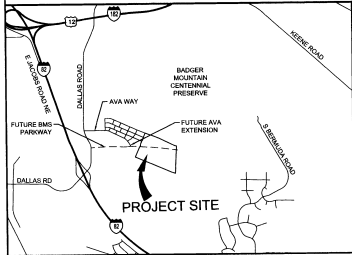


GOOSE RIDGE ESTATES PHASE 2
PORTIONS OF THE NE 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

CITY FILE NO. XXXXX



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2021.

TAX PARCEL NUMBER 1-3648-102-0012-000

TAXPAYER NAME Kenneth Spencer By P. DATE 4/21/2021

BENTON COUNTY TREASURER Bill Spencer by Cheryl Croonen DATE 4/21/2021

APPROVALS

THE AMENDED PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON.

CITY MANAGER [Signature] DATE 4/14/2021

CITY CLERK [Signature] DATE 4/12/2021

CITY ENGINEER [Signature] DATE 4/9/2021

IRRIGATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE BADGER MOUNTAIN IRRIGATION DISTRICT...

IRRIGATION DISTRICT BADGER MOUNTAIN IRRIGATION DISTRICT

CITY OF RICHLAND NOTES

- 1. ADDRESS NUMBERS (NOTED IN BRACKETS) ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE 99352.
2. PARK IMPACT FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE (MNC) CHAPTER 22.12 SHALL BE PAID BY THE PROPERTY OWNER IN ACCORDANCE WITH MNC 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 11.6 OF THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY.
4. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE BUILDING TYPE STANDARDS CONTAINED IN SECTION 8 OF THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADGER 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 BADGER 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 82, 84 AND 105 ARE REQUIRED TO CONTAIN AN ALTERNATE BUILDING TYPE AS DESCRIBED BY LUDR.
8. THIS PLAT LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN. FEES SHALL BE PAID BY THE PROPERTY OWNER AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 12.03 AT THE TIME OF DWELLING PERMIT ISSUANCE FOR THE CONSTRUCTION OF A HOME ON ANY LOT WITHIN THIS SUBDIVISION.
9. THE HOMEOWNERS ASSOC. CAN MAINTAIN THE LANDSCAPING WITHIN THE STORM DRAINAGE PONDS FOR AESTHETIC PURPOSES IF SO DESIRED. THE CITY STANDARD FOR STORM POND MAINTENANCE CONSISTS OF SEMI-ANNUAL VEGETATION ABATEMENT AND SPECIFICALLY DOES NOT INCLUDE IRRIGATION, LANDSCAPING OR OTHER AESTHETIC IMPROVEMENTS.
10. CORVINA STREET AND SOL DUC AVENUE ARE CLASSIFIED AS COLLECTOR STREETS AND ARE THEREFORE SUBJECT TO INCREASED LEVELS OF TRAFFIC.
11. IN ACCORDANCE WITH THE GEOTECHNICAL SITE INVESTIGATION REPORT BY OR NORTHERN (GAIN PROJ. NO. 218-1066, 4/2/2019) AND CONSTRUCTION OBSERVATION AND TESTING SUMMARY LETTER BY BAKER TESTING (BAKER JOB NO. 18-112) FOR GOOSE RIDGE ESTATES, PHASE 2, FOUNDATION SUBGRADES AND COMPACT OF FOUNDATION SUPPORT CONSISTING OF 4-INCHES OF IMPORTED 1 1/2-INCH MAXIMUM CRUSHED ROCK STRUCTURAL FILL SHALL BE VERIFIED BY A REPRESENTATIVE OF THE GEP PRIOR TO FOUNDATION CONSTRUCTION.
12. 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.

SHEET INDEX

- 1. LEGAL DESCRIPTION, APPROVALS, OWNER'S CERT. SECTION SURVEY AND BOUNDARY DETAIL.
2. PLAT DETAIL.
3. LINE/CURVE TABLE FOR PLAT DETAIL.

SURVEY FOR

MOSION DEVELOPMENT WASHINGTON, LLC
5815 EAST JACOBS ROAD
BENTON CITY, WA 99320
PARCEL NO. 132981020012000

LEGAL DESCRIPTION

TRACT 1, PLAT OF GOOSE RIDGE ESTATES PHASE 1, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 687, UNDER AUDITOR'S FILE NUMBER 2020-035666, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON.

DECLARANT CERTIFICATE

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREON HEREBY DECLARE THIS MAP AND DEDICATE 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...

