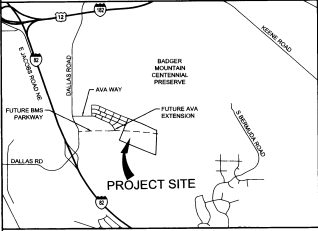


GOOSE RIDGE ESTATES PHASE 1
PORTIONS OF THE NE 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



DECLARANT CERTIFICATE

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARES THIS MAP AND DESCRIBE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED GOOSE RIDGE ESTATES PHASE 1 A PLAT COMMUNITY AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT...

William A. Monson 9/14/2020
Title: Managing Member

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON
BY ITS PROPER OFFICERS THIS 11 DAY OF September, 2020

TO ME KNOW TO BE THE Managing Member OF THE CORPORATION THAT EXECUTES THE FOREGOING INSTRUMENT...

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

Notary Public and for the State of Washington
Residing at T. Croser, WA.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREIN HAVE BEEN PAID TO AND INCLUDING THE YEAR 2020

Bill Spence 09/11/2020
BENTON COUNTY TREASURER

APPROVALS

THE ANNEKED PLAT I HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON
City Manager: [Signature] 9/10/2020
City Clerk: [Signature] 9/15/2020
City Engineer: [Signature] 9/14/2020

SHEET INDEX

- 1. LEGAL DESCRIPTION, APPROVALS, OWNER'S CERT.
2. SURVEY AND BOUNDARY DETAIL
3. PLAT DETAIL

SURVEY FOR

MONSON DEVELOPMENT WASHINGTON, LLC
4815 EAST JACOBS ROAD
BENTON CITY, WA 99201
PARCEL NO. 132883000000005, 132883000000006

