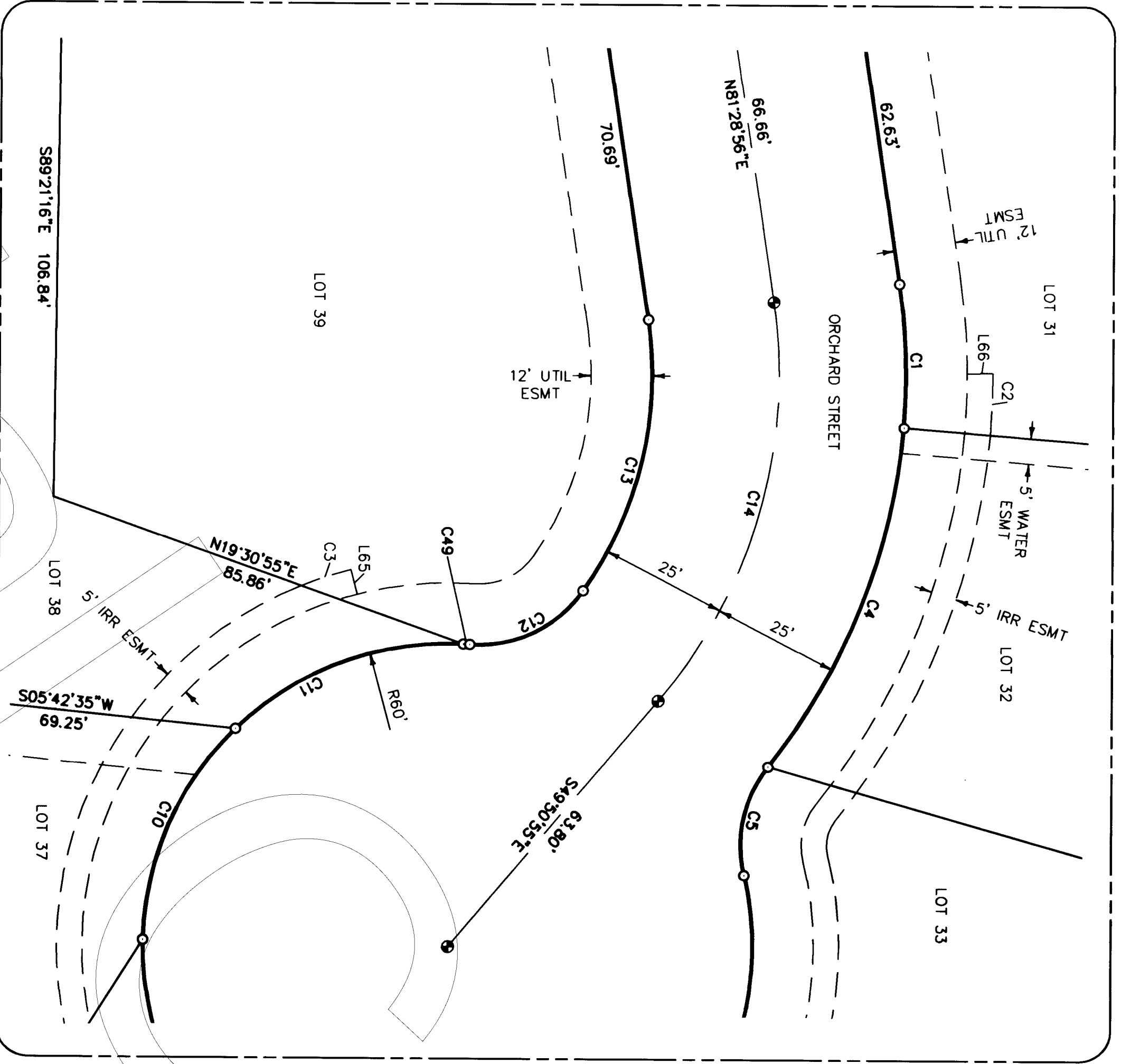