DECLARANT NAME: William A. Monson DATE: 4-21-21

ACKNOWLEDGMENTS

STATE OF WASHINGTON COUNTY OF LEWIS & CLATSOP BY ITS PROPER OFFICERS THIS 21st day of April 2021 ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY APPEARED: William A. Monson TO ME KNOWN TO BE THE MANAGER OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT...

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

EQUIPMENT USED

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

BASIS OF BEARING

NAD 83/91 HELD A BEARING OF SOUTH 89° 06' 11" WEST FOR THE SOUTH LINE OF SECTION 32

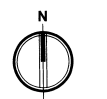
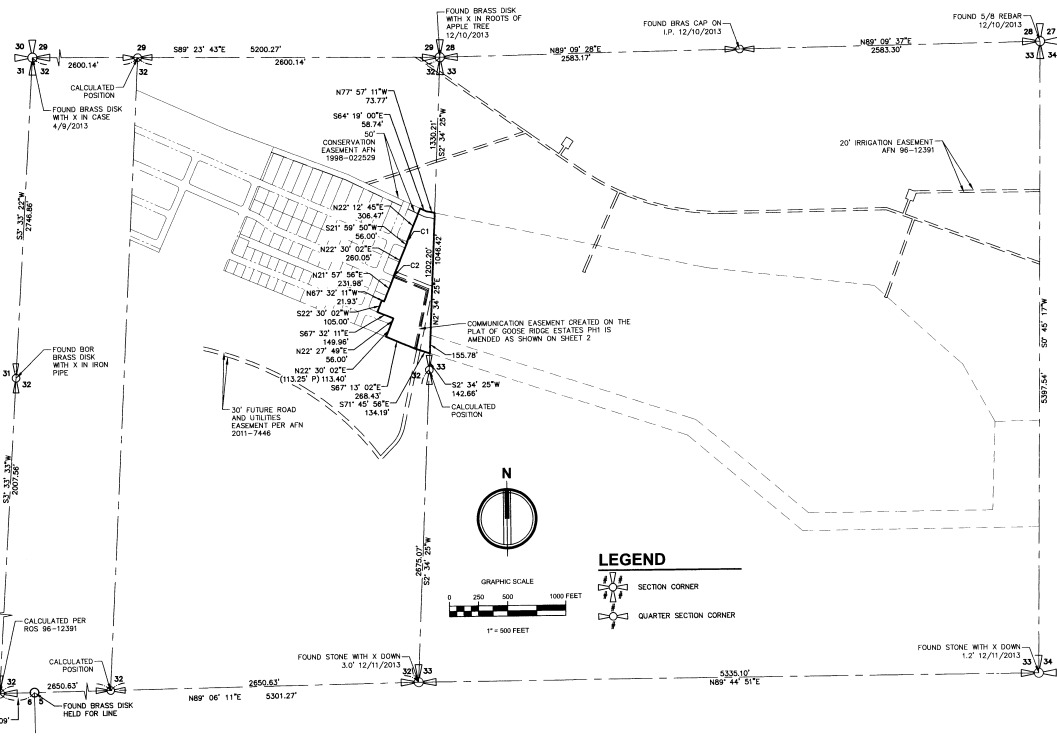
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AT THE REQUEST OF MOSION DEVELOPMENT WASHINGTON, LLC ON OCTOBER 22, 2020. I HEREBY CERTIFY THAT THIS MAP FOR GOOSE RIDGE ESTATES PHASE 2 IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HERON DESCRIBED. THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREON, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

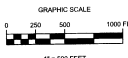
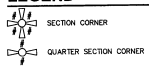
SURVEYOR NAME: John W. Becker DATE: 4-7-2021

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF BILL MONSON, MANAGING MEMBER FOR MOSION FAMILY DEVELOPMENT WASHINGTON, LLC, RECORDED IN VOLUME 15 OF PLATS, ON PAGE 2709 RECORDS OF BENTON COUNTY, WASHINGTON, AT 24 MINUTES PAST 2:00 P.M. THIS 21st DAY OF April 2020 A.D. Done & Witness by Cheryl Croonen 2021-09-05 BENTON COUNTY AUDITOR

