

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE
MEETING AGENDA
TUESDAY, SEPTEMBER 8, 2020**



Governor Proclamation 20-28.9 continues the prohibition on "in-person" meetings through October 1, 2020. This meeting will be available via teleconference. For meeting information and instructions, please contact City Hall at (509) 882-9200.

COMMITTEE-OF-THE-WHOLE MEETING – 6:00 PM

PAGE

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT** – At this time the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing.
- 4. NEW BUSINESS**
 - A. Ambulance Service Utility Fee 1-4
 - B. Resolution declaring certain City property from the Fire Department as surplus and authorizing disposal by public auction, sale, trade or disposal 5-9
 - C. Resolution approving the final plat of Grandridge Estates – Phase 1 located on Grandridge Road 10-14
 - D. Retail Recruitment Update/NaviRetail – Follow-up Discussion
- 5. OTHER BUSINESS**
- 6. ADJOURNMENT**

Governor Proclamation 20-28.9 continues the prohibition on "in-person" meetings through October 1, 2020. This meeting will be available via teleconference. For meeting information and instructions, please contact City Hall at (509) 882-9200.

The City of Grandview Committee-of-the-Whole and Council Meetings scheduled for Tuesday, September 8, 2020 at 6:00 pm and 7:00 pm will only be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/626251813>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (646) 749-3122

- One-touch: <tel:+16467493122..626251813#>

Access Code: 626-251-813 #

Audio Pin: 1 #



Memorandum

To: Mayor/Council

Copy: Cus Arteaga, City Administrator/PW Director

From: Pat Mason, Fire Chief *PM*

Date: August 20, 2020

RE: Ambulance Service Information

In 2018, we started the process of evaluating our alternatives in regards to ensuring ambulance service to the citizens of Grandview through a financial agreement with a local ambulance provider. The City Council chose to partner with the City of Sunnyside for the service. An Inter-Local-Agreement (ILA) was finalized with the City of Sunnyside in July of 2019 and the Sunnyside Fire Department started providing ambulance service in October of 2019. The ILA shows the 1st year total cost to provide the service as \$368,439; however, our share was \$163,439. The ILA shows the 2nd year projected total cost to provide the service as \$392,562, with our share projected to be at \$187,562. We are currently funding this service out of our existing EMS budget. Our EMS funding source will be completely exhausted by the end of 2020 therefore, we need to establish a new alternative source for this revenue in order to continue to fund this very much needed service. In this memo, I have summarized the cost of providing the ambulance service on our own, the cost to continue to partner with the Sunnyside Fire Department, a comparison of the two, a potential Ambulance Utility revenue source and my recommendation.

The Cost to Own/Operate a City Owned Ambulance Service

• Initial cost to purchase and outfit (2) ambulances	2/\$300,000	\$ 600,000
• Initial cost for housing the new staff		<u>\$ 300,000</u>
Initial Start Up Costs		\$ 900,000
• Annual FTE Staffing payroll and benefits	10 FTE/\$103,000	\$1,030,000
• Unforeseen overtime	10 FTE/\$1,200	\$ 12,000
• EMS Billing fees	550 /\$25	\$ 13,750
• Vehicle maintenance fees	2/ \$4,000	\$ 8,000
• Annual DOT physicals	10 FTE /\$200	\$ 2,000
• Personnel clothing and uniforms	10 FTE/\$1,500	\$ 15,000
• Annual NFPA / OSHA / EMS training and continuing education	10 FTE/\$1,200	\$ 12,000
• Medical equipment maintenance fees	2 /\$1,500	\$ 3,000
• Fuel & oil		\$ 6,600
• EMS disposable equipment		\$ 3,000
• Medicare Cost Survey Report	\$17,000 Every 4 yrs	\$4,250
• GEMT Contract services		<u>\$10,000</u>
Annual Operating Costs		\$1,119,600

Revenue (Based on 550 calls for service)		
Billing for service	Avg per call \$183.63	\$101,000
GEMT		\$63,000
Debt Collections		\$2,300
Stand-by at Events		\$2,000
Total Revenue		\$168,300

1st Year Own/Operate City Ambulance		
Total Expenditures		\$2,019,600
Total Revenues		\$105,300
Additional Funding Needed 1st Year		\$1,914,300

2nd Year Own/Operate City Ambulance		
Total Expenditures		\$1,119,600
Total Revenues		\$168,300
Additional Funding Needed 2nd Year		\$951,300

