

RESOLUTION NO. 2017-23

**A RESOLUTION OF THE CITY OF BENTON CITY,
WASHINGTON, APPROVING THE FINAL PLAT OF
WRANGLER ADDITION SUBDIVISION**

WHEREAS, a preliminary plat for Wrangler Addition Subdivision was approved by Resolution No. 2012-13; and

WHEREAS, the conditions for approval of the preliminary plat, including all the improvements required thereon, have been determined by the City Engineer and the Planning Commission have been fully met; the Planning Commission having held a meeting on June 28, 2017; and at said meeting the Planning Commission did determine to recommend approval of the final plat for Wrangler Addition Subdivision; and

WHEREAS, the City Engineer is recommending final plat approval; and

WHEREAS, it has been determined by the City Engineer that all required improvements have been constructed, inspected, and accepted by the City; and

WHEREAS, Benton City Council having deliberated on this matter, and having determined that the public use and interest will be served by the proposed subdivision; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF BENTON CITY, WASHINGTON, hereby resolves as follows:

1. That the final plat for Wrangler Addition located within the following described real property:

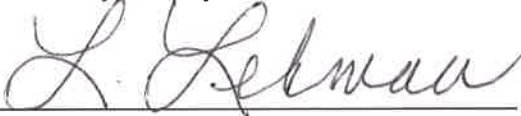
See Attached Exhibit A

Including, dedication upon the face thereof, all public right-of-ways, infrastructure, and additions to the City's utility service as designated upon the face of the plat are dedicated to the City of Benton City; and all other conditions of such approval, have been satisfied, said subdivision is hereby approved.

2. That the Mayor of the City of Benton City, Washington, is hereby authorized to approve the final plat of Wrangler Addition Subdivision by signing said plat upon verification that all conditions contained herein upon the face of such plat, have been met.


ADOPTED this 6th day of July, 2017, by the City Council of the City of Benton City, Washington, and signed in authentication of its passage this 6th day of July, 2017.

Resolution 2017-23 filed and recorded in the office of the City Clerk of the City of Benton City, Washington, this 6th day of July, 2017.



Linda Lehman
Mayor

Attest:


Stephanie Haug, MMC
City Clerk/Treasurer

Approved as to Form:


Leland B. Kerr
City Attorney

FINAL PLAT OF WRANGLER ADDITION

LOCATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 7 OF TOWNSHIP 6 NORTH, RANGE 27 EAST OF THE MERIDIAN, CITY OF BENTON CITY, BENTON COUNTY, WASHINGTON

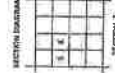
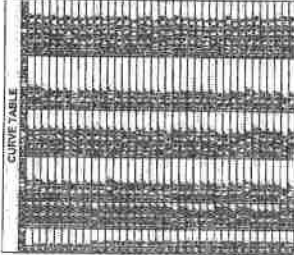


VICINITY MAP
NOT TO SCALE



SCOPE 1" = 40'

BASES OF BEARINGS
 BEARINGS MEASURED ON STATE PLANE, SOUTH ZONE, NAD 83, WITH THE NORTH SOUTHERN QUARTER SECTION 7 OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 27 EAST, BENTON COUNTY, WASHINGTON.



- LEGEND & ABBREVIATIONS**
- ◆ BOUNDARY LINE
 - CURVE CENTER
 - POINT OF BEGINNING
 - POINT OF ENDING
 - POINT OF TANGENCY
 - POINT OF CURVATURE
 - POINT OF SIGHT
 - POINT OF VIEW
 - POINT OF INTERSECTION
 - POINT OF CONTOUR
 - POINT OF ELEVATION
 - POINT OF GRADE
 - POINT OF SLOPE
 - POINT OF DIRECTION
 - POINT OF REFERENCE
 - POINT OF ORIGIN
 - POINT OF TERMINATION
 - POINT OF COMMENCEMENT
 - POINT OF ACQUISITION
 - POINT OF EXHAUSTION
 - POINT OF DEPLETION
 - POINT OF RESTRICTION
 - POINT OF LIMITATION
 - POINT OF PROHIBITION
 - POINT OF PENALTY
 - POINT OF PUNISHMENT
 - POINT OF REWARD
 - POINT OF BENEFIT
 - POINT OF GAIN
 - POINT OF LOSS
 - POINT OF DAMAGE
 - POINT OF INJURY
 - POINT OF HARM
 - POINT OF SUFFERING
 - POINT OF GRIEF
 - POINT OF ANNOYANCE
 - POINT OF DISTRESS
 - POINT OF NECESSITY
 - POINT OF EMERGENCY
 - POINT OF CRISIS
 - POINT OF CLIMAX
 - POINT OF TURNING POINT
 - POINT OF INFLECTION
 - POINT OF EXTREMITY
 - POINT OF TERMINATION
 - POINT OF COMMENCEMENT
 - POINT OF ACQUISITION
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 - POINT OF CLIMAX
 - POINT OF TURNING POINT
 - POINT OF INFLECTION
 - POINT OF EXTREMITY

