

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE  
MEETING AGENDA  
TUESDAY, AUGUST 27, 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.**

**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. Ordinance amending the 2024 Annual Budget 1-5
  - B. Resolution approving the final plat of Grapevine Estates Phase 2 located on North Euclid Road 6-11
  - C. Resolution approving the final plat of Grandridge Estates – Phase 11 located on Grandridge Road 12-16
  - D. Resolution declaring an emergency and authorizing the immediate repairs of the South Division Street Sewer Main 17-18
- 5. CITY ADMINISTRATOR AND/OR STAFF REPORTS**
- 6. MAYOR & COUNCILMEMBER REPORTS**
- 7. ADJOURNMENT**

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, August 27, 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/81662264948?pwd=iZl0tmWY6xxuLma7gDwIUwlb9YPde1.1>

To join via phone: +1 253 215 8782

Meeting ID: 816 6226 4948

Passcode: 058228

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

**ITEM TITLE**

Ordinance amending the 2024 Annual Budget

**AGENDA NO.:** New Business 4 (A)

**AGENDA DATE:** August 27, 2024

**DEPARTMENT**

City Treasurer

**FUNDING CERTIFICATION** (City Treasurer)  
(If applicable)

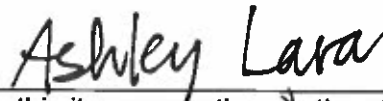
**DEPARTMENT DIRECTOR REVIEW**

Matthew Cordray, City Treasurer



**CITY ADMINISTRATOR**

**MAYOR**

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

Staff monitoring and review of fund and department budgets has identified numerous budget accounts to be amended. An ordinance will be prepared to provide for the amending of the 2024 Annual Budget to accommodate the changes in sources and uses.

**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.

By Fund the highlights of the budget changes are:

**CURRENT EXPENSE FUND:** Increase revenues for Contributions to Library and Judgments and Settlements. Increase appropriations for Supplies to Fight Opioid Epidemic, Library Books, Parks Maintenance Regular Salaries & Wages and Professional Services. Net effect is a decrease in estimated ending fund balance.

**ARPA FUND:** Decrease appropriations for Senior/Museum Programs, Senior Citizen's Recognition Event, Travel – RECON and Downtown/Entrance Beautification. Increase appropriations for Amphitheater Events, Downtown Sound System and Fairground Amphitheater Sound System. Net effect is no change in estimated ending fund balance.

**STREET FUND:** Increase appropriations for Transfer out to SIED Loan – WCR/McCreadie. Net effect is a decrease in estimated ending fund balance.

**SIED LOAN – WCR/MCCREADIE FUND:** Increase revenues for Transfer In from Street Fund. Increase appropriations for SIED Loan Principal and Interest. Net effect is no change in estimated ending fund balance.

**ACTION PROPOSED**

Move an ordinance amending the 2024 Annual Budget to the August 27, 2024 regular Council meeting for consideration.

2024 Budget Amendment - August

**Ordinance No. 2024-X**

to Sue 8/XX/2024 - mc

Account	Description Fund/Account	Original Estimate	Amendment Amount	New Estimate	Treasurer's notes
<b>Current Expense Fund</b>					
001 000 000 308 51 00 00	Beginning Fund Balance - Assigned	10,000		10,000	
001 000 000 308 91 00 00	Beginning Fund Balance - Unassigned	758,735		758,735	
001 000 000 367 11 14 00	Contributions to Library		200		
001 000 000 369 40 00 00	Judgments and Settlements		10,000		
	<b>Revenues/Sources</b>	<b>6,975,705</b>		<b>6,985,905</b>	Private donation for purchase of books National opioid settlement
	<b>Current Exp. Fund Total</b>	<b>7,744,440</b>	<b>10,200</b>	<b>7,754,640</b>	
001 032 000 521 22 31 02	Supplies to Fight Opioid Epidemic		10,000		
001 075 000 594 72 64 01	Books		200		
001 082 000 576 80 11 02	Regular Salaries & Wages		9,000		
001 082 000 576 80 41 00	Professional Services		6,000		
	<b>Expenditures/Uses</b>	<b>7,648,280</b>		<b>7,673,480</b>	Supplies to fight opioid epidemic Purchase library books provided by private donation Parks Maintenance labor Parks Maintenance season help
001 099 000 508 51 00 00	Ending Fund Balance - Assigned	10,000		10,000	
001 099 000 508 91 00 00	Ending Fund Balance - Unassigned	86,160	(15,000)	71,160	
	<b>Current Exp. Fund Total</b>	<b>7,744,440</b>	<b>10,200</b>	<b>7,754,640</b>	
<b>American Rescue Plan Act Fund</b>					
010 000 000 308 31 00 00	Beginning Fund Balance - Restricted	905,300		905,300	
	<b>Revenues/Sources</b>	<b>700,000</b>		<b>700,000</b>	
	<b>ARPA Fund Total</b>	<b>1,605,300</b>		<b>1,605,300</b>	
010 058 000 569 00 49 00	Senior/Museum Programs		(5,000)		
010 058 000 569 00 49 01	Senior Citizen's Recognition Event		(6,000)		
010 062 000 558 70 43 01	Travel - RECON		(15,000)		
010 062 000 559 30 00 01	Downtown/Entrance Beautification		(150,000)		
010 062 000 575 40 00 01	Amphitheater Events		20,000		
010 062 000 594 57 00 01	Downtown Sound System		36,000		
010 082 000 594 76 64 03	Fairground Amphitheater Sound System		120,000		
	<b>Expenditures/Uses</b>	<b>1,586,200</b>		<b>1,586,200</b>	Project not to be implemented Project not to be implemented Project not to be implemented Project not to be implemented New proposed project New proposed project New proposed project
010 099 000 508 31 00 00	Ending Fund Balance - Restricted	19,100		19,100	
	<b>ARPA Fund Total</b>	<b>1,605,300</b>		<b>1,605,300</b>	

2024 Budget Amendment - August

Ordinance No. 2024-X

to Sue 8/XX/2024 - mc

Description Fund/Account	Original Estimate	Amendment Amount	New Estimate	Treasurer's notes
<b>Street Fund</b>				
110 000 000 308 31 00 00 Beginning Fund Balance - Restricted	55,000		55,000	
110 000 000 308 51 00 00 Beginning Fund Balance - Assigned	310,390		310,390	
<b>Revenues/Sources</b>	6,292,700		6,292,700	
<b>Street Fund Total</b>	6,658,090	-	6,658,090	
110 000 095 597 00 00 02 Transfer out SIED Loan - WCR/McCreadie		4,300	6,502,630	Transfer out to make payment on SIED Loan
<b>Expenditures/Uses</b>	6,498,330			
110 000 099 508 31 00 00 Ending Fund Balance - Restricted	55,000		55,000	
110 000 099 508 51 00 00 Ending Fund Balance - Assigned	104,760	(4,300)	100,460	
<b>Street Fund Total</b>	6,658,090	-	6,658,090	
<b>SIED Loan - WCR/McCreadie Fund</b>				
215 000 000 308 31 00 00 Beginning Fund Balance - Restricted				
215 000 000 397 00 00 01 Transfer in from Street Fund		4,300	18,800	Transfer in to make payment on SIED Loan
<b>Revenues/Sources</b>	14,500			
<b>SIED Loan - WCR/McCreadie Fund Total</b>	14,500	4,300	18,800	
215 000 010 591 95 78 01 SIED Loan Principal - WCR/McCreadie		1,800		Principal payment for WCR/McCreadie roadway portion
215 000 010 592 95 83 01 SIED Loan Interest - WCR/McCreadie		2,500		Interest payment for WCR/McCreadie roadway portion
<b>Expenditures/Uses</b>	14,500		18,800	
215 000 099 508 31 00 00 Ending Fund Balance - Restricted				
<b>SIED Loan - WCR/McCreadie Fund Total</b>	14,500	4,300	18,800	

**ORDINANCE NO. 2024-\_\_**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
AMENDING THE 2024 ANNUAL BUDGET**

**WHEREAS**, the original 2024 estimated beginning fund balances and revenues do not reflect available budget sources; and

**WHEREAS**, there are necessary and desired changes in uses and expenditure levels in the funds; and

**WHEREAS**, there are sufficient sources within the funds to meet the anticipated expenditures.

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

**Section 1.** That the 2024 annual budget be amended to reflect the changes presented in Exhibit A.

**Section 2.** That the City Administrator is authorized and directed to adjust estimated revenues, expenditures and fund balances reflecting the determined changes.

