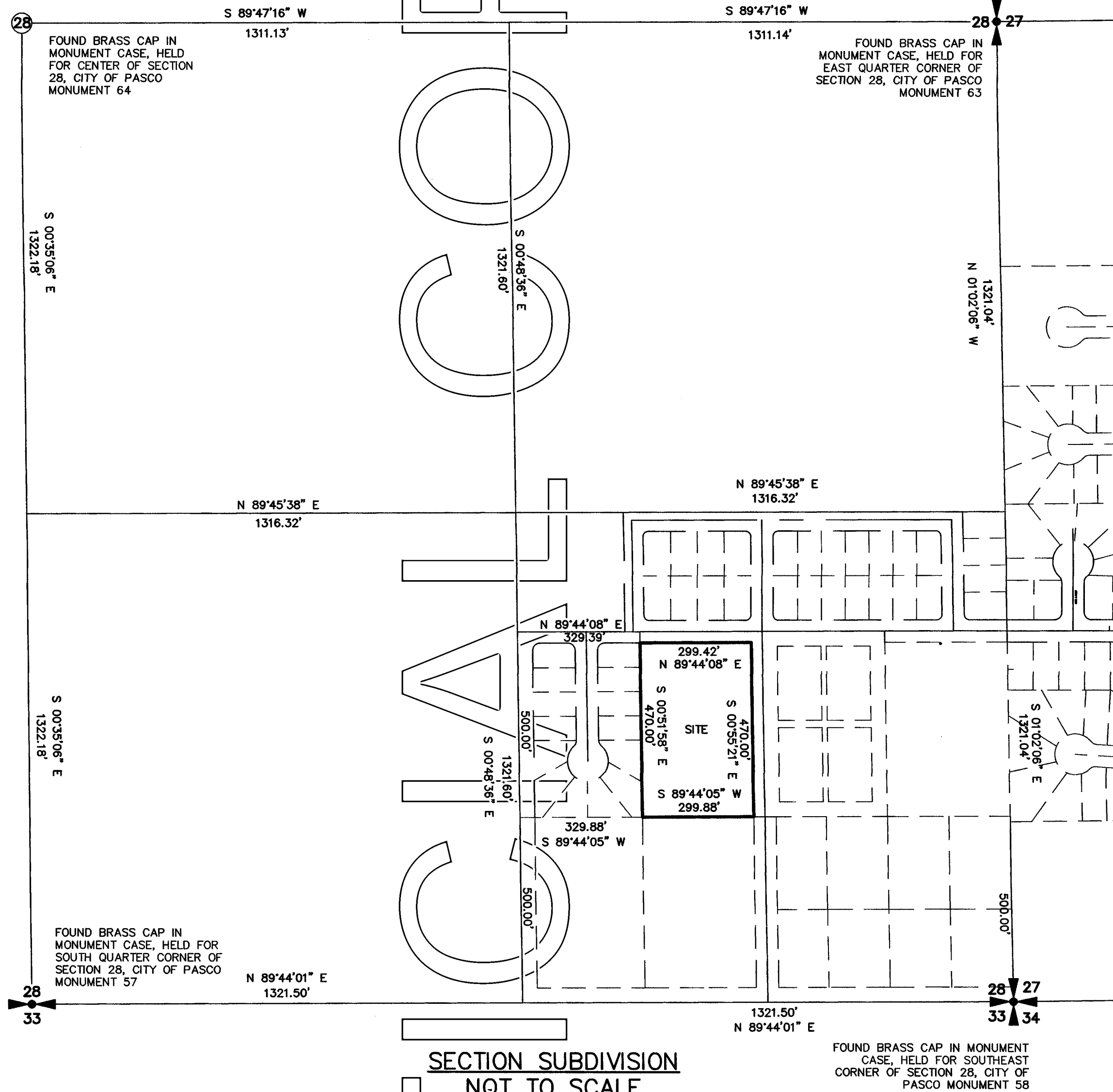


PERIMETER DESCRIPTION

THAT PARCEL OF LAND BEING BLOCK 7 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 3098 AS RECORDED UNDER AUDITOR'S FILE NUMBER 1763039, RECORDS OF FRANKLIN COUNTY WASHINGTON, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON, CITY OF PASCO, DESCRIBED AS FOLLOWS: BEGINNING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 28; THENCE SOUTH 89°44'01" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1321.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°45'38" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 500.00 FEET TO THE FORMER CENTERLINE OF BUTTE STREET; THENCE NORTH 89°44'05" EAST ALONG THE FORMER CENTERLINE OF BUTTE STREET, 329.88 FEET TO THE SOUTHEAST CORNER OF "RAMGAR ESTATES" ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME D OF PLATS AT PAGE 662, RECORDS OF FRANKLIN COUNTY, WASHINGTON, AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°51'58" WEST ALONG THE EAST LINE OF SAID "RAMGAR ESTATES" AND ALONG THE FORMER CENTERLINE OF MISSOULA STREET, 470.00 FEET TO A POINT 30.00 FEET FROM WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF EAST HELENA STREET; THENCE NORTH 89°44'08" EAST, 30.00 FEET FROM AND PARALLEL WITH WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF EAST HELENA STREET, 299.42 FEET TO A POINT 30.00 FEET FROM WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SOUTH ROAD 30 EAST; THENCE SOUTH 00°55'21" EAST, 30.00 FEET FROM AND PARALLEL WITH WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SOUTH ROAD 30 EAST, 470.00 FEET TO THE FORMER CENTERLINE OF BUTTE STREET; THENCE SOUTH 89°44'05" WEST ALONG THE FORMER CENTERLINE OF BUTTE STREET, 299.88 FEET TO THE TRUE POINT OF BEGINNING, HAVING A TOTAL AREA OF 3.23 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.