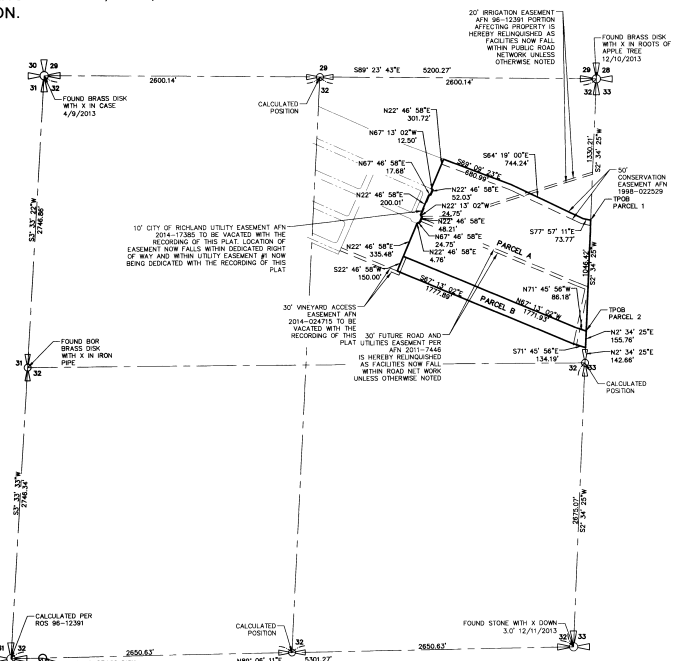
CITY OF RICHLAND NOTES

- 1. ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND OR THE OWNER.
2. PARK IMPACT FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE (RMC) CHAPTER 22.12 SHALL BE PAID BY THE PROPERTY OWNER IN ACCORDANCE WITH RMC 22.12.030.
3. ALL RESIDENTIAL LOTS SHALL BE IMPROVED WITH LANDSCAPING PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS CONTAINED IN SECTION 11.E OF THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADOER MOUNTAIN SOUTH COMMUNITY.
4. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE BUILDING TYPE STANDARDS CONTAINED IN SECTION 8.F OF THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADOER MOUNTAIN SOUTH COMMUNITY.
5. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE SUSTAINABLE STANDARDS CONTAINED IN SECTION 12 OF THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADOER MOUNTAIN SOUTH COMMUNITY.
6. ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
7. LOTS 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 AND 40 ARE REQUIRED TO CONTAIN AN ALTERNATE BUILDING TYPE AS DESCRIBED BY LEAD.
8. THIS PLAT LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTION STREET FINANCING PLAN. FEES SHALL BE PAID BY THE PROPERTY OWNER AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 12.03 AT THE TIME OF SELLING/RENTAL RESIDENCE FOR THE CONSTRUCTION OF A HOME ON ANY LOT WITHIN THIS SUBDIVISION.
9. THE HOMEOWNERS ASSOC. CAN MAINTAIN THE LANDSCAPING WITHIN THE STORM DRAINAGE POND FOR AESTHETIC PURPOSES IF SO DESIRED, THE CITY STANDARDS FOR POND POND MAINTENANCE CONSIDERS OF SEMI-ANNUAL VEGETATION MAINTENANCE AND SPECIFICALLY DOES NOT INCLUDE IRRIGATION, LANDSCAPING OR OTHER AESTHETIC IMPROVEMENTS.
10. DRIVEWAY ACCESSES WILL NOT BE ALLOWED DIRECTLY ONTO MAJUBIC AVE.
11. CORONA STREET AND 333.0' DIA. AVENUE ARE CLASSIFIED AS COLLECTION STREETS AND ARE THEREFORE SUBJECT TO INCREASED LEVELS OF TRAFFIC.
12. IN ACCORDANCE WITH THE GEOTECHNICAL SITE INVESTIGATION REPORT BY DR. NORTHERN (GAIN PROJ. NO. 218-1086, 4/2/2019) AND CONSTRUCTION OBSERVATION AND TESTING SUMMARY LETTER BY BAUER TESTING (GAIN JOB NO. 19-112) FOR GOOSE RIDGE ESTATES, PHASE 1, FOUNDATION SUBGRADE AND COMPACTATION OF FOUNDATION SUPPORT CONSISTING OF 8-INCHES OF IMPACTED 1-1/4-INCH MAXIMUM GRAINED ROCK STRUCTURAL FILL SHALL BE VERIFIED BY A REPRESENTATIVE OF THE GDR PRIOR TO FOUNDATION CONSTRUCTION.
13. MAINTENANCE OF THE GRAVEL PATHWAY(S) AND ASSOCIATED EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE CITY OF RICHLAND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION, MAINTENANCE OR REPAIR OF THE GRAVEL PATHWAY(S) AND THEIR ASSOCIATED EASEMENTS.

IRRIGATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE BADOER MOUNTAIN IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE NECESSARY TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 9A.12.010 AND THAT ALL ASSOCIATED FEES HAVE BEEN PAID THROUGH THE YEAR 2020 A.D.

William A. Monson
BADOER MOUNTAIN IRRIGATION DISTRICT



LEGAL DESCRIPTION

PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 62241800019 DATED SEPTEMBER 4, 2020
PARCEL 1: (132883000000005) THAT PORTION OF PARCELS PARCELS 1 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4003 UNDER AUDITOR'S FILE NO. 2014-014937, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 02°34'25" WEST ALONG THE EAST LINE A DISTANCE OF 1048.42 FEET; THENCE LEAVING SAID LINE NORTH 71°56'58" WEST A DISTANCE OF 86.18 FEET; THENCE NORTH 67°52'27" WEST A DISTANCE OF 1771.93 FEET TO THE WESTERN LINE OF SAID PARCEL 1 AND THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2012-027251, RECORDS OF BENTON COUNTY, FOR THE BOUNDARY OF WEST WINEYARD NEIGHBORHOOD PHASE 1 AND 2; THENCE ALONG SAID LINE WITH THE FOLLOWING COURSES: NORTH 22°48'58" EAST A DISTANCE OF 242.24 FEET; THENCE NORTH 67°48'58" EAST A DISTANCE OF 247.70 FEET; THENCE NORTH 22°48'58" EAST A DISTANCE OF 462.10 FEET; THENCE NORTH 22°32'52" WEST A DISTANCE OF 24.75 FEET; THENCE NORTH 22°48'58" EAST A DISTANCE OF 200.01 FEET; THENCE NORTH 87°48'58" EAST A DISTANCE OF 17.88 FEET; THENCE NORTH 22°48'58" EAST A DISTANCE OF 62.63 FEET; THENCE NORTH 67°52'27" WEST A DISTANCE OF 12.50 FEET; THENCE NORTH 22°48'58" EAST A DISTANCE OF 301.72 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 89°09'23" EAST ALONG SAID LINE A DISTANCE OF 680.99 FEET; THENCE SOUTH 64°15'00" EAST ALONG SAID LINE A DISTANCE OF 744.24 FEET; THENCE SOUTH 77°57'11" EAST ALONG SAID LINE A DISTANCE OF 73.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (132883000000006) THAT PORTION OF PARCELS PARCEL 1 OF CITY OF RICHLAND BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 1 OF SURVEYS AT PAGE 4003 UNDER AUDITOR'S FILE NO. 2014-014937, RECORDS OF BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 02°34'25" WEST ALONG THE EAST LINE OF SAID SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 02°34'25" WEST ALONG SAID LINE A DISTANCE OF 155.78 FEET; THENCE LEAVING SAID LINE NORTH 71°56'58" WEST A DISTANCE OF 177.93 FEET TO THE WESTERN LINE OF SAID PARCEL 1; THENCE NORTH 71°56'58" WEST A DISTANCE OF 177.93 FEET TO THE WESTERN LINE OF SAID PARCEL 1; THENCE NORTH 22°48'58" EAST ALONG SAID LINE A DISTANCE OF 680.99 FEET; THENCE SOUTH 64°15'00" EAST ALONG SAID LINE A DISTANCE OF 744.24 FEET; THENCE SOUTH 77°57'11" EAST ALONG SAID LINE A DISTANCE OF 73.77 FEET TO THE POINT OF BEGINNING.

