

*Please return to:*

*Executive Assistant  
Kennewick Irrigation District  
2015 S Ely Street  
Kennewick, WA 99337*

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## KENNEWICK IRRIGATION DISTRICT RESOLUTION 2018-17

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### Approving Southridge Development and Southridge Estates Voluntary Mitigation Agreement

A RESOLUTION of the Board of Directors of Kennewick Irrigation District (KID), Benton County, Washington, for the purpose of approving a development agreement with Southridge Tri-Cities Development LLC, a Washington Corporation (hereinafter "Developer"),

WHEREAS, the Board of Directors of KID (the Board) met in regular session on May 1, 2018, with a quorum present, and

WHEREAS, the Property is proposed for subdivision into a development known as "Southridge Development and Southridge Estates" consisting 129.95 acres, of which 121.38 acres are classified as irrigable, which are proposed to be subdivided into 376 lots and legally described as follows;

- **Parcel 1-1789-100-0002-000**  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 8, RANGE 29: (WEST 30 FEET TO COUNTY FOR ROAD (1.7 ACRES)) RIGHT OF WAY ESMT 5/9/80. BUREAU OF RECLAMATION RELEASE OF EASEMENT AF #2014-008165 4/10/2014.
- **Parcel 1-1689-200-0002-011**  
REAL PROPERTY SITUATED IN THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, LYING IN THE NORTHWEST QUARTER OF SECTION 16 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE W.M. BEING PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT OF THE CENTERLINE OF WEST HILDEBRAND BOULEVARD, SAID POINT BEING THE MOST WESTERLY POINT ON SAID CENTERLINE AS SHOWN ON THE PLAT OF SOUTHRIDGE PHASE 2B, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 462, RECORDS OF BENTON COUNTY, WASHINGTON, SAID POINT ALSO BEING A POINT ON THE ARC OF A 700.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 28° 11' 52" EAST, THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12° 55' 20", AN ARC DISTANCE OF 157.87 FEET TO A TANGENT LINE; THENCE SOUTH 48° 52' 49" WEST A DISTANCE OF 215.80 FEET TO A POINT OF CURVATURE OF A 1185.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE RIGHT; THROUGH A CENTRAL ANGLE OF 39° 49' 83", AN ARC DISTANCE OF 823.69 FEET TO A

RADIAL LINE; THENCE SOUTH 01° 17' 38" EAST A DISTANCE OF 35.00 FEET; THENCE SOUTH 88° 42' 22" WEST A DISTANCE OF 392.00 FEET TO A POINT ON THE SECTION LIEN BETWEEN SECTIONS 16 AND 17 SAID POINT BEARS NORTH 00° 45' 34" WEST A DISTANCE OF 1030.04 FEET FROM THE QUARTER CORNER COMMON TO SECTION 16 AND 17; THENCE NORTH 00° 45' 34" WEST ALONG SAID SECTION LINE A DISTANCE OF 35.00 FEET; THENCE SOUTH 88° 42' 22" WEST A DISTANCE OF 32.01 FEET TO A POINT OF CURVATURE OF A 2000.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3° 13' 27" AN ARC DISTANCE OF 112.55 FEET TO A TANGENT LINE; THENCE NORTH 88° 04' 11" WEST A DISTANCE OF 275.33 FEET A POINT OF CURVATURE OF A 1200.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31° 32' 43" AN ARC DISTANCE OF 660.68 FEET TO A POINT OF REVERSE CURVATURE WITH A 500.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34° 59' 39" AN ARC DISTANCE OF 305.38 FEET TO A NON TANGENT LINE; THENCE NORTH 5° 13' 07" EAST A DISTANCE OF 50.32 FEET; THENCE NORTH 00° 54' 13" WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 16° 39' 39" EAST A DISTANCE OF 41.84 FEET; THENCE NORTH 1° 33' 55" WEST A DISTANCE OF 127.13 FEET; THENCE NORTH 87° 00' 34" EAST A DISTANCE OF 19.28 FEET; THENCE NORTH 3° 34' 01" WEST A DISTANCE OF 150.65 FEET TO A POINT ON THE ARC OF A 500.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 3° 34' 01" EAST, THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43° 01' 16" AN ARC DISTANCE OF 375.43 FEET TO A POINT OF REVERSE CURVATURE WITH A 500.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14° 15' 04" AN ARC DISTANCE OF 124.36 FEET TO A RADIAL LINE; THENCE NORTH 25° 12' 11" EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 19° 25' 59" EAST A DISTANCE OF 83.95 FEET; THENCE SOUTH 77° 33' 20" EAST A DISTANCE OF 115.11 FEET, THENCE SOUTH 72° 58' 29" EAST A DISTANCE OF 40.13 FEET; THENCE SOUTH 85° 57' 48" EAST A DISTANCE OF 247.11 FEET; THENCE NORTH 72° 35' 38" EAST A DISTANCE OF 87.17 FEET THENCE NORTH 89° 47' 56" EAST A DISTANCE OF 59.67 FEET; THENCE SOUTH 00° 45' 53" EAST A DISTANCE OF 154.90 FEET; THENCE SOUTH 11° 16' 07" EAST A DISTANCE OF 20.34 FEET; THENCE NORTH 89° 14' 07" EAST A DISTANCE OF 81.29 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45° 00' 00" AN ARC DISTANCE OF 39.27 FEET TO A RADIAL LINE; THENCE SOUTH 45° 45' 53" EAST A DISTANCE OF 20.00 FEET, THENCE NORTH 88° 25' 47" EAST A DISTANCE OF 55.00 FEET; THENCE SOUTH 84° 58' 14" EAST A DISTANCE OF 80.92 FEET TO THE SECTION LINE BETWEEN SECTIONS 16 AND 17; THENCE NORTH 00° 45' 53" WEST ALONG SAID SECTION LINE A DISTANCE OF 1152.76 FEET TO THE NORTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 89° 19' 38" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16 A DISTANCE OF 1331.05 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89° 20' 08" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16 A DISTANCE OF 627.63 FEET TO THE NORTHWEST CORNER OF LOT 169, BLOCK 8 OF THE PLAT OF SOUTHRIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 325 RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 00° 39' 52" EAST ALONG THE WEST

