

## Agenda Summary Report (ASR)

### Franklin County Board of Commissioners

<b>DATE SUBMITTED:</b> July 5, 2021	<b>PREPARED BY:</b> Derrick Braaten
<b>Meeting Date Requested:</b> July 13, 2021	<b>PRESENTED BY:</b> Derrick Braaten
<b>ITEM:</b> (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
<b>SUBJECT:</b> An application to vacate a 30' wide, private access easement (AFN #554778), starting at the north center of the property, and extending southwest to the south border of Lot 2 of Short Plat 2019-05. The land is zoned Agricultural Production 20 (AP-20).  Parcel #108-060-042 is addressed as 531 Levey Road. The easement runs from the approximate center of the north property line, southwest, along a ridgeline, with 15%-40%+ slopes to the east, and active vineyards to the west. The Snake River is to the east of the property.	
<b>FISCAL IMPACT:</b> None	
<b>BACKGROUND:</b> The applicants stated that this easement was recorded without his permission and is redundant. The property has a second existing access/egress (AFN #1619162) to serve the lot. Notice of the request was mailed to all property owners within 1-mile of the request. Notice of the public hearing before the BoCC was posted in the Franklin County Graphic on July 8, 2021.	
<b>RECOMMENDATION:</b> Staff recommends approval of the request. <i>Suggested Motion:</i> I move to Pass Resolution #_____, granting the removal of the 30' access easement, as requested through file number VOE 2021-02, and depicted in Attachment A.	
<b>COORDINATION:</b> Franklin County Planning and Building Department; Franklin County Assessor's Office; Franklin County GIS/ E911; Franklin County Public Works Department; Benton-Franklin Health District; Fire Dist. #2. BBEC, SCBID, US Bureau of Reclamation.	
<b>ATTACHMENTS:</b> (Documents you are submitting to the Board)  (1) Draft Resolution Granting Approval for VOE 2021-02; (2) VOE 2021-02 Application (3) VOE 2021-02 Public Notice & Vicinity Map	
<b>HANDLING / ROUTING:</b> (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf)  <b>To the Clerk of the Board:</b> 1 Original Resolution <b>To Planning:</b> 1 Copy Resolution	

*I certify the above information is accurate and complete.*

 \_\_\_\_\_ Derrick Braaten

**RESOLUTION NUMBER \_\_\_\_\_**

**BEFORE THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, WASHINGTON:  
IN THE MATTER OF COUNTY PLANNING AND BUILDING**

**RE:** **VOE 2021-02**, to vacate a 30' wide, private access easement (AFN #554778), starting at the north center of the property, and extending southwest to the south border of Lot 2 of Short Plat 2019-05.

**APPLICANT:** Jeff Gordon, 531 Levey Road, Pasco, WA 99301

**LEGAL DESCRIPTION:** Lot 2 of Short Plat 2019-05, specifically AFN #554778 (Parcel Number 108-060-042) (See "ATTACHMENT A" for the exact location of the vacation of easement).

**WHEREAS**, the Board of County Commissioners of Franklin County have reviewed the vacation of easement application of Jeff Gordon and has recommended approval, to vacate a 30' wide, private access easement extending southwest to the south border of Lot 2 of Short Plat 2019-05, and as depicted in "Attachment A", and;

**WHEREAS**, the public use and interest will be served by giving approval to the above-mentioned application.

**NOW THEREFORE, BE IT RESOLVED** that the above-mentioned application be given approval in accordance with the provisions of the Franklin County Development Regulations, as described above, and as depicted in "Attachment A".