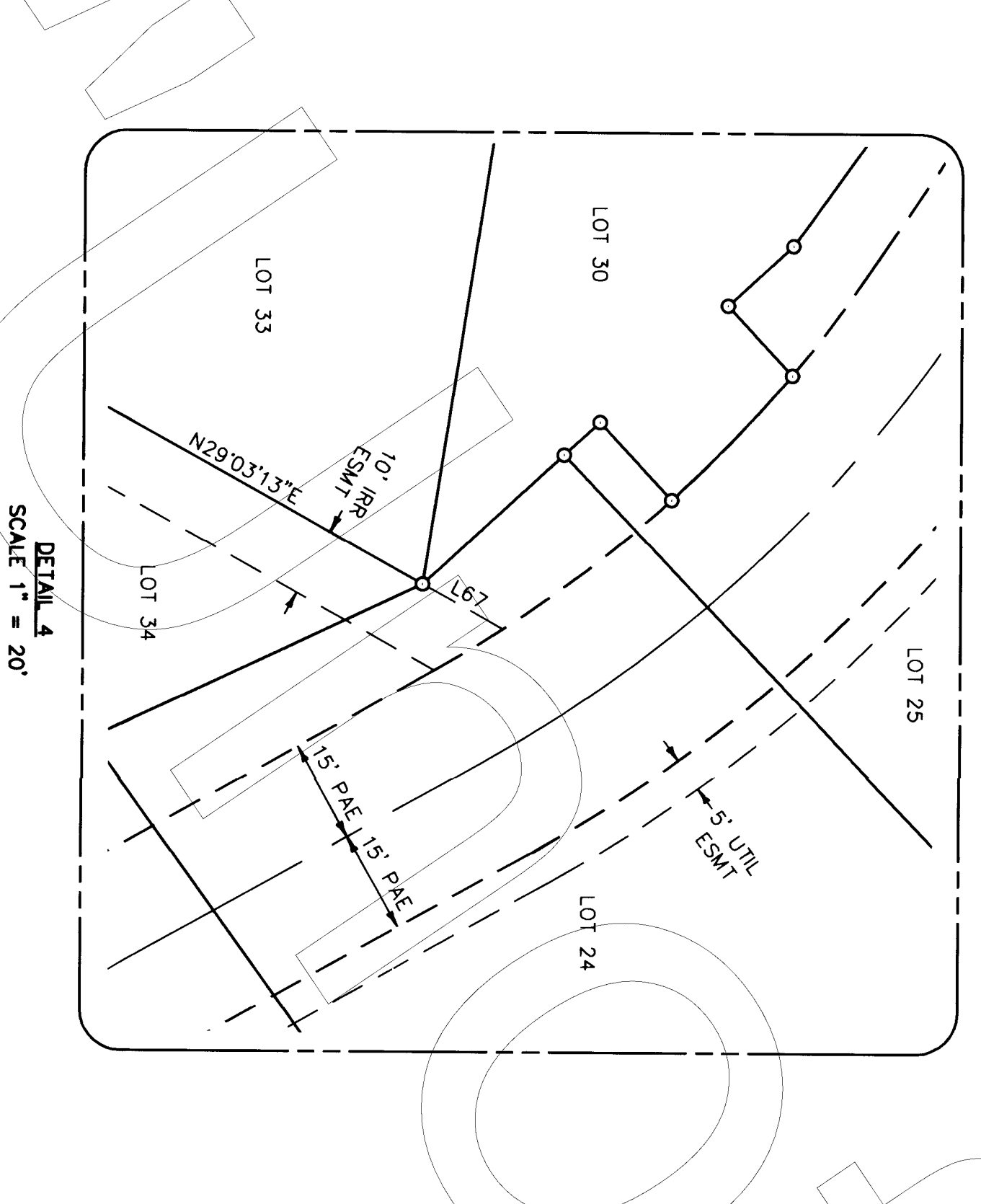
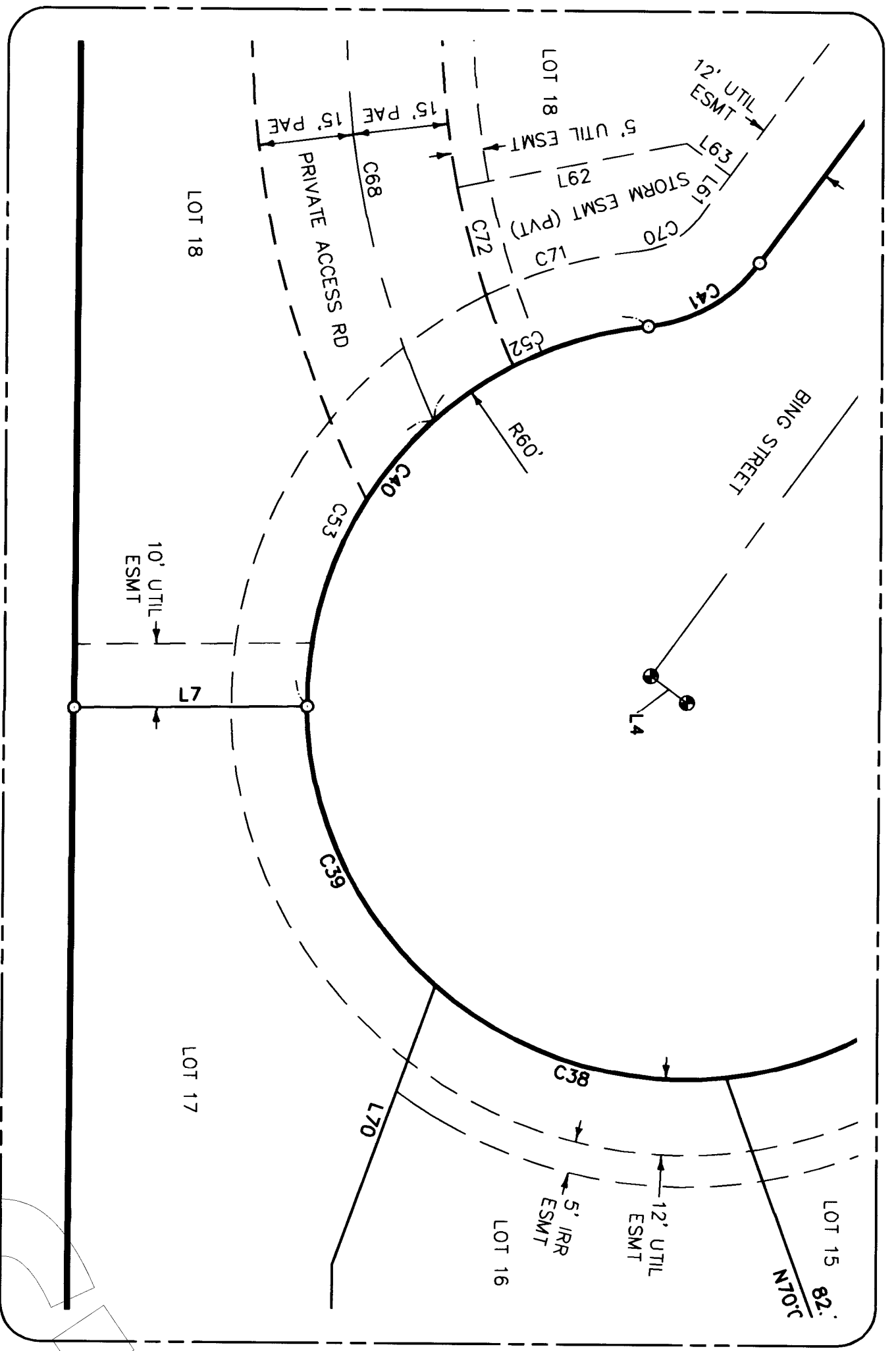
