

APN # 1980352 SP
11/13/2023 01:43 PM
2 Page(s) \$328.50
Matt Beaton, Auditor
Franklin Co., WA

DWG FILE: 22432SP2.DWG

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION

JOB NUMBER: 22-432
OCTOBER 25, 2023

SHORT PLAT 2023-20
OF LOTS 1 AND 2 OF SHORT PLAT 99-14, LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 12 AND A PORTION OF THE SE 1/4 OF SECTION 11, T 14 N, R 30 E, W.M., FRANKLIN COUNTY, WASHINGTON

BUREAU OF RECLAMATION CONCURRENCE FOR THIS PLAT IS LIMITED TO THE EXTENT OF THE PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF ROW 98.17.310.

BRAND CONSTRUCTION: IRISNG GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL BRAND CONSTRUCTION STANDARDS ARE NOT AVAILABLE FOR DRAINING OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURE LAND USE. UNLESS 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 THE LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS SUBJECT TO FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS PLAT IS SERVED BY COUNTY ROADS, IRRIGABLE LAND WITHIN THE ROAD RIGHT-OF-WAY OR SOLICITED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO FRANKLIN COUNTY AND PAYABLE TO THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

IRRIGATION APPROVAL:

The Bureau of Reclamation for 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.

BUREAU OF RECLAMATION

IRRIGATION AND OWNER'S CERTIFICATE

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT ("DISTRICT"). THE DISTRICT HEREBY CERTIFIES THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THE PLAT AND OTHER ADJACENT LANDS WHICH ARE ENTITLED TO DISTRICT WATER. A SEPARATE WRITTEN AGREEMENT FOR COMPLETED IRRIGATION FACILITIES WILL NOT BE REQUIRED. (CHECK ONE)

OWNER'S CERTIFICATE

I, GARY S. GIMMISON, PROPERTY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN, UNDERSTAND AND AGREE THAT SAID LAND IS TO BE SERVED AND RIGHT PLATTED INTO LOTS AS SHOWN HEREON, AND DEDICATED TO THE PUBLIC ALL EASEMENTS AND STREET RIGHT-OF-WAYS SHOWN HEREON.

Gary S. Gimmison
GARY S. GIMMISON
LINDA A. GIMMISON

ACKNOWLEDGMENT:

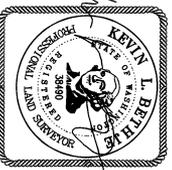
I, KEVIN L. BETHJE, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY AND THAT THE CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

Kevin L. Bethje
KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR
P.L.S. NO. 36490

SURVEYOR'S CERTIFICATE:

I, KEVIN L. BETHJE, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY AND THAT THE CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

Kevin L. Bethje
KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR
DATE: 10-25-2023



ACKNOWLEDGMENT:

I, GARY S. GIMMISON, PROPERTY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN, UNDERSTAND AND AGREE THAT SAID LAND IS TO BE SERVED AND RIGHT PLATTED INTO LOTS AS SHOWN HEREON, AND DEDICATED TO THE PUBLIC ALL EASEMENTS AND STREET RIGHT-OF-WAYS SHOWN HEREON.

Gary S. Gimmison
GARY S. GIMMISON
LINDA A. GIMMISON

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 11-14-23
RESIDING: *Chubbuck, WA*



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2023 A.D. PARCEL # 120-110036

Ellie Wells
ELLIE WELLS, FRANKLIN COUNTY TREASURER
DATE: 11/13/2023

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 13 DAY OF NOV 2023 AT 1:43 PM
IN BOOK 22-432 OF SHORT PLATS AT PAGE 180 AT THE REQUEST OF
GARY GIMMISON
Matt Beaton
MATT BEATON, FRANKLIN COUNTY AUDITOR
INDEX NO. 4241980352
DATE: 11/13/2023

