

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Replat of Lot 4, Short Plat 2912 into two lots one being 5 acres and the second 36.39 acres.

Proponent Darin Byrne
11201 N Peaceful PR NW
Prosser, WA 99350

File No. EA 2015-024

Location of proposal: Lot 4 of Short Plat 2912 and the North Half of the Southeast Quarter, lying South of the railroad right of way in Section 25, Township 9 North, Range 24 East, W.M.

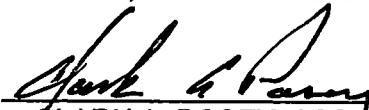
Lead agency BENTON COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

THERE IS NO COMMENT PERIOD FOR THIS DNS DETERMINATION

Responsible Official **MICHAEL E. SHUTTLEWORTH, PLANNING MANAGER**
Benton County Planning Dept.
Post Office Box 910 PHONE: (509) 786-5612
Prosser, WA 99350-0910 (509) 736-3086

Date October 21, 2015


CLARK A. POSEY, ASSISTANT PLANNING MANAGER

There is no agency appeal.

DISTRIBUTION:

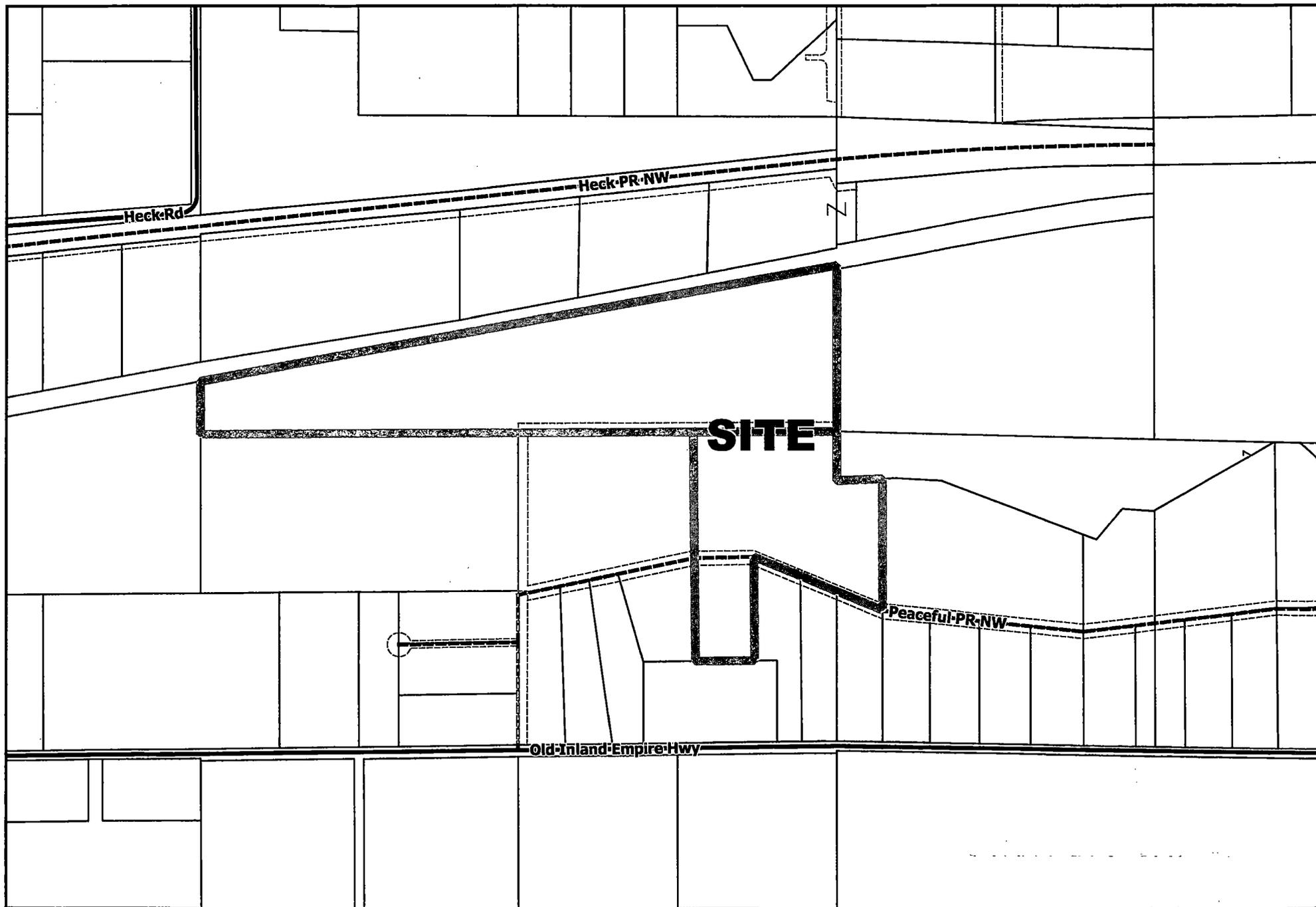
- Benton County Building Office/Benton County Code Enforcement
- Department of Natural Resources
- Benton Clean Air Authority
- Benton County Engineer
- Benton-Franklin Dist. Health Department
- Department of Transportation
- Washington State Department of Health
- Department of Ecology - Olympia Yakima
- Fire District No. 3
- Benton County Fire Marshal
- Dept. of Fish and Wildlife
- Dept. of Reclamation
- Dept. of Archeological/Historic Preservation
- Bureau of Land Management
- Futurewise
- Corps of Engineers
- Department of Agriculture
- Natural Resources Conservation District
- Sunnyside Valley Irrigation District
- School District #116



