

**WHEN RECORDED RETURN TO:**

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

**ORDINANCE NO. 2024-32**

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,  
ESTABLISHING AND DEDICATING THE RIGHTS-OF-WAY FOR  
SEGMENTS OF KINGSGATE WAY AND QUEENSGATE DRIVE.**

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

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

**WHEREAS**, the Washington State Department of Natural Resources (DNR) desires to dedicate public street right-of-way to enable development of land owned by DNR; and

**WHEREAS**, DNR has executed right-of-way dedication deeds that have been reviewed and approved by the City; and

**WHEREAS**, the right-of-way for portions of Kingsgate Way and Queensgate Drive proposed for dedication are necessary for the City's planned public street network as included in the City's adopted 2025-2030 Transportation Improvement Plan (TIP); and

**WHEREAS**, the City's best interests are served by accepting the proposed dedication of right-of-way for future transportation network buildout.

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

Section 1. The portion of the public street right-of-way legally described in **Exhibit A** and depicted as “Queensgate Drive” in **Exhibit A-1**, attached hereto and incorporated herein by this reference, is hereby accepted and dedicated as city street right-of-way named “Queensgate Drive.”

Section 2. The portion of the public street right-of-way legally described in **Exhibit B** and depicted as “Kingsgate Way” in **Exhibit B-1**, attached hereto and incorporated herein by this reference, is hereby accepted and dedicated as city street right-of-way named “Kingsgate Way.”

Section 3. The City Manager is hereby authorized to sign, execute, and record with the Auditor of Benton County, Washington, right-of-way dedication deeds dedicating the additional right-of-way for portions of the public streets named Kingsgate Way and Queensgate Drive.

Section 4. 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 5. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 6. 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 7. 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.

**PASSED** by the City Council of the City of Richland, Washington, at a regular meeting on the 5<sup>th</sup> day of November, 2024.

Theresa A Richardson  
Theresa Richardson, Mayor

Attest:

Jennifer Rogers  
Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley  
Heather Kintzley, City Attorney

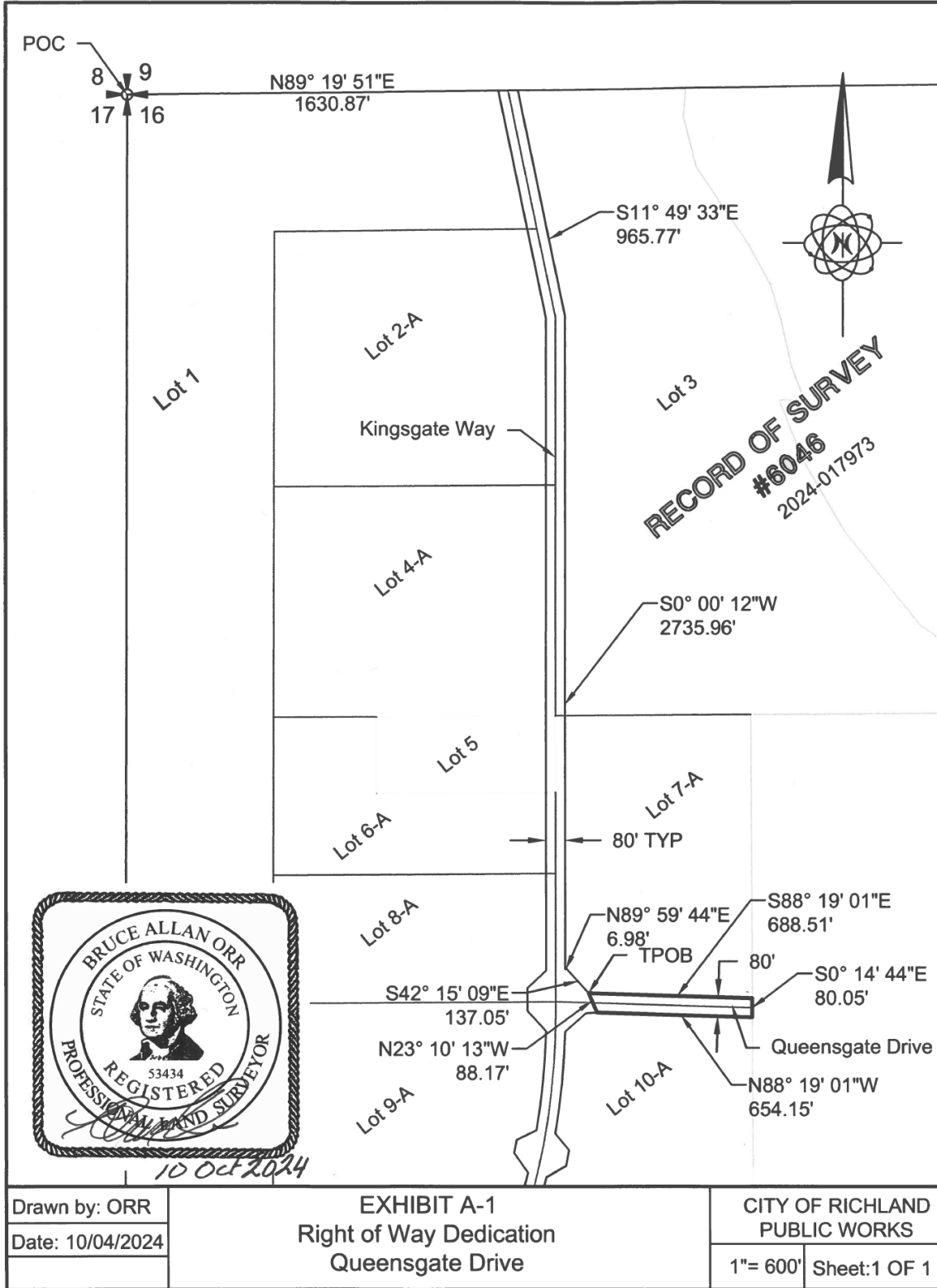
First Reading: October 15, 2024  
Second Reading: November 5, 2024  
Date Published: November 10, 2024

