

GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE
MEETING AGENDA
TUESDAY, JUNE 11, 2024



PLEASE NOTE: The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.

This meeting will be held in person and will also 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. The public comment period is not an opportunity for dialogue with the Mayor and Councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. If you would like to address the Council, please step up to the microphone and give your name and address for the record. Your comments will be limited to three minutes.*

4. NEW BUSINESS

- | | | |
|----|--|-------|
| A. | Resolution accepting the East Game Pond Pipeline Replacement as complete | 1-7 |
| B. | Resolution authorizing the City Administrator to issue purchase orders to Total Energy Management and Tolman Electric, Inc., for the Butternut Well Control Upgrades | 8-9 |
| C. | Resolution approving the final plat of Euclid Meadows PUD – Phase 3 located on North Euclid Road | 10-17 |

5. CITY ADMINISTRATOR AND/OR STAFF REPORTS

- A. 2024 Council Retreat

6. MAYOR & COUNCILMEMBER REPORTS

7. ADJOURNMENT

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, June 11, 2024 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/84357275200?pwd=ZJxl3Xyccu1i052677TKiyxQg6uWxi.1>

To join via phone: +1 253 215 8782

Meeting ID: 843 5727 5200

Passcode: 917060

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

ITEM TITLE Resolution accepting the East Game Pond Pipeline Replacement as complete	AGENDA NO.: New Business 4 (A) AGENDA DATE: June 11, 2024
DEPARTMENT Public Works Department	FUNDING CERTIFICATION (City Treasurer) (If applicable) N/A

DEPARTMENT DIRECTOR REVIEW

Shane Fisher, City Administrator

Ashley Lara
MAYOR

CITY ADMINISTRATOR

Shane Fisher

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

The existing irrigation pipeline serving the East Game Ponds at the City's WWTP was severely damaged during a wildfire. The City received \$750,000 from their insurance provider for repairs. An additional funding amount of \$300,000 from the Washington Department of Fish and Wildlife was used to pre-purchase materials for the project. The City Council awarded the project to Selland Construction of Wenatchee, Washington. Installation of the new pipeline has been completed.

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.

Selland Construction, Inc., completed the construction of the East Game Pond Pipeline Replacement. Staff recommends Council accept the project as complete once the requirements in the May 20, 2024 letter from HLA Engineering and Land Surveying, Inc., have been satisfied.

ACTION PROPOSED

Move a resolution accepting the East Game Pond Pipeline Replacement as complete to the June 11, 2024 regular Council meeting for consideration.



May 20, 2024

City of Grandview
207 West Second Street
Grandview, WA 98930

Attn: Hector Mejia
Public Works Director

Re: City of Grandview
East Game Pond Pipeline Replacement
HLA Project No.: 23037C
Final Progress Estimate and Project Acceptance

Dear Hector:

Enclosed is Progress Estimate No. 03 designated as the Final for work performed by Selland Construction, Inc. through May 7, 2024 in connection with their contract on the above referenced project. The amount due the contractor is net, less retainage of \$20,831.01, as per the contract document. We recommend this Final Progress Estimate be considered and accepted by the City of Grandview Council.

This letter serves as our recommendation for acceptance of this project by your City Council. We have reviewed the work performed by Selland Construction, Inc. on this project and believe it has been completed satisfactorily.

Once the project has been accepted as complete by the City Council, the required "Notice of Completion of Public Works Contract" will be completed by our office and sent to the Department of Revenue, Department of Labor and Industries, and Employment Security Departments through our access to your Labor and Industries portal. If you prefer to submit the Notice of Completion, please let us know.

The retainage on this project may be released to Selland Construction, Inc. after acceptance of the project, when lien releases have been received from Department of Revenue, Department of Labor and Industries, and Employment Security Department, and when the City has confirmed there are no liens on this project.

After acceptance of the project and when lien releases have been received from the Department of Revenue, Department of Labor and Industries, and Employment Security Department, this project will be considered physically complete.

The City will receive the following from HLA Engineering and Land Surveying, Inc. (HLA) in a One Drive Link for download:

- A completed copy of the project punch list items identified during the final walk-through inspection.
- A PDF set of Record Drawings for the project.
- Final Contract Voucher Certification from the Contractor certifying all labor and materials furnished on this project have been paid for.
- Required project labor and equal employment opportunity documents including:
 - Verifications for the Prime Contractor. There were no subcontractors who performed work on this project.
 - Statement of Intent to Pay Prevailing Wages approved by the Washington State Department of Labor and Industries.
 - Affidavit of Wages Paid approved by the Washington State Department of Labor and Industries.

Our office will retain an electronic copy of the project files should the City need them in the future.

Please forward a copy of your Council Resolution authorizing project acceptance and release of Retainage.

Please contact our office if you have questions or if we may provide additional information.

