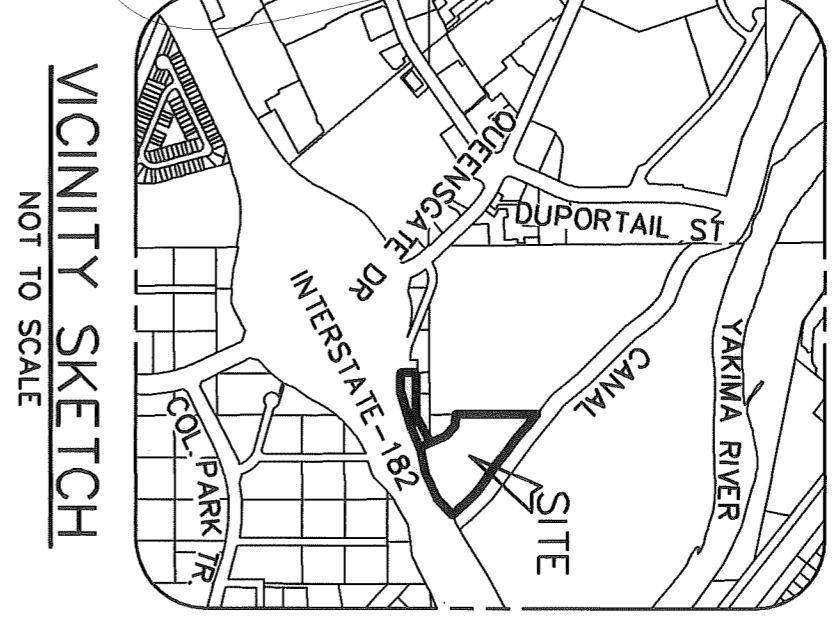


THE FINAL PLAT OF
SKYLINE SOUTH
 S.W. 1/4 OF SEC. 15, T.09N., R.28E., W.M.,
 & THE N.W. 1/4 OF SEC. 22, T.09N., R.28E. W.M.,
 CITY OF RICHLAND,
 BENTON COUNTY, WASHINGTON

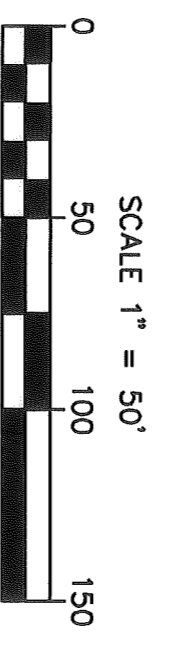
- RIGHT-OF-WAY AND EASEMENT NOTES**
- ① = HEREBY DEDICATED RIGHT-OF-WAY
 - ② = DEDICATED PUBLIC UTILITY EASEMENT
 - ③ = DEDICATED PUBLIC STORM EASEMENT
 - ④ = DEDICATED SEWER EASEMENT
 - ⑤ = DEDICATED PRIVATE ACCESS EASEMENT, BEFITTING LOT 1 OF SHORT PLAT 1-2925
 - ⑥ = DEDICATED PRIVATE ACCESS EASEMENT, BEFITTING LOT 2 OF SHORT PLAT 1-2925 AND LOT 1 OF SHORT PLAT 1-2926
 - ⑦ = HATCHED AREA DEPICTS A PORTION OF THE SEWER EASEMENT AS DEDICATED ON SHORT PLAT 1-2926 TO BE HEREBY VACATED BY THIS PLAT



- LEGEND**
- SET 5/8" REBAR W/B/LUE PLASTIC CAP
 - MARKED STRATON DGI 46886
 - FOUND 5/8" REBAR MARKED "GBW 30440"
 - FOUND 5/8" REBAR MARKED "JAB 21384"
 - FOUND 5/8" REBAR MARKED "PERMIT 13173"
 - NOT FOUND OR SET
 - SET CASED BRASS CAP L546886
 - FOUND CASED MONUMENT AS INDICATED
 - #### ADDRESSES
 - UTIL UTILITY
 - ESMT EASEMENT
 - (XXX) RECORD DIMENSION WSDOT PLANS
 - POWER LINE OVERHEAD
 - EASEMENT
 - PROPERTY BOUNDARY
 - CENTERLINE

