

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-07
Richland, WA 99352

ORDINANCE NO. 2023-24

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
ESTABLISHING AND DEDICATING THE RIGHT-OF-WAY FOR
A SEGMENT OF SOUTHGATE WAY.**

WHEREAS, the City owns and manages a system of public street rights-of-way for the benefit of residents and visitors, and generally receives dedication of new public street rights-of-way through land development activity; and

WHEREAS, Badger Communities, LLC, owner of property near Reata Road and I-82 (hereafter the "Property Owner"), received preliminary plat approval from the City of Richland for the South Orchard subdivision and from Benton County for the Harvest Ridge subdivision; and

WHEREAS, pursuant to a construction permit issued under Chapter 12.08 RMC, the Property Owner constructed, to existing city street standards, a city street named Southgate Way to support the plats of South Orchard and Harvest Ridge; and

WHEREAS, the City's future final plat approval of the South Orchard subdivision would be the point in time when the City would typically receive dedicated street right-of-way from the Property Owner; and

WHEREAS, the Property Owner wishes to dedicate the newly construction Southgate Way to the City prior to platting the South Orchard subdivision, and the City has no objection to this action; and

WHEREAS, the Property Owner has executed a right-of-way dedication deed, reviewed and approved by the City, for Southgate Way; and

WHEREAS, the Richland Municipal Code provides for dedication of public street rights-of-way by approval of a final plat or by ordinance; and

WHEREAS, because final plat approval of South Orchard will not occur for some time, and because the Property Owner desires to dedicate the Southgate Way public street right-of-way to the City prior to any further platting action, Southgate Way must be dedicated by ordinance; and

WHEREAS, dedication of the Southgate Way public street right-of-way is appropriate to support the orderly development of the nearby properties.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. The portion of public street right-of-way legally described in **Exhibit A**, attached hereto, and depicted on **Exhibit B**, attached hereto, is hereby accepted and dedicated as a City street named Southgate Way.

Section 2. The City Manager is hereby authorized to sign, execute, and record with the Benton County Auditor's Office the right-of-way dedication deed dedicating the new Southgate Way public street right-of-way.

Section 3. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance at the attached Exhibits, duly certified by the Clerk as a true copy.


Section 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 5. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 6. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

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PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 17th day of October, 2023.


Terry Christensen, Mayor

Attest:


Toni Fulton, Acting Deputy City Clerk

Approved as to Form:


Heather Kintzley, City Attorney

First Reading: October 3, 2023
Second Reading: October 17, 2023
Date Published: October 22, 2023

EXHIBIT "A"
LEGAL DESCRIPTION
PUBLIC ROAD RIGHT OF WAY DEDICATION

THAT PORTION THAT PARCEL DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2022-024787, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATE IN THE WEST HALF OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 0°27'50" EAST 1259.20 FEET ALONG THE WEST LINE OF SAID SECTION 4 TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 00°27'50" EAST 3254.80 FEET ALONG THE WEST LINE OF SAID SECTION 4 TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN SAID DEED; THENCE NORTH 89°44'48" EAST 80.06 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID PARCEL, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 470.50 FEET; THENCE SOUTHWESTERLY 102.19 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID PARCEL THROUGH A CENTRAL ANGLE OF 12°26'41" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 6°41'05" WEST 101.99 FEET); THENCE SOUTH 00°27'45" WEST 2002.26 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID PARCEL THROUGH A CENTRAL ANGLE OF 89°59'57"; THENCE LEAVING SAID EAST LINE SOUTH 00°02'00" WEST 69.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 45°27'48" WEST 35.36 FEET); THENCE SOUTH 00°27'48" WEST 273.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 00°27'48" WEST 59.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 45°27'48" WEST 35.36 FEET); THENCE SOUTH 00°27'48" WEST 172.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 00°27'48" WEST 57.00 FEET TO THE

