

CITY OF KENNEWICK  
ORDINANCE NO. 5926

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN  
TERRITORY LOCATED GENERALLY NORTH OF INTERSTATE 82  
AND EAST OF CLODFELTER RD AND PROVIDING FOR ZONING  
CLASSIFICATION THEREOF OF RESIDENTIAL, LOW (RL) AND  
RESIDENTIAL, MEDIUM (RM) (AZ 21-01, HFRP, LLC)

WHEREAS, the hereinafter described tract of land located LLC located generally north of Interstate 82 and east of Clodfelter Rd. to be annexed to the City of Kennewick is not now incorporated and is contiguous to the City of Kennewick and situated in Benton County, Washington; and

WHEREAS, a good and sufficient petition has been filed for the annexation of this territory which complies with the requirements of law; and

WHEREAS, in connection with the aforesaid real property, notice of a desire for annexation was heretofore given by property owners holding more than ten percent (10%) in value of the assessed valuation of said real property, and pursuant to RCW 35A.14.120, the City Council has determined that it would require the assumption of indebtedness of the City of Kennewick contracted prior to or existing at the time of annexation; and

WHEREAS, notice of the time and place for hearing said petition was given by posting and publication as required by law and shown by the Affidavit of Posting and Affidavit of Publication now on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Kennewick at said hearing, and it was finally determined by said Council that annexation will be made with the assumption of indebtedness of the City of Kennewick contracted prior to or existing at the time of annexation; and

WHEREAS, it appears to the City Council that it would be beneficial to the residents of such nonincorporated area and to the residents of the City of Kennewick to annex the same; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON DO ORDAIN AS FOLLOWS:

**Section 1. Annexation of Real Property.** That the real property described as follows:

AZ 21-01 LEGAL DESCRIPTION

PARCEL 1-1288-100-0001-005

A PARCEL OF LAND LYING IN A PORTION OF THE EAST-HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 12, (FROM WHICH A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 00°31'21" WEST, 2673.46;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, NORTH 00°31'21" WEST, A DISTANCE OF 225.23 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF HILDEBRAND ROAD, SAID POINT BEING 30.00 FEET EASTERLY OF THE CENTER LINE THEREOF, WHEN MEASURED AT RIGHT ANGLES, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HILDEBRAND ROAD THE FOLLOWING 8 COURSES;  
THENCE WESTERLY ALONG THE ARC OF A 1510.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 01°34'05" WEST) THROUGH A CENTRAL ANGLE OF 04°20'28" FOR AN ARC DISTANCE OF 114.41 FEET;  
THENCE NORTHWESTERLY ALONG THE ARC OF A 150.00-FOOT RADIUS, COMPOUND CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 02°46.23" EAST) THROUGH A CENTRAL ANGLE OF 84°52'16" FOR AN ARC DISTANCE OF 222.19 FEET;  
THENCE NORTHERLY ALONG THE ARC OF A 355.00-FOOT RADIUS, COMPOUND CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 87°38.39" EAST) THROUGH A CENTRAL ANGLE OF 25°12'25" FOR AN ARC DISTANCE OF 156.18 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF A 185.00-FOOT RADIUS, REVERSE CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 67°08'56" WEST) THROUGH A CENTRAL ANGLE OF 60°37'36" FOR AN ARC DISTANCE OF 195.76 FEET;

THENCE NORTH 37°46'32" WEST, 134.93;

THENCE NORTHWESTERLY ALONG THE ARC OF A 970.00-FOOT RADIUS, CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 52°13'28" EAST) THROUGH A CENTRAL ANGLE OF 09°06.17" FOR AN ARC DISTANCE OF 154.14 FEET;

THENCE NORTH 28°40'16" WEST, 359.34 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF A 320.00-FOOT RADIUS, CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 61°19'44" EAST) THROUGH A CENTRAL ANGLE OF 09°19'19" FOR AN ARC DISTANCE OF 52.06, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 87°05'18" EAST, 427.35 FEET TO THE CENTER LINE OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL AS SHOWN ON SHEET 1 OF THE UNITED STATES BUREAU OF RECLAMATION YAKIMA RECLAMATION PROJECT, DATED MAY 05, 1966; THENCE LEAVING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAJD SECTION 12, AND FOLLOWING ALONG THE CENTER LINE OF SAID KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL THE FOLLOWING FOUR COURSES:

THENCE NORTH 08°43'39" EAST, 5.03 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 191.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH 81°16'21" EAST) THROUGH A CENTRAL ANGLE OF 31°11'00" FOR AN ARC DISTANCE OF 103.95 FEET;

THENCE NORTH 39°54'39" EAST, 80.70 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 114.60-FOOT RADIUS, CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH 50°05'21" EAST) THROUGH A CENTRAL ANGLE OF 46°30'45" FOR AN ARC DISTANCE OF 93.03 FEET, MORE OR LESS TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 00°31'21" EAST, 1303.77 FEET TO THE TRUE POINT OF BEGINNING AND THE END OF THE LEGAL DESCRIPTION;

TOGETHER WITH A PARCEL OF LAND LYING IN PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12,

TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,  
BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE EAST QUARTER CORNER  
OF SAID SECTION 12, (FROM WHICH A BRASS CAP MARKING THE  
NORTHEAST CORNER OF SAID SECTION BEARS NORTH 00°31'21" WEST,  
2673.46 FEET);

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF  
THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 88°02'41"  
WEST, 1,044.96 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY  
LINE OF WHEAT ROAD AS DESCRIBED IN AUDITOR'S FILE NUMBER  
373624, RECORDS OF BENTON COUNTY, WASHINGTON, SAID POINT  
BEING 30.00 FEET EASTERLY OF THE CENTER LINE THEREOF, WHEN  
MEASURED AT RIGHT ANGLES;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID WHEAT  
ROAD THE FOLLOWING THREE COURSES:

THENCE NORTH 33°09'21" EAST, 259.08 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 507.47-FOOT RADIUS,  
TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH  
56°50'39" WEST) THOROUGH A CENTRAL ANGLE OF 43°48'30" FOR AN  
ARC DISTANCE OF 388.01 FEET;

THENCE NORTH 10°39'09" WEST, 748.40 FEET, MORE OR LESS, TO THE  
NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST  
QUARTER OF SAID SECTION 12;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF  
THE NORTHEAST QUARTER OF SAID SECTION 12, NORTH 87°05'18" EAST,  
289.13 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE  
OF HILDEBRAND ROAD, SAID POINT BEING 30.00 FEET WESTERLY OF  
THE CENTER LINE THEREOF, WHEN MEASURED AT RIGHT ANGLES;

THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID HILDEBRAND  
ROAD THE FOLLOWING 8 COURSES:

THENCE SOUTHEASTERLY ALONG THE ARC OF A 380.00-FOOT RADIUS,  
NON TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS  
NORTH 73°18'10" EAST) THROUGH A CENTRAL ANGLE OF 11°58'25" FOR  
AN ARC DISTANCE OF 79.41 FEET;

THENCE SOUTH 28°40'16" EAST, 359.34 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF A 1030.00-FOOT RADIUS,  
CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 61°19'44"  
EAST) THROUGH A CENTRAL ANGLE OF 09°06'17" FOR AN ARC  
DISTANCE OF 163.67 FEET;

THENCE SOUTH 37°46'32" EAST, 134.93 FEET;

THENCE SOUTHERLY ALONG THE ARC OF A 125.00-FOOT RADIUS,  
CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH 52°13'28"  
WEST) THROUGH A CENTRAL ANGLE OF 60°37'36n FOR AN ARC  
DISTANCE OF 132.27 FEET;

THENCE SOUTHERLY ALONG THE ARC OF A 415.00-FOOT RADIUS,  
REVERSE CURVE TO THE  
LEFT (THE RADIUS OF WHICH BEARS SOUTH 67°08'56" EAST) THROUGH  
A CENTRAL ANGLE OF 25°12'25" FOR AN ARC DISTANCE OF 182.58 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF A 210.00-FOOT RADIUS,  
COMPOUND CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS  
NORTH 87°38'39" EAST) THROUGH A CENTRAL ANGLE OF 84°52'16" FOR  
AN ARC DISTANCE OF 311.07 FEET;  
THENCE EASTERLY ALONG THE ARC OF A 1570.00-FOOT RADIUS,  
COMPOUND CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS  
NORTH 02°46'23" EAST) THROUGH A CENTRAL ANGLE OF 04°18'05" FOR  
AN ARC DISTANCE OF 117.86 FEET, MORE OR LESS, TO THE EAST LINE  
OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
SECTION 12;  
THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 00°31'21" EAST,  
165.22 FEET TO THE POINT OF BEGINNING AND THE END OF THE LEGAL  
DESCRIPTION.

TOGETHER WITH A PARCEL OF LAND LYING IN A PORTION OF THE  
SOUTH HALF OF THE NORTHEAST QUARTER AND NORTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8  
NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS;  
BEGINNING AT A BRASS CAP MARKING THE EAST QUARTER CORNER  
OF SAID SECTION 12,  
(FROM WHICH A BRASS CAP MARKING THE NORTHEAST CORNER OF  
SAID SECTION BEARS NORTH 00°31'21" WEST, OF 2673.46 FEET);  
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF  
THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 88°02'41"  
WEST, 1,337.62 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE  
SOUTHEAST QUARTER  
OF SAID SECTION 12, SOUTH 01°06'18" EAST, 318.69 FEET, MORE OR LESS,  
TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WHEAT ROAD  
AS DESCRIBED IN AUDITOR'S FILE NUMBER 373624, RECORDS OF  
BENTON COUNTY, WASHINGTON, SAID POINT BEING 30.00 FEET  
WESTERLY OF THE CENTER LINE THEREOF, WHEN MEASURED AT  
RIGHT ANGLES;  
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WHEAT  
ROAD THE FOLLOWING FOUR COURSES:  
THENCE SOUTH 33°09'21" WEST, 428.20 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A 1,879.85-FOOT  
RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH  
BEARS NORTH 56°50'39" WEST) THROUGH A CENTRAL ANGLE OF

11°55'00" FOR AN ARC DISTANCE OF 390.98 FEET;  
THENCE SOUTH 45°04'21" WEST, 57.78 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A 666.57-FOOT RADIUS,  
TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS SOUTH  
44°55'39" EAST) THOROUGH A CENTRAL ANGLE OF 30°40'06" FOR AN  
ARC DISTANCE OF 356.79 FEET;  
THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID  
WHEAT ROAD ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER  
OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SOUTH 89°07'00"  
WEST, 463.27 FEET;  
THENCE LEAVING THE SOUTH LINE OF THE NORTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SAID SECTION 12, NORTH 16°01'03" EAST,  
978.90 FEET;  
THENCE NORTH 19°40'04" EAST, 340.53 FEET;  
THENCE NORTH 23°03'15" EAST, 448.46 FEET;  
THENCE NORTH 31°24'49" EAST, 1,109.48 FEET;  
THENCE NORTHWESTERLY ALONG THE ARC OF A 350.00-FOOT RADIUS,  
NON-TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS  
SOUTH 16°41'30" WEST) THOROUGH A CENTRAL ANGLE OF 21°35'28" FOR  
AN ARC DISTANCE OF 131.89 FEET;  
THENCE SOUTH 85°06'02" WEST, 264.61 FEET;  
THENCE SOUTH 87°05'29" WEST, 421.07 FEET, MORE OR LESS, TO A  
POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CLODFELTER ROAD;  
THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID  
CLODFELTER ROAD, NORTH 56°39'51" EAST, 31.93 FEET, MORE OR LESS,  
TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF  
THE NORTHEAST QUARTER OF SAID SECTION 12;  
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF  
THE NORTHEAST QUARTER OF SAID SECTION 12 AND CONTINUING  
ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SAID SECTION 12, NORTH 87°05'18" EAST,  
1,113.24 FEET, MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-  
OF-WAY LINE OF SAID WHEAT ROAD;  
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WHEAT  
ROAD THE FOLLOWING THREE COURSES:  
THENCE SOUTH 10°39'09" EAST, 756.56 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A 447.47-FOOT RADIUS,  
TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH  
79°20'51" WEST) THOROUGH A CENTRAL ANGLE OF 43°48'30" FOR AN  
ARC DISTANCE OF 342.14 FEET;  
THENCE SOUTH 33°09'21" WEST, 301.27 FEET, MORE OR LESS, TO A  
POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SAID SECTION 12;  
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID  
WHEAT ROAD ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER

OF THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 88°02'41" WEST, 219.31 FEET TO THE TRUE POINT OF BEGINNING AND THE END OF THIS LEGAL DESCRIPTION.

