

# PLAT OF VENETO VILLAGIO

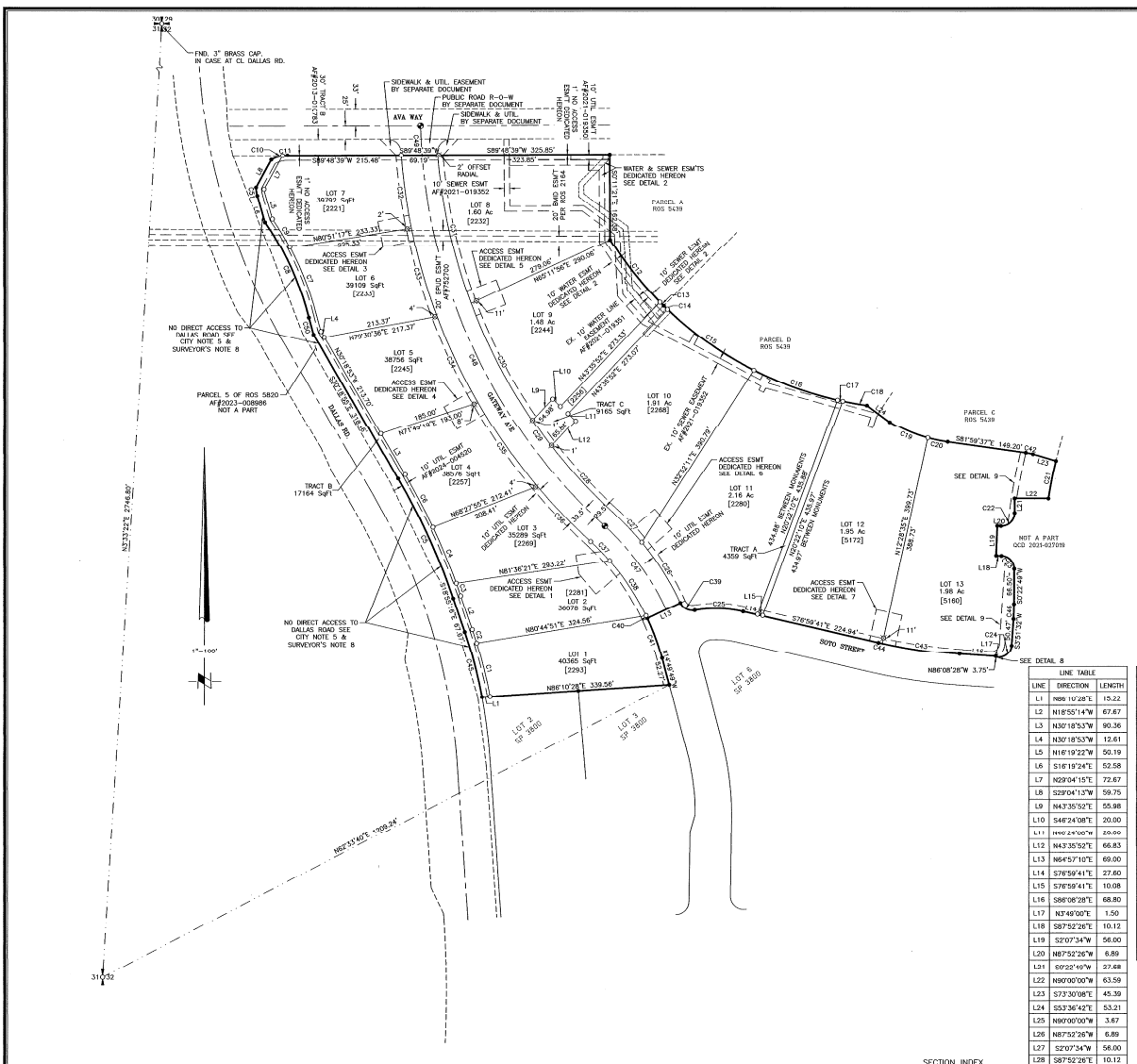
IN A PORTION OF THE N 1/2 OF SEC. 32,  
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