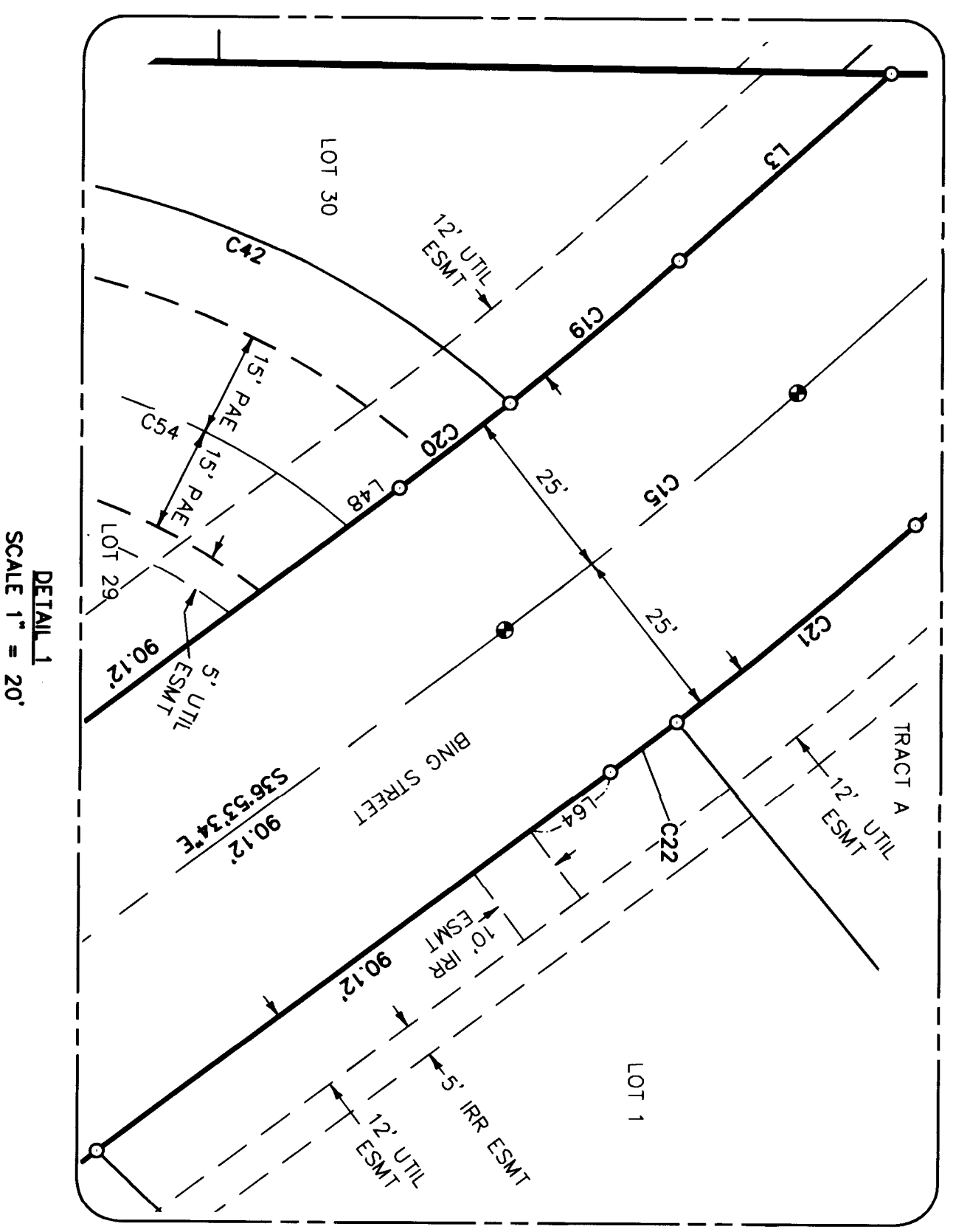