Exhibit A Pg. 2

BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 45°27'48" WEST 35.36 FEET); THENCE SOUTH 00°27'48" WEST 173.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 00°27'48" WEST 57.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 45°27'48" WEST 35.36 FEET); THENCE SOUTH 00°27'48" WEST 90.71 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 345.50 FEET; THENCE SOUTHEASTERLY 459.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°12'52" TO A POINT ON THE EASTERLY LINE OF SAID PARCEL, SAID POINT BEING THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 404.50 FEET; THENCE SOUTHEASTERLY 105.37 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 14°55'33"; THENCE SOUTH 60°49'31" EAST 37.04 FEET ALONG SAID EASTERLY LINE TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 293.19 FEET; THENCE SOUTHEASTERLY 94.18 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 18°24'15" TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 410.50 FEET; THENCE SOUTHEASTERLY 99.90 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 13°56'36" TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 33.90 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 77°41'59" TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 328.50 FEET; THENCE NORTHEASTERLY 13.01 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 02°16'08"; THENCE SOUTH 13°54'32" EAST

Exhibit A Pg. 3

57.00 FEET ALONG SAID EASTERLY LINE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHWESTERLY 39.43 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 90°22'18" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 30°54'19" WEST 35.47 FEET) TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 410.50 FEET; THENCE SOUTHERLY 100.92 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 14°05'12"; THENCE SOUTH 00°11'38" EAST 70.13 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY RIGHT OF WAY MARGIN OF REATA ROAD; THENCE NORTH 89°29'23" WEST 81.01 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN; THENCE LEAVING SAID RIGHT OF WAY MARGIN NORTH 00°11'38" WEST 69.13 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 329.50 FEET; THENCE NORTHWESTERLY 242.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°13'38" TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 633.87 FEET; THENCE NORTHWESTERLY 73.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°38'02" TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 177.50 FEET; THENCE NORTHWESTERLY 39.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°51'30" TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 335.50 FEET; THENCE NORTHWESTERLY 81.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°53'02" TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 414.50 FEET; THENCE NORTHWESTERLY 551.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°15'40" TO THE **POINT OF BEGINNING.**

CONTAINS 7.19 ACRES, MORE OR LESS.



