



OFFICE OF THE CITY CLERK  
129 North Second Street  
Yakima, Washington 98901  
Phone (509) 575-6037 • Fax (509) 576-6614

**CITY OF YAKIMA  
NOTICE OF PUBLIC MEETING  
Annalisa Phase 1 Final Plat**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Meeting to consider final plat approval of Annalisa – Phase 1, submitted by Hansen Development LLC. The plat is a residential subdivision of 18 single-family lots located in the vicinity of S. 83<sup>rd</sup> Ave and Westbrook Ave.

The public meeting will be held on **Tuesday, March 20, 2018 at 6:30 p.m.**, or soon thereafter, in the Council Chambers at City Hall located at 129 N. 2nd Street, Yakima, WA. Any citizen wishing to comment on this request is welcome to attend the public meeting or contact the City Council in the following manner:

- 1) Send a letter via regular mail to “*Yakima City Council, 129 N. 2<sup>nd</sup> Street, Yakima, WA 98901*”; or,
- 2) E-mail your comments to [citycouncil@yakimawa.gov](mailto:citycouncil@yakimawa.gov) Include in the e-mail subject line, “*Annalisa Final Plat.*” Please also include your name and mailing address.

Dated this 9<sup>th</sup> day of March, 2018.

Sonya Claar Tee  
City Clerk

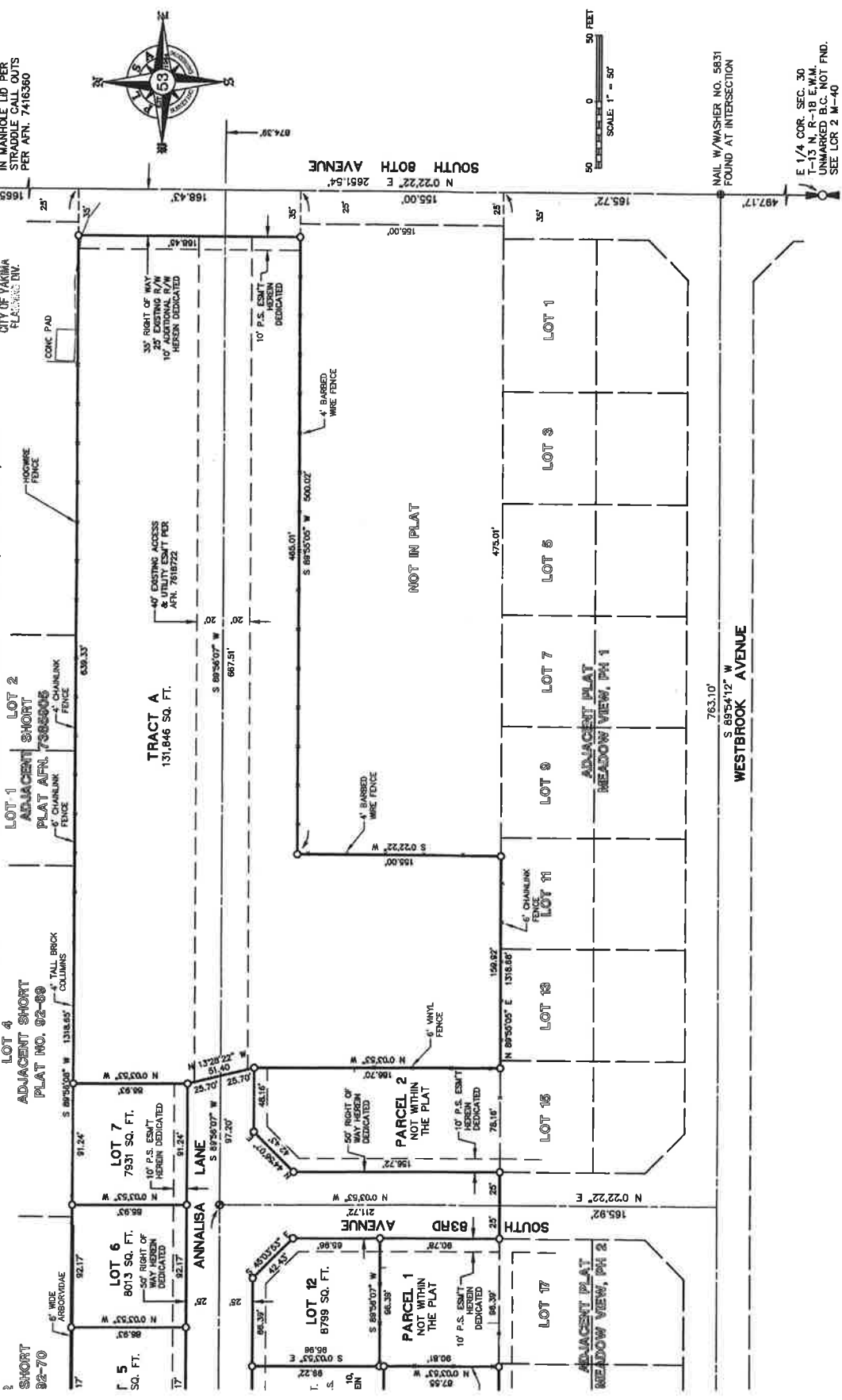
Mailed March 9, 2018.