THE FINAL PLAT OF  
**PANORAMA VISTA**  
 CITY OF WEST RICHLAND  
 BENTON COUNTY, WASHINGTON  
 S. 1/2 OF THE S.E. 1/4 OF SEC. 05, T.09N., R.28E., W.M.,

**STRATTON SURVEYING & MAPPING, PC**  
 313 NORTH MORAN STREET  
 KE (509) 735-7936  
 FAX: (509) 735-6560  
 stration@strattonsurvey.com  
 © 2019  
 SH1 1 OF 3  
 JOB # 4010



LINE	LENGTH	DIRECTION
L1	61.86	N62°44'18\"/>
L2	71.77	N57°43'51\"/>
L3	39.98	N41°58'24\"/>
L4	7.12	S36°06'48\"/>
L5	15.19	N53°53'12\"/>
L6	28.03	S53°53'12\"/>
L7	36.94	N00°41'39\"/>
L8	8.92	N56°33'53\"/>
L9	72.82	N56°33'53\"/>
L10	65.60	S00°38'25\"/>
L11	42.58	S07°30'31\"/>
L12	60.64	S22°16'00\"/>
L13	22.41	S54°17'00\"/>
L14	30.59	S54°17'00\"/>
L15	12.79	S42°43'56\"/>
L16	13.70	N47°16'04\"/>
L17	15.28	S47°16'04\"/>
L18	27.69	S42°43'56\"/>
L19	7.00	S42°43'56\"/>
L20	52.82	N25°12'24\"/>
L21	22.44	N26°59'24\"/>
L22	67.56	S25°12'24\"/>
L23	62.82	S34°49'08\"/>
L24	10.38	N34°49'08\"/>
L25	72.59	S34°49'08\"/>
L26	20.15	S34°49'08\"/>
L27	84.12	S20°37'51\"/>
L28	27.56	S20°37'51\"/>