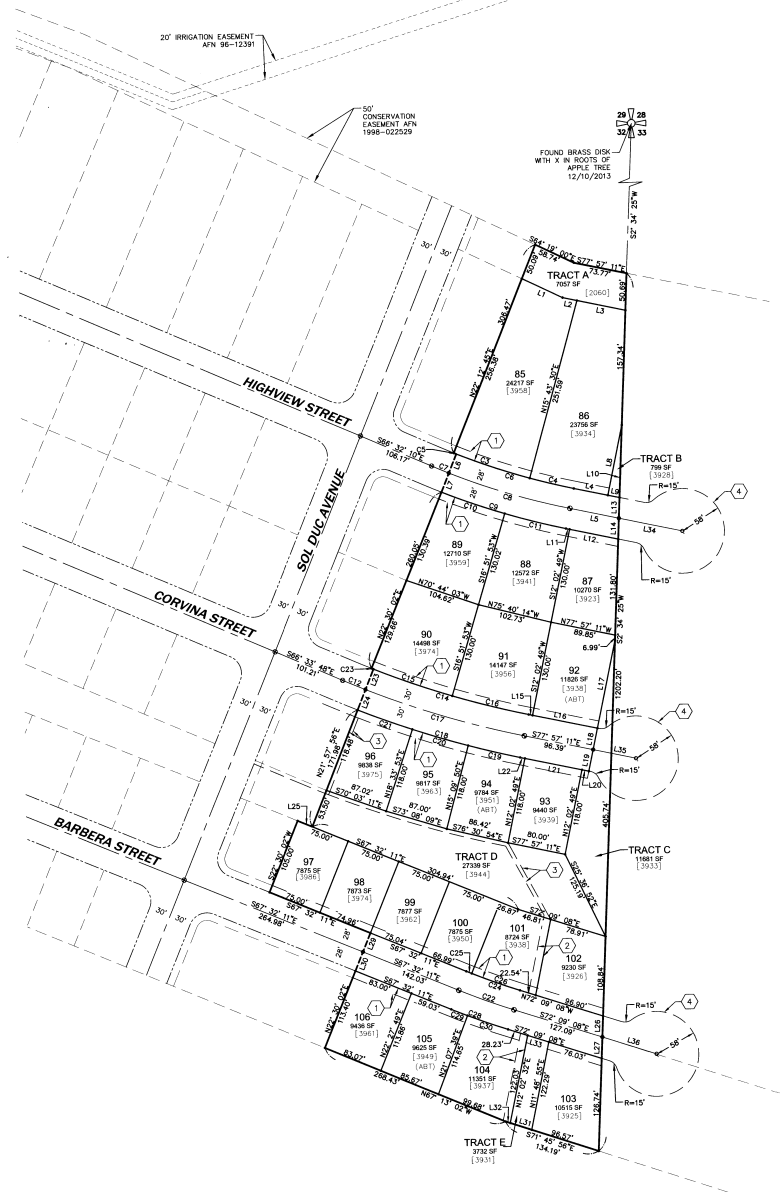


LEGEND



GOOSE RIDGE ESTATES PHASE 2

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



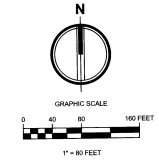
EASEMENT TABLE (4)

- 10 FOOT PUBLIC UTILITY EASEMENT.
- 10 FOOT COMMUNICATION UTILITY EASEMENT.
- 5 FOOT COMMUNICATION UTILITY EASEMENT.
- TEMPORARY EMERGENCY TURNAROUND EASEMENT. THESE EASEMENTS AUTOMATICALLY VACATE UPON DEDICATION OF CONNECTING ROADS.

TRACT TABLE

TRACT A-OPEN SPACE (TRAIL)
TRACT B-TO BE RETAINED BY DEVELOPER-FUTURE DEVELOPMENT
TRACT C-TO BE RETAINED BY DEVELOPER-FUTURE DEVELOPMENT
TRACT D-OPEN SPACE (TRAIL)
TRACT E-OPEN SPACE/PUBLIC UTILITY TRACT*

*TRACTS A, D AND E SHALL BE OWNED AND MAINTAINED BY THE GOOSE RIDGE ESTATES HOME OWNER'S ASSOCIATION.



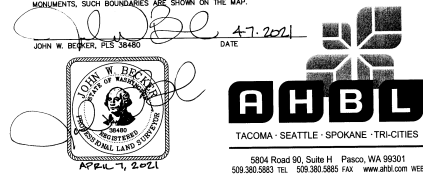
- LEGEND**
- SET 5/8 REBAR AND CAP LS 38480
 - ⊙ SET CITY OF RICHLAND MONUMENT
 - ⊙ FOUND MONUMENT SET FOR PHASE 1
 - (4) SEE EASEMENT TABLE ON SHEET 1
- #### ADDRESS
(ABT) LOT REQUIRED TO CONTAIN AN ALTERNATE BUILDING TYPE, AS DESCRIBED BY USER. SEE NOTE 7.

