

THE TERRACES AT QUEENSGATE PHASE 1

PORTIONS OF THE SW 1/4, THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2023.

122-983000003004
TAX PARCEL NUMBER

Kenneth Spencer by Nys 5-2-2025
BENTON COUNTY TREASURER DATE

Bill Spencer By Nicole Dixon 5/2/2025
BENTON COUNTY ASSESSOR DATE

APPROVALS

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

[Signature] 5/2/2025
PUBLIC WORKS DIRECTOR DATE

[Signature] 5/2/25
SUBDIVISION ADMINISTRATOR DATE

IRRIGATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, AND THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE THE LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 2023 A.D.

[Signature] VP
KENNEWICK IRRIGATION DISTRICT

CITY OF RICHLAND NOTES

1. ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE 99352.

2. PARK IMPACT FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE (RMC) CHAPTER 22.12 SHALL BE PAID BY THE PROPERTY OWNER IN ACCORDANCE WITH RMC 22.12.030.

3. ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.

4. ALL VISION TRIANGLES AS SHOWN ON SHEET C-200 OF THE APPROVED ENGINEERING PLANS ON FILE WITH THE CITY OF RICHLAND FALL WITHIN THE DEDICATED RIGHT OF WAY.

5. THE HOMEOWNERS ASSOCIATION CAN MAINTAIN THE LANDSCAPING WITHIN THE STORM DRAINAGE PONDS FOR AESTHETIC PURPOSES IF SO DESIRED. ANY ALTERATIONS TO THE STORM POND FOOTPRINT, INCLUDING LANDSCAPING, SHALL BE APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO THE WORK OCCURRING OR PERMIT ISSUANCE. LANDSCAPING ALTERATIONS CANNOT IMPEDE OR DEGRADE THE FUNCTION OF THE POND. THE CITY'S STANDARD FOR STORM POND MAINTENANCE CONSISTS OF SEMI-ANNUAL VEGETATION ABATEMENT AND SPECIFICALLY DOES NOT INCLUDE IRRIGATION, LANDSCAPING AND OTHER AESTHETIC IMPROVEMENTS. THE CITY OF RICHLAND IS HEREBY GRANTED MAINTENANCE ACCESS TO ALL AREAS ADJACENT TO SAID STORM POND IN TRACT E. TRACT E MAY OCCASIONALLY BECOME INUNDATED WITH STORM WATER OUTSIDE THE BOUNDARY OF THE POND. THE CITY OF RICHLAND ACCEPTS NO RESPONSIBILITY FOR ANY DAMAGE DONE TO LANDSCAPING IMPROVEMENTS DUE TO PONDING OR FLOWING STORM WATER.

6. THE PLAT OF THE TERRACES AT QUEENSGATE PHASE 1 LIES WITHIN THE BOUNDARY OF THE RICHLAND COLLECTOR STREET FINANCING PLAN (RMC 12.03). AS SUCH, EACH DWELLING UNIT WITHIN THE PLAT SHALL THEREFORE BE SUBJECT TO THE FEES ADMINISTERED BY THE FINANCE PLAN FOR ANY PHASE SUBMITTED FOR APPROVAL.

7. ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.

8. QUEENSGATE DRIVE IS CLASSIFIED AS A "MAJOR COLLECTOR STREET" AND KEENE ROAD IS CLASSIFIED AS A "PRINCIPAL ARTERIAL STREET". SUBSEQUENTLY, NO DRIVEWAYS ACCESSING SINGLE FAMILY LOTS WILL BE ALLOWED DIRECTLY ONTO THEM.

9. THE PRIVATE ROADS ARE FOR THE USE AND BENEFIT OF THE HOMEOWNERS THAT ADJUT SAID ROADS AND ARE TO BE MAINTAINED BY THE OWNERS. THE CITY OF RICHLAND ACCEPTS NO RESPONSIBILITY FOR PRIVATE ROADS.

10. THE PRIVATE DRIVES WITHIN THIS PLAT ARE FIRE LANES AND PARKING IS RESTRICTED. THE REQUIRED NO-PARKING SIGNS SHALL BE INSTALLED BY THE DEVELOPER WHERE APPLICABLE.

11. DRIVEWAY SPACING AND WIDTHS WERE DESIGNED TO ALLOW FOR MAXIMUM ON-STREET VEHICLE PARKING. FUTURE REQUESTS TO WIDEN DRIVEWAYS MAY BE DENIED.

12. PER PBS GEO-TECHNICAL REPORT DATED SEPTEMBER 23, 2022 (PROJECT NO. 66373.002) AND EARTH SOLUTIONS NW LLC FINAL LETTER DATED OCTOBER 17, 2024 FOR THE TERRACES AT QUEENSGATE SOUTH, 4-INCHES OF COMPACTED CRUSHED ROCK SHALL BE PLACED OVER THE FOOTING SUB GRADES AND VERIFIED BY A REPRESENTATIVE OF THE GER PRIOR TO FOUNDATION CONSTRUCTION.

TRACT TABLE

TRACT-A* POCKET PARK

TRACT-B** IS TO BE USED FOR THE CONSTRUCTION OF INDOOR/OUTDOOR RECREATIONAL AMENITIES SUCH AS GAME ROOM, SWIMMING POOL, AND LEASING OFFICE ETC.