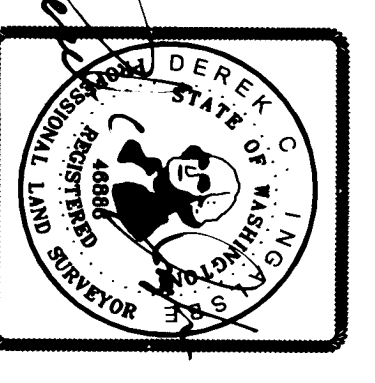
LINE	LENGTH	DIRECTION
L29	43.13	S20°37'51\"/>
L30	68.55	S20°37'51\"/>
L31	20.89	S53°09'25\"/>
L32	10.53	S53°53'12\"/>
L33	3.72	N37°46'55\"/>
L34	20.82	N53°09'25\"/>
L35	18.29	N53°09'25\"/>
L36	14.74	N25°12'24\"/>
L37	48.74	S00°38'25\"/>
L38	33.05	S44°03'52\"/>
L39	19.89	S56°19'09\"/>
L40	24.83	S56°19'09\"/>
L41	44.28	S29°25'16\"/>
L42	14.43	S29°25'16\"/>
L43	50.92	S38°09'59\"/>
L44	60.37	S38°09'59\"/>
L45	6.84	S61°06'27\"/>
L46	30.50	S61°06'27\"/>
L47	19.46	S75°08'54\"/>
L48	9.04	S36°53'34\"/>
L49	37.58	N45°56'08\"/>
L50	27.75	N41°14'21\"/>
L51	24.76	N56°50'35\"/>
L52	25.33	N56°50'35\"/>
L53	30.15	N46°30'07\"/>
L54	30.80	N54°20'50\"/>
L55	38.59	N54°20'50\"/>
L56	45.77	N54°20'50\"/>

LINE	LENGTH	DIRECTION
L57	74.40	N48°46'22\"/>
L58	89.66	N38°18'19\"/>
L59	72.26	N33°44'13\"/>
L60	40.79	N48°01'36\"/>
L61	8.41	N53°53'12\"/>
L62	36.95	S11°14'22\"/>
L63	8.58	S36°06'48\"/>
L64	13.95	S36°53'34\"/>
L65	5.00	S75°23'51\"/>
L66	5.00	N00°19'58\"/>
L67	13.31	N29°03'13\"/>
L68	23.87	S75°08'54\"/>
L69	8.14	S83°10'29\"/>
L70	47.23	N7°08'38\"/>
L71	31.49	S32°08'35\"/>
L72	31.73	S57°53'25\"/>

CURVE	LENGTH	RADIUS	Δ	CH DIR.	CHORD
C1	28.67	125.00	13°08'23\"/>		
C2	12.29	142.00	4°57'29\"/>		
C3	10.28	77.00	7°38'56\"/>		
C4	73.35	125.00	33°37'16\"/>		
C5	22.75	25.00	52°07'45\"/>		
C6	61.31	60.00	58°32'35\"/>		
C7	51.16	60.00	48°51'13\"/>		
C8	44.55	60.00	42°32'40\"/>		
C9	47.09	60.00	44°57'52\"/>		
C10	46.73	60.00	44°37'41\"/>		
C11	49.26	60.00	47°02'34\"/>		
C12	25.85	25.00	59°14'59\"/>		
C13	56.55	75.00	43°11'50\"/>		
C14	84.94	100.00	48°40'09\"/>		
C15	53.21	600.00	5°04'51\"/>		
C16	113.55	400.00	16°15'51\"/>		
C17	108.17	400.00	15°29'37\"/>		
C18	84.95	300.00	16°13'24\"/>		
C19	31.23	575.00	3°06'47\"/>		
C20	19.76	575.00	1°58'07\"/>		
C21	43.65	625.00	4°00'06\"/>		
C22	11.77	625.00	1°04'45\"/>		
C23	95.32	375.00	14°33'51\"/>		
C24	11.13	375.00	1°42'00\"/>		
C25	66.62	425.00	8°58'54\"/>		
C26	54.02	425.00	7°16'57\"/>		
C27	42.83	425.00	5°46'28\"/>		
C28	72.09	425.00	9°43'09\"/>		
C29	81.84	375.00	12°30'17\"/>		
C30	19.56	375.00	2°59'20\"/>		
C31	68.42	275.00	14°15'21\"/>		
C32	9.44	275.00	1°58'03\"/>		
C33	48.55	325.00	8°33'34\"/>		
C34	43.47	325.00	7°39'50\"/>		
C35	26.05	25.00	59°42'18\"/>		
C36	52.97	60.00	50°34'40\"/>		
C37	59.30	60.00	56°57'53\"/>		
C38	49.68	60.00	47°26'37\"/>		
C39	50.31	60.00	48°02'42\"/>		
C40	88.79	60.00	84°47'03\"/>		

