

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: May 18, 2021	PREPARED BY: Derrick Braaten
Meeting Date Requested: May 25, 2021	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
SUBJECT: A request to vacate a 20' wide, ingress/egress and utility easement, along the east side of Lot 3 of Short Plat 2018-20 and Lot 2 of Short Plat 2018-23, located on Lot 2 of Short Plat 2018-23. The land is zoned Rural Residential 1 (RR-1). Parcel #126-230-062 does not currently have an address. The easement is approx. 1,370' east of the Columbia River, approx. 1,650' south of the south terminus of McDonald Dr., approximately 740' NW of Pelican Rd. The property is zoned Rural Community 1 (RC-1).	
FISCAL IMPACT: None	
BACKGROUND: The applicants stated that this easement is redundant, and new ingress/egress/utility easements are being created to serve the lots. Notice of the request was mailed to all property owners within 1-mile of the request, and was posted in the Franklin County Graphic on May 13, 2021. Two calls were received inquiring as to details of the request, but no comments were received against the request.	
RECOMMENDATION: Staff recommends approval of the request. <i>Suggested Motion:</i> I move to Pass Resolution #_____, granting the removal of the 20' ingress/egress/utility easement, as requested through file number VOE 2021-01, and depicted in Attachment A.	
COORDINATION: Franklin County Planning and Building Department; Franklin County Assessor's Office; Franklin County GIS/ E911; Franklin County Public Works Department; Benton-Franklin Health District; Fire Dist. #3. BBEC, SCBID, US Bureau of Reclamation.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) Draft Resolution Granting Approval for VOE 2021-01; (2) VOE 2021-01 Application (3) VOE 2021-01 Public Notice & Vicinity Map	
HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf) To the Clerk of the Board: 1 Original Resolution To Planning: 1 Copy Resolution	

I certify the above information is accurate and complete.

 Derrick Braaten

RESOLUTION NUMBER _____

**BEFORE THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, WASHINGTON:
IN THE MATTER OF COUNTY PLANNING AND BUILDING**

RE: VOE 2021-01, to vacate a 20' wide ingress, egress, and utility easement, along the east side of Lot 3 of Short Plat 2018-20 and Lot 2 of Short Plat 2018-23, located on Lot 2 of Short Plat 2018-23.

APPLICANT: Jeff Graff & Vicki Monteagudo, 89 Gage Blvd., Richland, WA 99352.

LEGAL DESCRIPTION: Lot 2 of Short Plat 2018-23 (Parcel Number 126-230-062) (See "ATTACHMENT A" for the exact location of the vacation of easement).

WHEREAS, the Board of County Commissioners of Franklin County have reviewed the vacation of easement application of Jeff Graff & Vicki Monteagudo and has recommended approval to vacate a 20' wide ingress, egress, and utility easement, along the east side of Lot 3 of Short Plat 2018-20 and Lot 2 of Short Plat 2018-23, located on Lot 2 of Short Plat 2018-23, and as depicted in "Attachment A", and;

WHEREAS, the public use and interest will be served by giving approval to the above-mentioned application.

NOW THEREFORE, BE IT RESOLVED that the above-mentioned application be given approval in accordance with the provisions of the Franklin County Development Regulations, as described above, and as depicted in "Attachment A".

SIGNED AND DATED THIS 25th DAY OF MAY 2021.

**BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON**

Chairman

Attest:

Chair Pro Tem

Clerk of the Board

Member

RESOLUTION NUMBER _____

VOE 2021-01
Page 2

“Attachment A”





FRANKLIN COUNTY VACATION OF EASEMENT (VOE) APPLICATION SUPPLEMENT

Subdivision Submittal Checklist:

<input checked="" type="checkbox"/>	General Land Development Application
<input checked="" type="checkbox"/>	VOE FEE: \$300.00. Check made payable to the Franklin County Planning and Building Department.
<input checked="" type="checkbox"/>	<p>\$80.00 Variance Report Fee: Check made payable to the Franklin County Assessor's Office. An applicant <u>does not</u> need to contact the Assessor's Office to obtain this report. At the time of application, the Planning Division will request the report from the Assessor's Office. The report includes the Adjoining Property Owners' Names and Addresses (500 feet within an Urban Growth Area or one (1) mile outside an Urban Growth Boundary). As an alternative to the Assessor's Office, an applicant may also obtain this report from a licensed title company.</p> <p><i>Please note....the review period will not begin until this Variance Report is completed.</i></p>
<input checked="" type="checkbox"/>	<p>Site Plan: Provide a site plan on 8.5" x 11" or 11" x 17" paper, drawn neatly and to scale, that includes:</p> <ul style="list-style-type: none"> • North arrow, Legend stating the Owner/ Applicant name, date the site plan was drawn, tax parcel number, scale; • Exterior property lines and any adjacent public street or alley rights-of-way; • All easements, including the easement proposed to be vacated; • Existing and proposed points of ingress and egress, drives and driveways and circulation pattern; • Existing and proposed buildings, and other structures; and • Location of all utilities (power, water, etc.).
<input checked="" type="checkbox"/>	Copy of Recorded Document: Copy of the recorded short plat or subdivision plat, which identifies the easement to be vacated.
<input checked="" type="checkbox"/>	Written approval by all with interests. Provide copies of written approval from the property owner(s) of the easement, all with use of the easement, and any applicable utility company or agency.
<input checked="" type="checkbox"/>	Narrative: Provide an attachment with a written explanation of the project (the who, what, where, when and how of the proposal). Please be as detailed as possible. State why the easement needs to be vacated.
<input checked="" type="checkbox"/>	Attach Property information: <u>Proposed or recorded</u> Covenants, Conditions and Restrictions (CC&Rs) or deed restrictions pertaining to or affecting the property (if any), Latecomers agreements



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

VACATION OF EASEMENT (VOE) APPLICATION PACKET

FREQUENTLY ASKED QUESTIONS:

What is an easement?

An easement is generally defined as one party's right to use land owned by another party. Title 16 Subdivision of the Franklin County Code additionally states an easement means a grant by the property owner to the public, a corporation, or persons, of the use of a strip of land for a specific purpose and on or over which the owner will not erect any permanent improvements which serve to interfere with the free exercise of that right.

It is typical in Franklin County that an easement is a grant of land reserved for public utilities, drainage, or other public facilities. Such easements allow the utility companies the right to perform work within the area of the easement, such as install and maintain utility lines. Often the County will require an easement be deeded or dedicated (shown on the plat) at the time of initial development, which is typically the short plat or subdivision stage. The County does this to ensure that utility service will be available to the land in question, or in some circumstances, to abutting land owners. Most newly created lots in residential subdivisions contain standard lot easements along either the front, side, or rear property lines for this purpose.

What is a vacation of easement?

When an easement is vacated, the right of one party to use land owned by another is removed. The property owner would no longer be restricted from making improvements in an easement area.

The County allows landowners to eliminate or "vacate" an easement when it is determined that the easement is not being used, and there is no apparent use of the easement in the future.

How do I vacate an easement?

The Planning and Building Department staff will assist you through the application and review process of a vacation of easement. The final decision regarding a vacation of easement request is made by the Board of County Commissioners at the completion of a public hearing to review the request. In this decision making process, all established standards, criteria, and policies regarding the easement will be reviewed.

How do I apply for a vacation of easement?