1-30-2023

Exhibit B Pg. 1

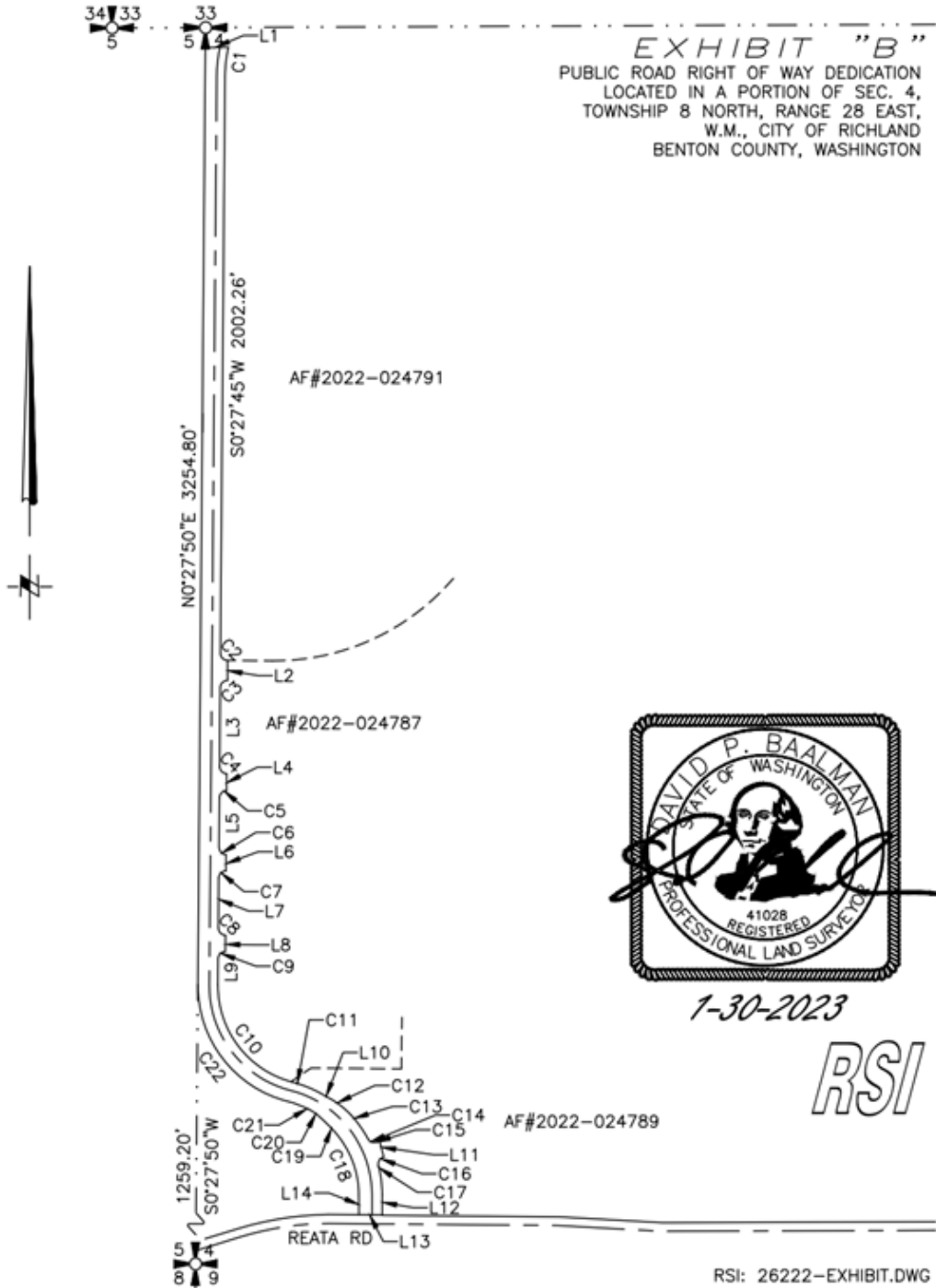


Exhibit B Pg. 2

EXHIBIT "B"
 PUBLIC ROAD RIGHT OF WAY DEDICATION
 LOCATED IN A PORTION OF SEC. 4,
 TOWNSHIP 8 NORTH, RANGE 28 EAST,
 W.M., CITY OF RICHLAND
 BENTON COUNTY, WASHINGTON

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	102.19	470.50	12°26'41"	S6°41'05"W	101.99
C2	39.27	25.00	89°59'57"	S44°32'14"E	35.36
C3	39.27	25.00	90°00'00"	S45°27'48"W	35.36
C4	39.27	25.00	90°00'00"	S44°32'12"E	35.36
C5	39.27	25.00	90°00'00"	S45°27'48"W	35.36
C6	39.27	25.00	90°00'00"	S44°32'12"E	35.36
C7	39.27	25.00	90°00'00"	S45°27'48"W	35.36
C8	39.27	25.00	90°00'00"	S44°32'12"E	35.36
C9	39.27	25.00	90°00'00"	S45°27'48"W	35.36
C10	459.58	345.50	76°12'52"	S37°38'38"E	426.44
C11	105.37	404.50	14°55'33"	S68°17'17"E	105.08
C12	94.18	293.19	18°24'15"	S51°37'24"E	93.77
C13	99.90	410.50	13°56'36"	S35°26'58"E	99.65
C14	33.90	25.00	77°41'59"	S67°19'40"E	31.36
C15	13.01	328.50	2°16'08"	N74°57'24"E	13.01
C16	39.43	25.00	90°22'18"	S30°54'19"W	35.47
C17	100.92	410.50	14°05'12"	S7°14'14"E	100.67
C18	242.84	329.50	42°13'38"	N21°18'27"W	237.38
C19	73.39	633.87	6°38'02"	N45°44'17"W	73.35
C20	39.83	177.50	12°51'30"	N55°29'03"W	39.75
C21	81.30	335.50	13°53'02"	N68°51'19"W	81.10
C22	551.70	414.50	76°15'40"	N37°40'00"W	511.87

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°44'48"E	80.06
L2	S0°02'00"W	69.93
L3	S0°27'48"W	273.65
L4	S0°27'48"W	59.00
L5	S0°27'48"W	172.00
L6	S0°27'48"W	57.00
L7	S0°27'48"W	173.00
L8	S0°27'48"W	57.00
L9	S0°27'48"W	90.71
L10	S60°49'31"E	37.04
L11	S13°54'32"E	57.00
L12	S0°11'38"E	70.13
L13	N89°29'23"W	81.01
L14	N0°11'38"W	69.13

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