



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  
Powerhouse Villas Phase 1 Final Plat**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a public meeting to consider final plat approval for Phase 1 of Powerhouse Villas, submitted by DMF Investments. The plat of Powerhouse Villas phase 1 is a 17 lot multi-family subdivision located in the vicinity of 3201 Powerhouse Road.

The public meeting will be held on **Tuesday, July 11, 2017 at 6:30 p.m.**, or as soon thereafter as the matter may be heard, in the Council Chambers at City Hall located at 129 North 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, "Powerhouse Villas Final Plat." Please also include your name and mailing address.

Dated this 23<sup>rd</sup> day of June, 2017.

Sonya Claar Tee  
City Clerk

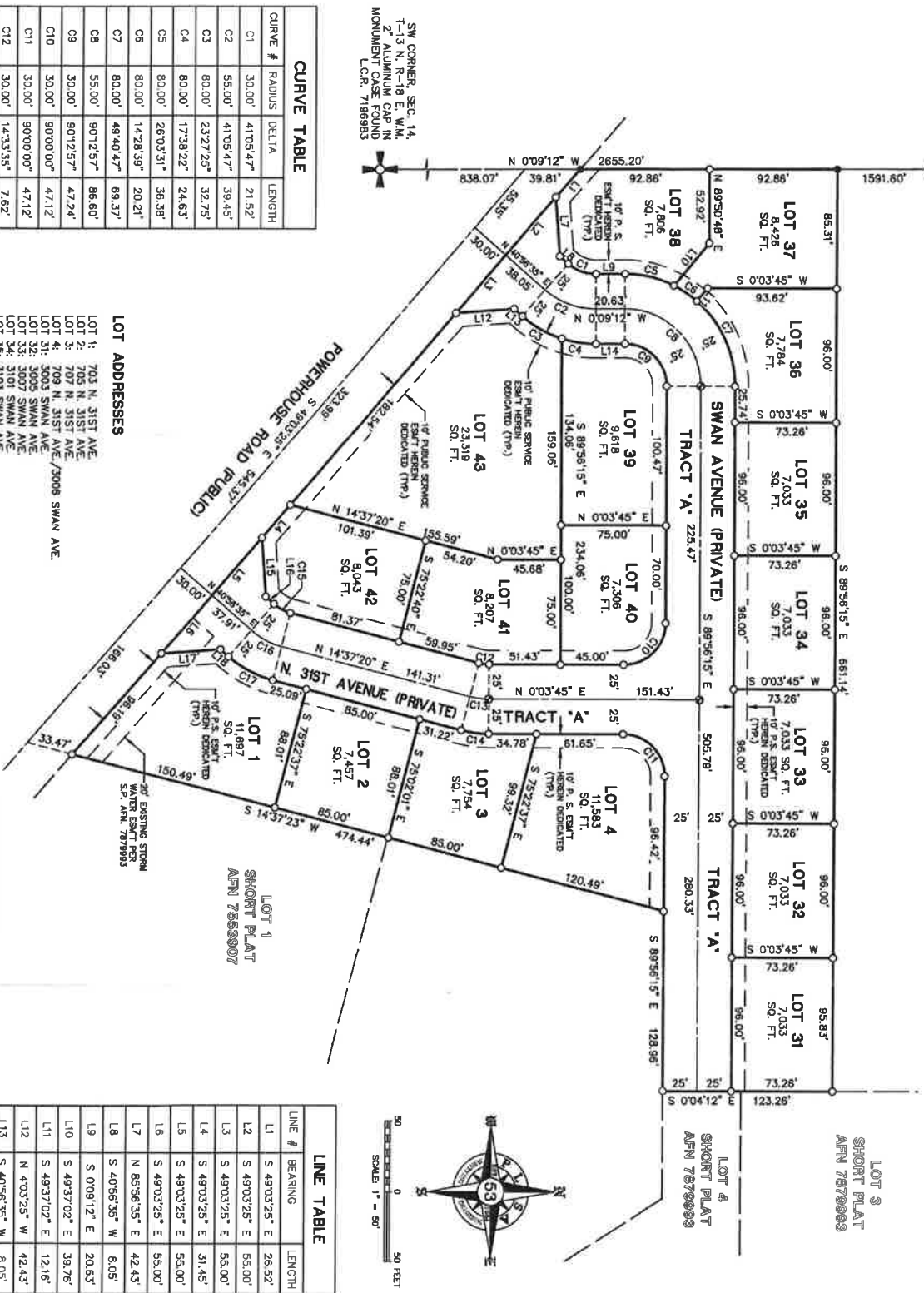
Mailed June 23, 2017.