Benton County
Geographic Information
Systems Department

SECTION 25, TOWNSHIP 9, RANGE 24 E, W.M.
ENVIRONMENTAL CHECKLIST EA# 2015-02
DARIN BYRNE # 1-2594-401-2912-004 & # 1-2594-400-0003-000
MAP PRINTED: SEPTEMBER 25, 2015

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SHORT PLAT NO. _____

PORTION SE1/4, SEC 25, T.9N., R.24E., PORTION SW1/4, SEC 30, T.9N., R.25E., W.M.
BENTON COUNTY, WASHINGTON

OWNER'S CERTIFICATE

WE, DARIN BYRNE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT PLAT ARE GRANTED FOR THE USES SHOWN THEREON.

DARIN BYRNE

ACKNOWLEDGMENTS

COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE _____ AND _____ IS (ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____, RESPECTIVELY,

OF DARIN BYRNE, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES _____



APPROVALS

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

BENTON COUNTY SHORT PLAT ADMINISTRATOR DATE _____

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20 _____.

BENTON COUNTY TREASURER DATE _____

IRRIGATION CERTIFICATE

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARY OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT.

I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN BY THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE THE DISTRICT.

I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO THE OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT.

I FURTHER CERTIFY THAT:

1. THIS SHORT PLAT CONTAINS COMPLETED _____ SHARED/_____ NOT SHARED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS, OR
2. PROVISION ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE FOR COMPLETED _____ SHARED/_____ NOT SHARED IRRIGATION DISTRIBUTION FACILITIES, OR
3. THE EXISTING _____ SHARED/_____ NOT SHARED IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT, OR,
4. LOT(S) _____ IS/ARE, IN WHOLE OR IN PART, NOT CLASSIFIED AS "IRRIGATION LAND" BY THIS DISTRICT AND/OR ARE NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT.

I ALSO CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID.

BY _____ SUNNYSIDE VALLEY IRRIGATION DISTRICT DATE _____

DESCRIPTION

PARCEL NO. 125944012912004
LOT 4, SHORT PLAT 2912, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 2912, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL NO. 12594400003000
THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 24 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, LYING SOUTHERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY.

NOTES

1. O DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT PROPERTY CORNER UNLESS NOTED OTHERWISE.
 - DENOTES FOUND MONUMENT DATE VISITED 7/23/15
 - DENOTES CALCULATED POINT NOT SET
2. BASIS OF BEARING: RECORD OF SURVEY VOLUME 1, PAGE 3473 OF SURVEYS, RECORDS OF BENTON COUNTY, WASHINGTON.
3. EQUIPMENT USED INCLUDED A LEICA TPS 1100 TOTAL STATION WITH STANDARD OF ERROR OF 2 SECONDS AND 5 MM ± 5 PPM. & TRIMBLE GPS
4. BENTON COUNTY IS NOT RESPONSIBLE FOR THE CONSTRUCTION AND/OR MAINTENANCE OF PRIVATE ROAD EASEMENTS.
5. THE PRIVATE ROAD EASEMENT LOCATED ENTIRELY WITHIN THIS SHORT PLAT MAY BE EXTENDED TO SERVE LOTS OUTSIDE THIS SHORT PLAT.
6. ALL STRUCTURES MUST BE AT LEAST 25 FEET BACK FROM ALL PRIVATE ROAD EASEMENTS.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON THE DATE OF THIS CERTIFICATION HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 20 _____
PARCEL NUMBER 125944012912004
PARCEL NUMBER 12594400003000

BENTON COUNTY TREASURER

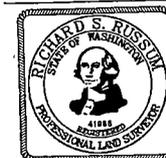
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DARIN BYRNE
AT _____ MINUTES PAST _____ M., THIS _____ DAY OF _____, 20_____, AND RECORDED IN VOLUME _____ OF SHORTS PLATS, PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON.

BENTON COUNTY AUDITOR FEE NUMBER _____

SURVEYOR'S CERTIFICATE

I, RICHARD RUSSUM, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN HEREON.



OLD INLAND EMPIRE HWY.
VICINITY MAP N.T.S.

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 5132
KENNEWICK, WASHINGTON 99336
509-582-6716

SHEET
2 OF 3

JOB #15-109