**Section 3.** This Ordinance shall be in full force and effect five (5) day after its passage and publication as required by law.

**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**

**PUBLICATION:**  
**EFFECTIVE:**

**Exhibit A**

	<b>Beginning Balance</b>	<b>Estimated Revenues</b>	<b>Appropriated Expenditures</b>	<b>Ending Balance</b>	<b>Budget Total</b>
--	--------------------------	---------------------------	----------------------------------	-----------------------	---------------------

**Current Expense Fund**

Original 2024 Budget	768,735	6,975,705	7,648,280	96,160	7,744,440
Amendment Amount		10,200	25,200	(15,000)	10,200
<b>Amended Total</b>	<b>768,735</b>	<b>6,985,905</b>	<b>7,673,480</b>	<b>81,160</b>	<b>7,754,640</b>

**ARPA Fund**

Original 2024 Budget	905,300	700,000	1,586,200	19,100	1,605,300
Amendment Amount			-	-	-
<b>Amended Total</b>	<b>905,300</b>	<b>700,000</b>	<b>1,586,200</b>	<b>19,100</b>	<b>1,605,300</b>

**Street Fund**

Original 2024 Budget	365,390	6,292,700	6,498,330	159,760	6,658,090
Amendment Amount			4,300	(4,300)	-
<b>Amended Total</b>	<b>365,390</b>	<b>6,292,700</b>	<b>6,502,630</b>	<b>155,460</b>	<b>6,658,090</b>

**SIED Loan - WCR/McCreadie Fund**

Original 2024 Budget	-	14,500	14,500	-	14,500
Amendment Amount		4,300	4,300	-	4,300
<b>Amended Total</b>	<b>-</b>	<b>18,800</b>	<b>18,800</b>	<b>-</b>	<b>18,800</b>



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

<b>ITEM TITLE:</b>  Resolution approving the final plat of Grapevine Estates – Phase 2 located on North Euclid Road	<b>AGENDA NO.</b> New Business 4 (B)  <b>AGENDA DATE:</b> August 27, 2024
<b>DEPARTMENT</b>  Public Works Department	<b>FUNDING CERTIFICATION</b> (City Treasurer) (If applicable)

**DEPARTMENT DIRECTOR REVIEW**

Hector Mejia, Public Works Director

<b>CITY ADMINISTRATOR</b> 	<b>MAYOR</b> 
---	--

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

At the April 26, 2022 City Council meeting, Council adopted Resolution No. 2022-17 approving the Grapevine Estates Preliminary Plat Residential Subdivision – 97 Lots.

Following approval of the preliminary plat, the developer proceeded with the public infrastructure improvements for Grapevine Estates subject to the conditions as outlined in the Hearing Examiner’s recommendation 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 public infrastructure improvements for Grapevine Estates – Phase 2 consisting of 31 lots has been completed to the City’s standards.

The final plat map for Grapevine Estates – Phase 2 is attached for review and approval.

**ACTION PROPOSED**

Move a resolution approving the final plat of Grapevine Estates – Phase 2 located on North Euclid Road to the August 27, 2024 regular Council meeting for consideration.



**RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
APPROVING THE FINAL PLAT OF GRAPEVINE ESTATES – PHASE 2  
LOCATED ON NORTH EUCLID ROAD**

**WHEREAS**, the developer, RP Development LLC applied for preliminary plat approval for a 97-lot residential subdivision designated as Grapevine Estates; and,

**WHEREAS**, on April 26, 2022, Council adopted Resolution No. 2022-17 approving the Grapevine Estates Preliminary Plat Residential Subdivision – 97 Lots subject to conditions outlined in the Hearing Examiner’s recommendation and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements; and,

**WHEREAS**, the developer has completed the construction of the public infrastructure improvements in accordance with the approved plans and specifications for Grapevine Estates – Phase 2 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 Grapevine Estates – Phase 2 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:**

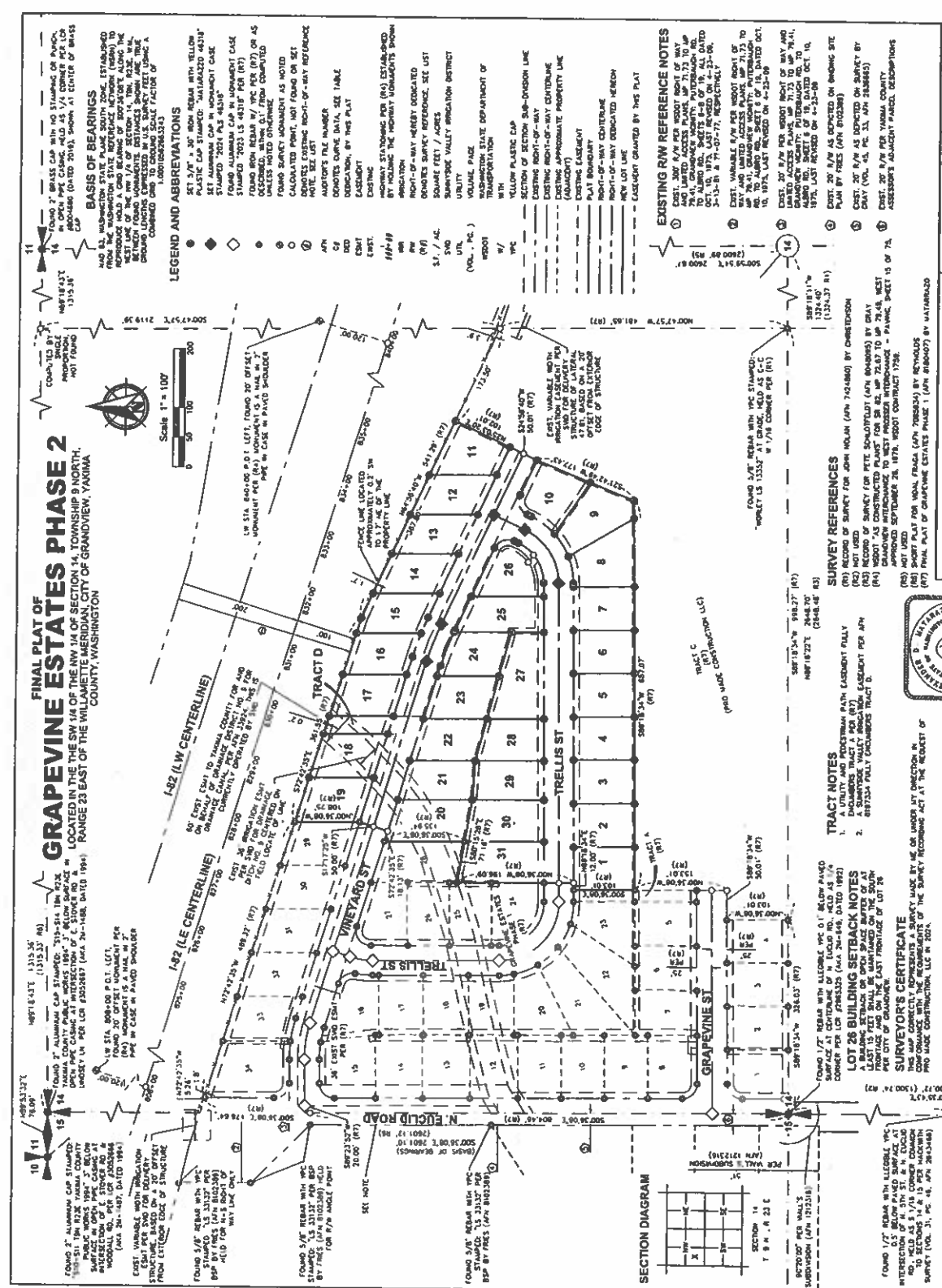
\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