**SURVEYOR'S NOTES:**

1. BASE OF BEARING IS GRID, US STATE PLANE AND NAD 83/2011, BASED ON GROUND OBSERVATIONS, DISTANCES SHOWN HEREON ARE GROUND SCALED FROM GRID USING A COMBINED FACTOR OF 1.0001000000.
2. ○ - DENOTES SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "ROGERS SURVEYING BALMAIN 41028"
3. ● - DENOTES SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "ROGERS SURVEYING BALMAIN 41028" ON SLOPE OF LOT AT OFFSET DISTANCE NOTED.
4. ⊙ - DENOTES FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "ROGERS SURVEYING BALMAIN 41028" OR MONUMENT AS NOTED.
5. ○ - DENOTES SET 3" BRASS CAP IN MONUMENT CASE STAMPED "41028"
6. EQUIPMENT AND PROCEDURES USED: MULTI FREQUENCY GROUND RECEIVERS UTILIZING REAL TIME KINEMATIC METHODS.
7. MONUMENTS VISTED 9-18-2024.
8. THE LOTS AND TRACTS WITHIN THIS SUBDIVISION DO NOT HAVE ANY FRONTAGE ON DALLAS ROAD. PARCEL 5 RECORD SURVEY 9820 LIES BETWEEN TRACT B AND THE RIGHT-OF-WAY OF DALLAS ROAD.

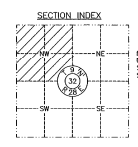
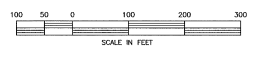
**CITY OF RICHLAND NOTES:**

1. ADDRESSES SHOWN IN BRACKETS [ ] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE 99202
2. DEVELOPMENT OF LOTS WITHIN THIS PLAT SHALL BE PERFORMED IN ACCORDANCE WITH THE GEO-TECHNICAL ENGINEERING REPORT FOR VENETO VILLAGIO DEVELOPMENT BENDER MOUNTAIN SOUTH PREPARED BY BARR TESTING & ENGINEERING, INC. (PROJECT NO. 22-312, DATED 12/9/2022) AS CONDITIONED BY THE REPORT AND FINAL LETTER. THE GEO-TECHNICAL ENGINEER OF RECORD SHALL OBTAIN FOOTING SUB-GRADES PRIOR TO PLACEMENT OF FOOTINGS. ADDITIONALLY, SPREAD FOOTINGS SHALL BE A MINIMUM OF 2 FEET WIDE AND CONTAIN REINFORCING FOOTING A MINIMUM OF 16 INCHES WIDE.
3. THE FOLLOWING METRICUM MEASURES SHALL BE COMPLETED AT WORKING VENETO VILLAGIO DEVELOPMENT INTERIORS:
  - DALLAS ROAD/TOWNSHIP BOULEVARD ROUNDABOUT, COMPLETED PRIOR TO 25% OF THE LOTS RECEIVING OCCUPANCY PERMIT.
  - DALLAS ROAD/AVA WAY: LEFT AND RIGHT TURN LANES FOR NORTHBOUND AND SOUTHBOUND DALLAS ROAD, COMPLETED BEFORE 25% OF THE LOTS RECEIVING OCCUPANCY PERMIT.
  - DALLAS ROAD/82 EASTBOUND RAMP: ROUNDABOUT, COMPLETED BEFORE 75% OF THE LOTS RECEIVING OCCUPANCY PERMIT.
  - DALLAS ROAD/82 WESTBOUND RAMP: ROUNDABOUT, COMPLETED BEFORE 75% OF THE LOTS RECEIVING OCCUPANCY PERMIT.
4. WHEREAS DALLAS ROAD TO S-LANE PRINCIPAL ARTERIAL ROAD SECTION FROM TOWNSHIP ROUNDABOUT TO I-82 EASTBOUND RAMP ROUNDABOUT, COMPLETED PRIOR TO 75% OF THE LOTS RECEIVING BUILDING PERMIT FOR COMMERCIAL CONSTRUCTION.
5. THE DESIGN OF SUCH IMPROVEMENTS IS SUBJECT TO THE APPROVAL OF THE CITY PUBLIC WORKS DIRECTOR.
6. THE PLAT OF VENETO VILLAGIO LIES WITHIN THE BOUNDARY OF THE RICHLAND COLLECTOR STREET FINANCING PLAN (RMC 12.03). AS SUCH, EACH COMMERCIAL USE WITHIN THE PLAT SHALL BE SUBJECT TO THE FEES ADMINISTERED BY THE CITY OF RICHLAND FOR ANY PHASE SUBMITTED FOR APPROVAL.
7. DALLAS ROAD AND TOWNSHIP BOULEVARD ARE CLASSIFIED AS "MAJOR ARTERIALS", AND AVA WAY IS CLASSIFIED AS A "MAJOR COLLECTOR STREET". SUBSEQUENTLY, NO DRIVEWAYS WILL BE ALLOWED DIRECTLY ONTO THEM.
8. MAINTENANCE RESPONSIBILITY FOR ALL PEDESTRIAN TRAILS LOCATED OUTSIDE THE CITY OF RICHLAND'S PUBLIC ROAD RIGHT-OF-WAY SHALL BE BORNE BY BENDER MOUNTAIN SOUTH COMMERCIAL CAMPUS.
9. THE PRIVATE DRIVES WITHIN THIS PLAT ARE FIRE LANES AND PARKING IS RESTRICTED. ALL REQUIRED NO-PARKING SIGNS SHALL BE INSTALLED BY THE DEVELOPER WHERE APPLICABLE.
10. RESIDENTIAL USES (EXCLUDING SINGLE-FAMILY RESIDENTIAL) SHALL BE PERMITTED ON ANY LOT WITHIN THIS PLAT PROVIDED THAT AT LEAST 25% OF THE OVERALL SQUARE FOOTAGE OF THE PLAT IS DEDICATED TO COMMERCIAL USE.