TOGETHER WITH A PARCEL OF LAND LYING IN A PORTION OF THE ORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHI P 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS; BEGINNING AT A BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 12, (FROM WHICH A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 00°31'21" WEST, 2673.46 FEET); THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 88°02'41" WEST, 1337.62 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG THE EAST LINE OF THE NORTHWEST OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SOUTH 01°06'18" WEST, 425.27 FEET; MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF WHEAT ROAD AS DESCRIBED IN AUDITOR'S FILE NUMBER 373624, RECORDS OF BENTON COUNTY, WASHINGTON, SAID POINT BEING 30.00 FEET EASTERLY OF THE CENTER LINE THEREOF WHEN MEASURED AT RIGHT ANGLES, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WHEAT ROAD THE FOLLOWING FOUR COURSES: THENCE SOUTH 33°09'21" WEST, 340.12 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1,939.85-FOOT RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 56°50'39" WEST) THOROUGH A CENTRAL ANGLE OF 11°55'00" FOR AN ARC DISTANCE OF 403.46 FEET; THENCE SOUTH 45°04'21" WEST, 57.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 606.57-FOOT RADIUS, TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS SOUTH 44°55'39" EAST) THOROUGH A CENTRAL ANGLE OF 29°06'48" FOR AN ARC DISTANCE OF 308.21 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, NORTH 89°07'00" EAST, 653.08 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, NORTH 01°06'18n WEST,

890.80 FEET TO THE TRUE POINT OF BEGINNING;

LESS PORTION DEEDED TO THE CITY OF KENNEWICK FOR ROAD RIGHT OF WAY BY DEEDS RECORDED UNDER AUDITOR'S FILE NO. 2017-021295 AND 2017-021296 TOGETHER WITH THAT VACATED PORTION OF WHEAT ROAD LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON, VACATED BY RESOLUTION 2017-680 RECORDED UNDER AUDITOR'S FILE NO. 2017-028862.

PARCEL 1-0789-200-0004-000

THE NORTHWEST QUARTER OF SECTION 7 TOWNSHIP 8 NORTH RANGE 29, LYING NORTHERLY AND NORTHWESTERLY OF MAIN CANAL RIGHT OF WAY (LESS RIGHT OF WAYS 27.7 ACRES).

LESS PORTION DEFINED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7 TOWNSHIP 8 NORTH RANGE 29 LYING NORTH OF THE KENNEWICK IRRIGATION DISTRICT CANAL RIGHT OF WAY AND EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION: ·

THENCE NORTH 82°08' WEST ALONG THE NORTH LINE THEREOF 566.24 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE: THENCE SOUTH 00°05' WEST 957.90 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID KENNEWICK IRRIGATION DISTRICT CANAL, THENCE TERMINUS OF SAID DESCRIBED LINE: EXCEPT THE NORTH 40 FEET THEREOF DEEDED TO BENTON COUNTY FOR ROAD. EXCEPT THAT PORTION LYING WITHIN THE CITY OF KENNEWICK ANNEXATION ORDINANCE NO. 4076, NO. 02 01 DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER;

THENCE NORTH 00°39'31" WEST, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, FOR 2277.15 FEET TO THE TRUE POINT OF BEGINNING BEING ON THE SOUTH LINE OF THE BONNEVILLE POWER ADMINISTRATION EASEMENT;

THENCE NORTH 68°45'44" WEST, ALONG SAID SOUTHERLY MARGIN OF SAID BPA EASEMENT FOR 693.44 FEET;

THENCE NORTH 48°38'47" WEST, ALONG SAID SOUTHERLY MARGIN OF THE BPA EASEMENT, FOR 341.35 FEET TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 83°08'27" EAST, ALONG SAID NORTH LINE, FOR 904.82 FEET TO THE NORTHEAST



CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER;  
THENCE SOUTH 00°39'31" EAST, ALONG THE EAST LINE OF SAID WEST  
HALF OF THE SOUTHEAST QUARTER, FOR 368.69 FEET TO THE TRUE  
POINT OF BEGINNING. CONTAINING 4.73 ACRES, TOGETHER WITH; THAT  
PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF  
SECTION 6, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON  
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE  
SOUTHEAST QUARTER; THENCE NORTH 00°39'31" WEST, ALONG THE  
WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, FOR  
1561.36 FEET;  
THENCE NORTH 42°33'05" WEST FOR 322.69 FEET TO INTERSECT A 600.00  
FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST (THE RADIUS  
POINT BEARS NORTH 49°19'34" WEST);  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE  
RIGHT, THROUGH A CENTRAL ANGLE OF 22°21'00", FOR AN ARC  
DISTANCE OF 234.05 FEET;  
THENCE, LEAVING SAID CURVE, SOUTH 00°39'31" EAST FOR 232.17 FEET;  
THENCE SOUTH 14°09'55" EAST FOR 439.63 FEET;  
THENCE SOUTH 00°39'31" EAST FOR 960.36 FEET TO THE SOUTH LINE OF  
SAID SOUTHEAST QUARTER;  
THENCE SOUTH 82°59'38" EAST, ALONG SAID SOUTH LINE, FOR 300.00  
FEET TO THE POINT OF BEGINNING. CONTAINING 12.61 ACRES-INCLUDING  
ROADS; AND THAT PORTION OF THE WEST HALF OF THE  
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 29  
EAST,  
W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF  
THE SOUTHEAST QUARTER;  
THENCE NORTH 00°39'31" WEST, ALONG THE EAST LINE OF SAID WEST  
HALF OF THE SOUTHEAST QUARTER, FOR 2277.15 FEET TO THE TRUE  
POINT OF BEGINNING BEING ON THE SOUTH LINE OF THE BONNEVILLE  
POWER ADMINISTRATION EASEMENT;  
THENCE NORTH 68°45'44" WEST, ALONG SAID SOUTHERLY MARGIN OF  
SAID BPA EASEMENT FOR 440.27 FEET;  
THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY MARGIN, SOUTH  
21°14'16" WEST FOR  
360.85 FEET;  
THENCE SOUTH 54°03'17" EAST FOR 446.87 FEET TO INTERSECT A 600.00  
FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST (THE RADIUS  
POINT BEARS NORTH 54°03'17" WEST):  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE  
LEFT, THROUGH A CENTRAL ANGLE OF 21°48'19" FOR AN ARC  
DISTANCE OF 228.35 FEET TO THE POINT OF REVERSE CURVATURE  
WITH A 600 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST (THE

RADIUS POINT BEARS SOUTH 75°51'36" EAST);  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°44'59", FOR AN ARC DISTANCE OF 206.82 FEET TO THE EAST LINE OF SAID WEST HALF OF SAID SOUTHEAST QUARTER;  
THENCE NORTH 00°39'31" WEST, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, FOR 45.57 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING NORTHERLY OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL. EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;  
THENCE SOUTH 83°00'12" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, FOR 450.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 83°00'12" EAST, ALONG SAID NORTH LINE, FOR 420.00 FEET;  
THENCE SOUTH 06°59'48" WEST FOR 200.00 FEET;  
THENCE SOUTH 81°36'22" WEST FOR 178.93 FEET;  
THENCE NORTH 38°00'12" WEST FOR 350.00 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH;  
THAT PORTION OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SECTION 6,  
THENCE SOUTH 83°08'58" EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF, FOR 2120.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 83°08'58" EAST FOR 516.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;  
THENCE SOUTH 83°08'27" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, FOR 404.54 FEET TO A POINT 923.37 FEET WEST, AS MEASURED ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6;  
THENCE SOUTH 03°05'52" WEST FOR 1151.25 FEET;  
THENCE SOUTH 86°54'08" EAST FOR 286.15 FEET TO THE POINT OF CURVATURE WITH A 600.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°04'26", FOR AN ARC DISTANCE OF 314.93 FEET;