SUBJECT TO DEVELOPMENT RIGHTS TO ADD UNITS THAT WILL RESULT IN A REALLOCATION OF ALLOCATED INTERESTS

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STATIONING.

BASIS OF BEARING

HAND 83.91 HELD A BEARING OF SOUTH 89° 06' 11" WEST FOR THE SOUTH LINE OF SECTION 32

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 MONSON DEVELOPMENT WASHINGTON, LLC ON SEPTEMBER 1, 2020. I HEREBY CERTIFY THAT THIS MAP FOR THE CITY OF RICHLAND, WASHINGTON, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED. THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN. THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN. AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DETECTED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF BILL MONSON, MANAGING MEMBER FOR MONSON FAMILY DEVELOPMENT WASHINGTON, LLC, RECORDED IN VOLUME 19 OF PLATS ON PAGE 0368 RECORDS OF BENTON COUNTY, WASHINGTON, AT 09:49 MINUTES PAST 4:32 PM ON THIS 11th DAY OF September, 2020 A.D.
Bill Monson 09-09-2020
BENTON COUNTY AUDITOR

LEGEND

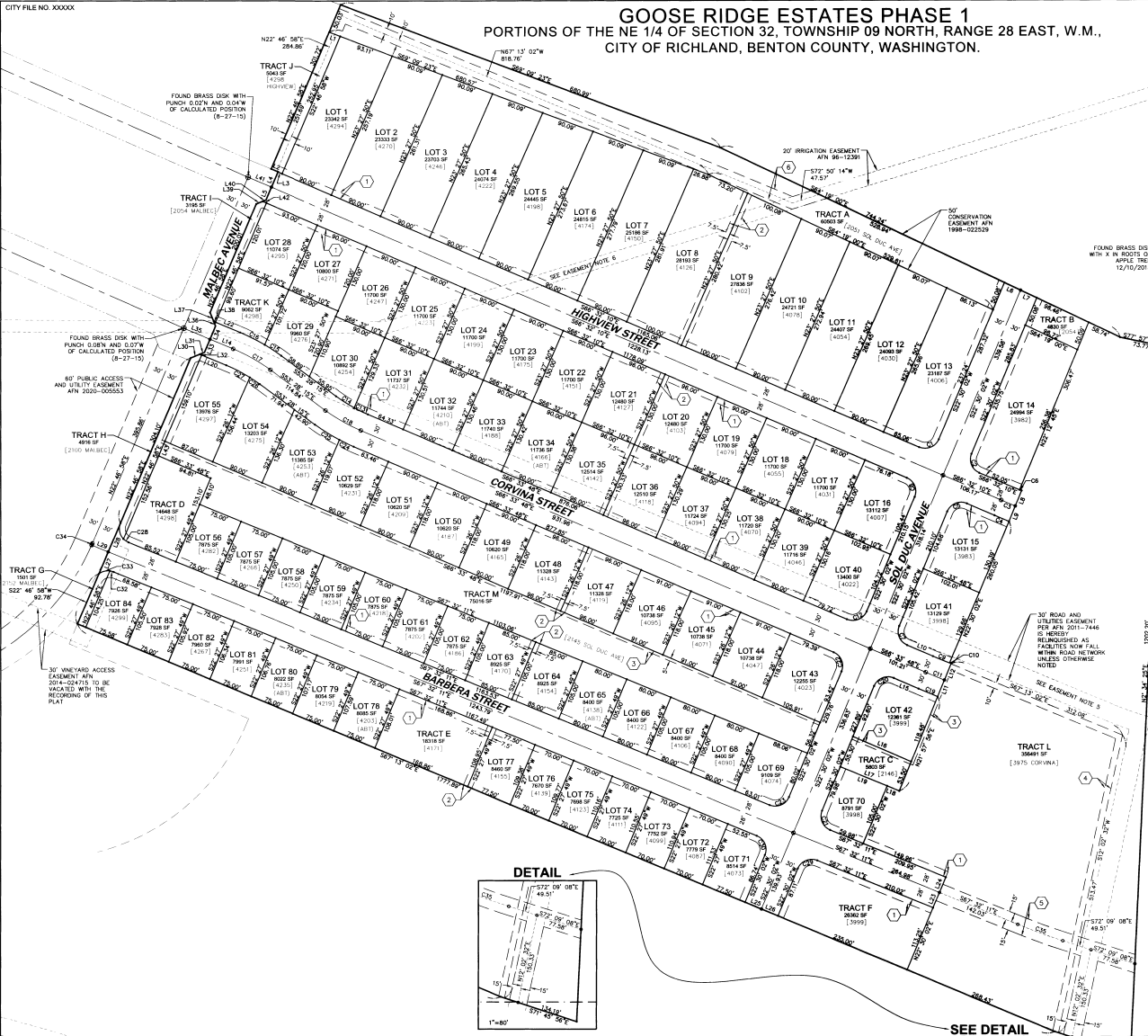


CITY FILE NO. XXXXX

GOOSE RIDGE ESTATES PHASE 1

PORTIONS OF THE NE 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

SHEET 2 OF 3



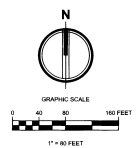
EASEMENT TABLE

1. 10 FOOT PUBLIC UTILITY EASEMENT.
- 15 FOOT PUBLIC TRAIL EASEMENT.
- 5 FOOT COMMUNICATION UTILITY EASEMENT.
- 10 FOOT COMMUNICATION UTILITY EASEMENT.
- 30 FOOT TEMPORARY UTILITY AND ACCESS EASEMENT TO VACATE UPON RECORDING OF SUBSEQUENT PHASES.
- 20 FOOT IRRIGATION EASEMENT, SUPERSEDES AND REPLACES PORTION OF 20' IRRIGATION EASEMENT APN 96-12391 LYING WITHIN PLAT BOUNDARIES.

TRACT TABLE

TRACT A-OPEN SPACE (TRAL)
TRACT B-OPEN SPACE (TRAL)
TRACT C-OPEN SPACE (TRAL)
TRACT D-STORMWATER
TRACT E-STORMWATER
TRACT F-OPEN SPACE (TRAL)
TRACT G-OPEN SPACE (TRAL)
TRACT H-OPEN SPACE (TRAL)
TRACT I-OPEN SPACE (TRAL)
TRACT J-OPEN SPACE (TRAL)
TRACT K-STORMWATER
TRACT L-OPEN SPACE (TRAL)

TRACTS A, B, C, D, H, I, J, K AND L SHALL BE OWNED AND MAINTAINED BY THE GOOSE RIDGE ESTATES HOME OWNERS ASSOCIATION
TRACTS D, E, F AND K ARE HEREBY DEDICATED TO THE CITY OF RICHLAND FOR STORMWATER FACILITIES WITH THE RECORDING OF THIS PLAT.



- LEGEND**
- SET 5/8 REBAR AND CAP L.S. 38480
 - ⊙ SET CITY OF RICHLAND MONUMENT
 - ⊙ FOUND CITY OF RICHLAND MONUMENT
 - Ⓢ SEE EASEMENT TABLE ON SHEET 1
 - #### ADDRESS
 - (ABT) LOT REQUIRED TO CONTAIN AN ALTERNATE BUILDING FORM AS DESCRIBED BY ULRIF. SEE NOTE 7.