PROPERTY CORNERS
SET 5/8 REBAR AND CAP LS 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 0109, RECORDS OF BENTON COUNTY, WASHINGTON, AT 24 MINUTES PAST 2:00 P.M., THIS 21ST DAY OF April 2020 A.D.
Brenda Clifton by Mery Probst 2021-04-065
BENTON COUNTY AUDITOR *Clifton* FEE NUMBER

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 2 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 DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

John W. Becker 4-7-2021
JOHN W. BECKER, PLS 38480 DATE



CITY FILE NO. XXXXX

GOOSE RIDGE ESTATES PHASE 2

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

SHEET 3 OF 3

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	61.68	N64° 18' 54"W
L2	20.15	S77° 57' 11"E
L3	67.95	S77° 57' 11"E
L4	47.83	N77° 57' 11"W
L5	68.64	N77° 57' 11"W
L6	28.00	S21° 59' 50"W
L7	28.00	S21° 59' 50"W
L8	97.88	S12° 02' 49"W
L9	16.33	S77° 57' 11"E
L10	99.24	S2° 34' 25"W
L11	5.15	S77° 57' 11"E
L12	68.16	S77° 57' 11"E
L13	28.39	S2° 34' 25"W
L14	28.39	S2° 34' 25"W
L15	5.39	N77° 57' 11"W
L16	91.00	N77° 57' 11"W
L17	123.10	N12° 02' 49"E
L18	30.00	N12° 02' 49"E
L19	30.00	N12° 02' 49"E
L20	9.71	N77° 57' 11"W
L21	80.00	N77° 57' 11"W
L22	6.68	N77° 57' 11"W
L23	30.00	S21° 59' 56"W
L24	30.00	S21° 59' 56"W
L25	21.93	N67° 32' 11"W
L26	29.03	S2° 34' 25"W
L27	29.03	S2° 34' 25"W
L28	38.00	N22° 27' 49"E
L29	38.00	N22° 27' 49"E
L30	30.98	N71° 45' 54"W
L31	6.64	N71° 45' 54"W
L32	30.47	N72° 09' 08"W
L33	88.91	N77° 57' 11"W
L34	80.06	S77° 57' 11"E
L35	78.01	S72° 09' 08"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	3.65	972.00	072°50'	S67°33'42"E	3.65
C2	2.76	1268.00	070°22'	S67°36'23"E	2.76
C3	110.06	972.00	62°29'15"	S71°01'53"E	110.00
C4	62.19	972.00	33°58'58"	S76°06'29"E	62.18
C5	3.65	971.95	072°50'	N67°53'42"W	3.65
C6	168.60	972.00	95°56'18"	S72°58'19"E	168.39
C7	25.60	1000.00	128°00'	S87°16'10"E	25.60
C8	173.66	1000.00	95°7'01"	N72°58'40"W	173.45
C9	178.53	1028.00	95°7'01"	N72°58'40"W	178.30
C10	91.85	1028.00	57°09'57"	S70°33'44"E	91.82
C11	86.68	1028.00	44°9'52"	S75°32'15"E	86.65
C12	33.84	1318.00	128°16'	S87°17'58"E	33.84
C14	222.97	1288.00	95°07'	N77°59'37"W	222.89
C15	117.42	1288.00	57°52'51"	S70°31'24"E	117.38
C16	108.30	1288.00	47°02'04"	S75°32'39"E	108.27
C17	228.18	1318.00	95°07'01"	N72°59'37"W	227.87
C18	233.35	1348.00	95°07'01"	S72°59'37"E	233.06
C19	73.33	1348.00	37°01'01"	N76°25'40"W	73.32
C20	80.01	1348.00	37°01'01"	N73°08'09"W	80.00
C21	80.01	1348.00	37°01'01"	N73°08'09"W	80.00
C22	80.56	1000.00	43°36'57"	S89°50'39"E	80.54
C23	2.76	1268.00	072°22'	N67°36'23"E	2.76
C24	78.31	972.00	43°36'57"	N69°50'39"W	78.29
C25	8.01	972.00	072°18'	S67°48'20"E	8.01
C26	70.30	972.00	47°08'58"	S70°04'49"E	70.28
C28	82.82	1028.00	43°36'57"	N69°50'39"E	82.80
C29	23.87	1028.00	120°10'	S88°12'16"E	23.87
C30	58.85	1028.00	37°6'47"	S70°30'45"E	58.84

PLAT CLOSURE

NORTH: 327100.4016' EAST: 1937005.5264'
 SEGMENT #1 : LINE COURSE: N22° 12' 45.07"E LENGTH: 50.09'
 NORTH: 327446.7743' EAST: 1937074.4690'

SEGMENT #2 : LINE COURSE: S64° 18' 58.98"E LENGTH: 58.74'
 NORTH: 327123.3964' EAST: 1937073.3892'

