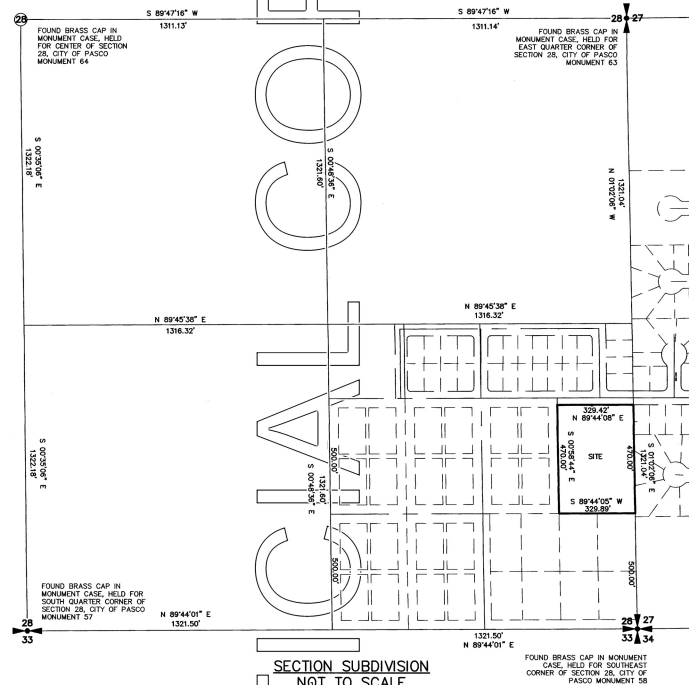


PERIMETER DESCRIPTION

THAT PARCEL OF LAND BEING BLOCK 5 OF "WASHINGTON ADDITION TO PASCO" ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME B OF PLATS AT PAGE 54 AND A PORTION OF THE VACATED RIGHT-OF-WAYS SHOWN IN VACATION ORDINANCE 4646 AS RECORDED UNDER AUDITOR'S FILE NUMBER 1973105, RECORDS OF FRANKLIN COUNTY WASHINGTON, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 30 EAST, MILLMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON, CITY OF PASCO, DESCRIBED AS FOLLOWS, BEGINNING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 28, THENCE NORTH 01°02'00" WEST ALONG THE EAST LINE OF SAID SECTION 28, 500.00 FEET TO THE CENTERLINE OF FORMER BUTTE STREET, AND BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 01°02'00" WEST ALONG THE EAST LINE OF SAID SECTION 28, 470.00 FEET TO A POINT 30.00 FEET FROM WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF EAST HELENA STREET, THENCE SOUTH 89°44'00" WEST, 30.00 FEET FROM AND PARALLEL, WITH WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID EAST HELENA STREET, 329.42 FEET TO THE FORMER CENTERLINE OF SPRAGUE STREET, THENCE SOUTH 02°04'44" EAST ALONG THE FORMER CENTERLINE OF SPRAGUE STREET, 470.00 FEET TO THE FORMER CENTERLINE OF BUTTE STREET, THENCE NORTH 89°44'00" EAST ALONG THE FORMER CENTERLINE OF BUTTE STREET, 329.89 TO THE TRUE POINT OF BEGINNING, HAVING A TOTAL AREA OF 3.56 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.



- SURVEY REFERENCES:**
- 1) "TERRA VDA NO. 2 PHASE 3" VOLUME 6, PAGE 663
 - 2) "WASHINGTON ADDITION TO PASCO" VOLUME 8, PAGE 54
 - 3) CHRISTENSEN SURVEY, VOLUME 3, PAGE 42
 - 4) "EMPIRE ESTATES" VOLUME 0, PAGE 669

BASE OF BEARING WAS RECALCULATED WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83, USING THE US SURVEYED CITY OF PASCO DATUM. THE BEARING WAS RECALCULATED USING THE DATUM OF THE SURVEY. DISTANCES SHOWN ARE UNADJUSTED DISTANCES.

PREPARED BY: MOS PASCO, INC.
800 S AUBURN ST.
KENNESAW, WA 98336
509-491-1071

MOS PASCO, INC. MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

THIS SURVEY WAS PERFORMED BY TRIMBLE GNSS R12 OR R10 RTK AND TRIMBLE SS TOTAL STATION. ACCURACY OF MEASUREMENTS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN MMC-330-150. ALL CORNERS NOTED AS FOUND WERE VISITED IN JANUARY 2024.

DWG FILE: 22437PLAT-1.DWG DRAWN BY: KLB CALC BY: KLB

VIDA II

PRELIMINARY APPROVED AS "HELENA ST ADDITION 1" A SUBDIVISION OF BLOCK 5, "WASHINGTON ADDITION TO PASCO" (B-54) LOCATED IN A PORTION OF THE SE 1/4

OF THE SE 1/4 OF
SECTION 28, T 9 N, R 30 E, W.M.
CITY OF PASCO
FRANKLIN COUNTY, WASHINGTON

JOB NUMBER: 22-437

AUGUST 12, 2024

SHEET 1 OF 2

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2023 A.D. 113951024

John Rosenau 2/8/2025
FRANKLIN COUNTY TREASURER DATE
John Rosenau by *John Rosenau* 2-19-2025
FRANKLIN COUNTY ASSESSOR DATE

APPROVALS

THE ANNEXED PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF PASCO, STATE OF WASHINGTON.