LINE TABLE				Curve Table				Curve Table				Curve Table			
LINE	DIRECTION	LENGTH		CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
L1	N89°10'28"E	15.22		C1	106.32	892.00	6°49'22"	N13°40'30"W	106.16	C21	72.43	8979.00	4°14'20"	S11°22'06"W	72.41
L2	N18°55'14"W	67.67		C2	27.22	892.00	1°44'54"	N18°02'47"W	27.22	C22	40.03	25.00	91°44'31"	N46°19'05"E	35.89
L3	N30°18'53"W	90.36		C3	25.02	1272.00	1°07'36"	N19°29'02"W	25.01	C23	38.51	25.00	88°15'30"	N43°44'14"W	34.81
L4	N30°18'53"W	12.61		C4	115.05	1272.00	5°10'37"	N22°38'18"W	115.01	C24	39.27	25.00	80°00'01"	N48°51'32"E	35.36
L5	N16°19'22"W	50.19		C5	249.98	1257.00	1°12'34"	N24°37'04"W	249.87	C25	92.29	229.50	23°02'20"	N88°30'51"E	91.66
L6	N16°19'24"E	52.58		C6	112.89	1272.00	5°05'06"	N27°46'20"W	112.86	C26	136.67	529.50	14°46'42"	N32°28'11"W	136.20
L7	N20°04'15"E	72.67		C7	140.13	584.50	1°34'10"	N21°12'06"W	139.79	C27	72.57	529.50	7°51'09"	N43°40'07"W	72.51
L8	S27°04'12"W	59.75		C8	200.84	585.50	2°01'20"	N24°34'53"W	199.80	C28	178.47	1038.50	9°50'48"	S24°21'17"E	178.25
L9	N43°35'52"E	55.88		C9	63.68	584.50	6°14'34"	N31°11'29"W	63.65	C29	60.88	1038.50	3°11'52"	S30°08'57"E	60.87
L10	S42°42'08"E	20.00		C10	23.13	60.00	2°05'00"	S69°08'36"W	22.88	C30	251.53	1038.50	1°52'38"	S27°11'42"E	250.82
L11	N10°24'06"W	20.00		C11	9.01	90.00	0°30'00"	S00°40'20"W	8.93	C31	230.07	1000.00	10°02'52"	S12°30'36"E	230.04
L12	N43°35'52"E	66.83		C12	152.50	678.00	1°23'14"	S38°15'46"E	152.18	C32	140.22	1107.50	7°10'14"	S7°53'50"E	140.12
L13	N45°37'10"E	69.00		C13	10.00	678.00	0°50'42"	S45°07'44"E	10.00	C33	175.81	1107.50	9°05'43"	S16°04'18"E	175.62
L14	S78°59'41"E	27.60		C14	10.00	692.37	0°49'40"	S46°08'59"E	10.00	C34	181.46	1107.50	9°23'15"	S25°18'47"E	181.25
L15	S78°59'41"E	10.08		C15	200.46	692.37	16°35'18"	S54°51'28"E	199.78	C35	165.68	1107.50	10°08'01"	S38°04'25"E	165.62
L16	S86°08'28"E	68.80		C16	168.63	692.37	13°57'17"	S70°07'46"E	168.23	C36	145.70	1107.50	7°32'16"	S43°54'34"E	145.60
L17	N2°49'10"E	1.50		C17	10.10	692.37	0°00'06"	S77°12'28"E	10.10	C37	51.69	460.50	4°21'24"	N44°29'59"W	51.68
L18	S87°52'26"E	10.12		C18	46.60	692.37	3°51'23"	S79°52'14"E	46.50	C38	125.05	460.50	15°30'03"	N33°31'46"W	124.87
L19	S27°34'7"W	56.00		C19	78.96	294.16	19°22'44"	S66°51'38"E	78.73	C39	32.72	25.00	74°59'12"	S62°32'26"E	30.43
L20	N87°52'26"W	6.89		C20	38.18	294.16	7°26'11"	S78°16'08"E	38.16	C40	5.55	460.50	0°41'25"	N29°23'32"W	5.55
L21	S92°40'9"W	27.68													
L22	N80°00'00"W	63.59													
L23	S73°30'08"E	45.39													
L24	S83°36'42"E	53.21													
L25	N80°00'00"W	3.67													
L26	N87°52'26"W	6.89													
L27	S27°34'7"W	56.00													
L28	S87°52'26"E	10.12													
L29	N51°33'51"E	10.00													