W 1/4 CORNER, SEC. 14,  
T-13 N, R-18 E, W.M.,  
Z. ALUMINUM CAP-ON  
MONUMENT  
C.R. 71-1365

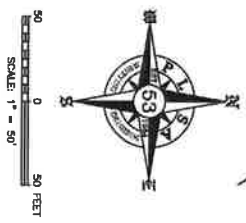
# PLAT OF POWERHOUSE VILLAS - PHASE 1

N THE SW 1/4 OF THE SW 1/4 OF SEC. 14, T-13 N, R-18 E, W.M.

RECEIVED  
MAY 9 2 2017  
CITY OF YAKIMA  
PLANNING DIV.



SW CORNER, SEC. 14,  
T-13 N, R-18 E, W.M.,  
Z. ALUMINUM CAP-ON  
MONUMENT  
C.R. 71-1365



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	30.00'	41°05'47"	21.52'
C2	55.00'	41°05'47"	39.45'
C3	80.00'	23°27'25"	32.75'
C4	80.00'	17°38'22"	24.63'
C5	80.00'	28°03'51"	36.38'
C6	80.00'	14°28'39"	20.21'
C7	80.00'	49°40'47"	69.37'
C8	55.00'	90°12'57"	86.60'
C9	30.00'	90°12'57"	47.24'
C10	30.00'	90°00'00"	47.12'
C11	30.00'	90°00'00"	47.12'
C12	30.00'	14°33'35"	7.62'
C13	55.00'	14°33'35"	13.98'
C14	80.00'	14°33'35"	20.33'
C15	30.00'	26°19'15"	13.78'
C16	55.00'	26°19'15"	25.27'
C17	80.00'	26°19'15"	36.75'

LOT ADDRESSES

- LOT 1: 703 N. 31ST AVE
- LOT 2: 705 N. 31ST AVE
- LOT 3: 709 N. 31ST AVE
- LOT 4: 713 N. 31ST AVE
- LOT 5: 717 N. 31ST AVE
- LOT 6: 721 N. 31ST AVE
- LOT 7: 725 N. 31ST AVE
- LOT 8: 729 N. 31ST AVE
- LOT 9: 733 N. 31ST AVE
- LOT 10: 737 N. 31ST AVE
- LOT 11: 741 N. 31ST AVE
- LOT 12: 745 N. 31ST AVE
- LOT 13: 749 N. 31ST AVE
- LOT 14: 753 N. 31ST AVE
- LOT 15: 757 N. 31ST AVE
- LOT 16: 761 N. 31ST AVE
- LOT 17: 765 N. 31ST AVE
- LOT 18: 769 N. 31ST AVE
- LOT 19: 773 N. 31ST AVE
- LOT 20: 777 N. 31ST AVE
- LOT 21: 781 N. 31ST AVE
- LOT 22: 785 N. 31ST AVE
- LOT 23: 789 N. 31ST AVE
- LOT 24: 793 N. 31ST AVE
- LOT 25: 797 N. 31ST AVE
- LOT 26: 801 N. 31ST AVE
- LOT 27: 805 N. 31ST AVE
- LOT 28: 809 N. 31ST AVE
- LOT 29: 813 N. 31ST AVE
- LOT 30: 817 N. 31ST AVE
- LOT 31: 821 N. 31ST AVE
- LOT 32: 825 N. 31ST AVE
- LOT 33: 829 N. 31ST AVE
- LOT 34: 833 N. 31ST AVE
- LOT 35: 837 N. 31ST AVE
- LOT 36: 841 N. 31ST AVE
- LOT 37: 845 N. 31ST AVE
- LOT 38: 849 N. 31ST AVE
- LOT 39: 853 N. 31ST AVE
- LOT 40: 857 N. 31ST AVE
- LOT 41: 861 N. 31ST AVE
- LOT 42: 865 N. 31ST AVE
- LOT 43: 869 N. 31ST AVE

