

ORDINANCE NO. 10-01

AN ORDINANCE ANNEXING INTO THE CITY OF EPHRATA THE ORCHARD VIEW HOMES AREA PROPERTY LOCATED ON THE SOUTH SIDE OF THE CITY WHICH CONSISTS OF APPROXIMATELY SEVEN/TENTHS OF AN ACRE, AND ZONING SAID PROPERTY AS RESIDENTIAL-1 UPON ANNEXATION

RECITALS:

1. The City of Ephrata received a Notice of Intention to Commence Annexation Proceeding on August 26, 2009, signed by Larry Lenssen.
2. The signatories of the Notice of Intention to Commence Annexation Proceeding constitute sufficient value to meet the sixty (60%) percent requirement of RCW 35A.14.120 of the assessed value of the property involved.
3. The proposed area for annexation contains approximately 0.7 acres and is described in the attached Exhibit "A" and depicted on the attached Exhibit "B".
4. The proposed area for annexation is within the City's Urban Growth Area and is consistent with the intent and purpose of the Growth Management Act, which reads in relevant part: "[i]n general, cities are the units of local government most appropriate to provide urban governmental services." RCW 36.70A.110(4).
5. Pursuant to RCW 35A.14.120, the Ephrata City Council met with the property owners/petitioners within sixty days of receipt of the Notice of Intention to Commence Annexation Proceeding, on October 21, 2009, to review the proposed annexation and found said proposed annexation to be a logical extension of the City corporate limits; and that said property should be annexed to the City; and that (1) said property should assume its pro rata share of the City's bonded indebtedness and be assessed and pay taxes at the same rate and on the same basis as other property within the City; and that (2) said property should be assigned the Residential-1 zoning classification as designated in the City's Comprehensive Plan.
6. Following the meeting with the owner/petitioner, the proponent of the annexation circulated the necessary petition which was certified as legally sufficient.
7. Following action by the City Council, a notice of intention was filed by the city with the Boundary Review Board on November 9, 2009, and the City received a certification of sufficiency of the petition from the County Auditor on November 10,

- 2009 (attached as Exhibit "C").
8. The City Council held a public hearing at its regular meeting on November 18, 2009 to consider the annexation.
 9. Ephrata City utilities, police, fire and other services are adequate and available to support the area upon annexation.
 10. The Ephrata City Council finds that it is the best interest of the health, safety, morals and general welfare of the citizens of the City and the proposed area for annexation for the area to be annexed to the City.
 11. The proposed annexation is subject to the review of the Grant County Boundary Review Board pursuant to Chapter 36.93 RCW. Over forty five days have elapsed since the filing of the application for review.
 12. Pursuant to RCW 36.93, the Grant County Boundary Review Board after invoking jurisdiction found the proposal as submitted to be acceptable and approved by vote of the board in favor of the requested annexation (letter attached as Exhibit "D").

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EPHRATA,
WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. That the real property described in Exhibit "A" attached hereto is hereby annexed into the City of Ephrata; and that the corporate limits of the City of Ephrata shall include the property and territory hereinbefore fully described. Said property shall be assessed and taxed at the same rate and on the same basis as the property of the City of Ephrata is assessed and taxed to pay for the now outstanding indebtedness of the City of Ephrata contracted prior to or existing at the time of annexation.

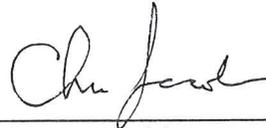
Section 2. That the zoning of the property upon the effective date of this annexation shall be Residential-1. All such zoning and classification will be subject to the provisions of Title 19 of the Ephrata Municipal Code as enacted or hereafter amended.

Section 3. The City Clerk is hereby directed to provide notice of this annexation to the appropriate entities as provided by law.

Section 4. This ordinance shall be in full force and effect five days after passage of its summary and publication as provided by law.

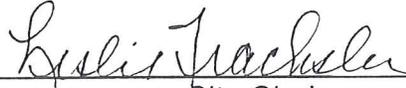
PASSED by the City Council of the City of Ephrata, Washington, this 21st day of

April, 2010.



Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

PASSED the 21st day of April, 2010.

APPROVED the 21st day of April, 2010.