To begin the process, please contact the Planning and Building Department at 509-545-3521, visit our office at 502 W. Boeing Street, Pasco, WA 99301 or access Planning and Building related matters at

<http://www.co.franklin.wa.us/>

A pre-application meeting with the Planning and Building Department staff is encouraged for all vacation of easement applications. Applications are submitted to the Planning and Building Department. The following minimum application requirements shall be submitted:

1. Land Development Application;
2. Fees (see application checklist);
3. Site Plan (see application checklist);
4. Copy of the recorded plat;
5. Written description explaining why easement needs to be vacation; and
6. Written approval from the property owner of the easement and/or applicable utility company.

What happens after I apply?

During the time prior to the public hearing, the Planning and Building Department staff will notify in writing (copy of public hearing notice) all the property owners of record within 500 feet of your property (if within an Urban Growth Boundary) or 1 mile of your property (if located outside an Urban Growth Boundary).

Additionally, the staff will conduct a review of your request and will do the following:

1. Establish a hearing date for the request;
2. Send notification of the hearing to local newspapers;
3. Send notification of the request to applicable technical agencies for comments;
4. Send notification of the request to neighboring landowners (see above); and
5. Compile public and agency comments to help develop a Staff Report for the hearing.

What happens at the public hearing?

An open record hearing (public hearing) is held to review your request. The applicant or representative is encouraged to be present to discuss and answer any questions the Board of County Commissioners or public may have. Anyone who wants to testify for or against your request will be allowed to do so.

When do I find out if my request was approved or denied?

At conclusion of this public hearing, the Board of County Commissioners will make a final decision to approve, modify, or deny the vacation request.

*-- Keep this section for your records --
-- Return the following completed pages with your application --*



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: VOE 2021-01	Reviewed by: Hearing Date:	<div style="border: 1px solid blue; padding: 5px; text-align: center;"> RECEIVED APR 09 2021 FRANKLIN COUNTY PLANNING DEPARTMENT </div>
	Total Fees: \$ 300 ⁰²		
	Receipt #: PL 21-00421		
	Date of Pre-App meeting:		
	Date deemed complete:		

CHECK ALL THAT APPLY AND ATTACH THE SUPPLEMENTAL FORM(S):	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Boundary Line Adjustment
	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Substantial Development
	<input type="checkbox"/> Variance	<input type="checkbox"/> Shoreline Conditional Use Permit
	<input type="checkbox"/> Rezone	<input type="checkbox"/> Shoreline Variance
	<input type="checkbox"/> Non-Conforming Use Determination	<input type="checkbox"/> Shoreline Exemption
	<input type="checkbox"/> Zoning Interpretation / Administrative Decision	<input type="checkbox"/> Shoreline Non-Conforming
	<input type="checkbox"/> Short Plat	<input type="checkbox"/> SEPA Environmental Checklist
	<input type="checkbox"/> Subdivision (Long Plat)	<input type="checkbox"/> Appeal (File # of the item appealed _____)
	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Critical Areas Determination / Review / Reasonable Use Exemption
	<input type="checkbox"/> Lot Segregation Request	<input type="checkbox"/> Temporary Use Permit
	<input checked="" type="checkbox"/> Alteration / Vacation	<input type="checkbox"/> Home Occupation
	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> H2A Farm Worker Housing (zoning review)
	<input type="checkbox"/> Other:	

<input checked="" type="checkbox"/> for contact person:	CONTACT INFORMATION
<input type="checkbox"/>	Property Owner Name: Jeff Graff and Vicki Monteagudo Mailing Address: 89 Gage Blvd, Richland, WA 99352 Phone: _____ Email: _____
<input checked="" type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: AHBL, INC. Name: Tyler Duncan Address: 5804 Rd 90, Ste. H, Pasco, WA Phone: 509-380-5883 Email: tduncan@AHBL.com
<input type="checkbox"/>	Surveyor / Engineer Company: AHBL, INC. Name: John W. Becker, PLS Address: 5804 Rd 90, Ste. H, Pasco, WA Phone: 509-380-5883 Email: jbecker@AHBL.com

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

Vacation of 20' Ingress, Egress and utility easement Short Plat 2018-20, AFN 1881873 portion abutting Lot 2 was intended to be released by AFN 1900803.

PROPERTY INFORMATION:

Parcel number(s) (9-digit tax number):

126230063 & 126150020

Legal Description of Property:

See attached

Site Address (describe location if no address is assigned):

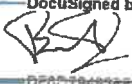
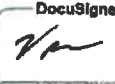
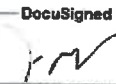
2270 Dent Road & 2268 Dent Road

- All appropriate fees must accompany this application. Fees are non-refundable and subject to change. Please contact the Planning Department for current fee totals.
- This application, including attachments, must be completed in its entirety for all items applicable to your project.
- Supplemental information is generally required for land use approvals. Ensure that all required information is submitted along with this application form.
- If the property is owned by a corporation or LLC please attach documentation showing that the person signing as the "owner" has the authority to sign on behalf of the corporation or LLC. If there are multiple owners, provide an attachment in the same format and with the same declarations.

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

I understand that any information submitted to the Franklin County Planning/Building Department is subject to public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other applicable laws that may require the release of the documents to the public.

☒ This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

DocuSigned by: 	DocuSigned by: 	DocuSigned by: 	04/07/2021	Tyler Duncan	4/6/2021
Owner			Date	Applicant/Representative	Date

Print Name: Brain Duran, Vicki Monteagudo, Jeff Graff

Print Name: Tyler Duncan

VACATION OF EASEMENT SUPPLEMENTAL INFORMATIONZONING: **RC-1**PARENT LOT /PARCEL SIZE (GROSS ACREAGE): **126230063 & 126150020**PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:
126230063 (Undeveloped Land) 126150020 (Single Family Home)

ARE ANY OF THE FOLLOWING FEATURES (NATURAL OR MAN-MADE) LOCATED ON THE PROPERTY (CHECK ALL THAT APPLY AND INCLUDE ON A SITE PLAN):

☐ PONDS ☐ LAKES ☐ STREAMS / RIVERS ☐ WETLANDS ☐ FLOODPLAIN ☐ FLOODWAY ☐ STEEP SLOPES (EXCEEDS 15% GRADE) ☐ IRRIGATION DITCHES / CANALS

IRRIGATION SOURCE:

☐ NONE ☐ PRIVATE ☒ SCBID ☐ FCID

DOMESTIC WATER SUPPLY:

☒ ON-SITE WELL ☐ COMMUNITY WELL (Well ID # and location): _____☐ OTHER (SPECIFY):

SEWAGE DISPOSAL:

☒ ON-SITE SEPTIC ☐ OTHER (SPECIFY):

LIST EXISTING OR PROPOSED UTILITY PROVIDERS:

Power — BBEC

Telephone — n/a

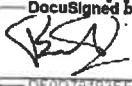
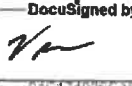
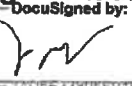
Natural Gas — CNG if in service area

Cable / Broadband — Zply (if applicable)

Sanitary waste disposal - BDI for garbage

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

☒ This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

DocuSigned by: 	DocuSigned by: 	DocuSigned by: 	04/07/2021	Tyler Duncan	4/6/2021
Owner			Date	Applicant/Representative	Date

Print Name: Brain Duran, Vicki Monteaquedo, Jeff GraffPrint Name: Tyler Duncan

Narrative For VOE Application

The property owners are seeking the vacation of the easement shown and described in the exhibit attached with this application for the following reasons:

The easement will no longer be used or necessary for access to both parcels.

There are no utilities in said easement.

BLA that was recorded under AFN 1934236 renders the easement unnecessary.

A portion of the easement was already released by AFN 1900803, this is to release the remaining portion. (Attached)

Both parcels have utility and access easements that serve both parcels outside of this easement.