**EXHIBIT A**  
**Legal Description – Queensgate Drive**

A right-of-way, named Queensgate Drive, situate in Section 16, Township 9 North, Range 28 East, Willamette Meridian, City of Richland, Benton County, Washington, described as follows:

Commencing at the Northwest Corner of aforementioned section also being the Northwest corner of a Parcel described in a Survey of Record #6046, recorded in Auditors File Number 2024-017973 records of aforementioned County; Thence along the North line of Lot 1, North 89°19'51" East 1630.87 feet to a point in the Northwest Corner of Lot 3; Thence South 11°49'33" East 965.77 parallel and 40 feet distant from the West line of a portion Lot 3; Thence South 00°00'12" West 2735.96 parallel and 40 feet distant from a portion of the West line of Lot 7-A and Lot 3 of said Record of Survey; Thence North 89°59'44" East 6.98 feet; Thence South 42°15'09" East 137.05 feet to the **True Point of Beginning**;

Thence South 88°19' 01 East 688.51 parallel and 40 feet distant from a portion of the South line of Lot 7-A to the East line of Lot 7-A of said Record of Survey; Thence South 0°14'44" East 80.05 feet along a portion of the East Line of Lot 7-A and Lot 10-A; Thence North 88°19' 01" West 654.15 parallel and 40 feet distant from a portion of the North line of Lot 10-A; Thence North 23°10'13" West 88.17 feet to the **Point of Beginning**.