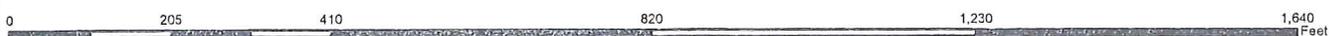
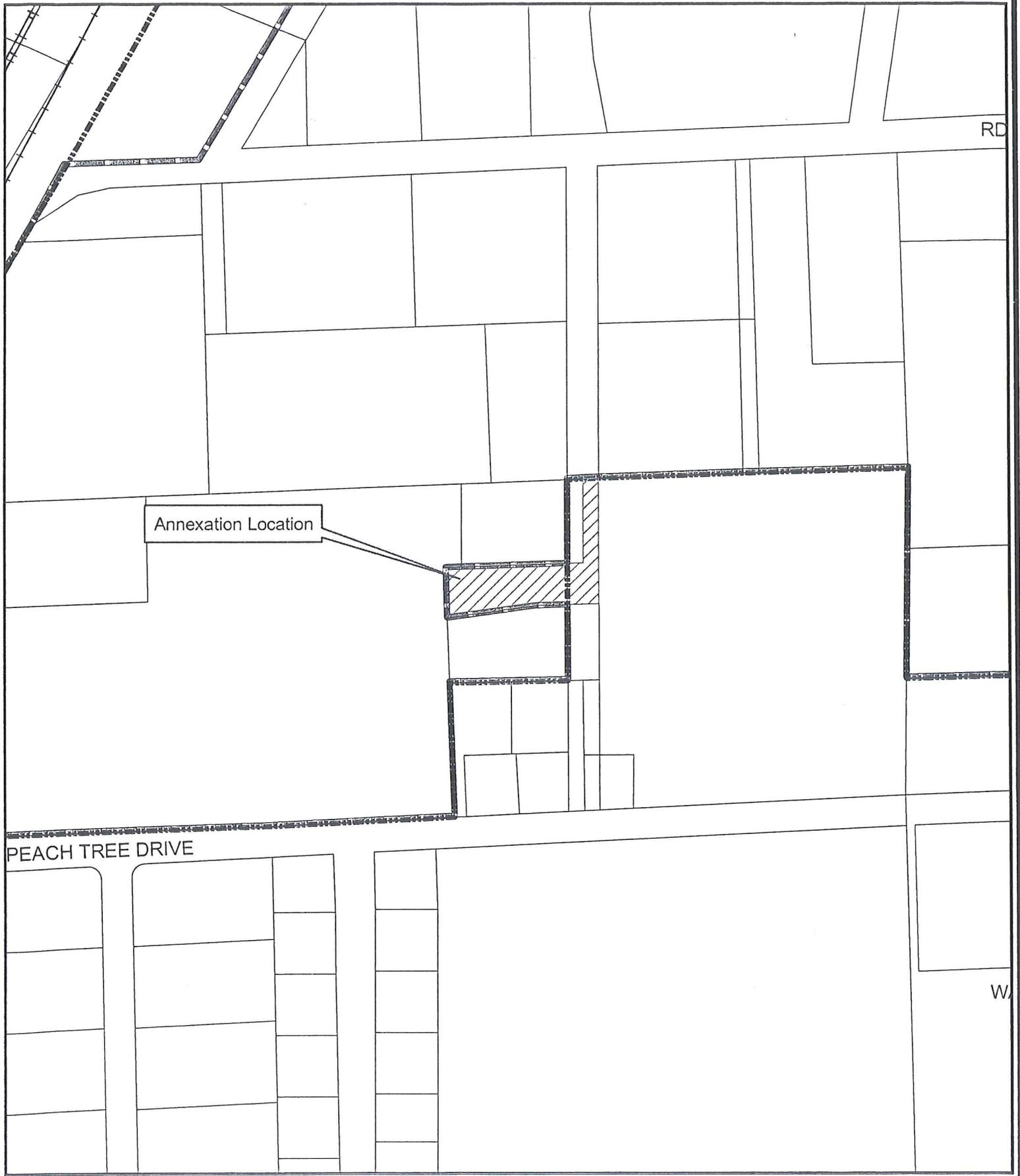
PUBLISHED the 22nd day of April, 2010.

Exhibit A

Legal Description:

Beginning at the Northeast corner of said Lot 1; Thence South $88^{\circ}08'46''$ West, following the North boundary of said Lot, 601.15 feet, to the true point of beginning; Thence South $00^{\circ}00'56''$ West, 244.85 feet, to the Northeast corner of Lot 2 of said Lenssen short plat; Thence following the boundaries of said Lot 1, through the following seven (7) courses, South $88^{\circ}08'45''$ West, 139.06 feet; Thence South $82^{\circ}08'57''$ West, 173.74 feet; Thence North $01^{\circ}53'33''$ West, 98.84 feet; Thence South $89^{\circ}53'36''$ East, 20.00 feet; Thence North $88^{\circ}08'45''$ East, 262.87 feet; Thence North $00^{\circ}00'56''$ East, 164.80 feet, Thence North $88^{\circ}08'46''$ East, following the North boundary of said Lot, 31.67 feet, to the true point of beginning.