**SIGNED AND DATED THIS 13<sup>th</sup> DAY OF JUNE 2021.**

**BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON**

\_\_\_\_\_  
**Chairman**

**Attest:**

\_\_\_\_\_  
**Chair Pro Tem**

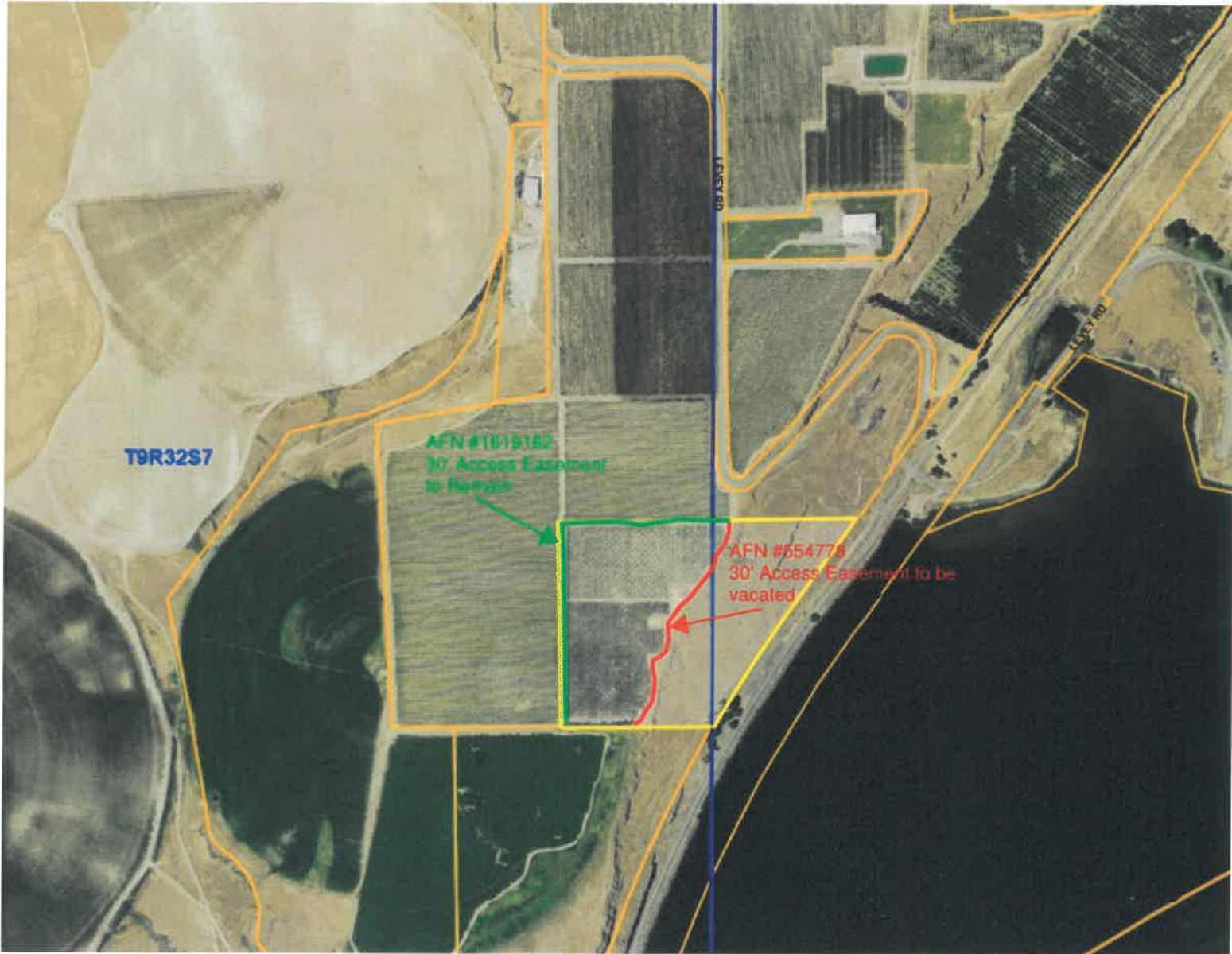
\_\_\_\_\_  
**Clerk of the Board**

\_\_\_\_\_  
**Member**

RESOLUTION NUMBER \_\_\_\_\_

VOE 2021-02  
Page 2

*“Attachment A”*





# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### GENERAL LAND DEVELOPMENT APPLICATION

<b>FOR STAFF USE ONLY:</b>	FILE #: <b>VOE 2021-02</b>	Reviewed by: Hearing Date:	<div style="border: 1px solid black; padding: 5px;"> <p style="font-size: 2em; color: blue; margin: 0;">RECEIVED</p> <p style="font-size: 1.2em; color: red; margin: 0;">JUN 01 2021</p> <p style="font-size: 0.8em; margin: 0;">FRANKLIN COUNTY PLANNING DEPARTMENT</p> </div>
	Total Fees: \$ <b>300.00</b>		
	Receipt #: <b>PL-21-00601</b>		
	Date of Pre-App meeting: Date deemed complete:		