Sincerely,



Digitally signed by Dean P. Smith
DN: C=US, E=dsmith@hlacivil.com,
O="HLA Engineering and Land
Surveying, Inc.", CN=Dean P. Smith
Date: 2024.05.20 16:14:05-07'00'

Dean P. Smith, PE

DPS/dld

Enclosures

Copy: Shane Fisher, Anita Palacios, Sue Desallier, Lillian Veliz – City of Grandview
Taylor Denny, Angie Ringer, Nick Suits – HLA

CONSTRUCTION PROGRESS ESTIMATE

CITY OF GRANDVIEW

207 WEST 2ND ST.

GRANDVIEW, WA 98930

TO: Selland Construction Inc

PO Box 119

Wenatchee, WA 98807

PROGRESS ESTIMATE NO.: 3 and Final

FROM: Dec. 01, 2023 TO: May. 07, 2024

HLA PROJECT NO.: 23037C



East Game Pond Pipeline Replacement

BID ITEM NO.	SCH. OF WORK	DESCRIPTION	UNIT	CONTRACT TOTAL (Contract + COs)			TOTAL WORK TO DATE		PREVIOUS PAID		AMOUNT DUE NOW (Total - Previous)		PERCENT CONTRACT COMPLETE
				QTY	UNIT PRICE	COST	QTY	COST	QTY	COST	QTY	COST	
1	A	Minor Change	FA	1	\$ 10,000.00	\$ 10,000.00	0.25	\$ 2,514.56	0.25	\$ 2,514.56	0	\$ -	25%
2	A	Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	1	\$ 15,000.00	0	\$ -	100%
3	A	Clearing and Grubbing	LS	1	\$ 9,000.00	\$ 9,000.00	1	\$ 9,000.00	1	\$ 9,000.00	0	\$ -	100%
4	A	Crushed Surfacing Top Course	TON	1,500	\$ 40.00	\$ 60,000.00	1,406.50	\$ 56,260.00	1,406.50	\$ 56,260.00	0	\$ -	94%
5	A	DI Pipe for Water main 12 In. Diam.	LF	3,900	\$ 20.00	\$ 78,000.00	3,845	\$ 76,900.00	3,845	\$ 76,900.00	0	\$ -	99%
6	A	DI Pipe for Water Main 6 In. Diam.	LF	650	\$ 32.00	\$ 20,800.00	548.30	\$ 17,545.60	548.30	\$ 17,545.60	0	\$ -	84%
7	A	Concrete Pipe Anchor	EA	19	\$ 3,600.00	\$ 68,400.00	19	\$ 68,400.00	19	\$ 68,400.00	0	\$ -	100%
8	A	Lateral Pipe Support	EA	85	\$ 1,600.00	\$ 136,000.00	82	\$ 131,200.00	82	\$ 131,200.00	0	\$ -	96%
9	A	Butterfly Valve 12 In.	EA	1	\$ 3,400.00	\$ 3,400.00	1	\$ 3,400.00	1	\$ 3,400.00	0	\$ -	100%
10	A	Gate Valve 6 In.	EA	8	\$ 2,200.00	\$ 17,600.00	8	\$ 17,600.00	8	\$ 17,600.00	0	\$ -	100%
11	A	Air Release/Air Vacuum Valve Assembly 2 In.	EA	10	\$ 1,000.00	\$ 10,000.00	10	\$ 10,000.00	10	\$ 10,000.00	0	\$ -	100%
12	A	Drain Valve Assembly 2 In.	EA	10	\$ 1,100.00	\$ 11,000.00	8	\$ 8,800.00	8	\$ 8,800.00	0	\$ -	80%
Subtotal					\$ 439,200.00	\$ 416,620.16		\$ 416,620.16		\$ 416,620.16		\$ -	95%
8.0% Sales Tax					\$ 35,136.00	\$ 33,329.61		\$ 33,329.61		\$ 33,329.61		\$ -	
Project Total					\$ 474,336.00	\$ 449,949.77		\$ 449,949.77		\$ 449,949.77		\$ -	95%
Project Total (Including Sales Tax)					\$ 474,336.00	\$ 449,949.77		\$ 449,949.77		\$ 449,949.77		\$ -	
Retainage Withheld 5%						(20,831.01)		(20,831.01)		(20,831.01)		\$ -	
Plus Materials on Hand												\$ -	
Amount Due Progress Estimate No. and Final						\$ 429,118.76		\$ 429,118.76		\$ 429,118.76		\$ -	

I hereby certify that the foregoing is a true and correct statement of the work performed under this contract.

Dean P. Smith
 Digitally signed by Dean P. Smith
 DN: cn=J.S. E-smith@blackhill.com, o=HLA Engineering
 and Surveying, Inc., cn=Dean P. Smith
 Date: 2024.05.14 07:57:15-0700

Dean P. Smith, PE

I hereby accept the Final Progress Estimate and Final Contract Voucher Certification in accordance with Section 1-09.9 of the WSDOT Standard Specifications.

Mark J. ...
 Selland Construction Inc

CONSTRUCTION PROGRESS ESTIMATE - SCHEDULE OF VALUES

City of Grandview
East Game Pond Pipeline Replacement

TO: Selland Construction Inc
PO Box 119
Wenatchee, WA 98807

HLA PROJECT NO.: 23037C



BID ITEM NO.	BID ITEM NAME	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	PERCENT OF ITEM COMPLETE
2	Mobilization	2.01 - 5% Completion = 50% Payment of Mobilization	1	LS	\$7,500.00	\$ 7,500.00	100.00%
2	Mobilization	2.02 - 10% Completion = 100% Payment of Mobilization	1	LS	\$7,500.00	\$ 7,500.00	100.00%
3	Clearing and Grubbing	25% Completion	1	LS	\$2,250.00	\$ 2,250.00	100.00%
3	Clearing and Grubbing	50% Completion	1	LS	\$2,250.00	\$ 2,250.00	100.00%
3	Clearing and Grubbing	75% Completion	1	LS	\$2,250.00	\$ 2,250.00	100.00%
3	Clearing and Grubbing	100% Completion	1	LS	\$2,250.00	\$ 2,250.00	100.00%



PROJECT NAME: East Game Pond Pipeline Replacement

PROJECT NUMBER: 23037C

Date Work Physically Completed: March 6, 2024

Final Contract Amount: \$0.00

All work on the above-referenced project has been completed in accordance with the contract documents and the final inspection has been completed, including all required project documentation.

