## RESOLUTION NO. 2019-05

## A RESOLUTION OF THE CITY OF BENTON CITY, WASHINGTON, APPROVING AN ALTERATION TO THE SUBDIVISION ENTITLED "SUNSET TERRACE"

**WHEREAS,** an application was made to the City of Benton City requesting an alteration to the subdivision Sunset Terrace to amend the location of a cul-de-sac and lot lines, which had a final plat recorded with the Benton County Auditor on March 14, 1979, at Volume 13, page 21 by Ben Matson on behalf of Ben Matson and Scott Wingert; and

**WHEREAS,** RCW 58.17.215 authorizes a legislative body to approve an application for the alteration of a subdivision when all requirements have been satisfied; and

**WHEREAS,** the Planning Commission having held a public hearing on February 27, 2019; and at said meeting the Planning Commission voted to recommend approval of the final plat amendment for Sunset Terrace; and

**WHEREAS,** all requirements of RCW 58.17.215 have been properly met; and

**WHEREAS,** the Benton City Council having deliberated on this matter, and having determined that the public use and interest will be served by the alterations as applied for; NOW, THEREFORE,

**THE CITY COUNCIL OF THE CITY OF BENTON CITY, WASHINGTON,** hereby resolves as follows:
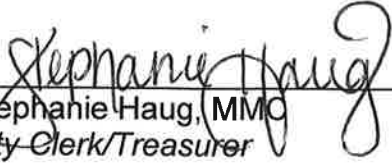
The subdivision entitled "Sunset Terrace" is hereby altered to relocate the cul-de-sac and revise the lot lines for lots 8, 9, 10, 11, 18 and 19 to match the as-built location, as shown on the Plat Amendment, a copy of which is attached hereto as Exhibit A, and the Mayor is hereby authorized and directed to sign the Plat Amendment reflecting the approved alterations, which shall be thereafter recorded with the Benton County Auditor.

**ADOPTED** this 5th day of March 2019, by the City Council of the City of Benton City, Washington, and signed in authentication of its passage this 5th day of March 2019.

Resolution 2019-05 filed and recorded in the office of the City Clerk of the City of Benton City, Washington, this 5th day of March 2019.
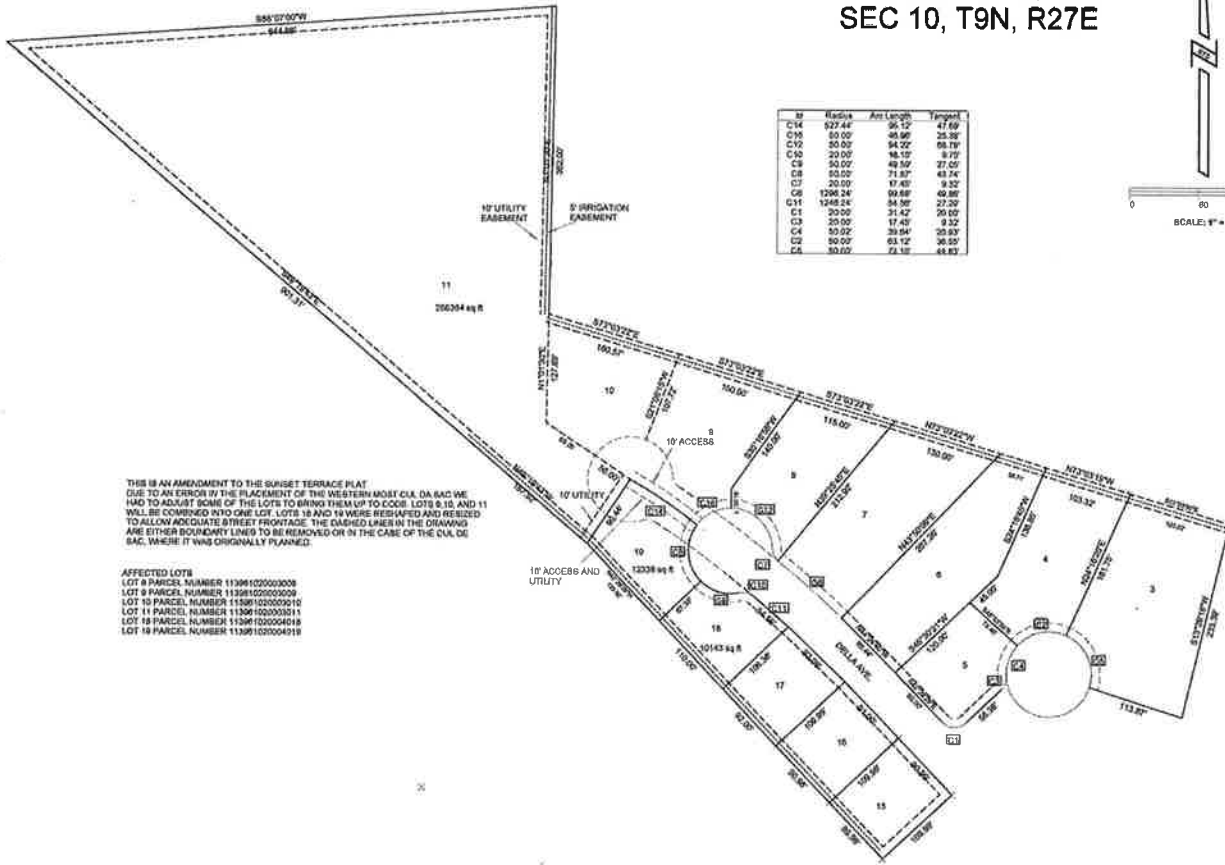
_____
Linda Lehman
*Mayor*