INDEX

1/4	SEC	T.	R.
15	09N	28E	
22	09N	28E	

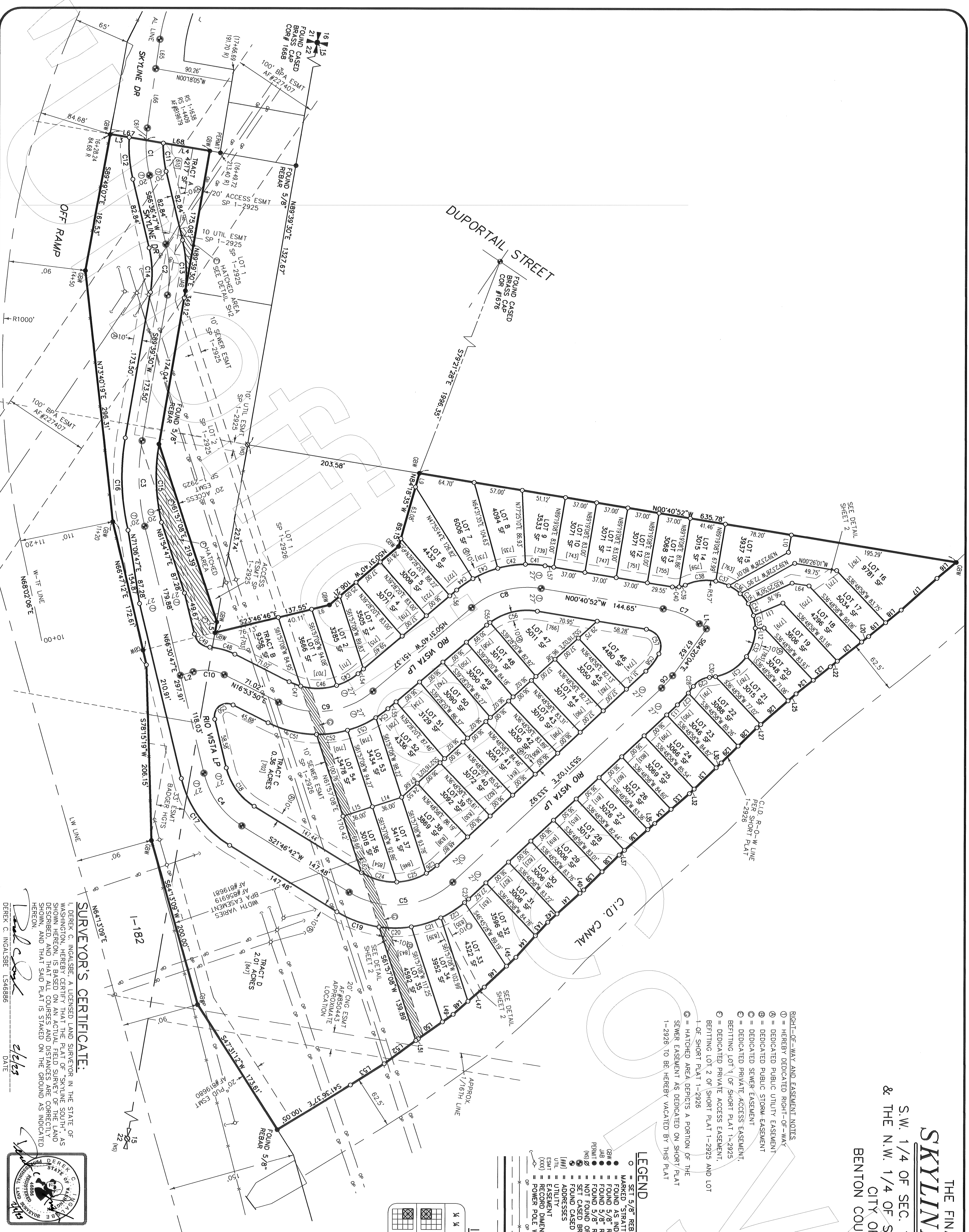
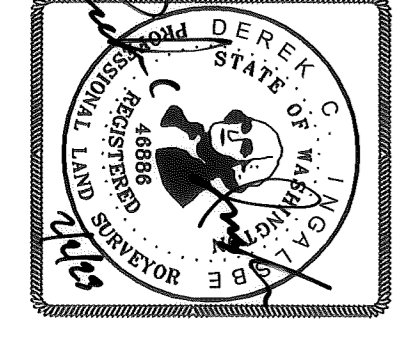