I, the undersigned, certify and declare, under penalty of perjury under the laws of the State of Washington, that the foregoing is true and correct: I am authorized to sign for the claimant; that in connection with the work performed and, to the best of my knowledge, no loan, gratuity or gift in any form whatsoever has been extended to any employee of the City of Grandview; nor have I rented or purchased any equipment or materials from any employee of the City of Grandview; that the attached final estimate is a true and correct statement showing all the monies due the claimant from the City of Grandview for work performed and material furnished under this Contract; that I have carefully examined said final estimate and understand the same and; that I, on behalf of the claimant, hereby release and forever discharge the City of Grandview from any and all claims of whatsoever nature which I or the claimant may have, arising out of the performance of said Contract, which are not set forth in said final estimate.

The undersigned, Selland Construction, Inc., also hereby certifies that all subcontractors, suppliers, and employees have been paid in accordance with the Contract Documents and all applicable laws, except for Retainage, if any, remaining to be paid.

Contractor: Selland Construction, Inc.

Address: PO Box 119
Wenatchee, WA 98807

Authorized Official: Mike Kummer Date: 5-17-24
Contractor Signature

Print Name: MIKE KUMMER Title: G.M.

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING THE EAST GAME POND PIPELINE REPLACEMENT AS COMPLETE**

WHEREAS, the City contracted with Selland Construction, Inc., to perform work for the East Game Pond Pipeline Replacement; and,

WHEREAS, the City's Public Works Director has determined that the work performed by Selland Construction, Inc., on this project is complete and ready for final acceptance by the City Council,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The City of Grandview accepts the East Game Pond Pipeline Replacement as complete and authorizes staff to release the retainage to Selland Construction, Inc., once the conditions in the May 20, 2024 letter from HLA Engineering and Land Surveying, Inc., have been satisfied.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2024.

MAYOR



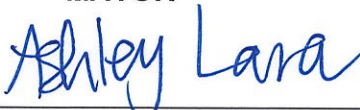
ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

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

ITEM TITLE Resolution authorizing the City Administrator to issue purchase orders to Total Energy Management and Tolman Electric, Inc., for the Butternut Well Control Upgrades	AGENDA NO.: New Business 4 (B) AGENDA DATE: June 11, 2024
DEPARTMENT Public Works Department	FUNDING CERTIFICATION (City Treasurer) (If applicable)
DEPARTMENT DIRECTOR REVIEW Shane Fisher, City Administrator 	
CITY ADMINISTRATOR 	MAYOR 

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

HLA Engineering provided an electrical evaluation for the Butternut Well following electrical issues at the control panel. HLA completed a final sheet set and submitted the bid advertisement.

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 bid opening for the Butternut Well Control Upgrades was conducted on May 8, 2024 and no bids were received by the due date. In accordance with RCW 35.23.352, the City may select a contractor to move forward with the work without an additional call for bids. For reference, RCW 35.23.352 states: *"If no bid is received on the first call the council or commission may readvertise and make a second call, or may enter into a contract without any further call or may purchase the supplies, material or equipment and perform the work or improvement by day labor."*

Total Energy Management (TEM) provided a budgetary estimate early in the project for reference, and staff recommends pursuing a contract with them to complete the project without publicly readvertising for bids. The City Administrator will need to issue a purchase order to Total Energy Management in the amount of \$46,861.20 (\$43,390.00 + \$3,471.20 sales tax = \$46,861.20) to build the control panel. The City Administrator will need to issue an additional purchase order to Tolman Electric in the amount of \$14,904.00 (\$13,800.00 + \$1,104.00 sales tax = \$14,904.00) to install the control panel.

ACTION PROPOSED

Move a resolution authorizing the City Administrator to issue purchase orders to Total Energy Management and Tolman Electric, Inc., for the Butternut Well Control Upgrades to the June 11, 2024 Council meeting for consideration.

RESOLUTION NO. 2024-___

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING STAFF TO ISSUE PURCHASE ORDERS TO TOTAL ENERGY
MANAGEMENT AND TOLMAN ELECTRIC, INC., FOR THE
BUTTERNUT WELL CONTROL UPGRADES**

WHEREAS, the City of Grandview has advertised for bids for the Butternut Well Control Upgrades; and,

WHEREAS, the bid opening for the Butternut Well Control Upgrades was conducted on May 8, 2024 and no bids were received by the due date; and,

WHEREAS, in accordance with RCW 35.23.352, the City may select a contractor to move forward with the work without an additional call for bids; and,

WHEREAS, Total Energy Management provided a quote in the amount of \$46,861.20 (\$43,390.00 + \$3,471.20 sales tax = \$46,861.20) to build the control panel; and,

WHEREAS, Tolman Electric provided a quote in the amount of \$14,904.00 (\$13,800.00 + \$1,104.00 sales tax = \$14,904.00) to install the control panel,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The City Administrator is hereby authorized to issue purchase orders, as follows:

- Total Energy Management in the amount of \$46,861.20 (\$43,390.00 + \$3,471.20 sales tax = \$46,861.20) to build the control panel; and
- Tolman Electric in the amount of \$14,904.00 (\$13,800.00 + \$1,104.00 sales tax = \$14,904.00) to install the control panel.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2024.

