



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
Rainier Court Final Plat**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Meeting to consider final plat approval of Rainier Court, submitted by Columbia Ridge Homes LLC. The plat is a residential subdivision of 12 single family lots located at 8911 Summitview Avenue.

The public meeting will be held on **Tuesday, February 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. 2nd Street, Yakima, WA 98901*"; or,
- 2) E-mail your comments to citycouncil@yakimawa.gov Include in the e-mail subject line, "*Rainier Final Plat.*" Please also include your name and mailing address.

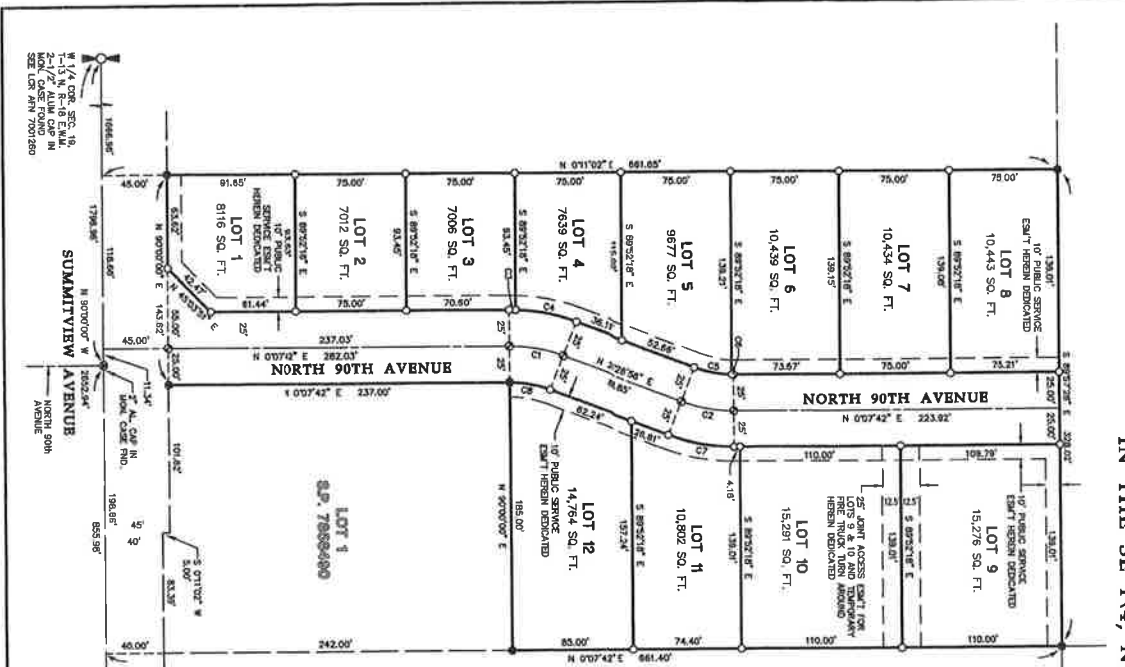
Dated this 9th day of February, 2018.

Sonya Claar Tee
City Clerk

Mailed Feb. 9, 2018.

PLAT OF
RAINIER COURT
 IN THE SE 1/4, NW 1/4 SEC. 19, T-13 N, R-18 E, W.M.

RECEIVED
 NOV 01 2017
 CITY OF YAKIMA
 PLANNING DIV.



CURVE TABLE

CURVE #	RADIUS	BEARING	CHORD BEARING	CHORD LENGTH
C1	100.00'	21°25'52"	S 31°46' 18.52"	57.18'
C2	100.00'	21°19'14"	N 10°47'19" E	57.00'
C3	125.00'	20°09'59"	S 10°13'32" W	4.40'
C4	125.00'	19°21'57"	S 11°44'29" W	42.15'
C5	75.00'	20°18'16"	S 26°58' 13.42"	26.44'
C6	75.00'	10°03'59"	N 03°31' 1.33"	1.33'
C7	125.00'	21°19'14"	N 10°47'19" E	46.23'
C8	75.00'	21°28'56"	S 10°43'58" W	22.91'