We appreciate the opportunity to submit this application, and thank you in advance for your time to review this application.

EXHIBIT " _____ "

EASEMENT RELINQUISHMENT

ALL THAT PORTION OF THE 20.00 FOOT WIDE ACCESS AND UTILITY EASEMENT SHOWN ON PLAT 2018-23, RECORDED IN VOLUME 2 OF SHORT PLATS AT PAGE 184, RECORDS OF FRANKLIN COUNTY WASHINGTON, LYING EASTERLY AND PARALLEL WITH THE EAST LINE OF LOT 3 OF SAID SHORT PLAT.

TOGETHER WITH THAT PORTION OF THE 20.00 FOOT WIDE ACCESS AND UTILITY EASEMENT SHOWN ON SHORT PLAT 2018-20, RECORDED IN VOLUME 2 OF SHORT PLATS AT PAGE 178, RECORDS OF FRANKLIN COUNTY WASHINGTON, LYING EASTERLY AND PARALLEL WITH THE EAST LINE OF LOT 2 OF SAID SHORT PLAT.

PARCEL E (126-230-063)

Owner: Jeff Graff & Vicki Monteaudo

Site Address: NA

LOT 3, SHORT PLAT 2018-23, VOLUME 2, PAGE 184 OF SHORT PLATS, RECORDS OF FRANKLIN COUNTY WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 4 OF SAID SHORT PLAT 2018-23, VOLUME 2, PAGE 184 OF SHORT PLATS RECORDS OF FRANKLIN COUNTY, WASHINGTON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID SHORT PLAT, THENCE SOUTH 01°08'03"EAST ALONG THE WESTERLY LINE OF SAID LOT, 305.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 88°51'57"WEST, 189.56 FEET; THENCE NORTH 01°49'49"WEST, 305.02 FEET TO THE NORTHERLY LINE OF SAID SHORT PLAT THENCE NORTH 88°51'57"EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 193.27 FEET TO THE SAID POINT OF BEGINNING.

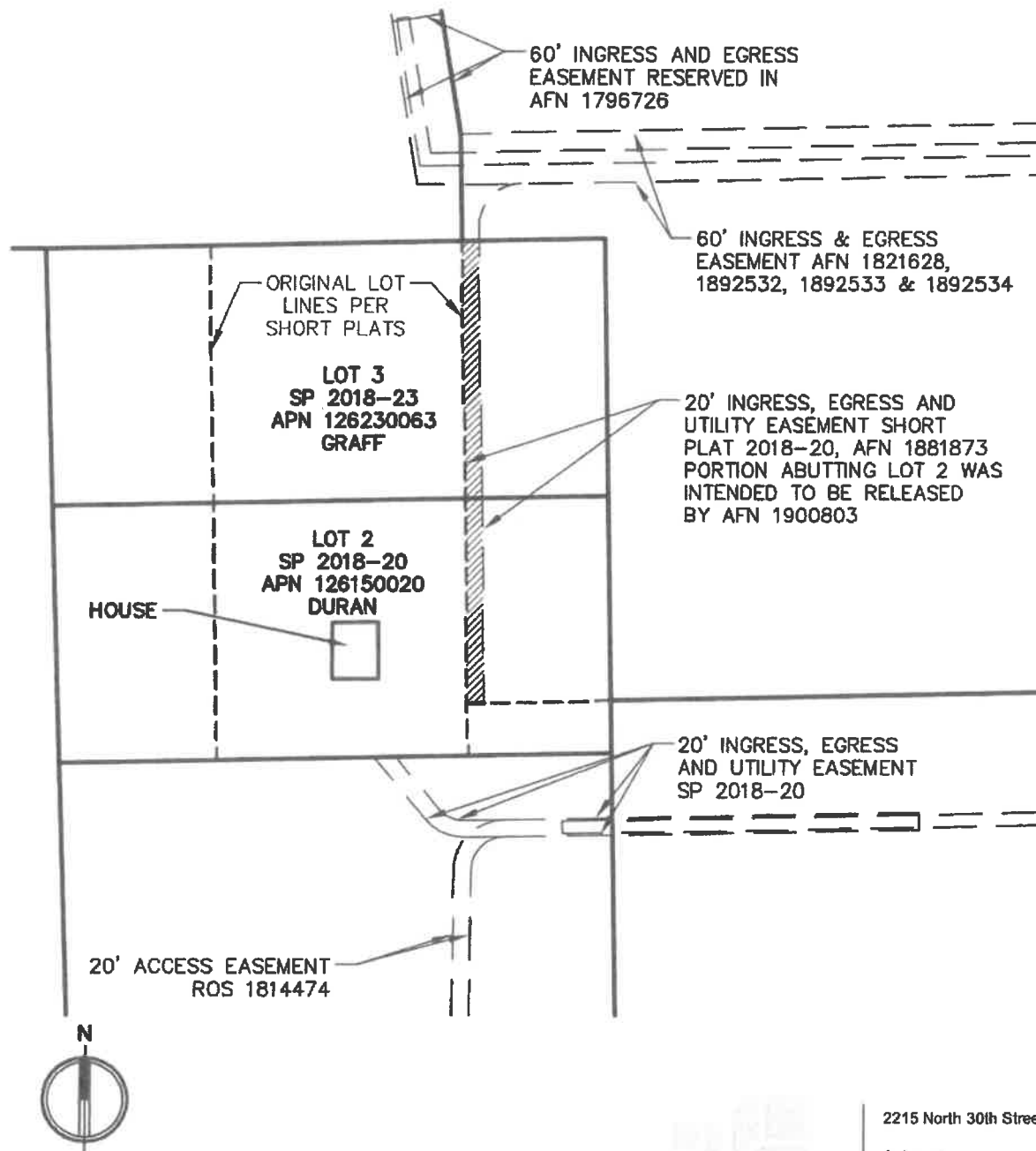
PARCEL F (126-150-020)

Owner: Brian Duran

Site Address: 2268 Dent Road, Pasco, WA 99301

LOT 2, SHORT PLAT NO. 2018-20, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 1881873, RECORDS OF FRANKLIN COUNTY, WASHINGTON.

EXHIBIT " _ "



1"=200'