SURVEYORS NOTE

TRACT "A" IS HEREBY DEDICATED AS AN INGRESS, EGRESS AND PUBLIC SERVICE EASEMENT FOR THE BENEFIT OF ALL LOTS HEREIN AND LOTS 3 AND 4 OF SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 787993, RECORDS OF YAKIMA COUNTY, WASHINGTON.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S 49°03'25" E	26.52'
L2	S 49°03'25" E	55.00'
L3	S 49°03'25" E	55.00'
L4	S 49°03'25" E	31.45'
L5	S 49°03'25" E	55.00'
L6	S 49°03'25" E	55.00'
L7	N 85°56'35" E	42.43'
L8	S 40°56'35" W	6.05'
L9	S 0°09'12" E	20.63'
L10	S 49°37'02" E	38.76'
L11	S 49°37'02" E	12.16'
L12	N 4°03'25" W	42.43'
L13	S 40°56'35" W	8.05'
L14	S 0°09'12" E	20.63'
L15	S 85°56'35" W	42.43'
L16	N 40°56'35" E	7.91'
L17	S 4°03'25" E	42.43'
L18	N 40°56'35" E	7.91'

**PLSA** ENGINEERING-SURVEYING-PLANNING  
521 NORTH 20th AVENUE, SUITE 3  
YAKIMA, WASHINGTON 98902  
(509) 575-6990

PLAT OF POWERHOUSE VILLAS - PHASE 1  
PARCEL NO. 181314 - 33421 & 33422  
PREPARED FOR  
**DMF INVESTMENTS, INC.**

SW 1/4, SW 1/4, SEC. 14, T-13 N, R-18 E, W.M.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_, AT \_\_\_ M., UNDER A.F. NO. \_\_\_\_\_  
RECORDS OF YAKIMA COUNTY, WASHINGTON.

COUNTY AUDITOR \_\_\_\_\_

BY DEPUTY \_\_\_\_\_



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BILL FRODSHAM IN APRIL, 2017.

*Joseph W. Baker* 5-18-17  
JOSEPH W. BAKER DATE  
CERTIFICATE NO. 44333.

DRAWN BY: DON  
DATE: 4/27/2017  
JOB NO. 14033  
SHEET NO. 1 OF 2

# PLAT OF POWERHOUSE VILLAS - PHASE 1

IN THE SW 1/4 OF THE SW 1/4 OF SEC. 14, T-13 N, R-18 E, W.M.

RECEIVED  
MAY 9 2017  
CITY OF YAKIMA  
PLANNING DIV.

### STATEMENTS AND NOTIFICATIONS

- A. ACCORDING TO INFORMATION NOW ON RECORD, THE PROPERTY HEREON SHORT PLATTED IS NOT WITHIN A PROPOSED PERMITTED DISTRICT AT THIS TIME. THE PROPOSED SHORT PLAT IS SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS IN THE PRESENT OR FUTURE CONCERNING IRRIGATION WATER RIGHTS-OF-WAY AND EASEMENTS AS MAY BE IMPOSED ON ACCORDANCE WITH LAW BY ANY DULY ORGANIZED AND ESTABLISHED IRRIGATION DISTRICT, THE BOUNDARY OF WHICH MAY AT THE TIME ENCOMPASS THE PROPERTY HEREON SHORT PLATTED.
- B. THE OWNERS SHOWN HEREON, THEIR GRANTEEES AND ASSIGNEES IN INTEREST HEREBY CONVEYANT AND AGREE TO RETAIN ALL SURFACE WATER GENERATED WITHIN THE PLAT ON-SITE. ANY NATURAL DRAINAGEWAYS MUST NOT BE ALTERED OR IMPDED.
- C. THE ADDRESSES SHOWN ON THIS SHORT PLAT ARE APPROPRIATE, AS OF THE DATE OF RECORDING, BUT MAY BE RESPONSIBLE FOR THE CONFIRMATION OF THE ADDRESS FOR THE PROPERTY FOR THE PERMIT ISSUANCE OR REASSIGNMENT OF ADDRESSES AT THE TIME OF PERMIT ISSUANCE.
- D. THE STREETS WITHIN THIS PLAT ARE PRIVATE AND DO NOT MEET THE STANDARDS FOR PUBLIC STREETS. IF THE STREETS ARE EVER TO BE MADE PUBLIC, THEY WILL HAVE TO RECONSTRUCTED TO MEET THE CITY STANDARDS AT THAT TIME.

