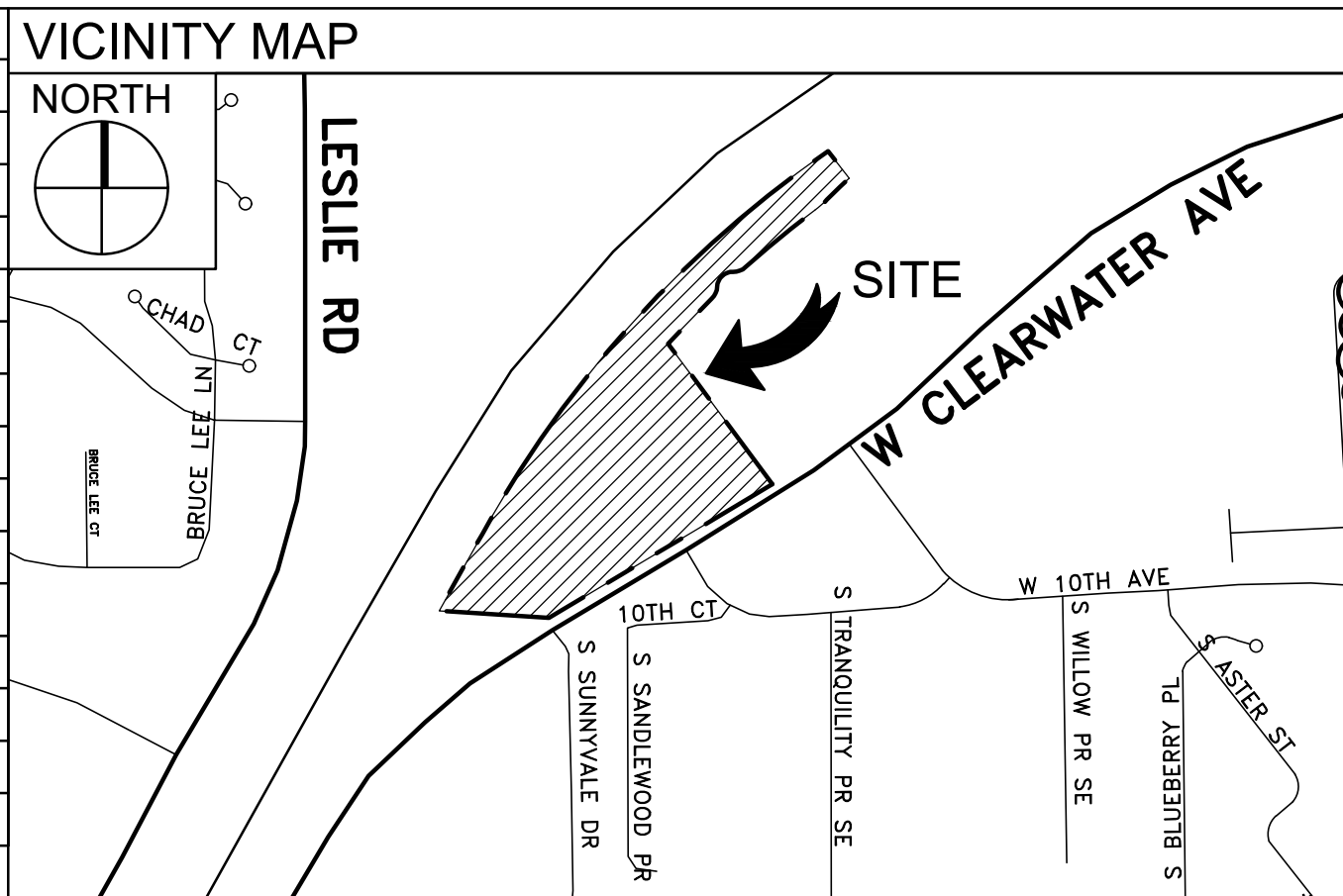




# DESERT SANDS PRELIMINARY PLAT

S.E. 1/4 OF SEC. 01, T.08, R.28E, W.M., CITY OF KENNEWICK, BENTON COUNTY, WA

LAND USE SUMMARY	
GROSS ACREAGE:	13.79 ACRES
NET LOT ACREAGE:	11.23 ACRES
NET TRACT ACREAGE:	0.10 ACRES
TOTAL NUMBER OF TRACTS:	0 TRACTS
AREA OF PUBLIC ROADS:	2.46 ACRES
TOTAL NUMBER OF LOTS:	155 LOTS
PHASE 1 LOTS:	61 LOTS
PHASE 2 LOTS:	52 LOTS
PHASE 3 LOTS:	42 LOTS
AVERAGE LOT SIZE:	3,177 SF
LARGEST LOT AREA:	84,204 SF
SMALLEST LOT AREA:	1,800 SF
AVERAGE DENSITY:	11.2 UNITS/ACRE
PRESENT ZONING:	RH
TYPE OF WATER SERVICE:	CITY
TYPE OF SEWER SERVICE:	CITY



**CONTACT INFO**

**OWNER/DEVELOPER:**  
NORTH 44 HOMES, LLC  
ATTN: BRAD BEAUCHAMP  
4618 S REED ST  
KENNEWICK, WA, 99337  
PHONE:(509)308-6556

**SURVEYOR:**  
AHL  
ATTN: JOHN BECKER  
5804 RD 90, SUITE H  
PASCO, WA, 99301  
PHONE:(509)380-5883

**ENGINEER:**  
KNUTZEN ENGINEERING  
ATTN: PAUL KNUTZEN  
5401 RIDGELINE DRIVE  
SUITE 160  
KENNEWICK, WA, 99338  
PHONE:(509)222-0959