JOB NO. 2210260.50

March 29, 2021

EASEMENT VACATION

LEGAL BY: TD EXHIBIT BY: TD

w: \sds\prof\2020\2200017\2200017-esmt vacation.dwg

AHBL

2215 North 30th Street,

Suite 200,

Tacoma, WA 98403

253.383.2422 TEL

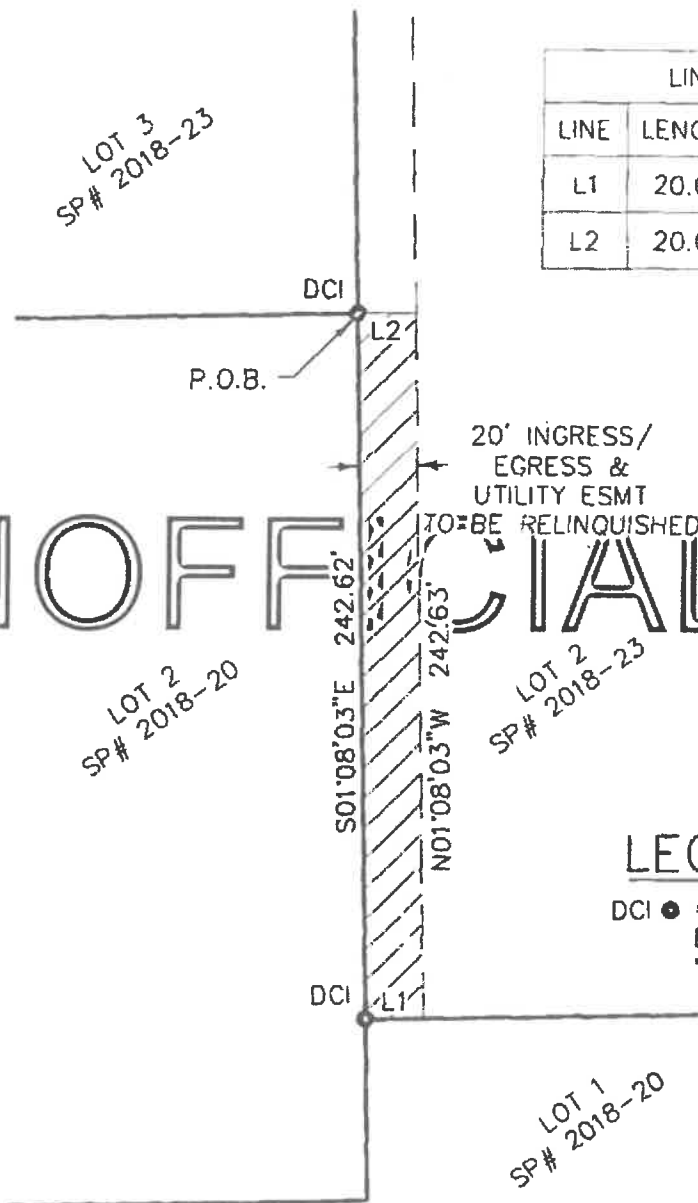
253.383.2572 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION
OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT
BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE
LEGAL DESCRIPTION SHALL PREVAIL.

S.E. 1/4 OF THE S.E. 1/4 OF SEC. 36, T.10N, R.28E, W.M.

EXHIBIT A

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	20.00	N88°53'30"E
L2	20.00	S88°51'57"W



LEGEND

DCI ● = FOUND 5/8" REBAR W/
BLUE PLASTIC CAP MARKED
"STRATTON DCI 46886"

SKETCH FOR
KOHLER



**STRATTON SURVEYING
& MAPPING, PC**

33 NORTH DORAN STREET
ELLENBURG, NY 12529
(505) 735-7364
FAX: (505) 735-8560
stratton@strattonsurvey.com

2698SK9.DWG

© 2019

DATE: 05/30/19

SHT. 1 OF 1

DRAWN BY: DEB

JOB # 2698

WHEN RECORDED RETURN TO:

WALKER HEYE MEEHAN & EISINGER, PLLC
1333 COLUMBIA PARK TRAIL, SUITE 220
RICHLAND, WA 99352

RELINQUISHMENT OF EASEMENT

Reference numbers of related documents: 1883019 and 1881873

Grantors: Debra Jayne Kohler and Brian E. Duran

Grantee: Debra Jayne Kohler

Abbreviated Legal Description: Short Plat 2018-23 Lot 2

Additional Legal Description is on Page: 1

Assessor's Tax Parcel ID Numbers: 126230062, 126150109, 126150020

Whereas the easement described on Exhibit A is for the benefit of Lots 1 and 2 of Short Plat

2018-20; and

Whereas Debra Jayne Kohler owns Lot 1 of Short Plat 2018-20, and

Whereas Brian E. Duran owns Lot 2 of Short Plat 2018-20; and

Whereas Debra Jayne Kohler and Brian E. Duran wish to relinquish the easement as described on Exhibit A;

THE PARTIES SET FORTH THEIR INTENTION AS FOLLOWS:

Debra Jayne Kohler and Brian Duran, without warranty, hereby relinquish the easement as set forth on Exhibit A which easement was originally created on the face of Short Plat 2018-23 (Franklin County Auditor's File No. 1883019).

DATED this 16 day of September, 2019

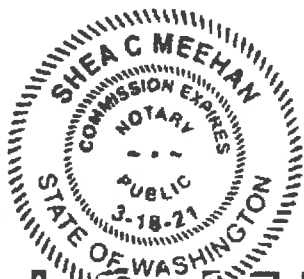

DEBRA JAYNE KOHLER


BRIAN E. DURAN

STATE OF WASHINGTON)
) ss.
County of Benton)

I certify that I know or have satisfactory evidence that Debra Jayne Kohler is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 16th day of September, 2019.



Shea C. Meehan

Notary Public in and for the State of
Washington, residing at Richland
My Commission Expires: 3-18-21

UNOFFICIAL COPY

STATE OF WASHINGTON)
) ss.
County of Benton)

I certify that I know or have satisfactory evidence that Brian E. Duran is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 16th day of September, 2019.



Shea C. Meehan

Notary Public in and for the State of
Washington, residing at Richland
My Commission Expires: 3-18-21

EXHIBIT A



STRATTON SURVEYING & MAPPING, PC

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
PHONE: (509) 735-7364
FAX: (509) 735-6560
E-MAIL: stratton@strattonsurvey.com

DATE: 05/30/2019

DRAWING: 2698SK9.DWG
ACCESS & UTILITY EASEMENT RELINQUISHMENT

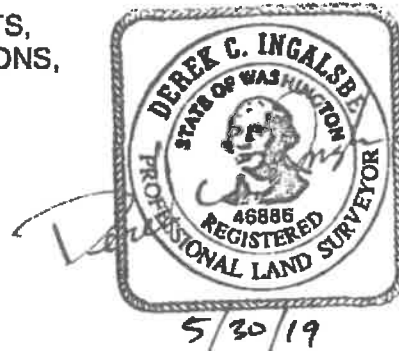
DESCRIPTION:

THAT PORTION OF THE 20.00 FOOT WIDE ACCESS & UTILITY EASEMENT AFFECTING THAT PORTION OF LOT 2 OF SHORT PLAT 2018-23 RECORDED IN VOLUME 2 OF SHORT PLATS AT PAGE 184, RECORDS OF FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

UN COPY
BEGINNING AT SOUTHEAST CORNER OF LOT 3 OF SHORT PLAT 2018-23, RECORDED IN VOLUME 2 OF SHORT PLATS AT PAGE 184, RECORDS OF SAID COUNTY;
THENCE SOUTH 01°08'03" EAST ALONG THE WESTERLY MARGIN OF SAID EASEMENT 242.62 FEET TO THE SOUTHERLY MARGIN OF SAID LOT 2;
THENCE NORTH 88°53'30" EAST ALONG THE SOUTHERLY MARGIN OF SAID EASEMENT 20.00 FEET;
THENCE NORTH 01°08'03" WEST ALONG THE EASTERLY MARGIN OF SAID EASEMENT 242.63 FEET;
THENCE SOUTH 88°51'57" WEST 20.00 FEET TO THE SAID POINT OF BEGINNING.

SEE ATTACHED EXHIBIT A

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.



Payment Entry Form**Result: Payment Authorized**
Confirmation Number: 92024318

Your payment has been authorized successfully and payment will be processed.

Franklin County thanks you for your payment. For questions about your account, please call 509-545-3521 Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Amount
Planning Permits payment of \$380.00 on Permit Number VOE 2021-01	\$380.00
Subtotal:	\$380.00
Convenience Fee:	\$11.40
Total Payment:	\$391.40

Customer Information

First Name: Van
Last Name: Two
Address Line 1:
Address Line 2:
City:
State:
Zip Code:
Phone Number:
Email Address:

Payment Information

Payment Date: 04/09/2021
Card Type: Visa
Card Number: *****0431

Signature: Elizabeth A. Flatau Date: 4 / 9 / 21
By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *Franklin County*. If you have any questions about the charges please call 1-888-891-6064.