LINE OF SAID LOT 169 A DISTANCE OF 122.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 169, SAID CORNER BEING ON THE NORTHERLY RIGHT OF WAY LINE OF WEST 28TH AVENUE; THENCE SOUTH 89° 20' 08" WEST ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 7.68 FEET; THENCE SOUTH 00° 39' 52" EAST A DISTANCE OF 46.00 FEET TO THE NORTHWEST CORNER OF LOT 33, BLOCK 5 OF THE SAID PLAT SOUTHRIDGE PHASE 1, SAID CORNER BEING A COMMON CORNER WITH THE NORTHEAST CORNER OF TRACT X OF THE PLAT OF SOUTHRIDGE PHASE 2A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 445, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 89° 20' 08" WEST ALONG THE NORTH LINE OF SAID TRACT X A DISTANCE OF 217.08 FEET TO THE NORTHWEST CORNER OF SAID TRACT X; THENCE SOUTH 7° 16' 16" WEST ALONG THE WESTERLY LINE OF SAID TRACT X A DISTANCE OF 87.21 FEET TO THE NORTHEASTERLY CORNER OF TRACT Z OF THE SAID PLAT OF SOUTHRIDGE PHASE 2B; THENCE ALONG THE BOUNDARY OF SAID PLAT OF SOUTHRIDGE 2B THE FOLLOWING COURSES, NORTH 82° 43' 44" WEST A DISTANCE OF 129.84 FEET; THENCE SOUTH 7° 17' 44" WEST A DISTANCE OF 294.86 FEET; THENCE SOUTH 1° 22' 48" EAST A DISTANCE OF 10.02 FEET; THENCE SOUTH 8° 22' 25" WEST A DISTANCE OF 80.30 FEET; THENCE E SOUTH 3° 32' 31" WEST A DISTANCE OF 59.14 FEET; THENCE SOUTH 12° 54' 15" EAST A DISTANCE OF 69.76 FEET; THENCE SOUTH 70° 08' 19" WEST A DISTANCE OF 102.62 FEET; THENCE NORTH 19° 51' 41" WEST A DISTANCE OF 5.30 FEET; THENCE SOUTH 70° 08' 19" WEST A DISTANCE OF 154.19 FEET; THENCE SOUTH 27° 07' 08" EAST A DISTANCE OF 130.49 FEET TO A POINT ON THE ARC OF A 908.00 FOOT RADIUS CURVE THE RADIUS POINT OF WHICH BEARS SOUTH 27° 07' 08" EAST; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1° 04' 43" AN ARC DISTANCE OF 17.09 FEET TO A RADIAL LINE; THENCE SOUTH 28° 11' 52" EAST A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING; EXCEPT THE FOLLOWING DESCRIBED PIECE OF LAND; REAL PROPERTY SITUATED IN THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON. LYING IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF LOT 177 OF THE PLAT OF SOUTHRIDGE PHASE 2B, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 462, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 70° 08' 19" EAST ALONG THE EXTENDED NORTH LINE OF SAID LOT 177 A DISTANCE OF 111.19 FEET; THENCE NORTH 19° 51' 41" WEST A DISTANCE OF 34.40 FEET TO A POINT OF CURVATURE WITH A 320.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6° 00' 40" AN ARC DISTANCE OF 93.57 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON TANGENT LINE, THENCE NORTH 82° 43' 28" WEST A DISTANCE OF 569.43 FEET TO A POINT ON THE ARC OF SA 480.00 FOOT RADIUS CURVE THE RADIUS POINT OF WHICH BEARS NORTH 68° 41' 22" WEST; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14° 20' 14" AN ARC DISTANCE OF 120.11 FEET TO A TANGENT LINE; THENCE NORTH 6° 58' 23" EAST A DISTANCE OF 117.49 FEET TO A POINT OF CURVATURE WITH A 220.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31° 09' 14" AN ARC DISTANCE OF 119.62 FEET TO A NON TANGENT LINE; THENCE SOUTH 82° 41' 54" EAST A DISTANCE OF 566.63 FEET; THENCE SOUTH 7° 17' 44" WEST A DISTANCE OF 234.37 FEET TO A POINT OF CURVATURE WITH A