Partnership with the Sunnyside Fire Department

	1 st YR - \$163,500	2 nd YR - \$187,600
• Annual contract cost		
• Initial cost to purchase equipment		No additional cost
• Annual FTE Staffing payroll and benefits		No additional cost
• Unforeseen overtime		No additional cost
• EMS Billing fees		No additional cost
• Vehicle maintenance fees		No additional cost
• Annual DOT physicals		No additional cost
• Personnel clothing and uniforms		No additional cost
• Annual NFPA / OSHA / EMS training and continuing education		No additional cost
• Medical equipment maintenance fees		No additional cost
• Fuel & oil		No additional cost
• EMS disposable equipment		No additional cost

Annual Cost of Sunnyside Fire Department (SSFD) Contract Versus Owning Our Own Ambulance Service

1st YEAR - \$163,500 (SSFD) Versus \$1,914,300 (Ownership/Start Up & Annual Operating Costs)

2nd YEAR - \$187,600 (SSFD) Versus \$951,300 (Ownership/Annual Operating Costs)

Revenue/Ambulance Utility Fee

1. We need to identify how many water accounts we have.
2. We need to implement a method for accessing our commercial/industrial/government accounts.
3. The City Council will need to establish a monthly rate to be collected.
4. We will need to identify ways to educate the citizens.

5. The City Council will need to approve and enact the Ambulance Utility Fee. **(For Example: 3,500 water accounts (estimated) at \$10 per month would generate \$420,000 per year.)**
6. If we continue with Sunnyside at \$187,000 per year, we will have \$233,000 per year to help support this program and/or put towards purchasing our own equipment.

RECOMMENDATION

It is my recommendation that the City Council support and enact an Ambulance Utility Fee that will be sufficient to cover the estimated \$400,000 cost of providing the service annually. To do so, we will need to incorporate an Ambulance Utility Chapter into the Grandview Municipal Code and establish how many water accounts we will have so that we can set a rate.

In addition, it could be beneficial for the City Council to establish a financial threshold amount in regards to the contract amount that we are paying to Sunnyside Fire Dept. An annual contracted payment amount that would trigger discussions on us starting our own service. As an example: if we are having to pay Sunnyside \$475,000 per year, then we would look at starting our own service. In the interim we could be using the money not used to pay the contract annually to build a reserve, offset other associated costs and purchase equipment to lessen the impact of starting our own service.

AMBULANCE / FIRE DEPARTMENT OPERATIONAL OPTIONS

MAINTAIN CURRENT

AMB / FIRE DEPT. OPERATIONS

(OPTION A)

- Manned ambulance in town up to 12 Hours per day.
- Ambulance responds from Sunnyside otherwise.
- A minimum of 1 Grandview Fire Dept. responder available at any given time to respond.
- Typically 3 Volunteers available to respond from home to a call from 10 pm to 6 am per day.
- Average ambulance response time 9:19.
- Average fire dept. response time 9:14.

Annual cost to provide / maintain current funded department categories (Fire Admin, Fire Supp, EMS - \$501,680)

Add additional funding to support Sunnyside Amb. Contract - \$187,600 / \$392,600

24 HOUR IN TOWN

AMB SERVICE W/ VOLUNTEER &

RESIDENCY LIVING QUARTERS

(OPTION B)

- Manned ambulance in town 24 Hours per day.
- A minimum of 3 Grandview Fire Dept. responders available at any given time to respond.
- Allows us to increase the area we can attract personnel from (don't have to live in the city or immediate area)
- Anticipated average ambulance response time 6:30.
- Anticipated average fire dept. response time 6:30.

Annual cost to provide / maintain current funded department categories (Fire Admin, Fire Supp, EMS - \$501,680)

Add additional funding to support Sunnyside Amb. Contract - \$187,600 / \$392,600 and residency program \$15,000
One time expense to establish living quarters - \$230,000

24 HOUR AMB / FIRE DEPT.

OPERATED W/ GRANDVIEW FTE'S

& SUPPLEMENTED W/

VOLUNTEERS

(OPTION C)

- Manned ambulance in town 24 Hours per day.
- A minimum of 3 Grandview Fire Dept. responders available at any given time to respond.
- Allows us to increase the area we can attract personnel from (don't have to live in the city or immediate area)
- Anticipated average ambulance response time 6:30.
- Anticipated average fire dept. response time 6:30.