Exhibit B



Legend

	Annexation Boundary
	Parcel Boundary
	Corporate Limits
	Urban Drive R. Boundary

This map should not be treated as legal advice or legal representation and should not be used as such. The information contained herein is for informational purposes only and should not be used for any other purpose. The user is responsible for verifying the accuracy of the information and for obtaining any necessary permits or approvals from the appropriate authorities. The user is also responsible for obtaining any necessary insurance coverage for the use of this map. The user is not to be held liable for any damages or losses resulting from the use of this map. The user is also responsible for obtaining any necessary permits or approvals from the appropriate authorities. The user is also responsible for obtaining any necessary insurance coverage for the use of this map. The user is not to be held liable for any damages or losses resulting from the use of this map.

BEFORE THE WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR GRANT COUNTY, WASHINGTON

In the Matter of:

ANNEXATION OF PARCEL NO. APN 31-
1568-001 (A PORTION OF PARCEL NO. 31-
1568-000) BY THE CITY OF EPHRATA

BRB FILE NO. 2009-09

Findings of Fact, Conclusions of Law,
And Decision Approving Annexation

I. INTRODUCTION

The City of Ephrata proposed annexation of parcel no. APN 31-1568-001 (the same a portion of parcel no. 31-1568-000), pursuant to RCW 35.13, et seq. In response, a petition requesting review of such proposed annexation was filed by five percent of the registered voters who deemed themselves affected by the action and who resided within one-quarter mile of the proposed action, but not within the jurisdiction proposing the action, with such petition invoking jurisdiction of the Washington State Boundary Review Board for Grant County ("Board") upon the Board's concurrence, pursuant to RCW 36.93, et seq.

II. BASIS FOR REVIEW

RCW 36.93.100 authorizes the Board to conduct hearings and review the City of Ephrata's Notice of Intent to annex. The Board's decision has been guided by RCW 36.93, et seq., generally and the following statutory provisions, in particular:

- RCW 36.93.157 -- Decisions to be consistent with Growth Management Act.
- RCW 36.93.170 -- Factors to be considered by the Boundary Review Board.
- RCW 36.93.180 -- Objectives of the Boundary Review Board.

Based upon the record, testimony presented, and applicable law, the Board makes the following findings of fact, conclusions of law and decision.

III. FINDINGS OF FACT

A. Findings - Area - Background.

A-1 As read into and set forth in the record at the time of public hearing on February 23, 2010:

A short plat recorded with the Grant County Auditor's office on December 13, 1993 by Larry and Janet Lenssen reflects, in part, the designation of Lots 1, 2, 3, and 4. Larry and Janet Lenssen submitted a petition for annexation to the City of Ephrata in or about July of 1994, which included Lots 1, 2, and 4 of

1 the short plat, less an excepted portion of Lot 1. Although a designated Urban Growth Area (“UGA”) did
2 not exist in 1994, city boundaries (or corporate limits) were present with regard to the City of Ephrata, and
3 the excepted portion of Lot 1 fell outside Ephrata corporate limits at that time.

4 As it was entitled to do, Grant County, by and through its Planning Department, appropriately invoked
5 provisions set out in Chapter 23.04.030 of the Unified Development Code (“UDC”) in July of 2006, and, as
6 an administrative function, adjusted the zoning district boundary so that Lot 1, in its entirety, fell within the
7 City of Ephrata UGA. The administrative task performed by the Planning Department complied with the
8 intent of both the Comprehensive Plan and Chapter 23.04.030 of the UDC as adopted by the Grant County
9 legislative authority.

10 Now, Larry Lenssen has submitted a petition requesting that the excepted portion of Lot 1, parcel no. APN
11 31-1568-001 (the same a portion of parcel no. 31-1568-000), be annexed into the City of Ephrata. Such
12 annexation of the remaining portion Lot 1 is the subject of the petition requesting review.

13 **B. Findings - The City of Ephrata’s Proposed Annexation.**

14 B-1 On November 18, 2009, the City of Ephrata considered the annexation request by Larry
15 Lenssen.

16 B-2 The City of Ephrata filed a Notice of Intent, dated November 24, 2009, proposing to annex
17 parcel no. APN 31-1568-001 (the same a portion of parcel no. 31-1568-000), into the City of Ephrata.

18 B-3 On December 2, 2009, the Board Clerk forwarded the City of Ephrata’s Notice of Intent to
19 annex to the following:

20 Boundary Review Board Members, Grant County Planning Dept., Grant County Board of
21 County Commissioners, Office of the Grant County Prosecuting Attorney, Pam Hill, Local
22 Irrigation District, Fire District #13, Ephrata Public Library, Ephrata School District, Port
23 of Ephrata, Columbia Basin Hospital, Grant County Public Works Dept., and the Grant
24 County Building Dept.