THENCE LEAVING SAID CURVE, SOUTH 00°39'31" EAST FOR 232.17 FEET;  
 THENCE SOUTH 14°09'55" EAST FOR 439.63 FEET;  
 THENCE SOUTH 00°39'31" EAST FOR 960.36 FEET TO THE SOUTH LINE OF  
 THE SOUTHEAST QUARTER OF SAID SECTION 6.  
 THENCE NORTH 82°59'38" WEST, ALONG SAID SOUTH LINE, FOR 1017.67  
 FEET TO THE  
 SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;  
 THENCE NORTH 83°00'12" WEST, ALONG THE SOUTH LINE OF THE  
 SOUTHWEST QUARTER OF SAID SECTION 6, FOR 2642.93 FEET TO THE  
 SOUTHWEST CORNER OF SAID SECTION 6;  
 THENCE NORTH 00°46'42" WEST: ALONG THE WEST LINE OF SAID  
 SOUTHWEST QUARTER, FOR 962.39 FEET TO THE CENTERLINE OF  
 CLODFELTER ROAD;  
 THENCE NORTH 16°22'08" EAST ALONG THE CENTERLINE OF  
 CLODFELTER ROAD, FOR 465.56 FEET;  
 THENCE SOUTH 83°08'58" EAST FOR 1820.79 FEET;  
 THENCE NORTH 06°51'02" EAST FOR 1200.00 FEET TO THE TRUE POINT  
 OF BEGINNING. AND THAT PORTION OF THE WEST HALF OF THE  
 SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 29  
 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF  
 THE SOUTHEAST QUARTER;  
 THENCE NORTH 00°39'31" WEST, ALONG THE EAST LINE OF SAID WEST  
 HALF OF THE SOUTHEAST QUARTER, FOR 2277.15 FEET TO THE SOUTH  
 LINE OF THE BONNEVILLE POWER  
 ADMINISTRATION EASEMENT;  
 THENCE NORTH 68°45'44" WEST, ALONG SAID SOUTHERLY MARGIN OF  
 SAID SPA EASEMENT FOR 440.27 FEET TO THE TRUE POINT OF  
 BEGINNING;  
 THENCE NORTH 68°45'44" WEST, ALONG SAID SOUTHERLY RIGHT OF  
 WAY MARGIN, FOR 253.18 FEET;  
 THENCE NORTH 48°38'47" WEST, ALONG SAID SOUTHERLY RIGHT OF  
 WAY MARGIN, FOR 341.35  
 FEET TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST  
 QUARTER; THENCE NORTH 83°08'27" WEST, ALONG SAID NORTH LINE,  
 FOR 18.55 FEET; THENCE SOUTH 03°05'52" WEST FOR 1151.25 FEET;  
 THENCE SOUTH 86°54'08" EAST FOR 286.15 FEET TO THE POINT OF  
 CURVATURE WITH A 600.00  
 FOOT RADIUS CURVE CONCAVE TO THE NORTH;  
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE  
 LEFT, THROUGH A CENTRAL ANGLE OF 57°09'09", FOR AN ARC  
 DISTANCE OF 598.50 FEET;  
 THENCE, LEAVING SAID CURVE, NORTH 54°03'17" WEST FOR 446.87  
 FEET;  
 THENCE NORTH 21°14'16" EAST FOR 360.85 FEET TO THE TRUE POINT OF

BEGINNING. AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;  
THENCE SOUTH 83°00'12" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, FOR 450.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 83°00'12" EAST, ALONG SAID NORTH LINE, FOR 420.00 FEET;  
THENCE SOUTH 06°59'48" WEST FOR 200.00 FEET;  
THENCE SOUTH 81°36'22" WEST FOR 178.93 FEET;  
THENCE NORTH 38°00'12" WEST FOR 350.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1-0789-100-0010-003

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. LYING SOUTHERLY AND EASTERLY OF KENNEWICK IRRIGATION DISTRICT MAIN CANAL RIGHT OF WAY, AND THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7 LYING SOUTHERLY OF THE KENNEWICK IRRIGATION DISTRICT MAIN CANAL, RECORDS OF BENTON COUNTY, WASHINGTON;

EXCEPT

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT CENTER OF SAID SECTION 7;  
THENCE SOUTH 82°08'31" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 245.31 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE NORTH 00°01'18" EAST A DISTANCE OF 200.48 FEET; THENCE SOUTH 83°17'07" EAST A DISTANCE OF 281.67 FEET;

THENCE NORTH 06°42'53" EAST A DISTANCE OF 126.22 FEET; THENCE SOUTH 83°58'06" EAST A DISTANCE OF 26.00 FEET; THENCE SOUTH 06°42'53" WEST A DISTANCE OF 126.53 FEET; THENCE SOUTH 83°17'07" EAST A DISTANCE OF 261.67 FEET;

THENCE SOUTH 01°16'21" WEST A DISTANCE OF 211.36 FEET TO A POINT

ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;  
THENCE NORTH 82°08'31" WEST ALONG SAID SOUTH LINE A DISTANCE  
OF 566.12 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 1-1288-100-0009-004

A PARCEL OF LAND LYING IN A PORTION OF THE NORTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8  
NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS;  
BEGINNING AT A 5/8" IRON REBAR WITH CAP MARKING THE CENTER  
QUARTER CORNER OF SAID SECTION 12, (FROM WHICH A BRASS CAP  
MARKING THE EAST QUARTER CORNER OF SAID SECTION BEARS  
NORTH 88°02'41" EAST, A DISTANCE OF 2675.25 FEET);  
THENCE ALONG THI: WEST LINE OF THE NORTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SAID SECTION 12, SOUTH 00°46'53" EAST,  
190.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE  
WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SAID SECTION 12, SOUTHEASTERLY ALONG THE ARC OF  
A 1697.82-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT (THE  
RADIUS OF WHICH BEARS SOUTH 11°06'23" WEST) THROUGH A  
CENTRAL ANGLE OF 16°10'21" FOR AN ARC DISTANCE OF 479.23 FEET;  
THENCE SOUTH 16°01'03" WEST, 978.90 FEET, MORE OR LESS, TO THE  
SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SAID SECTION 12;  
THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SAID SECTION 12, SOUTH 89°07'00" WEST,  
166.00 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;  
THENCE LEAVING THE SOUTH LINE OF THE NORTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SAID SECTION 12 ALONG THE WEST  
LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF  
SAID SECTION 12, NORTH 00°46'53" WEST, 1,100.58 FEET, MORE OR LESS,  
TO THE TRUE POINT OF BEGINNING AND THE END OF THIS LEGAL  
DESCRIPTION.