PLANNING AND BUILDING DEPARTMENT
502 W. Boeing St.
Pasco, WA 99301

Receipt Number: PL21-00421

509-545-3521

Payer/Payee: AHBL INC
5804 ROAD 90, STE. H
PASCO WA 99301

Cashier: Rebeca Gilley

Date: 04/09/2021

VOE-2021-01 VACATION OF EASEMENT 2270 DENT RD

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Vacation of Easement	\$300.00	\$300.00	\$0.00
	\$300.00	\$300.00	\$0.00

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CREDIT CARD	92024318	\$300.00

Total Paid: \$300.00



FRANKLIN COUNTY WASHINGTON



TAXSIFTER

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John A. Rosenau
Franklin County Assessor 1016 N. 4th Ave Bldg. A104 Pasco, WA 99301

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 126150020 Owner Name: DURAN, BRIAN E
DOR Code: 11 - Residential - Single Family Address1:
Situs: 2268 DENT RD, PASCO 99301 Address2: 2268 DENT RD
Map Number: 092836-34-SH1820-000-0020 City, State: PASCO WA
Status: Zip: 99301-8906
Description: SHORT PLAT 2018-20 LOT 2
Comment: CHANGED NEIGHBORHOOD FROM 1001 (SOUTHERN IRRIGATION BLOCKS) TO 411 (SPOUTHERN IRRIGATION BLOCKS - RURAL RESIDENTIAL <30 ACRES) AND ALSO ADDED RC-1 ZONING

2021 Market Value		2021 Taxable Value		2021 Assessment Data	
Land:	\$131,500	Land:	\$131,500	District:	106 - DISTRICT 106
Improvements:	\$565,500	Improvements:	\$565,500	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$697,000	Total	\$697,000	Total Acres:	2.10000

Ownership

Owner's Name	Ownership %	Owner Type
DURAN, BRIAN E	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
09/18/18	QCD-1884789	1	59772	KOHLER, DAVID C & DEBRA JAYNE	DURAN, BRIAN E	\$0

Building Permits

Permit No.	Date	Description	Amount
19-222	9/20/2019	NEW HOME; SQ.FT: 3488; 2nd Floor: 0; 3rd Floor: 0; BSMT: 0; GAR: 830	\$437,021.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2021	DURAN, BRIAN E	\$131,500	\$565,500	\$0	\$697,000	\$0	\$697,000
2020	DURAN, BRIAN E	\$22,100	\$0	\$0	\$22,100	\$0	\$22,100
2019	DURAN, BRIAN E	\$22,100	\$1,300	\$1,500	\$24,900	\$0	\$8,400
2018	KOHLER, DAVID C & DEBRA JAYNE	\$0	\$0	\$0	\$0	\$0	\$0

[View Taxes](#)

Parcel Comments

Date	Comment
01/16/20	CHANGED NEIGHBORHOOD FROM 1001 (SOUTHERN IRRIGATION BLOCKS) TO 411 (SPOUTHERN IRRIGATION BLOCKS - RURAL RESIDENTIAL <30 ACRES) AND ALSO ADDED RC-1 ZONING

08/20/18 THIS PARCEL IS NOW SHORT PLAT 2018-20 THE NEW PARCEL NUMBERS ARE 126150109 LOT 1 AND 126150020 LOT 2

06/27/18 BOUNDARY LINE ADJUSTMENT DONE BETWEEN 126230050 AND 126150018 FOR 2019 PER OWNERS REQUEST

05/20/16 BOUNDARY LINE ADJUSTMENT DONE BETWEEN 126150018 AND 126150017 RS-1844923 PER OWNERS REQUEST FOR 2017

06/03/14 BOUNDARY LINE ADJUSTMENT DONE BETWEEN 126150012 AND 126150011 PER RS-1814474 FOR 2015 TAX (BS#2014-058)

10/24/13 THIS PARCEL HAS BEEN SEGREGATED PER OWNERS REQUEST FOR 2014 TAX, WE RETAINED THIS PARCEL NUMBER DUE TO IMPROVEMENTS, THE OTHER PARCEL NUMBERS ARE 126150011, 126150015 AND 126150016 (BS-2013-094)

10/11/13 PARCELS 126150012, 126150013 AND 126150014 WERE COMBINED PER OWNERS REQUEST FOR 2014 TAX RETAINED PARCEL 126150012 (BS-2013-093)

06/20/13 THIS PARCEL HAS BEEN SEGREGATED INTO 3 PARCELS FOR 2014 TAX, THE OTHER 2 PARCELS ARE 126150013 AND 126150014 (BS-2013-059)

05/03/13 BOUNDARY LINE ADJUSTMENT DONE BETWEEN 126230033 AND 126150012 QD-1796726 AND RS-1796292 FOR 2014 TAX (BS-2013-049)

07/24/12 1981 OPEN SPACE APPLICATION AF-408777

04/15/09 FOR THE FULL LEGAL DESCRIPTION FOR THIS PARCEL SEE RECORDING #1726400 & 1732331. NEITHER DEED HAS THIS FULL LEGAL DESCRIPTION JM

04/11/02 USA TO KOHLER QD#1601419 & RS#1601575 .23AC

Property Images

Click on an image to enlarge it.



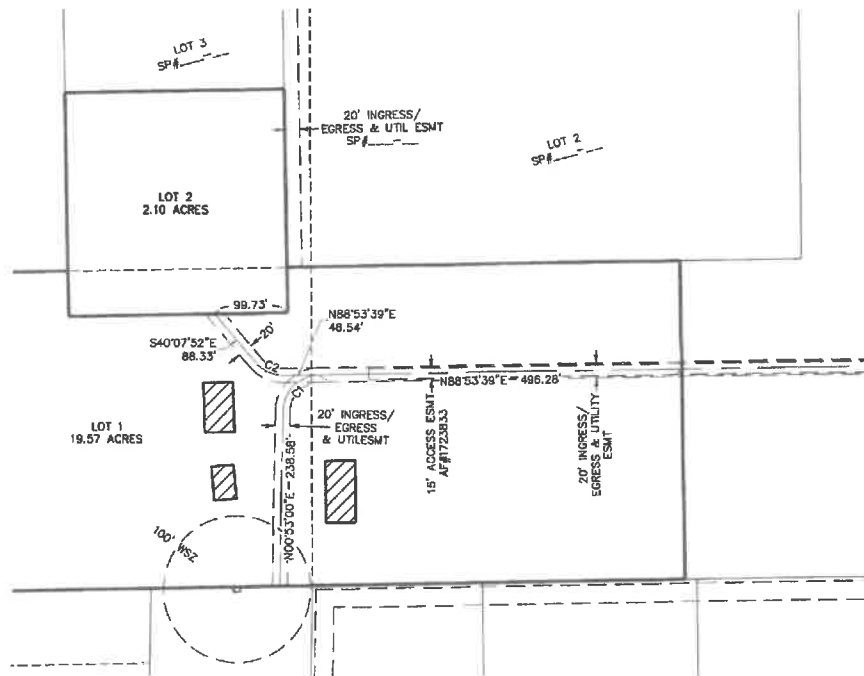
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Date current as of: 4/15/2021 4:52 PM

TX_RollYear_Search: 2022

SHORT PLAT NO. 2018-20

S. 1/2 OF SEC. 36, T.10N., R.28E., W.M.,
 FRANKLIN COUNTY, WASHINGTON



ACCESS EASEMENT DETAIL
 SCALE 1" = 100'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	76.80	50.00	88°00'39"	S44°53'19"W	68.47
C2	44.48	50.00	50°58'30"	S65°37'07"E	43.03

SHORT PLAT FOR DURAN



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF
July, 2018 AT 6:51 MINUTES PAST 11
A.M. AND RECORDED IN VOLUME 2 OF
 SHORT PLATS PAGE 172, AT THE REQUEST OF
 DEREK C. INGALLSBE, P.L.S.