NOTES

- APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS
- THE OWNERS HAD HERETOFORE BEEN RESPONSIBLE FOR PROVIDING AND INSTALLING ALL NECESSARY CONDUIT, RIMMED VALVES, SECONDARY JUNCTION BOXES AND BACKFILL FOR THE BRICK SPECIFICATIONS. SAID OWNERS WILL MAKE THE NECESSARY PERMITS AND PAYMENTS AND WILL PROVIDE ALL NECESSARY UTILITY EASEMENTS PRIOR TO BRICK CONSTRUCTION AND/OR CONNECTION OF ELECTRICAL SERVICE TO THE PLAT.
- LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE (5) YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO FRANKLIN COUNTY CODE CHAPTER 16.20, FRANKLIN COUNTY CODE CHAPTER 16.24 AND ROW 98.17.
- INFORMATION ON THIS PLAT PERTAINING TO IRRIGATION BLOCKS, FARM UNITS, BUREAU OF RECLAMATION FARM UNIT MAPS, PLEASE REFER TO THE APPROPRIATE FARM UNIT MAP FOR INFORMATION CONCERNING THESE FEATURES. (ONLY APPLIES TO OSM MAPS)
- ADDRESSES WILL BE DETERMINED BY THE COUNTY WHEN THE BUILDING PERMITS ARE ISSUED.
- PARK DEDICATION FEE SHALL APPLY TO LOT 1 OF THIS DEDICATED PLAT. THIS FEE SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE OF ANY NEW DWELLING UNIT ON LOT 1 WITHIN THIS SHORT PLAT.
- FRANKLIN HEALTH DISTRICT REQUIRES THAT ALL SEPTIC AND ON-SITE DRAIN FIELDS BE LOCATED NO CLOSER THAN 100 FEET FROM ANY SURFACE WATER.
- THE FOLLOWING SEPARATION STANDARDS SHALL BE REQUIRED FOR ALL NEW STRUCTURES ON EACH LOT OR PARCEL, UNLESS THERE IS AN OPERATIONAL FIRE HOSEWAY, MEETING FIRE FLOW SHALL APPLY. LOCATED WITHIN 500 FEET OF LOT OR PARCEL, THE FOLLOWING SETBACKS SHALL APPLY:
FRONT: TWENTY FIVE (25) FEET
REAR: TWENTY FIVE (25) FEET
SIDE: TWENTY (20) FEET
- BETWEEN STRUCTURES FIFTEEN (15) FEET. THE STRUCTURE SEPARATION MAY BE REDUCED WITH THE CONSTRUCTION OF AN APPROVED ONE-HOUR INTERVENING FIRE WALL.
- DURING CONSTRUCTION ON EACH PROPERTY, ALL CONSTRUCTION DEBRIS SHALL BE MAINTAINED ON-SITE AND PROPERLY DISPOSED OF. DUST CONTROL MEASURES INCLUDING AN ADEQUATE WATER SUPPLY SHALL BE PROVIDED.
- LOT 2 AND 3 AS SHOWN ON THIS SHORT PLAT WAS CREATED PURSUANT TO THE INNOVATIVE AGRICULTURAL SHORT PLAT STANDARDS OF FRANKLIN COUNTY (RCW 17.10.090(1), LOT 2 AND 3 ARE LESS THAN TWENTY (20) ACRES IN SIZE AND THERE SHALL BE A MINIMUM OF FORTY (40) ACRES SET ASIDE FOR THESE LOTS IN THE MAIN FARM PARCEL, LOT 1, AS STATED IN FRANKLIN COUNTY CODE CHAPTER 16.32(A)(9).
- FRANKLIN COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE EASEMENTS.
- PRIVATE ACCESS ROAD EASEMENTS SHALL BE CONSIDERED AS FIRE APPARATUS ACCESS ROADS AS DESCRIBED IN THE FRANKLIN COUNTY DESIGN STANDARDS.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATTED PROPERTY'S CURRENT UTILITY PROVIDER, SAID UTILITY PROVIDER SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF ALL UTILITY CABLE, AND OTHER DEFINED UTILITIES, TO AND OR THROUGH SAID TRACT.
- APPROVAL OF THIS LAND DIVISION DOES NOT GUARANTEE THE APPROVAL OR ISSUANCE OF FUTURE BUILDING PERMITS.
- APPROACH PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) ARE REQUIRED FOR ANY NEW APPROACHES ONTO DESIGNATED WASHINGTON STATE HIGHWAYS.