PARCEL 1-1288-400-0001-000

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE  
SOUTH HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION  
12, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., LESS PORTION LYING  
SOUTHERLY OF THE KENNEWICK IRRIGATION DISTRICT MAIN CANAL  
RIGHT OF WAY, LESS CANAL RIGHT OF WAY AND LESS PORTION  
DEEDED TO CITY OF KENNEWICK FOR ROAD RIGHT OF WAY BY DEED  
RECORDED UNDER AUDITOR'S FILE NO. 2017-021296, RECORDS OF

BENTON COUNTY, WASHINGTON.

PARCEL 1-1288-400-0002-000

THAT PORTION OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., SOUTH HALF OF THE SOUTHEAST QUARTER, LYING SOUTHERLY OF THE KENNEWICK IRRIGATION DISTRICT CANAL, LESS PORTION FOR SR 82, RECORDS OF BENTON COUNTY, WASHINGTON.

COUNTY ROAD RIGHT OF WAY

THAT PORTION OF WHEAT ROAD LYING IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.

THAT PORTION OF HILDEBRAND BLVD LYING IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON. AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON.

LAND DEEDED TO THE CITY OF KENNEWICK

LAND DEEDED TO THE CITY OF KENNEWICK RECORDED UNDER AUDITOR'S FILE NO. 2017-021295, 2017-021296 AND 2017-021298.

be and the same hereby is annexed to the City of Kennewick, and is hereby declared to be within the corporate limits of the City of Kennewick. Said property is located within Benton County, Washington.

**Section 2. Zoning Classification.** That the zoning classification shall be Residential, Low (RL) and Residential, Medium (RM) as follows:

RESIDENTIAL, LOW (RL)

PARCEL 1-1288-100-0001-005

A PARCEL OF LAND LYING IN A PORTION OF THE EAST-HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 12, (FROM WHICH A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 00°31'21" WEST,

2673.46;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, NORTH 00°31'21" WEST, A DISTANCE OF 225.23 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF HILDEBRAND ROAD, SAID POINT BEING 30.00 FEET EASTERLY OF THE CENTER LINE THEREOF, WHEN MEASURED AT RIGHT ANGLES, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HILDEBRAND ROAD THE FOLLOWING 8 COURSES;

THENCE WESTERLY ALONG THE ARC OF A 1510.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 01°34'05" WEST) THROUGH A CENTRAL ANGLE OF 04°20'28" FOR AN ARC DISTANCE OF 114.41 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF A 150.00-FOOT RADIUS, COMPOUND CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 02°46.23" EAST) THROUGH A CENTRAL ANGLE OF 84°52'16" FOR AN ARC DISTANCE OF 222.19 FEET;

THENCE NORTHERLY ALONG THE ARC OF A 355.00-FOOT RADIUS, COMPOUND CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 87°38.39" EAST) THROUGH A CENTRAL ANGLE OF 25°12'25" FOR AN ARC DISTANCE OF 156.18 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF A 185.00-FOOT RADIUS, REVERSE CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 67°08'56" WEST) THROUGH A CENTRAL ANGLE OF 60°37'36" FOR AN ARC DISTANCE OF 195.76 FEET;

THENCE NORTH 37°46'32" WEST, 134.93;

THENCE NORTHWESTERLY ALONG THE ARC OF A 970.00-FOOT RADIUS, CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 52°13'28" EAST) THROUGH A CENTRAL ANGLE OF 09°06.17" FOR AN ARC DISTANCE OF 154.14 FEET;

THENCE NORTH 28°40'16" WEST, 359.34 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF A 320.00-FOOT RADIUS, CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 61°19'44" EAST) THROUGH A CENTRAL ANGLE OF 09°19'19" FOR AN ARC DISTANCE OF 52.06, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 87°05'18" EAST, 427.35 FEET TO THE CENTER LINE OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL AS SHOWN ON SHEET 1 OF THE UNITED STATES BUREAU OF RECLAMATION YAKIMA RECLAMATION PROJECT, DATED MAY 05, 1966; THENCE LEAVING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, AND FOLLOWING

ALONG THE CENTER LINE OF SAID KENNEWICK IRRIGATION DISTRICT  
HIGHLAND FEEDER CANAL THE FOLLOWING FOUR COURSES:

THENCE NORTH 08°43'39" EAST, 5.03 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF A 191.00-FOOT RADIUS,  
NON-TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS  
SOUTH 81°16'21" EAST) THROUGH A CENTRAL ANGLE OF 31°11'00" FOR  
AN ARC DISTANCE OF 103.95 FEET;  
THENCE NORTH 39°54'39" EAST, 80.70 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF A 114.60-FOOT RADIUS,  
CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH 50°05'21"  
EAST) THROUGH A CENTRAL ANGLE OF 46°30'45" FOR AN ARC  
DISTANCE OF 93.03 FEET, MORE OR LESS TO THE EAST LINE OF THE  
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID  
SECTION 12;  
THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE  
NORTHEAST QUARTER, AND THE EAST LINE OF THE SOUTHEAST  
QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH  
00°31'21" EAST, 1303.77 FEET TO THE TRUE POINT OF BEGINNING AND  
THE END OF THE LEGAL DESCRIPTION;

TOGETHER WITH A PARCEL OF LAND LYING IN PORTION OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,  
BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE EAST QUARTER CORNER  
OF SAID SECTION 12, (FROM WHICH A BRASS CAP MARKING THE  
NORTHEAST CORNER OF SAID SECTION BEARS NORTH 00°31'21" WEST,  
2673.46 FEET);  
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF  
THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 88°02'41"  
WEST, 1,044.96 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY  
LINE OF WHEAT ROAD AS DESCRIBED IN AUDITOR'S FILE NUMBER  
373624, RECORDS OF BENTON COUNTY, WASHINGTON, SAID POINT  
BEING 30.00 FEET EASTERLY OF THE CENTER LINE THEREOF, WHEN  
MEASURED AT RIGHT ANGLES;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID WHEAT  
ROAD THE FOLLOWING THREE COURSES:  
THENCE NORTH 33°09'21" EAST, 259.08 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF A 507.47-FOOT RADIUS,  
TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH  
56°50'39" WEST) THROUGH A CENTRAL ANGLE OF 43°48'30" FOR AN  
ARC DISTANCE OF 388.01 FEET;  
THENCE NORTH 10°39'09" WEST, 748.40 FEET, MORE OR LESS, TO THE



NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;  
THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, NORTH 87°05'18" EAST, 289.13 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF HILDEBRAND ROAD, SAID POINT BEING 30.00 FEET WESTERLY OF THE CENTER LINE THEREOF, WHEN MEASURED AT RIGHT ANGLES;  
THENCE ALONG THE WESTERLY RIGHT OF WAY OF SAID HILDEBRAND ROAD THE FOLLOWING 8 COURSES:  
THENCE SOUTHEASTERLY ALONG THE ARC OF A 380.00-FOOT RADIUS, NON TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 73°18'10" EAST) THROUGH A CENTRAL ANGLE OF 11°58'25" FOR AN ARC DISTANCE OF 79.41 FEET;  
THENCE SOUTH 28°40'16" EAST, 359.34 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF A 1030.00-FOOT RADIUS, CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 61°19'44" EAST) THROUGH A CENTRAL ANGLE OF 09°06'17" FOR AN ARC DISTANCE OF 163.67 FEET;  
THENCE SOUTH 37°46'32" EAST, 134.93 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF A 125.00-FOOT RADIUS, CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH 52°13'28" WEST) THROUGH A CENTRAL ANGLE OF 60°37'36n FOR AN ARC DISTANCE OF 132.27 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF A 415.00-FOOT RADIUS, REVERSE CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS SOUTH 67°08'56" EAST) THROUGH A CENTRAL ANGLE OF 25°12'25" FOR AN ARC DISTANCE OF 182.58 FEET;  
THENCE SOUTHEASTERLY ALONG THE ARC OF A 210.00-FOOT RADIUS, COMPOUND CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 87°38'39" EAST) THROUGH A CENTRAL ANGLE OF 84°52'16" FOR AN ARC DISTANCE OF 311.07 FEET;  
THENCE EASTERLY ALONG THE ARC OF A 1570.00-FOOT RADIUS, COMPOUND CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS NORTH 02°46'23" EAST) THROUGH A CENTRAL ANGLE OF 04°18'05" FOR AN ARC DISTANCE OF 117.86 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12;  
THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 00°31'21" EAST, 165.22 FEET TO THE POINT OF BEGINNING AND THE END OF THE LEGAL DESCRIPTION.

TOGETHER WITH A PARCEL OF LAND LYING IN A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8

NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;  
BEGINNING AT A BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 12,  
(FROM WHICH A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 00°31'21" WEST, OF 2673.46 FEET);  
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 88°02'41" WEST, 1,337.62 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SAID SECTION 12, SOUTH 01°06'18" EAST, 318.69 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WHEAT ROAD AS DESCRIBED IN AUDITOR'S FILE NUMBER 373624, RECORDS OF BENTON COUNTY, WASHINGTON, SAID POINT BEING 30.00 FEET WESTERLY OF THE CENTER LINE THEREOF, WHEN MEASURED AT RIGHT ANGLES;  
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WHEAT ROAD THE FOLLOWING FOUR COURSES:  
THENCE SOUTH 33°09'21" WEST, 428.20 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A 1,879.85-FOOT RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 56°50'39" WEST) THOROUGH A CENTRAL ANGLE OF 11°55'00" FOR AN ARC DISTANCE OF 390.98 FEET;  
THENCE SOUTH 45°04'21" WEST, 57.78 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A 666.57-FOOT RADIUS, TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS SOUTH 44°55'39" EAST) THOROUGH A CENTRAL ANGLE OF 30°40'06" FOR AN ARC DISTANCE OF 356.79 FEET;  
THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID WHEAT ROAD ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SOUTH 89°07'00" WEST, 463.27 FEET;  
THENCE LEAVING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, NORTH 16°01'03" EAST, 978.90 FEET;  
THENCE NORTH 19°40'04" EAST, 340.53 FEET;  
THENCE NORTH 23°03'15" EAST, 448.46 FEET;  
THENCE NORTH 31°24'49" EAST, 1,109.48 FEET;  
THENCE NORTHWESTERLY ALONG THE ARC OF A 350.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS SOUTH 16°41'30" WEST) THOROUGH A CENTRAL ANGLE OF 21°35'28" FOR AN ARC DISTANCE OF 131.89 FEET;  
THENCE SOUTH 85°06'02" WEST, 264.61 FEET;  
THENCE SOUTH 87°05'29" WEST, 421.07 FEET, MORE OR LESS, TO A

POINT ON THE EASTERLY RIGHT-OF WAY LINE OF CLODFELTER ROAD;  
THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID  
CLODFELTER ROAD, NORTH 56°39'51" EAST, 31.93 FEET, MORE OR LESS,  
TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF  
THE NORTHEAST QUARTER OF SAID SECTION 12;  
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF  
THE NORTHEAST QUARTER OF SAID SECTION 12 AND CONTINUING  
ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SAID SECTION 12, NORTH 87°05'18" EAST,  
1,113.24 FEET, MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-  
OF-WAY LINE OF SAID WHEAT ROAD;  
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WHEAT  
ROAD THE FOLLOWING THREE COURSES:  
THENCE SOUTH 10°39'09" EAST, 756.56 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A 447.47-FOOT RADIUS,  
TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS SOUTH  
79°20'51" WEST) THROUGH A CENTRAL ANGLE OF 43°48'30" FOR AN  
ARC DISTANCE OF 342.14 FEET;  
THENCE SOUTH 33°09'21" WEST, 301.27 FEET, MORE OR LESS, TO A  
POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SAID SECTION 12;  
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID  
WHEAT ROAD ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 88°02'41"  
WEST, 219.31 FEET TO THE TRUE POINT OF BEGINNING AND THE END  
OF THIS LEGAL DESCRIPTION.

TOGETHER WITH A PARCEL OF LAND LYING IN A PORTION OF THE  
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,  
BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;  
BEGINNING AT A BRASS CAP MARKING THE EAST QUARTER CORNER  
OF SAID SECTION 12,  
(FROM WHICH A BRASS CAP MARKING THE NORTHEAST CORNER OF  
SAID SECTION BEARS NORTH 00°31'21" WEST, 2673.46 FEET);  
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF  
THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 88°02'41"  
WEST, 1337.62 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER  
OF THE SOUTHEAST QUARTER OF SAID SECTION 12;  
THENCE ALONG THE EAST LINE OF THE NORTHWEST OF THE  
SOUTHEAST QUARTER OF SAID SECTION 12, SOUTH 01°06'18" WEST,  
425.27 FEET; MORE OR LESS, TO THE EASTERLY  
RIGHT-OF-WAY LINE OF WHEAT ROAD AS DESCRIBED IN AUDITOR'S  
FILE NUMBER 373624, RECORDS OF BENTON COUNTY, WASHINGTON,  
SAID POINT BEING 30.00 FEET EASTERLY OF THE CENTER LINE