**SURVEYOR'S CERTIFICATION**  
 I, DAVID P. BALMAIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON (REGISTRATION NO. 41028) HEREBY CERTIFY THAT THE PLAT OF VENETO VILLAGIO AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND CORNERS ARE CORRECTLY SHOWN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS MARKED AS SHOWN ON THE PLAT.  
 DAVID P. BALMAIN  
 11-1-2024



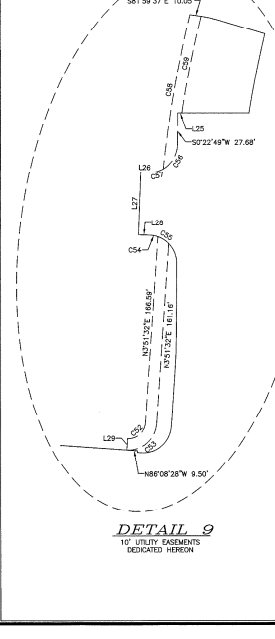
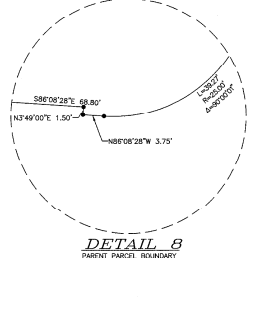
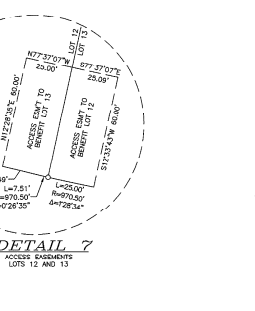
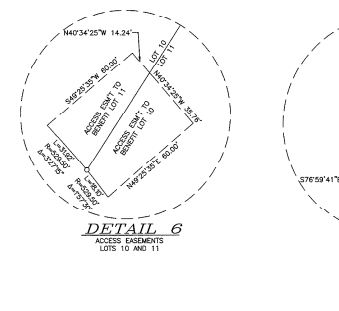
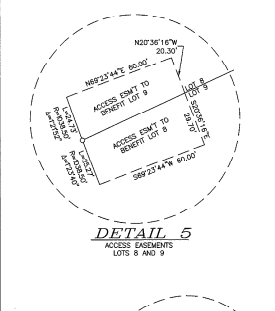
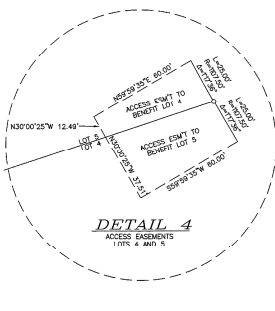
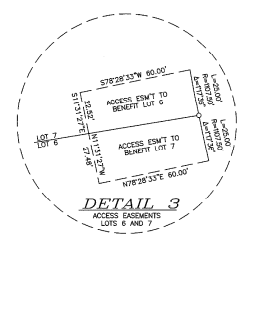
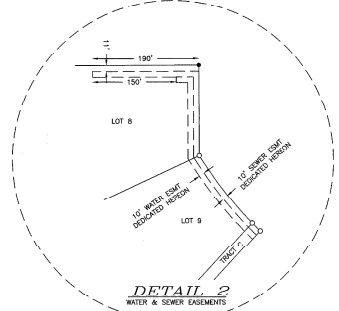
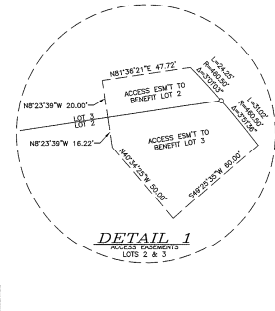
**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD AT THE RECORDS OF ROGERS SURVEYING INC. RECORDED IN VOLUME 15 OF PLATS, PAGE 0182, COUNTY OF BENTON COUNTY, WASHINGTON.  
 AT 43 MINUTES PAST 10 A.M. THIS 12TH DAY OF NOVEMBER, 2024.  
 Brenda Chitney, Auditor  
 BENTON COUNTY AUDITOR (Deputy) AUDITOR'S FILE NUMBER