SECTION SUBDIVISION
NOT TO SCALE

CITY OF PASCO VERTICAL
DATUM REFERENCE

3" BRASS CAP AT THE SOUTHEAST CORNER OF SECTION 28,
LOCATED IN EAST A ST, CITY OF PASCO CONTROL MONUMENT 58.
ELEVATION 420.36' NAVD83, CITY OF PASCO DATUM

CITY OF PASCO REQUIRED STATEMENTS

- ADDRESSES ARE SHOWN ON EACH LOT, SEE LEGEND.
- THE INDIVIDUAL OR COMPANY MAKING IMPROVEMENTS ON A LOT OR LOTS OF THIS PLAT IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL TRENCH, CONDUIT, PRIMARY VAULTS, SECONDARY JUNCTION BOXES, AND BACKFILL FOR PUD'S PRIMARY AND SECONDARY DISTRIBUTION SYSTEM IN ACCORDANCE WITH PUD SPECIFICATIONS. SAID INDIVIDUAL OR COMPANY WILL MAKE FULL ADVANCE PAYMENT OF LINE EXTENSION FEES AND WILL PROVIDE ALL NECESSARY UTILITY EASEMENTS PRIOR TO PUD CONSTRUCTION AND/OR CONNECTION OF ANY ELECTRICAL SERVICE TO OR WITHIN THE PLAT.
- EXISTING REGULATIONS REGARDING SIGHT DISTANCE, FENCE HEIGHT, AND SETBACKS MAY AFFECT THE PLACEMENT OF FENCES ON LOTS 4, 6 AND 7.
- THIS PLAT IS ADJACENT TO PROPERTY ZONED C-3 GENERAL BUSINESS AND AS SUCH LOTS IN THIS PLAT WILL PERIODICALLY EXPERIENCE IMPACTS OF NOISE AND DUST ASSOCIATED WITH THE OPERATION OF PERMITTED USES SUCH AS POTATO/ONION SHEDS, HEAVY EQUIPMENT REPAIR AND SIMILAR USES.
- AS A CONDITION OF APPROVAL OF THIS FINAL PLAT THE OWNER HAS WAIVED THE RIGHT TO PROTEST THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT FOR RIGHT-OF-WAY AND UTILITY IMPROVEMENTS TO THE FULL EXTENT AS PERMITTED BY RCW 35.43.182.