# FINAL PLAN OF GRAPEVINE ESTATES PHASE 2

LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 9 NORTH,  
RANGE 23 EAST OF THE WILLAMETTE MERIDIAN, CITY OF GRANDVIEW, YAKIMA  
COUNTY, WASHINGTON



**LEGEND AND ABETTING NOTES**

SET 3/4" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPE: "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003) FOUND ALUMINUM CAP IN MONUMENT CASE STAMPE: "2023 IS 4813" FOR (R1) FOUND IRON REBAR W/ PVC PER (R1) OR AS CALCULATED PER (R1) UNLESS NOTED OTHERWISE FOUND SURVEY MONUMENT AS NOTED DELETED EXISTING MONUMENT AS NOTED (R1) SEE NUMBER MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE DATE MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE

MONUMENT STATIONING PER (R1) ESTABLISHED APPROXIMATELY 0.1 IN PROPERTY LINE

MONUMENT STATIONING PER (R1) ESTABLISHED APPROXIMATELY 0.1 IN PROPERTY LINE

MONUMENT STATIONING PER (R1) ESTABLISHED APPROXIMATELY 0.1 IN PROPERTY LINE

MONUMENT STATIONING PER (R1) ESTABLISHED APPROXIMATELY 0.1 IN PROPERTY LINE

MONUMENT STATIONING PER (R1) ESTABLISHED APPROXIMATELY 0.1 IN PROPERTY LINE

**EXISTING RW REFERENCE NOTES**

① EXISTING 20' WIDE SIDEWALK PER (R1) PLAT 1, DATED OCT. 10, 1974. LAST REVISED ON 4-23-00.

② EXISTING 20' WIDE SIDEWALK PER (R1) PLAT 1, DATED OCT. 10, 1974. LAST REVISED ON 4-23-00.

③ EXISTING 20' WIDE SIDEWALK PER (R1) PLAT 1, DATED OCT. 10, 1974. LAST REVISED ON 4-23-00.

④ EXISTING 20' WIDE SIDEWALK PER (R1) PLAT 1, DATED OCT. 10, 1974. LAST REVISED ON 4-23-00.

⑤ EXISTING 20' WIDE SIDEWALK PER (R1) PLAT 1, DATED OCT. 10, 1974. LAST REVISED ON 4-23-00.

PROJECT NO.	168-2018
DATE	09/29/2023
DESIGNED BY	CBP
DRAWN BY	CBP
SCALE	1" = 100'
TOWNSHIP	9 NORTH
RANGE	23 EAST
COUNTY	YAKIMA
SHEET	1 OF 4

**FOUND 3/4" ALUMINUM CAP STAMPED:** "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003)

**FOUND 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPE:** "2023 IS 4813" FOR (R1)

**FOUND IRON REBAR W/ PVC PER (R1) OR AS CALCULATED PER (R1) UNLESS NOTED OTHERWISE**

**FOUND SURVEY MONUMENT AS NOTED**

**DELETED EXISTING MONUMENT AS NOTED (R1)**

**SEE NUMBER MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**DATE MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**FOUND 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPE:** "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003)

**FOUND 3/4" ALUMINUM CAP STAMPE:** "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003)

**FOUND IRON REBAR W/ PVC PER (R1) OR AS CALCULATED PER (R1) UNLESS NOTED OTHERWISE**

**FOUND SURVEY MONUMENT AS NOTED**

**DELETED EXISTING MONUMENT AS NOTED (R1)**

**SEE NUMBER MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**DATE MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**FOUND 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPE:** "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003)

**FOUND 3/4" ALUMINUM CAP STAMPE:** "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003)

**FOUND IRON REBAR W/ PVC PER (R1) OR AS CALCULATED PER (R1) UNLESS NOTED OTHERWISE**

**FOUND SURVEY MONUMENT AS NOTED**

**DELETED EXISTING MONUMENT AS NOTED (R1)**

**SEE NUMBER MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**DATE MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**FOUND 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPE:** "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003)

**FOUND 3/4" ALUMINUM CAP STAMPE:** "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003)

**FOUND IRON REBAR W/ PVC PER (R1) OR AS CALCULATED PER (R1) UNLESS NOTED OTHERWISE**

**FOUND SURVEY MONUMENT AS NOTED**

**DELETED EXISTING MONUMENT AS NOTED (R1)**

**SEE NUMBER MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**DATE MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**FOUND 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPE:** "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003)

**FOUND 3/4" ALUMINUM CAP STAMPE:** "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003)

**FOUND IRON REBAR W/ PVC PER (R1) OR AS CALCULATED PER (R1) UNLESS NOTED OTHERWISE**

**FOUND SURVEY MONUMENT AS NOTED**

**DELETED EXISTING MONUMENT AS NOTED (R1)**

**SEE NUMBER MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**DATE MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**FOUND 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPE:** "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003)

**FOUND 3/4" ALUMINUM CAP STAMPE:** "MALIBAZED 4813" (APR 2003) (APR 2003) (APR 2003)

**FOUND IRON REBAR W/ PVC PER (R1) OR AS CALCULATED PER (R1) UNLESS NOTED OTHERWISE**

**FOUND SURVEY MONUMENT AS NOTED**

**DELETED EXISTING MONUMENT AS NOTED (R1)**

**SEE NUMBER MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**DATE MONUMENT, BY THIS PLAT DATE, DATE OF DATA, SEE TABLE**