MAYOR

ATTEST:

CITY CLERK

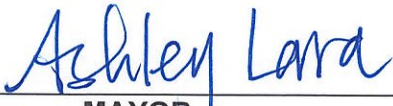
APPROVED AS TO FORM:


CITY ATTORNEY

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

ITEM TITLE: Resolution approving the final plat of Euclid Meadows PUD – Phase 3 located on North Euclid Road	AGENDA NO. New Business 4 (C) AGENDA DATE: June 11, 2024
DEPARTMENT Public Works Department	FUNDING CERTIFICATION (City Treasurer) (If applicable)

DEPARTMENT DIRECTOR REVIEW
Shane Fisher, City Administrator


MAYOR

CITY ADMINISTRATOR


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

At the November 9, 2021 meeting, Council adopted Ordinance No. 2021-19 approving the final Planned Unit Development of “Euclid Meadows PUD” and approved the preliminary plat of Euclid Meadows PUD.

Following approval of the preliminary plat, the developer proceeded with the public infrastructure improvements for Euclid Meadows PUD 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.

On April 25, 2023, Council adopted Resolution No. 2023-25 approving the final plat of Euclid Meadows PUD – Phase 1.

On November 28, 2023, Council adopted Resolution No. 2023-74 approving the final plat of Euclid Meadows PUD – Phase 2

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.

Hayden Homes, LLC has completed the construction of the public infrastructure for Phase 3 in accordance with the approved plans and specifications.

The final plat map for Euclid Meadows PUD – Phase 3 is attached for review.

ACTION PROPOSED

Move a resolution approving the final plat of Euclid Meadows PUD – Phase 3 located on North Euclid Road to the June 11, 2024 regular Council meeting for consideration.

Anita Palacios

From: Matthew Smith <msmith@hayden-homes.com>
Sent: Monday, June 3, 2024 1:21 PM
To: Anita Palacios
Cc: Derek@StrattonSurvey.com
Subject: Euclid Meadows Phase 3 - Draft Final Plat for review
Attachments: 5982FP3 DRAFT 2024-04-23.pdf

CAUTION: External Email

Good afternoon Anita,

Attached is the draft of the Euclid Meadows Phase 3 final plat for your review. Please let me know if you have any questions.

Thank you,

Matt Smith | Regional Land Development Manager



5601 W. Deschutes Ave. Suite B | Kennewick, WA 99336

P: 541.905.3194

E: MSmith@hayden-homes.com

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING THE FINAL PLAT OF EUCLID MEADOWS PUD – PHASE 3
LOCATED ON NORTH EUCLID ROAD**

WHEREAS, the developer, North 44 Homes, LLC, applied for preliminary plat approval for a 117-lot residential subdivision designated as Euclid Meadows PUD; and,

WHEREAS, on November 9, 2021, Council adopted Ordinance No. 2021-19 approving the final Planned Unit Development of “Euclid Meadows PUD” and approving the preliminary plat of Euclid Meadows PUD 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, Hayden Homes, LLC has completed the construction of the public infrastructure in accordance with the approved plans and specifications;

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

Section 1. The final plat known as Euclid Meadows PUD – Phase 3 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 _____, 2024.

MAYOR

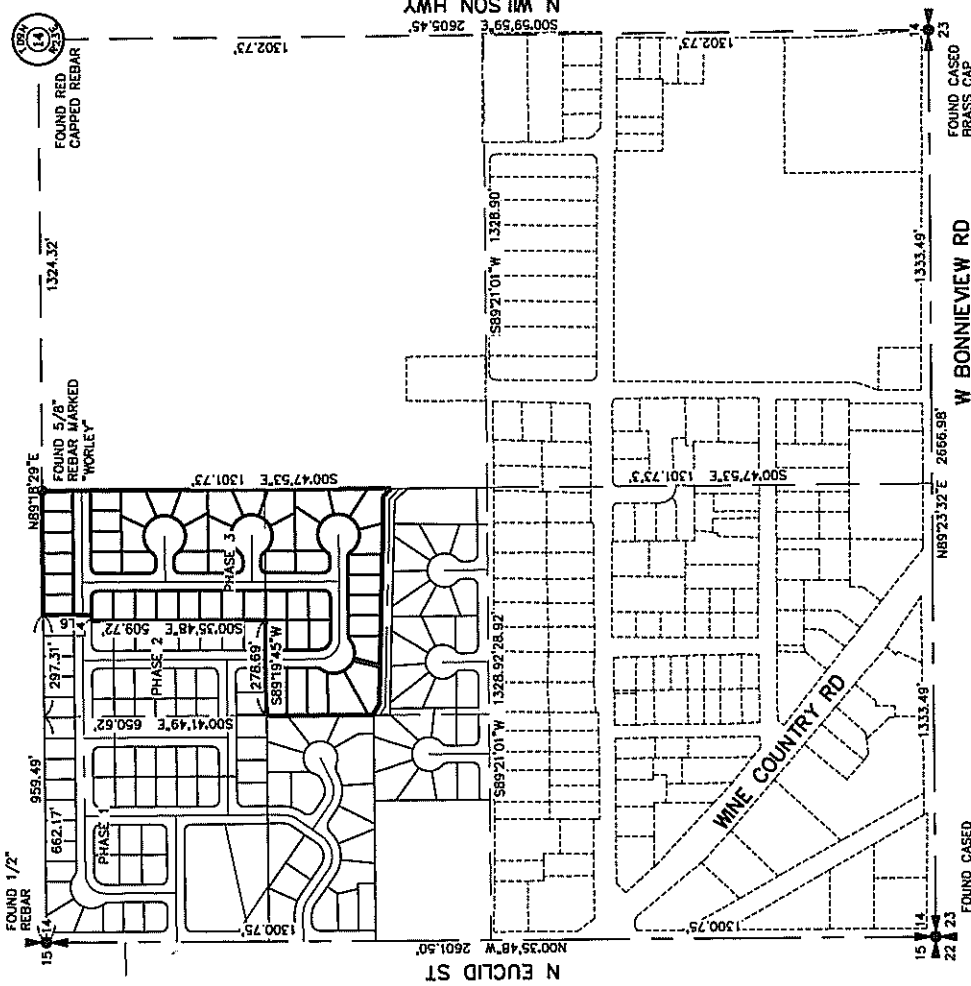
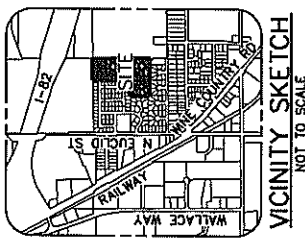
ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

