL

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE BENTON COUNTY IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS SHORT PLAT ARE APPROPRIATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I ALSO CERTIFY THAT IRRIGATION EASEMENTS AND RIGHTS-OF-WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LANDS ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY, PROVIDED ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE FOR COMPLETED IRRIGATION DISTRIBUTION FACILITIES WITHIN THE 40' ACCESS OF BENTON COUNTY CLUSTERED LAND IN LOT 1 LYING NORTH OF THE CANAL, THE IRRIGATION EASEMENTS HAVE BEEN PAID TO AND INCLUDING THE YEAR 1986.

James B. McClellan
BENTON COUNTY IRRIGATION DISTRICT

PLATTING & MAPPING EXAMINER

DATE 12/30/86

AUDITOR'S CERTIFICATION

FILED FOR RECORD AT THE REQUEST OF DALE WESTERMEYER AT 8:39 A.M., THIS 21st DAY OF *December*, 1986, AND RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE *128*, RECORDS OF BENTON COUNTY, WASHINGTON.

Vernon Miller & M. Sigmund
BENTON COUNTY AUDITOR

12-31-86
DATE

86-20460

SURVEYOR'S CERTIFICATION

I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED HEREON, AND THAT ALL ANGLES, DISTANCES AND COORDINATES ARE CORRECTLY SHOWN, AND THAT THE LOT CORNERS HAVE BEEN SPACED ON THE GROUND AS SHOWN ON THIS SHORT PLAT.

John W. Becker
JOHN W. BECKER, P.L.S.
WASHINGTON REG. NO. 17670



December 31, 1986
DATE

SHORT PLAT NO. 1585

PREPARED UNDER BENTON COUNTY SHORT PLAT ORD. NO. 108

DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, WM. BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, AND THE TRUE POINT OF BEGINNING; THENCE N. 88°41'39"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1320.89 FEET TO THE NORTH-EAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S. 0°45'18"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 500.51 FEET; THENCE S. 88°44'20"W. A DISTANCE OF 601.20 FEET; THENCE S. 0°05'10"E. A DISTANCE OF 330.75 FEET; THENCE S. 18°58'59"W. A DISTANCE OF 352.50 FEET; THENCE S. 88°45'59"W. A DISTANCE OF 192.75 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N. 0°05'10"W. A DISTANCE OF 992.92 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT A STRIP OF LAND OF VARIABLE WIDTH ALONG THE WEST LINE OF THE ABOVE DESCRIBED PARCEL, CONVEYED TO BENTON COUNTY FOR ROAD PURPOSES BY CUIT CLAIM DEED RECORDED JULY 2, 1981 UNDER AUDITOR'S FILE NO. 849,051.

OWNER'S CERTIFICATE

WE, DALE A. WESTERMEYER AND NANCY A. WESTERMEYER, HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THAT THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED FOR THE USES AND PURPOSES AS SHOWN HEREON.

Dale A. Westermeyer *Nancy A. Westermeyer*
DALE A. WESTERMEYER NANCY A. WESTERMEYER

EASEMENT TO SHORT PLAT

WE, DALE A. WESTERMEYER AND NANCY A. WESTERMEYER, DO HEREBY GRANT AND CONVEY, TO THE BENEFIT OF THE SHORT PLAT LOTS SHOWN HEREON, AND TO THE OWNERS, HEIRS AND ASSIGNS OF PROPERTY ADJACENT TO THE SHORT PLAT, AS THE DOMINANT ESTATES,

A PERPETUAL EASEMENT UPON, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSES OF INTERESTS TO SAID LOTS AND ADJACENT PROPERTY:

AN EASEMENT 40 FEET IN WIDTH, FOR INTERESTS-EXPRESS PURPOSES, SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, WM. BENTON COUNTY, WASHINGTON, AND HAVING 30 FEET OF 50'00" WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S. 0°05'10"E. ALONG THE WEST LINE THEREOF, A DISTANCE OF 992.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE SAID CENTERLINE EXTENDS N. 88°45'59"E. A DISTANCE OF 612.75 FEET TO THE TERMINUS THEREOF.

EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF DALLAS ROAD.

THIS EASEMENT REPRESENTS A PRIVATE EASEMENT FOR THE USE AND BENEFIT OF SAID LOTS AND ADJACENT PROPERTY ONLY AND BENTON COUNTY ASSUMES NO RESPONSIBILITY FOR ITS ENFORCEMENT OR MAINTENANCE.

Dale A. Westermeyer *Nancy A. Westermeyer*
DALE A. WESTERMEYER NANCY A. WESTERMEYER

ACKNOWLEDGEMENT

STATE OF WASHINGTON) S.S.
COUNTY OF BENTON)

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, HEREBY CERTIFY THAT ON THIS 20th DAY OF *December*, 1986, PERSONALLY APPEARED BEFORE ME DALE A. WESTERMEYER AND NANCY A. WESTERMEYER, HUSBANDS AND WIFE, TO ME KNOWN TO BE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING "OWNER'S CERTIFICATE" AND "EASEMENT TO SHORT PLAT" AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIRMED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Shirley Johnson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT *Kearney*

MY COMMISSION EXPIRES *Feb. 24, 1988*

NOTES

1. BASIS OF BEARINGS: LAMBERT GRID - WASHINGTON, SOUTH ZONE.
2. SET BY PERMANENT PLASTIC CAP STAMPED "ROGERS NO. 12345" AT ALL CORNERS AND AT ANGLE POINTS IN DALLAS ROAD IS OWN, UNLESS OTHERWISE NOTED.
3. BENTON COUNTY IS NOT RESPONSIBLE FOR THE CONSTRUCTION AND/OR MAINTENANCE OF PRIVATE ACCESS EASEMENTS.
4. NO BUILDING PERMIT OR MOBILE HOME PLACEMENT PERMIT SHALL BE ISSUED UNTIL THE ACCESS EASEMENT FROM THE COUNTY, CITY OR TOWN ROAD TO THE LOT FOR WHICH THE PERMIT IS REQUESTED HAS BEEN IMPROVED TO THE FOLLOWING STANDARDS: 12' WIDE W/ 2" CRUSHED ROCK SUBGRADE,



ROGERS SURVEYING INC., P.S.		DALE WESTERMEYER	
PROJECT		SHORT PLAT	
PROFESSIONAL LAND SURVEYORS		PORTION SE 1/4 NW 1/4 SECTION 20, T.9N, R.28E, BENTON COUNTY, WASHINGTON	
DRN BY	SCALE	FILE NO.	FILE
DESIGNED	1" = 100'	425,450	25
APPROVED	DATE	FILE	32-35
	25 DEC., 1986		
P. O. Box 607 Richland, Washington (509) 943-3151		SHEET 1 OF 1	