

# Agenda Summary Report (ASR)

## Franklin County Board of Commissioners

<b>DATE SUBMITTED:</b> September 24, 2019	<b>PREPARED BY:</b> Derrick Braaten
<b>Meeting Date Requested:</b> October 1, 2019	<b>PRESENTED BY:</b> Derrick Braaten
<b>ITEM:</b> (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
<b>SUBJECT:</b> <i>Consider approval for an exception to the minimum lot frontage for a lot in a proposed short plat. Per county code, the minimum lot frontage of lots with 25,000 sq. ft., or less, in gross area, is 90' feet (except lots fronting on cul-de-sacs). (FCC 16.16.040(B)(1) Lot #2, as proposed, does not technically meet this standard. However, the applicant has requested a waiver from this standard, which is possible per FCC 16.16.040(C), on a case-by-case basis. The wavier is subject to approval by the County Board of Commissioners. (File # SP 2019-15)</i>	
<b>FISCAL IMPACT:</b> None	
<b>BACKGROUND:</b> Short Plat 2019-11 is an application by Brian and Anne Meredith Worden for the approval of a two (2) lot short plat. The proposal is to divide approx. 4.8 acres into two (2) new lots. Lot #1 is proposed to be approximately 3.55 acres, and Lot #2 is proposed to be 1.55 acres in size, gross. The property is zoned RS-20.  The proposed short plat is situated in a portion of the NW ¼ of the NW ¼ of Section 22, Township 9 North, Range 29 East, W.M., Franklin County, Washington. The property is generally located west of, and along, Road 64, and south of W Argent Road. The address is 2820 Road 64, Pasco. (Parcel # 115-551-103)  Lot #2 is proposed to be accessed off of Road 64, using a 25' wide, approximately 634' long, private access, creating what is known as a "flag lot". The 25' access onto Road 64 is technically proposed Lot #2's road frontage. The dimensions of Lot #2 are 181.52 wide and 240.08' long, plus the 25' x 634.53' dedicated access.	
<b>RECOMMENDATION:</b> The Planning and Building department staff recommends approval of the waiver request, based on no material detriment to the neighborhood from the proposal. If the Board deems that a waiver to the lot frontage should be granted, the Planning and Building Department will proceed to issue preliminary approval (with conditions) of the Short Plat, and include the Board's determination with the findings of fact. If the waiver is not granted, the department will return the short plat back to the applicant for modifications to meet the standard code requirements. All final plat approval (signing the final plat) will be handled by the Planning and Building Director.  <u>Suggested motion:</u> Pass a motion to approve the request by Brian and Meredith Worden to allow for a deviation from FCC 16.16.040(B)(1), requiring 90' frontage, for Lot #2 of Short Plat 2019-15, Worden, as provided for in FCC 16.16.040(C).	
<b>COORDINATION:</b> Proper and complete public and agency notice for comments on the short plat has been completed. All comments received are included as part of the packet. The Benton Franklin Health Department has reviewed the proposal and determined it generally meets its requirements, with conditions.	

**ATTACHMENTS:** (Documents you are submitting to the Board)

(1) Application (2) Public Notice (3) FCC 16.16.040 (4) Agency Comments (5) Maps

**HANDLING / ROUTING:** (Once document is fully executed it will be imported into Document Manager. Please list name(s) of parties that will need a pdf)

**To the Clerk of the Board:** None

**To Planning:** None

*I certify the above information is accurate and complete.*

*Derrick Braaten*

Derrick Braaten

## **FRANKLIN COUNTY CODE**

### **16.16.040 - Minimum lot dimensions.**

Lot areas shall conform as nearly as possible to the requirements of Franklin County zoning standards so as to avoid re-platting when building.

A. Width and Depth. Excessive depth in relation to width shall be avoided. Lot depth exceeding three times the lot width shall be avoided.

B. Frontage. A minimum frontage area for each lot shall be required as follows:

1. Lots with less than twenty-five thousand (25,000) square feet in gross area shall have a minimum frontage of ninety (90) feet except lots fronting on cul-de-sacs, which shall have a minimum frontage of thirty-five (35) feet.

2. Lots with more than twenty-five thousand (25,000) square feet in gross area shall have a minimum frontage of one hundred twenty (120) feet except lots fronting on cul-de-sacs, which shall have a minimum frontage of fifty (50) feet.