CURVE	LENGTH	RADIUS	Δ	CH DIR.	CHORD
C41	20.85	25.00	47°46'37\"/>		
C42	94.26	130.53	41°22'26\"/>		
C43	25.07	187.00	7°40'51\"/>		
C44	28.21	250.00	6°27'53\"/>		
C45	50.52	876.88	3°18'03\"/>		
C46	102.23	876.88	6°40'47\"/>		
C47	88.15	876.88	5°45'54\"/>		
C48	81.22	876.88	5°18'25\"/>		
C49	1.30	60.00	1°14'21\"/>		
C50	172.74	300.00	32°59'29\"/>		
C51	303.75	826.88	21°02'50\"/>		
C52	37.79	60.00	36°05'27\"/>		
C53	50.99	60.00	48°41'36\"/>		
C54	68.00	100.00	39°32'06\"/>		
C55	94.57	150.00	36°07'20\"/>		
C56	22.47	150.00	8°34'57\"/>		
C57	27.30	798.00	1°57'36\"/>		
C58	83.07	798.00	4°19'48\"/>		
C59	60.31	798.00	4°19'48\"/>		
C60	55.25	202.00	15°40'16\"/>		
C61	39.58	202.00	11°13'36\"/>		
C62	70.80	687.55	5°54'01\"/>		
C63	34.14	687.55	2°50'42\"/>		
C64	34.10	284.00	6°52'48\"/>		
C65	79.61	284.00	16°03'40\"/>		
C66	49.01	200.00	14°02'27\"/>		
C67	56.03	400.00	8°01'35\"/>		
C68	83.29	150.00	31°48'57\"/>		
C69	99.25	120.00	47°23'11\"/>		
C70	10.84	13.00	47°46'37\"/>		
C71	25.68	72.00	20°26'10\"/>		
C72	17.71	135.00	7°31'00\"/>		

THE FINAL PLAT OF  
**PANORAMA VISTA**  
S. 1/2 OF THE S.E. 1/4 OF SEC. 05, T.09N., R.28E., W.M.,  
CITY OF WEST RICHLAND  
BENTON COUNTY, WASHINGTON



**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 11th DAY OF  
JAN. 2020 AT 32 MINUTES PAST 2  
P.M. AND RECORDED IN VOLUME 15 OF  
PLATS PAGE 4010, AT THE REQUEST OF  
DEREK C. INGLASE, P.L.S.  
BRENDA CHILTON  
BEYOND COUNTY AUDITOR  
DEPUTY  
2015200004  
FEE NO.

**FINAL PLAT FOR**  
**SANBY**  
**STRATTON SURVEYING & MAPPING, PC**  
313 NORTH MORAN STREET  
KENNEWICK, WA 98336  
FAX: (509) 735-7364  
STUDIO@STRATTONSURVEYING.COM  
© 2019  
4010P1A.DWG  
DATE: 12/11/19  
DRAWN BY: DCI  
JOB # 4010  
SHT. 2 OF 3