PROPERTY CORNERS
SET 5/8 REBAR AND CAP L.S. 38480 AT ALL PROPERTY CORNERS

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF BILL MONSON, MANAGING MEMBER FOR MONSON FAMILY DEVELOPMENT WASHINGTON, LLC, RECORDED IN VOLUME 15 OF PLATS, ON PAGE 0609, RECORDS OF BENTON COUNTY, WASHINGTON, AT 09 MINUTES PAST 17 AM, THE 17th DAY OF September, 2020 A.D.
Brenda Chilton, Auditor
BENTON COUNTY AUDITOR

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 MONSON FAMILY DEVELOPMENT WASHINGTON, LLC ON SEPTEMBER 1, 2020. I HEREBY CERTIFY THAT THIS MAP FOR GOOSE RIDGE ESTATES PHASE 1 IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFIED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

John W. Becker, P.L.S. 38480
9-1-2020
DATE

AHBL
TACOMA - SEATTLE - SPOKANE TRI-CITIES
5804 Road 90, Suite H, Pasco, WA 99301
509.380.3800 TEL. 509.380.3805 FAX www.ahbl.com.wa

SEE DETAIL

GOOSE RIDGE ESTATES PHASE 1

PORTIONS OF THE NE 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

LINE TABLE			CURVE TABLE					
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
L1	20.01	S69° 09' 23"E	C1	39.69	25.00	8975748"	N67° 58' 56"E	35.65
L2	12.50	S67° 13' 02"E	C2	38.85	25.00	8970212"	N22° 01' 04"W	35.08
L3	7.92	S82° 45' 22"E	C3	20.60	1000.00	1780207"	S67° 16' 10"E	20.60
L4	28.50	S22° 46' 58"W	C4	36.32	1026.00	1282007"	N67° 16' 10"W	28.32
L5	23.53	S22° 46' 58"W	C5	39.69	25.00	8975748"	S67° 58' 56"W	35.65
L6	30.05	S64° 19' 00"E	C6	3.65	972.00	0727507"	N67° 53' 42"W	3.65
L7	30.05	S64° 19' 00"E	C7	38.86	25.00	8970212"	S22° 01' 03"E	35.07
L8	28.00	S21° 59' 50"W	C8	38.85	25.00	8970212"	N22° 01' 04"W	35.08
L9	28.00	S21° 59' 50"W	C9	30.31	1888.00	1702744"	S67° 14' 12"E	30.31
L10	47.10	S66° 33' 48"E	C10	4.96	1288.00	0707232"	S67° 58' 23"E	2.76
L11	30.00	S21° 57' 56"W	C11	33.84	1318.00	1281616"	S67° 17' 56"E	33.84
L12	30.00	S21° 57' 56"W	C12	39.68	25.00	9056107"	N67° 58' 07"E	35.64
L14	42.03	S67° 12' 41"E	C13	25.70	270.00	0227137"	S67° 50' 09"E	25.69
L15	45.51	S66° 33' 48"E	C14	25.99	270.00	7381616"	S57° 17' 23"E	25.97
L16	106.44	S66° 33' 48"E	C15	33.17	330.00	5242337"	S26° 21' 01"E	33.16
L17	106.93	N67° 32' 11"W	C16	45.97	330.00	7587537"	S63° 13' 15"E	45.93
L18	21.93	N67° 32' 11"W	C17	71.95	300.00	1344237"	S62° 20' 28"E	71.77
L19	85.00	N67° 32' 11"W	C18	68.55	300.00	13702337"	S67° 01' 01"E	68.40
L20	44.53	S67° 12' 41"E	C19	34.61	1348.00	12911616"	S67° 17' 56"E	34.61
L22	44.54	S67° 12' 41"E	C20	39.68	25.00	8975748"	N67° 58' 07"E	35.64
L23	28.00	N22° 27' 49"E	C21	79.29	25.00	8970212"	N22° 31' 04"W	35.17
L24	28.00	N22° 27' 49"E	C22	38.86	25.00	8970212"	S22° 01' 03"E	35.07
L25	30.00	N67° 13' 02"W	C23	39.25	25.00	8975747"	S67° 28' 56"W	35.34
L26	30.00	N67° 13' 02"W	C24	26.57	330.00	4367457"	S64° 15' 22"E	26.56
L27	40.22	N22° 46' 58"E	C25	48.84	330.00	8297487"	S57° 42' 39"E	48.80
L28	63.14	N22° 46' 58"E	C26	20.30	270.00	4781317"	S55° 37' 30"E	20.30
L29	30.01	S67° 32' 11"E	C27	44.43	270.00	9257267"	S62° 28' 44"E	44.40
L30	16.43	N67° 46' 58"E	C28	10.43	25.00	2325207"	N55° 35' 15"W	10.35
L31	8.32	N67° 46' 58"E	C29	39.25	25.00	8975747"	N67° 28' 56"E	35.34
L32	3.38	S67° 12' 41"E	C30	39.29	25.00	8970212"	S22° 31' 04"E	35.37
L33	24.11	N22° 46' 58"E	C32	6.49	25.00	1492757"	N74° 58' 39"W	6.48
L34	24.10	N22° 46' 58"E	C33	19.36	25.00	1492757"	S72° 23' 56"W	18.88
L35	47.50	N67° 12' 41"W	C34	3.17	400.00	0227147"	S23° 00' 35"W	3.17
L36	8.35	N22° 13' 02"W	C35	80.56	1000.00	4367537"	S69° 50' 39"E	80.54
L37	16.40	N22° 13' 02"W						
L38	3.40	S67° 12' 41"E						
L39	11.43	N67° 46' 58"E						
L40	6.25	N67° 46' 58"E						
L41	42.51	S66° 33' 48"E						
L42	6.92	N66° 33' 48"E						
L43	25.98	N22° 46' 58"E						