25 The property subject to the proposed annexation is legally described as follows:

26 That portion of Lot 1, Lenssen Short Plat, as per the plat thereof recorded in Volume 5 of
27 short plats, pages 23 and 24, records of Grant County, Washington, described as follows:

28 Beginning at the Northeast corner of said Lot 1; Thence South 88°08’46” West, following
the North boundary of said Lot, 601.15 feet, to the true point of beginning; Thence South
00°00’56” West, 244.85 feet, to the Northeast corner of Lot 2 of said Lenssen short plat;
Thence following the boundaries of said Lot 1, through the following seven (7) courses,
South 88°08’45” West, 139.06 feet; Thence South 82°08’57” West, 173.74 feet; Thence
North 01°53’33” West, 98.84 feet; Thence South 89°53’36” East, 20.00 feet; Thence North
88°08’45” East, 262.87 feet; Thence North 00°00’56” East, 164.80 feet; Thence North
88°08’46” East, following the North boundary of said Lot, 31.67 feet, to the true point of

1 beginning.

2 B-4 On January 5, 2010, at its regular meeting, the Board voted to accept the City of Ephrata's
3 Notice of Intent, finding that it was both timely and sufficient. (See 01/05/10/ Meeting Minutes).

4 **C. Findings - BRB's Jurisdiction Invoked and Public Hearing.**

5 C-1 In a petition dated January 5, 2010, and received by the Board Clerk on January 8, 2010,
6 five percent of the registered voters who deemed themselves affected by the action and who resided within
7 one-quarter mile of the proposed action, but not within the jurisdiction proposing the action, and upon the
8 Board's concurrence, invoked jurisdiction of the Board pursuant to RCW 36.93, et seq.

9 C-2 Public notice was given pursuant to RCW 36.93.160 and specifically on the following date:
10 January 22, 2010, written notice of time, date and place of public hearing was sent to:

11 Boundary Review Board Members, residents of affected registered voters within quarter
12 mile but not within the jurisdiction itself, affected government agencies, and County paper
13 of record (Grant County Journal).

14 C-3 On January 25, 2010, February 4, 2010 and February 15, 2010, Notice of Public Hearing
15 was published in the Grant County Journal.

16 C-4 On February 16, 2010, NOTICE OF PUBLIC HEARING signs were posted in two (2)
17 places on the property subject to the proposed annexation, and posted at the Ephrata Post Office, Ephrata
18 Public Library, Ephrata Safeway, Ephrata City Hall and the Ephrata Courthouse Lobby.

19 C-5 The following documents were submitted to the Board prior to the public hearing:

Exhibit #	Date	Author	Summary
1	11/28/2009	Greenfield Estate Homeowners Association, Inc., by and through Calvin Kooy	Letter referencing amendment to Ephrata Urban Growth Area Boundary
2	7/14/2006 & 7/28/2006	Grant County Planning Department	Ephrata Urban Growth Boundary Map
3	01/05/10	Five percent of the registered voters who deemed themselves affected by the action and who resided within one-quarter mile of the proposed action, but not within the jurisdiction proposing the action	Petition

1 C-6 On February 23, 2010, a public hearing was held pursuant to RCW 36.93.160.

2 C-7 The following people provided sworn testimony at the public hearing:

3

#	Name	Title or Association
4 1	Glenn Chamberlain	Registered Voter
5 2	Larry Lenssen	Annexation Petitioner
6 3	Calvin Kooy	Registered Voter
7 4	Ron Sell	Director of Planning, City of Ephrata

8 **D. Findings - Board's Authority.**

9 D-1 Annexations are "subject to potential review by a boundary review board." RCW 35.13.001
10 and see, *Interlake Sporting Association, Inc. v. Washington State Boundary Review Board for King County*,
11 158 Wn.2d 545, 553, (2006).

12 D-2 Five percent of the registered voters who deemed themselves affected by the action and who
13 resided within one-quarter mile of the proposed action, but not within the jurisdiction proposing the action,
14 and upon the Board's concurrence, invoked jurisdiction of the Board pursuant to RCW 36.93, et seq.

15 D-3 A Boundary Review Board ("BRB") gains jurisdiction upon formal request by a party with
16 standing. *Interlake*, at p.553.

17 D-4 After its jurisdiction is invoked, a BRB conducts a public hearing to gather evidence and
18 testimony regarding the proposal. RCW 36.93.100. On February 23, 2010, the Board conducted a hearing
19 to gather evidence and hear testimony regarding the City of Ephrata's proposed annexation.

