

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-05
Richland, WA 99352

ORDINANCE NO. 2024-12

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
ESTABLISHING AND DEDICATING ADDITIONAL RIGHTS-OF-
WAY FOR GAGE BOULEVARD, SUMAC STREET, AND
SAVANNA STREET IN THE PLAT OF SOUTH ORCHARD -
PHASE 1.**

WHEREAS, the City owns and manages a system of public street rights-of-way for the benefit of the City's residents and visitors; and

WHEREAS, the City may receive dedications of new public street rights-of-way through land development activity or by ordinance; and

WHEREAS, Phase 1 of the preliminary plat of South Orchard has been prepared for final plat approval through the installation of public infrastructure and the preparation of the plat document; and

WHEREAS, final approval of the plat of South Orchard - Phase 1 requires dedication to the City of additional rights-of-way to Gage Boulevard, Sumac Street and Savanna Street, as depicted in **Exhibit A**, in order to satisfy the City's development requirements; and

WHEREAS, Nor Am Investment, LLC, the City of Richland, Kennewick School District No. 17, and Badger Communities, LLC, (hereafter the "Property Owners") have agreed to the dedication of a portion of their property to support approval of the plat of South Orchard – Phase 1; and

WHEREAS, the Property Owners have executed rights-of-way dedication deeds that have been reviewed and approved by the City; and

WHEREAS, the City’s best interests are served by accepting dedication of rights-of-way within the South Orchard – Phase 1 final plat that have been constructed to city standards.

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

Section 1. The portions of public street rights-of-way legally described and depicted in **Exhibits A, B, C, D and E**, attached hereto and incorporated by this reference, are hereby accepted and dedicated as additional rights-of-way for city streets named Gage Boulevard, Sumac Street and Savanna Street.

Section 2. The City Manager is hereby authorized to sign, execute, and record with the Auditor of Benton County, Washington, rights-of-way dedication deeds dedicating the additional rights-of-way for the public streets named Gage Boulevard, Sumac Street and Savanna Street as effectuated herein.

Section 3. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and 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 this 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 19th day of March, 2024.



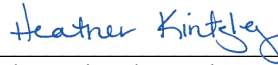
Theresa Richardson, Mayor

Attest:



Jennifer Rogers, City Clerk

Approved as to Form:



Heather Kintzley, City Attorney

First Reading: March 5, 2024

Second Reading: March 19, 2024

Date Published: March 24, 2024

EXHIBIT A (page 1)
(Legal Description)

That portion of that Parcel described in deed recorded under Auditor's File Number 2022-024791, records of Benton County, Washington, situate in Section 4, Township 8 North, Range 28 East, Willamette Meridian, Benton County, Washington, hereby dedicated for public road right-of-way purposes, described as follows:

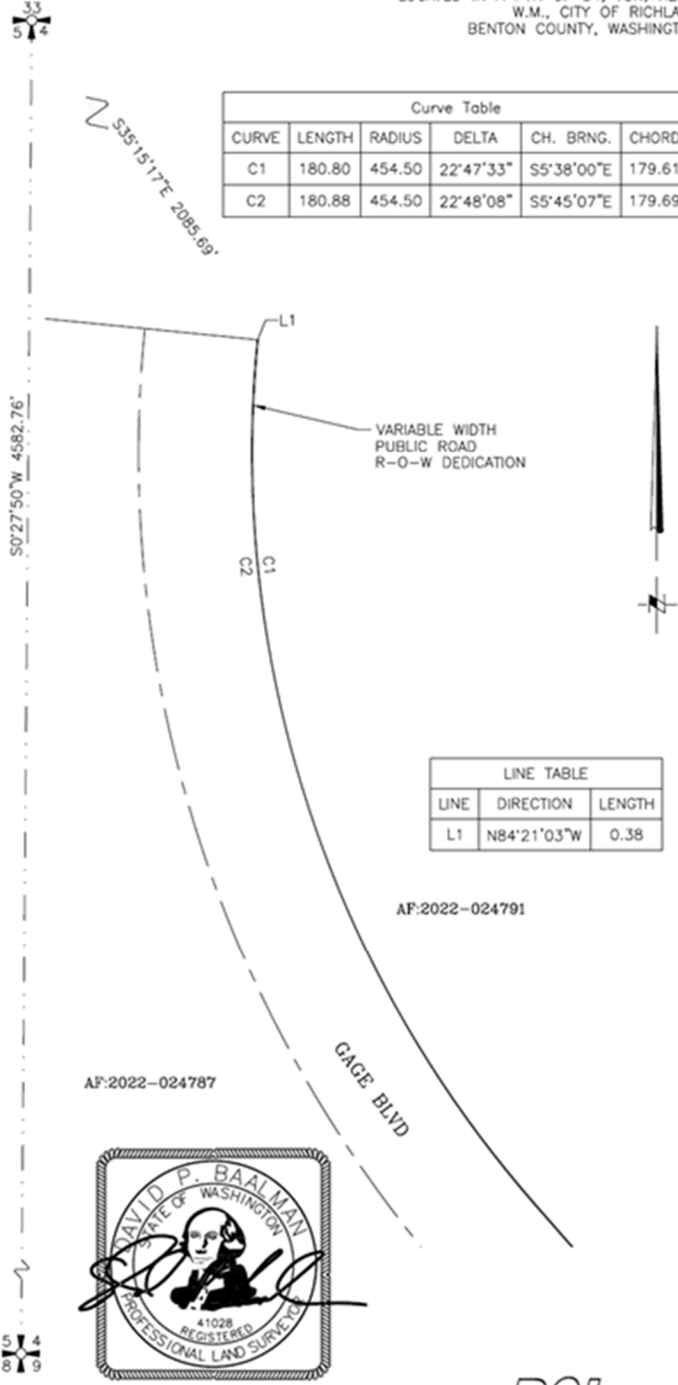
Commencing at the Northwest corner of said Section 4 (from which the Southwest corner of said Section 4 bears South 0°27'50" West 4582.76 feet); Thence South 35°15'17" East 2085.69 feet to a point on the boundary of said Parcel described in deed recorded under Auditor's File Number 2022-024791 and the **Point of Beginning**, said point being the beginning of a non-tangent curve, concave to the east, having a radius of 454.50 feet (the long chord of said curve bears South 5°45'07" East 179.69 feet); Thence southerly 180.88 feet along the arc of said curve and along the boundary of said Parcel through a central angle of 22°48'08" to a point of cusp with a non-tangent curve, concave to the east, having a radius of 454.50 feet (the long chord of said curve bears North 5°38'00" West 179.61 feet); Thence northerly 180.80 feet along the arc of said curve through a central angle of 22°47'33"; Thence North 84°21'03" West 0.38 feet to the **Point of Beginning**.

EXHIBIT A (page 2)
(Depiction)

EXHIBIT "J-2"
 LOCATED IN A PTN OF S4, T8N, R28E,
 W.M., CITY OF RICHLAND
 BENTON COUNTY, WASHINGTON

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	180.80	454.50	22°47'33"	S5°38'00"E	179.61
C2	180.88	454.50	22°48'08"	S5°45'07"E	179.69

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N84°21'03"W	0.38



26222-J-EXHIBIT.DWG

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EXHIBIT B (page 1)
(Legal Description)

That portion of that Parcel described as “Park Property” in that deed recorded under Auditor’s File Number 2010-015038, records of Benton County, Washington, situate in Section 4, Township 8 North, Range 28 East, Willamette Meridian, City of Richland, Benton County, Washington, hereby dedicated for public road right-of-way purposes, described as follows:

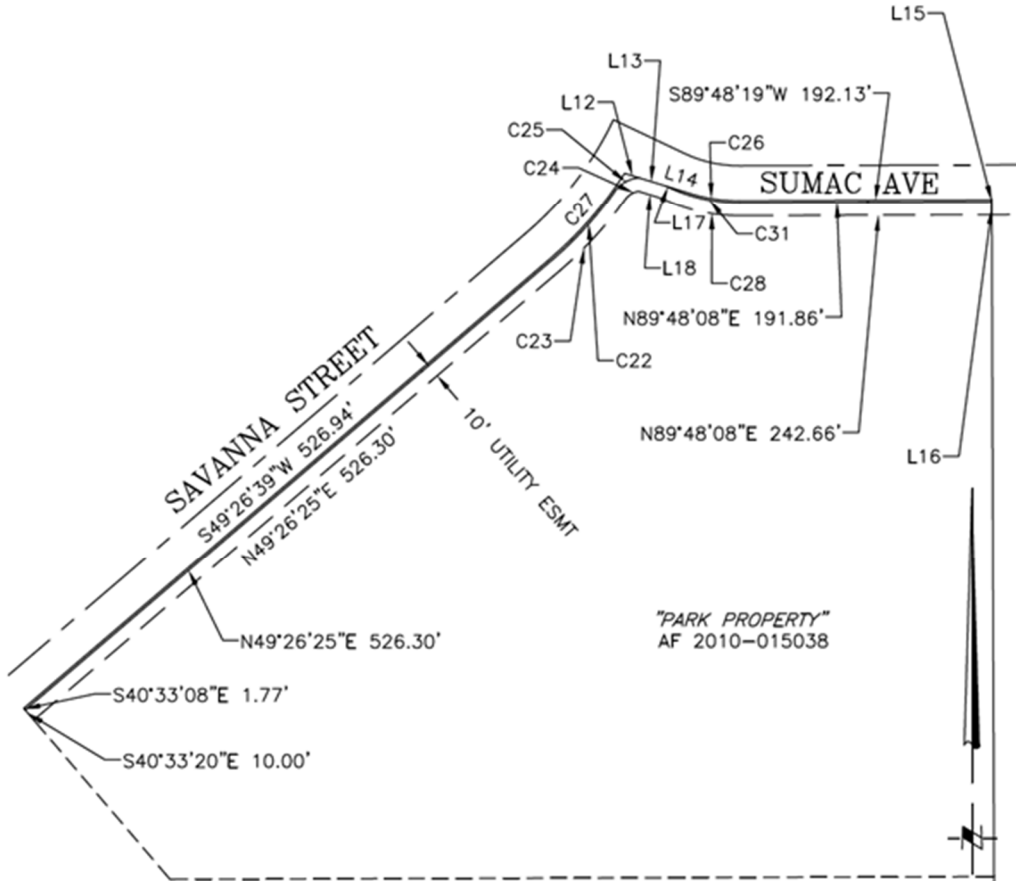
Beginning at the Westerly most corner of said “Park Property” Parcel; Thence North $49^{\circ}26'39''$ East 526.94 feet along the Northwesterly boundary of said “Park Property” Parcel to the beginning of a curve, concave to the northwest, having a radius of 289.00 feet; Thence northeasterly 87.07 feet along the arc of said curve and along the boundary of said “Park Property” Parcel through a central angle of $17^{\circ}15'47''$; Thence South $72^{\circ}51'37''$ East 12.11 feet along the boundary of said “Park Property” Parcel to a point of cusp with a non-tangent curve, concave to the southeast, having a radius of 25.00 feet (the long chord of said curve bears South $61^{\circ}08'36''$ West 21.91 feet; Thence southwesterly 22.68 feet along the arc of said curve through a central angle of $51^{\circ}58'25''$ to the beginning of a reverse curve, concave to the northwest, having a radius of 289.50 feet; Thence southwesterly 72.17 feet along the arc of said curve through a central angle of $14^{\circ}17'01''$; Thence South $49^{\circ}26'25''$ West 526.30 feet to a point on the Southwesterly boundary of said “Park Property” Parcel; Thence North $40^{\circ}33'20''$ West 1.77 feet along said Southwesterly boundary to the **Point of Beginning**.

Together with that portion of said “Park Property” Parcel, hereby dedicated for public road right-of-way purposes, described as follows:

Beginning at the Northeast corner of said “Park Property” Parcel; Thence South $89^{\circ}48'19''$ West 192.13 feet along the North line of said “Park Property” Parcel to the beginning of a curve, concave to the north, having a radius of 125.00 feet; Thence northwesterly 37.82 feet along the arc of said curve and along the boundary of said “Park Property” Parcel through a central angle of $17^{\circ}20'02''$; Thence North $72^{\circ}51'37''$ West 19.37 feet along the boundary of said “Park Property” Parcel; Thence leaving the boundary of said “Park Property” Parcel South $64^{\circ}38'16''$ East 2.06 feet to the beginning of a curve, concave to the northeast, having a radius of 125.50 feet; Thence southeasterly 55.99 feet along the arc of said curve through a central angle of $25^{\circ}33'36''$; Thence North $89^{\circ}48'08''$ East 191.86 feet to the Easterly boundary of said “Park Property” Parcel; Thence North $0^{\circ}11'38''$ West 1.71 feet along the Easterly boundary of said “Park Property” Parcel to the **Point of Beginning**.