**SECTION DIAGRAM**

SECTION 11

SECTION 12

SECTION 13

SECTION 14

SECTION 15

SECTION 16

**TRACT NOTES**

1. A UTILITY AND FOOTCURE PATH (AS SHOWN FULLY)

2. EXISTING TRACT A PER (R1) MONUMENT PER APN 168-2018-01-001 (R1) FULLY CALCULATED TRACT C.

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**

**PLAT 1, DATED OCT. 10, 1974.**

**LAST REVISED ON 4-23-00.**



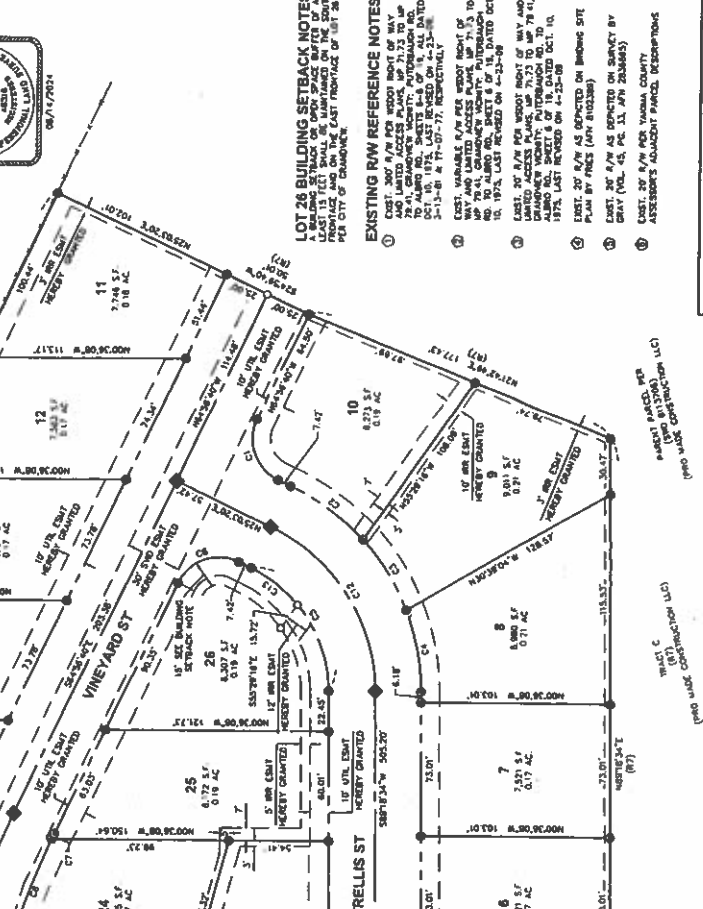


**FINAL PLAT OF  
GRAPEVINE ESTATES PHASE 2**  
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 9 NORTH,  
RANGE 23 EAST OF THE WILLMETTE MERIDIAN, CITY OF GRANDVIEW, YAKIMA  
COUNTY, WASHINGTON

**CURVE TABLE**

STATIONING	BEARING	CHORD	ARC LENGTH	DELTA ANGLE
1+00.00	N 78° 41' W	100.00	100.00	0° 00' 00"
1+30.00	N 78° 41' W	100.00	100.00	0° 00' 00"
1+60.00	N 78° 41' W	100.00	100.00	0° 00' 00"
1+90.00	N 78° 41' W	100.00	100.00	0° 00' 00"
2+20.00	N 78° 41' W	100.00	100.00	0° 00' 00"
2+50.00	N 78° 41' W	100.00	100.00	0° 00' 00"
2+80.00	N 78° 41' W	100.00	100.00	0° 00' 00"
3+10.00	N 78° 41' W	100.00	100.00	0° 00' 00"
3+40.00	N 78° 41' W	100.00	100.00	0° 00' 00"
3+70.00	N 78° 41' W	100.00	100.00	0° 00' 00"
4+00.00	N 78° 41' W	100.00	100.00	0° 00' 00"
4+30.00	N 78° 41' W	100.00	100.00	0° 00' 00"
4+60.00	N 78° 41' W	100.00	100.00	0° 00' 00"
4+90.00	N 78° 41' W	100.00	100.00	0° 00' 00"
5+20.00	N 78° 41' W	100.00	100.00	0° 00' 00"
5+50.00	N 78° 41' W	100.00	100.00	0° 00' 00"
5+80.00	N 78° 41' W	100.00	100.00	0° 00' 00"
6+10.00	N 78° 41' W	100.00	100.00	0° 00' 00"
6+40.00	N 78° 41' W	100.00	100.00	0° 00' 00"
6+70.00	N 78° 41' W	100.00	100.00	0° 00' 00"
7+00.00	N 78° 41' W	100.00	100.00	0° 00' 00"
7+30.00	N 78° 41' W	100.00	100.00	0° 00' 00"
7+60.00	N 78° 41' W	100.00	100.00	0° 00' 00"
7+90.00	N 78° 41' W	100.00	100.00	0° 00' 00"
8+20.00	N 78° 41' W	100.00	100.00	0° 00' 00"
8+50.00	N 78° 41' W	100.00	100.00	0° 00' 00"
8+80.00	N 78° 41' W	100.00	100.00	0° 00' 00"
9+10.00	N 78° 41' W	100.00	100.00	0° 00' 00"
9+40.00	N 78° 41' W	100.00	100.00	0° 00' 00"
9+70.00	N 78° 41' W	100.00	100.00	0° 00' 00"
10+00.00	N 78° 41' W	100.00	100.00	0° 00' 00"

- LEGEND AND ABBREVIATIONS**
- SET 5/17" 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WATERLOO 44116"
  - SET ALUMINUM CAP IN MONUMENT CASE STAMPED "7024 P.S. 48319"
  - FOUND IRON REBAR W/ PVC PER (R) (I) OR AS DESIGNED, WITHIN 6" FROM COMPUTED POSITION, THIS MONUMENT IS CONSIDERED VALID AND DIVERGENCE IS AS NOTED
  - FOUR BRASS NAILS 1" LONG ARE SET
  - CALCULATED POINT NOT FOUND OR SET
  - MONUMENT POSITION NOT FOUND OR SET
  - MONUMENT SIZE AS NOTED
  - MONUMENT CASE DATA, SEE TABLE
  - MONUMENT BY THIS PLAT
  - EASEMENT
  - EJECT
  - PERM #
  - EXISTING HIGHWAY
  - EXISTING
  - EXISTING APPROXIMATE PROPERTY LINE
  - EXISTING CASADUIT
  - PLAT BOUNDARY
  - RIGHT-OF-WAY CENTERLINE
  - RIGHT-OF-WAY CENTERLINE
  - NEW LOT LINE
  - CASADUIT GRANTED BY THIS PLAT
- TRAFFIC NOTES**
- 1. A UTILITY AND ROOSTERIAN PATH CASADUIT FULLY ENCUMBERS TRACT A PER (R) (I) (C) (P) (M) PER APN 01732343000
  - 2. AN IRON NAIL IS ENCUMBERED TRACT A PER APN 01732343000
- PROPERTY REFERENCES**
- (R1) RECORD OF SURVEY FOR JOHN HULAN (APN 7152400) BY CHRISTOPHER
  - (R2) RECORD OF SURVEY FOR PETE BOLDFIELD (APN 7152400) BY GRAY
  - (R3) RECORD OF SURVEY FOR W.M. JACOBSON (APN 7152400) BY GRAY
  - (R4) RECORD OF SURVEY FOR W.M. JACOBSON (APN 7152400) BY GRAY
  - (R5) RECORD OF SURVEY FOR W.M. JACOBSON (APN 7152400) BY GRAY
  - (R6) RECORD OF SURVEY FOR W.M. JACOBSON (APN 7152400) BY GRAY
  - (R7) RECORD OF SURVEY FOR W.M. JACOBSON (APN 7152400) BY GRAY



**CLIENT AND MADE CONSTRUCTION LLC PROJECT NO. 202401**

**SURVEYOR ALEX D. WATKINS DATE 04/20/24**

**CALL BY: GRV DRAWN BY: CUJ SCALE: 1" = 40'**

**SECTION: 14 TOWNSHIP: 9 NORTH RANGE: 23 EAST**

**CITY: GRANDVIEW COUNTY: YAKIMA SHEET: 1 OF 1**

**PBS Engineering and Environmental Inc.  
4500 Broadway Ave Ste 105  
Seattle, WA 98148  
(206) 462-1288  
pbsinc.com**

# FINAL PLAT OF GRAPEVINE ESTATES PHASE 2

LOCATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 3 NORTH,  
RANGE 23 EAST OF THE WILLAMETTE MERIDIAN, CITY OF GRANDVIEW,  
YAMANA COUNTY, WASHINGTON

**NARRATIVE**  
 PREPARED AS THE RESULT OF THE MAZE CONSTRUCTION LLC TO SUBMIT TO SURVEY THOSE LANDS KNOWN AS TRACT B OF THE FINAL PLAT OF GRAPEVINE ESTATES PHASE 1 RECORDED UNDER AUDITOR'S FILE NUMBER 218007.