20 D-5 The BRB's enabling legislation grants the board the authority to "approve, deny, or modify
21 the boundaries of the proposed annexation." *Interlake Sporting Association, Inc. v. Washington State
22 Boundary Review Board for King County*, 158 Wn.2d 545 (2006), citing RCW 36.93.150.

23 D-6 In reaching a decision on a proposal, the BRB must consider the effect of the proposal
24 pursuant to and as set forth in RCW 36.93.170.

25 D-7 In addition, the BRB must consider several "objectives" for any proposal, listed in RCW
26 36.93.180.

27 D-8 After the BRB has reviewed the proposal and considered the factors and objectives, it may
28 approve the proposal as submitted; modify the proposal by adjusting boundaries to add or delete territory or
disapprove the proposal.

D-9 The BRB shall not modify or deny a proposed action unless there is evidence on the record
to support a conclusion that the action is inconsistent with one or more of the objectives under RCW
36.93.180. RCW 36.93.150.

1
2 **E. Findings - Issues**

3 E-1 See Findings-Area-Background, as set forth above in Paragraph A-1.

4 **F. Findings - Factors.**

5 F-1 The Board noted that the change to the Urban Growth Area boundary had been questioned by the
6 opponents of the proposed annexation. The Board noted that, according to RCW 36.93.100 a petition was submitted
7 by Greenfield Estate Homeowners Association, Inc., which reflected the signatures of five percent of the registered
8 voters within one-quarter mile of the subject property, not including those in the immediate area. These signatures
9 were checked against the voter registration and found to be valid. No evidence was placed on the record to
10 support a conclusion that the proposed action was inconsistent with one or more of the objectives under
11 RCW 36.93.180.

12 **G. Findings - Objectives.**

13 G-1 The boundary review board is obligated to consider its statutory objectives and attempt to
14 achieve those objectives that are relevant. RCW 36.93.180 and *King County v. Washington State Boundary
15 Review Board*, 122 Wash. 2d. (1993).

16 **H. Findings -Growth Management Act.**

17 H-1 The boundary review board's decision must be consistent with the Growth Management
18 Act. RCW 36.93.157.

19 H-2 The proposed annexation encourages development in urban areas where adequate public
20 facilities and services exist or can be provided in an efficient manner.

21 H-3 The proposed annexation encourages economic development within the capacities of the
22 area's natural resources, public services and public facilities.

23 H-4 The proposed annexation area has been designated as an Urban Growth Area in the
24 County's Comprehensive Plan.

25 **IV. CONCLUSIONS OF LAW**

26 **A. Conclusions - Standing.** Five percent of the registered voters who deem themselves affected by the
27 action and who reside within one-quarter mile of the proposed action, but not within the jurisdiction
28 proposing the action, and upon the Board's concurrence, invoke jurisdiction of the Board.

B. Conclusions - Jurisdiction. The City of Ephrata's proposed annexation is "subject to potential review
by a boundary review board." RCW 35.13.001 and see, *Interlake Sporting Association, Inc. v. Washington
State Boundary Review Board for King County*, 158 Wn.2d 545 (2006). A boundary review board gains
jurisdiction upon formal request by a party with standing. *Interlake*, at p.553. The Board has jurisdiction to

1 review the City of Ephrata's proposed annexation as set forth in the petition submitted by Larry Lensen.

2 **C. Conclusions - Factors.** The Board has considered the factors listed in RCW 36.93.170.

3
4 **D. Conclusions - Objectives.** The annexation proposal is consistent with the relevant objectives listed in RCW 36.93.180.

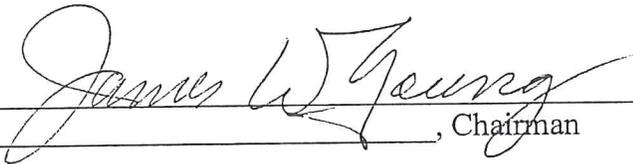
5 **E. Conclusions -Growth Management Act.** The Board's decision to approve the proposed annexation is
6 consistent with the Growth Management Act (GMA).

7 **V. DECISION**

8 Based on the foregoing findings and conclusions and the record and testimony presented, the
9 Washington State Boundary Review Board for Grant County approves, *nunc pro tunc*, the City of
10 Ephrata's proposed annexation of approximately 0.7 acres known as "Orchard View Homes Area
11 Annexation", and/or otherwise set forth as parcel no. APN 31-1568-001 (the same a portion of parcel no. 31-1568-000).