<b>CHECK ALL THAT APPLY AND ATTACH THE SUPPLEMENTAL FORM(S):</b>	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Boundary Line Adjustment
	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Substantial Development
	<input type="checkbox"/> Variance	<input type="checkbox"/> Shoreline Conditional Use Permit
	<input type="checkbox"/> Rezone	<input type="checkbox"/> Shoreline Variance
	<input type="checkbox"/> Non-Conforming Use Determination	<input type="checkbox"/> Shoreline Exemption
	<input type="checkbox"/> Zoning Interpretation / Administrative Decision	<input type="checkbox"/> Shoreline Non-Conforming
	<input type="checkbox"/> Short Plat	<input type="checkbox"/> SEPA Environmental Checklist
	<input type="checkbox"/> Subdivision (Long Plat)	<input type="checkbox"/> Appeal (File # of the item appealed _____)
	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Critical Areas Determination / Review / Reasonable Use Exemption
	<input type="checkbox"/> Lot Segregation Request	<input type="checkbox"/> Temporary Use Permit
	<input checked="" type="checkbox"/> Alteration / Vacation	<input type="checkbox"/> Home Occupation
	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> H2A Farm Worker Housing (zoning review)
	<input type="checkbox"/> Other:	

<input checked="" type="checkbox"/> for contact person:	<b>CONTACT INFORMATION</b>
<input checked="" type="checkbox"/>	<b>Property Owner</b> Name: <b>I-Max LLC</b> Name: <b>Jeff Gordon</b> Mailing Address: <b>531 Woey Rd, Pasco WA 99301</b> Phone: <b>509 539-3000</b> Email: <b>jeffg@gordonwines.com</b>
<input type="checkbox"/>	<b>Applicant / Agent / Contractor (if different)</b> Company: _____ Name: _____ Address: _____ Phone: _____ Email: _____
<input type="checkbox"/>	<b>Surveyor / Engineer</b> Company: _____ Name: _____ Address: _____ Phone: _____ Email: _____



**VACATION OF EASEMENT SUPPLEMENTAL INFORMATION**

<b>ZONING:</b> <span style="font-size: 1.5em; margin-left: 100px;">Ag</span>
<b>PARENT LOT / PARCEL SIZE (GROSS ACREAGE):</b> <span style="margin-left: 100px;">108060042</span> <span style="margin-left: 100px;">21.67 acres</span>
<b>PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:</b> <span style="font-size: 1.5em; margin-left: 50px;">Orchard</span>
<b>ARE ANY OF THE FOLLOWING FEATURES (NATURAL OR MAN-MADE) LOCATED ON THE PROPERTY (CHECK ALL THAT APPLY AND INCLUDE ON A SITE PLAN):</b> <input type="checkbox"/> PONDS <input type="checkbox"/> LAKES <input type="checkbox"/> STREAMS / RIVERS <input type="checkbox"/> WETLANDS <input type="checkbox"/> FLOODPLAIN <input type="checkbox"/> FLOODWAY <input checked="" type="checkbox"/> STEEP SLOPES (EXCEEDS 15% GRADE) <input type="checkbox"/> IRRIGATION DITCHES / CANALS
<b>IRRIGATION SOURCE:</b> <input type="checkbox"/> NONE <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> SCBID <input type="checkbox"/> FCID
<b>DOMESTIC WATER SUPPLY:</b> <input checked="" type="checkbox"/> <input type="checkbox"/> ON-SITE WELL <input type="checkbox"/> COMMUNITY WELL (Well ID # and location): _____ <input type="checkbox"/> OTHER (SPECIFY): _____
<b>SEWAGE DISPOSAL:</b> <input checked="" type="checkbox"/> <input type="checkbox"/> ON-SITE SEPTIC <input type="checkbox"/> OTHER (SPECIFY): _____
<b>LIST EXISTING OR PROPOSED UTILITY PROVIDERS:</b> <input checked="" type="checkbox"/> Power – _____ Telephone – _____ Natural Gas – _____ Cable / Broadband – _____ Sanitary waste disposal - _____

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

<span style="font-size: 1.5em; font-family: cursive;">Jeff Gordon</span>	<span style="font-size: 1.5em; font-family: cursive;">5-28-21</span>	<span style="font-size: 1.5em; font-family: cursive;">I Max LLC</span>	<span style="font-size: 1.5em; font-family: cursive;">5-28-21</span>
Owner	Date	Applicant/Representative	Date
<span style="font-size: 1.5em; font-family: cursive;">Jeff GORDON</span>	<span style="font-size: 1.5em; font-family: cursive;">_____</span>		
Print Name:	Print Name:		

### VACATION OF EASEMENT NARRATIVE

To : Franklin County Building Department

From I-MAX-LLC, Jeff Gordon, Manager

I am submitting this application to Vacate an easement on property owned by I-MAX.