320.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT; THROUGH A CENTRAL ANGLE OF 21° 08' 45" AN ARC DISTANCE OF 118.10 FEET TO THE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2015-008604, 3/31/2015) LESS ANY PORTION THAT LIES WITHIN SOUTHRIDGE PHASE 3. RECORDED IN VOLUME 15 OF PLATS AT PAGE 530, RECORDS OF BENTON COUNTY, WASHINGTON. AF#2015-030091, 10/7/2015. (BOUNDARY LINE ADJUSTMENT PER AF#2015-030075, 10/7/2015). EXCEPT THE FOLLOWING: THAT PARCEL OF LAND BEING A PORTION OF PARCEL B OF THAT CERTAIN DEED RECORDED UNDER AUDITOR'S FILE NO. 2015-008604 RECORDS OF BENTON COUNTY WASHINGTON EXCEPT ANY PORTION OF "SOUTHRIDGE PHASE 3" ACCORDING TO THE PLAT THEREOF, RECORDED UNDER VOLUME 15 OF PLATS AT PAGE 522 RECORDS OF BENTON COUNTY WASHINGTON AND EXCEPT THE FOLLOWING DESCRIBED PARCEL, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON; BEGINNING AT THE SOUTHWEST CORNER OF LOT 244 OF "SOUTHRIDGE PHASE 3" THENCE SOUTH 83°01'21" EAST ALONG THE SOUTH LINE OF SAID LOT 244 AND THE EASTERLY EXTENSION THEREOF, 154.95 FEET TO THE WESTERLY LINE OF PARCEL A OF THAT CERTAIN DEED RECORDED UNDER AUDITOR'S FILE NO. 2015-008603, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE ALONG SAID WESTERLY LINE, ALONG THE ARC OF A 220.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 06°20'54" WEST FOR A CHORD DISTANCE OF 4.83 FEET THROUGH A CENTRAL ANGLE OF 01°15'29" FOR AN ARC DISTANCE OF 4.83 FEET; THENCE SOUTH 06°58'39" WEST ALONG SAID WESTERLY LINE, 117.49 FEET; THENCE ALONG SAID WESTERLY LINE, ALONG THE ARC OF A 480.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 12°47'10" WEST FOR A CHORD OF 97.16 FEET, THROUGH A CENTRAL ANGLE OF 11°37'03" FOR AN ARC DISTANCE OF 97.33 FEET; THENCE NORTH 71°24'18" WEST, 40.00 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 15°40'20" EAST FOR A CHORD DISTANCE OF 44.87 FEET THROUGH A CENTRAL ANGLE OF 05°50'44" FOR AN ARC DISTANCE OF 44.89 FEET; THENCE NORTH 77°15'02" WEST, 115.00 FEET; THENCE NORTH 08°09'26" EAST, 80.02 FEET; THENCE NORTH 06°58'39" EAST, 75.00 FEET TO THE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2017-013719, 05/23/2017)