C. Both subsections A and B above may be waived as follows: short subdivision frontage and lot width/depth requirements may be waived only by the board of county commissioners, through a recommendation by the planning director, if the proposal is in compliance with the standards in Section 16.32.100. Subdivision frontage and lot width/depth requirements may be waived only by the board of county commissioners, through a recommendation by the county planning commission, if the proposal is in compliance with the standards in Section 16.20.070.

D. In subdivisions where septic tanks or other individual sewage disposal devices are to be installed, the size of lots shall be subject to the approval of the Benton/Franklin health district, but by no means be smaller in size than the applicable zoning districts requirements for minimum lot size.

# **APPLICATION**

SP 2019-15

Brian & Anne Meredith Worden

Two (2) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))



# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT



### PLANNING DIVISION LAND DEVELOPMENT APPLICATION

Application Number: SP 2019-15

Existing Land Use Zoning District(s):  
RS-20

Legal Description of Property:  
N/2 OF SE/4 OF NW/4 OF NW/4  
OF SEC 22, T.9N., R29E, W.M.

Site Address: 2820 N RD 64  
Total Acreage Involved: 4.8  
Source of Water: WELL  
Source of Irrigation: FCID  
Sewage Disposal System: SEPTIC  
Source of Power: FRANKLIN PUD  
Comprehensive Plan: UGB

Description of Improvements on Property:  
HOUSE, SHOP

Existing Use of Site/Property: RESIDENTIAL

Proposed Development Application Request (Specify; Short Plat, Cond Use, Zone Change, Home Occupation, etc.)  
SHORT PLAT

We, the undersigned, hereby authorize the filing of this application and certify that the information contained in this application is complete and correct to the best of our knowledge. This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

[Signature] 7-23-19  
( ) Owner Date

**Applicant/Representative:**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Cellular: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Owner(s):** (attach additional sheet if necessary)  
Name: BRIAN K ANNE WORDEN  
Address: 2820 N ROAD 64  
PASCO, WA 99301  
Phone: (509) 545-6280  
Cellular: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: BRIANANNEWORDEN@GMAIL.COM

Print Name: Brian A. Worden

( ) Applicant/Representative Date  
Print Name: \_\_\_\_\_



**FRANKLIN COUNTY  
WASHINGTON**



**TAXSIFTER**

[SIMPLE SEARCH](#) [SALES SEARCH](#) [REETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

Peter McEnderfer  
Franklin County Assessor 1016 N. 4th Ave Bldg. A104 Pasco, WA 99301

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

**Parcel**

<b>Parcel#:</b>	118551103	<b>Owner Name:</b>	WORDEN, BRIAN A & ANNE MEREDITH
<b>DOR Code:</b>	18 - Residential - All other	<b>Address1:</b>	
<b>Situs:</b>	2820 ROAD 64, PASCO 99301	<b>Address2:</b>	2820 N ROAD 64
<b>Map Number:</b>	092922-00-000000-000-0000	<b>City, State:</b>	PASCO WA
<b>Status:</b>		<b>Zip:</b>	99301-1962
<b>Description:</b>	N2SE4NW4NW4 22-9-29 EXC E30' FOR CO RD		
<b>Comment:</b>			

2020 Market Value		2020 Taxable Value		2020 Assessment Data	
Land:	\$225,400	Land:	\$225,400	District:	106 - DISTRICT 106
Improvements:	\$396,700	Improvements:	\$396,700	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Total Acres:	4.78000
<b>Total</b>	<b>\$622,100</b>	<b>Total</b>	<b>\$622,100</b>		

**Ownership**

Owner's Name	Ownership %
WORDEN, BRIAN A & ANNE MEREDITH	100 %

**Sales History**

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/28/97	WD 540302	1	148	CRUTCHFIELD, GARY & DANA	WORDEN, BRIAN A & ANNE MEREDITH	\$58,000
08/02/94	5875	1	512456			\$45,800