On or before June 11, 1996 JR Carr had Stratton surveying survey an easement on property I-MAX owns. He had the "easement" recorded on July 21<sup>st</sup>, 1996. He did this without my knowledge or approval as an access easement. There were not other documents or explanations with the easement. JR Carr did not own any adjoining property at the time and had no right to record this. I am very surprised that the Recorder record the survey as an easement as there was no supporting documents to go with the survey.

It has recently come to my attention that this was attached to the property. As manager and owner of I-MAX- LLC, I want this "easement" vacated.

This is a simple request. I want the "easement" vacated and taken off the property records in Franklin County. It can only cause confusion and questions.

I have supplied all information, to my knowledge, needed to vacate this "easement". Please let me know if you need further documentation.



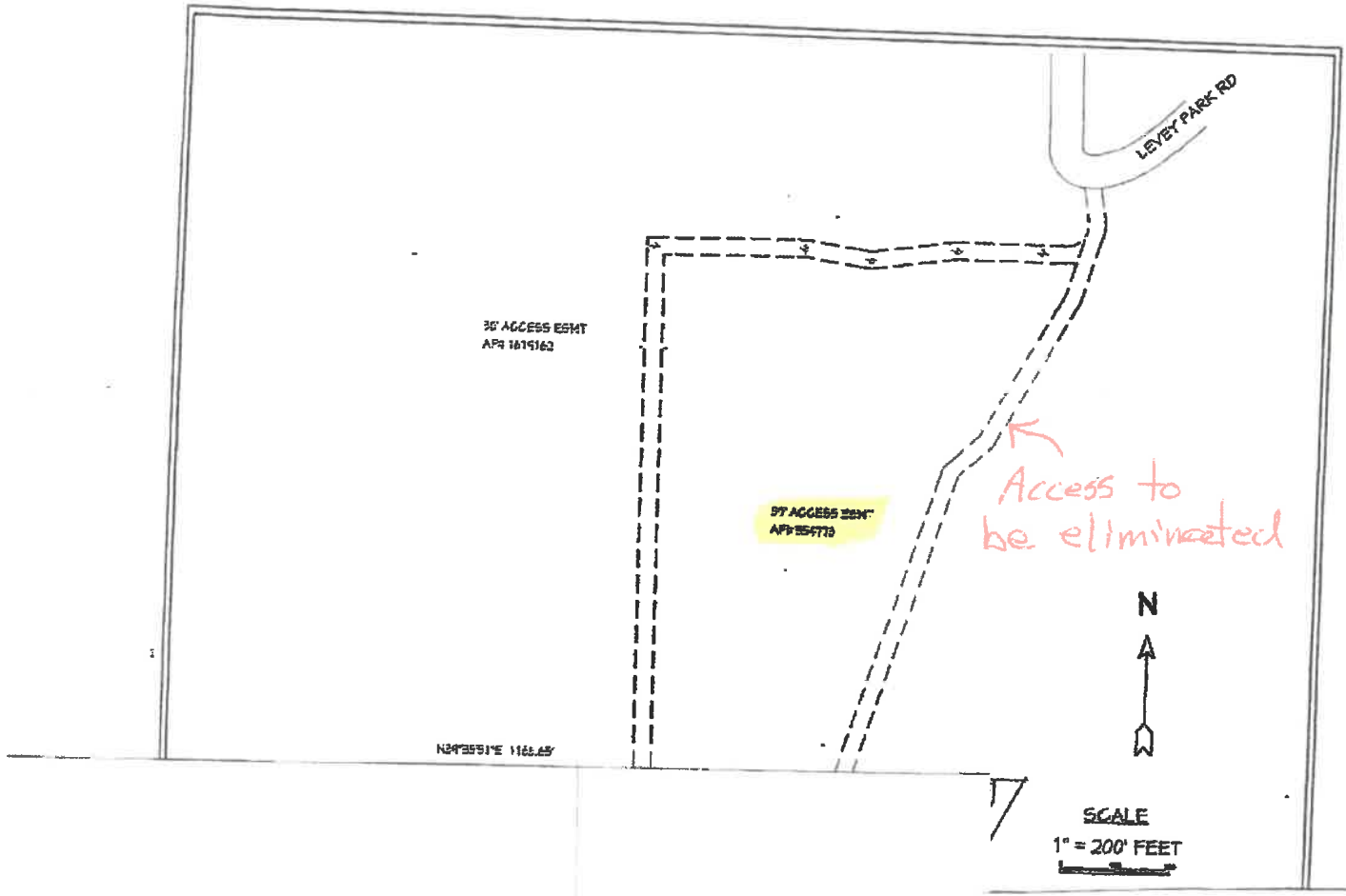
Jeff Gordon



Yury Kapituln

- Providence Land, LLC

509-492-6659



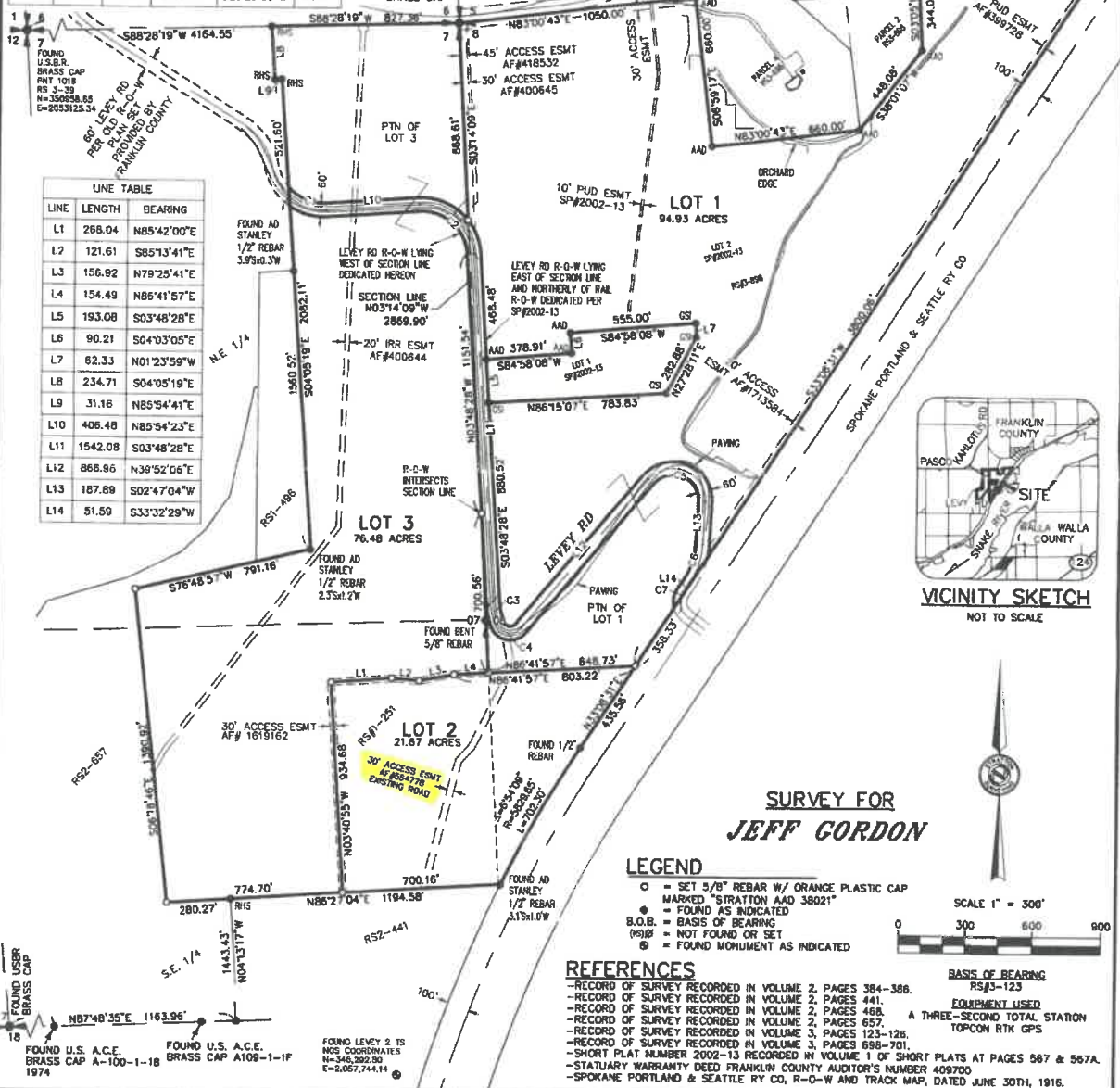


APR 18 2019 10:00 AM  
C:\PROJECTS\2019-05  
JEFF GORDON  
FRANKLIN CO., WA

CURVE TABLE						
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CH ORD	CH ORD
C1	180.24	229.18	49°03'42"	S71°33'45"E	175.64	
C2	362.43	230.00	90°17'08"	N48°57'02"W	326.08	
C3	87.34	390.00	14°17'59"	S10°57'28"E	97.08	
C4	132.04	82.00	122°01'27"	S79°07'11"E	108.47	
C5	354.20	142.00	142°54'57"	N68°40'26"W	269.26	
C6	182.55	340.00	30°45'46"	N18°09'57"E	180.37	
C7	26.33	75.00	20°06'57"	S23°29'00"W	26.20	