AUDITOR'S CERTIFICATE
 A THREE-SECOND TOTAL STATION
 SPECTRA PRECISION RIK GPS
 EQUIPMENT USED
 FILED FOR RECORD THIS 28TH DAY OF
 FEBRUARY, 2025 AT 10:40 MINUTES P.M. OF
 P.L.M. AND RECORDED IN VOLUME 15 OF
 PLATS PAGED 157, AT THE REQUEST OF
 DEREK C. INGALSBEE, P.L.S.
 Kyranda Chi (the
 BENTON COUNTY AUDITOR
 DEPUTY
 2023-003646
 FEE NO.

FINAL PLAT FOR
DENNIS SAWBY
 STRATON SURVEYING
 & MAPPING P.C.
 313 NORTH MORAIN STREET
 KENNESAW, WA 99336
 (509) 735-7364
 FAX: (509) 735-6560
 www.stratonsurvey.com
 © 2023

DATE: 02/02/23
 SHEET 1 OF 2
 JOB # 5420

SURVEYOR'S CERTIFICATE:
 I, DEREK C. INGALSBEE, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "SKYLINE SOUTH" AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.
 DEREK C. INGALSBEE LS46886
 DATE 2/2/23



DESCRIPTION
LOT 3 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE 2923, RECORDS OF BENTON COUNTY, WASHINGTON.

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 PLATED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME, SKYLINE SOUTH.