**Building Permits**

Permit No.	Date	Description	Amount
18-299	8/31/2018	Addition for Living Room and Basement; SQ.FT: 360; 2nd Floor: 0; 3rd Floor: 0; BSMT: 0; GAR: 0	\$81,108.00
17-143	5/23/2017	HEAT PUMP & AIR HANDLER INSTALL	\$10,673.00
10-3007	3/5/2010	INSTALL GAS UNIT HEATER AND 1 1/2 SPLIT UNIT, GAS PIPING & NEW TANK	\$5,600.00
09-2738	12/23/2009	POLE BUILDING 40x48x16 (1920 SQ')	\$34,560.00

**Historical Valuation Info**

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2020	WORDEN, BRIAN A & ANNE MEREDITH	\$225,400	\$396,700	\$0	\$622,100	\$0	\$622,100
2019	WORDEN, BRIAN A & ANNE MEREDITH	\$208,100	\$313,300	\$0	\$521,400	\$0	\$521,400
2018	WORDEN, BRIAN A & ANNE MEREDITH	\$190,700	\$280,800	\$0	\$471,500	\$0	\$471,500
2017	WORDEN, BRIAN A & ANNE MEREDITH	\$178,600	\$260,100	\$0	\$438,700	\$0	\$438,700
2016	WORDEN, BRIAN A & ANNE MEREDITH	\$173,400	\$253,900	\$0	\$427,300	\$0	\$427,300

[View Taxes](#)

### Parcel Comments

No Comments Available

### Property Images

Click on an image to enlarge it.



1.0.6927.19068

Data current as of: 8/23/2019 3:37 PM

TX\_RollYear\_Search: 2020

PLANNING AND BUILDING DEPARTMENT  
502 W. Boeing St.  
Pasco, WA 99301  
509-545-3521

Receipt Number: PL19-00766

**Payer/Payee:** WORDEN, BRIAN A & ANNE MEREDITH  
2820 N ROAD 64  
PASCO WA 99301-1962

**Cashier:** Julie Michel

**Date:** 08/26/2019

SP-2019-15	SHORT PLAT	2820 ROAD 64			
<u>Fee Description</u>			<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Short Plat			\$400.00	\$400.00	\$0.00
			<b>\$400.00</b>	<b>\$400.00</b>	<b>\$0.00</b>

Payment Method	Reference Number	Payment Amount
CHECK	2466	\$400.00
<b>Total Paid:</b>		<b>\$400.00</b>





August 9, 2019

Brian Worden  
2820 Road 64  
Pasco, WA 99301

RE: Short Plat Review for Parcel 118-551-103  
2820 Road 64  
Franklin County

Dear Mr. Worden:

This department completed a preliminary review on August 8, 2019 of the above-referenced short plat in which Parcel 118-551-103 (currently 3.81 acres) will be divided into two parcels for single family residences with water provided by single family wells and on-site sewage disposal systems. Previous test holes were evaluated, along with a new test hole on proposed lot 2, all of which showed loamy medium sand (Type III) over coarse sand (Type II) soils were dug and evaluated.

This department has reviewed the above referenced plat and finds that it generally meets our requirements for plats utilizing on-site sewage disposal systems and private water systems, provided:

1. Each proposed lot to be served by a single family well must contain a minimum of 15,000 square feet of usable land area and minimum of 1.0 acres of gross land area.
2. The existing residence, its well, its septic system and reserve drainfield area must be contained within the same lot.
3. The following items must be located on the plat map:
  - a. Well(s) within 150 feet of the plat.
  - b. Easements
4. A copy of the final proposal and supporting data must be reviewed and approved by this office prior to submittal to the Franklin County Planning Department.

Page 2  
Brian Worden  
August 9, 2019

This recommendation is based on present known site conditions and does not guarantee the granting of an on-site sewage disposal permit. Our approval of any lot within this plat may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date.

Should adverse site conditions be revealed at a later date, the Health Department reserves the right to impose restrictions or deny the issuance of any on-site sewage disposal permit.

This office will hold your application for a period not to exceed 12 months from the date of submittal. Should this proposal not be developed by that time, the application will be declared null and void on July 19, 2020.

If you have any questions, please call me at the Benton-Franklin Health Department at 460-4318.

Sincerely,



JoDee A. Peyton  
Environmental Health Specialist II

**PUBLIC NOTICE, PUBLIC COMMENTS**

SP 2019-15

Brian & Anne Meredith Worden

Two (2) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))



# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### NOTICE OF PENDING SHORT PLAT APPROVAL

PLEASE TAKE NOTICE that Brian and Meredith Worden, 2820 N Road 64, Pasco, WA, have filed an application with Franklin County for the approval of a two (2) lot short plat.