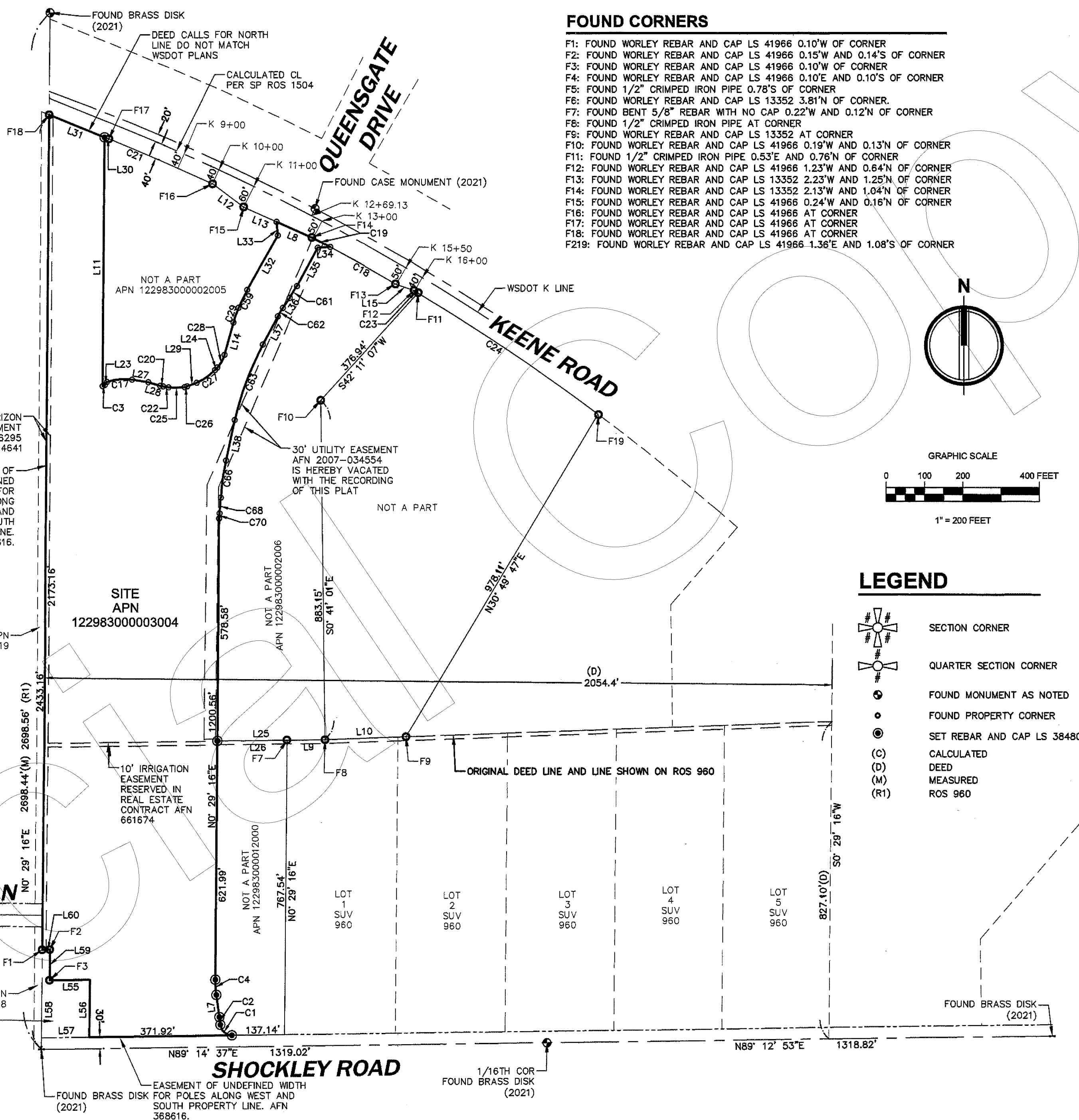
TRACT-C* OPEN SPACE/PEDESTRIAN TRAIL

TRACT-D* OPEN SPACE/MONUMENT SIGN

TRACT-E* OPEN SPACE/STORM WATER.

*TO BE OWNED AND OPERATED BY HOA. ALL LOTS WITHIN THIS PLAT SHALL HAVE AN UNDIVIDED INTEREST IN TRACTS A, C, D AND E. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PEDESTRIAN TRAILS.

**TO BE RETAINED BY DEVELOPER



FOUND CORNERS

F1: FOUND WORLEY REBAR AND CAP LS 41966 0.10'W OF CORNER
F2: FOUND WORLEY REBAR AND CAP LS 41966 0.15'W AND 0.14'S OF CORNER
F3: FOUND WORLEY REBAR AND CAP LS 41966 0.10'W OF CORNER
F4: FOUND WORLEY REBAR AND CAP LS 41966 0.10'E AND 0.10'S OF CORNER
F5: FOUND 1/2" CRIMPED IRON PIPE 0.78'S OF CORNER
F6: FOUND WORLEY REBAR AND CAP LS 13352 3.81'N OF CORNER
F7: FOUND BENT 5/8" REBAR WITH NO CAP 0.22'W AND 0.12'N OF CORNER
F8: FOUND 1/2" CRIMPED IRON PIPE AT CORNER
F9: FOUND WORLEY REBAR AND CAP LS 13352 AT CORNER
F10: FOUND WORLEY REBAR AND CAP LS 41966 0.19'W AND 0.13'N OF CORNER
F11: FOUND 1/2" CRIMPED IRON PIPE 0.53'E AND 0.76'N OF CORNER
F12: FOUND WORLEY REBAR AND CAP LS 41966 1.23'W AND 0.64'N OF CORNER
F13: FOUND WORLEY REBAR AND CAP LS 13352 2.23'W AND 1.25'N OF CORNER
F14: FOUND WORLEY REBAR AND CAP LS 13352 2.13'W AND 1.04'N OF CORNER
F15: FOUND WORLEY REBAR AND CAP LS 41966 0.24'W AND 0.16'N OF CORNER
F16: FOUND WORLEY REBAR AND CAP LS 41966 AT CORNER
F17: FOUND WORLEY REBAR AND CAP LS 41966 AT CORNER
F18: FOUND WORLEY REBAR AND CAP LS 41966 AT CORNER
F219: FOUND WORLEY REBAR AND CAP LS 41966 1.36'E AND 1.08'S OF CORNER