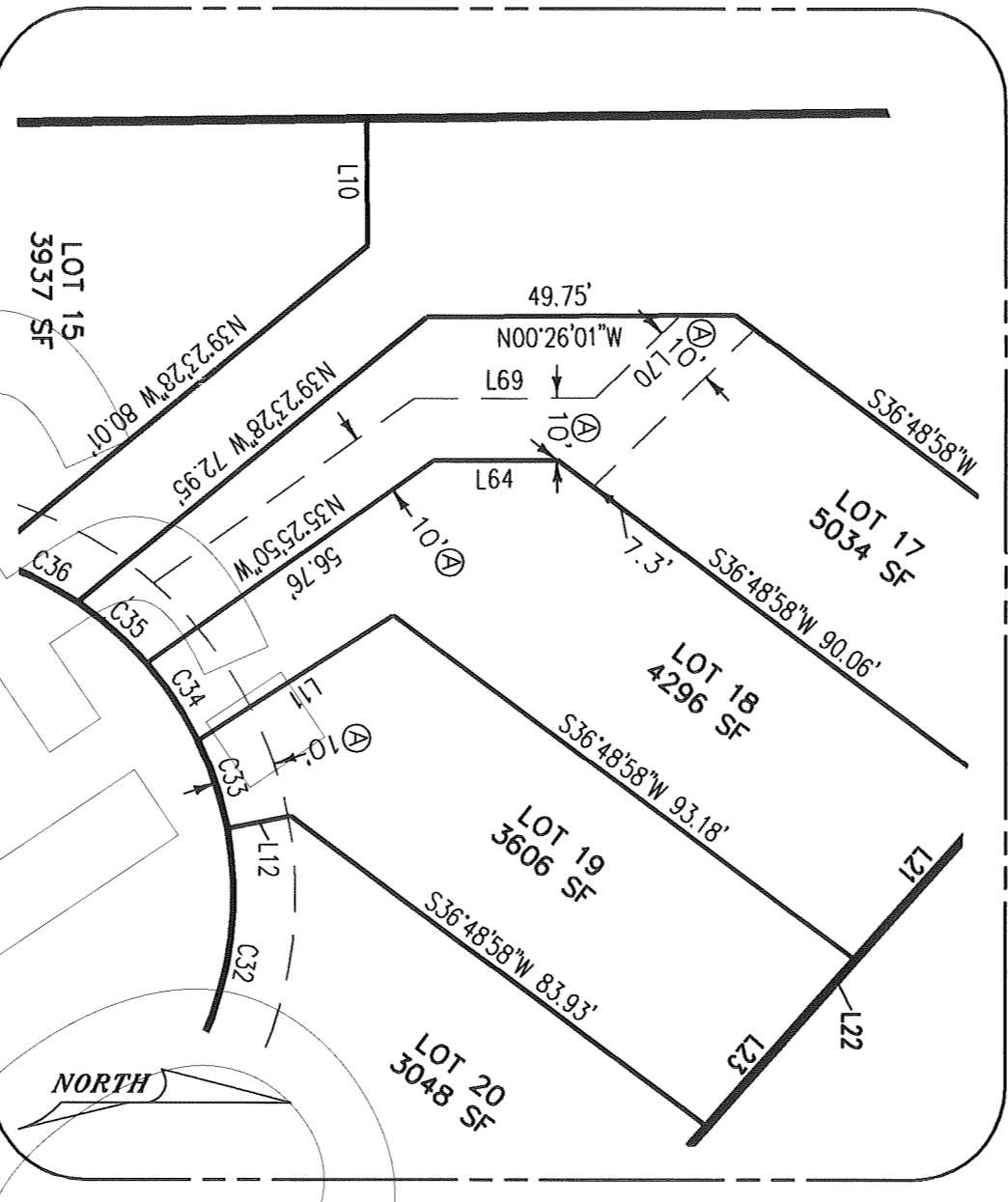
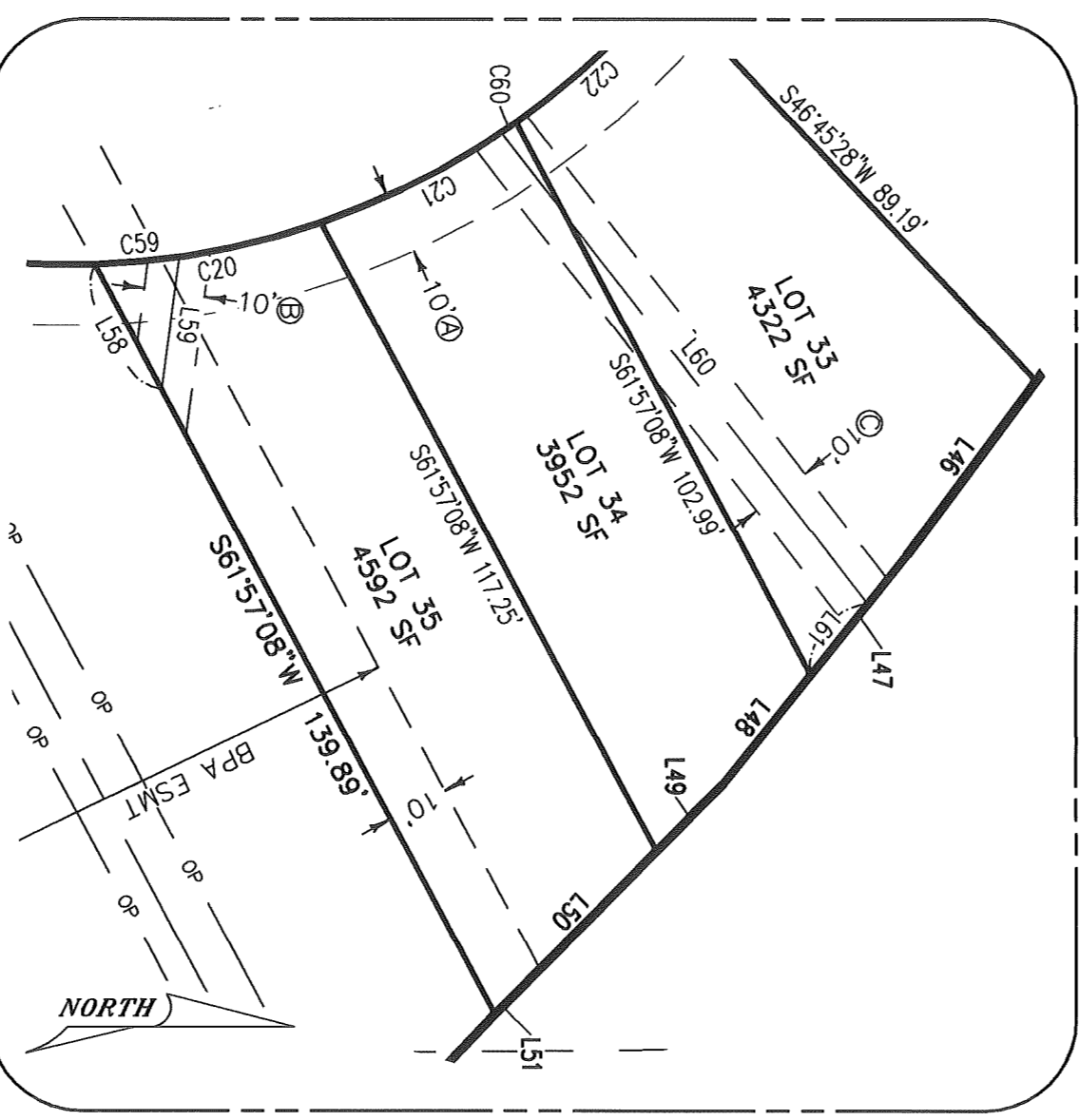
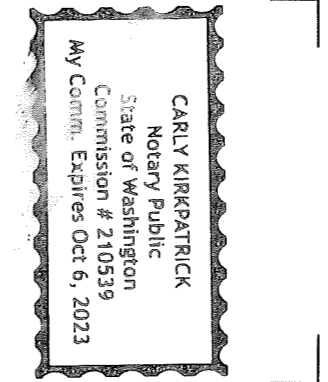