As proposed, the applicant plans to short plat one parcel, comprising approximately 4.8 acres, into two (2) new lots. Under the submitted application, proposed lot #1 would be approximately 3.55 acres and Lot #2 would be approx. 1.26 acres. The property is zoned RS-20 Residential Suburban District.

The proposed short plat is situated in a portion of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 22, Township 9 North, Range 29 East, W.M., Franklin County, Washington. The property is generally located west of, and along, Road 64, and south of W Argent Road. The address is 2820 Road 64, Pasco. (Parcel # 115-551-103)

*See Vicinity Map – next page*

In accordance with County Subdivision Ordinance 2-2008, the review of a short plat is an administrative action not requiring a public hearing.

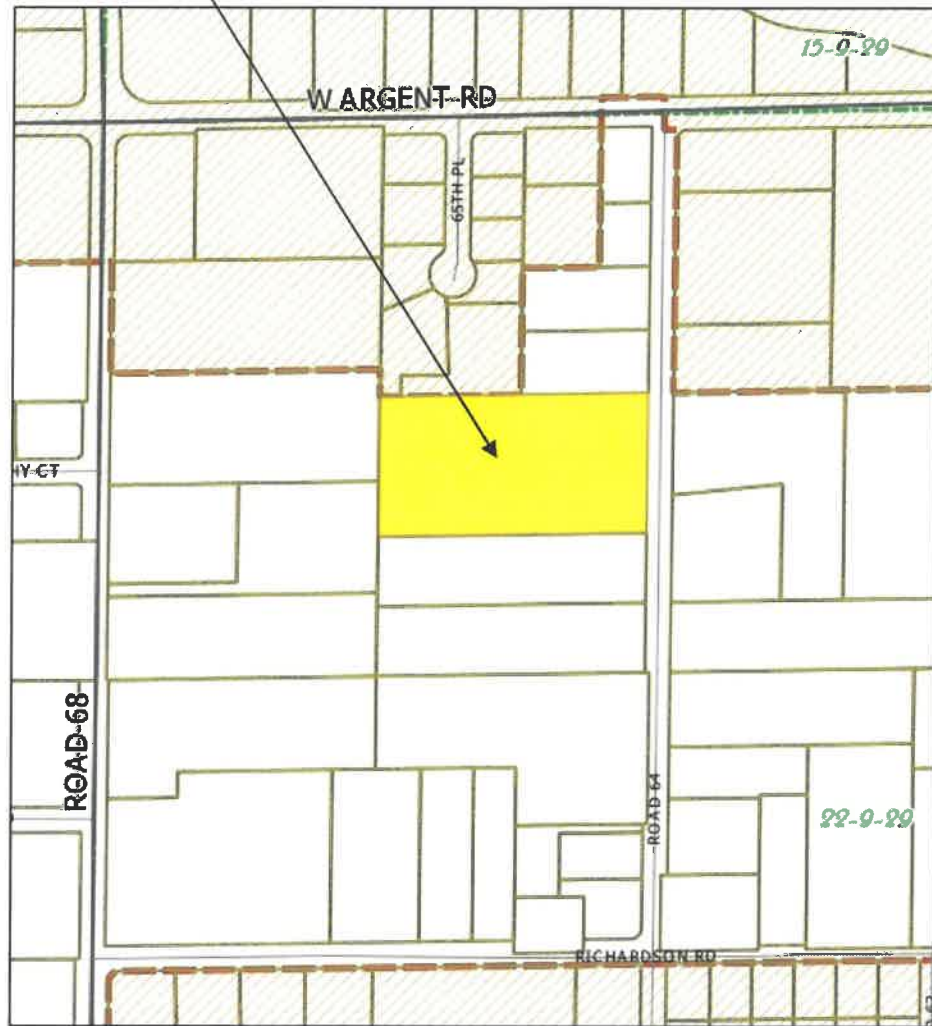
If you wish to comment on the proposed short plat you may do so in writing to the Franklin County Planning and Building Department at 502 W. Boeing Street, Pasco, WA 99301, **on or before September 30, 2019.**