LEGAL DESCRIPTIONS

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00°29'16" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 30.00 FEET TO THE NORTHERLY MARGIN OF SHOCKLEY ROAD; THENCE NORTH 89°14'37" EAST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 125.03 FEET TO THE TRUE POINT OF BEGINNING THENCE CONTINUING ALONG SAID NORTHERLY MARGIN, NORTH 89°14'37" EAST A DISTANCE OF 371.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET, THE CHORD OF WHICH BEARS NORTH 47°48'07" WEST A DISTANCE OF 40.88 FEET; THENCE LEAVING SAID NORTHERLY MARGIN, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°54'31" A DISTANCE OF 44.98 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 336.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°22'27" A DISTANCE OF 19.79 FEET; THENCE NORTH 08°13'19" WEST A DISTANCE OF 58.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 284.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°42'36" A DISTANCE OF 40.13 FEET; THENCE NORTH 00°29'16" EAST A DISTANCE OF 1,200.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 283.50 FEET, THE CHORD OF WHICH BEARS NORTH 05°16'49" EAST A DISTANCE OF 13.75 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'42" A DISTANCE OF 13.75 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 556.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°13'58" A DISTANCE OF 41.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 558.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°34'18" A DISTANCE OF 98.78 FEET; THENCE NORTH 12°21'55" EAST A DISTANCE OF 108.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'38" A DISTANCE OF 210.44 FEET; THENCE NORTH 28°26'30" EAST A DISTANCE OF 83.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 284.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'38" A DISTANCE OF 25.67 FEET; THENCE NORTH 34°00'49" EAST A DISTANCE OF 30.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 371.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'18" A DISTANCE OF 36.08 FEET; THENCE NORTH 28°26'30" EAST A DISTANCE OF 113.73 FEET; THENCE NORTH 86°35'31" EAST A DISTANCE OF 32.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD AS DEEDED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NO. 845365, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5680.00 FEET, THE CHORD OF WHICH BEARS NORTH 81°52'19" WEST A DISTANCE OF 49.85 FEET; THENCE SOUTH 08°22'53" EAST A DISTANCE OF 35.60 FEET; THENCE SOUTH 29°13'54" WEST A DISTANCE OF 162.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'32" A DISTANCE OF 87.47 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 291.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°06'08" A DISTANCE OF 41.16 FEET; THENCE SOUTH 16°29'11" WEST A DISTANCE OF 87.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 79.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°46'14" A DISTANCE OF 38.53 FEET; THENCE SOUTH 43°15'32" WEST A DISTANCE OF 8.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 129.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'20" A DISTANCE OF 57.50 FEET; THENCE SOUTH 68°47'51" WEST A DISTANCE OF 26.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 29.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°38'47" A DISTANCE OF 6.91 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 183.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'22" A DISTANCE OF 42.14 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 99.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°04'37" A DISTANCE OF 13.96 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 368.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'57" A DISTANCE OF 8.42 FEET; THENCE NORTH 73°59'24" WEST A DISTANCE OF 31.83 FEET; THENCE NORTH 81°03'63" WEST A DISTANCE OF 43.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 132.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°35'30" A DISTANCE OF 65.87 FEET; THENCE SOUTH 36°50'32" WEST A DISTANCE OF 9.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 127.00 FEET, THE CHORD OF WHICH BEARS SOUTH 65°17'32" WEST A DISTANCE OF 6.53 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°56'40" A DISTANCE OF 6.53 FEET; THENCE NORTH 00°29'20" EAST A DISTANCE OF 847.47 FEET TO SAID SOUTHERLY MARGIN; THENCE NORTH 68°08'20" WEST A DISTANCE OF 188.77 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°29'16" WEST ALONG SAID WEST LINE A DISTANCE OF 2173.16 FEET; THENCE A LINE SAID WEST LINE, NORTH 89°14'37" EAST A DISTANCE OF 20.03 FEET; THENCE SOUTH 00°29'16" WEST A DISTANCE OF 79.99 FEET; THENCE NORTH 89°14'37" EAST A DISTANCE OF 105.0 FEET; THENCE SOUTH 00°29'16" WEST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

DECLARANT CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHT OF WAY, UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THE SUBDIVISION SHALL HEREAFTER BE KNOWN BY THE NAME OF THE TERRACES AT QUEENSGATE PHASE 1.

[Signature] April 29th, 2025
BY: Manager, Columbia Valley Property Holdings, LLC
TITLE: Manager, Columbia Valley Property Holdings, LLC

ACKNOWLEDGMENTS

STATE OF Washington
COUNTY OF Franklin

BY ITS PROPER OFFICERS THIS 29th DAY OF April, 2025
ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY APPEARED:

[Signature]
TO ME KNOWN TO BE THE
Manager

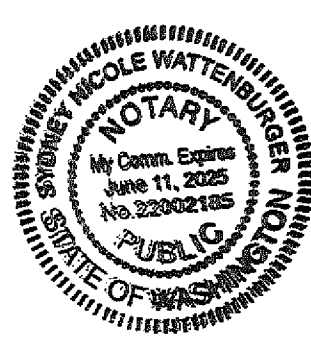
OF THE
CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
PRINT NAME SIGN NAME

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Benton County



EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

TOPCON GRS USING WASHINGTON STATE PLANE REFERENCE NETWORK.

BASIS OF BEARING

NAD 1983/11
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

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 COLUMBIA VALLEY PROPERTY HOLDINGS, LLC IN OCTOBER 2024. I HEREBY CERTIFY THAT THIS MAP FOR THE TERRACES AT QUEENSGATE SOUTH, 4-INCHES OF COMPACTED CRUSHED ROCK SHALL BE PLACED OVER THE FOOTING SUB GRADES AND VERIFIED BY A REPRESENTATIVE OF THE GER PRIOR TO FOUNDATION CONSTRUCTION.

[Signature] 2-29-2025
JOHN W. BECKER, PLS 38480 DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF COLUMBIA VALLEY PROPERTY HOLDINGS, LLC.

RECORDED IN VOLUME 15 OF PLATS, ON PAGE 0192

RECORDS OF BENTON COUNTY, WASHINGTON, AT 15 MINUTES PAST 3:00 P.M.

THIS 2nd DAY OF May, 2025 A.D.

[Signature] 2025-009686
BENTON COUNTY AUDITOR (Deputy) FEE NUMBER

SHEET INDEX

1. LEGAL DESCRIPTION, APPROVALS, OWNER'S CERT.
SECTION SURVEY AND BOUNDARY DETAIL
2-4. PLAT DETAIL
5. LINE AND CURVE TABLES