12 DATED this 6th day of April, 2010.

13 GRANT COUNTY BOUNDARY REVIEW BOARD

14 
15 _____, Chairman
16 _____

17 ATTEST:

18 
19 _____, Clerk of the Board
20 _____

LENSSEN SHORT PLAT

A PTN OF THE S1/2 OF THE NW1/4 OF THE NE1/4 OF S. 28, T. 21 N., R. 26 E., W.M.,
GRANT COUNTY, WASHINGTON.

K.S. Knudsen
Auditor
Dec 13 11 08 AM '93

LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 26 EAST, W.M., GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.B.R. BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT BEARS SOUTH 89°07'23" WEST, 1321.04 FEET, FROM A U.S.B.R. BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER. THENCE NORTH 89°07'23" EAST, FOLLOWING THE NORTH BOUNDARY OF SAID SECTION, 688.88 FEET. THENCE SOUTH 00°00'56" WEST, PARALLEL TO THE CENTERLINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 663.58 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER. SAID POINT BEING ALSO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED UNDER AUDITOR'S FILE NUMBER 842868, RECORDS OF GRANT COUNTY AND THE TRUE POINT OF BEGINNING. THENCE NORTH 88°08'46" EAST, FOLLOWING SAID NORTH BOUNDARY, 632.82 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION. THENCE SOUTH 00°02'33" EAST, FOLLOWING THE EAST BOUNDARY OF SAID SUBDIVISION, 663.81 FEET, TO THE SOUTHEAST CORNER THEREOF. THENCE SOUTH 88°10'08" WEST, FOLLOWING THE SOUTH BOUNDARY OF SAID SUBDIVISION, 899.73 FEET, TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED UNDER AUDITOR'S FILE NUMBER 910404017, RECORDS OF GRANT COUNTY. THENCE FOLLOWING THE BOUNDARY OF SAID PARCEL, THROUGH THE FOLLOWING TWO (2) COURSES, NORTH 01°53'33" WEST, 499.09 FEET; THENCE SOUTH 89°53'36" EAST, 20.00 FEET, TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED UNDER AUDITOR'S FILE NUMBER 842868, RECORDS OF GRANT COUNTY. THENCE NORTH 88°10'08" EAST, FOLLOWING THE SOUTH BOUNDARY OF SAID PARCEL, 262.87 FEET, TO THE SOUTHEAST CORNER THEREOF. THENCE NORTH 00°00'56" EAST, FOLLOWING THE EAST BOUNDARY OF SAID PARCEL, 164.80 FEET, TO THE TRUE POINT OF BEGINNING. CONTAINING 12.78 ACRES, MORE OR LESS. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS THE WEST 60.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 26 EAST, W.M., GRANT COUNTY, WASHINGTON.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT LARRY D. LENSSEN AND JANET A. LENSSEN AND THE COLUMBIA BANK ARE THE OWNERS IN FEE SIMPLE OF THE PROPERTY HEREIN DESCRIBED AND CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, ALLEYS, EASEMENTS, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN THEREON FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE USES AS SHOWN ON THE PLAT. AND DO HEREBY GRANT A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION.

Larry D. Lensen DATE: 12-9-93
Janet A. Lensen DATE: 12-9-93
Blain B. Lue DATE: 12-9-93

THE COLUMBIA BANK
 STATE OF WASHINGTON)
 COUNTY OF GRANT) ss

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF December, 1993, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED LARRY D. LENSSEN AND JANET A. LENSSEN TO ME KNOW TO BE THE PERSONS WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.



Blain B. Lue
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Steeg State

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF December, 1993, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Glenn, Blain, and Janet A. Lensen, the manager of the Columbia Bank, the corporation who executed the foregoing dedication and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said dedication, and that the seal affixed to the corporate seal of said corporation, in witness whereof I have set my hand and official seal the day and year last above written.

Glenn
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Steeg State

APPROVALS:
 EXAMINED AND APPROVED BY THE GRANT COUNTY PLANNING DIRECTOR, THIS 9th DAY OF December, 1993.
 GRANT COUNTY PLANNING DIRECTOR *William L. Vandy*
 EXAMINED AND APPROVED BY THE GRANT COUNTY SANITARIAN, THIS 9th DAY OF December, 1993.
 GRANT COUNTY SANITARIAN: *David R. Campbell*
 TREASURER'S CERTIFICATE: 93
 I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF GRANT COUNTY, HAVE BEEN FULLY PAID.
 GRANT COUNTY TREASURER *Ed Shaw* DATE: 12/10/93