# PLAT OF ANNALISA

IN THE SE 1/4, NE 1/4, SEC. 30, T-13 N, R-18 E, W.M.

RECEIVED  
NOV 09 2017  
CITY OF YAKIMA  
PLANNING DIV.

NE COR. SEC. 30  
T-13 N, R-18 E, W.M.  
RE-ESTABLISHED "X"  
IN MARKED LID PER  
STRADDLE CALL OUTS  
PER AFN. 7416360



**PLSA**  
ENGINEERING-SURVEYING-PLANNING  
521 NORTH 20th AVENUE, SUITE 3  
YAKIMA, WASHINGTON 98902  
PHONE: 509-575-6990  
CITY OF YAKIMA PLAT OF ANNALISA  
181330-14013  
PREPARED FOR: HANSEN DEVELOPMENT, L.L.C.  
DRAWN BY: RICK  
DATE: 1/1/2017  
JOB NO. 17135  
SHEET NO. 1 OF 3



**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AT THE REQUEST OF JESSICA HANSEN IN NOVEMBER, 2017.  
Richard L. Wehr  
RICHARD L. WEHR, CERTIFICATE NO. 18929. DATE 11-8-17

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS DAY OF \_\_\_\_\_ AT \_\_\_\_\_ UNDER A.F. NO. \_\_\_\_\_ RECORDS OF YAKIMA COUNTY, WASHINGTON.  
COUNTY AUDITOR \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