Annual cost to provide / maintain current funded department categories (Fire Admin, Fire Supp, EMS - \$501,680)

Add additional funding to support 10 FTE's and amb. Equip - \$1,000,000
One time expense to establish living quarters and amb. Equip - \$900,000

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE Resolution declaring certain City property from the Fire Department as surplus and authorizing disposal by public auction, sale, trade or disposal	AGENDA NO.: New Business 4 (B) AGENDA DATE: September 8, 2020
DEPARTMENT Fire Department	FUNDING CERTIFICATION (City Treasurer) (If applicable)

DEPARTMENT DIRECTOR REVIEW
Pat Mason, Fire Chief *PM*

CITY ADMINISTRATOR <i>C. [Signature]</i>	MAYOR <i>Alana Mendoza</i>
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ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The Fire Department has 4 Phillips Automated External Defibrillators (AED's), 24 MSA 45 Minute SCBA packs, 23 MSA SCBA Face Masks, 46 MSA SCBA 45 Minute Bottles and 1 MSA SCBA 60 Minute Bottle that have exceeded their service life and are no longer utilized by the department.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The Fire Department has 4 Phillips Automated External Defibrillators (AED's) that due to changes in technology over the years are not serviceable, not compatible with other equipment and will not meet our needs. The Fire Department also has 24 MSA 45 Minute SCBA packs, 23 MSA SCBA Face Masks, 46 MSA SCBA 45 Minute Bottles and 1 MSA SCBA 60 Minute Bottle that have exceeded their service life and are no longer utilized by the department. This equipment is being recommended for surplus.

ACTION PROPOSED

Move resolution declaring certain City property from the Fire Department as surplus and authorizing disposal by public auction, sale, trade or disposal to a regular Council meeting agenda for consideration.

RESOLUTION NO. 2020-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
DECLARING CERTAIN CITY PROPERTY FROM THE FIRE DEPARTMENT
AS SURPLUS AND AUTHORIZING DISPOSAL BY PUBLIC AUCTION, SALE,
TRADE OR DISPOSAL**

WHEREAS, the City no longer has a need for certain personal property that has outlived its useful life and no longer needed for the conduct of City business; and,

WHEREAS, the City Council has determined that it is in the best interest of the City that the foregoing described equipment be declared surplus and disposed of;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, as follows:

Section 1. The following Fire Department equipment consisting of 4 Phillips Automated External Defibrillators (AED's), 24 MSA 45 Minute SCBA packs, 23 MSA SCBA Face Masks, 46 MSA SCBA 45 Minute Bottles and 1 MSA SCBA 60 Minute Bottle as identified on the attached lists are hereby declared surplus and no longer needed for the conduct of City business.

Section 2. City staff is authorized to dispose of the equipment described in Section 1 of this resolution by public auction, sale or trade-in for an amount that represents a fair market value of the equipment.

Section 3. The City Administrator is authorized to establish a minimum sale/trade-in price that reflects a fair market value of the equipment described in Section 1 of this resolution as deemed necessary to protect the City's interests.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Surplus Automated External Defibrillator (AED) Equipment

The following is a list of AED's that are being removed from service because they are no longer serviced by the manufacture and have passed their life expectancy.

<u>Make</u>	<u>Description</u>	<u>Serial Number</u>	<u>Year Purchased</u>
Phillips Heartstart FRx	Portable AED	BO5E-00136	2005
Phillips Heartstart FRx	Portable AED	BO5E-00137	2005
Phillips Heartstart FRx	Portable AED	BO6G-00085	2005
Phillips Heartstart FRx	Portable AED	BO5I-01631	2005

One of the 4 units was owned jointly with Yakima County Fire District #5 as a 50/50 split and was carried on R-14.

Surplus by City Council Date: _____

Method of Disposal: _____

Surplus Self Contained Breathing Apparatus Equipment

The following is a list of Self Contained Breathing Apparatus (SCBA) equipment that has been removed from service because it has reached its life expectancy and is no longer serviceable.