EXHIBIT B (page 2)
(Depiction)

EXHIBIT "L-1"
LOCATED IN A PTN OF S4, T8N, R28E,
W.M., CITY OF RICHLAND
BENTON COUNTY, WASHINGTON



"PARK PROPERTY"
AF 2010-015038

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RSI: 26222-P-ESMT2DWG

1-9-2024



EXHIBIT B (page 3)

EXHIBIT "L-2"
 LOCATED IN A PTN OF S4, T8N, R28E,
 W.M., CITY OF RICHLAND
 BENTON COUNTY, WASHINGTON

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C22	72.17	289.50	14°17'01"	N42°17'54"E	71.99
C23	74.66	299.50	14°17'01"	N42°17'54"E	74.47
C24	12.06	15.00	46°03'41"	S58°11'14"W	11.74
C25	22.68	25.00	51°58'25"	N61°08'36"E	21.91
C26	37.82	125.00	17°20'02"	S81°31'40"E	37.67
C27	87.07	289.00	17°15'47"	N40°48'46"E	86.75
C28	60.45	135.50	25°33'36"	S77°25'04"E	59.95
C31	55.99	125.50	25°33'36"	S77°25'04"E	55.52

LINE TABLE		
LINE	DIRECTION	LENGTH
L12	N72°51'37"W	12.11
L13	N72°51'37"W	20.79
L14	N72°51'37"W	19.37
L15	S0°11'38"E	1.71
L16	S0°11'38"E	10.00
L17	S64°38'16"E	2.06
L18	N72°51'37"W	18.08



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1-9-2024



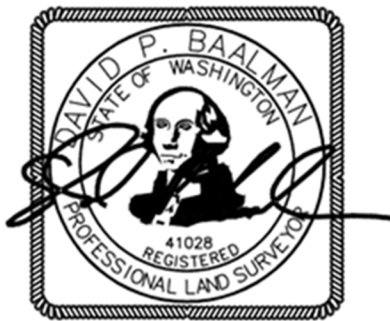
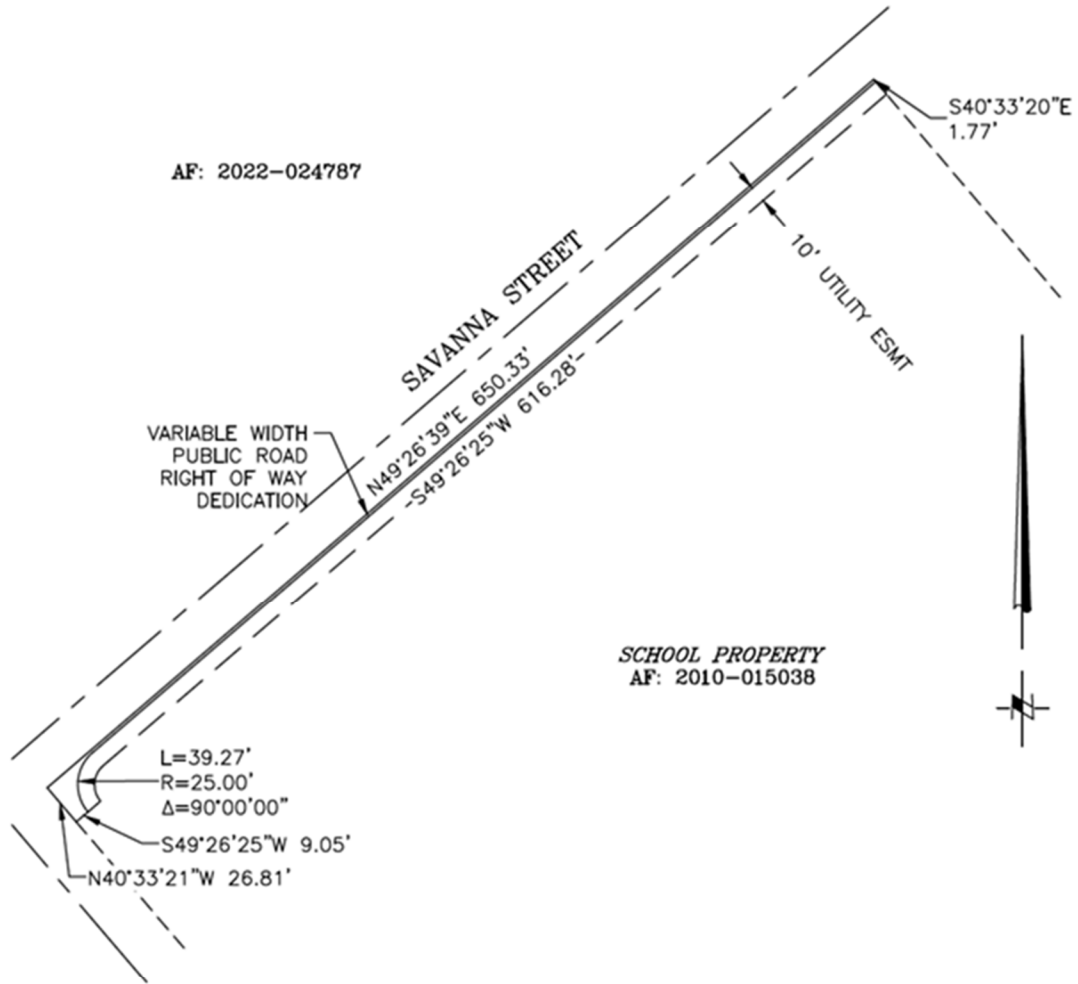
EXHIBIT C (page 1)
(Legal Description)