TRACT A NOTE
 TRACT A TO BE DEDICATED TO THE CITY OF BENTON CITY.

EASEMENT NOTE
 PUBLIC UTILITY EASEMENTS ARE ALSO USED BY IRRIGATION.

SURVEY REFERENCES
 A-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 B-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 C-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 D-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 E-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 F-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 G-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 H-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 I-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 J-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 K-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 L-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 M-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 N-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 O-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 P-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 Q-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 R-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 S-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 T-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 U-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 V-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 W-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 X-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 Y-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2
 Z-111 REPLAT (S 1/2) TRACT A PORTION OF LOT 7 IN BLOCK 1 OF CONDO HEIGHTS NO. 2



SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE BULKY RECORDS ACT FOR THE RECORD OF THE BULKY RECORDS ACT.

AUDITOR'S CERTIFICATE
 I HAVE EXAMINED THE ACCOUNTS OF THE SURVEYOR AND FIND THEM CORRECT AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE BULKY RECORDS ACT FOR THE RECORD OF THE BULKY RECORDS ACT.

BENTON COUNTY AUDITOR
 FILE NO. _____

FINAL PLAN OF WRANGLER ADDITION

LOCATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 7 OF TOWNSHIP 8 NORTH 10 RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BENTON COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE
HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCURRED BY THE PLATTEE, LITTON # 2003-000

BENTON COUNTY TREASURER	DATE

APPROVALS
BY THE BOARD OF SUPERVISORS OF THE CITY OF BENTON COUNTY, WASHINGTON

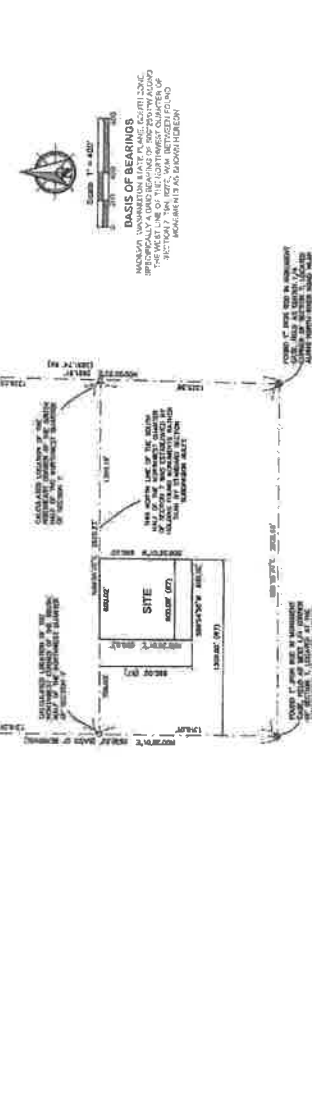
CITY MANAGER	DATE
CITY CLERK	DATE
CITY ENGINEER	DATE
CITY PUBLIC WORKS COMMISSION	DATE

IRRIGATION DISTRICT CERTIFICATE
THE IRRIGATION DISTRICT OF THE LAND DESCRIBED HEREON HAS THROUGH THE YEAR 20____ AND THE IRRIGATION DISTRICT HAS BEEN PAID AND IS NOT IN DEBT TO ANY OTHER PARTY.