*For more information you may contact:*

*Franklin County Planning and Building Department  
Derrick Braaten – Planning & Building Director  
502 W. Boeing Street  
Pasco, WA 99301  
509-545-3521 (Phone)  
509-546-3367 (Fax)*

**Date: September 19, 2019**  
**Case File Number: SP 2019-15**

**SUBJECT PARCEL**



## **AGENCY NOTICE & COMMENTS**

SP 2019-15

Brian & Anne Meredith Worden

Two (2) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))



# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### AGENCY COMMENTS (SHORT PLAT 2019-15, WORDEN)

**DATE:** Sept 19, 2019

**RE:** SP 2019-15

**TO:** County Engineer  
Benton-Franklin Health Dist.  
Fire Code Official  
Assessor/GIS  
County E-911

Irr. Dist.(FCID X SCBID\_\_)  
Fire Dist. # 3  
Elec.Utility (PUD X BBEC\_\_)  
County Building Official  
City of Pasco

**FROM:** Derrick Braaten

**CC:** Nicole Stickney, Matt Mahoney

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Agency Representative:

Enclosed is a copy of a proposed two (2) lot Short Plat for your review. The applicant plans to short plat one (1) parcel, comprising approximately 4.8 acres, into two (2) new lots. Under the submitted application, proposed Lot #1 would be approximately 3.55 acres and Lot #2 would be approx. 1.26 acres. The property is zoned RS-20 Residential Suburban Zone and is located within the City of Pasco Urban Growth Area (UGA).

The proposed short plat is situated in a portion of the NW ¼ of the NW ¼ of Section 22, Township 9 North, Range 29 East, W.M., Franklin County, Washington. The property is generally located west of, and along, Road 64, and south of W Argent Road. The address is 2820 Road 64, Pasco. (Parcel # 115-551-103)

We would appreciate your review and comments by **September 30, 2019 at 4:30 pm.**