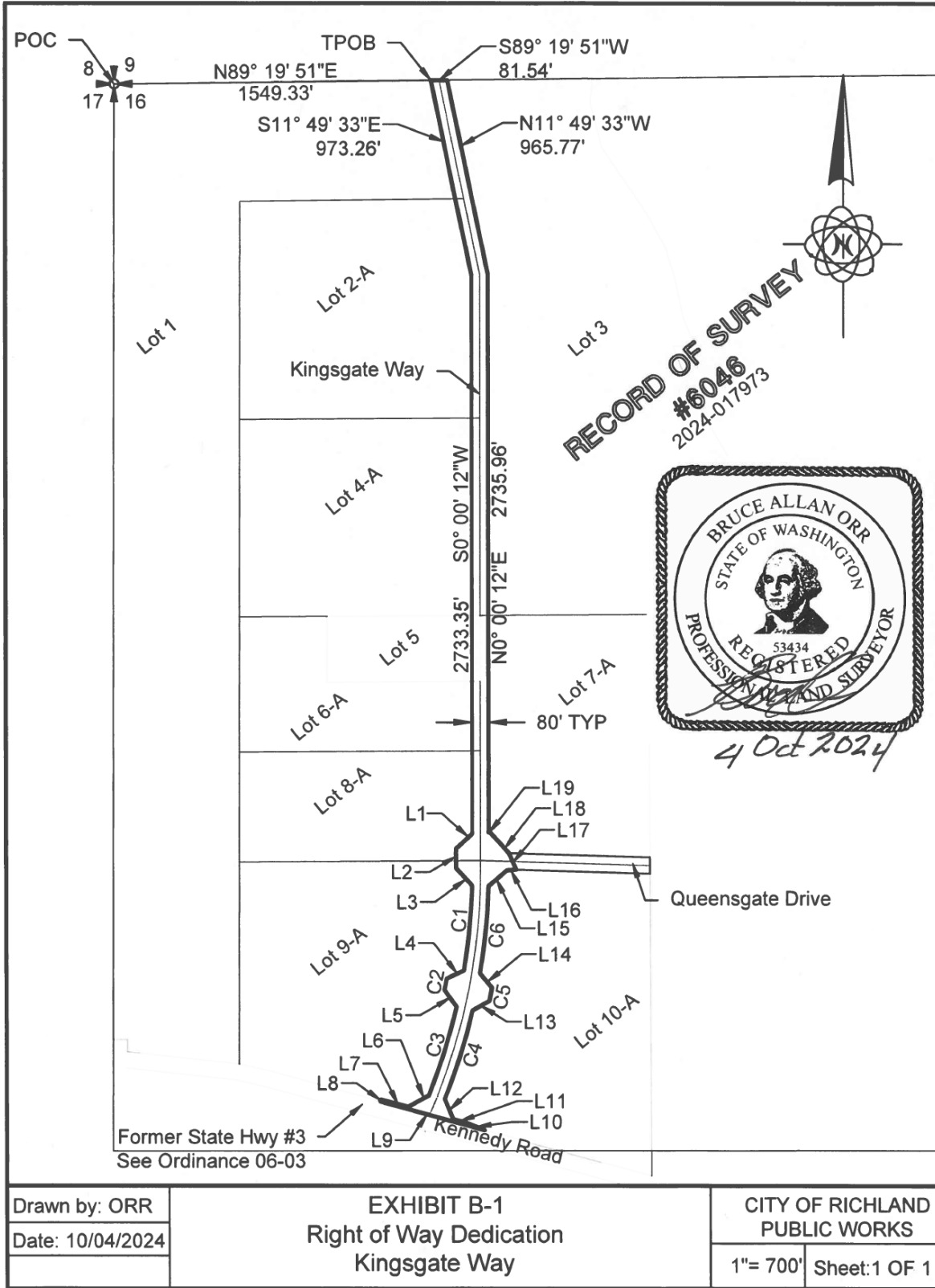
**EXHIBIT B**  
**Legal Description – Kingsgate Way**

A right-of-way, named Kingsgate Way, situate in Section 16, Township 9 North, Range 28 East, Willamette Meridian, City of Richland, Benton County, Washington, described as follows:

Commencing at the Northwest Corner of aforementioned section also being the Northwest corner of a Parcel described in a Survey of Record #6046, recorded in Auditors File Number 2024-017973 records of said County; Thence along the North line of Lot 1, North 89°19'51" East 1549.33 feet and the **True Point of Beginning**;