THIS SURVEY WAS PERFORMED AS A REAL TIME DYNAMIC SURVEY USING DUAL FREQUENCY TRIMBLE 680 GPS RECEIVERS WITH AN ACCURACY OF ONE CENTIMETER +/- 1 PPM PER MEASURED LENGTH. THE MONUMENTS & BENCH MARKS WERE VISITED AND READ DURING OUR SURVEY BETWEEN OCTOBER 2021 THROUGH JULY 2022.

**TITLE REPORT REFERENCE**  
 ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN FIRST AMERICAN PLAT, THE ENGINEERING AND ENVIRONMENTAL, INC. HAS CONDUCTED A DATED JUNE 25, 2024, IN PREPARING THIS PLAT, THE ENGINEERING AND ENVIRONMENTAL, INC. HAS CONDUCTED A DATED JUNE 25, 2024, IN PREPARING THIS PLAT, THE ENGINEERING AND ENVIRONMENTAL, INC. HAS CONDUCTED A DATED JUNE 25, 2024, IN PREPARING THIS PLAT, THE ENGINEERING AND ENVIRONMENTAL, INC. HAS CONDUCTED A DATED JUNE 25, 2024, IN PREPARING THIS PLAT, THE ENGINEERING AND ENVIRONMENTAL, INC. HAS CONDUCTED A DATED JUNE 25, 2024, IN PREPARING THIS PLAT.

**LEGAL DESCRIPTION (PER TITLE REPORT)**  
 TRACT B, FINAL PLAT OF GRAPEVINE ESTATES PHASE 1, RECORD 218007 AND UNDER AUDITOR'S FILE NO. 218007, IN THE OFFICIAL RECORDS OF YAMANA COUNTY, STATE OF WASHINGTON.

**DEDICATION**  
 THE MAZE CONSTRUCTION LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THE LANDS DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2024 A.D. CERTIFY THAT THE LANDS DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2024 A.D. CERTIFY THAT THE LANDS DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2024 A.D. CERTIFY THAT THE LANDS DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2024 A.D.

FOR THE MAZE CONSTRUCTION LLC \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGEMENT**

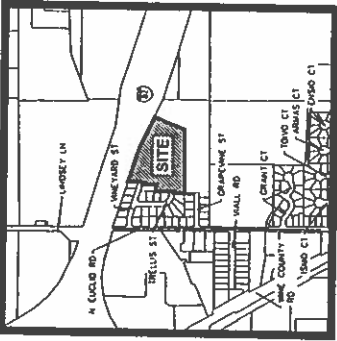
STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 I, \_\_\_\_\_, COUNTY CLERK, DO HEREBY CERTIFY THAT THE MAZE CONSTRUCTION LLC OR OTHER STATED THAT AND ADJUDICATED IN THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES INTENDED ON THE PLAT.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_ DATE \_\_\_\_\_  
 RECORD \_\_\_\_\_

**TREASURER'S CERTIFICATE**

I, \_\_\_\_\_, COUNTY CLERK, DO HEREBY CERTIFY THAT THE LANDS DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2024 A.D. CERTIFY THAT THE LANDS DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2024 A.D. CERTIFY THAT THE LANDS DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2024 A.D.

YAMANA COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVALS  
 THE PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF GRANDVIEW COUNTY OF YAMANA STATE OF WASHINGTON  
 PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ADMINISTRATION \_\_\_\_\_ DATE \_\_\_\_\_



**VICINITY MAP**  
 NOT TO SCALE

- TRACT NOTES**
1. A UTILITY AND PEDESTRIAN PATH (EASEMENT FULLY DEDICATED TO THE PUBLIC) IS SHOWN IN THE SOUTHWEST CORNER OF TRACT A P.D. (R17) 218007, FULLY DEDICATED TO THE PUBLIC PER APN 8197324 FULLY DEDICATED TRACT D.

**SURVEY REFERENCES**

- (R1) RECORD OF SURVEY FOR JOHN WOLAN (APN 82480) BY CHESTERSON
- (R3) RECORD OF SURVEY FOR REX SCHULTZ (APN 80886) BY GRAY
- (R4) RECORD OF SURVEY FOR REX SCHULTZ (APN 80886) BY GRAY
- (R5) RECORD OF SURVEY FOR REX SCHULTZ (APN 80886) BY GRAY
- (R6) SHORT PLAT FOR WOLF ROAD (APN 208084) BY RETNOR
- (R7) FINAL PLAT OF CHAMPINE ESTATES PHASE 1 (APN 81907) BY WATKINSON