THE FINAL PLAT OF
EUCLID MEADOWS PUD - PHASE 3
 NW 1/4 OF THE SW 1/4 SEC. 14, T.09N., R.23E., W.M.,
 YAKIMA COUNTY, WASHINGTON



PLAT CLOSURE

BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
R0047°53'W	1021.37	1021.2709	0.0000	0.0000	14.2259
S89°18'29"W	364.86	0.0000	4.4067	0.0000	364.8334
S00°41'54"E	141.00	0.0000	140.9897	1.7048	0.0000
S89°18'29"W	17.72	0.0000	0.2140	0.0000	17.7187
S00°35'45"E	595.72	0.0000	595.6924	5.3880	0.0000
S89°19'45"W	278.69	0.0000	5.2833	0.0000	278.6709
S00°41'54"E	368.93	0.0000	368.9070	3.7729	0.0000
S89°04'15"E	36.93	0.0000	20.0694	31.0007	0.0000
S89°02'15"E	311.59	0.0000	10.2780	611.6037	0.0000
S44°29'10"E	31.47	0.0000	22.4516	22.0322	0.0000
		1021.271	1021.270	675.942	675.948



RIGHT-OF-WAY AND EASEMENT NOTES
 (1) = HEREBY DEDICATED PUBLIC RIGHT-OF-WAY
 (2) = HEREBY DEDICATED PUBLIC UTILITY EASEMENT

LEGEND

- SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
- SET 1'-FOOT WINNEX CORNER, 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
- SET MAG NAIL W/WASHER "46886"
- FOUND 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
- FOUND MONUMENT LS 46886
- FOUND MONUMENT LS 46886
- SET CASED MONUMENT MARKED "46886"
- EASEMENT
- PROPERTY BOUNDARY
- CENTERLINE
- G.L.S. PARCELS
- FENCE

SCALE 1" = 250'

BASIS OF BEARING
 NAD 83(11)
 WA STATE GRID SOUTH ZONE
 PER OPUS SOLUTION
 EQUIPMENT USED
 A THREE-SECOND TOTAL STATION
 SPECTRA PRECISION RTK GPS



STRATTON & MAPPING P.C.
 313 NORTH ABERNAY STREET
 REEDS, WA 98856
 astra@strattonandmapping.com

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____
 _____ 20____ AT _____ M, UNDER YAKIMA
 COUNTY AUDITORS FILE NO. _____ AT THE
 REQUEST OF DEREK C. INGALSBE, P.L.S.
 YAKIMA COUNTY AUDITOR DEPUTY