SURVEY FOR

MALLIKARJUNA VALLEM
COLUMBIA VALLEY PROPERTY HOLDINGS, LLC
18455 NE 99TH ST
REDMOND, WA 98052-3044

LEGEND

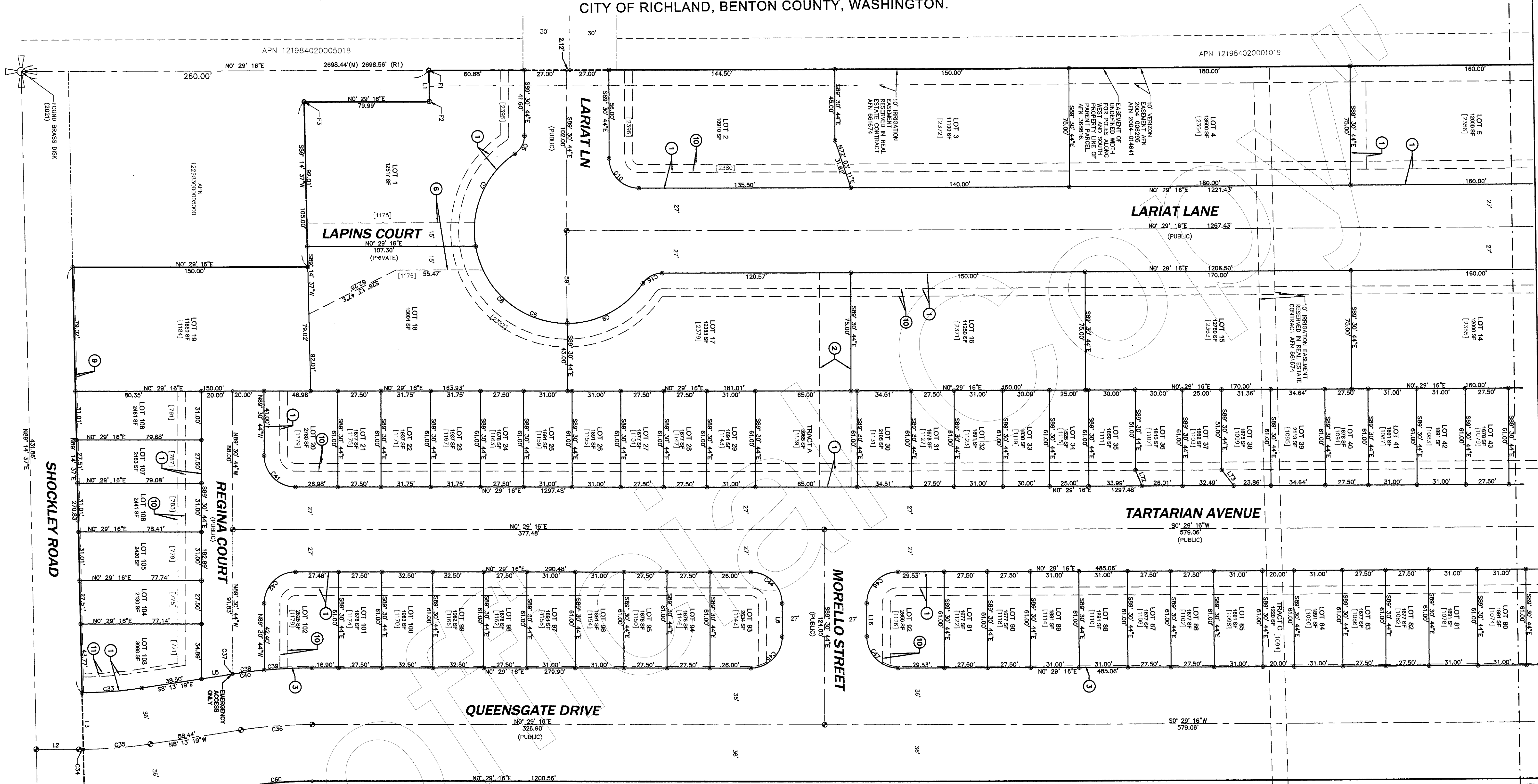
SECTION CORNER
QUARTER SECTION CORNER
CENTER SECTION



DWN. BY DATE
TAD 4/1/25
CHKD. BY JOB NO.
JWB 2230124



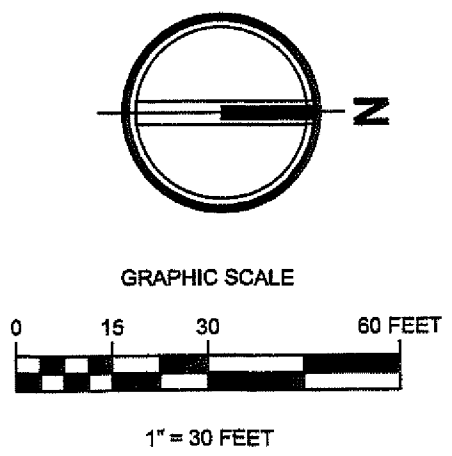
THE TERRACES AT QUEENSGATE PHASE 1
PORTIONS OF THE SW 1/4, THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



NEW EASEMENT TABLE

- 10' PUBLIC UTILITY EASEMENT
- 20' PUBLIC TRAIL, IRRIGATION AND UTILITY EASEMENT
- 1' NO ACCESS/SCREENING EASEMENT
- 10' WATER AND SEVA EASEMENT
- 10' SEWER AND SEVA EASEMENT
- VARIABLE WIDTH PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 18 AND 19.
- VARIABLE WIDTH SHARED ACCESS AND UTILITIES EASEMENT FOR THE BENEFIT OF TRACT E AND ADJACENT PARCEL TO EAST. CITY OF RICHLAND SHALL HAVE A RIGHT OF INGRESS AND EGRESS THROUGH THIS EASEMENT TO ACCESS EASEMENT DEPICTED AS #8.
- 15' CITY OF RICHLAND ACCESS EASEMENT.
- 1' NO ACCESS EASEMENT.
- 5' IRRIGATION EASEMENT.
- 2' IRRIGATION EASEMENT.
- CITY OF RICHLAND STORM WATER EASEMENT.
- 10' CITY OF RICHLAND STORM WATER EASEMENT.

NOT A PART
APN 122983000012000



LEGEND

- SET MONUMENT AS NOTED
- SET REBAR AND CAP
- FOUND PROPERTY CORNER
- FOUND MONUMENT AS NOTED
- GEOMETRIC POINT NOTHING FOUND OR SET

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF COLUMBIA VALLEY PROPERTY HOLDINGS, LLC,
RECORDED IN VOLUME 15 OF PLATS, ON PAGE 0792
RECORDS OF BENTON COUNTY, WASHINGTON, AT 15 MINUTES PAST 3:00 P.M.,
THIS 2nd DAY OF May, 2025 A.D.
Brenda Clifton by Willard 2025-009686
BENTON COUNTY AUDITOR (DEPUTY) FEE NUMBER