# SHORT PLAT NO. 2019-05

E. 1/2 OF SEC. 07, T.09N., R.32E., W.M.,  
W. 1/2 SEC. 08, T.09N., R.32E., W.M.,  
FRANKLIN COUNTY, WASHINGTON



LINE TABLE		
LINE	LENGTH	BEARING
L1	268.04	N85°42'00"E
L2	121.61	S85°13'41"E
L3	156.92	N79°25'41"E
L4	154.49	N85°41'57"E
L5	193.08	S03°48'28"E
L6	90.21	S04°03'05"E
L7	62.33	N01°23'59"W
L8	234.71	S04°05'19"E
L9	31.16	N85°54'41"E
L10	406.48	N85°54'23"E
L11	1542.08	S03°48'28"E
L12	866.96	N39°52'06"E
L13	187.89	S02°47'04"W
L14	51.59	S33°32'29"W

## SURVEY FOR JEFF GORDON

- LEGEND**
- = SET 3/8" REBAR W/ ORANGE PLASTIC CAP
  - = MARKED "STRATTON AAD 38021"
  - ⊙ = FOUND AS INDICATED
  - B.O.B. = BASIS OF BEARING
  - (NS) = NOT FOUND OR SET
  - ⊗ = FOUND MONUMENT AS INDICATED

- REFERENCES**
- RECORD OF SURVEY RECORDED IN VOLUME 2, PAGES 384-386.
  - RECORD OF SURVEY RECORDED IN VOLUME 2, PAGES 441.
  - RECORD OF SURVEY RECORDED IN VOLUME 2, PAGES 486.
  - RECORD OF SURVEY RECORDED IN VOLUME 2, PAGES 657.
  - RECORD OF SURVEY RECORDED IN VOLUME 3, PAGES 123-126.
  - RECORD OF SURVEY RECORDED IN VOLUME 3, PAGES 698-701.
  - SHORT PLAT NUMBER 2002-13 RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGES 567 & 567A.
  - STATUTORY WARRANTY DEED FRANKLIN COUNTY AUDITOR'S NUMBER 409700
  - SPOKANE PORTLAND & SEATTLE RY CO, R-O-W AND TRACK MAP, DATED JUNE 30TH, 1916.

**SURVEYOR'S CERTIFICATE**  
I, AARON A DYCK, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

AARON A. DYCK  
L538021  
DATE: 06/14/2019



**INDEX**

M	SEC	T.	R.
07	09N	32E	
08	09N	32E	

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 21<sup>ST</sup> DAY OF March, 2019 AT 12:00 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 2 OF SHORT PLATS PAGE 230., AT THE REQUEST OF AARON A. DYCK, P.L.S.

FRANKLIN COUNTY AUDITOR INDEX NO. \_\_\_\_\_  
FEE NO. \_\_\_\_\_

**STRATTON SURVEYING & MAPPING, PC**  
375 NORTH WOHAN STREET  
MIDWICH, WA 99336  
(509) 735-7264  
FAX: (509) 735-6560  
stratton@stratton-survey.com

598SP3.DWG © 2018  
DATE: 12/06/18 SHIT. 1 OF 2  
DRAWN BY: DEB/DC JOB # 598

JULY 8 10:58 AM '19  
FRANKLIN COUNTY, WA  
3 Pages (N) \$150.00  
Matt Gordon, Auditor  
Franklin Co., WA

# SHORT PLAT NO. 2019-05

E. 1/2 OF SEC. 07, T.09N., R.32E., W.M.,  
W. 1/2 SEC. 08, T.09N., R.32E., W.M.,  
FRANKLIN COUNTY, WASHINGTON

## APPROVALS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED FOR THE FRANKLIN COUNTY PUD

A. Cady 2/6/2019  
FRANKLIN COUNTY PUD DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

Dennis B. Burt 2/6/19  
FRANKLIN CO. DIRECTOR OF PLANNING AND BUILDING DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS 8 DAY OF

March 2019 A.D. (PARCEL NO. 108070050 & 108060037)

Josie Kaylor by Emily Reed 3/8/19  
FRANKLIN COUNTY TREASURER DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