**EXISTING RAW REFERENCE NOTES**

1. DIST. 20' R/W PER MOUNTAIN VIEW & WOLF ROAD (APN 208084) BY RETNOR, 2018, SHEETS 1-8 OF 18, ALL DATED 2-13-18, 2-14-18, 2-15-18, 2-16-18, 2-17-18, 2-18-18, 2-19-18, 2-20-18, 2-21-18, 2-22-18, 2-23-18, 2-24-18, 2-25-18, 2-26-18, 2-27-18, 2-28-18, 2-29-18, 2-30-18, 2-31-18, 3-1-18, 3-2-18, 3-3-18, 3-4-18, 3-5-18, 3-6-18, 3-7-18, 3-8-18, 3-9-18, 3-10-18, 3-11-18, 3-12-18, 3-13-18, 3-14-18, 3-15-18, 3-16-18, 3-17-18, 3-18-18, 3-19-18, 3-20-18, 3-21-18, 3-22-18, 3-23-18, 3-24-18, 3-25-18, 3-26-18, 3-27-18, 3-28-18, 3-29-18, 3-30-18, 3-31-18, 4-1-18, 4-2-18, 4-3-18, 4-4-18, 4-5-18, 4-6-18, 4-7-18, 4-8-18, 4-9-18, 4-10-18, 4-11-18, 4-12-18, 4-13-18, 4-14-18, 4-15-18, 4-16-18, 4-17-18, 4-18-18, 4-19-18, 4-20-18, 4-21-18, 4-22-18, 4-23-18, 4-24-18, 4-25-18, 4-26-18, 4-27-18, 4-28-18, 4-29-18, 4-30-18, 4-31-18, 5-1-18, 5-2-18, 5-3-18, 5-4-18, 5-5-18, 5-6-18, 5-7-18, 5-8-18, 5-9-18, 5-10-18, 5-11-18, 5-12-18, 5-13-18, 5-14-18, 5-15-18, 5-16-18, 5-17-18, 5-18-18, 5-19-18, 5-20-18, 5-21-18, 5-22-18, 5-23-18, 5-24-18, 5-25-18, 5-26-18, 5-27-18, 5-28-18, 5-29-18, 5-30-18, 5-31-18, 6-1-18, 6-2-18, 6-3-18, 6-4-18, 6-5-18, 6-6-18, 6-7-18, 6-8-18, 6-9-18, 6-10-18, 6-11-18, 6-12-18, 6-13-18, 6-14-18, 6-15-18, 6-16-18, 6-17-18, 6-18-18, 6-19-18, 6-20-18, 6-21-18, 6-22-18, 6-23-18, 6-24-18, 6-25-18, 6-26-18, 6-27-18, 6-28-18, 6-29-18, 6-30-18, 6-31-18, 7-1-18, 7-2-18, 7-3-18, 7-4-18, 7-5-18, 7-6-18, 7-7-18, 7-8-18, 7-9-18, 7-10-18, 7-11-18, 7-12-18, 7-13-18, 7-14-18, 7-15-18, 7-16-18, 7-17-18, 7-18-18, 7-19-18, 7-20-18, 7-21-18, 7-22-18, 7-23-18, 7-24-18, 7-25-18, 7-26-18, 7-27-18, 7-28-18, 7-29-18, 7-30-18, 7-31-18, 8-1-18, 8-2-18, 8-3-18, 8-4-18, 8-5-18, 8-6-18, 8-7-18, 8-8-18, 8-9-18, 8-10-18, 8-11-18, 8-12-18, 8-13-18, 8-14-18, 8-15-18, 8-16-18, 8-17-18, 8-18-18, 8-19-18, 8-20-18, 8-21-18, 8-22-18, 8-23-18, 8-24-18, 8-25-18, 8-26-18, 8-27-18, 8-28-18, 8-29-18, 8-30-18, 8-31-18, 9-1-18, 9-2-18, 9-3-18, 9-4-18, 9-5-18, 9-6-18, 9-7-18, 9-8-18, 9-9-18, 9-10-18, 9-11-18, 9-12-18, 9-13-18, 9-14-18, 9-15-18, 9-16-18, 9-17-18, 9-18-18, 9-19-18, 9-20-18, 9-21-18, 9-22-18, 9-23-18, 9-24-18, 9-25-18, 9-26-18, 9-27-18, 9-28-18, 9-29-18, 9-30-18, 9-31-18, 10-1-18, 10-2-18, 10-3-18, 10-4-18, 10-5-18, 10-6-18, 10-7-18, 10-8-18, 10-9-18, 10-10-18, 10-11-18, 10-12-18, 10-13-18, 10-14-18, 10-15-18, 10-16-18, 10-17-18, 10-18-18, 10-19-18, 10-20-18, 10-21-18, 10-22-18, 10-23-18, 10-24-18, 10-25-18, 10-26-18, 10-27-18, 10-28-18, 10-29-18, 10-30-18, 10-31-18, 11-1-18, 11-2-18, 11-3-18, 11-4-18, 11-5-18, 11-6-18, 11-7-18, 11-8-18, 11-9-18, 11-10-18, 11-11-18, 11-12-18, 11-13-18, 11-14-18, 11-15-18, 11-16-18, 11-17-18, 11-18-18, 11-19-18, 11-20-18, 11-21-18, 11-22-18, 11-23-18, 11-24-18, 11-25-18, 11-26-18, 11-27-18, 11-28-18, 11-29-18, 11-30-18, 11-31-18, 12-1-18, 12-2-18, 12-3-18, 12-4-18, 12-5-18, 12-6-18, 12-7-18, 12-8-18, 12-9-18, 12-10-18, 12-11-18, 12-12-18, 12-13-18, 12-14-18, 12-15-18, 12-16-18, 12-17-18, 12-18-18, 12-19-18, 12-20-18, 12-21-18, 12-22-18, 12-23-18, 12-24-18, 12-25-18, 12-26-18, 12-27-18, 12-28-18, 12-29-18, 12-30-18, 12-31-18.

CLIENT: PRO MAZE CONSTRUCTION LLC	PROJECT NO: 218007
SURVEYOR: ALEXIS WATKINSON	DATE: 6/21/2024
CALC BY: JOP	DRAWN BY: CJJ
SECTION: 14	TOWNSHIP: 3 NORTH
CITY: GRANDVIEW	COUNTY: YAMANA
SHEET: 11 OF 11	

06/21/2024

PBS Engineering and Environmental Inc.  
 498 S. 4th Street, Ste. 108  
 Grandview, WA 98604  
 (360) 883-1800  
 pbse.com

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

<b>ITEM TITLE:</b>  Resolution approving the final plat of Grandridge Estates – Phase 11 located on Grandridge Road	<b>AGENDA NO.</b> New Business 4 (C)  <b>AGENDA DATE:</b> August 27, 2024
<b>DEPARTMENT</b>  Public Works Department	<b>FUNDING CERTIFICATION (City Treasurer)</b> (If applicable)

**DEPARTMENT DIRECTOR REVIEW**  
  
Hector Mejia, Public Works Director

<b>CITY ADMINISTRATOR</b> 	<b>MAYOR</b> 
---	--

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

At the March 24, 2020 City Council 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 public infrastructure improvements for Grandridge Estates subject to the conditions as outlined in the Hearing Examiner’s recommendation 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 public infrastructure improvements for Grandridge Estates – Phase 11 consisting of 26 lots has been completed to the City’s standards.

The final plat map for Grandridge Estates – Phase 11 is attached for review and approval.

**ACTION PROPOSED**

Move a resolution approving the final plat of Grandridge Estates – Phase 11 located on Grandridge Road to the August 27, 2024 regular Council meeting for consideration.

**RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
APPROVING THE FINAL PLAT OF GRANDRIDGE ESTATES – PHASE 11  
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 recommendation and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements; and,

**WHEREAS**, the developer has completed the construction of the public infrastructure improvements in accordance with the approved plans and specifications for Grandridge Estates – Phase 11 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 11 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:**

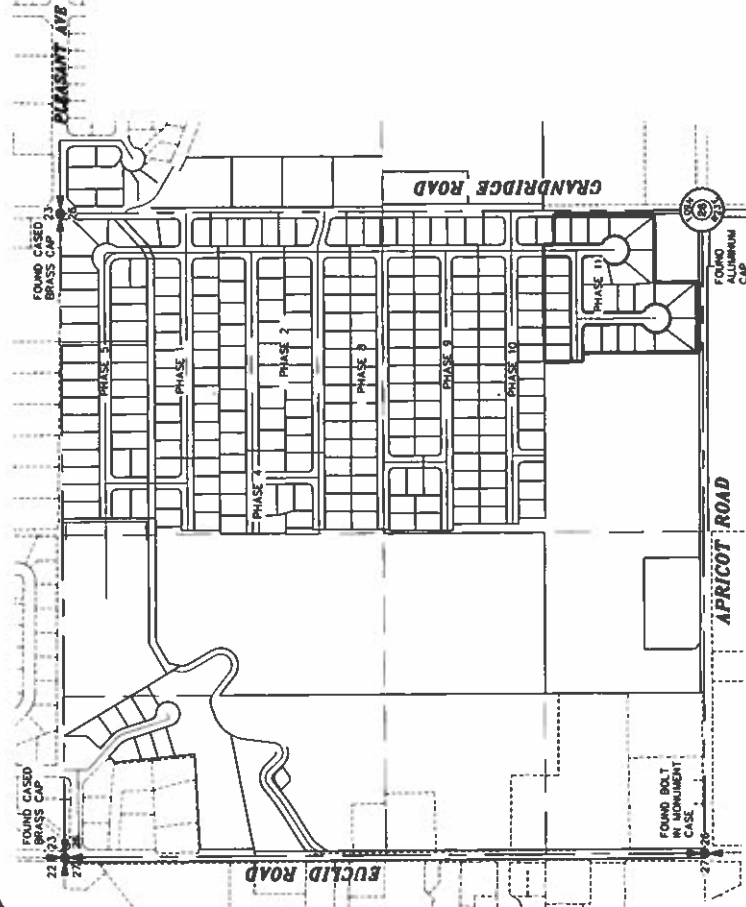
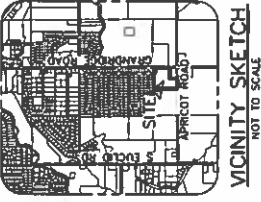
\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**