THEREOF WHEN MEASURED AT RIGHT ANGLES, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WHEAT ROAD THE FOLLOWING FOUR COURSES: THENCE SOUTH 33°09'21" WEST, 340.12 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A 1,939.85-FOOT RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 56°50'39" WEST) THOROUGH A CENTRAL ANGLE OF 11°55'00" FOR AN ARC DISTANCE OF 403.46 FEET;  
THENCE SOUTH 45°04'21" WEST, 57.78 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF A 606.57-FOOT RADIUS, TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS SOUTH 44°55'39" EAST) THOROUGH A CENTRAL ANGLE OF 29°06'48" FOR AN ARC DISTANCE OF 308.21 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;  
THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, NORTH 89°07'00" EAST, 653.08 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;  
THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, NORTH 01°06'18n WEST, 890.80 FEET TO THE TRUE POINT OF BEGINNING;

LESS PORTION DEEDED TO THE CITY OF KENNEWICK FOR ROAD RIGHT OF WAY BY DEEDS RECORDED UNDER AUDITOR'S FILE NO. 2017-021295 AND 2017-021296 TOGETHER WITH THAT VACATED PORTION OF WHEAT ROAD LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON, VACATED BY RESOLUTION 2017-680 RECORDED UNDER AUDITOR'S FILE NO. 2017-028862.

PARCEL 1-0789-200-0004-000

THE NORTHWEST QUARTER OF SECTION 7 TOWNSHIP 8 NORTH RANGE 29, LYING NORTHERLY AND NORTHWESTERLY OF MAIN CANAL RIGHT OF WAY (LESS RIGHT OF WAYS 27.7 ACRES).

LESS PORTION DEFINED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7 TOWNSHIP 8 NORTH RANGE 29 LYING NORTH OF THE KENNEWICK IRRIGATION DISTRICT CANAL RIGHT OF WAY AND EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION: ·

THENCE NORTH 82°08' WEST ALONG THE NORTH LINE THEREOF 566.24

FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE: THENCE SOUTH 00°05' WEST 957.90 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID KENNEWICK IRRIGATION DISTRICT CANAL, THENCE TERMINUS OF SAID DESCRIBED LINE: EXCEPT THE NORTH 40 FEET THEREOF DEEDED TO BENTON COUNTY FOR ROAD. EXCEPT THAT PORTION LYING WITHIN THE CITY OF KENNEWICK ANNEXATI ON ORDINANCE NO. 4076, NO. 02 01 DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER;

THENCE NORTH 00°39'31" WEST, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, FOR 2277.15 FEET TO THE TRUE POINT OF BEGINNING BEING ON THE SOUTH LINE OF THE BONNEVILLE POWER ADMINISTRATION EASEMENT;

THENCE NORTH 68°45'44" WEST, ALONG SAID SOUTHERLY MARGIN OF SAID BPA EASEMENT FOR 693.44 FEET;

THENCE NORTH 48°38'47" WEST, ALONG SAID SOUTHERLY MARGIN OF THE BPA EASEMENT, FOR 341.35 FEET TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 83°08'27" EAST, ALONG SAID NORTH LINE, FOR 904.82 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°39'31" EAST, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, FOR 368.69 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 4.73 ACRES, TOGETHER WITH; THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 00°39'31" WEST, ALONG THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, FOR 1561.36 FEET;

THENCE NORTH 42°33'05" WEST FOR 322.69 FEET TO INTERSECT A 600.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST (THE RADIUS POINT BEARS NORTH 49°19'34" WEST);

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°21'00", FOR AN ARC DISTANCE OF 234.05 FEET;

THENCE, LEAVING SAID CURVE, SOUTH 00°39'31" EAST FOR 232.17 FEET;

THENCE SOUTH 14°09'55" EAST FOR 439.63 FEET;

THENCE SOUTH 00°39'31" EAST FOR 960.36 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 82°59'38" EAST, ALONG SAID SOUTH LINE, FOR 300.00

FEET TO THE POINT OF BEGINNING. CONTAINING 12.61 ACRES-INCLUDING ROADS; AND THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 00°39'31" WEST, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, FOR 2277.15 FEET TO THE TRUE POINT OF BEGINNING BEING ON THE SOUTH LINE OF THE BONNEVILLE POWER ADMINISTRATION EASEMENT; THENCE NORTH 68°45'44" WEST, ALONG SAID SOUTHERLY MARGIN OF SAID BPA EASEMENT FOR 440.27 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY MARGIN, SOUTH 21°14'16" WEST FOR 360.85 FEET; THENCE SOUTH 54°03'17" EAST FOR 446.87 FEET TO INTERSECT A 600.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST (THE RADIUS POINT BEARS NORTH 54°03'17" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°48'19" FOR AN ARC DISTANCE OF 228.35 FEET TO THE POINT OF REVERSE CURVATURE WITH A 600 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST (THE RADIUS POINT BEARS SOUTH 75°51'36" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°44'59", FOR AN ARC DISTANCE OF 206.82 FEET TO THE EAST LINE OF SAID WEST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°39'31" WEST, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, FOR 45.57 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING NORTHERLY OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL. EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 83°00'12" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, FOR 450.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83°00'12" EAST, ALONG SAID NORTH LINE, FOR 420.00 FEET; THENCE SOUTH 06°59'48" WEST FOR 200.00 FEET;

THENCE SOUTH 81°36'22" WEST FOR 178.93 FEET;  
THENCE NORTH 38°00'12" WEST FOR 350.00 FEET TO THE TRUE POINT OF BEGINNING. TOGETHER WITH;  
THAT PORTION OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SECTION 6,  
THENCE SOUTH 83°08'58" EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF, FOR 2120.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 83°08'58" EAST FOR 516.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;  
THENCE SOUTH 83°08'27" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, FOR 404.54 FEET TO A POINT 923.37 FEET WEST, AS MEASURED ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6;  
THENCE SOUTH 03°05'52" WEST FOR 1151.25 FEET;  
THENCE SOUTH 86°54'08" EAST FOR 286.15 FEET TO THE POINT OF CURVATURE WITH A 600.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°04'26", FOR AN ARC DISTANCE OF 314.93 FEET;  
THENCE LEAVING SAID CURVE, SOUTH 00°39'31" EAST FOR 232.17 FEET;  
THENCE SOUTH 14°09'55" EAST FOR 439.63 FEET;  
THENCE SOUTH 00°39'31" EAST FOR 960.36 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6.  
THENCE NORTH 82°59'38" WEST, ALONG SAID SOUTH LINE, FOR 1017.67 FEET TO THE  
SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;  
THENCE NORTH 83°00'12" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, FOR 2642.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6;  
THENCE NORTH 00°46'42" WEST: ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, FOR 962.39 FEET TO THE CENTERLINE OF CLODFELTER ROAD;  
THENCE NORTH 16°22'08" EAST ALONG THE CENTERLINE OF CLODFELTER ROAD, FOR 465.56 FEET;  
THENCE SOUTH 83°08'58" EAST FOR 1820.79 FEET;  
THENCE NORTH 06°51'02" EAST FOR 1200.00 FEET TO THE TRUE POINT OF BEGINNING. AND THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER;