See attached for additional information

**REPLY:**

**Signed:** \_\_\_\_\_  
**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

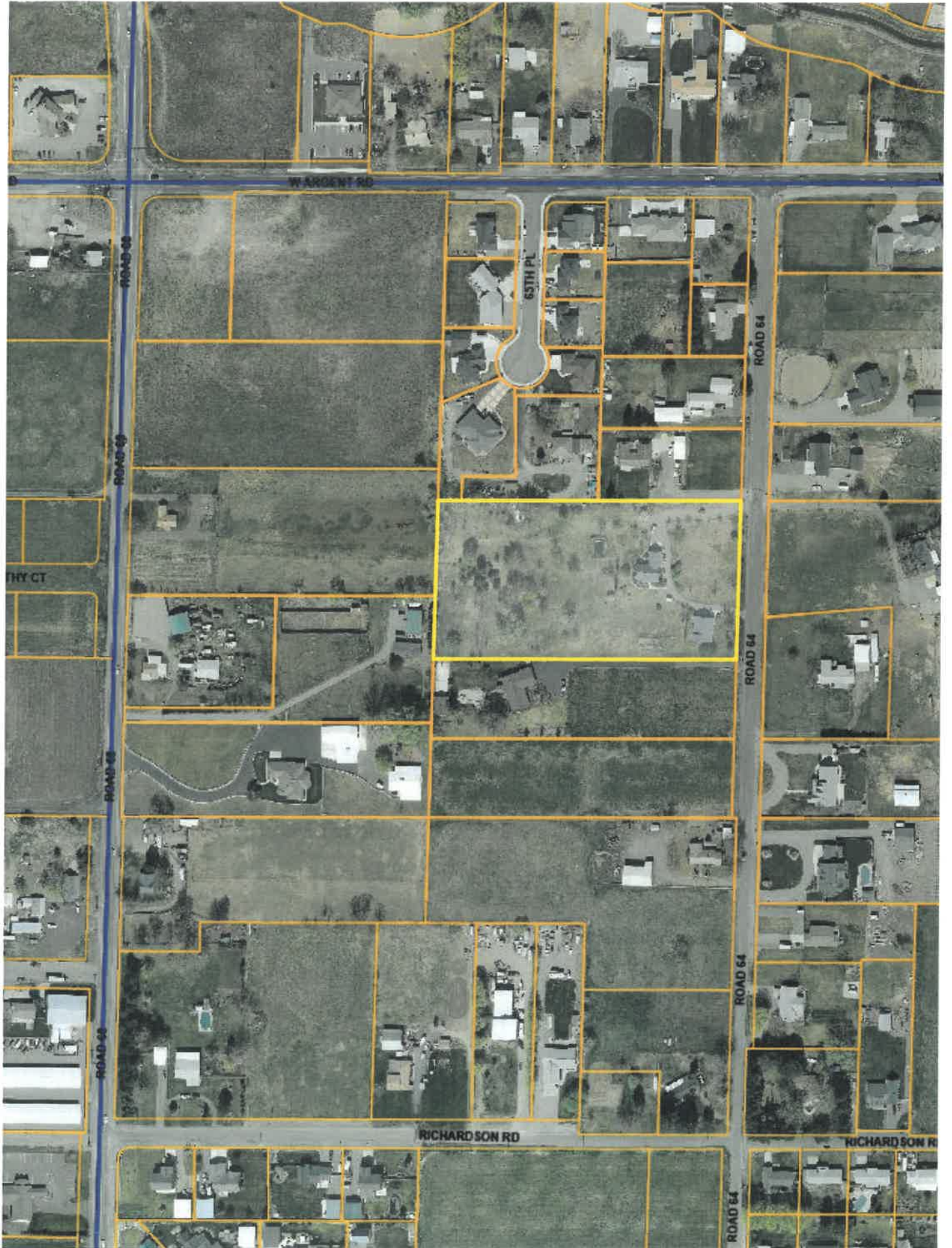
**MAPS**

SP 2019-15

Brian & Anne Meredith Worden

Two (2) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))





# SHORT PLAT NO.

PREPARED UNDER COUNTY SUBDIVISION ORD. 2-2008  
 LOCATED IN A PORTION OF THE NW1/4 OF THE NW1/4 OF  
 SECTION 22, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M.,  
 FRANKLIN COUNTY, WASHINGTON

## LEGAL DESCRIPTION:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M., FRANKLIN COUNTY, WA

## SURVEYOR NOTES:

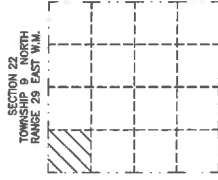
1. BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21 PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 353874.
2. O = SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HARRINGTON 55516"
3. ● = FOUND 5/8" REBAR WITH CAP STAMPED "GBW 30440" OR MONUMENT AS NOTED
4. (C) = COMPUTED (M) = MEASURED PER THIS SURVEY (D) = DEED RECORD (R) = RECORD PER SURVEY IN VOL. 2 OF SURVEYS, PG. 312 (A.F. #546922)
5. THIS SURVEY WAS PERFORMED USING A TRIMBLE RS-4 GPS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING.

## SURVEYOR'S CERTIFICATE:

I, MICHAEL F. HARRINGTON, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT DESCRIBED HEREON IS THE TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE HEREBY CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.



DATE \_\_\_\_\_  
 MICHAEL F. HARRINGTON, REG# 55516



## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF ROGERS SURVEYING.