### EASEMENT STATEMENTS

- EASEMENT GRANTED UNDER APR. 289071 GRANTED TO PACIFIC POWER & LIGHT DOES NOT AFFECT THE PROPERTY HEREON SURVEYED AND PLATTED.
- EASEMENT GRANTED UNDER APR. 422635 GRANTED TO THE CITY OF YAKIMA FOR A PIPELINE NO LONGER AFFECTS THE PROPERTY HEREON SURVEYED AND PLATTED BECAUSE THE CITY OF YAKIMA HAS ABANDONED THE PIPELINE.
- EASEMENT GRANTED UNDER APR. 464651 GRANTED TO THE PACIFIC TELEPHONE & TELEGRAPH COMPANY NO LONGER AFFECTS THE PROPERTY HEREON SURVEYED AND PLATTED BECAUSE THE TELEPHONE POLES AND WIRES NO LONGER EXIST ON THIS SITE.

### TREASURERS CERTIFICATE

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

BY: \_\_\_\_\_  
YAKIMA COUNTY TREASURER'S OFFICE

### APPROVALS

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

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

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

### LEGAL DESCRIPTION

LOTS 1 AND 2 OF SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 7879993, RECORDS OF YAKIMA COUNTY, WASHINGTON.

### OWNERS CERTIFICATE

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM FROSHAM, IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON DATE STATED THAT HE WAS ULTIMATELY TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED THAT HE IS THE PRESIDENT OF DMF INVESTMENTS, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WILLIAM FROSHAM, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF YAKIMA } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM FROSHAM, IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON DATE STATED THAT HE WAS ULTIMATELY TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED THAT HE IS THE PRESIDENT OF DMF INVESTMENTS, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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



### NOTES

1. 0 — DENOTES 1/2" REBAR WITH CAP NOS. 18929/44333 SET.
2. ② — DENOTES 2" ALUM. CAP IN MON. CASE LS 18929/44333 SET.
3. ● — DENOTES 1/2" REBAR WITH CAP NOS. 18929/44333 FOUND.
4. BEARINGS SHOWN ARE ON ASSUMED DATUM, RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14 BEING NORTH 079°12' WEST.
5. SECTION SUBDIVISION INFORMATION TAKEN FROM SHORT PLAT RECORDED UNDER APR. 7533011, RECORDS OF YAKIMA COUNTY, WASHINGTON.
6. G.L.O. SECTION SUBDIVISION CORNERS SHOWN HEREON AS FOUND WERE VISITED IN JUNE 2014.
7. A PORTION OF THE BOUNDARY PREVIOUSLY SURVEYED AND RECORDED IN BOOK 45 OF SURVEYS, PAGE 57, BOOK 46 OF SURVEYS, PAGE 86, BOOK 47 OF SURVEYS, PAGE 25, SURVEYS RECORDED UNDER RECORDS OF YAKIMA COUNTY, WASHINGTON UNDER APR. 7533011 AND SHORT PLAT RECORDED UNDER APR. 7879993, RECORDS OF YAKIMA COUNTY, WASHINGTON.
8. P.S. EMT DESIGNATES A PUBLIC SERVICE EASEMENT. ALL PUBLIC SERVICE EASEMENTS ARE AVAILABLE BUT NOT LIMITED TO THE FOLLOWING USES: POWER, SEWER, TV, TELEPHONE, IRRIGATION, STORM DRAINAGE AND NATURAL GAS.
9. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
10. A PORTION OF THIS SURVEY WAS PERFORMED WITH A LEICA GS14 GNSS RECEIVER CONNECTED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) USING REAL TIME KINEMATIC (RTK) PROCEDURES.
11. A PORTION OF THIS SURVEY WAS PERFORMED WITH LEICA M550 USING FIELD TRAVERSE PROCEDURES.

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521 NORTH 20th AVENUE, SUITE 3  
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DRAWN BY: DON  
DATE: 4/27/2017  
JOB NO. 14033  
SHEET NO. 2 OF 2

PLAT OF POWERHOUSE VILLAS - PHASE 1  
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PREPARED FOR \_\_\_\_\_  
DMF INVESTMENTS, INC.  
SW 1/4, SW 1/4, SEC. 14, T-13 N, R-18 E, W.M.