NAIL W/WASHER NO. 5831  
FOUND AT INTERSECTION

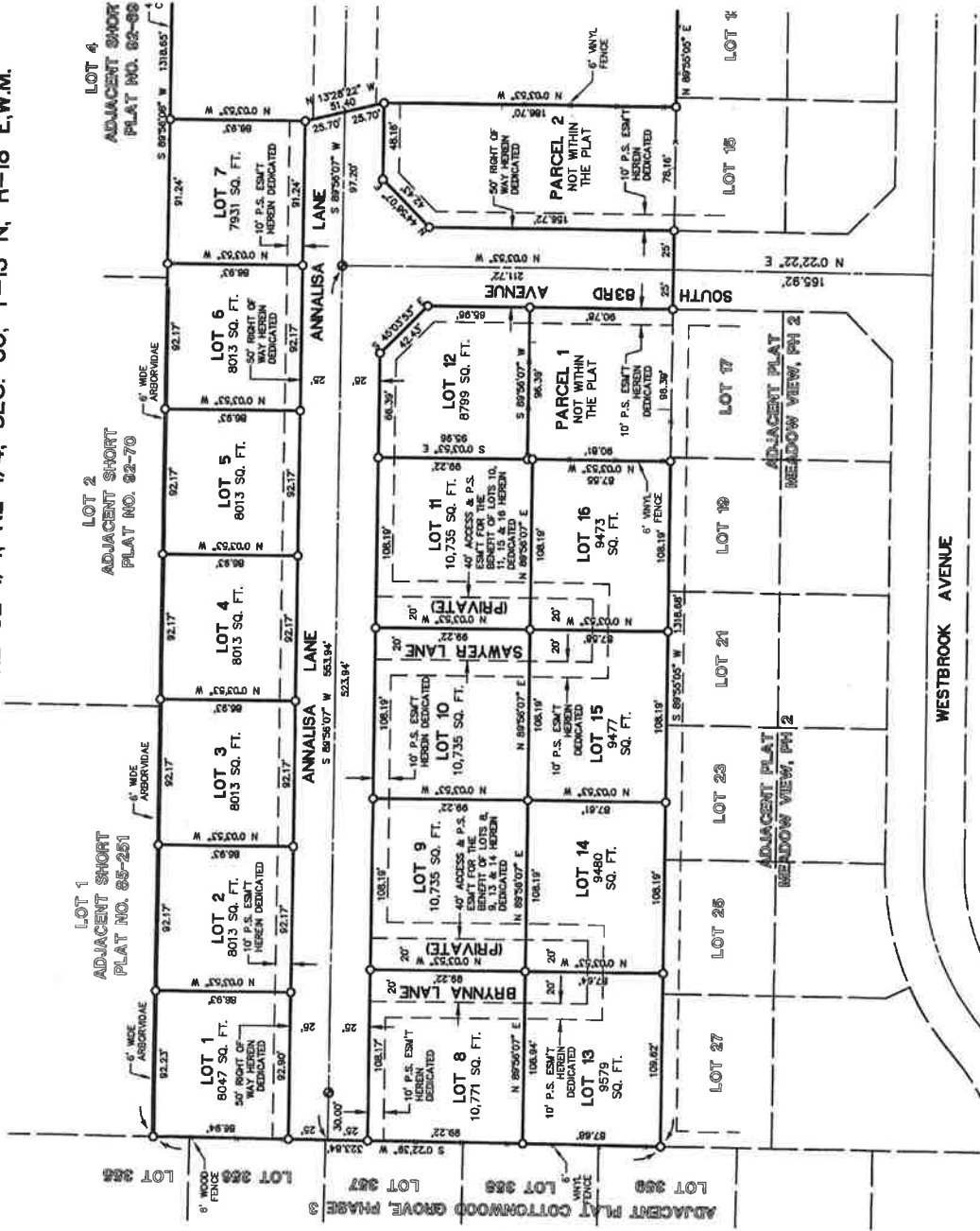
E 1/4 COR. SEC. 30  
T-13 N, R-18 E, W.M.  
UNMARKED B.C. NOT FND.  
SEE LOT 2 M-40

RECEIVED

NOV 09 2017  
CITY OF YAKIMA  
PLANNING DIV.

# PLAT OF ANNALISA

IN THE SE 1/4, NE 1/4, SEC. 30, T-13 N, R-18 E, W.M.



### NOTES

- 0 - DENOTES 1/2" REDBAR WITH CAP NO'S. 18029/44333 SET.
- Ø - DENOTES 2" ALUM. CAP IN MON. CASE NO'S. 18029/44333 SET.
- BEARINGS SHOWN ARE ON ASSUMED DATUM, RELATIVE TO THE SOUTH LINE OF THE NORTHWEST QUARTER BEING NORTH 87°00'00" WEST.
- SECTION SUBDIVISION INFORMATION TAKEN FROM PLAT OF COTTONWOOD GROVE - PHASE 5 RECORDED UNDER AUDITOR'S FILE NUMBER 791762, RECORDS OF YAKIMA COUNTY, WASHINGTON.
- G.L.O. SECTION SUBDIVISION CORNERS SHOWN HERON AS FOUND WERE VISITED IN SEPTEMBER 2017.
- P.S. ESM'T REPRESENTS A PUBLIC SERVICE EASEMENT. THE PUBLIC SERVICE EASEMENT IS AVAILABLE BUT NOT LIMITED TO THE FOLLOWING: GAS, ELECTRICITY, TELEPHONE, IRRIGATION, STORM DRAINAGE, SEWER AND NATURAL GAS.
- THE OWNERS SHOWN HERON, THEIR GRANTEES AND ASSIGNEES IN INTEREST HEREBY COVENANT AND AGREE TO RETAIN ALL SURFACE WATER GENERATED WITHIN THE PLAT ON-SITE.
- A PORTION OF THIS SURVEY WAS PERFORMED WITH A LEICA DISTO D110 (NIPSA) USING REAL TIME KINEMATIC (RTK) PROCEDURES.
- A PORTION OF THIS SURVEY WAS PERFORMED WITH LEICA MS50 USING FIELD TRAVELER PROCEDURES.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-150-006.
- THE ADDRESSES SHOWN ON THIS MAP ARE ACCURATE AS OF THE DATE OF RECORDATION AND THE CITY OF YAKIMA HAS NO RESPONSIBILITY FOR THE REASSESSMENT OF ADDRESSES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ACCORDING TO INFORMATION NOW OF RECORD, THE PROPERTY HEREN PLATED IS NOT WITHIN ANY ORGANIZED IRRIGATION DISTRICT AT THIS TIME. RESTRICTIONS AND EASEMENTS ARE SUBJECT TO THE TERMS, CONDITIONS, REGULATIONS AND RESOLUTIONS OF ANY SUCH DISTRICT. ANY SUCH IRRIGATION WATER RIGHTS-OF-WAY AND EASEMENTS AS MAY BE IMPROVED OR ESTABLISHED BY ANY DULY ORGANIZED AND ESTABLISHED DISTRICT WHICH ENCOMPASS THE PROPERTY HEREN PLATED.
- ALL LOTS OF THIS SUBDIVISION AND PARCELS 1 AND 2 HAVE BEEN PROVIDED WITH PUBLIC WATER AND PUBLIC SEWER.
- THE CITY OF YAKIMA HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE SEWER AS REQUIRED ON THE WEST SIDE OF LOT 1.
- A MINIMUM 10-FOOT SIDE STRUCTURAL SETBACK IS REQUIRED ON THE WEST SIDE OF LOT 1.
- THERE IS A MINIMUM FRONT SETBACK SETBACK OF 30 FEET FROM THE CENTERLINE OF THE SHARED PRIVATE DRIVEWAYS LOTS 8, 9, 10, 11, 13, 14, 15 AND 16 FOR ALL STRUCTURES INCLUDING GARAGES.