<u>Make</u>	<u>Description</u>	<u>Serial Number</u>	<u>Year Purchased</u>
1. MSA	45 Minute SCBA Pack	LY294217JMR	2005
2. MSA	45 Minute SCBA Pack	LY294214JMR	2005
3. MSA	45 Minute SCBA Pack	LY294202JMR	2005
4. MSA	45 Minute SCBA Pack	LY294201JMR	2005
5. MSA	45 Minute SCBA Pack	LY294200JMR	2005
6. MSA	45 Minute SCBA Pack	LY294199JMR	2005
7. MSA	45 Minute SCBA Pack	LY294197JMR	2005
8. MSA	45 Minute SCBA Pack	LY294192JMR	2005
9. MSA	45 Minute SCBA Pack	LY293088JMR	2005
10. MSA	45 Minute SCBA Pack	LY293087JMR	2005
11. MSA	45 Minute SCBA Pack	LY293084JMR	2005
12. MSA	45 Minute SCBA Pack	LY293079JMR	2005
13. MSA	45 Minute SCBA Pack	LY293077JMR	2005
14. MSA	45 Minute SCBA Pack	LY293076JMR	2005
15. MSA	45 Minute SCBA Pack	LY293073JMR	2005
16. MSA	45 Minute SCBA Pack	LY293072JMR	2005
17. MSA	45 Minute SCBA Pack	LY293070JMR	2005
18. MSA	45 Minute SCBA Pack	LY293069JMR	2005
19. MSA	45 Minute SCBA Pack	LY293068JMR	2005
20. MSA	45 Minute SCBA Pack	LY293066JMR	2005
21. MSA	45 Minute SCBA Pack	LY293064JMR	2005
22. MSA	45 Minute SCBA Pack	LY293062JMR	2005
23. MSA	45 Minute SCBA Pack	LY293059JMR	2005
24. MSA	45 Minute SCBA Pack	LY293058JMR	2005
1. MSA	SCBA Face Piece	18 MD	2005
2. MSA	SCBA Face Piece	09 MD	2005
3. MSA	SCBA Face Piece	23 MD	2005
4. MSA	SCBA Face Piece	15 MD	2005
5. MSA	SCBA Face Piece	06 MD	2005
6. MSA	SCBA Face Piece	14 MD	2005

7. MSA	SCBA Face Piece	02 MD	2005
8. MSA	SCBA Face Piece	19 MD	2005
9. MSA	SCBA Face Piece	07 MD	2005
10. MSA	SCBA Face Piece	22 MD	2005
11. MSA	SCBA Face Piece	21 MD	2005
12. MSA	SCBA Face Piece	0040011MD	2005
13. MSA	SCBA Face Piece	0039219MD	2005
14. MSA	SCBA Face Piece	0039202MD	2005
15. MSA	SCBA Face Piece	0039192MD	2005
16. MSA	SCBA Face Piece	0040017MD	2005
17. MSA	SCBA Face Piece	0039200MD	2005
18. MSA	SCBA Face Piece	0039198MD	2005
19. MSA	SCBA Face Piece	0039186MD	2005
20. MSA	SCBA Face Piece	0039199MD	2005
21. MSA	SCBA Face Piece	0040015MD	2005
22. MSA	SCBA Face Piece	0039188MD	2005
23. MSA	SCBA Face Piece	0039203MD	2005

1. MSA	SCBA Air Bottle	OM57476	2005
2. MSA	SCBA Air Bottle	OM5789	2005
3. MSA	SCBA Air Bottle	OM58030	2005
4. MSA	SCBA Air Bottle	OM57626	2005
5. MSA	SCBA Air Bottle	OM58060	2005
6. MSA	SCBA Air Bottle	OM58300	2005
7. MSA	SCBA Air Bottle	OM57150	2005
8. MSA	SCBA Air Bottle	OM58047	2005
9. MSA	SCBA Air Bottle	OM58048	2005
10. MSA	SCBA Air Bottle	OM57854	2005
11. MSA	SCBA Air Bottle	OM57425	2005
12. MSA	SCBA Air Bottle	OM58469	2005
13. MSA	SCBA Air Bottle	OM57641	2005
14. MSA	SCBA Air Bottle	OM57821	2005
15. MSA	SCBA Air Bottle	OM56939	2005
16. MSA	SCBA Air Bottle	OM58026	2005
17. MSA	SCBA Air Bottle	OM57657	2005
18. MSA	SCBA Air Bottle	OM53339	2005
19. MSA	SCBA Air Bottle	OM50929	2005
20. MSA	SCBA Air Bottle	OM57020	2005
21. MSA	SCBA Air Bottle	OM58057	2005

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE:

Resolution approving the final plat of Grandridge Estates – Phase 1 located on Grandridge Road

AGENDA NO. New Business 4 (C)

AGENDA DATE: September 8, 2020

DEPARTMENT

Public Works Department

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

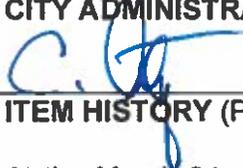
DEPARTMENT DIRECTOR REVIEW

Cus Arteaga, City Administrator/Public Works Director



CITY ADMINISTRATOR

MAYOR




ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

At the March 24, 2020 meeting, Council adopted Resolution No. 2020-13 approving the Grandridge Estates Subdivision 227-lot preliminary plat.

Following approval of the preliminary plat, the developer proceeded with the infrastructure improvements for Grandridge Estates – Phase 1 consisting of 25 lots subject to the conditions as outlined in the Hearing Examiner’s report and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The infrastructure improvements for Grandridge Estates Phase 1 consisting of 25 lots has been completed to the City’s standards. The final plat map for Phase 1 is attached for review.