APPROVALS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED FOR THE BIG BRAND ELECTRIC COOPERATIVE, INC.
Kevin L. Bethje
DATE: 11/18/23

THE ANNEKED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN.
Kevin L. Bethje
DATE: 11/18/2023

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Kevin L. Bethje
DATE: 11/18/2023

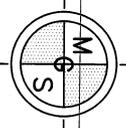
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Kevin L. Bethje
DATE: 11/18/2023

SCALE: NA
JOB NO. 22-432
DATE: 10-25-2023
CALC BY: KLB
DRAWN BY: KLB
CHECKED BY: _____



MCS
PASCO, INC.
809 S AUBURN ST
KENNEWICK, WA 98336
509-491-1071

DWG FILE: 22432SP2.DWG

SHORT PLAT 2023-20

OF LOTS 1 AND 2 OF SHORT PLAT 99-14, LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 12 AND A PORTION OF THE SE 1/4 OF SECTION 11, T 14 N, R 30 E, W.M. FRANKLIN COUNTY, WASHINGTON

JOB NUMBER: 22-432

OCTOBER 25, 2022

SURVEYOR'S CERTIFICATE:

I, KEVIN L. BETHGE, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, BEARINGS AND PERIMETERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

10-25-2023
 KEVIN L. BETHGE, PROFESSIONAL LAND SURVEYOR
 P.L.S. NO. 36490



LEGEND:

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES 5/8" IRON ROD WITH "BETHGE 38490" PLASTIC CAP SET
- [XXXXXX] INDICATES RECORD BEARING AND DISTANCE PER SR NO. 2
- [XXXXXX] INDICATES RECORD BEARING AND DISTANCE PER SR NO. 2
- [XXXXXX] INDICATES NORTHING AND EASTING GRID COORDINATES PER DATUM SHOWN IN THE BASIS OF BEARING NOTE NEXT TO THE NORTH ARROW.
- {XXXXX} INDICATES ADDRESS ALONG PARADISE ROAD