Attest:

_Stephanie Haug_
Stephanie Haug, MMC
City Clerk/Treasurer

Approved as to Form:

_Kerr Ferguson_
Kerr Ferguson Law, PLLC
*City Attorney*

PLAT AMENDMENT
SUNSET TERRACE
BENTON CITY, WA
SEC 10, T9N, R27E

| # | Radius | Arc Length | Tangent |
|---|---|---|---|
| C14 | 527.44' | 95.12' | 47.69' |
| C13 | 50.00' | 49.90' | 25.88' |
| C12 | 50.00' | 94.22' | 68.79' |
| C10 | 20.00' | 16.15' | 8.70' |
| C9 | 50.00' | 49.59' | 27.05' |
| C8 | 50.00' | 71.87' | 43.74' |
| C7 | 20.00' | 17.45' | 9.32' |
| C6 | 1296.24' | 99.68' | 49.86' |
| C11 | 1246.24' | 54.56' | 27.29' |
| C1 | 20.00' | 31.42' | 20.00' |
| C3 | 20.00' | 17.45' | 9.32' |
| C4 | 50.02' | 39.54' | 20.93' |
| C2 | 50.00' | 63.12' | 36.55' |
| C5 | 50.00' | 73.13' | 44.83' |

0    80    160
SCALE: 1" = 80'

THIS IS AN AMENDMENT TO THE SUNSET TERRACE PLAT
DUE TO AN ERROR IN THE PLACEMENT OF THE WESTERN MOST CUL DA SAC WE
HAD TO ADJUST SOME OF THE LOTS TO BRING THEM UP TO CODE. LOTS 9,10, AND 11
WILL BE COMBINED INTO ONE LOT. LOTS 18 AND 19 WERE RESHAPED AND RESIZED
TO ALLOW ADEQUATE STREET FRONTAGE. THE DASHED LINES IN THE DRAWING
ARE EITHER BOUNDARY LINES TO BE REMOVED OR IN THE CASE OF THE CUL DE
SAC, WHERE IT WAS ORIGINALLY PLANNED.

AFFECTED LOTS
LOT 9 PARCEL NUMBER 113961020003008
LOT 9 PARCEL NUMBER 113961020003009
LOT 10 PARCEL NUMBER 113961020003010
LOT 11 PARCEL NUMBER 113961020003011
LOT 18 PARCEL NUMBER 113961020004018
LOT 19 PARCEL NUMBER 113961020004019

10' UTILITY
EASEMENT

5' IRRIGATION
EASEMENT

10' ACCESS

10' UTILITY

10' ACCESS AND
UTILITY

BEN MATSON
P.O. BOX 3517
PASCO, WA 99302

BENTON COUNTY RECORD OF SURVEY FOR

JOB #1812

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 20___ AT ____ M.
IN BOOK ONE OF SURVEYS AT PAGE
AT THE REQUEST OF LAWRENCE W. BARBEE.

FEE NO.
BENTON COUNTY AUDITOR
DEPUTY
SURVEY NO.

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A
SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY
RECORDING ACT AT THE REQUEST OF
IN _____ 20___

LAWRENCE W. BARBEE, P.L.S. #XXXX

WILLIAM BARBEE
PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON

PTN SE-NE, SEC 10, T9N, R27E

T 9N  R 27E

10

SHEET 1 of 1

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