- NOTES:
- 1) THIS LAND IS INCLUDED WITHIN THE QUINCY COLUMBIA BASIN IRRIGATION DISTRICT, AND IS SUBJECT TO THE LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON, RELATIVE TO THE COLUMBIA BASIN PROJECT, AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY LEVIED BY SAID DISTRICT. IT IS ALSO AGREED AND UNDERSTOOD THAT THIS PLAT IS SERVED BY COUNTY ROADS, ALL IRRIGABLE LANDS WITHIN THE ROAD RIGHTS OF WAYS OR ISOLATED BY SAID DEDICATION, WILL NOT BECOME A CHARGE ASSESSABLE TO GRANT COUNTY AND PAYABLE TO THE QUINCY COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE COLUMBIA BASIN PROJECT. FURTHERMORE THIS AGREEMENT SHALL BE BINDING UPON THE LEGAL OWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
 - 2) DRAINAGE CONSTRUCTION RISING WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINAGE OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURE LAND USE. UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURE LAND AND MEET FEDERAL TECHNICAL AND ECONOMIC FEASIBILITY REQUIREMENTS.
 - 3) WATER SUPPLY CONCURRENCE IN THIS PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY IF APPROPRIATE LEGAL AND CONTRACTUAL PRECEDENTS HAVE BEEN SATISFIED.

- NOTES:
- 1) EASEMENT IN FAVOR OF P.U.D. NO. 2 OF GRANT COUNTY, AS PER AUDITOR'S FILE NUMBER 189750, RECORDS OF GRANT COUNTY, WASHINGTON, AS TO NO DEFINED LOCATION.
 - 2) EASEMENT IN FAVOR OF P.U.D. NO. 2 OF GRANT COUNTY, AS PER AUDITOR'S FILE NUMBER 843166, RECORDS OF GRANT COUNTY, WASHINGTON, AS TO NO DEFINED LOCATION.
 - 3) AFFIRMATION OF EASEMENT AND ROAD MAINTENANCE AS PER AUDITOR'S FILE NUMBER 842868, RECORDS OF GRANT COUNTY, WASHINGTON, AS TO MAINTENANCE AND USE OF THE EXISTING ACCESS EASEMENT.
 - 4) JOINT WATER USE AGREEMENT REGARDING AN EXISTING IRRIGATION WELL AND RELATED FACILITIES AS PER AUDITOR'S FILE NUMBER 842866, RECORDS OF GRANT COUNTY, WASHINGTON AS TO NO DEFINED LOCATION FOR WATERLINE.



AUDITOR'S CERTIFICATE:
 FILED FOR RECORD AT THE REQUEST OF KNUD S. KNUDSEN, THIS 13th DAY OF December, 1993, AT 11:08 O'CLOCK A.M. AND RECORDED IN BOOK 5 OF SHORT PLATS, AT PAGES 234-24. RECORDS OF GRANT COUNTY, WASHINGTON.