**BASIS OF BEARINGS**

NAD 1983/11  
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS  
OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF  
MEASUREMENT ARE US SURVEY FEET. VERIFIED AGAINST CITY OF  
KENNEWICK CONTROL POINTS K0905, K0917 AND K0918

**VERTICAL DATUM**

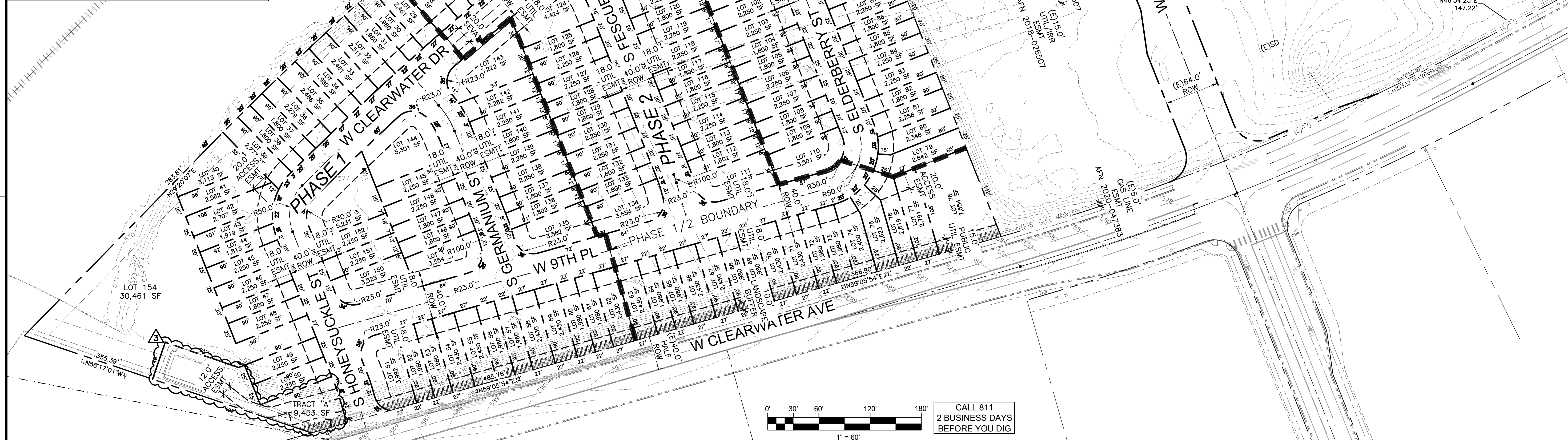
CITY OF KENNEWICK NAVD 88, HOLDING CITY BENCHMARK K0918  
ELEVATION OF 506.74

**TRACT USE SUMMARY**

TRACT A NEIGHBORHOOD MONUMENT

**LEGAL DESCRIPTION**

THAT PORTION OF CITY OF KENNEWICK BINDING SITE PLAN RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, UNDER AUDITOR'S FILE NUMBER 2018-026507, RECORDS OF BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SURVEY; THENCE NORTH 89°17'01" WEST ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 355.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 29°20'07" EAST ALONG THE NORTHWESTERLY LINE THEREOF A DISTANCE OF 283.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3640.37 FEET AND FROM WHICH THE CHORD BEARS NORTH 42°04'21" EAST A DISTANCE OF 1665.62 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID NORTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 26°26'58" A DISTANCE OF 1680.50 FEET TO THE NORTHEASTERLY MARGIN OF THE BONNEVILLE POWER ADMINISTRATION RIGHT-OF-WAY; THENCE SOUTH 38°11'10" EAST, ALONG SAID MARGIN, A DISTANCE OF 150.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3490.37 FEET AND FROM WHICH THE CHORD BEARS SOUTH 48°56'09" WEST A DISTANCE OF 791.62 FEET; THENCE, LEAVING SAID MARGIN, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°01'22" A DISTANCE OF 793.33 FEET; THENCE SOUTH 36°37'15" EAST A DISTANCE OF 544.44 FEET TO THE SOUTHEASTERLY LINE OF SAID SURVEY; THENCE SOUTH 59°05'57" WEST, ALONG SAID LINE, A DISTANCE OF 345.43 FEET; THENCE SOUTH 59°05'52" WEST, ALONG SAID LINE, A DISTANCE OF 495.19 FEET TO THE POINT OF BEGINNING. SEE SURVEY 5810. (BOUNDARY LINE ADJUSTMENT AF#2023-006860, 04/14/2023).



5401 RIDGELINE DR.  
SUITE 160  
KENNEWICK, WA 99338  
1-509-222-0959  
www.knutzenengineering.com

NO.	REVISIONS	DATE	DESIGN	CHKD	APPD
1	CITY COMMENTS	01/28/25	NJB	PTK	
2	MINOR PLAT ALTERATION	11/12/25	NJB	PTK	
3	ADDED TRACT	02/20/26	NJB	PTK	

TAX ID 101884BP5063026  
10840 W CLEARWATER AVE  
KENNEWICK WA 99336  
ZONE CC

**PRELIMINARY PLAT**  
NORTH 44  
DESERT SANDS  
11292 W CLEARWATER AVE, KENNEWICK, WA 99336

**APPROVAL**

DESIGN	NJB	12/09/24
CHECKED	RAM	12/09/24
APPROVED	PTK	12/09/24

SCALE: AS NOTED  
CADFILE: 24068PP01  
JOB No. 24068  
REV.

DWG. No. **PP01**

I:\2024\24068-North 44 Townhomes\DWG\24068PP01.dwg - Feb 20 2026 - 02:23pm - rbo