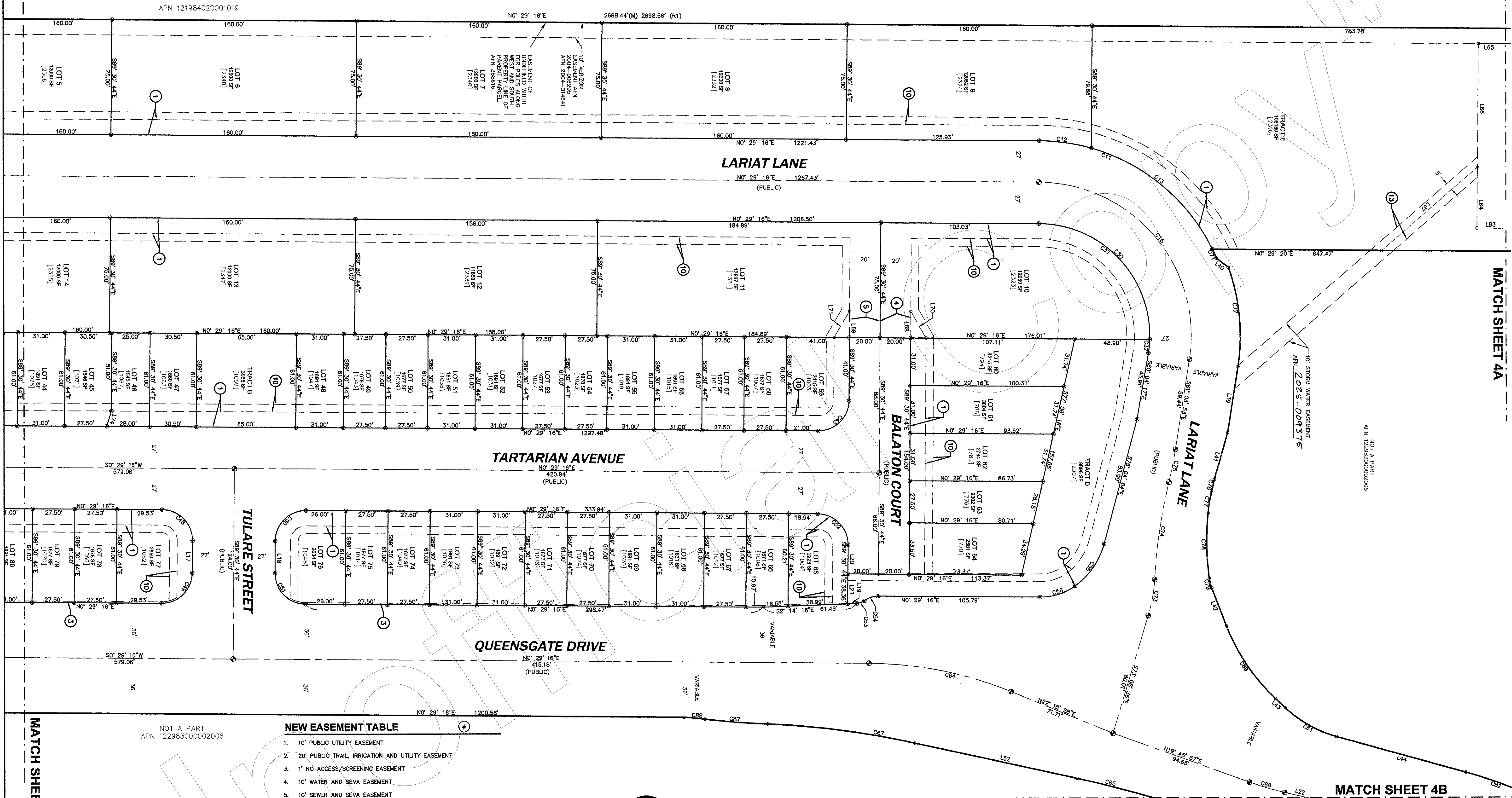


5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

MATCH SHEET 3

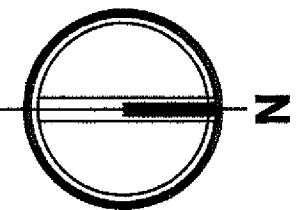
THE TERRACES AT QUEENSGATE PHASE 1
PORTIONS OF THE SW 1/4, THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

SHEET 3 OF 5



NEW EASEMENT TABLE

- 10' PUBLIC UTILITY EASEMENT
- 20' PUBLIC TRAIL, IRRIGATION AND UTILITY EASEMENT
- 1' NO ACCESS/SCREENING EASEMENT
- 10' WATER AND SEVA EASEMENT
- 10' SEWER AND SEVA EASEMENT
- VARIABLE WIDTH PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 18 AND 19.
- VARIABLE WIDTH SHARED ACCESS AND UTILITIES EASEMENT FOR THE BENEFIT OF TRACT E AND ADJACENT PARCEL TO EAST. CITY OF RICHLAND SHALL HAVE A RIGHT OF INGRESS AND EGRESS THROUGH THIS EASEMENT TO ACCESS EASEMENT DEPICTED AS #8.
- 15' CITY OF RICHLAND ACCESS EASEMENT.
- 1' NO ACCESS EASEMENT.
- 5' IRRIGATION EASEMENT.
- 2' IRRIGATION EASEMENT.
- CITY OF RICHLAND STORM WATER EASEMENT.
- 10' CITY OF RICHLAND STORM WATER EASEMENT.



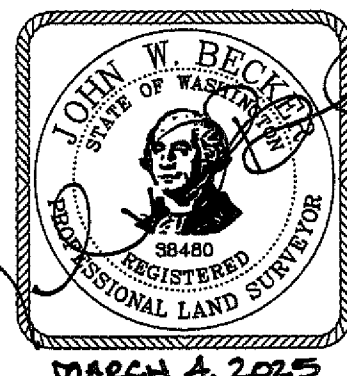
LEGEND

- SET MONUMENT AS NOTED
- ⊙ SET REBAR AND CAP
- FOUND PROPERTY CORNER
- ⊙ FOUND MONUMENT AS NOTED
- GEOMETRIC POINT NOTHING FOUND OR SET

MATCH SHEET 2

AUDITOR'S CERTIFICATE

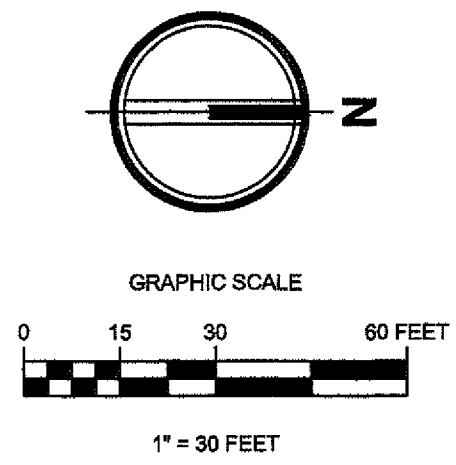
FILED FOR RECORD AT THE REQUEST OF COLUMBIA VALLEY PROPERTY HOLDINGS, LLC,
RECORDED IN VOLUME 15 OF PLATS, ON PAGE 0792.
RECORDS OF BENTON COUNTY, WASHINGTON, AT 15 MINUTES PAST 3:00 P.M.,
THIS 2nd DAY OF May, 2025 A.D.
Brenda Chilton by Wanda 2025-009686
BENTON COUNTY AUDITOR (Deputy) FEE NUMBER