INDEX

§	1/2	SEC	T.	R.
			14	09N 23E

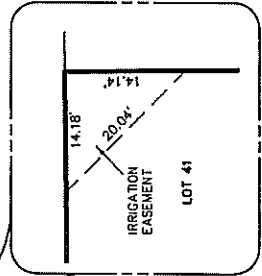
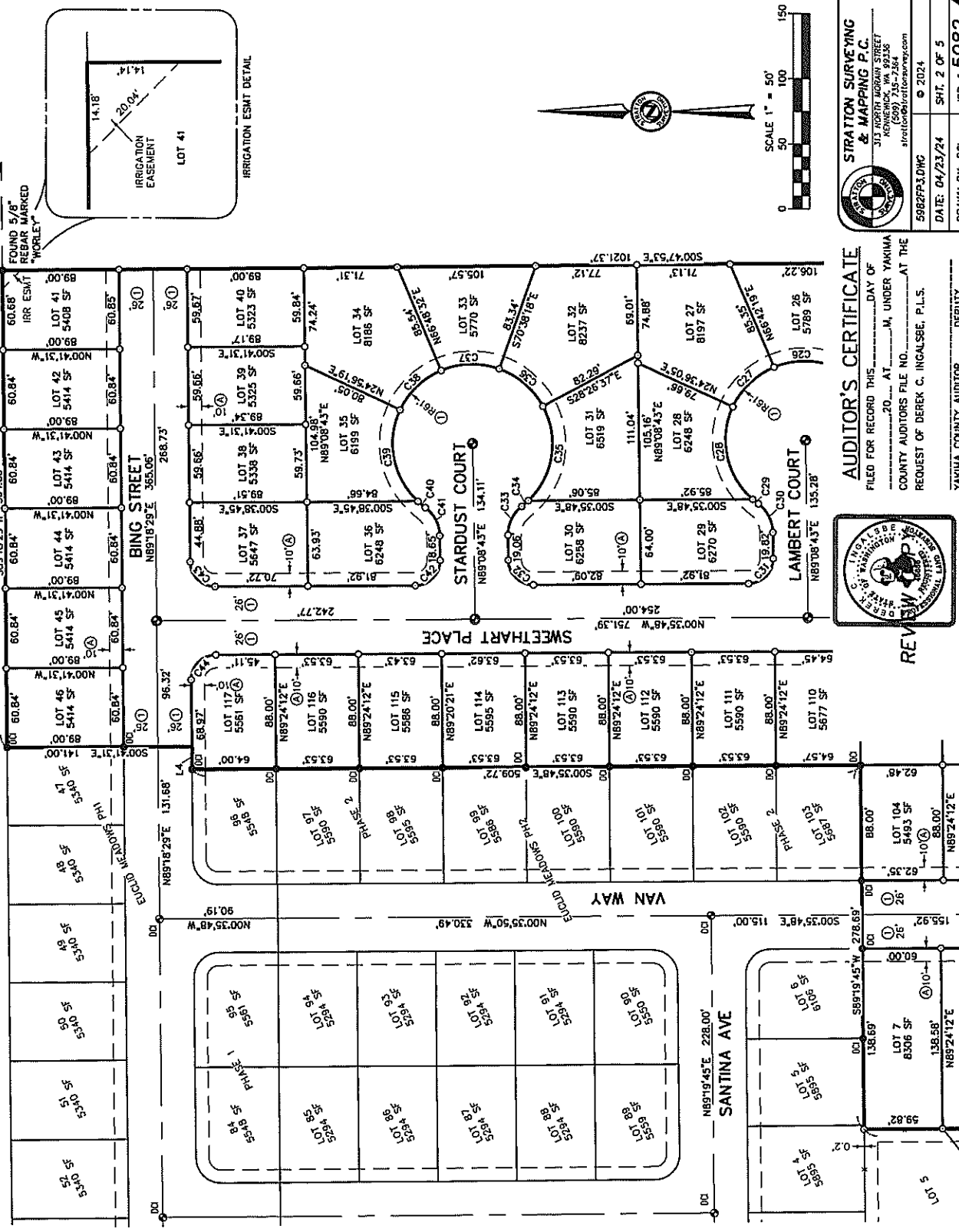


SURVEYOR'S CERTIFICATE:
 I, DEREK C. INGALSBE, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "EUCLID MEADOWS PUD PHASE 3", AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

REVIEW
 DEREK C. INGALSBE LS46886 DATE _____

5982P3.DWG © 2024
 DATE: 04/23/24 SHEET: 1 OF 5
 DRAWN BY: DCI JOB # 5982

THE FINAL PLAT OF
EUCLID MEADOWS PUD - PHASE 3
 NW 1/4 OF THE SW 1/4 SEC. 14, T.09N., R.23E., W.M.,
 YAKIMA COUNTY, WASHINGTON



STRATON SURVEYING & MAPPING P.C.
 313 NORTH JORDAN STREET
 RICHLAND, WA 99354
 (509) 745-2844
 straton@stratonsurvey.com

5982FP3.DWG © 2024
 DATE: 04/23/24 SHEET: 2 OF 5
 DRAWN BY: DCI JOB: 15982

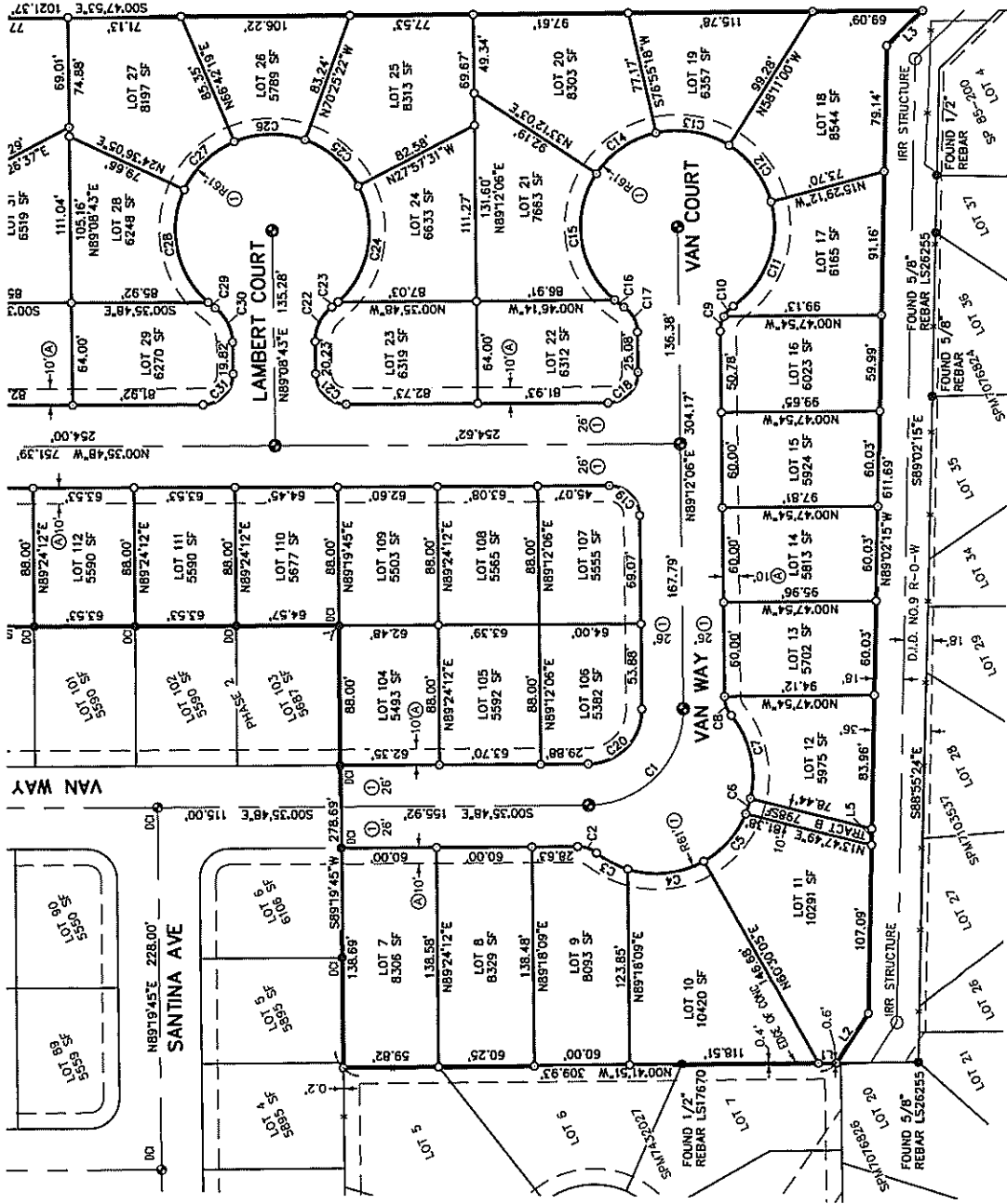
AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____
 AT _____ M., UNDER YAKIMA COUNTY AUDITORS FILE NO. _____ AT THE REQUEST OF DEREK C. INGALSBEE, P.L.S.