ADDRESSES

LOT #	ADDRESS
1	202 NORTH 90TH AVENUE
2	204 NORTH 90TH AVENUE
3	206 NORTH 90TH AVENUE
4	208 NORTH 90TH AVENUE
5	210 NORTH 90TH AVENUE
6	212 NORTH 90TH AVENUE
7	214 NORTH 90TH AVENUE
8	216 NORTH 90TH AVENUE
9	218 NORTH 90TH AVENUE
10	220 NORTH 90TH AVENUE
11	222 NORTH 90TH AVENUE
12	224 NORTH 90TH AVENUE

NOTES

1. O - DENOTES 1/2" BEAR WITH CURV NOS. 18629/4433 SET.
2. @ - DENOTES 1/2" ALUM. CAP IN ALUM. CASE NOS. 18629/4433 SET.
3. ● - DENOTES 1/2" IRON PIN WITH CAP NO. 18629/4433 FOUND.
4. BEARINGS SHOWN ARE ON ASSUMED DATA, RELATIVE TO THE SOUTH LINE OF THE NORTHWEST QUARTER BEING NORTH 50°00'00" WEST.
5. SECTION SUBDIVISION INFORMATION TAKEN FROM PLAT OF LOTS 1 THROUGH 12, SECTION 19, T-13 N, R-18 E, W.M., RECORDS OF YAKIMA COUNTY, WASHINGTON.
6. OLD SECTION SUBDIVISION CORNERS SHOWN HEREON AS FOUND WERE VISITED IN SEPTEMBER 2017.
7. BOUNDARY POINTS NOT SURVEYED AND RECORDED UNDER ADOPTORS' FILE NUMBER TYPICAL RECORDS OF YAKIMA COUNTY, WASHINGTON.
8. THE SHOWN POINTS ARE THE SERVICE POINTS. THE PUBLIC SERVICE POINTS ARE NOT TO BE USED FOR ANY PURPOSES EXCEPT AS SHOWN HEREON. THE SERVICE POINTS ARE NOT TO BE USED FOR ANY PURPOSES EXCEPT AS SHOWN HEREON.
9. THE SERVICE POINTS ARE SHOWN HEREON AS FOUND AND ASSUMED TO BE CORRECT. THE SERVICE POINTS ARE NOT TO BE USED FOR ANY PURPOSES EXCEPT AS SHOWN HEREON.
10. THE SERVICE POINTS ARE SHOWN HEREON AS FOUND AND ASSUMED TO BE CORRECT. THE SERVICE POINTS ARE NOT TO BE USED FOR ANY PURPOSES EXCEPT AS SHOWN HEREON.
11. FIELD TRAVELERS' PROCEDURES.
12. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-430-050.
13. THE ADDRESSES SHOWN ON THIS MAP ARE ASSUMED AS OF THE DATE OF THIS SURVEY. THE ADDRESSES MAY CHANGE. THE CITY OF YAKIMA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE ADDRESSES AT THE TIME OF THIS SURVEY. THE ADDRESSES ARE SHOWN HEREON AS FOUND AND ASSUMED TO BE CORRECT.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JUSTIN HELLEN IN SEPTEMBER, 2017.

Richard L. Wicks
 RICHARD L. WICKS, CERTIFICATE NO. 18629. DATE: 9-27-17

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF _____ A.D. 2017 IN THE RECORDS OF YAKIMA COUNTY, WASHINGTON.

COUNTY AUDITOR: _____ BY DEPUTY: _____



PLSA ENGINEERING-SURVEYING-PLANNING
 1020 WEST LINCOLN AVENUE
 YAKIMA, WASHINGTON 98902
 (509) 573-6990

CITY OF YAKIMA PLAT OF RAINIER COURT
 PARCEL NO. 181919 - 24402
 PREPARED FOR: COLUMBIA RIDGE HOMES
 SHEET NO. 1 OF 2

DATE 9/28/2017
 DRAWN BY: DTL
 CHECKED BY: DTL

Project: 17-13-N-18-section-19-14067-columbia_ridge_homes_19-13-n-r-18-11118-project_title\survey\14067\pds\2.dwg 9/27/2017 8:54:48 AM, Wicks

**PLAT OF
RAINIER COURT
IN THE SE 1/4, NW 1/4 SEC. 19, T-13 N, R-18 E, W.M.**

RECEIVED
MAY 01 2012
CITY OF YAKIMA
PLANNING DIV.