AHBL
TACOMA · SEATTLE · SPOKANE · TRI-CITIES

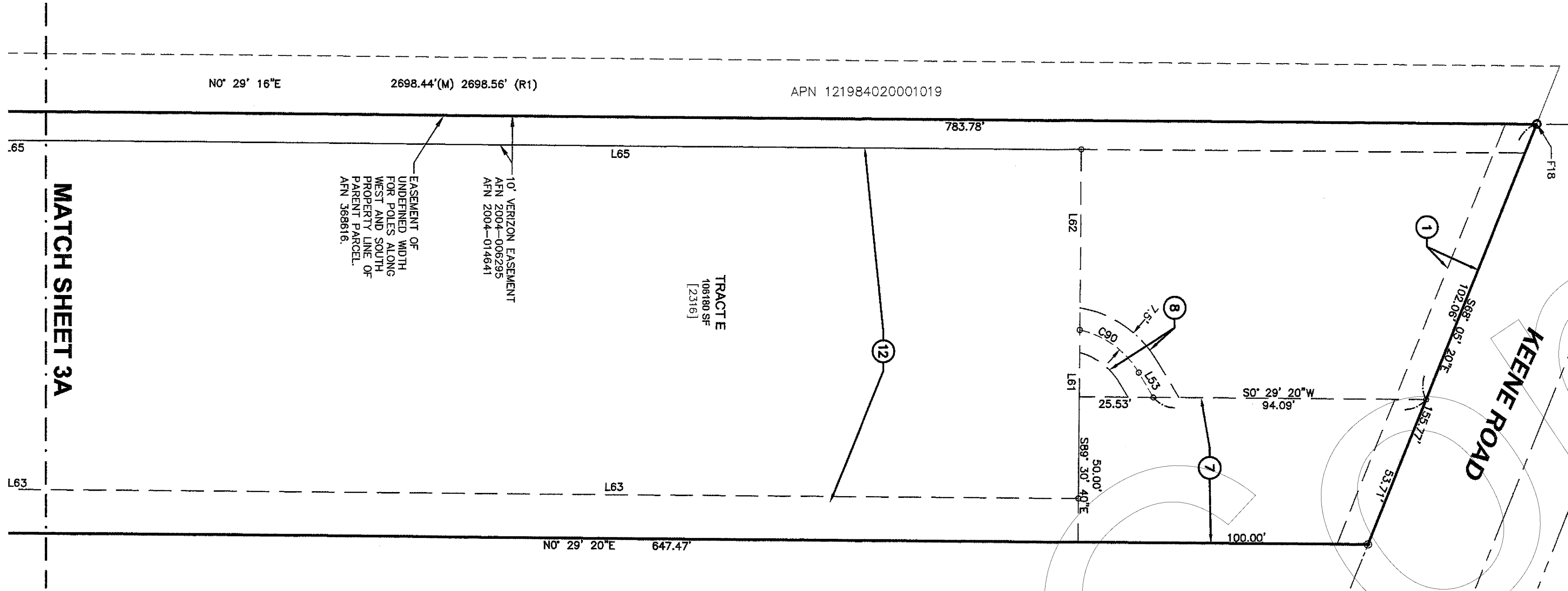
5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

THE TERRACES AT QUEENSGATE PHASE 1
PORTIONS OF THE SW 1/4, THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



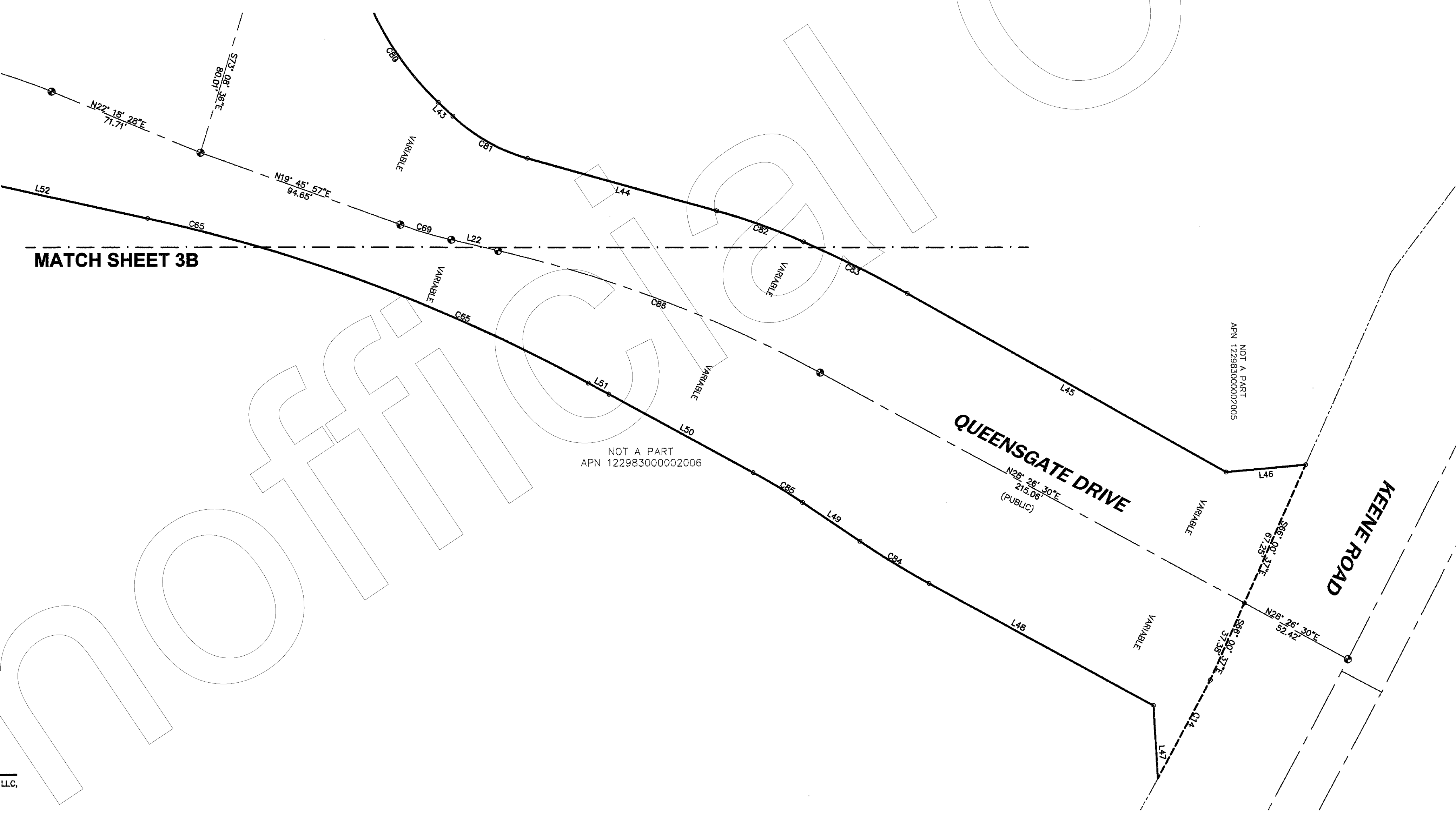
LEGEND

- SET MONUMENT AS NOTED
- SET REBAR AND CAP
- FOUND PROPERTY CORNER
- FOUND MONUMENT AS NOTED
- GEOMETRIC POINT NOTHING FOUND OR SET