DAWN BATES
Notary Public
State of Washington
Commission # 21017183
My Comm. Expires Apr 25, 2025



SURVEY REFERENCES:

- "TERRA MDA NO. 2 PHASE 3" VOLUME D, PAGE 663
- "WASHINGTON ADDITION TO PASCO" VOLUME B, PAGE 54
- CHRISTENSEN SURVEY, VOLUME 3, PAGE 62
- "EMPIRE ESTATES" VOLUME D, PAGE 669
- "RAMGAR ESTATES" VOLUME D, PAGE 662

PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST.
KENNEWICK, WA 99336
509-491-1071

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF
UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

THIS SURVEY WAS PERFORMED BY TRIMBLE GNSS R12 OR R10 RTK AND
TRIMBLE S6 TOTAL STATION. ACCURACY OF MEASUREMENTS MET THE
MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130. ALL
CORNERS NOTED AS FOUND WERE VISITED IN JANUARY 2024

DWG FILE: 22437PLAT-2.DWG DRAWN BY: KLB CALC BY: KLB

VIDA I

PRELIMINARY APPROVED AS "HELENA ST ADDITION
2" A SUBDIVISION OF BLOCK 7, "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 2024 A.D. 113-893-022

Josie Koelzer by *[Signature]* 11-1-2024
FRANKLIN COUNTY TREASURER DATE
[Signature] 11-1-24
FRANKLIN COUNTY ASSESSOR DATE

APPROVALS

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

[Signature] 11/1/24
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR DATE
[Signature] 10/31/24
PASCO CITY ENGINEER DATE
[Signature] 11.1.24
CITY MANAGER DATE

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED.

[Signature] 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 LANES, 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 I".

[Signature] 9/9/24
RALPH E BROETJE DATE
[Signature] 9/9/24
CHERYL BROETJE DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF FRANKLIN

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RALPH E AND
CHERYL BROETJE HAVE SIGNED THIS PLAT, ON OATH STATED THAT THEY ARE
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.

[Signature] Sept 9, 2024
NOTARY PUBLIC DATE
MY APPOINTMENT EXPIRES *[Signature]* Ap. 25, 2025
RESIDING *[Signature]* Bunkan 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 I", 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.

[Signature] 8-14-2024
KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR, DATE
CERTIFICATE No. 38490

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1 DAY OF NOV, 2024 AT 02 MINUTES PAST 2 P.M.
AND RECORDED IN VOLUME D OF PLATS PAGE 118 AT THE REQUEST OF
MGS PASCO, INC.