- **Parcel 1-1789-100-0001-005**  
REAL PROPERTY SITUATED IN THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION THENCE NORTH 00° 45' 34" WEST ALONG THE EAST LINE OF SAID SECTION FOR 1356.80 TO THE SIXTEENTH CORNER; THENCE NORTH 00° 45' 53" WEST ALONG SAID EAST LINE FOR 204.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE NORTH 00° 45' 53" WEST 474.11 FEET TO THE NORTH LINE FO THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 88° 14' 47" WEST ALONG SAID NORTH LINE FOR 1329.31 FEET TO THE WEST LINE FO THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00° 41' 43" EAST ALONG SAID WEST LINE FOR 674.30

FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 5° 13' 07" EAST 85.56 FEET; THENCE NORTH 00° 54' 13" WEST 125.00 FEET; THENCE NORTH 16° 39' 39" EAST 41.84 FEET; THENCE NORTH 1° 33' 55" WEST 127.13 FEET; THENCE NORTH 87° 00' 34" EAST 19.28 FEET; THENCE NORTH 3° 34' 01" WEST 150.65 FEET TO A POINT ON A NON-TANGENT 500.00 FOOT RADIUS CURVE THE RADIUS POINT OF WHICH BEARS SOUTH 3° 34' 01" EAST; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43° 01' 16" AN ARC DISTANCE OF 375.43 FEET TO A POINT OF REVERSE CURVATURE WITH A 500.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14° 15' 04" AN ARC DISTANCE OF 124.36 FEET; THENCE NORTH 25° 12' 11" EAST 20.00 FEET; THENCE NORTH 19° 25' 59" EAST 83.95 FEET; THENCE SOUTH 77° 33' 20" EAST 115.11 FEET; THENCE SOUTH 72° 58' 29" EAST 40.13 FEET; THENCE SOUTH 85° 57' 48" EAST 247.11 FEET; THENCE NORTH 72° 35' 38" EAST 87.17 FEET; THENCE NORTH 89° 47' 56" EAST 59.67 FEET; THENCE SOUTH 00° 45' 53" EAST 154.90 FEET; THENCE SOUTH 11° 16' 07" EAST 20.34 FEET; THENCE NORTH 89° 14' 07" EAST 81.29 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45° 00' 00" AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 45° 45' 53" EAST 20.00 FEET; THENCE NORTH 88° 25' 47" EAST 55.00 FEET; THENCE SOUTH 84° 58' 14" EAST 80.92 FEET TO THE SAID TRUE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND CONDITIONS OF RECORD. EXCEPT ROAD RIGHT OF WAY FOR HILDEBRAND BOULEVARD. (DESCRIPTION CHANGE PER AF#2016-032449, 10/25/2016).

- **Parcel 1-1789-101-2221-004**

Section 17 Township 8 Range 29 Quarter NE; SHORT PLAT #2221, (Legal includes portion of Lot 2, Short Plat 2221). TRACT 1: REAL PROPERTY SITUATED IN THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, LYING IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 88°48'04" WEST ALONG THE CENTER SECTION LINE FOR 1006.96 FEET; THENCE NORTH 00°40'56" WEST 1045.95 FEET; THENCE NORTH 81°41'54" WEST 328.79 FEET; THENCE NORTH 00°41'43" WEST 247.90 FEET; THENCE NORTH 5°13'07" EAST 85.56 FEET; THENCE NORTH 00°54'13" WEST 125.00 FEET; THENCE NORTH 16°39'39" EAST 41.84 FEET; THENCE NORTH 1°33'55" WEST 127.13 FEET; THENCE NORTH 87°00'34" EAST 19.28 FEET; THENCE NORTH 3°34'01" WEST 150.65 FEET TO A POINT ON A NON-TANGENT 500.00 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 3°34'01" EAST; THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°01'16", AN ARC DISTANCE OF 375.43 FEET TO A POINT OF REVERSE CURVATURE WITH A 500.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°15'04", AN ARC DISTANCE OF 124.36 FEET; THENCE NORTH 25°12'11" EAST 20.00 FEET; THENCE NORTH 19°25'59" EAST 83.95 FEET; THENCE SOUTH 77°33'20" EAST 115.11 FEET; THENCE SOUTH 72°58'29" EAST 40.13 FEET; THENCE SOUTH 85°57'48" EAST 247.11 FEET; THENCE NORTH 72°35'38" EAST 87.17 FEET; THENCE NORTH 89°47'56" EAST 59.67 FEET; THENCE SOUTH 00°45'53" EAST 154.90 FEET; THENCE SOUTH 11°16'07" EAST 20.34 FEET; THENCE NORTH 89°14'07" EAST 81.29 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT,