### ADDRESSES

- LOT 1: 8405 ANNALISA LANE
- LOT 2: 8403 ANNALISA LANE
- LOT 3: 8401 ANNALISA LANE
- LOT 4: 8305 ANNALISA LANE
- LOT 5: 8303 ANNALISA LANE
- LOT 6: 8205 ANNALISA LANE
- LOT 7: 8205 ANNALISA LANE
- LOT 8: 1004 BRYNNA PLACE/8405 ANNALISA LANE
- LOT 9: 1003 BRYNNA PLACE/8402 ANNALISA LANE
- LOT 10: 1003 SAWYER PLACE/8400 ANNALISA LANE
- LOT 11: 8300 ANNALISA LANE/1004 S. 63RD AVENUE
- LOT 12: 8300 ANNALISA LANE/1004 S. 63RD AVENUE
- LOT 13: 1006 BRYNNA PLACE
- LOT 14: 1006 SAWYER PLACE
- LOT 15: 1006 SAWYER PLACE
- LOT 16: 1005 SAWYER PLACE
- PARCEL 1: 1005 S. 63RD AVENUE
- PARCEL 2: 1005 S. 63RD AVENUE

### APPROVALS

APPROVED BY THE CITY OF YAKIMA ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY OF YAKIMA SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_



11-8-17

BY: YAKIMA COUNTY TREASURER'S OFFICE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HERON ON DATE OF THIS CERTIFICATION HAVE BEEN PAID. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.



SCALE 1" = 50'

0 50 FEET

PLSA

ENGINEERING-SURVEYING-PLANNING

521 NORTH 20TH AVENUE, SUITE 3

YAKIMA, WASHINGTON 98902

1509 575-6990

CITY OF YAKIMA PLAT OF ANNALISA

181330-14013

DATE: 1/1/2017

JOB NO. 1735

SHEET NO.

2 OF 3

HANSEN DEVELOPMENT, L.L.C.

PREPARED FOR

1509 575-6990

DRAWN BY: RICK

RECEIVED  
NOV 09 2017  
CITY OF YAKIMA  
PLANNING DIV.

# PLAT OF ANNALISA IN THE SE 1/4, NE 1/4, SEC. 30, T-13 N, R-18 E, W.M.

## EASEMENT DEDICATION LEGAL DESCRIPTION PARCEL 1 PARCEL NO. 181330-14015

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 30, THENCE NORTH 0222'22" EAST ALONG THE EAST LINE THEREOF 662.88 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89'55'05" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 168.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 030'53" WEST 168.70 FEET; THENCE SOUTH 89'55'05" WEST 442.91 FEET; THENCE SOUTH 030'53" EAST 156.73 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89'55'05" EAST 78.16 FEET TO THE TRUE POINT OF BEGINNING.

## OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT JESSICA M. HANSEN AS HER SEPARATE ESTATE, IS THE PARTY HAVING OWNERSHIP INTEREST IN THE LAND HEREIN DESCRIBED, AND DO HEREBY DEDICATE THE EASEMENT AS SHOWN HEREON FOR THE USES INDICATED HEREON.

JESSICA M. HANSEN

## ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF YAKIMA }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JESSICA M. HANSEN, IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, TO BE HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

## EASEMENT DEDICATION LEGAL DESCRIPTION PARCEL 2 PARCEL NO. 181330-14014

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 0222'22" EAST, ALONG THE EAST LINE THEREOF 662.88 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89'55'05" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION 168.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 030'53" WEST 168.70 FEET; THENCE SOUTH 89'55'05" WEST 442.91 FEET; THENCE SOUTH 030'53" EAST 156.73 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89'55'05" EAST 78.16 FEET TO THE TRUE POINT OF BEGINNING.

## OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT WILLIAM S. JACOBS AS HIS SEPARATE ESTATE, IS THE PARTY HAVING OWNERSHIP INTEREST IN THE LAND HEREIN DESCRIBED, AND DO HEREBY DEDICATE THE EASEMENT AS SHOWN HEREON FOR THE USES INDICATED HEREON.

WILLIAM S. JACOBS

ACKNOWLEDGEMENT  
STATE OF WASHINGTON }  
COUNTY OF YAKIMA }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM S. JACOBS, IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, TO BE HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

## LEGAL DESCRIPTION

THE SOUTH HALF OF THE FOLLOWING DESCRIBED TRACT, THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M.; EXCEPT THE NORTH 16.5 FEET THEREOF;

EXCEPT THE NORTH 155 FEET OF THE EAST 500 FEET THEREOF;

AND EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 0222'22" EAST, ALONG THE EAST LINE THEREOF 662.88 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89'55'05" WEST 168.70 FEET; THENCE SOUTH 89'55'05" WEST 442.91 FEET; THENCE SOUTH 030'53" EAST 156.73 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89'55'05" EAST 78.16 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 0222'22" EAST, ALONG THE EAST LINE THEREOF 662.88 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89'55'05" WEST, ALONG THE SOUTH LINE OF SAID SUBDIVISION 168.70 FEET; THENCE SOUTH 89'55'05" WEST 442.91 FEET; THENCE SOUTH 030'53" WEST 168.70 FEET; THENCE SOUTH 89'55'05" WEST 96.39 FEET; THENCE SOUTH 030'53" EAST 96.81 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89'55'05" EAST 96.39 FEET TO THE TRUE POINT OF BEGINNING.

## DEDICATION AND WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT JESSICA M. HANSEN, AS HER SEPARATE ESTATE AND THE NORMAN GRANDCHILDREN'S TRUST, A TESTAMENTARY TRUST, ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREIN DESCRIBED, AND DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS-OF-WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC, DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF YAKIMA AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE ASSERTED AGAINST THEM AND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS-OF-WAY; AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

JESSICA M. HANSEN  
JESSICA M. HANSEN, MANAGER  
OF THE NORMAN GRANDCHILDREN'S  
TRUST

## ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF YAKIMA }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JESSICA M. HANSEN, IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, TO BE HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF YAKIMA }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED, JESSICA M. HANSEN, TO ME KNOWN TO BE THE AUTHORIZED MANAGER OF THE NORMAN GRANDCHILDREN'S TRUST THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID TRUST.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_



**PLSA** ENGINEERING-SURVEYING-PLANNING  
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CITY OF YAKIMA PLAT OF ANNALISA  
181330-14013  
---PREPARED FOR---  
HANSEN DEVELOPMENT, L.L.C.

DRAWN BY: RICK  
DATE: 1/17/2017  
JOB NO. 17135  
SHEET NO. 3 OF 3

SE 1/4, NE 1/4, SEC. 30, T-13 N, R-18 E, W.M.