IRRIGATION DISTRICT	DATE

UTILITY COMPANY CERTIFICATE
THE UTILITY COMPANIES AS KNOWN HEREON ARE HEREBY APPROVED BY THE FOLLOWING UTILITIES:

UTILITY COMPANY	TITLE	DATE



LEGEND
 FOUND IN EXISTING SURVEY AS DESCRIBED
 CALCULATED POINTS NOT FOUND ON SET
 SURVEY POINTS NOT FOUND ON SET
 APTN - ALTERNATE POINT NUMBER
 AUC - ALTERNATE POINT NUMBER
 PL - PLAT NUMBER

BASIC OF RECORDING
 WASHINGTON UNIFORM REAL PROPERTY ACT
 SPECIFICALLY ADOPTED BY RESOLUTION NO. 2003-000
 PASSED BY THE BOARD OF SUPERVISORS OF THE CITY OF BENTON COUNTY, WASHINGTON, ON FEBRUARY 18, 2003.

NARRATIVE
 THE PRODUCT WAS PREPARED AT THE REQUEST OF THE BENTON COUNTY ENGINEERING DEPARTMENT TO PROVIDE THOSE CERTAIN INFORMATION TO THE BENTON COUNTY ENGINEERING DEPARTMENT. THE PRODUCT IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS AND IS PROVIDED AS IS. THE USER OF THIS PRODUCT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BENTON COUNTY ENGINEERING DEPARTMENT AND THE BENTON COUNTY ENGINEERING DEPARTMENT SHALL NOT BE RESPONSIBLE FOR ANY SUCH PERMITS AND APPROVALS.

THESE REPORT REFERENCES
 ALL THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM THE INFORMATION PROVIDED BY THE BENTON COUNTY ENGINEERING DEPARTMENT. THE BENTON COUNTY ENGINEERING DEPARTMENT DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE BENTON COUNTY ENGINEERING DEPARTMENT SHALL NOT BE RESPONSIBLE FOR ANY SUCH PERMITS AND APPROVALS.

LEGAL DESCRIPTION PER (MTR)
 THE BENTON COUNTY ENGINEERING DEPARTMENT, BENTON COUNTY, WASHINGTON, HAS THROUGH THE YEAR 20____ AND THE IRRIGATION DISTRICT HAS BEEN PAID AND IS NOT IN DEBT TO ANY OTHER PARTY.

DEDICATION
 THE BENTON COUNTY ENGINEERING DEPARTMENT, BENTON COUNTY, WASHINGTON, HAS THROUGH THE YEAR 20____ AND THE IRRIGATION DISTRICT HAS BEEN PAID AND IS NOT IN DEBT TO ANY OTHER PARTY.

ACKNOWLEDGMENT
 STATE OF _____
 COUNTY OF _____
 I, _____, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM THE BENTON COUNTY ENGINEERING DEPARTMENT AND THAT THE BENTON COUNTY ENGINEERING DEPARTMENT SHALL NOT BE RESPONSIBLE FOR ANY SUCH PERMITS AND APPROVALS.

SECTION DETAIL

BURVEY REFERENCES
 (1) PLAT NO. 2003-000 BY WASHINGTON UNIFORM REAL PROPERTY ACT
 (2) RECORD OF BENTON COUNTY, WASHINGTON, ON FEBRUARY 18, 2003.
 (3) RECORD OF BENTON COUNTY, WASHINGTON, ON FEBRUARY 18, 2003.
 (4) BENTON COUNTY ENGINEERING DEPARTMENT (MTR) (MTR)



APBS
 APBS Engineering and Surveying
 1000 1/2 STREET, SE, SUITE 100
 BENTON, WA 99004
 PH: 509.425.1234
 FAX: 509.425.1235
 WWW.APBSURVEYING.COM

AUDITOR'S CERTIFICATE
 FILED FOR RECORD WITH THE BENTON COUNTY ENGINEERING DEPARTMENT ON FEBRUARY 18, 2003.
 BY COUNTY ENGINEERING DEPARTMENT

FILE NO.
 BY COUNTY ENGINEERING DEPARTMENT