Matt Whitney, Public Works Director 02/06/2019  
FRANKLIN CO. ENGINEER DATE

## DESCRIPTION

PARCEL A:  
LOT 2, AS DELINEATED ON SHORT PLAT NO. 2002-13, RECORDED UNDER AUDITOR'S RECORDING NO. 1014090, RECORDS OF FRANKLIN COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION NORTH 83°00'43" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 1710.20 FEET TO THE NORTHEAST CORNER OF THE PARCEL AS DESCRIBED UNDER FRANKLIN COUNTY AUDITOR'S FILE NO. 406700 RECORDS OF SAID COUNTY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°00'43" EAST ALONG SAID NORTHERLY LINE 340.28 FEET; THENCE SOUTH 03°05'15" EAST 344.00 FEET; THENCE SOUTH 30°01'07" WEST 448.08 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL; THENCE NORTH 07°58'17" WEST ALONG SAID EASTERLY LINE 850.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

PARCEL B:  
A PORTION OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 32 EAST W.M., FRANKLIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 0°07'11" EAST ALONG THE EAST LINE OF SAID SECTION 7 FOR 3006.50 FEET; THENCE SOUTH 89°35'01" WEST FOR 1488.12 FEET; THENCE NORTH 03°09'56" WEST FOR 1380.82 FEET; THENCE NORTH 79°57'48" EAST FOR 792.80 FEET; THENCE NORTH 00°58'54" WEST FOR 2316.10 FEET TO THE NORTH LINE OF SECTION 7; THENCE SOUTH 85°25'16" EAST ALONG THE NORTH LINE OF SAID SECTION 7 FOR 786.17 FEET TO SAID POINT OF BEGINNING.

AND  
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 32 EAST W.M., FRANKLIN COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88°28'10" WEST ALONG THE NORTH LINE OF SAID SECTION 788.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 80°28'19" WEST 31.19 FEET; THENCE SOUTH 04°08'18" EAST 234.71 FEET; THENCE NORTH 85°34'41" EAST 31.10 FEET TO THE WEST LINE OF A PARCEL DEPICTED ON AN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 399015; THENCE NORTH 04°05'16" WEST ALONG SAID PARCEL 233.31 FEET TO SAID TRUE POINT OF BEGINNING.

## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN HEREON, AND DEDICATED TO THE PUBLIC ALL EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON.

I-MAX LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
Jeff Gordon 3-8-2019  
SIGNED TITLE DATE

## ACKNOWLEDGEMENT

STATE OF Washington  
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jeffrey Gordon IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member OF I-Max LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: 3/8/19  
Cynthia A. Marceau  
PRINTED NOTARY PUBLIC

Cynthia A. Marceau June 8, 2022  
SIGNED NOTARY PUBLIC MY APPOINTMENT EXPIRES

## FIRE CODE

THE FOLLOWING SEPARATION STANDARDS SHALL BE REQUIRED FOR ALL NEW STRUCTURES ON EACH LOT OR PARCEL UNLESS THERE IS AN OPERATIONAL FIRE HYDRANT, MEETING FIRE FLOW REQUIREMENTS, LOCATED WITHIN 500 FEET OF THE PROPOSED STRUCTURES, THE FOLLOWING SHALL APPLY:

- FRONT YARD SETBACK: TWENTY-FIVE (25) FEET FROM A ROAD RIGHT-OF-WAY AND/OR A DEDICATED ROADWAY/EASEMENT, AND/OR FIFTY-FIVE (55) FEET FROM THE CENTER OF SUCH ROAD RIGHT-OF-WAY AND/OR ROADWAY/EASEMENT WHICH EVER IS GREATER.
- REAR YARD SETBACK: PRIMARY TWENTY-FIVE (25) FEET.  
ACCESSORY: TWENTY (20) FEET.
- SIDE YARD SETBACK: TWENTY (20) FEET.
- SEPARATION BETWEEN BUILDING/STRUCTURES: FIFTEEN (15) FEET. THE STRUCTURE SEPARATION COULD BE ADJUSTED WITH AN APPROVED FIREWALL CONSTRUCTION.