YAKIMA COUNTY AUDITOR DEPUTY



REV

THE FINAL PLAT OF
 EUCLID MEADOWS PUD - PHASE 3
 NW 1/4 OF THE SW 1/4 SEC. 14, T.09N., R.23E., W.M.,
 YAKIMA COUNTY, WASHINGTON



STRATON SURVEYING & MAPPING P.C.
 313 NORTH WOODWAY STREET
 YAKIMA, WA 98901
 (509) 725-2266
 straton@stratonsurvey.com

DATE: 04/23/24
 DRAWN BY: DCI
 JOB # 5982

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____
 COUNTY AUDITORS FILE NO. _____ AT THE
 REQUEST OF DEREK C. INGALSBEE, P.L.S.

YAKIMA COUNTY AUDITOR _____ DEPUTY _____



**PLAT FOR
 HAYDEN HOMES**

THE FINAL PLAT OF
 EUCLID MEADOWS PUD - PHASE 3
 NW 1/4 OF THE SW 1/4 SEC. 14, T.09N., R.23E., W.M.,
 YAKIMA COUNTY, WASHINGTON

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIRC.	CHORD
C1	94.46	60.00	9012'06"	S45°41'51"E	85.00
C2	12.75	19.00	3827'16"	N18°37'50"E	12.51
C3	22.29	61.00	2056'22"	S27°23'17"W	22.17
C4	49.42	61.00	4625'01"	S06°17'25"E	48.08
C5	40.89	61.00	3813'12"	S46°36'31"E	39.94
C6	10.03	61.00	9°25'26"	S72°25'50"E	10.02
C7	55.48	61.00	52°06'37"	N76°48'09"E	53.59
C8	12.75	19.00	3827'16"	S69°58'28"W	12.51
C9	9.58	19.00	2853'24"	N76°21'12"W	9.48
C10	8.91	19.00	2652'52"	N48°28'04"W	8.83
C11	75.01	61.00	7027'34"	S70°15'25"E	70.38
C12	45.46	61.00	42°41'47"	N53°09'54"E	44.41
C13	47.80	61.00	44°53'43"	N09°22'09"E	46.58
C14	46.55	61.00	43°43'14"	N34°56'20"W	45.43
C15	88.27	61.00	82°54'50"	S81°44'38"W	80.77
C16	7.30	61.00	6°51'23"	S36°51'32"W	7.30
C17	18.49	19.00	5546'16"	N61°18'58"E	17.77
C18	29.91	19.00	9012'06"	S45°41'51"E	26.82
C19	29.78	19.00	8947'54"	N44°18'09"E	26.82
C20	53.53	34.00	9012'06"	S45°41'51"E	48.17
C21	29.76	19.00	8944'31"	S44°16'28"W	26.81
C22	24.96	27.00	5258'02"	N64°22'16"W	24.08

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIRC.	CHORD
C23	5.10	61.00	4°47'15"	S40°16'53"E	5.10
C24	80.15	61.00	75°17'00"	S80°19'01"E	74.51
C25	45.21	61.00	42°27'51"	N40°48'34"E	44.18
C26	45.64	61.00	42°52'20"	N01°51'32"W	44.59
C27	44.83	61.00	42°06'14"	N44°20'48"W	43.82
C28	77.85	61.00	73°07'11"	S78°02'30"W	72.67
C29	5.65	61.00	5°18'13"	S38°49'48"W	5.64
C30	24.96	27.00	5258'02"	N62°39'42"E	24.08
C31	28.93	19.00	9015'29"	S45°43'32"E	26.93
C32	28.76	19.00	89°44'31"	S44°16'28"W	26.81
C33	24.96	27.00	5258'02"	N64°22'16"W	24.08
C34	6.82	61.00	6°24'12"	S41°05'21"E	6.81
C35	78.95	61.00	74°09'10"	S81°22'02"E	73.56
C36	44.92	61.00	42°11'41"	N40°27'33"E	43.91
C37	45.30	61.00	42°33'10"	N01°54'53"W	44.27
C38	44.58	61.00	41°52'13"	N44°07'35"W	43.59
C39	76.49	61.00	71°50'28"	S79°01'05"W	71.57
C40	7.37	61.00	6°55'09"	S39°38'16"W	7.36
C41	24.96	27.00	5258'02"	N62°39'42"E	24.08
C42	29.93	19.00	9015'29"	S45°43'32"E	26.93
C43	28.81	19.00	8954'17"	S44°21'20"W	26.85
C44	29.88	19.00	9005'43"	N45°36'40"W	26.89