**CITY REQUIRED NOTES**

- 1) TRACT A IS DESIGNATED A STORM POND FACILITY FOR THE PRIVATE ROAD. TRACT A IS HEREBY DEDICATED AS A STORM WATER EASEMENT IN ITS ENTIRETY. EACH OWNER OF LOTS 18 THROUGH 30 OF THIS PLAT ARE COLLECTIVELY RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TRACT A. UNDIVIDED 1/31ST OWNERSHIP INTEREST IN TRACT A, THE CITY OF WEST RICHLAND ACCEPTS NO MAINTENANCE OR OWNERSHIP FOR TRACT A AND PRIVATE ROAD IMPROVEMENTS AND STORM WATER FACILITIES.
- 2) THE PRIVATE ROAD IS A FIRE LANE AND NO PARKING IS ALLOWED WITHIN THE ACCESS ROAD.
- 3) NOTICE OF LOW WATER PRESSURE  
THE CITY OF WEST RICHLAND IS PROVIDING THIS NOTICE AS A COURTESY TO PROVIDE GENERAL INFORMATION ABOUT THE WATER PRESSURE WITHIN THIS AREA OF WEST RICHLAND. THE WATER PRESSURE WITHIN THIS SUBDIVISION MAY VARY DUE TO TERRAIN AND FOR LOTS 30-39 OF THIS PLAT IS TYPICAL BETWEEN 30 PSI AND 40 PSI ON AVERAGE DAILY DEMAND AT THE POINT OF SERVICE WHICH IS AT THE LOWER END OF THE WATER PRESSURE RANGE TO PROVIDE YOU WITH WATER PRESSURE FOR MULTIPLE WATER USES. LOTS HIGHER THAN THE ROAD CAN EXPECT EVEN LOWER WATER PRESSURE DUE TO INCREASED ELEVATION. TO INCREASE THE WATER PRESSURE, THE CITY OF WEST RICHLAND RECOMMENDS THE INSTALLATION OF PRIVATE BOOSTER PUMP A PRIVATE BOOSTER PUMP STATION OF EACH HOUSE. PLEASE BE ADVISED THAT PREVIOUS OWNERS OF A HOUSE ON THESE LOTS MAY NOT HAVE INSTALLED A PLUMBING INSPECTION WHEN THE HOME IS BUILT. IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THIS NOTICE, PLEASE CONTACT THE CITY OF WEST RICHLAND'S BUILDING DEPARTMENT.
- 4) NOTICE OF HIGH WATER PRESSURE  
THE CITY OF WEST RICHLAND IS PROVIDING THIS NOTICE AS A COURTESY TO PROVIDE GENERAL INFORMATION ABOUT THE WATER PRESSURE TO LOTS 1-29 OF THIS PLAT. THE WATER PRESSURE FOR THESE LOTS MAY BE IN EXCESS OF 80 PSI. AS A RESULT, A PRESSURE REDUCING VALVE (PRV) MAY BE REQUIRED TO BE INSTALLED TO LOWER THE WATER PRESSURE BELOW 80 PSI. THE WATER PRESSURE WILL BE CHECKED AT TIME OF THE PLUMBING INSPECTION WHEN THE HOME IS BUILT. IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THIS NOTICE, PLEASE CONTACT THE CITY OF WEST RICHLAND'S BUILDING DEPARTMENT.
- 5) PER MINOR REVISION NOTICE OF DECISION UNDER FILE PP 2019-03 DATED 6/24/2019. LOTS 18-29 HAVE A FRONT YARD SETBACK OF 5' ON THE PRIVATE ACCESS ROAD.
- 6) PER MINOR REVISION NOTICE OF DECISION UNDER FILE PP 2019-03 DATED 6/24/2019. LOTS 18-29 HAVE A MINIMUM SETBACK OF 10' FROM THE REAR PROPERTY LINE FOR ONE UNINHABITABLE ACCESSORY STRUCTURE THAT IS 200 SQUARE FEET OR LESS PER LOT.
- 7) PER MINOR REVISION NOTICE OF DECISION UNDER FILE PP 2019-03 DATED 6/24/2019. LOTS 18-29 DO NOT HAVE ANY DIRECT ACCESS TO BING ST.
- 8) DUE TO THE LENGTH OF THE PROPOSED DEAD-END/CUL-DE-SAC, EACH RESIDENCE THAT IS LOCATED GREATER THAN 400 FEET FROM THE INTERSECTION OF BING STREET AND MAZZARD AVENUE SHALL BE CONSIDERED AS TO CONTAIN A RESIDENTIAL SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 13D STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS AND MANUFACTURED HOMES. AFFECTS LOTS 4 THROUGH 27.

**DESCRIPTION**

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M., LYING SOUTHWESTERLY OF THE IRRIGATION CANAL, EXCEPT THE WEST 630 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, BENTON COUNTY, WASHINGTON, TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

**DEDICATION**

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND THE BOUNDARIES THEREOF TO BE SHOWN HEREON AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY, IRRIGATION TRACTS AS SHOWN HEREON AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY, IRRIGATION TRACTS AS SHOWN HEREON, SHEREFTER BE KNOWN AND DESIGNATED BY THE NAME "DENNIS SAMBY CONSTRUCTION LLC", AND DO HEREBY WAIVE TO BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF WEST RICHLAND AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED STREETS AND/OR RIGHTS-OF-WAY.