Matt Graham
 FRANKLIN COUNTY AUDITOR
 DEPUTY

INDEX NO.
 FEE NO.



STRATTON SURVEYING
 & MAPPING, PC

313 NORTH MCDONALD STREET
 KENNEWICK, WA 98338
 (509) 735-7384
 FAX: (509) 735-4063
 strattonsurveying.com

2698SP2.DWG
 DATE: 05/18/18
 DRAWN BY: DCI

© 2018
 SH: 2 OF 3
 JOB # 2698

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON, THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN HEREON, AND DEDICATED TO THE PUBLIC ALL EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON.

DEBRA JAYNE KOHLER, AS HER SEPARATE ESTATE

SIGNED Debra J. Kohler DATE 7-24-18

ACKNOWLEDGEMENT

STATE OF Washington

COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEBRA JAYNE KOHLER, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED ON THIS INSTRUMENT.

DATE June 26, 2000
Amy P. Hill Notary Public
MY APPOINTMENT EXPIRES Aug 1, 2020



NOTARY STAMP
BLACK INK ONLY

IRRIGATION NOTE

RECLAMATION'S CONCURRENCE IS LIMITED TO THE EXTENT OF THE PLAT COMPLIANCE WITH THE REQUIREMENTS OF RCW 58.17.510.

DRAIN CONSTRUCTION: RISING GROUNDWATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINAGE OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURE LAND USE UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMIC FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT, AND IS SUBJECT TO LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS PLAT IS SERVED BY COUNTY ROADS ALL IRRIGABLE LANDS WITHIN THE ROAD RIGHT-OF-WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO COUNTY AND PAYABLE TO THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION OPERATION AND MAINTENANCE OF THE PROJECT.

Tony W. Baker 7-17-18
DISTRICT SECRETARY-MANAGER
19429 7/24/18
BUREAU OF RECLAMATION

IRRIGATION APPROVAL

WATER SUPPLY: RECLAMATION'S CONCURRENCE IN THIS PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.

19429 7/24/18
BUREAU OF RECLAMATION

IRRIGATION

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY WITHIN THE BOUNDARIES OF THE FRANKLIN COUNTY IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE THE LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT, AND THAT ALL OTHER IRRIGATION DISTRICT REQUIREMENTS AS SPECIFIED BY RCW 58.17.310 HAVE BEEN SATISFIED. I FURTHER CERTIFY THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 2018 A.D.

Tony W. Baker Engineer 7-17-18
SOUTH COLUMBIA BASIN TITLE DATE
IRRIGATION DISTRICT

NOTES

1. THE OWNER NAMED HEREON IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL TRENCH, CONDUIT, PRIMARY VAULTS, SECONDARY JUNCTION BOXES, AND BACKFILL FOR THE PWD PRIMARY AND SECONDARY DISTRIBUTION SYSTEM IN ACCORDANCE WITH PWD SPECIFICATIONS. SAID OWNER WILL MAKE FULL ADVANCE PAYMENT OF LINE EXTENSION FEES AND WILL PROVIDE ALL NECESSARY UTILITY EASEMENTS PRIOR TO PWD CONSTRUCTION AND/OR CONNECTION OF ELECTRICAL SERVICE TO THE PLAT.
2. LANDS WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO THE SUBDIVISION PROVISIONS OF CHAPTERS 16.20 AND 16.24 FRANKLIN COUNTY CODE.
3. APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS.
4. INFORMATION ON THIS PLAT PERTAINING TO IRRIGATION BLOCKS, FARM UNITS, BUREAU OF RECLAMATION FACILITIES AND THEIR ASSOCIATED RIGHTS-OF-WAY MAY NOT AGREE WITH THE CORRESPONDING FARM UNIT MAPS. PLEASE REFER TO THE APPROPRIATE FARM UNIT MAP FOR INFORMATION CONCERNING THESE FEATURES. (ONLY APPLIES TO USBR MAPS)
5. A PARK DEDICATION FEE APPLIES TO ALL LOTS
6. BENTON FRANKLIN HEALTH DISTRICT REQUIRES THAT ALL SEPTIC AND ON-STE DRAIN FIELDS BE LOCATED NO CLOSER THAN 100 FEET FROM ANY SURFACE WATER.
7. FRANKLIN COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS.



SHORT PLAT FOR

DURAN

SHORT PLAT NO. 2018-20

S. 1/2 OF SEC. 36,
T.10N., R.28E., W.M.,
FRANKLIN COUNTY,
WASHINGTON

DESCRIPTION

ADJUSTED PARCEL 1

THAT PORTION OF TRACT 2 OF THE RECORD OF SURVEY RECORDED IN VOLUME 3 OF SURVEYS AT PAGE 645, AND THAT PORTION OF TRACT 1 OF THE RECORD OF SURVEY RECORDED IN VOLUME 3 OF SURVEYS AT PAGE 584 ALL LYING IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36 THENCE SOUTH 88°53'39" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 827.80 FEET TO AN ANGLE POINT IN SAID TRACT 2 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°53'39" WEST ALONG SAID LINE OF SAID SECTION 2089.93 FEET TO THE MEANDER LINE OF THE COLUMBIA RIVER;
THENCE NORTHEASTERLY THE FOLLOWING COURSES ALONG SAID MEANDER LINE;
NORTH 21°16'18" EAST 254.59 FEET;
NORTH 23°58'13" EAST 187.05 FEET;
NORTH 09°21'15" EAST 31.27 FEET;
THENCE LEAVING SAID MEANDER LINE NORTH 88°51'57" EAST ALONG THE SOUTHERLY LINE OF TRACT 1 OF THE RECORD OF SURVEY RECORDED IN VOLUME 3 OF SURVEYS AT PAGE 484 RECORDS OF SAID COUNTY 1070.46 FEET;
THENCE NORTH 01°08'03" WEST 242.82 FEET;
THENCE NORTH 88°51'57" EAST 300.00 FEET;
THENCE SOUTH 01°08'03" EAST 242.82 FEET TO SAID SOUTHERLY LINE;
THENCE NORTH 88°51'57" EAST ALONG SAID LINE 537.59 FEET;
THENCE SOUTH 01°08'21" EAST ALONG THE EASTERLY LINE OF SAID TRACT 2 A DISTANCE OF 436.53 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 21.67 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.

THE FOLLOWING SEPARATION STANDARDS SHALL BE REQUIRED, UNLESS THERE IS AN OPERATIONAL FIRE DEPARTMENT MEETING FIRE CODE REQUIREMENTS LOCATED WITHIN 500 FEET OF THE PROPOSED STRUCTURE:
-FRONT YARD SETBACK: TWENTY-FIVE (25) FEET FROM A ROAD RIGHT-OF-WAY AND/OR A DEDICATED ROADWAY/EASEMENT, AND/OR FIFTY-FIVE (55) FEET FROM THE CENTER OF SUCH ROAD RIGHT-OF-WAY AND/OR ROADWAY/EASEMENT WHICH EVER IS GREATER.
-REAR YARD SETBACK: PRIMARY TWENTY-FIVE (25) FEET.
ACCESSORY: TWENTY (20) FEET.
-SIDE YARD SETBACK: TWENTY (20) FEET.
-SEPARATION BETWEEN BUILDING/STRUCTURES: FIFTEEN (15) FEET. THE STRUCTURE SEPARATION COULD BE ADJUSTED WITH AN APPROVED FIREWALL CONSTRUCTION.