PLAT CLOSURE

NORTH: 320128.6050' EAST: 1845999.3200'
SEGMENT #1 - LINE LENGTH: 134.19'
COURSE: N171° 42' 56.46"W

NORTH: 320171.5936' EAST: 1845871.7484'
SEGMENT #2 - LINE LENGTH: 1777.83'
COURSE: N67° 13' 02.46"W

NORTH: 320660.0572' EAST: 1844232.5685'
SEGMENT #3 - LINE LENGTH: 480.24'
COURSE: N22° 46' 58"E

NORTH: 321312.0484' EAST: 1844422.4083'
SEGMENT #4 - LINE LENGTH: 24.73'
COURSE: N67° 46' 57.50"E

NORTH: 321321.4069' EAST: 1844445.3208'
SEGMENT #5 - LINE LENGTH: 48.21'
COURSE: N22° 46' 57.52"E

NORTH: 321336.85269' EAST: 1844463.9994'
SEGMENT #6 - LINE LENGTH: 24.73'
COURSE: N22° 13' 02.41"W

NORTH: 321348.7981' EAST: 1844454.6320'
SEGMENT #7 - LINE LENGTH: 200.01'
COURSE: N22° 46' 57.56"E

NORTH: 321573.5724' EAST: 1844532.0821'
SEGMENT #8 - LINE LENGTH: 17.66'
COURSE: N67° 40' 05.96"E

NORTH: 321579.8586' EAST: 1844548.4484'
SEGMENT #9 - LINE LENGTH: 53.03'
COURSE: N22° 46' 57.52"E

NORTH: 321627.8252' EAST: 1844568.5973'
SEGMENT #10 - LINE LENGTH: 12.50'
COURSE: N67° 13' 02.46"W

NORTH: 321632.8697' EAST: 1844567.0728'
SEGMENT #11 - LINE LENGTH: 301.72'
COURSE: N22° 46' 57.52"E

NORTH: 321610.8469' EAST: 1844573.9605'
SEGMENT #12 - LINE LENGTH: 680.39'
COURSE: S69° 09' 22.97"E

NORTH: 321668.5407' EAST: 1845130.3322'
SEGMENT #13 - LINE LENGTH: 744.24'
COURSE: S64° 18' 09.96"E

NORTH: 321345.9983' EAST: 1845081.0430'
SEGMENT #14 - LINE LENGTH: 73.77'
COURSE: S77° 57' 10.66"E

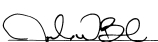
NORTH: 321330.5624' EAST: 1846053.1859'
SEGMENT #15 - LINE LENGTH: 1202.20'
COURSE: S2° 34' 25.30"W

NORTH: 320128.6050' EAST: 1845099.2048'
PERMETER: 5785.16' AREA: 181921.19 SQ. FT.

ERROR CLOSURE: 0.0048 COURSE: N89° 53' 38.28"E
ERROR NORTH: 0.0000 EAST: 0.00483
PRECISION: 1: 1205243.75

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 MONSON DEVELOPMENT WASHINGTON, LLC ON SEPTEMBER 1, 2020. I HEREBY CERTIFY THAT THIS MAP FOR GOOSE RIDGE ESTATES PHASE 1 IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SHOWN HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DENIED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.


JOHN W. BECKER, PLS 36480 DATE: 09-17-2020

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF BILL MONSON, MANAGING MEMBER FOR MONSON FAMILY DEVELOPMENT WASHINGTON, LLC, RECORDED IN VOLUME 15 OF PLATS.
ON PAGE 0689, RECORDS OF BENTON COUNTY, WASHINGTON, AT 09 MINUTES PAST 49, ON THE 13th DAY OF SEPTEMBER 2020 A.D.
Brenda Chilton, Auditor
BENTON COUNTY AUDITOR FEE NUMBER