For Richa Simon 2/4/25
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR DATE
For Dave Zabell 2/11/25
PASCO CITY ENGINEER DATE
For Dave Zabell 8/11/25
CITY MANAGER DATE

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED.

For Richa Simon 08-15-2024
FRANKLIN COUNTY P.U.D. DATE

DEDICATION

WE, THE UNDERSIGNED, BROETJE ORCHARDS, LLC, 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 PLATTED INTO LOTS AND BLOCKS AS SHOWN HEREON AND THAT ALL LINES, ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "VIDA II".

Richa Simon 9/9/24
BROETJE ORCHARDS, LLC DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF FRANKLIN

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HAS SIGNED THIS PLAT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

Dawn Baker 8-9-2024
NOTARY PUBLIC DATE
MY APPOINTMENT EXPIRES *Apr 25, 2025*
RESIDING *Bethel City, WA*

SURVEYOR'S CERTIFICATE

I, KEVIN L. BETHJE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "VIDA II", AS SHOWN HEREON, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; SAID PLAT IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

Kevin L. Bethje 8-14-2024
KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR, DATE
CERTIFICATE NO. 35490

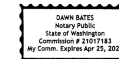
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF FEB 2025 AT 52 MINUTES PAST 10 A.M. AND RECORDED IN VOLUME 2 OF PLATS PAGE 185 AT THE REQUEST OF MOS PASCO, INC.

Matt Beaton 19 95 788
FRANKLIN COUNTY AUDITOR INDEX NO.
FEE NO.

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE FRONT 10' OF ALL LOTS ADJACENT TO ALL LINES FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING OF ALL UTILITIES LOCATED WITHIN THIS EASEMENT.



9-14-2024

VIDA II

PRELIMINARY APPROVED AS "HELENA ST ADDITION
1" A SUBDIVISION OF BLOCK 5, "WASHINGTON
ADDITION TO PASCO" (B-54) LOCATED IN A
PORTION OF THE SE 1/4 OF THE SE 1/4 OF
SECTION 28, T 9 N, R 30 E, W.M.
CITY OF PASCO
FRANKLIN COUNTY, WASHINGTON
JOB NUMBER: 22-437 AUGUST 12, 2024
SHEET 2 OF 2

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	20.00'	90°42'52"	31.67'	S 44°22'42" W	28.46'
C2	20.00'	90°00'00"	31.42'	S 45°06'44" E	28.28'
C3	20.00'	48°11'23"	16.82'	N 64°56'35" E	16.33'
C4	55.00'	28°29'14"	27.28'	S 55°02'30" W	27.00'
C5	55.00'	43°27'09"	41.71'	N 89°01'18" W	40.72'
C6	55.00'	44°23'17"	42.61'	N 45°06'05" W	41.55'
C7	55.00'	46°18'53"	44.46'	N 00°14'59" E	43.26'
C8	55.00'	42°38'51"	40.94'	N 44°43'51" E	40.00'
C9	55.00'	44°12'38"	42.44'	N 88°09'35" E	41.39'
C10	55.00'	26°56'45"	25.87'	S 56°15'43" E	25.63'
C11	20.00'	48°11'23"	16.82'	N 65°53'02" W	16.33'
C12	20.00'	90°00'00"	31.42'	S 44°01'18" W	28.28'
C13	105.00'	43°18'48"	79.38'	N 21°46'57" E	77.50'
C14	105.00'	1°06'07"	2.02'	N 00°25'40" W	2.02'

UTILITY NOTES

1) A TEN FOOT PUBLIC UTILITY EASEMENT IS
HEREBY ESTABLISHED ALONG THE FRONT
STREET SIDE OF EACH LOT WITH THIS PLAT.

SURVEY REFERENCES:

- 1) "TERRA VIDA NO. 2 PHASE 3" VOLUME D, PAGE 663
- 2) "WASHINGTON ADDITION TO PASCO" VOLUME B, PAGE 54
- 3) CHRISTENSEN SURVEY, VOLUME 3, PAGE 62
- 4) "EMPIRE ESTATES" VOLUME D, PAGE 689

LEGEND

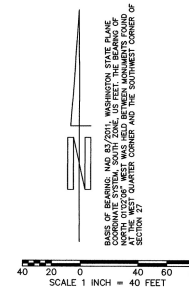
- INDICATES 3" BRASS CAP STAMPED: "BETHLE 38490"
IN CONCRETE WITH CASE AND COVER SET
- INDICATES 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC
CAP STAMPED: "BETHLE 38490" SET
- INDICATES FOUND & HELD 3" BRASS CAP IN MONUMENT
CASE, PER SR NO. 4
- INDICATES FOUND 5/8" IRON ROD, HELD PER SR NO. 1 AND 2
- INDICATES CALCULATED POSITION, NOTHING SET
- [XXXX] INDICATES LOT ADDRESS
- SF INDICATES LOT SQUARE FOOTAGE

PREPARED BY: MRS PASCO, INC.
800 S AUBURN ST.
KENNECOK, WA 99336
509-481-1071

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UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

THIS SURVEY WAS PERFORMED BY TRIMBLE QINS R1X OR R10 RTK AND
TRIMBLE S6 TOTAL STATION. ACCURACY OF MEASUREMENTS MET THE
MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-135. ALL
CORNERS NOTED AS FOUND WERE NOTED IN JANUARY 2024.

DWG FILE: 22A37PLAT-1.DWG DRAWN BY: KLB CALC BY: KLB



8-14-2024