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	11.35	S00°41'51"E
L2	36.93	N57°04'54"W
L3	31.47	N44°29'10"W
L4	17.72	S89°18'29"W
L5	10.26	S89°02'15"E
L6	141.00	S00°41'31"E

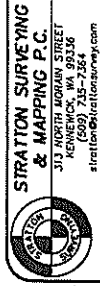


PLAT FOR
 HAYDEN HOMES

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
 AT _____ M., UNDER YAKIMA
 COUNTY AUDITORS FILE NO. _____ AT THE
 REQUEST OF DEREK C. INGALSBE, P.L.S.

YAKIMA COUNTY AUDITOR _____ DEPUTY _____



STRATTON SURVEYING
 & MAPPING P.C.
 313 NORTH WORMY STREET
 YAKIMA, WA 98901
 (509) 745-7284
 stratton@strattonsurvey.com

598272.DWG © 2024
 DATE: 04/23/24 SHEET: 4 OF 5
 DRAWN BY: DCI JOB: 15982

**THE FINAL PLAT OF
EUCLID MEADOWS PUD - PHASE 3
NW 1/4 OF THE SW 1/4 SEC. 14, T.09N., R.23E., W.M.,
YAKIMA COUNTY, WASHINGTON**

DESCRIPTION

PARCEL 1
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 09 NORTH, RANGE 23 E.W.M.,
Lying NORTH OF THE RIGHT-OF-WAY OF DRAINAGE DISTRICT 5,
EXCEPT ROADS.

AND EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 09
NORTH, RANGE 23, E.W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89°18'29" EAST ALONG THE NORTH LINE OF
SAID SOUTHWEST QUARTER A DISTANCE OF 959.49 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID NORTH LINE, SOUTH 00°41'31" EAST A DISTANCE OF 141.00 FEET;
THENCE SOUTH 89°18'29" WEST A DISTANCE OF 17.72 FEET;
THENCE SOUTH 00°35'48" EAST A DISTANCE OF 509.72 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°19'45" WEST A DISTANCE OF 278.69 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;
SOUTHWEST QUARTER OF SAID SECTION;
THENCE ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 650.62 FEET TO THE NORTH LINE OF THE
SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 89°18'29" EAST ALONG SAID NORTH LINE A DISTANCE OF 297.32 FEET TO THE POINT OF BEGINNING AND THE END OF THIS
DESCRIPTION.

SITUATE IN YAKIMA COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, COVENANTS 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 HEREON DESCRIBED, HAS WITH
THE RECORDS OF THE COUNTY OF GRANDVIEW, WASHINGTON, AND WE HEREBY WAIVE, IN FULL, ALL OUR RIGHTS OF CLAIMS AGAINST THE CITY OF GRANDVIEW, WASH.
SHOWING HEREON DOES HEREBY WAIVE, IN FULL, ALL OUR RIGHTS OF CLAIMS AGAINST THE CITY OF GRANDVIEW, WASH.
HEREBY WAIVE, ON BEHALF OF ITSELF AND ITS SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF GRANDVIEW, WASH.
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.

HDP EUCLID MEADOWS LLC

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 _____
OF, HDP EUCLID MEADOWS LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR
THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DAIED: _____
PRINTED NOTARY PUBLIC _____
SIGNED NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____
NOTARY STAMP
BLACK INK ONLY

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 EUCLID MEADOWS PUD PH 3 ARE ADEQUATE TO SERVE
LOTS SHOWN THEREON. FURTHER CERTIFY THAT THOSE LOTS WHICH ARE
SITUATED WITHIN THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 86.17.310, AND
THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____A.D.

GRANDVIEW CITY PUBLIC WORKS DIRECTOR _____ DATE _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON
THIS _____ DAY OF _____ 20____

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 _____ 20____

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 A.D.,
DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ A.D.,
TAX PARCEL NO. 23091432001.

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 NO. 23091432001.

YAKIMA COUNTY TREASURER _____ DATE _____

CITY NOTES

- 1) ALL SIDEWALKS IN PHASE 3 TO BE COMPLETED WITHIN
24 MONTHS OF THE FINAL RECORDED DATE OF PHASE 1

PLAT FOR



**TRAYDEN
HOMES**



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
_____ 20____ AT _____ M, UNDER YAKIMA
COUNTY AUDITORS FILE NO. _____ AT THE
REQUEST OF DEREK C. INGALSBRE, P.L.L.S.

	STRATON SURVEYING & MAPPING P.C. 313 NORTH JUBANY STREET RICHLAND, WA 99354 (509) 733-7364 straton@stratonm.com	
	592873.DWG © 2024	DATE: 04/23/24
DRAWN BY: DCI	SHEET: 5 OF 5	JOB: 15982

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