APPROVALS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED FOR THE FRANKLIN COUNTY P.U.D.

Linda DeLamond 7/17/18
FRANKLIN COUNTY P.U.D. DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

Michael Strickney 7/24/2018
FRANKLIN CO. DIRECTOR OF PLANNING AND BUILDING DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 24TH DAY OF July, 2018 A.D. (PARCEL NO.12650018)

David R. Delaney 7/24/2018
FRANKLIN COUNTY TREASURER DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

David R. Delaney 7/17/2018
FRANKLIN CO. ENGINEER DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

David R. Delaney 7/18/18
BENTON-FRANKLIN COUNTY HEALTH DEPARTMENT DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24TH DAY OF July, 2018 AT 5:55 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 2 OF SHORT PLATS PAGE 120, AT THE REQUEST OF DEBRA J. KOHLER, P.L.S.
Matthew G. Baker 1871373
FRANKLIN COUNTY AUDITOR INDEX NO.
B. Baker
DEPUTY FEE NO.



STRATTON SURVEYING & MAPPING, PC
311 NORTH HENRY STREET
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FAX: (509) 730-4560
stratton@strattonsurveying.com

2698SP2.DWG © 2018
DATE: 05/18/18 SHT. 3 OF 3
DRAWN BY: DCI JOB # 2698



FRANKLIN COUNTY WASHINGTON



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John A. Rosenau
Franklin County Assessor 1016 N. 4th Ave Bldg. A104 Pasco, WA 99301

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 126230063 Owner Name: GRAFF (ETUX), JEFF
DOR Code: 91 - Undeveloped - Land Address1: MONTEAGUDO, VICKI
Situs: 2270 DENT RD, PASCO 99301 Address2: 89 GAGE BLVD
Map Number: 102836-14-SH1823-000-0030 City, State: RICHLAND WA
Status: Zip: 99352-9700

Description: LOT 3, SHORT PLAT 2018-23, VOLUME 2, PAGE 184 OF SHORT PLATS, RECORDS OF FRANKLIN COUNTY WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 4 OF SAID SHORT PLAT 2018-23, VOLUME 2, PAGE 184 OF SHORT PLATS RECORDS OF FRANKLIN COUNTY, WASHINGTON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID SHORT PLAT, THENCE SOUTH 01°08'03"EAST ALONG THE WESTERLY LINE OF SAID LOT, 305.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 88°51'57"WEST, 189.56 FEET; THENCE NORTH 01°49'49"WEST, 305.02 FEET TO THE NORTHERLY LINE OF SAID SHORT PLAT THENCE NORTH 88°51'57"EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 193.27 FEET TO THE SAID POINT OF BEGINNING.

Comment: CHANGED NEIGHBORHOOD FROM 1001 (SOUTHERN IRRIGATION BLOCKS) TO 411 (SPOUTHERN IRRIGATION BLOCKS - RURAL RESIDENTIAL <30 ACRES)

2021 Market Value		2021 Taxable Value		2021 Assessment Data	
Land:	\$190,100	Land:	\$190,100	District:	106 - DISTRICT 106
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$190,100	Total	\$190,100	Total Acres:	3.44000

Ownership

Owner's Name	Ownership %	Owner Type
GRAFF (ETUX), JEFF	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
08/28/19	SWD-1899976	1	62800	KOHLER, DAVID C & DEBRA JAYNE	GRAFF (ETUX), JEFF	\$264,000

Building Permits

Permit No.	Date	Description	Amount
20-262	2/8/2021	New Home; SQ.FT: 4256; 2nd Floor: 564; 3rd Floor: 0; BSMT: 0; GAR: 2264	\$651,155.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2021	GRAFF (ETUX), JEFF	\$190,100	\$0	\$0	\$190,100	\$0	\$190,100
2020	GRAFF (ETUX), JEFF	\$56,600	\$0	\$0	\$56,600	\$0	\$56,600
2019	GRAFF (ETUX), JEFF	\$42,000	\$0	\$0	\$42,000	\$0	\$8,100

[View Taxes](#)

Parcel Comments

Date	Comment
01/16/20	CHANGED NEIGHBORHOOD FROM 1001 (SOUTHERN IRRIGATION BLOCKS) TO 411 (SPOUTHERN IRRIGATION BLOCKS - RURAL RESIDENTIAL <30 ACRES)
09/03/19	BLA 2019-075 Parcel 26230063 from adjusted from 2.1 ac to 3.44 ac and parcel 126300064 from 12.68 ac to 11.34 ac.RS-1899687

Property Images

No Images found.

1.0.7703.19672

Data current as of: 4/15/2021 4:52 PM

TX_RollYear_Search: 2022

269BSP1B.DWG	© 2018
DATE: 05/29/18	SHT. 1 OF 2
DRAWN BY: DC	269B

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON, THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN HEREON, AND DEDICATED TO THE PUBLIC ALL EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON.

DEBRA JAYNE KOEHLER, AS HER SEPARATE ESTATE

SIGNED Debra J. Koehler DATE 8-9-18

ACKNOWLEDGEMENT

STATE OF Washington

COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEBRA JAYNE KOEHLER, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED ON THIS INSTRUMENT.

DATE 8-9-18

Erick Loman 11/2/21

NOTARY PUBLIC

MY APPOINTMENT EXPIRES



NOTARY STAMP
BLACK INK ONLY

IRRIGATION NOTE

RECLAMATION'S CONCURRENCE IS LIMITED TO THE EXTENT OF THE PLAT COMPLIANCE WITH THE REQUIREMENTS OF RCW 56.17.310.

DRAIN CONSTRUCTION: RISING GROUNDWATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION ARE NOT AVAILABLE FOR DRAINAGE OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURE LAND USE UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMIC FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT, AND IS SUBJECT TO LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS PLAT IS SERVED BY COUNTY ROADS ALL IRRIGABLE LANDS WITHIN THE ROAD RIGHT-OF-WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE, ASSESSABLE TO COUNTY AND PAYABLE TO THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION OPERATION AND MAINTENANCE OF THE PROJECT.

Tracy H. Hulse 7-27-18

for Tracy H. Hulse 8-7-18

BUREAU OF RECLAMATION

IRRIGATION APPROVAL:

WATER SUPPLY: RECLAMATION'S CONCURRENCE IN THIS PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.

Tracy H. Hulse 8-7-18

BUREAU OF RECLAMATION

IRRIGATION

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY WITHIN THE BOUNDARIES OF THE FRANKLIN COUNTY IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE THE LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT, AND THAT ALL OTHER IRRIGATION DISTRICT REQUIREMENTS AS SPECIFIED BY RCW 56.17.310 HAVE BEEN SATISFIED. I FURTHER CERTIFY THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 2018 A.D.