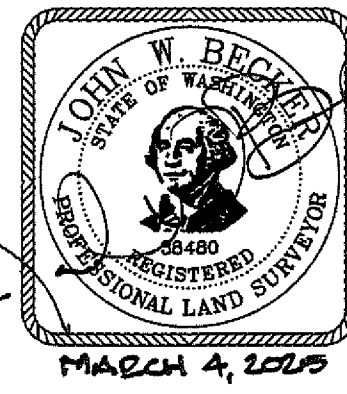
NEW EASEMENT TABLE

- 10' PUBLIC UTILITY EASEMENT
- 20' PUBLIC TRAIL, IRRIGATION AND UTILITY EASEMENT
- 1' NO ACCESS/SCREENING EASEMENT
- 10' WATER AND SEWA EASEMENT
- 10' SEWER AND SEWA EASEMENT
- VARIABLE WIDTH PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 18 AND 19.
- VARIABLE WIDTH SHARED ACCESS AND UTILITIES EASEMENT FOR THE BENEFIT OF TRACT E AND ADJACENT PARCEL TO EAST. CITY OF RICHLAND SHALL HAVE A RIGHT OF INGRESS AND EGRESS THROUGH THIS EASEMENT TO ACCESS EASEMENT DEPICTED AS #8.
- 15' CITY OF RICHLAND ACCESS EASEMENT.
- 1' NO ACCESS EASEMENT.
- 5' IRRIGATION EASEMENT.
- 2' IRRIGATION EASEMENT.
- CITY OF RICHLAND STORM WATER EASEMENT.
- 10' CITY OF RICHLAND STORM WATER EASEMENT.



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF COLUMBIA VALLEY PROPERTY HOLDINGS, LLC,
RECORDED IN VOLUME 15 OF PLATS, ON PAGE 0192
RECORDS OF BENTON COUNTY, WASHINGTON, AT 15 MINUTES PAST 3:00 P.M.,
THIS 2nd DAY OF May, 2025 A.D.
Brenda Onihan by [Signature] 2025-009686
BENTON COUNTY AUDITOR (Deputy) FEE NUMBER



THE TERRACES AT QUEENSGATE PHASE 1
PORTIONS OF THE SW 1/4, THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

SHEET 5 OF 5

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	44.98	30.00	85°54'31"	N47° 48' 07"W	40.88
C2	19.79	336.00	3°22'27"	N6° 32' 06"W	19.78
C3	6.53	127.00	2°56'40"	S85° 17' 32"W	6.53
C4	40.13	264.00	8°42'36"	N3° 52' 01"W	40.09
C5	13.64	14.00	55°49'50"	N61° 35' 49"W	13.11
C6	207.24	59.00	201°14'59"	N45° 41' 37"E	115.98
C7	67.56	59.00	65°36'14"	S66° 29' 01"E	63.92
C8	83.10	59.00	80°41'53"	N40° 21' 56"E	76.40
C9	56.58	59.00	54°56'52"	N27° 27' 27"W	54.44
C10	29.85	19.00	90°00'00"	N45° 29' 16"E	26.87
C11	146.91	127.00	66°16'35"	N33° 37' 34"E	138.85
C12	34.50	127.00	15°33'47"	N8° 16' 10"E	34.39
C13	105.88	127.00	47°46'09"	N39° 56' 08"E	102.84
C14	49.65	5680.00	0°30'03"	S61° 52' 19"E	49.65
C15	171.82	100.00	98°26'50"	N49° 42' 42"E	151.45
C16	14.51	15.00	55°25'09"	S27° 13' 18"E	13.95
C17	65.87	132.00	28°35'30"	S84° 38' 22"W	65.19
C18	198.17	5680.00	1°59'56"	S60° 37' 20"E	198.16
C19	49.65	5680.00	0°30'03"	S61° 52' 19"E	49.65
C20	8.42	289.50	1°39'57"	N77° 09' 20"W	8.42
C21	294.60	5690.00	2°58'00"	N68° 36' 20"W	294.57
C22	13.96	99.00	8°04'37"	N80° 21' 40"W	13.94
C23	10.47	5690.00	0°08'20"	S59° 04' 12"E	10.47
C24	565.87	5690.00	5°41'53"	S56° 10' 05"E	565.64
C25	42.14	183.50	13°09'22"	S89° 01' 20"W	42.04
C26	6.91	29.00	13°38'47"	S75° 37' 15"W	6.89
C27	57.50	129.00	25°32'20"	S56° 01' 41"W	57.03
C28	38.53	79.50	27°46'14"	S29° 22' 24"W	38.16
C29	41.15	291.00	8°06'05"	S19° 32' 20"W	41.11
C30	125.43	73.00	98°26'50"	S49° 42' 42"W	110.56
C31	116.67	73.00	91°34'12"	N46° 16' 22"E	104.64
C32	8.76	73.00	6°52'39"	S84° 30' 12"E	8.76
C33	38.29	264.00	8°18'33"	N4° 04' 03"W	38.25
C34	2.75	300.00	0°31'30"	N0° 14' 55"E	2.75
C35	42.98	300.00	8°12'29"	N4° 07' 05"W	42.94
C36	45.60	300.00	8°42'36"	S3° 52' 01"E	45.56
C37	0.30	336.00	0°03'01"	S8° 11' 49"E	0.30
C38	20.15	336.00	3°26'10"	S6° 27' 13"E	20.15
C39	30.63	336.00	5°13'24"	S2° 07' 28"E	30.62
C40	51.08	336.00	8°42'36"	N3° 32' 01"W	51.03
C41	31.42	20.00	90°00'00"	N45° 29' 16"E	28.28
C42	31.42	20.00	90°00'00"	S44° 30' 44"E	28.28
C43	31.42	20.00	90°00'00"	N44° 30' 44"W	28.28
C44	31.42	20.00	90°00'00"	S45° 29' 16"W	28.28
C45	31.42	20.00	90°00'00"	N44° 30' 44"W	28.28
C46	31.42	20.00	90°00'00"	S44° 30' 44"E	28.28
C47	31.42	20.00	90°00'00"	N45° 29' 16"E	28.28
C48	31.42	20.00	90°00'00"	S45° 29' 16"W	28.28