ACTION PROPOSED

Move a resolution approving the final plat of Grandridge Estates – Phase 1 located on Grandridge Road to a regular Council meeting for consideration.

RESOLUTION NO. 2020-___

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING THE FINAL PLAT OF GRANDRIDGE ESTATES – PHASE 1
LOCATED ON GRANDRIDGE ROAD**

WHEREAS, the developer, Dan Swanson d/b/a KDS Development, Inc., applied for preliminary plat approval for a 227-lot residential subdivision designated as Grandridge Estates; and,

WHEREAS, on March 24, 2020, Council adopted Resolution No. 2020-13 approving Grandridge Estates Subdivision 227-lot preliminary plat subject to conditions outlined in the Hearing Examiner's report and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements; and,

WHEREAS, the developer has completed the infrastructure improvements for Grandridge Estates – Phase 1 per the City's standards,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, as follows:

Section 1. The final plat known as Grandridge Estates – Phase 1 is approved.

Section 2. The Mayor is hereby authorized to sign the final plat, a copy of which is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2020.

MAYOR

ATTEST:

CITY CLERK

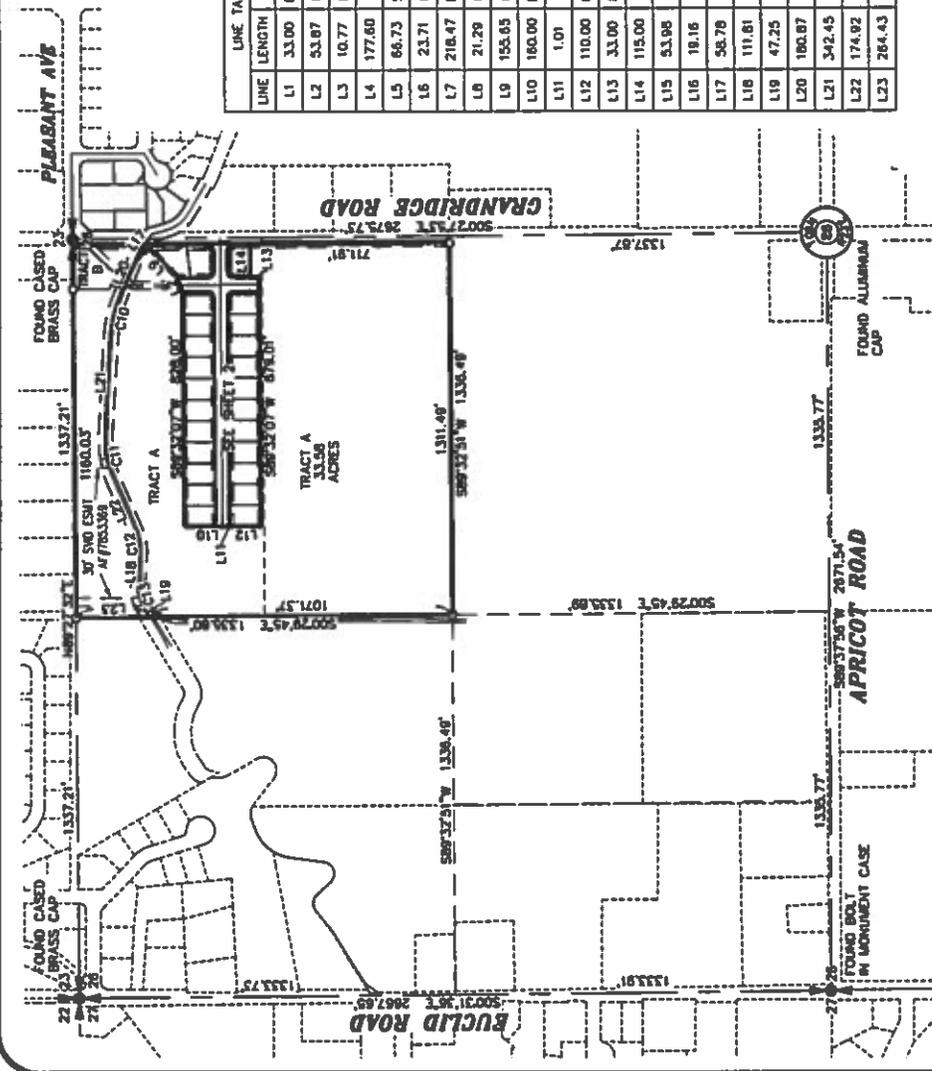
APPROVED AS TO FORM:

CITY ATTORNEY

THE FINAL PLAT OF
GRANDRIDGE ESTATES - PHASE I
 N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,
 YAKIMA COUNTY, WASHINGTON



VICINITY SKETCH
 NOT TO SCALE



LINE	LENGTH	DIRECTION
L1	33.00	N00727.53°W
L2	53.87	N8744.22°E
L3	10.77	N8744.22°E
L4	177.60	S00727.53°E
L5	66.73	S4356.50°W
L6	23.71	N8744.22°E
L7	218.47	N00727.53°W
L8	21.29	N2424.33°E
L9	155.65	N4709.29°E
L10	160.00	N00727.53°W
L11	1.01	N8933.07°E
L12	110.00	N00727.53°W
L13	33.00	N00727.53°W
L14	115.00	N8933.07°E
L15	53.98	S1600.15°E
L16	18.16	S3200.16°E
L17	58.78	S3200.16°E
L18	111.81	S8533.07°E
L19	47.25	N54101.20°E
L20	190.87	S6612.06°E
L21	342.43	S8642.10°E
L22	174.82	N6610.56°E
L23	284.43	S00729.45°E

CURVE	LENGTH	RADIUS	A	CH DIREC.	CHORD
C1	31.42	20.00	90°00'00"	N44°32'07"E	28.28
C2	31.42	20.00	90°00'00"	S49°27'53"E	28.28
C3	31.42	20.00	90°00'00"	N44°32'07"E	28.28
C4	31.42	20.00	90°00'00"	N45°27'53"W	28.28
C5	31.42	20.00	90°00'00"	S44°32'07"W	28.28
C6	31.42	20.00	90°00'00"	N45°27'53"W	28.28
C7	53.91	60.00	51°28'56"	N57°47'35"W	52.12
C8	28.16	60.00	28°33'28"	N45°29'51"W	27.90
C9	103.82	135.73	43°49'37"	S37°55'04"E	101.31
C10	126.16	400.00	16°30'04"	N77°27'08"W	126.60
C11	169.30	400.00	27°08'53"	S78°44'23"W	187.54
C12	97.50	200.00	27°55'57"	N80°06'55"E	98.54
C13	69.97	100.00	40°05'33"	S74°04'07"W	68.56



BASES OF BEARING
 SURVEY 7701941
 EQUIPMENT USED
 A THREE-SECOND TOTAL STATION
 SPECTRA PRECISION RTK GPS

PLAT FOR
 KDS DEVELOPMENT

STRATTON SURVEYING & MAPPING P.C.
 313 NORTH WOLAN STREET
 POKANOC, WA 99109
 (509) 735-7340
 FAX: (509) 735-7340
 straton@strattonm.com

DATE: 06/27/20
 DRAWN BY: DCI
 JOB # 15622

- LEGEND**
- SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AND 30021"
 - FOUND AS INDICATED
 - ⊙ FOUND MONUMENT AS INDICATED
 - ⊙ SET CAPPED BRASS CAP MARKED "30021"
 - ⊙ B.O.B. - BASIS OF BEARING
 - IRRIGATION
 - UTILITY
 - EASEMENT
 - EASEMENT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - OLD LOT LINE
 - G.L.S. PARCELS

- RIGHT-OF-WAY AND EASEMENT NOTES**
- ⊙ - HEREBY DEDICATED RIGHT-OF-WAY
 - ⊙ - PUBLIC UTILITY EASEMENT
 - ⊙ - IRRIGATION EASEMENT
 - ⊙ - STORM EASEMENT

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____
 2020 AT _____ M. UNDER YAKIMA
 COUNTY AUDITORS FILE NO. _____ AT THE
 REQUEST OF AMRON A. DYCK, P.L.S.

YAKIMA COUNTY AUDITOR _____ DEPUTY

INDEX

BOOK	PAGE	SECTION	DATE
23	09N	23E	

NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING P.C. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE NUMBERED SEE TITLE SEARCH REPORT PREPARED BY STEWART TITLE COMPANY, ORDER NUMBERED 15622, DATED 06/18/20. ALL MONUMENTS SHOWN ON THIS PLAT SHOWN HEREON, PREPARED FOR THE NORTH HALF OF SAID QUARTER ONLY, THE SOUTH HALF IS NOT COVERED BY SAID TITLE REPORT.
- STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