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



- RIGHT-OF-WAY AND EASEMENT NOTES**
- ① = HEREBY DEDICATED RIGHT-OF-WAY
  - ② = PUBLIC UTILITY EASEMENT
  - ③ = IRRIGATION EASEMENT
  - ④ = PRIVATE WATER EASEMENT
  - ⑤ = PRIVATE SEWER EASEMENT
  - ⑥ = MUNICIPAL STORM LINE EASEMENT
  - ⑦ = GAS LINE EASEMENT
- EXISTING EASEMENT NOTES**
- ① = PUBLIC UTILITY EASEMENT, GRANDRIDGE ESTATES PHASE 10
  - ② = IRRIGATION EASEMENT, GRANDRIDGE ESTATES PHASE 10

BEARING	DISTANCE	PLAT Q.D./W/L	NORTH	SOUTH	EAST	WEST
N89°37'56" E	291.01	1.8683	0.0000	0.0000	291.0040	0.0000
N00°00'00" W	85.00	1.8683	0.0000	0.0000	0.0000	85.0000
N89°37'53" W	291.00	1.8683	0.0000	0.0000	290.9941	0.0000
N00°27'53" W	424.76	424.7460	0.0000	0.0000	0.0000	3.4452
S89°32'07" W	125.00	0.0000	1.0140	0.0000	124.9959	0.0000
N00°27'53" W	42.00	41.9986	0.0000	0.0000	0.3407	0.0000
S89°32'07" W	486.50	0.0000	3.9466	0.0000	486.4840	0.0000
N00°27'53" E	35.00	0.0000	0.0000	0.0000	0.0000	35.0000
N89°37'00" E	480.78	0.2080	0.0000	0.0000	479.9888	0.0000
S00°27'50" E	480.78	0.0000	480.2638	3.9235	0.0000	0.0000
		655.7246	655.7192	616.7682	616.7662	

- LEGEND**
- = SET 2 1/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
  - = FOUND 2 1/8" REBAR W/ BLUE PLASTIC CAP MARKED "PLSA"
  - ⊙ = FOUND 4 1/4" REBAR W/ YELLOW PLASTIC CAP MARKED "PLSA"
  - ⊚ = FOUND 2 1/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
  - ⊛ = FOUND 4 1/4" REBAR W/ YELLOW PLASTIC CAP MARKED "PLSA"
  - ⊜ = SET CLASSED BRASS CAP MARKED "46886"
  - ⊝ = EASEMENT
  - ⊞ = CENTERLINE
  - ⊟ = G.I.S. PANCELS

SCALE 1" = 300'

BASES OF BEARING  
 NAD 83(11)  
 WA STATE PLANNING ZONE  
 PER GPS SOLUTION

EQUIPMENT USED  
 A BERGE ELECTRONICS TOTAL STATION  
 SPECTRA PRECISION RNL GPS

**PLAT FOR SDC**

**STRATTON SURVEYING & MAPPING P.C.**  
 113 NORTH MOYAM STREET  
 P.O. BOX 99338  
 YAKIMA, WA 98909  
 straton@strattonm.com

DATE: 08/13/24  
 DRAWN BY: DC  
 SHEET 1 OF 3  
 JOB # 5622

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 COUNTY AUDITORS FILE NO. \_\_\_\_\_ AT THE  
 REQUEST OF DEREK E. INGALISE, P.L.S.

YAKIMA COUNTY AUDITOR DEPUTY

**INDEX**

T	R
28	09M 2JE



**SURVEYOR'S CERTIFICATE:**  
 I, DEREK E. INGALISE, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "GRANDRIDGE ESTATES PHASE II" 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**

DATE \_\_\_\_\_

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

CURVE	LENGTH	RADIUS	Δ	CH DIRC.	CHORD
C1	19.47	20.00	55°46'16"	S28°21'01"E	18.71
C2	34.73	80.00	33°09'58"	N39°39'11"W	34.25
C3	67.97	60.00	64°54'24"	N09°21'00"E	64.39
C4	50.09	60.00	47°49'56"	N65°45'11"E	48.65
C5	50.00	60.00	47°44'47"	S66°27'27"E	48.51
C6	75.96	60.00	72°33'14"	S06°18'27"E	71.00
C7	26.53	60.00	25°20'13"	S42°18'16"W	26.32
C8	19.47	20.00	55°46'16"	N27°25'15"E	18.71
C9	31.42	20.00	90°00'00"	N45°27'53"W	28.28
C10	31.42	20.00	90°00'00"	M44°32'07"E	28.28
C11	31.42	20.00	90°00'00"	S44°32'07"W	28.28
C12	19.47	20.00	55°46'16"	S28°21'01"E	18.71
C13	51.55	60.00	49°13'39"	N31°37'20"W	49.98
C14	51.20	60.00	48°53'39"	N17°26'19"E	49.66
C15	50.00	60.00	47°44'47"	N65°45'32"E	48.57
C16	50.00	60.00	47°44'47"	S66°28'41"E	48.57
C17	50.94	60.00	48°18'25"	S18°28'04"E	49.10
C18	51.96	60.00	49°37'14"	S30°29'45"W	50.35
C19	19.47	20.00	55°46'16"	N27°25'15"E	18.71
C20	31.42	20.00	90°00'00"	N45°27'53"W	28.28

LINE	LENGTH	DIRECTION
L1	42.00	S00°27'53"E
L2	25.28	S00°27'53"E
L3	25.28	S00°27'53"E
L4	35.50	S89°32'07"W
L5	17.72	N05°07'46"W
L6	68.36	N05°07'46"W