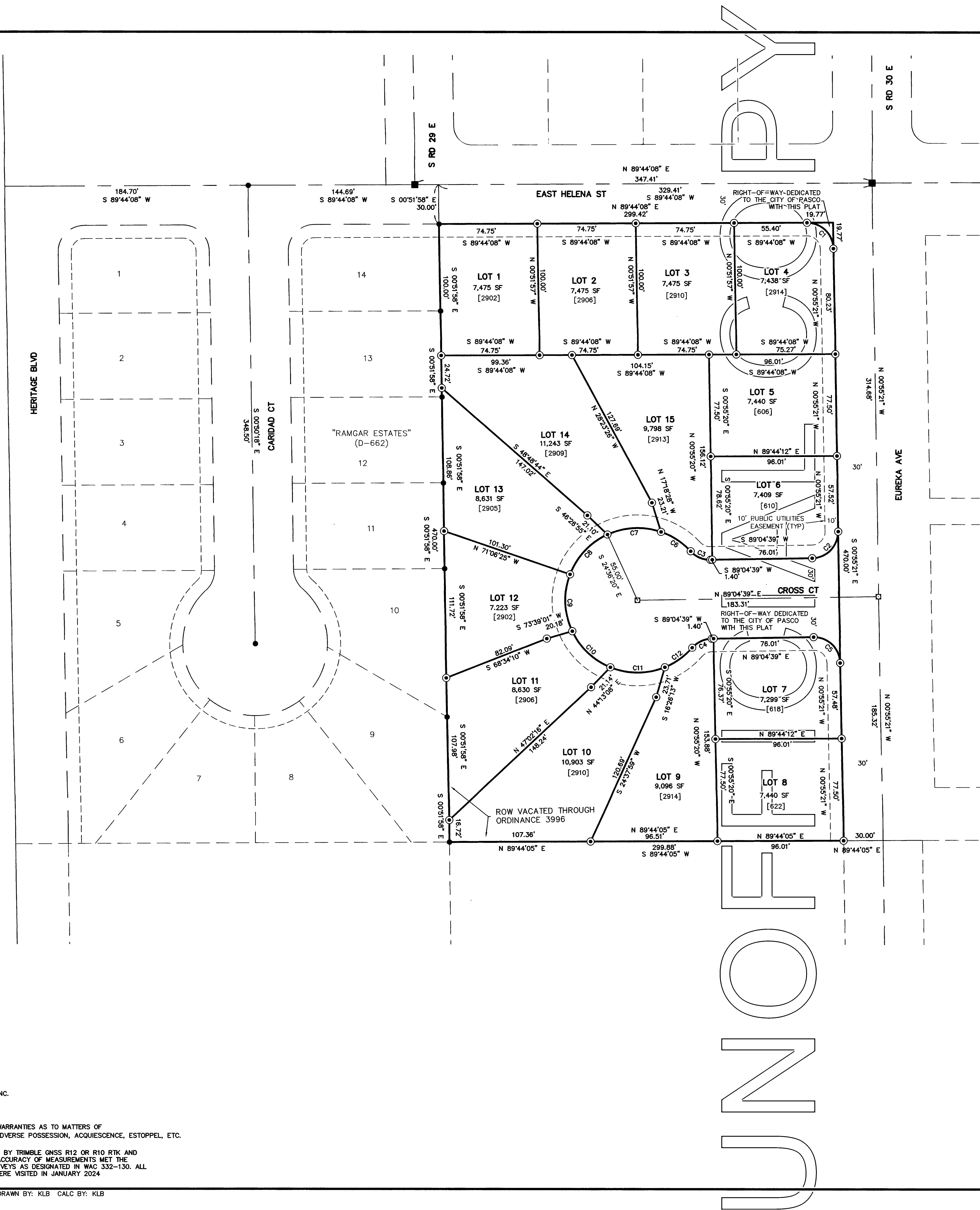
Matt Beaton by *[Signature]* 1992279
FRANKLIN COUNTY AUDITOR INDEX NO.
FEE NO.