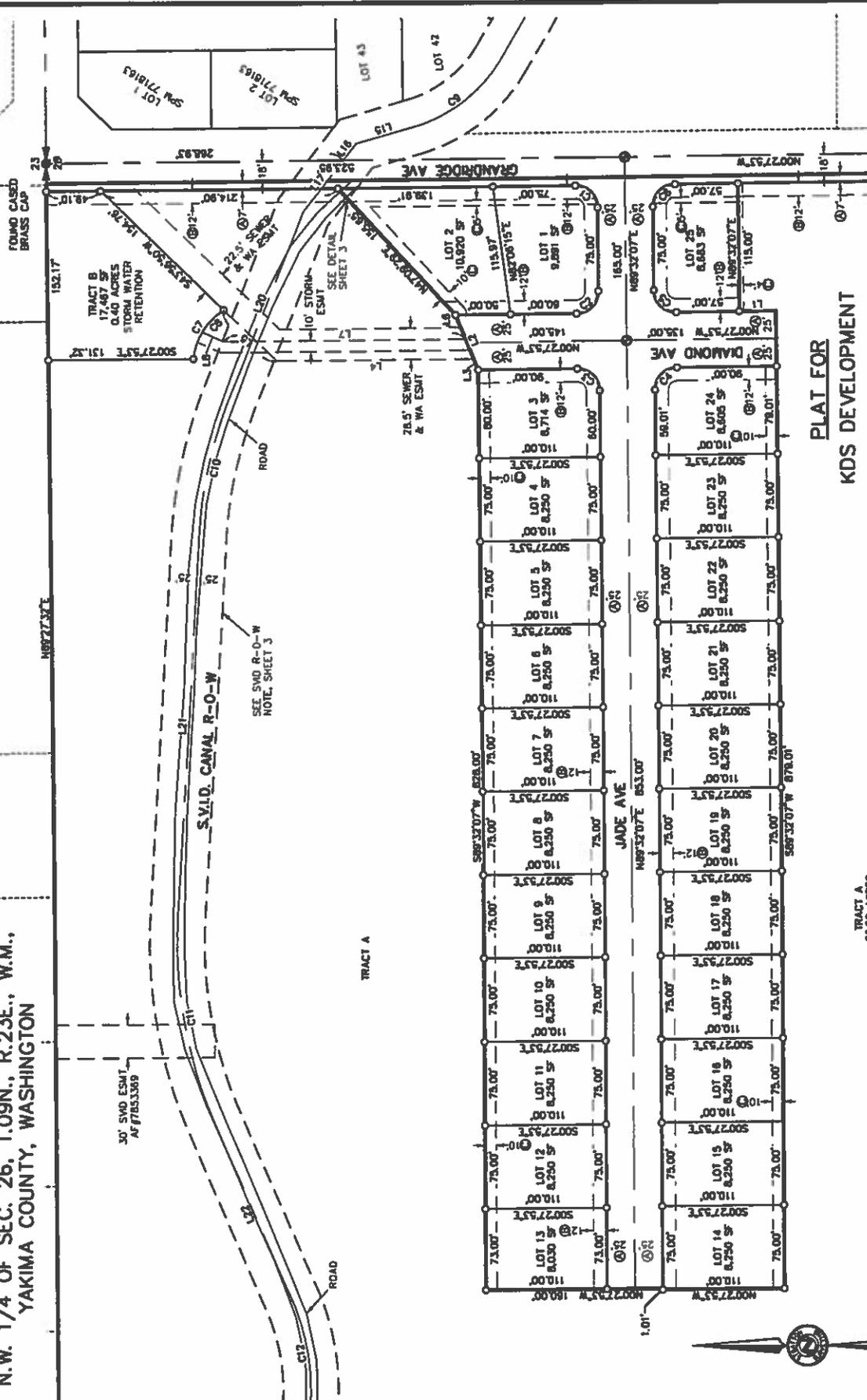
SURVEYOR'S CERTIFICATE:
 I, AMRON A. DYCK, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF GRANDRIDGE ESTATES PHASES 1, 2, AND 3, DESCRIBED HEREON, SHOWS THE CORNER POINTS, BEARINGS, DISTANCES, AND COURSES, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

AMRON A. DYCK 1539021 _____ DATE _____



COPY

THE FINAL PLAT OF
GRANDRIDGE ESTATES - PHASE I
 N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,
 YAKIMA COUNTY, WASHINGTON



STRATTON SURVEYING & MAPPING P.C.
 313 NORTH MORGAN STREET
 YAKIMA, WA 98908
 (509) 755-7540
 FAX: (509) 755-7540
 strattonsurveying.com

DATE: 06/27/20
 DRAWN BY: DCI
 JOB # 5622

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____
 2020 AT _____, UNDER YAKIMA
 COUNTY AUDITORS FILE NO. _____ AT THE
 REQUEST OF AARON A. DYCK, P.L.S.