FRANKLIN COUNTY AUDITOR \_\_\_\_\_ AUDITOR'S FILE NUMBER \_\_\_\_\_ REV: 9/19/19 BAG

CLIENT **BRIAN AND MEREDITH WORDEN** JOB 16419

PROJECT **SHORT PLAT**

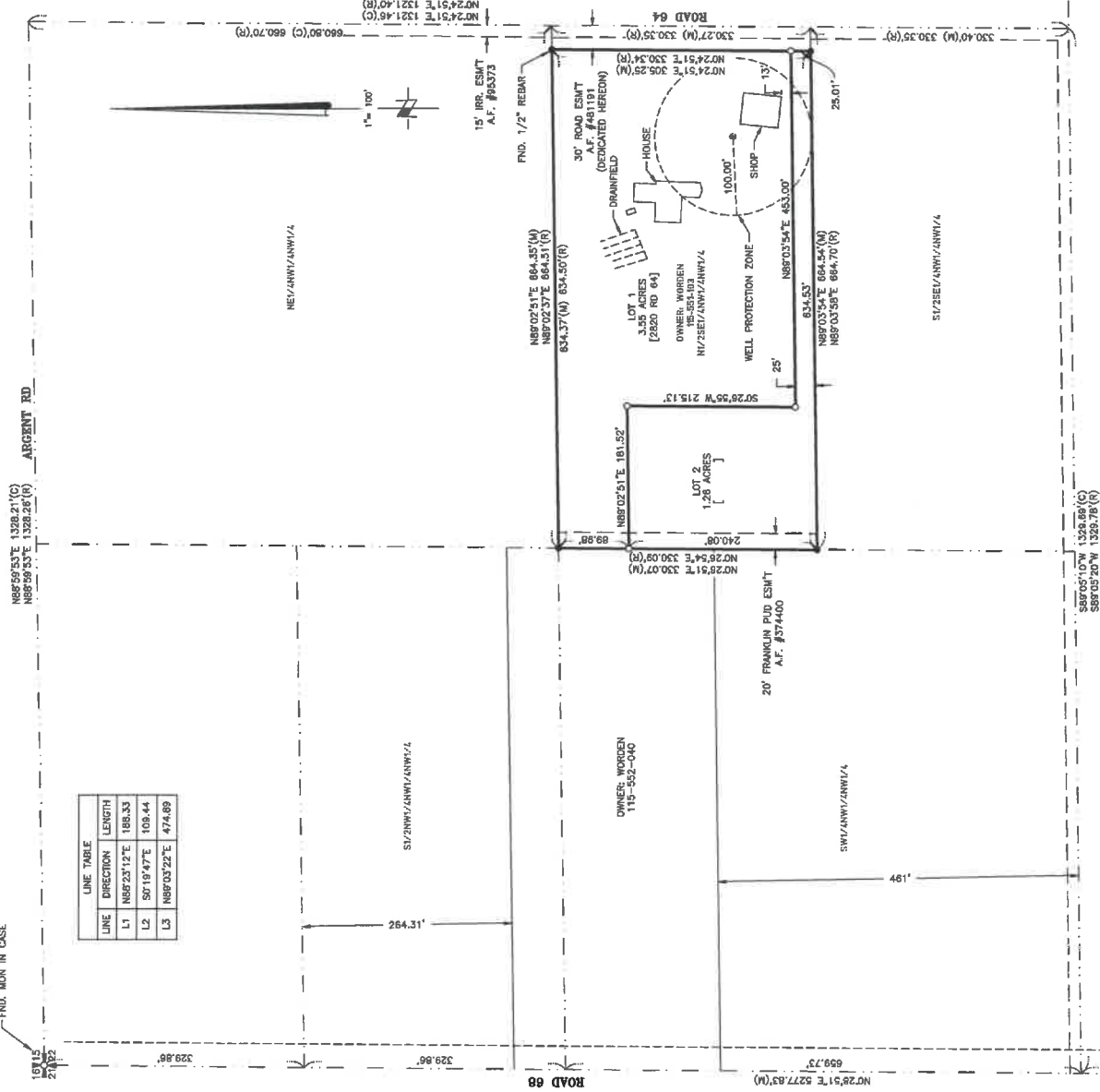
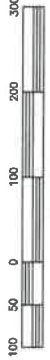
DRN. BY **N1/2SE1/4NW1/4, S22, T9N, R29E, WM**

APPROVED MPH DATE **7/09/19** SCALE **1"=100'** F. B. NO. NONE

APPROVED MTH DATE **7/09/19** SCALE **1"=100'** AOAD VER - C3019

FILE: 16419.DWG SHEET 1 OF 2

**RSI ROGERS SURVEYING INC., P.S.**  
 665 COLUMBIA PARK TRAIL  
 WASHINGTON STATE  
 PHONE (509) 785-4141  
 FAX: (509) 785-8994  
 www.rogerssurveying.com



LINE	DIRECTION	LENGTH
L1	N86°23'12"E	188.33
L2	S0°19'47"E	109.44
L3	N89°03'22"E	474.69

FND. MON IN CASE

FND. MON IN CASE



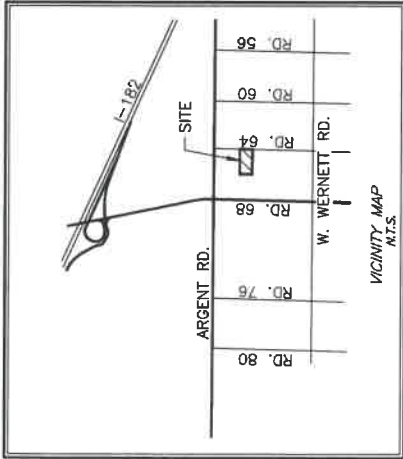
# SHORT PLAT NO.