# PLAT OF VENETO VILLAGIO

IN A PORTION OF THE N 1/2 OF SEC. 32,  
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

TRACT TABLE		
TRACT	PROPOSED USE	OWNER / MAINTENANCE RESPONSIBILITY
A	PATHWAY	BADGER MOUNTAIN SOUTH COMMERCIAL CAMPUS
B	SLOPE	BADGER MOUNTAIN SOUTH COMMERCIAL CAMPUS
C	PATHWAY	BADGER MOUNTAIN SOUTH COMMERCIAL CAMPUS



### LEGAL DESCRIPTION

TRACT B OF SHORT PLAT 3800 RECORDED IN BENTON COUNTY WASHINGTON, IN VOLUME 1 OF SHORT PLATS PAGE 3800 UNDER AUDITOR'S FILE NUMBER 2024-004520

### APPROVALS

THIS PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, CO. OF BENTON, STATE OF WASHINGTON  
*[Signature]* 11/08/2024  
SUBORDINATE ADMINISTRATOR DATE  
*[Signature]* 11/08/2024  
PUBLIC WORKS DIRECTOR DATE

### IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE BADGER MOUNTAIN IRRIGATION DISTRICT AND THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ACCURATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE PAID THE REQUIREMENTS OF FROM 2017-2024 AND THAT ALL ACCREDITMENTS HAVE BEEN PAID THROUGH THE YEAR 2024.  
*[Signature]* 11/5/2024  
BADGER MOUNTAIN IRRIGATION DISTRICT DATE

### TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2024. PARCEL NUMBER: 1-32282-201-3800-009  
Kenneth Spencer by *[Signature]* 11/12/2024  
BENTON COUNTY TREASURER DATE  
*[Signature]* 11/12/2024  
BENTON COUNTY ASSESSOR DATE

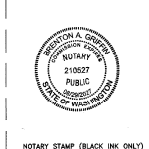
### OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LAND SHOWN ON THE PLAT OF VENETO VILLAGIO PHASE 1. HEREBY DECLARE SAID PLAT AND DEDICATE TO THE PUBLIC, FOR THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS AS SHOWN HEREON.

*[Signature]* BADGER COMMUNITIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
GEOFFREY T. CLARK, MANAGING MEMBER  
*[Signature]* NOR AM INVESTMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
GEOFFREY T. CLARK, C.O.O.

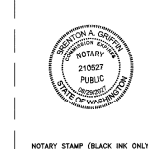
### ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF Benton } s.s.  
ON THIS 12th DAY OF NOVEMBER, 2024,  
BEFORE ME PERSONALLY APPEARED GEOFFREY T. CLARK, TO ME KNOWN TO BE THE MANAGING MEMBER OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE OR SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.  
IN WITNESS WHEREOF I HAVE HEREIN SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.  
*[Signature]* *[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON PRINT  
RESIDING AT: RICHLAND  
COMMISSION NO: 210527  
MY COMMISSION EXPIRES: AUG. 27, 2027



### ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF Benton } s.s.  
ON THIS 12th DAY OF NOVEMBER, 2024,  
BEFORE ME PERSONALLY APPEARED GEOFFREY T. CLARK, TO ME KNOWN TO BE THE MANAGING MEMBER OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE OR SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.  
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11-1-2024  
DATE