DENNIS SAMBY CONSTRUCTION LLC

SIGNED Dennis Samby DATE 12/31/19

**ACKNOWLEDGEMENT**

STATE OF WA  
COUNTY OF Benton

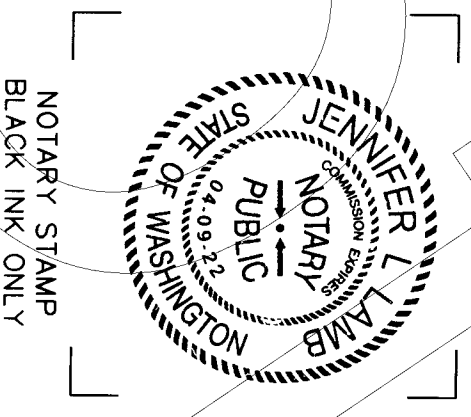
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dennis Samby IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF Dennis Samby Construction LLC PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: 12-31-19

Jennifer L. Land  
PRINTED NOTARY PUBLIC

4-9-22  
MY APPOINTMENT EXPIRES

**SURVEYOR NOTES**

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD SEE DATED MARCH 8TH, 2019, OF WHICH WAS RELEAD UPON TO PILOT SAID ITEMS.
2. THE C.I.D. CANAL R-O-W, DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 450, BY ROGERS SURVEYING, WAS HELD FOR THE LOCATION OF SAID CANAL R-O-W. BOB STRATTON PREPARED THE PLAT OF CHERRY HILL ESTATES AND STRATTON SURVEYING AND MAPPING DECIDED TO PROJECT THE CURVE SHOWN ON SAID PLAT TO INTERSECT THE CENTERLINE AS SHOWN ON SAID ROGERS SURVEY. ALSO SEE DEED RECORDED MARCH 03, 2004, AUDITOR'S FILE NUMBER 1510, FOR CANAL DESCRIPTION.
3. STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.



BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
N56°33'53"W	221.45	122.0179	0.0000	0.0000	184.8019
N53°31'12"W	431.68	254.4257	0.0000	0.0000	348.7337
N37°46'55"W	228.46	180.5630	0.0000	0.0000	139.9678
N37°39'48"W	152.54	120.7530	0.0000	0.0000	93.2050
N53°09'25"W	277.53	166.4141	0.0000	0.0000	222.1019
N42°28'00"W	320.31	235.6532	0.0000	0.0000	216.9471
N32°06'35"W	103.95	88.0490	0.0000	0.0000	59.2538
N43°33'31"W	28.19	20.4285	0.0000	0.0000	19.4256
S00°38'25"W	1182.42	0.0000	1182.346	0.0000	13.2132
S89°44'11"E	1293.66	0.0000	5.9537	1293.646	0.0000
		1188.304	1188.300	1293.646	1293.650

THE FINAL PLAT OF  
**PANORAMA VISTA**  
CITY OF WEST RICHLAND  
BENTON COUNTY, WASHINGTON  
S. 1/2 OF THE S.E. 1/4 OF SEC. 05, T.09N., R.28E., W.M.,

**COLUMBIA IRRIGATION DISTRICT**

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE COLUMBIA IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE NECESSARY TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS ADEQUATE TO SERVE ALL LOTS SHOWN HEREON UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 9817.310. AND THAT ALL ASSESSMENTS HAVE PAID THROUGH THE YEAR 2019, A.D.  
Dee Foy Sec. Mgr. 31 Dec. 2019  
COLUMBIA IRRIGATION DISTRICT

**APPROVALS**

THE PLAT "PANORAMA VISTA", IS HEREBY APPROVED BY AND FOR THE CITY OF WEST RICHLAND, STATE OF WASHINGTON.

WEST RICHLAND PUBLIC WORKS DIRECTOR  
[Signature] DATE 1/09/2020

COMMUNITY DEVELOPMENT DIRECTOR  
[Signature] DATE 1/09/2020

WEST RICHLAND MAYOR  
[Signature] DATE 1/09/2020

WEST RICHLAND CITY CLERK  
[Signature] DATE 1-8-20

**TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO, AND INCLUDING THE YEAR 2020, A.D. PARCEL NO. 10598400006000  
Kenneth Spencer 1/9/2020  
BENTON COUNTY TREASURER

ATTEST: Bill Spencer by Julie A. Thompson 1/9/2020  
BENTON COUNTY ASSESSOR

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 9th DAY OF JAN 2020 AT 9:46 MINUTES PAST 32 2E M. AND RECORDED IN VOLUME 15 OF PLATS PAGE 0001 AT THE REQUEST OF DEREK C. INCALISE, P.L.S.  
BENTON COUNTY AUDITOR  
[Signature] 2019-000876

FINAL PLAT FOR  
**SAMBY**

STRATTON SURVEYING  
313 NORTH MORAN STREET  
KENNECOK, WA 99336  
(509) 735-7364  
FAX: (509) 735-6560  
stratton@sstrattonsurvey.com  
@ 2019  
DATE: 12/11/19 SH. 3 OF 3  
DRAWN BY: DCI JOB # 4010