THROUGH A CENTRAL ANGLE OF 45°00'00", AN ARC DISTANCE OF 39.27 FEET;  
THENCE SOUTH 45°45'53" EAST 20.00 FEET; THENCE NORTH 88°25'47" EAST 55.00  
FEET; THENCE SOUTH 84°58'14" EAST 80.92 FEET TO THE EAST LINE OF SAID  
SECTION; THENCE SOUTH 00°45'53" EAST ALONG SAID EAST L

hereinafter referred to as the "Property."

**WHEREAS**, the Property is being developed into a residential subdivision within the Benton County boundaries; and

**WHEREAS**, the Property is owned by the Developer and has an allotment of irrigation water from KID; and

**WHEREAS**, RCW 58.17.310 requires that irrigation water rights-of-way be provided for each parcel of land, and also requires that, if the subdivision lies within land within an irrigation district classified as irrigable, completed irrigation water distribution facilities for such land may be required by the irrigation district by resolution as a condition for approval of the short plat or final plat by the legislative authority of the city, town, or county; and

**WHEREAS**, KID Resolution 86-15A requires completed irrigation facilities as a condition for approval of the short plat or final plat; and

**WHEREAS**, KID Policy 4.19 "Standard Specifications" specifies what comprises completed irrigation facilities; and

**WHEREAS**, the KID has developed a comprehensive plan ("Southridge Irrigation Master Plan") for the general area that includes this Property, and will be able to provide direction as to the location and specifics for pipe distribution system as it relates to the proposed Subdivision; and

**WHEREAS**, the preliminary plat for the Subdivision was submitted prior to comprehensive plan approval and is not required to fulfill the requirements of the comprehensive plan; and

**WHEREAS**, the Developer agrees to be responsible for making irrigation improvements on the Property, but has not completed the construction of a pond, pump station, and appurtenant facilities to provide pressurized irrigation water to the Subdivision as a completed irrigation facility; and

**WHEREAS**, the Developer and KID mutually agree that it is in each of their best interest for the Developer to contribute funds towards KID's planned regional system or provide other agreed upon contributions to provide service to the Subdivision with irrigation water; and

**WHEREAS**, the Developer desires to contribute funds to KID equal to what would be the mutually agreed cost of constructing a pond facility, which is estimated at \$380,400, an amount determined by the Developers engineering consultant and verified and approved by KID; and

**WHEREAS**, KID agrees to provide the property with irrigation water at full pressurization of 40 to 80 psi; and

**WHEREAS**, KID agrees, at its own costs, to compensate the Developer for an irrigation infrastructure upsizing for the benefit of properties outside the defined subdivision boundary; and


**WHEREAS**, the KID cannot approve of any Final Plat phases of the Property unless completed


irrigation systems are installed or bonded for, or the KID Board of Directors approves by resolution an acceptable security that creates a lien against the Property; and

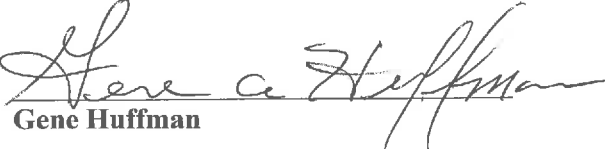
**WHEREAS**, the parties desire to set forth their agreements on how said Voluntary Mitigation Agreement will be constructed, operated, maintained, replaced, and bettered for their mutual benefit and for the benefit of their heirs, assigns and successors;

**NOW, THEREFORE, BE IT RESOLVED** that the attached “Southridge Development and Southridge Estates Voluntary Mitigation Agreement” is approved.


**RESOLUTION 2018-17 IS HEREBY ADOPTED** by the Board of Directors of Kennewick Irrigation District, Benton County, Washington, at a regular open public meeting thereof this 1<sup>st</sup> day of May, 2018.

  
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**Dean Dennis**

  
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**Kirk Rathbun**

  
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**Gene Huffman**

  
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**David McKenzie**

  
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**Raman Venkata**