## COUNTY NOTES

1. THE OWNER NAMED HEREON IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL TRENCH, CONDUIT, PRIMARY VAULTS, SECONDARY JUNCTION BOXES, AND BACKFILL FOR THE FOPUD PRIMARY AND SECONDARY DISTRIBUTION SYSTEM IN ACCORDANCE WITH FOPUD SPECIFICATIONS; SAID OWNER WILL MAKE FULL ADVANCE PAYMENT OF LINE EXTENSION FEES AND WILL PROVIDE ALL NECESSARY UTILITY EASEMENTS PRIOR TO FOPUD CONSTRUCTION AND/OR CONNECTION OF ELECTRICAL SERVICE TO THE PLAT.
2. LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO THIS CHAPTER AND RCW 58.17.
3. APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS.
4. INFORMATION ON THIS PLAT PERTAINING TO IRRIGATION BLOCKS, FARM UNITS, BUREAU OF RECLAMATION FACILITIES AND THEIR ASSOCIATED RIGHTS-OF-WAY MAY NOT AGREE WITH THE CORRESPONDING FARM UNIT MAPS. PLEASE REFER TO THE APPROPRIATE FARM UNIT MAP FOR INFORMATION CONCERNING THESE FEATURES. (ONLY APPLIES TO USBR MAPS)
5. A PARK DEDICATION FEE SHALL APPLY TO ALL LOTS, AT TIME OF RESIDENTIAL DEVELOPMENT.
6. BENTON FRANKLIN HEALTH DISTRICT REQUIRES THAT ALL SEPTIC AND ON-SITE DRAIN FIELDS BE LOCATED NO CLOSER THAN 100 FEET FROM ANY SURFACE WATER.
7. THE PROPERTIES HAVE NOT BEEN REVIEWED BY THE BENTON FRANKLIN HEALTH DEPARTMENT REGARDING WHETHER THE PARCELS HAVE RESIDENTIAL CAPABILITY.
8. STATE PLANE COORDINATES SHOWN HEREON WERE TAKEN FROM NGS PUBLISHED DATA FOR LEVEL 2, AND RECORD OF SURVEY VOL 3, PAGE 30 FOR THE SE CORNER OF SECTION 1, TAD 83(01).



NOTARY STAMP  
BLACK INK ONLY



**SURVEY FOR**  
**JEFF GORDON**

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS 8th DAY OF March 2019 AT 13 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 2 OF SHORT PLATS PAGE 437, AT THE REQUEST OF AARON A DYCK P.L.S.  
Jeff Gordon  
FRANKLIN COUNTY AUDITOR INDEX NO.  
DEPUTY FEE NO.

**STRATTON SURVEYING & MAPPING, PC**  
313 NORTH MORAN STREET  
KENNEWICK, WA 99538  
(509) 734-7364  
FAX: (509) 736-8580  
stratton@strattonsurvey.com

598SP3.DWG © 2018  
DATE: 12/06/18 SH. 2 OF 2  
DRAWN BY: DEB/DCI JOB # 598



# FRANKLIN COUNTY

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## PLANNING AND BUILDING DEPARTMENT

### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS

**NOTICE IS HEREBY GIVEN** that the Franklin County Board of Commissioners will consider an application by **Jeff Gordon**, 531 Levey Road, Pasco, WA 99301, for the vacation of an easement, file #**VOE 2021-02**. Said application is to vacate a 30' wide, access easement, starting in the north center of the property, and extending southwest to the south border of Lot 2 of Short Plat 2019-05.

**LEGAL DESCRIPTION:** Lot 2 of Short Plat 2019-05, specifically AFN #554778.

**NON-LEGAL DESCRIPTION:**  
Parcel #108-060-042 is addressed as 531 Levey Road.

**NOTICE IS FURTHER GIVEN** that the matter will be considered by the Franklin County Board of Commissioners at a public hearing on **July 13, 2021, at their regular meeting, scheduled to begin at 9:00 a.m.** in the **Franklin County Courthouse, Commissioners Meeting Room, 1016 North 4th Avenue, Pasco, WA 99301**. The purpose of the public hearing is to provide all interested persons with the opportunity to appear and state their arguments for or against the approval of such vacation of easement (VOE 2021-02).

Covid-19, social distancing protocols are in place at the Franklin County Courthouse building, and in person attendance is limited. The meeting agenda, links to view the meeting, and other information related to Franklin County Board of County Commissioners meetings can be found at: <https://co.franklin.wa.us/commissioners/meeting.php>

Information concerning the proposal can be obtained at the Franklin County Planning Department, 502 W. Boeing Street, Pasco, Washington 99301, or by calling (509) 545-3521.

**DATED AT PASCO, WASHINGTON, THIS 2<sup>nd</sup> DAY OF JULY, 2021.**

A handwritten signature in blue ink that reads "Derrick Braaten" followed by the date "7/2/2021".

**Derrick Braaten**  
**Planning & Building Department Director**

**PUBLISHED:** Franklin County Graphic, July 8, 2021





LEVEY RD

LEVEY RD

AFN #1619162  
30' Access Easement  
to Remain

AFN #554775  
30' Access Easement to be  
vacated

T9R32S7