THENCE NORTH 00°39'31" WEST, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER, FOR 2277.15 FEET TO THE SOUTH LINE OF THE BONNEVILLE POWER ADMINISTRATION EASEMENT;  
THENCE NORTH 68°45'44" WEST, ALONG SAID SOUTHERLY MARGIN OF SAID SPA EASEMENT FOR 440.27 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 68°45'44" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN, FOR 253.18 FEET;  
THENCE NORTH 48°38'47" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN, FOR 341.35 FEET TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 83°08'27" WEST, ALONG SAID NORTH LINE, FOR 18.55 FEET; THENCE SOUTH 03°05'52" WEST FOR 1151.25 FEET; THENCE SOUTH 86°54'08" EAST FOR 286.15 FEET TO THE POINT OF CURVATURE WITH A 600.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 57°09'09", FOR AN ARC DISTANCE OF 598.50 FEET;  
THENCE, LEAVING SAID CURVE, NORTH 54°03'17" WEST FOR 446.87 FEET;  
THENCE NORTH 21°14'16" EAST FOR 360.85 FEET TO THE TRUE POINT OF BEGINNING. AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;  
THENCE SOUTH 83°00'12" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, FOR 450.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 83°00'12" EAST, ALONG SAID NORTH LINE, FOR 420.00 FEET;  
THENCE SOUTH 06°59'48" WEST FOR 200.00 FEET;  
THENCE SOUTH 81°36'22" WEST FOR 178.93 FEET;  
THENCE NORTH 38°00'12" WEST FOR 350.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 1-0789-100-0010-003

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. LYING SOUTHERLY AND EASTERLY OF KENNEWICK IRRIGATION DISTRICT MAIN CANAL RIGHT OF WAY, AND THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7 LYING SOUTHERLY OF THE KENNEWICK



IRRIGATION DISTRICT MAIN CANAL, RECORDS OF BENTON COUNTY,  
WASHINGTON;

EXCEPT

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M.,  
BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT CENTER OF SAID SECTION 7;  
THENCE SOUTH 82°08'31" EAST ALONG THE SOUTH LINE OF SAID  
NORTHEAST QUARTER A DISTANCE OF 245.31 FEET TO THE TRUE POINT  
OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE NORTH 00°01'18" EAST A DISTANCE  
OF 200.48 FEET; THENCE SOUTH 83°17'07" EAST A DISTANCE OF 281.67  
FEET;  
THENCE NORTH 06°42'53" EAST A DISTANCE OF 126.22 FEET; THENCE  
SOUTH 83°58'06" EAST A DISTANCE OF 26.00 FEET; THENCE SOUTH  
06°42'53" WEST A DISTANCE OF 126.53 FEET; THENCE SOUTH 83°17'07"  
EAST A DISTANCE OF 261.67 FEET;

THENCE SOUTH 01°16'21" WEST A DISTANCE OF 211.36 FEET TO A POINT  
ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;  
THENCE NORTH 82°08'31" WEST ALONG SAID SOUTH LINE A DISTANCE  
OF 566.12 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

RESIDENTIAL, MEDIUM (RM)

PARCEL 1-1288-100-0009-004

A PARCEL OF LAND LYING IN A PORTION OF THE NORTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8  
NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY,  
WASHINGTON, DESCRIBED AS FOLLOWS;  
BEGINNING AT A 5/8" IRON REBAR WITH CAP MARKING THE CENTER  
QUARTER CORNER OF SAID SECTION 12, (FROM WHICH A BRASS CAP  
MARKING THE EAST QUARTER CORNER OF SAID SECTION BEARS  
NORTH 88°02'41" EAST, A DISTANCE OF 2675.25 FEET);  
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SAID SECTION 12, SOUTH 00°46'53" EAST,  
190.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE  
WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SAID SECTION 12, SOUTHEASTERLY ALONG THE ARC OF  
A 1697.82-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT (THE

RADIUS OF WHICH BEARS SOUTH 11°06'23" WEST) THROUGH A CENTRAL ANGLE OF 16°10'21" FOR AN ARC DISTANCE OF 479.23 FEET; THENCE SOUTH 16°01'03" WEST, 978.90 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SOUTH 89°07'00" WEST, 166.00 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE LEAVING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, NORTH 00°46'53" WEST, 1,100.58 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND THE END OF THIS LEGAL DESCRIPTION.

PARCEL 1-1288-400-0001-000

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE SOUTH HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 12, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., LESS PORTION LYING SOUTHERLY OF THE KENNEWICK IRRIGATION DISTRICT MAIN CANAL RIGHT OF WAY, LESS CANAL RIGHT OF WAY AND LESS PORTION DEEDED TO CITY OF KENNEWICK FOR ROAD RIGHT OF WAY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2017-021296, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL 1-1288-400-0002-000

THAT PORTION OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., SOUTH HALF OF THE SOUTHEAST QUARTER, LYING SOUTHERLY OF THE KENNEWICK IRRIGATION DISTRICT CANAL, LESS PORTION FOR SR 82, RECORDS OF BENTON COUNTY, WASHINGTON.

**Section 3. Property to be Part of City.** That said territory thus annexed to the City of Kennewick from and after the effective date of this ordinance shall be part of the City of Kennewick.

**Section 4. Assumption of Prior Indebtedness.** The property within the annexed territory above-described shall be taxed or assessed to pay indebtedness of the City of Kennewick contracted prior to or existing at the time of such annexation. The annexed property shall not be released from taxes or assessments levied against it or from liability for payment of outstanding bonds or warrants issued prior to such annexation.

**Section 5. Copy of Annexation to be Filed and Recorded.** That a copy of this annexation shall be filed with the Board of County Commissioners of Benton County, Washington, in the manner required by law and also recorded in the Records of Benton County, Washington.

**Section 6. Effective Date.** This ordinance shall take full force and effect on September 17, 2021.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 7<sup>TH</sup> day of September, 2021, and signed in authentication of its passage this 7<sup>th</sup> day of September, 2021.

\_\_\_\_\_  
DON BRITAIN, Mayor

Attest:

ORDINANCE NO. 5926 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 8<sup>th</sup> day of September, 2021.

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

Approved as to Form:

\_\_\_\_\_  
LISA BEATON, City Attorney

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION \_\_\_\_\_