Tracy H. Hulse 7-27-18
SOUTH COLUMBIA BASIN
IRRIGATION DISTRICT

NOTES

1. THE OWNER NAMED HEREON IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL TRENCH, CONDUIT, PRIMARY VAULTS, SECONDARY JUNCTION BOXES, AND BACKFILL FOR THE PWD PRIMARY AND SECONDARY DISTRIBUTION SYSTEM IN ACCORDANCE WITH PWD SPECIFICATIONS. SAID OWNER WILL MAKE FULL ADVANCE PAYMENT OF LINE EXTENSION FEES AND WILL PROVIDE ALL NECESSARY UTILITY EASEMENTS PRIOR TO PWD CONSTRUCTION AND/OR CONNECTION OF ELECTRICAL SERVICE TO THE PLAT.
2. LANDS WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO THE SUBDIVISION PROVISIONS OF CHAPTERS 16.20 AND 16.24 FRANKLIN COUNTY CODE.
3. APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS.
4. INFORMATION ON THIS PLAT PERTAINING TO IRRIGATION BLOCKS, FARM UNITS, BUREAU OF RECLAMATION FACILITIES AND THEIR ASSOCIATED RIGHTS-OF-WAY MAY NOT AGREE WITH THE CORRESPONDING FARM UNIT MAPS. PLEASE REFER TO THE APPROPRIATE FARM UNIT MAP FOR INFORMATION CONCERNING THESE FEATURES. (ONLY APPLIES TO USBR MAPS)
5. A PARK DEDICATION FEE APPLIES TO ALL LOTS
6. BENTON FRANKLIN HEALTH DISTRICT REQUIRES THAT ALL SEPTIC AND ON-SEPTIC DRAIN FIELDS BE LOCATED NO CLOSER THAN 100 FEET FROM ANY SURFACE WATER.
7. FRANKLIN COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS.



SHORT PLAT FOR

EICKMEYER

SHORT PLAT NO. 2018-23

S. 1/2 OF SEC. 36,
T.10N., R.28E., W.M.,
FRANKLIN COUNTY,
WASHINGTON

DESCRIPTION

ADJUSTED TRACT 1

THAT PORTION OF THE TRACT 1 OF THE RECORD OF SURVEY RECORDED IN VOLUME 3 OF SURVEYS AT PAGE 584, LYING IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT THENCE SOUTH 00°48'37" EAST 2208.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;
THENCE SOUTH 88°51'57" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 703.34 FEET;
THENCE NORTH 01°08'03" WEST 242.62 FEET;
THENCE SOUTH 88°51'57" WEST 300.00 FEET;
THENCE SOUTH 01°08'03" EAST 242.62 FEET TO SAID SOUTHERLY LINE;
THENCE SOUTH 88°51'57" WEST ALONG SAID LINE 1070.46 FEET TO THE MEANDER LINE OF THE COLUMBIA RIVER;
THENCE NORTHEASTERLY THE FOLLOWING COURSES ALONG SAID MEANDER LINE;
NORTH 09°21'15" EAST 229.50 FEET;
NORTH 11°45'52" EAST 167.17 FEET;
NORTH 26°33'31" EAST 179.58 FEET TO THE END OF SAID COURSES;
THENCE NORTH 88°51'57" EAST 1207.91 FEET;
THENCE NORTH 01°08'03" WEST 128.86 FEET;
THENCE NORTH 06°32'40" WEST 331.41 FEET;
THENCE NORTH 88°51'57" EAST 82.84 FEET;
THENCE NORTH 00°46'37" EAST 471.02 FEET;
THENCE NORTH 88°51'57" EAST 80.22 FEET;
THENCE NORTH 00°46'37" EAST 480.94 FEET;
THENCE SOUTH 88°51'57" WEST 841.25 FEET TO THE SAID MEANDER LINE;
THENCE NORTH 09°50'31" EAST ALONG SAID LINE 251.86 FEET TO THE NORTH LINE OF SAID SOUTH HALF;
THENCE NORTH 88°59'26" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 1409.83 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 53.75 ACRES

TOGETHER WITH AND SUBJECT TO COUNTY ROAD RIGHT-OF-WAY, EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.

FIRE CODE

THE FOLLOWING SEPARATION STANDARDS SHALL BE REQUIRED FOR ALL NEW 10000 STRUCTURES UNLESS THERE IS AN OPERATIONAL FIRE HYDRANT, MEETING FIRE FLOW REQUIREMENTS, LOCATED WITHIN 500 FEET -FRONT YARD SETBACK: TWENTY-FIVE (25) FEET FROM A ROAD RIGHT-OF-WAY AND/OR A DEDICATED ROADWAY/EASEMENT, AND/OR FIFTY-FIVE (55) FEET FROM THE CENTER OF SUCH ROAD RIGHT-OF-WAY AND/OR ROADWAY/EASEMENT WHICH EVER IS GREATER.
-REAR YARD SETBACK: PRIMARY: TWENTY-FIVE (25) FEET.
ACCESSORY: TWENTY (20) FEET.
-SIDE YARD SETBACK: TWENTY (20) FEET.
-SEPARATION BETWEEN BUILDING/STRUCTURES: FIFTEEN (15) FEET. THE STRUCTURE SEPARATION COULD BE ADJUSTED WITH AN APPROVED FIREWALL CONSTRUCTION.

APPROVALS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED FOR THE FRANKLIN COUNTY P.U.D.

A. C. Calk 7/27/2018
FRANKLIN COUNTY P.U.D. DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

Wesley Stuckney 8/14/2018
FRANKLIN CO. DIRECTOR OF PLANNING AND BUILDING DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 15th DAY OF August, 2018 A.D. (PARCEL NO. 128230050)

Rebecca Koehler 8-15-18
FRANKLIN COUNTY TREASURER DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

Craig Endrey 7/30/2018
FRANKLIN CO. ENGINEER DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

CE 7/31/18
BENTON-FRANKLIN COUNTY HEALTH DEPARTMENT DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15th DAY OF Aug, 2018 AT 11 MINUTES PAST 12 P.M. AND RECORDED IN VOLUME 2 OF SHORT PLATS PAGE 125 AT THE REQUEST OF DEREK C. INALDSE, P.L.S.
Matt Smith 1883019
FRANKLIN COUNTY AUDITOR INDEX NO.
D. Smith
DEPUTY FEE NO.



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2698SP18.DWG	© 2018
DATE: 05/29/18	SHT. 2 OF 2
DRAWN BY: DCI	JOB # 2698



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS

NOTICE IS HEREBY GIVEN that the Franklin County Board of Commissioners will consider an application by **Jeff Graff & Vicki Monteagudo**, 89 Gage Blvd., Richland, WA 99352, for the vacation of an easement, file #**VOE 2021-01**. Said application is to vacate a 20' wide, ingress/egress and utility easement, along the east side of Lot 3 of Short Plat 2018-20 and Lot 2 of Short Plat 2018-23, located on Lot 2 of Short Plat 2018-23.

LEGAL DESCRIPTION: Lot 2 of Short Plat 2018-23.

NON-LEGAL DESCRIPTION:

Parcel #126-230-062 does not currently have an address. The easement is approx. 1,370' east of the Columbia River, approx. 1,650' south of the south terminus of McDonald Dr., approximately 740' NW of Pelican Rd. The property is zoned Rural Community 1 (RC-1).

NOTICE IS FURTHER GIVEN that the matter will be considered by the Franklin County Board of Commissioners at a public hearing on **May 25, 2021, at their regular meeting, scheduled to begin at 9:00 a.m.** in the **Franklin County Courthouse, Commissioners Meeting Room, 1016 North 4th Avenue, Pasco, WA 99301**. The purpose of the public hearing is to provide all interested persons with the opportunity to appear and state their arguments for or against the approval of such **vacation of easement (VOE 2021-01)**.

Covid-19, social distancing protocols are in place at the Franklin County Courthouse building, and in person attendance is limited. The meeting agenda, links to view the meeting, and other information related to Franklin County Board of County Commissioners meetings can be found at: <https://co.franklin.wa.us/commissioners/meeting.php>

Information concerning the proposal can be obtained at the Franklin County Planning Department, 502 W. Boeing Street, Pasco, Washington 99301, or by calling (509) 545-3521.



20' Ingress/Egress/Utility
Easement