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C49	31.42	20.00	90°00'00"	N44° 30' 44"W	28.28
C50	31.42	20.00	90°00'00"	S44° 30' 44"E	28.28
C51	31.42	20.00	90°00'00"	N45° 29' 16"E	28.28
C52	31.42	20.00	90°00'00"	S45° 29' 16"W	28.28
C53	5.27	9.00	33°33'18"	N19° 00' 57"W	5.20
C54	9.53	16.00	34°07'32"	N18° 43' 49"W	9.39
C55	33.89	49.00	39°37'32"	N55° 15' 18"W	33.22
C56	24.46	39.00	35°55'49"	N17° 28' 38"W	24.06
C57	44.98	30.00	85°54'31"	N47° 48' 07"W	40.88
C58	19.79	336.00	3°22'27"	N6° 32' 06"W	19.78
C59	51.70	525.00	5°38'32"	S26° 24' 38"W	51.68
C60	40.13	264.00	8°42'36"	N3° 52' 01"W	40.09
C61	36.08	371.00	5°34'18"	S31° 13' 40"W	36.06
C62	25.67	264.00	5°34'18"	S31° 13' 40"W	25.66
C63	210.44	750.00	16°04'35"	S20° 24' 13"W	209.75
C64	95.21	250.00	21°49'12"	S11° 23' 52"W	94.63
C65	210.44	750.00	16°04'35"	S20° 24' 13"W	209.75
C66	96.78	558.50	9°55'43"	S7° 24' 03"W	96.66
C67	96.78	558.50	9°55'43"	S7° 24' 03"W	96.66
C68	41.11	556.50	4°13'58"	S4° 33' 11"W	41.10
C69	23.74	200.00	6°48'01"	N16° 21' 56"E	23.72
C70	13.75	283.50	2°46'42"	S5° 16' 49"W	13.75
C71	6.53	127.00	2°56'40"	S65° 17' 32"W	6.53
C72	65.87	132.00	28°35'30"	S84° 38' 22"W	65.19
C73	23.80	100.00	13°38'21"	S79° 57' 46"E	23.75
C74	64.19	350.00	10°30'26"	S81° 31' 44"E	64.10
C75	21.82	261.00	4°47'23"	S78° 40' 12"E	21.81
C76	8.42	289.50	1°39'57"	N77° 09' 20"W	8.42
C77	13.96	99.00	8°04'37"	N80° 21' 40"W	13.94
C78	42.14	183.50	13°09'22"	S89° 01' 20"W	42.04
C79	6.91	29.00	13°38'47"	S75° 37' 15"W	6.89
C80	57.50	129.00	25°32'20"	S56° 01' 41"W	57.03
C81	38.53	79.50	27°46'14"	S29° 22' 24"W	38.16
C82	41.15	291.00	8°06'05"	S19° 32' 20"W	41.11
C83	51.70	525.00	5°38'32"	S26° 24' 38"W	51.68
C84	36.08	371.00	5°34'18"	S31° 13' 40"W	36.06
C85	25.67	264.00	5°34'18"	S31° 13' 40"W	25.66
C86	153.96	570.00	15°28'35"	S20° 42' 13"W	153.50
C87	41.11	556.50	4°13'58"	S4° 33' 11"W	41.10
C88	13.75	283.50	2°46'42"	S5° 16' 49"W	13.75
C90	25.67	31.00	47°26'46"	N35° 41' 18"E	24.94

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.03	S89° 14' 37"W
L2	27.26	N0° 30' 40"E
L3	36.00	S89° 14' 37"W
L4	65.09	S89° 14' 37"W
L5	19.94	S8° 13' 19"E
L6	21.00	S89° 30' 44"E
L7	58.44	S8° 13' 19"E
L8	104.64	S66° 00' 37"E
L9	98.91	N89° 14' 37"E
L10	211.32	N87° 56' 53"E
L11	647.47	N0° 29' 20"E
L12	101.12	S53° 13' 09"E
L13	93.69	S66° 00' 37"E
L14	87.47	S15° 29' 17"W
L15	50.61	S70° 46' 11"E
L16	21.00	S89° 30' 44"E
L17	21.00	N89° 30' 44"W
L18	21.00	N89° 30' 44"W
L19	5.95	N2° 14' 18"W
L20	19.00	S69° 30' 44"E
L21	19.36	S89° 30' 44"E
L22	21.45	N12° 57' 55"E
L23	9.51	S36° 50' 32"W
L24	8.95	S43° 15' 32"W
L25	280.69	S89° 14' 37"W
L26	181.98	S89° 14' 37"W
L27	43.38	N81° 03' 53"W
L28	31.83	N73° 59' 24"W
L29	26.44	S68° 47' 51"W
L30	12.19	S68° 05' 20"E
L31	155.77	S68° 05' 20"E
L32	162.95	S29° 13' 54"W
L33	35.60	S5° 22' 53"E
L34	32.57	S86° 35' 31"W
L35	113.73	S28° 26' 30"W
L36	30.90	S34° 00' 49"W
L37	83.58	S28° 26' 30"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	108.38	S12° 21' 55"W
L39	43.38	N81° 03' 53"W
L40	9.51	S36° 50' 32"W
L41	31.83	N73° 59' 24"W
L42	26.44	S68° 47' 51"W
L43	8.95	S43° 15' 32"W
L44	87.47	S15° 29' 17"W
L45	162.95	S29° 13' 54"W
L46	35.60	S5° 22' 53"E
L47	32.57	S86° 35' 31"W
L48	113.73	S28° 26' 30"W
L49	30.90	S34° 00' 49"W
L50	73.20	S28° 26' 30"W
L51	10.39	S28° 26' 30"W
L52	108.38	S12° 21' 55"W
L53	9.96	N59° 24' 40"E
L55	105.00	S89° 14' 37"W
L56	150.00	N0° 29' 16"E
L57	125.03	S89° 14' 37"W
L58	229.94	N0° 27' 52"E
L59	79.99	N0° 29' 16"E
L60	20.03	S89° 14' 37"W
L61	57.91	S89° 30' 40"E
L62	62.10	S89° 30' 40"E
L63	375.00	S0° 29' 20"W
L64	39.64	N89° 30' 40"W
L65	375.00	N0° 29' 16"E
L66	80.37	N89° 30' 40"W
L67	82.64	N40° 53' 56"W
L68	17.32	N89° 30' 44"W
L69	17.32	N89° 30' 44"W
L70	20.00	S80° 29' 16"W
L71	20.00	N59° 30' 44"W
L72	10.77	N68° 43' 06"E
L73	12.50	N53° 38' 29"E
L74	10.44	S72° 48' 46"E

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF COLUMBIA VALLEY PROPERTY HOLDINGS, LLC,
RECORDED IN VOLUME 15 OF PLATS, ON PAGE 0792
RECORDS OF BENTON COUNTY, WASHINGTON, AT 15 MINUTES PAST 3:00 P.M.,
THIS 2nd DAY OF May, 2025 A.D.
Brenda Chilton by Mland
BENTON COUNTY AUDITOR (Deputy) FEE NUMBER 2025-009686