SEGMENT #3 : LINE COURSE: S77° 57' 10.66"E LENGTH: 73.77'
 NORTH: 327105.8187' EAST: 1937059.5448'

SEGMENT #4 : LINE COURSE: S2° 34' 25.30"W LENGTH: 1202.20'
 NORTH: 325944.8244' EAST: 1937145.3000'

SEGMENT #5 : LINE COURSE: N71° 45' 56.49"W LENGTH: 134.19'
 NORTH: 325946.9299' EAST: 1937018.1099'

SEGMENT #6 : LINE COURSE: N67° 13' 02.48"W LENGTH: 268.43'
 NORTH: 326050.8645' EAST: 1937070.8217'

SEGMENT #7 : LINE COURSE: N22° 30' 02.07"E LENGTH: 113.25'
 NORTH: 326155.4957' EAST: 1936813.9617'

SEGMENT #8 : LINE COURSE: N22° 30' 02.07"E LENGTH: 0.15'
 NORTH: 326155.6343' EAST: 1936814.0191'

SEGMENT #9 : LINE COURSE: N22° 27' 48.91"E LENGTH: 56.00'
 NORTH: 326207.3851' EAST: 1936835.4165'

SEGMENT #10 : LINE COURSE: N67° 32' 10.13"W LENGTH: 149.96'
 NORTH: 326264.6845' EAST: 1936698.8351'

SEGMENT #11 : LINE COURSE: N22° 30' 02.07"E LENGTH: 105.00'
 NORTH: 326361.6915' EAST: 1936737.0179'

SEGMENT #12 : LINE COURSE: S67° 32' 10.13"E LENGTH: 21.93'
 NORTH: 326353.3121' EAST: 1936757.2839'

SEGMENT #13 : LINE COURSE: N21° 57' 55.93"E LENGTH: 53.50'
 NORTH: 326402.9285' EAST: 1936777.2950'

SEGMENT #14 : LINE COURSE: N21° 57' 55.93"E LENGTH: 118.48'
 NORTH: 326512.8079' EAST: 1936821.6128'

SEGMENT #15 : LINE COURSE: N21° 57' 55.93"E LENGTH: 60.00'
 NORTH: 326568.4524' EAST: 1936844.0557'

SEGMENT #16 : CURVE LENGTH: 2.76' RADIUS: 1268.00'
 DELTA: 0.0722 (DMS) TANGENT: 1.38'
 CHORD: 2.76' COURSE: N67° 36' 23.87"W
 COURSE IN: N21° 57' 55.93"E COURSE OUT: S22° 05' 18.14"W
 RP NORTH: 327782.9252' EAST: 1937325.8309'
 END NORTH: 326568.4972' EAST: 1936844.4972'

SEGMENT #17 : LINE COURSE: N22° 30' 02.07"E LENGTH: 129.88'
 NORTH: 326669.2773' EAST: 1936869.1171'

SEGMENT #18 : LINE COURSE: N22° 30' 02.07"E LENGTH: 130.39'
 NORTH: 326693.9144' EAST: 1936841.0164'

SEGMENT #19 : LINE COURSE: N21° 59' 50.10"E LENGTH: 56.00'
 NORTH: 326801.6947' EAST: 1936961.9919'

SEGMENT #20 : CURVE LENGTH: 3.65' RADIUS: 972.00'
 DELTA: 0.1255 (DMS) TANGENT: 1.83'
 CHORD: 3.65' COURSE: N67° 53' 42.43"W
 COURSE IN: N21° 59' 50.10"E COURSE OUT: S22° 12' 45.04"W
 RP NORTH: 327782.9049' EAST: 1937326.0682'
 END NORTH: 326863.0382' EAST: 1936958.6102'

SEGMENT #21 : LINE COURSE: N22° 12' 45.07"E LENGTH: 256.38'
 NORTH: 327100.3917' EAST: 1937005.5262'
 PERIMETER: 3044.54' AREA: 359490.82 SQ. FT.
 ERROR CLOSURE: 0.0118' COURSE: S33° 13' 47.77"E
 ERROR NORTH: -0.00987' EAST: 0.00647'

PRECISION 1: 258011.02

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 SURVEY COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

John W. Becker
 JOHN W. BECKER, PLS 38480 DATE: 4-2-2021

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 0709, RECORDS OF BENTON COUNTY, WASHINGTON, AT 24 MINUTES PAST 9:00 P.M., THIS 29th DAY OF April, 2020 A.D.
 Brenda Chilton by *Allyson Adams* 2021-019055
 BENTON COUNTY AUDITOR FEE NUMBER