YAKIMA-TIETON IRRIGATION APPROVAL

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE YAKIMA-TIETON IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE SUBJECT TO THE IRRIGATION DISTRICT. I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT:

- ____ THIS SHORT PLAT CONTAINS COMPLETE IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS, OR
 - ____ PROVISIONS ACCEPTABLE TO THE DISTRICT HAVE BEEN MADE BY COVENANT AND AGREEMENT FOR COMPLETED IRRIGATION DISTRIBUTION FACILITIES TO ALL LOTS; SAID AGREEMENT IS FILED SUPPLEMENTAL TO THIS SHORT PLAT; OR
 - ____ THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT.
- LOTS _____ ARE IN WHOLE OR IN PART, NOT CLASSIFIED AS "IRRIGABLE LAND" BY THIS DISTRICT AND/OR ARE NOT CURRENTLY ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT.

BY _____
SECRETARY (OR DESIGNEE)
YAKIMA-TIETON IRRIGATION DISTRICT

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS OF THE DISTRICT HAVE BEEN PAID THROUGH _____ PROPERTY DESCRIBED HEREON ARE PAID THROUGH _____.

BY _____
TREASURER, YAKIMA-TIETON IRRIGATION DISTRICT

APPROVALS

APPROVED BY THE CITY OF YAKIMA ENGINEER

DATE _____
APPROVED BY THE CITY OF YAKIMA ADMINISTRATOR
DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS OF THE DISTRICT HAVE BEEN PAID THROUGH _____ PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATION HAVE BEEN PAID. DATED THIS _____ DAY OF _____ 20____.

BY _____
YAKIMA COUNTY TREASURER'S OFFICE

LEGAL DESCRIPTION

LOT 2 OF SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 7859490, RECORDS OF YAKIMA COUNTY, WASHINGTON.

DEDICATION AND WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT COLUMBIA RIDGE HOMES, L.L.C. A WASHINGTON LIMITED LIABILITY PARTNERSHIP (LAWYER: JAMES W. WILSON) HAS INTEREST IN THE LAND HEREON DESCRIBED; HAVE WITH ITS FREE CONSENT AND IN ACCORDANCE WITH ITS DESIRES CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE THOSE ROADS AND RIGHTS OF WAY TO THE PUBLIC DOES HEREBY WAIVE ON BEHALF OF ITSELF AND ITS SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF YAKIMA AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED BY THE ADOPTION OF SAID DEDICATED ROADS AND/OR RIGHTS-OF-WAY AND DOES MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS-OF-WAY AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

JUSTIN HELLM, MANAGING MEMBER }
BRANNIE HELLM, MANAGING MEMBER }

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF YAKIMA) SS

ON THIS _____ DAY OF _____, 2017, BEFORE ME PERSONALLY APPEARED JUSTIN HELLM and BRANNIE HELLM, TO ME KNOWN TO BE THE AUTHORIZED MANAGING MEMBERS OF THE LIMITED LIABILITY COMPANY THAT HAS BEEN FORMED AND REGISTERED WITH THE STATE OF WASHINGTON AND SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID COMPANY.

IN WITNESS WHEREOF I HAVE HERETO 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	
120 WEST LINCOLN AVENUE YAKIMA, WASHINGTON 99902		(509) 575-8990	
CITY OF YAKIMA PLAT OF RAINIER COURT			
PARCEL NO. 181319 - 2440Z			
PREPARED FOR _____			
COLUMBIA RIDGE HOMES			
DRAWN BY	DTL	DATE	9/28/2017
SHEET NO.	14067	SHEET NO.	2 OF 2

SE 1/4, NW 1/4, SEC. 19, T-13 N, R-18 E, W.M.

VICINITY MAP



File Number: FLP#003-17

Project Name: COLUMBIA RIDGE HOMES LLC - "RAINIER COURT"

Site Address: 8911 SUMMITVIEW AVE



Proposal: Final Long Plat approval for PLP#001-15 which consists of subdividing 3.64 acres into 12 Single-Family residential lots in the R-2 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: 2/6/2018