William L. Vandy
 GRANT COUNTY AUDITOR
Jennifer K. Stuard
 DEPUTY COUNTY AUDITOR

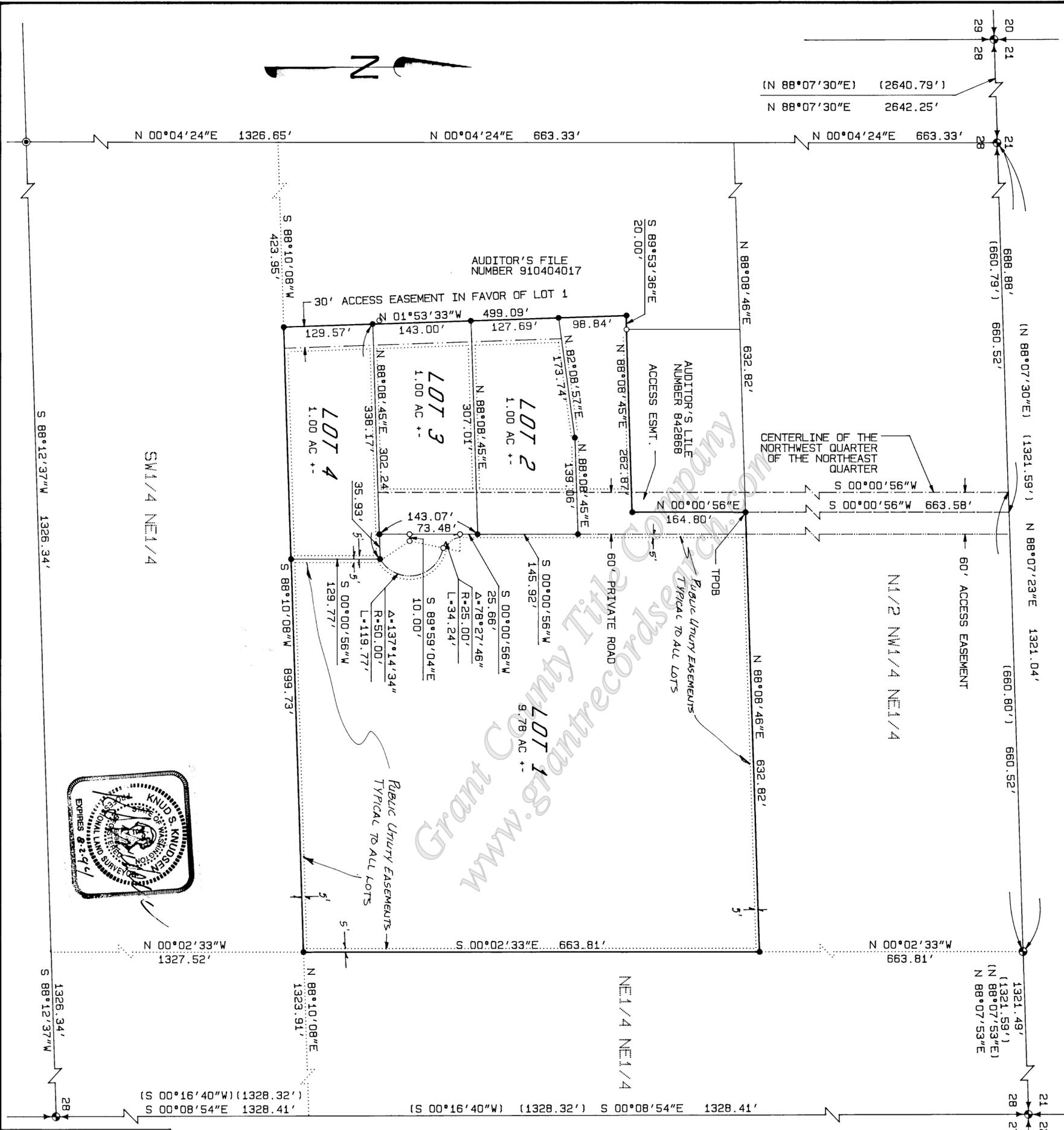
1/4 1/4 Section	Township Range	DATE	SCALE	JOB NUMBER	SHEET
NW NE	28 21 N 26 E	11/15/93	1" = 100 ft	93 - 234 - 02	1 of 2



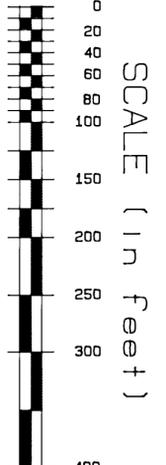
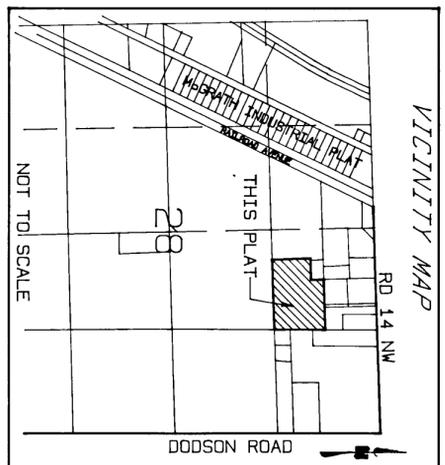
Knud S. Knudsen
 WASHINGTON STATE LAND SURVEYOR NUMBER 8588.
 DATED 12-12-93

A PTN OF THE S1/2 OF THE NW1/4 OF THE NE1/4 OF S. 28, T. 21 N., R. 26 E., W.M., Dec 13 11 08 AM '93
WILLIAM HARVEY
ARTHUR
GRANT COUNTY, WA.

LENSSEN SHORT PLAT



- LEGEND:**
- 1/2" REBAR WITH SURVEYOR'S CAP SET.
 - ⊙ ALUMINUM CAP MONUMENT FOUND.
 - ⊕ U.S.B.R. BRASS CAP MONUMENT FOUND.
 - () U.S.B.R. RECORD DATA.
- BASIS OF BEARINGS:**
- (N 88°07'30"E) BEING THE BEARING OF THE NORTH BOUNDARY OF THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 21 NORTH, RANGE 26 EAST, W.M., GRANT COUNTY WASHINGTON, AS PER U.S.B.R. RECORD DATA FOR SAID LINE.



K.S. KNUDSEN LAND SURVEYING
 P.O. Box 505, 132 West Division
 Ephrata, Washington 98823
 Phone (509) 754-4376 Fax 754-3403

LENSSEN SHORT PLAT

DATE	SCALE	JOB NUMBER	SHEET
11/15/93	1" = 100 ft	93 - 231 - 02	2 of 2