5-10-17

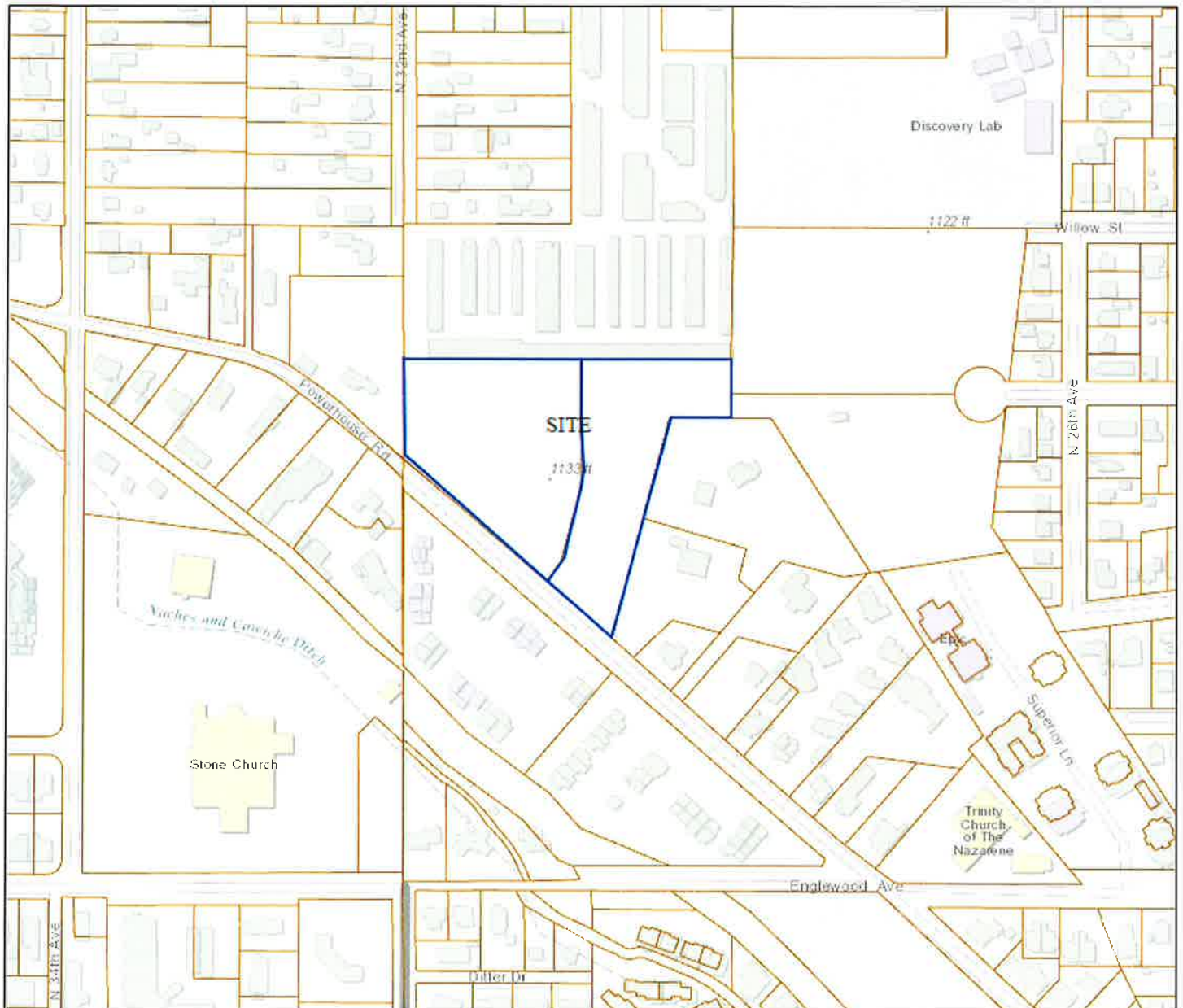
# VICINITY MAP



**File Number:** FLP#001-17

**Project Name:** DMF Investments – “Powerhouse Villas – Phase 1”

**Site Address:** 3201 Powerhouse Rd



**Proposal:** Final Long Plat approval for "Powerhouse Villas - Phase 1" consisting of 17 multi-family residential lots in the R-3 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: 6/21/2017