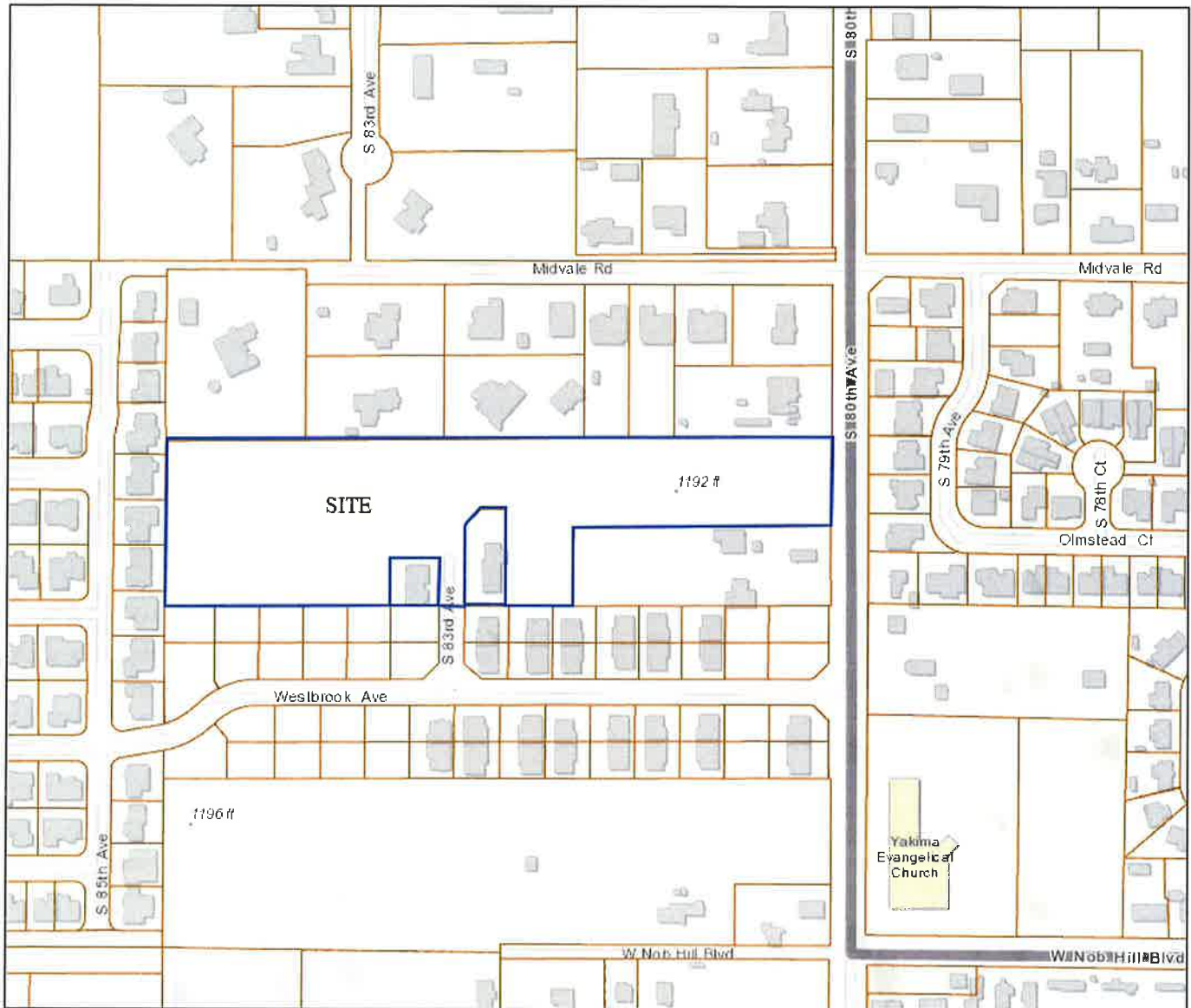
# VICINITY MAP



**File Number:** FLP#004-17

**Project Name:** HANSEN DEVELOPMENT LLC / PLAT OF "ANNALISA"

**Site Address:** VIC. OF S 83<sup>RD</sup> AVE & WESTBROOK AVE



**Proposal:** Final Long Plat approval for phase 1 of 2 of the plat of "Annalisa," consisting of 18 residential lots and Tract A in the R-1 zoning district.

Contact the City of Yakima Planning Division at (509) 575-6183

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date Created: 11/13/2017