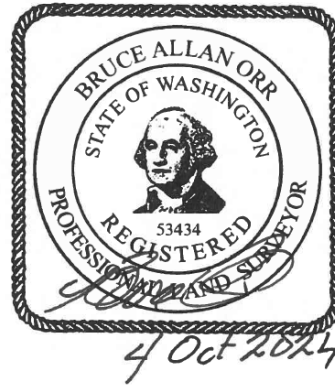
Thence South 11°49'33" East 973.26 parallel and 40 feet distant from the East line of Lot 1 and a portion of Lot 2-A of hereinabove Record of Survey; Thence South 0°00'12" West 2733.35 feet and 40 feet distant from the East line of Lot 4-A, Lot 5, Lot 6-A and a portion of Lot 2-A and Lot 8-A of said Record of Survey; Thence South 47°10'46" West 108.36 feet; Thence South 0°00'17" East 95.62 feet; Thence South 42°39'27" East 115.54 feet to a non-tangential curve concave to the west with a radius of 2960.00 feet; Thence southerly 417.40 feet along curve through a central angle 8°04'47" (long cord South 5°39'20" West 417.06 feet) and 40 feet distant from the East line of a portion of Lot 9-A of said Record of Survey; Thence South 64°29'23" West 92.53 feet to a non-tangential curve to concave to the west with a radius of 2885.00 feet; Thence southerly 56.51 feet along curve through a central angle 1°07'21" (long cord South 11°18'24" West 56.51 feet); Thence South 35°11'41" East 101.47 to a non-tangential curve to concave to the west with a radius of 2960.00 feet; Thence southerly 454.95 feet along curve through a central angle 8°48'23" (long cord South 17°37'06" West 454.50 feet) and 40 feet distant from the East line of a portion of Lot 9-A of said Record of Survey; Thence South 60°58'25" West 115.77 feet; Thence North 74°39'33" West 138.25 feet; Thence South 15°20'28" West 10.00 feet to the South line of Lot 9-A of said Record of Survey; Thence South 74°38'58" East 529.22 feet along a portion of the South Line of Lot 9-A and Lot 10-A; Thence North 67°45'19" West 83.94 feet; Thence North 74°39' 34" West 78.05 feet; Thence North 22°31'42" West 107.30 feet to a non-tangential curve to concave to the west with a radius of 3040.00 feet; Thence southerly 454.04 feet along curve through a central angle 8°33'27" (long cord North 17°29'41" East 453.62 feet) and 40 feet distant from the West line of a portion of Lot 10-A of said Record of Survey; Thence North 60°09'30" East 94.75 feet to a non-tangential curve to concave to the west with a radius of 3110.00 feet; Thence northerly 66.44 feet along curve through a central angle 1°13'27" (long cord North 11°24'13" East 66.44 feet); Thence North 39°38'33" West 91.38 feet to a non-tangential curve to concave to the west with a radius of 3040.00 feet;

Thence southerly 429.12 feet along curve thorough a central angle  $8^{\circ}05'16''$  (long cord North  $5^{\circ}39'34''$  East 428.76 feet) and 40 feet distant from the West line of a portion of Lot 10-A of said Record of Survey; Thence North  $48^{\circ}55'43'$  East 116.92 feet; Thence North  $86^{\circ}31'36'$  East 46.98 feet to a point on the South Right of Way of Queensgate Drive; Thence North  $23^{\circ}10'13'$  West 88.17 feet; Thence North  $42^{\circ}15'09'$  West 137.05 feet; Thence South  $89^{\circ}59'44'$  West 6.98 feet; Thence North  $00^{\circ}00'12''$  East 2735.96 parallel and 40 feet distant from a portion of the West line of Lot 7-A and Lot 3 of said Record of Survey; Thence North  $11^{\circ}49'33''$  West 965.77 parallel and 40 feet distant from the West line of a portion Lot 3 to the North line Lot 3 of said Record of Survey; Thence South  $89^{\circ}19'51''$  West 81.54 feet along a portion of the North Line of Lot 3 and Lot 1 to the **Point of Beginning**.



<b>Parcel Line Table</b>		
Line #	Length	Direction
L1	108.36	S47° 10' 46"W
L2	95.62	S0° 00' 17"E
L3	115.54	S42° 39' 27"E
L4	92.53	S64° 29' 23"W
L5	101.47	S35° 11' 41"E
L6	115.77	S60° 58' 25"W
L7	138.25	N74° 39' 33"W
L8	10.00	S15° 20' 28"W
L9	529.22	S74° 38' 58"E
L10	83.94	N67° 45' 19"W
L11	78.05	N74° 39' 34"W
L12	107.30	N22° 31' 42"W
L13	94.75	N60° 09' 30"E
L14	91.38	N39° 38' 33"W

<b>Parcel Line Table</b>		
Line #	Length	Direction
L15	116.92	N48° 55' 43"E
L16	46.98	N86° 31' 36"E
L17	88.17	N23° 10' 13"W
L18	137.05	N42° 15' 09"W
L19	6.98	S89° 59' 44"W



<b>Curve Table</b>					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	417.40	2960.00	8°04'47"	S5° 39' 20"W	417.06
C2	56.51	2885.00	1°07'21"	S11° 18' 24"W	56.51
C3	454.95	2960.00	8°48'23"	S17° 37' 06"W	454.50
C4	454.04	3040.00	8°33'27"	N17° 29' 41"E	453.62
C5	66.44	3110.00	1°13'27"	N11° 24' 13"E	66.44
C6	429.12	3040.00	8°05'16"	N5° 39' 34"E	428.76

Drawn by: ORR  
Date: 10/04/2024

**EXHIBIT B-2**  
**Curve and Line Table**  
**Kingsgate Way**

**CITY OF RICHLAND**  
**PUBLIC WORKS**

None      Sheet: 1 OF 1