That portion of that Parcel described as “School Property” in that deed recorded under Auditor’s File Number 2010-015038, records of Benton County, Washington, situate in Section 4, Township 8 North, Range 28 East, Willamette Meridian, City of Richland, Benton County, Washington, hereby dedicated for public road right-of-way purposes, described as follows:

Beginning at the Westerly most corner of said “School Property” Parcel; Thence North 9°26’39” East 650.33 feet along the Northwesterly boundary of said “School Property” Parcel to the Northerly most corner thereof; Thence South 40°33’20” East 1.77 feet along the Northerly boundary of said “School Property” Parcel; Thence South 49°26’25” West 616.28 feet to the beginning of a curve, concave to the east, having a radius of 25.00 feet; Thence southerly 39.27 feet along the arc of said curve through a central angle of 90°00’00”; Thence South 49°26’25” West 9.05 feet to a point on the Southwesterly boundary of said “School Property” Parcel; Thence North 40°33’21” West 26.81 feet along said southwesterly boundary to the **Point of Beginning**.

EXHIBIT C (page 2)
(Depiction)

EXHIBIT "D-1"
ROAD RIGHT OF WAY AND UTILITY EASMENT
LOCATED IN A PTN OF S4, T8N, R28E,
W.M., CITY OF RICHLAND
BENTON COUNTY, WASHINGTON