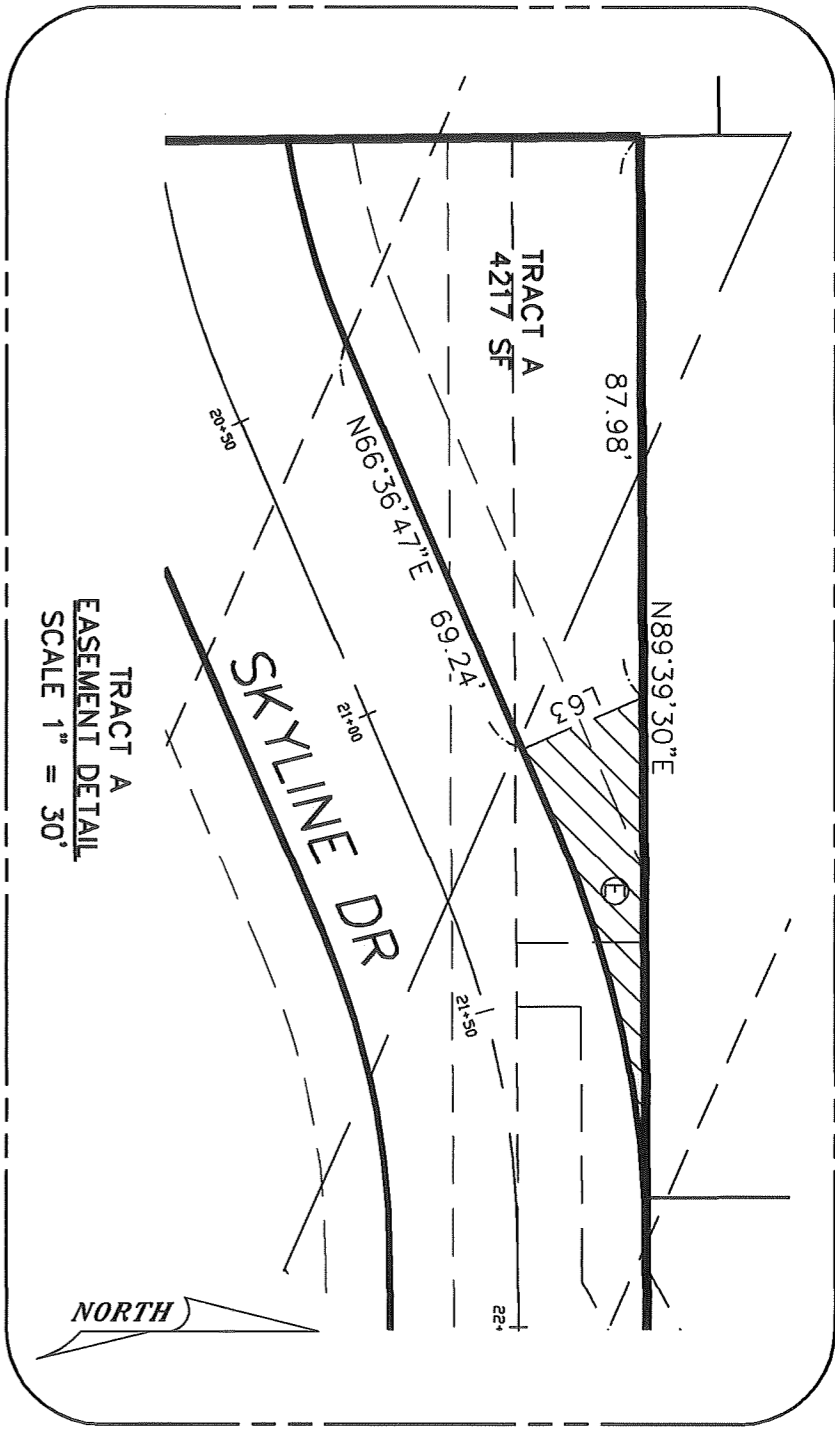
DENNIS SAMBY CONSTRUCTION LLC
Dennis Lee Samsby
Dennis Samby Construction LLC