PREPARED UNDER COUNTY SUBDIVISION ORD. 2-2008  
 LOCATED IN A PORTION OF THE NW1/4 OF THE NW1/4 OF  
 SECTION 22, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M.,  
 FRANKLIN COUNTY, WASHINGTON

## FRANKLIN COUNTY NOTES:

1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATTED PROPERTY'S CURRENT UTILITY PROVIDER. SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS AND MAINTENANCE OF ELECTRIC POWER, TELEPHONE, CABLE AND OTHER DEFINED UTILITIES, TO AND OR THROUGH SAID TRACT.
2. ADDRESSES WILL BE DETERMINED BY COUNTY WHEN BUILDING PERMITS ARE ISSUED. ADDRESS NUMBERS [NOTED IN BRACKETS].
3. APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS
4. LANDS WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO THE SUBDIVISION PROVISIONS OF CHAPTER 16.20 AND 16.24 FRANKLIN COUNTY CODE.

XXX



## OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE THE PARTY HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH OUR FREE CONSENT AND IN FULL KNOWLEDGE OF THE CONTENTS AND EFFECTS OF THE FOREGOING INSTRUMENT, HEREBY DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS-OF-WAY SHOWN AS PUBLIC DEDICATIONS TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS, IN WHOLE OR IN PART, ALL CLAIMS FOR DAMAGES AGAINST FRANKLIN COUNTY AND OTHER GOVERNMENTS IN AUTHORITY WHICH MAY BE ASSERTED AGAINST SAID COUNTY AND OTHER GOVERNMENTS IN CONNECTION WITH THE CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS; AND/OR RIGHTS-OF-WAY; AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

BRIAN A. WORDEN \_\_\_\_\_ ANNE MEREDITH WORDEN \_\_\_\_\_  
 DATE \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF WASHINGTON } s.s.  
 COUNTY OF \_\_\_\_\_ }  
 I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIAN A. WORDEN AND ANNE MEREDITH WORDEN, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND THE FOREGOING INSTRUMENT VOLUNTARILY AND WITHOUT COERCION FOR THE PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 TITLE: \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_



DATE \_\_\_\_\_  
 MICHAEL F. HARRINGTON, REC# 55516

## APPROVALS

I, HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20\_\_\_\_ TAX PARCEL #118-551-103

FRANKLIN COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED FOR FRANKLIN PUD.

FRANKLIN PUD \_\_\_\_\_ DATE \_\_\_\_\_

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

BERTON FRANKLIN HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

FRANKLIN COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

DIRECTOR OF PLANNING AND BUILDING \_\_\_\_\_ DATE \_\_\_\_\_

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR FRANKLIN COUNTY IRRIGATION DISTRICT NO. 1.

FRANKLIN COUNTY IRRIGATION DISTRICT NO. 1 \_\_\_\_\_ DATE \_\_\_\_\_

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, WA,  
 IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF ROGERS SURVEYING.

FRANKLIN COUNTY AUDITOR \_\_\_\_\_ AUDITOR'S FILE NUMBER \_\_\_\_\_  
 REF: 9/19/19 BAG

**RSI**  
 ROGERS SURVEYING INC., P.S.  
 1465 COLUMBIA PARK TRAIL  
 BEND, WA 97602  
 PHONE (509) 897-8800  
 FAX (509) 788-8864  
 www.rogerssurveying.com

CLIENT: BRIAN AND MEREDITH WORDEN  
 PROJECT: SHORT PLAT  
 DRN. BY: N1/2SE1/4NW1/4, S22, T9N, R29E, WM  
 APPROVED: MFL DATE: 7/09/19 SCALE: 1"=100'  
 JOB: 18419 F. B. NO. NONE ACAD. VER. - C3019 SHEET: 2  
 FILE: 18419.DWG OF: 2