10-25-2023

INDICATES FOUND MONUMENT AS NOTED

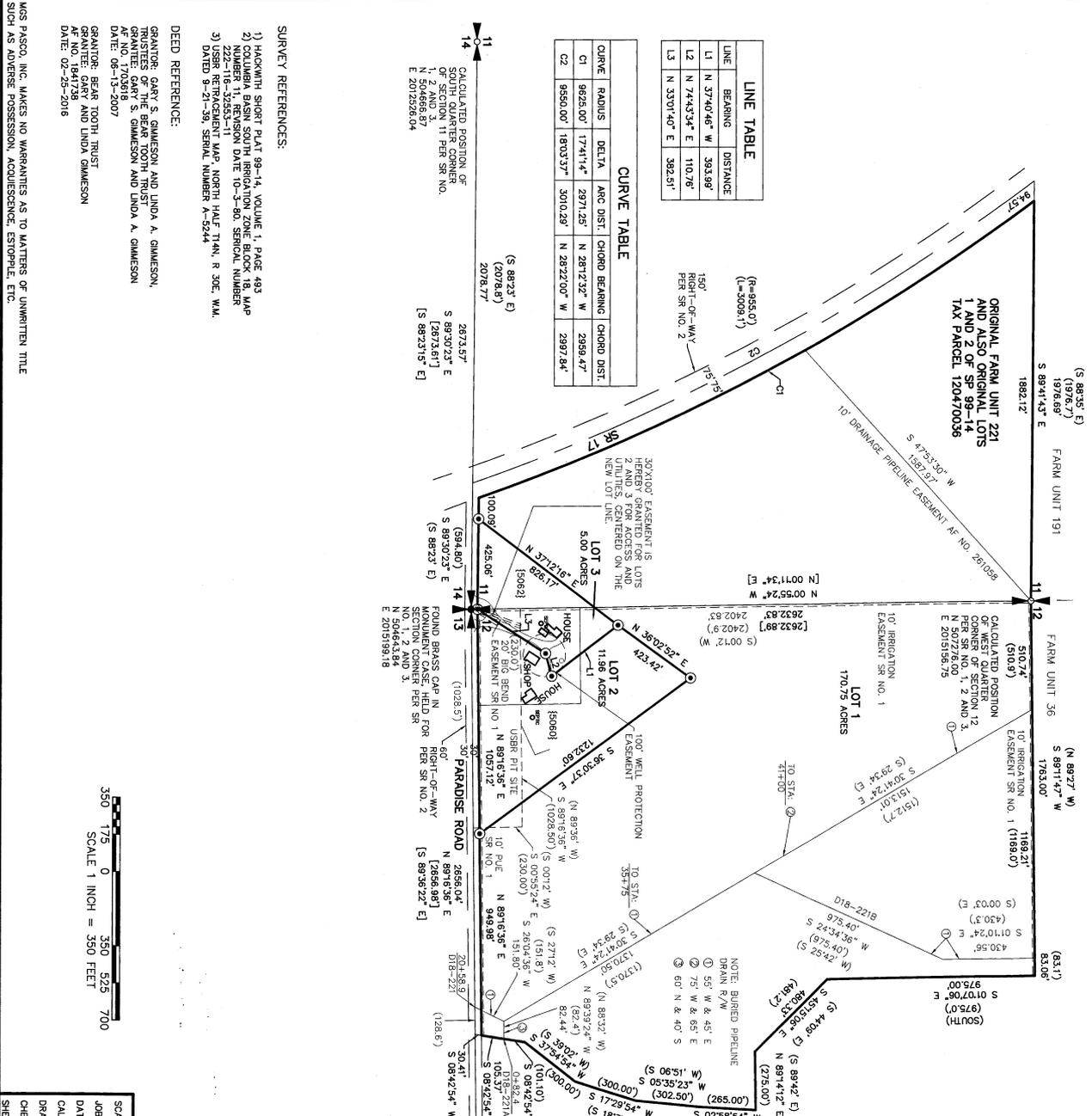
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[XXXXXX] INDICATES NORTHING AND EASTING GRID COORDINATES PER DATUM SHOWN IN THE BASIS OF BEARING NOTE NEXT TO THE NORTH ARROW.

{XXXXX} INDICATES ADDRESS ALONG PARADISE ROAD



LINE	BEARING	DISTANCE
L1	N 37°40'48" W	383.89'
L2	N 74°43'34" E	110.76'
L3	N 33°01'40" E	382.51'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	8625.00'	17°41'14"	2971.25'	N 28°12'32" W	2959.47'
C2	9550.00'	18°03'37"	3010.29'	N 28°22'00" W	2997.84'

SURVEY REFERENCES:

- HACKWORTH SHORT PLAT 99-14, VOLUME 1, PAGE 493
- COLUMBIA BASIN SOUTH IRRIGATION ZONE BLOCK 18, MAP NUMBER 11, REVISION DATE 10-3-80, SERIAL NUMBER 222-18-32023-11
- 222-18-32023-11 MAP NORTH HALF T14N, R 30E, W.M. DATED 9-21-89, SERIAL NUMBER A-5244

DEED REFERENCE:

GRANTOR: GARY S. GIMMESON AND LINDA A. GIMMESON, TRUSTEES OF THE BEAR TOOTH TRUST
 GRANTEE: KEVIN L. BETHGE, LAND SURVEYOR
 AF NO. 1703618
 DATE: 06-13-2007

GRANTOR: BEAR TOOTH TRUST
 GRANTEE: GARY AND LINDA GIMMESON
 AF NO. 1844728
 DATE: 02-25-2016

SCALE: 1"=350'

JOB NO. 22-432

DATE: 10-25-2023

CALC BY: KLB

DRAWN BY: KLB

CHECKED BY: _____

SHEET 2 OF 2

FRANKLIN COUNTY AUDITOR

INDEX NO. _____

FEE NO. _____

MGS
 PASCO, INC.
 809 S ALBUQUEN ST
 KENNEWICK, WA 98336
 509-491-1071