YAKIMA COUNTY AUDITOR _____ DEPUTY _____



SCALE 1" = 60'

DESCRIPTION

THE NORTH HALF AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M.;

EXCEPT RIGHT-OF-WAY CONVEYED TO WASHINGTON IRRIGATION CO. BY DEED RECORDED APRIL 29, 1907 IN VOLUME 58 OF DEEDS, PAGE 13, RECORDS OF YAKIMA COUNTY, WASHINGTON;

AND EXCEPT COUNTY ROAD RIGHT OF WAY ON THE EAST.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

DEDICATION AND WAIVER OF CLAIMS

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREBY DESCRIBED, HAS WITH THE FREE CONSENT OF SAID PARTIES AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND LONG PLATTED AS SHOWN HEREON, DOES HEREBY DEDICATE THE RIGHTS-OF-WAY SHOWN HEREON AS PUBLIC DEDICATION TO THE USE OF THE PUBLIC, DOES HEREBY WAIVE ON BEHALF OF ITSELF AND ITS SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF GRANDVIEW AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED RIGHT-OF-WAY AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

CHARVET BROTHERS FARMS

SIGNED _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: _____

PRINTED NOTARY PUBLIC _____

SIGNED NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____ DATE _____

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE CITY OF GRANDVIEW, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT OF GRANDRIDGE ESTATES PHASE 1 ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____A.D.

GRANDVIEW CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY NOTES

- 1) TRACT B IS HEREBY DEDICATED TO THE CITY OF GRANDVIEW FOR THE USE OF A STORM WATER RETENTION FACILITY.
- 2) ALL SIDEWALKS IN PHASE 1 TO BE COMPLETED WITHIN 24 MONTHS OF THE FINAL RECORDED DATE OF PHASE 1.

THE FINAL PLAT OF
GRANDRIDGE ESTATES - PHASE 1
 N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,
 YAKIMA COUNTY, WASHINGTON

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON THIS _____ DAY OF _____ 2020.

CITY MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

APPROVED AS TO THE SURVEY DATA LAYOUT OF STREET, ALLEYS AND OTHER RIGHT-OF-WAYS SHOWN HEREON.

DATED _____ DAY OF _____ 2020

GRANDVIEW CITY PUBLIC WORKS DIRECTOR _____

CITY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ A.D., TAX PARCEL NOS. 230928-21002 & NO. 230928-21003

CITY OF GRANDVIEW TREASURER _____ DATE _____

COUNTY TREASURERS CERTIFICATE

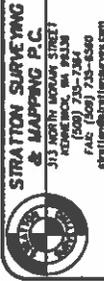
I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ A.D., TAX PARCEL NOS. 230928-21002 & NO. 230928-21003

YAKIMA COUNTY TREASURER _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2020 AT _____ M. UNDER YAKIMA COUNTY AUDITORS FILE NO. _____ AT THE REQUEST OF AARON A. DYCK, P.L.S.

YAKIMA COUNTY AUDITOR _____ DEPUTY _____

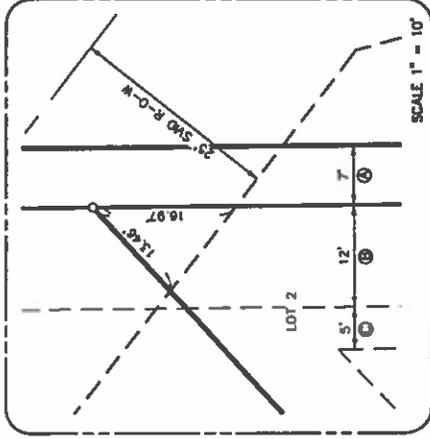


PLAT FOR
KDS DEVELOPMENT

3622PFIADWC	© 2020
DATE: 08/27/20	SHT. 3 OF 3
DRAWN BY: DC	JOB # 15622

SVD R-O-W NOTE

THE SVD R-O-W SHOWN HEREON WAS DERIVED BY AS-BUILDING THE CANAL AERIAL. ALSO FROM OVERLAYING A U.S. GEOLOGICAL SURVEY AERIAL PHOTO DATED 1996, PRIOR TO THE BURIAL OF THE LATERAL THE EAST END OF THE LATERAL WAS DERIVED BY THE SURVEY DATA SHOWN ON SP 17718163 AND THE PLAT OF PLEASANT RIDGE HOMES SUBDIVISION.



NOTARY STAMP
BLACK INK ONLY