1-5-2024

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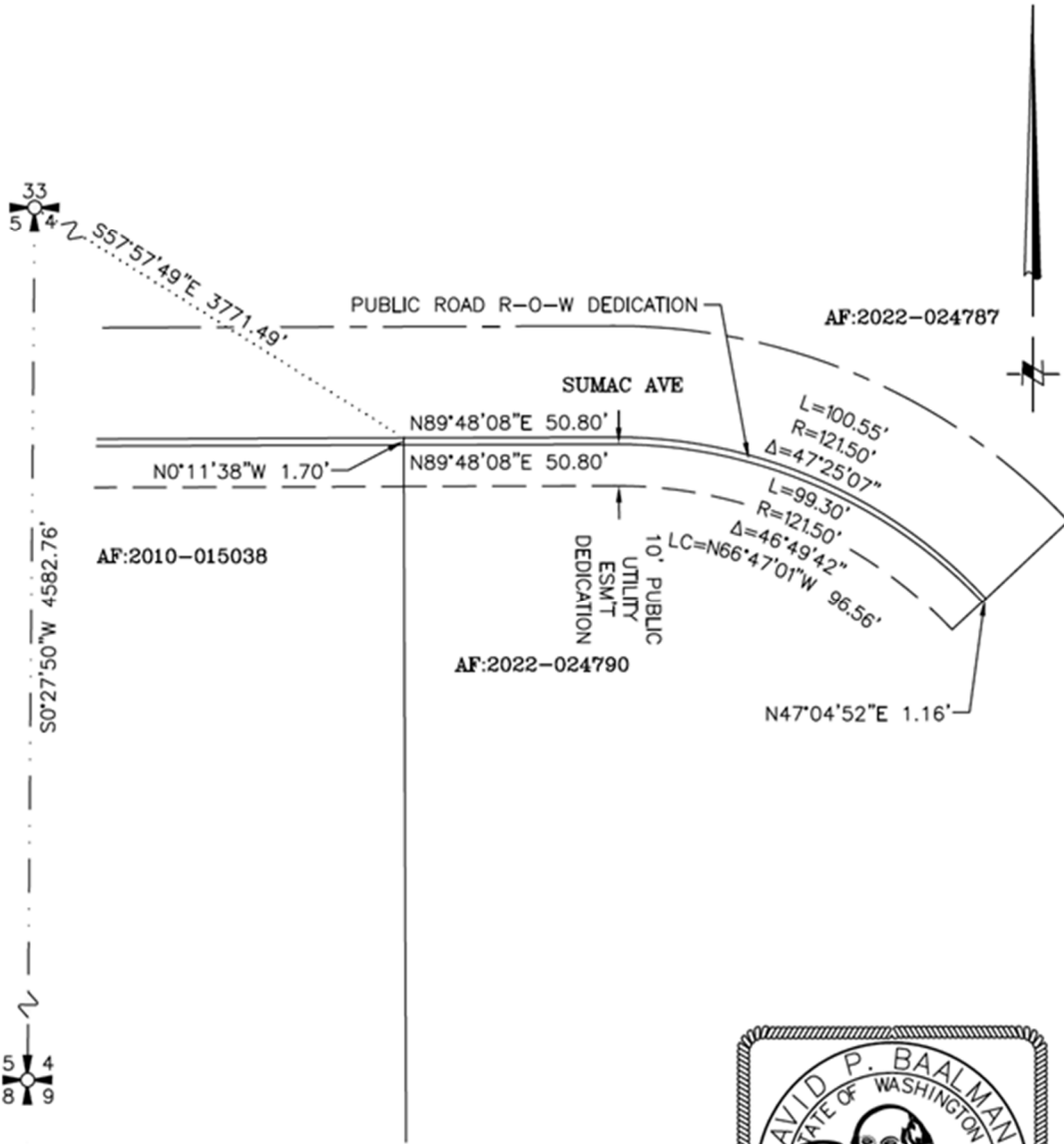
EXHIBIT D (page 1)
(Legal Description)

That portion of that Parcel described in deed recorded under Auditor's File Number 2022-024790, records of Benton County, Washington, situate in Section 4, Township 8 North, Range 28 East, Willamette Meridian, Benton County, Washington, hereby dedicated for public road right-of-way purposes, described as follows:

Commencing at the Northwest corner of said Section 4 (from which the Southwest corner of said Section 4 bears South $0^{\circ}27'50''$ West 4582.76 feet); Thence South $57^{\circ}57'49''$ East 3771.49 feet to a point on the Northerly boundary of said Parcel described in deed recorded under Auditor's File Number 2022-024790 and the **Point of Beginning**; Thence North $89^{\circ}48'08''$ East 50.80 feet along the Northerly boundary of said Parcel to the beginning of a curve, concave to the southwest, having a radius of 121.50 feet; Thence southeasterly 100.55 feet along the arc of said curve and along said Northerly boundary through a central angle of $47^{\circ}25'07''$; Thence South $47^{\circ}04'52''$ West 1.16 feet to the beginning of a non-tangent curve, concave to the southwest, having a radius of 121.50 feet (the long chord of said curve bears North $66^{\circ}47'01''$ West 96.56 feet); Thence northwesterly 99.30 feet along the arc of said curve through a central angle of $46^{\circ}49'42''$; Thence South $89^{\circ}48'08''$ West 50.80 feet to the Westerly boundary of said Parcel; Thence North $0^{\circ}11'38''$ West 1.70 feet along said Westerly boundary to the **Point of Beginning**.

EXHIBIT D (page 2)
(Depiction)

EXHIBIT "K-1"
LOCATED IN A PTN OF S4, T8N, R28E,
W.M., CITY OF RICHLAND
BENTON COUNTY, WASHINGTON



RSI

RSI: 26222-P-ESMT2DWG

1-9-2024



Exhibit E
Final Right-of-Way Dedication
(Depiction)