PUBLIC UTILITY EASEMENT

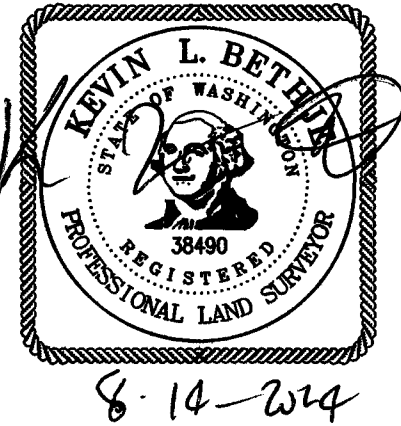
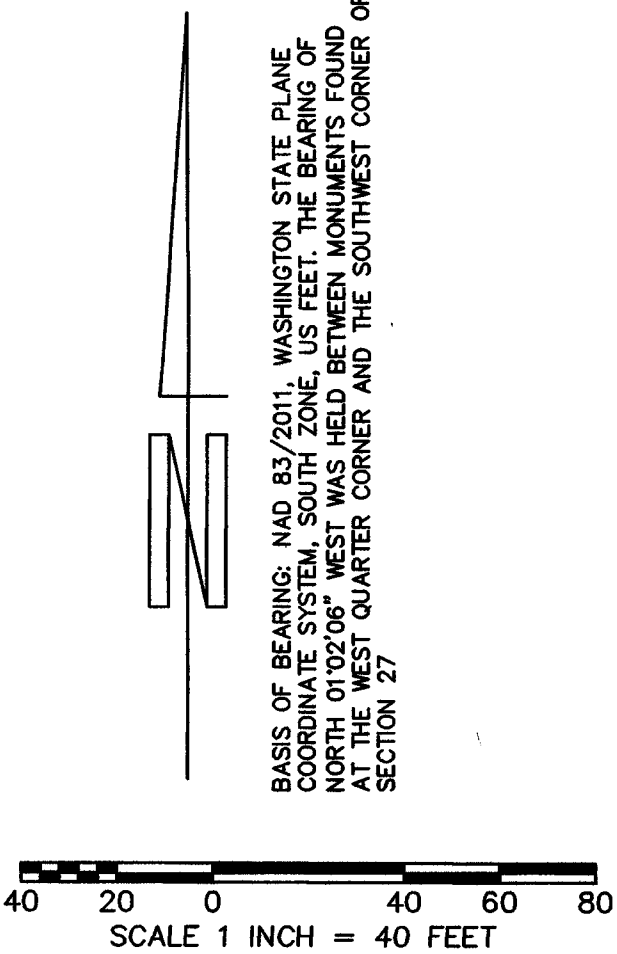
A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE FRONT 10'
OF ALL LOTS ADJACENT TO ALL LANES FOR THE INSTALLATION, CONSTRUCTION,
RENEWING, OPERATING AND MAINTAINING OF ALL UTILITIES LOCATED WITHIN THIS
EASEMENT.

VIDA I
PRELIMINARY APPROVED AS "HELENA ST ADDITION
2" A SUBDIVISION OF BLOCK 7, "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
C1	20.00'	89°20'31"	31.19'	N 45°35'36" W
C2	20.00'	90°00'00"	31.42'	N 44°04'39" E
C3	20.00'	48°11'23"	16.82'	S 66°49'40" E
C4	20.00'	48°11'23"	16.82'	S 64°58'58" W
C5	20.00'	90°00'00"	31.42'	N 45°55'21" W
C6	55.00'	28°25'13"	27.28'	N 56°56'35" W
C7	55.00'	43°27'09"	41.71'	S 87°07'14" W
C8	55.00'	44°23'17"	42.61'	S 43°12'02" W
C9	55.00'	46°18'53"	44.46'	S 02°09'03" E
C10	55.00'	42°38'51"	40.94'	S 46°37'55" E
C11	55.00'	44°12'38"	42.44'	N 89°56'21" E
C12	55.00'	26°56'46"	25.87'	N 54°21'39" E



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) "TIERRA 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 669
5) "RAMGAR ESTATES" VOLUME D, PAGE 662

LEGEND

- ☐ INDICATES 3" BRASS CAP STAMPED: "BETHUE 38490"
IN CONCRETE WITH CASE AND COVER SET
● INDICATES 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC
CAP STAMPED: "BETHUE 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. 5
○ INDICATES CALCULATED POSITION, NOTHING SET
[XXXX] INDICATES LOT ADDRESS
SF INDICATES LOT SQUARE FOOTAGE

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Matt Beaton, Auditor, Franklin County, WA. AFN # 1992279 Recorded 11/01/2024
02:02 PM DocType: PLAT Page: 2 of 2 Filing Instrument #428.50 DAMARIS BAUMAN