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF Benton

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DENNIS LEE SAMSBY IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT VOLUNTARILY AND THAT HE/SHE WAS FULLY CAPABLE OF UNDERSTANDING THE CONTENTS AND PURPOSES OF THE INSTRUMENT AND THAT HE/SHE WAS NOT UNDER ANY UNLAWFUL INFLUENCE AT THE TIME HE/SHE SIGNED THE INSTRUMENT.

Carly Kirkpatrick
Notary Public
Printed Notary Public
Dated: 2/22/23
My Appointment Expires: 04/16/2023



SURVEY REFERENCES
WSDOT PLANS, GOOSE GAP TO ROAD 68, DATED 1978
RECORD OF SURVEY VOL 1, PAGE 1638
RECORD OF SURVEY VOL 1, PAGE 2926
RECORD OF SURVEY VOL 1, PAGE 4409
SHORT PLAT VOL 1, PAGE 2923
SHORTRIGHTS SUBDIVISION
HORIZONTAL CONTROL
WASHINGTON STATE SOUTH ZONE, US SURVEY FEET, NAD 83 (11), PER THE CITY OF RICHLAND CONTROL FILE, GPS TIES WERE MADE TO 1676, 1678 AND 1688 CONTROL POINTS, PROJECTED TO GROUND AT POINT 1688.
GROUND DISTANCES ARE SHOWN HEREON.

Table with columns: BEARING, DISTANCE, PLAT CLOSURE, NORTH, SOUTH, EAST, WEST. Contains survey data for various points and bearings.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CH DIR, CH DIR EC, CHORD. Contains data for curves C1 through C31.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CH DIR, CH DIR EC, CHORD. Contains data for curves C32 through C61.

AUDITOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF BENTON COUNTY, WASHINGTON, ON FEBRUARY 20, 2023 AT 2:16 PM.
DENNIS SAMBY
CITY ENGINEER, RICHLAND
DATE: 2/23/2023

THE FINAL PLAT OF SKYLINE SOUTH
S.W. 1/4 OF SEC. 15, T.09N., R.28E., W.M., & THE N.W. 1/4 OF SEC. 22, T.09N., R28E. W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

TRACT NOTES
1. TRACTS A, B AND C ARE RETAINED BY THE OWNER OF RECORD FOR FUTURE DEVELOPMENT.
2. TRACT D IS HEREBY DEDICATED TO THE CITY OF RICHLAND FOR THE USE OF STORM WATER RETENTION.

CITY REQUIRED NOTES
1. ADDRESSES SHOWN IN BRACKETS ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE: 99352
2. PARK DEDICATION AND/OR FEES SHALL BE REQUIRED IN ACCORDANCE WITH RICHLAND MUNICIPAL CODE CHAPTER 22.12 PRIOR TO ISSUANCE OF BUILDING PERMITS WITHIN THIS SUBDIVISION.

APPROVALS
CITY ENGINEER, RICHLAND
CITY MANAGER, RICHLAND
CITY ENGINEER, RICHLAND
DATE: 2/23/2023

APPROVALS
CITY ENGINEER, RICHLAND
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DATE: 2/23/2023

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