PLAT FOR  
 SDC

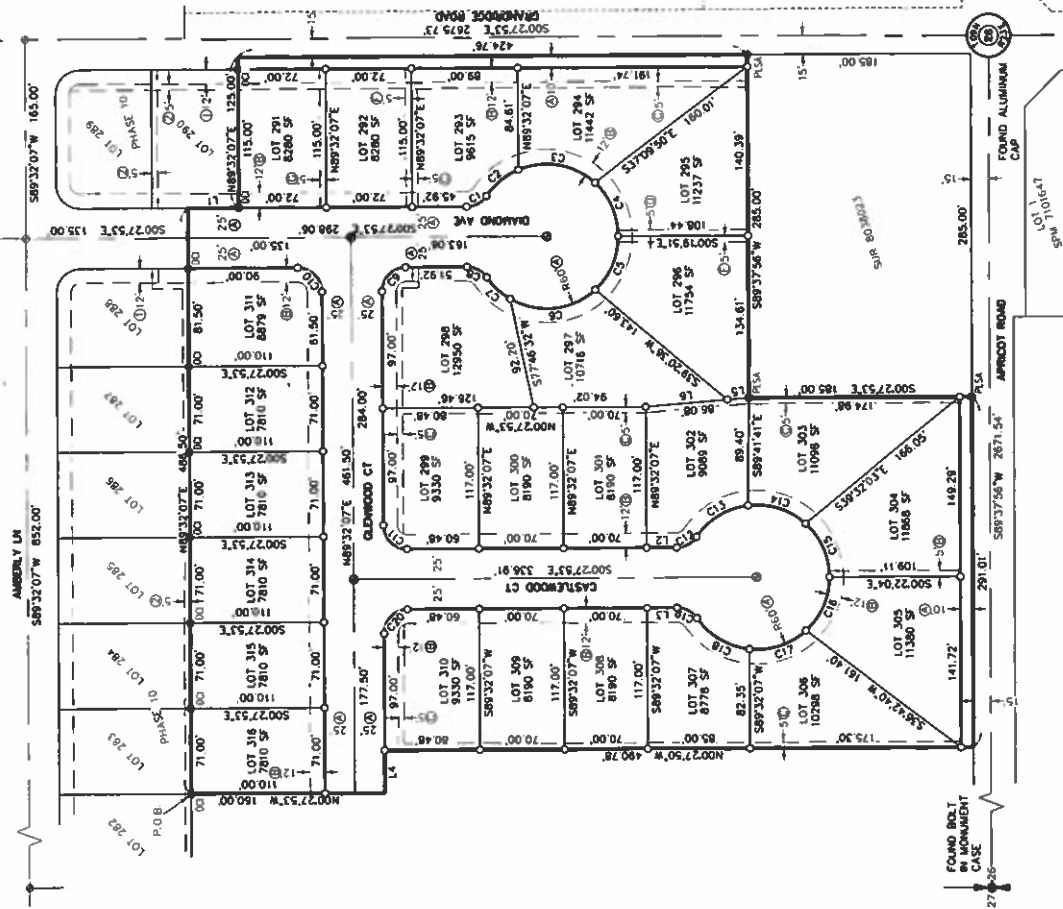


**STRATTON SURVEYING & MAPPING P.C.**  
 313 NORTH WYOMING STREET  
 P.O. BOX 3138  
 WAHIA, WA 98150  
 (206) 734-3138  
 stratton@strattonp.com  
 © 2024

DATE: 08/13/24  
 SHEET: 2 OF 3  
 DRAWN BY: DC  
 JOB #: 5622

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_\_\_ AT \_\_\_\_\_ M. UNDER YAKIMA  
 COUNTY AUDITORS FILE NO. \_\_\_\_\_ AT THE  
 REQUEST OF DEREK C. MCALSBEE, P.L.S.

YAKIMA COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_



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

**DESCRIPTION**  
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 09 NORTH, RANGE 23 EAST, W.M., YAKIMA COUNTY, WASHINGTON, UNDESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 283 OF THE PLAT OF GRANDRIDGE ESTATES PHASE I, RECORDED UNDER AUDITOR'S FILE NUMBER 8162165 RECORDS OF SAID COUNTY, THENCE NORTH 89.37° 07' EAST ALONG THE SOUTHERLY LINE OF SAID PLAT 486.50 FEET;  
THENCE SOUTH 00° 27' 53" EAST ALONG SAID LINE 42.00 FEET;  
THENCE SOUTH 00° 27' 53" EAST ALONG SAID LINE 150.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID QUARTER 424.76 FEET TO THE NORTHEAST CORNER OF THE PARCEL AS DEPICTED ON THE RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 6030023;  
THENCE SOUTH 89.37° 07' WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 285.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;  
THENCE SOUTH 00° 27' 53" WEST ALONG SAID WESTERLY LINE OF SAID PARCEL 185.00 FEET TO THE SOUTHERLY LINE OF SAID QUARTER 291.01 FEET;  
THENCE NORTH 89.37° 07' WEST 195.49 FEET;  
THENCE NORTH 00° 27' 53" WEST 160.00 FEET TO THE SAID POINT OF BEGINNING  
CONTAINS 7.41 ACRES

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 DESCRIBED HEREIN AND WE HEREBY WAIVE OUR RIGHTS IN SAID LAND AND WE HEREBY WAIVE OUR RIGHTS TO BE SURVEYED AS SHOWN HEREON. WE HEREBY WAIVE OUR RIGHTS OF-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 EASEMENTS AND RESTRICTIONS INDICATED HEREON AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.  
SWANSON DEVELOPMENT COMPANY INC

**ACKNOWLEDGEMENT**  
SIGNED \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT I HAVE PERSONALLY KNOWN AND RECOGNIZED THAT THE SIGNED THIS INSTRUMENT ON DATE STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF SWANSON DEVELOPMENT COMPANY INC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT  
DATE \_\_\_\_\_  
PRINTED NOTARY PUBLIC \_\_\_\_\_  
SIGNED NOTARY PUBLIC \_\_\_\_\_ BY APPOINTMENT EXPIRES \_\_\_\_\_

**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 II, ARE ADEQUATE TO SERVE ALL 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) ALL SIDEWALKS IN PHASE II TO BE COMPLETED WITHIN 24 MONTHS OF THE FINAL RECORDED DATE OF PHASE II

STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC

**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 DESCRIBED HEREIN IN FULL TO AND INCLUDING THE YEAR \_\_\_\_\_ A.D., TAX PARCEL NO. 2-009262-400

CITY OF GRANDVIEW TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY TREASURERS CERTIFICATE**

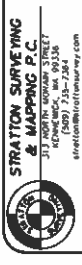
I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREIN IN FULL TO AND INCLUDING THE YEAR \_\_\_\_\_ A.D., TAX PARCEL NO. 2-009262-400

YAKIMA COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

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

YAKIMA COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_



© 2024  
DATE: 08/13/24 SHEET 3 OF 3  
DRAWN BY: DC JOB # 5622


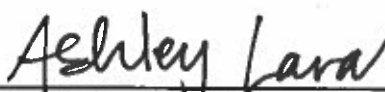
**PLAT FOR  
SDC**



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

<b>ITEM TITLE</b>  Resolution declaring an emergency and authorizing the immediate repairs of the South Division Street Sewer Main	<b>AGENDA NO.:</b> New Business 4 (D)  <b>AGENDA DATE:</b> August 27, 2024
<b>DEPARTMENT</b>  Public Works Department	<b>FUNDING CERTIFICATION (City Treasurer)</b> (If applicable)  N/A

**DEPARTMENT HEAD REVIEW**  
  
 Hector Mejia, Public Works Director

<b>CITY ADMINISTRATOR</b>  	<b>MAYOR</b>  
--	--

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

On August 21, 2024, the City was notified of a sinkhole on South Division Street in the 600 block. City staff responded and discovered that the sewer main had collapsed and created a large void under the roadway. Public Works immediately closed off that section of the road and secured the area. Once the sinkhole was opened up, it was determined that the sewer main and (2) manholes would need to be replaced. This would need to be done while industries are processing and operating, without interruption to their business.

**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 sewer main in South Division Street is in need of emergency replacement and staff is recommending Council consider this situation as an emergency repair as there is insufficient time to follow the normal bid procedures. C&E Trenching is available to complete the emergency repairs using a Time & Material + 20%. These repairs will need to be completed immediately.

**ACTION PROPOSED**

Move a resolution declaring an emergency and authorizing the immediate repairs of the sewer main in South Division Street to the August 27, 2024 regular Council meeting for consideration.

**RESOLUTION NO. 2024-\_\_**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
DECLARING AN EMERGENCY AND AUTHORIZING THE IMMEDIATE REPAIRS OF  
THE SEWER MAIN AND MANHOLES ALONG SOUTH DIVISION STREET**

**WHEREAS**, on August 21, 2024, the City was notified of a sinkhole on South Division Street; and,

**WHEREAS**, City staff responded and found that the sewer main had collapsed; and,

**WHEREAS**, the immediate repair of the sewer main is necessary for the protection of the public health, safety and welfare; and,

**WHEREAS**, there is insufficient time to follow the normal bid procedures in order to complete the unexpected sewer main repair/replacement; and,

**WHEREAS**, the City has hired C&E Trenching, Pasco, Washington to complete the emergency repairs on a time and materials + 20% basis; and,

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

A public emergency is hereby declared to exist as of August 21, 2024, for the repairs of the sewer main on South Division Street; and,

**BE IT FURTHER RESOLVED**, as follows:

In accordance with RCW 39.04.280(1)(c), the City Administrator is hereby authorized to sign purchase orders in the amount of Time & Material + 20% markup without competitive bidding for the immediate repairs to the Sewer Main on Division Street.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at a special meeting on \_\_\_\_\_, 2024.

**MAYOR**

\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**