

**WHEN RECORDED RETURN TO:**

Richland City Clerk's Office  
625 Swift Boulevard, MS-07  
Richland, WA 99352

**ORDINANCE NO. 2024-39**

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,  
ESTABLISHING AND DEDICATING THE RIGHT-OF-WAY FOR  
A SEGMENT OF GATEWAY AVENUE.**

**WHEREAS**, the City owns and manages a system of public street rights-of-way for the benefit of the City's residents and visitors; and

**WHEREAS**, the City may receive dedications of new public street rights-of-way through land development activity or by ordinance; and

**WHEREAS**, the owners of properties near Ava Way and Dallas Road received preliminary plat approval from the City of Richland for the Veneto Villagio subdivision; and

**WHEREAS**, Badger Mountain South Community Association has agreed to dedicate a portion of its land to facilitate the entrance into the Veneto Villagio subdivision from Ava Way; and

**WHEREAS**, a right-of-way dedication deed has been reviewed, approved by the City, and executed by Badger Mountain South Community Association; and

**WHEREAS**, the City's best interests are served by accepting the dedication of right-of-way for the extension of the proposed Gateway Avenue to Ava Way.

**NOW, THEREFORE, BE IT ORDAINED** by the City of Richland as follows:

Section 1. The Gateway Avenue right-of-way legally described in **Exhibit A-1** and depicted in **Exhibit A**, attached hereto and incorporated herein by this reference, is hereby accepted by the City of Richland and dedicated as a public street right-of-way.

Section 2. The City Manager is hereby authorized to sign, execute, and record with the Auditor of Benton County, Washington, the right-of-way dedication deed for the identified portion of Gateway Avenue.

Section 3. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached Exhibits, duly certified by the Clerk as a true copy.

Section 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

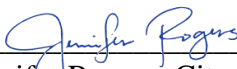
Section 5. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 6. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

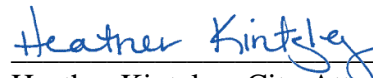
**PASSED** by the City Council of the City of Richland, Washington, at a regular meeting on the 7<sup>th</sup> day of January, 2025.

  
Theresa Richardson, Mayor

Attest:

  
Jennifer Rogers, City Clerk

Approved as to Form:

  
Heather Kintzley, City Attorney

First Reading: December 17, 2024

Second Reading: January 7, 2025

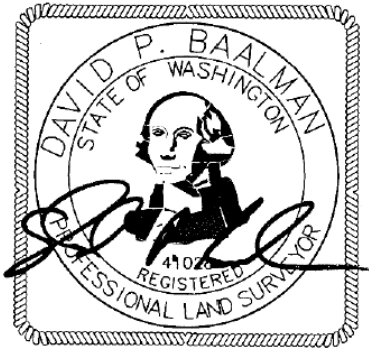
Date Published: January 12, 2025

**EXHIBIT 'A-1'**  
**LEGAL DESCRIPTION**  
**PUBLIC ROAD RIGHT OF WAY DEDICATION**

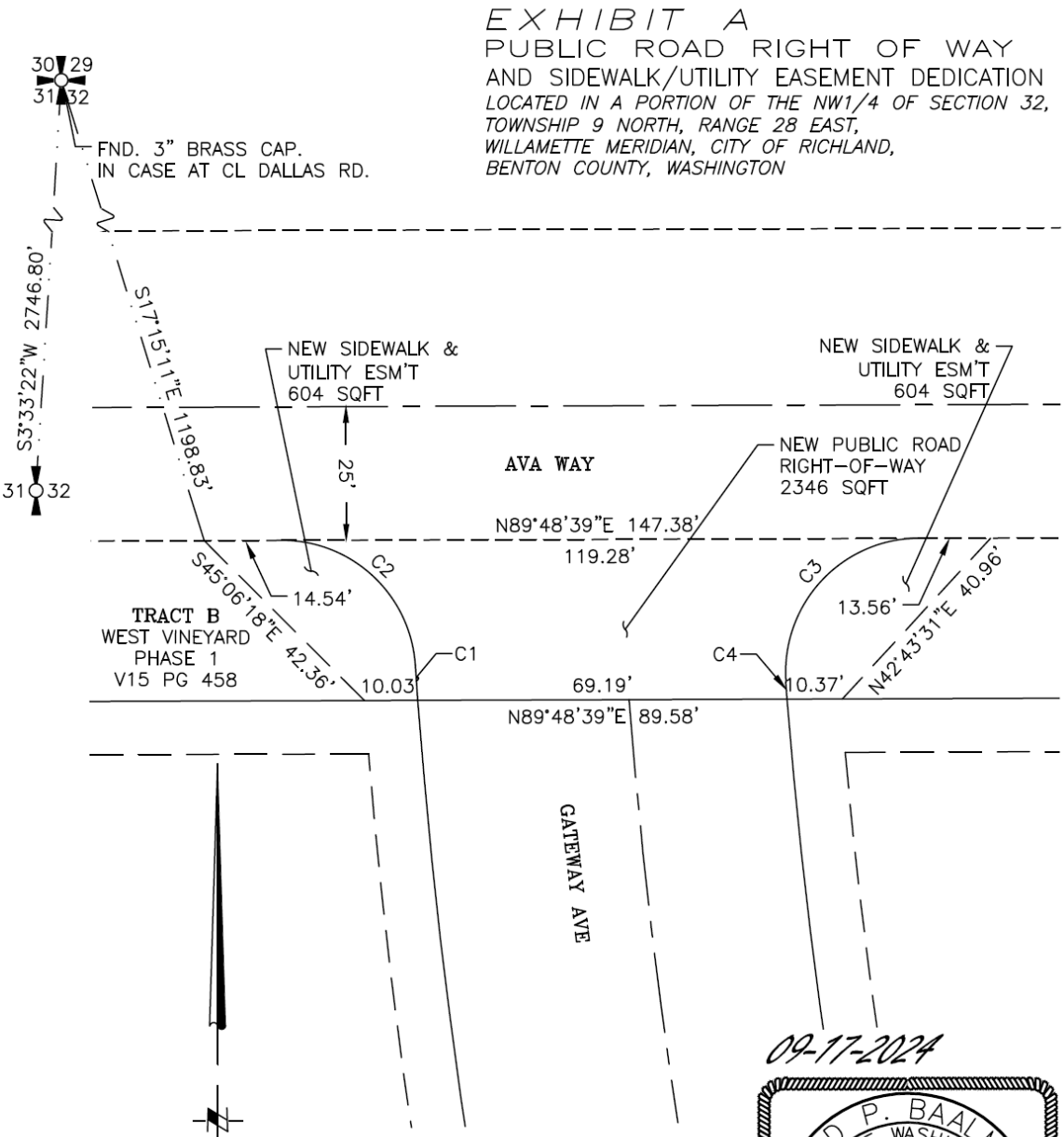
THAT PORTION OF TRACT B, PLAT OF WEST VINEYARD PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 458, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATE IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE, CITY OF RICHLAND, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32 (FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 32 BEARS SOUTH 3°33'22" WEST 2746.80 FEET); THENCE SOUTH 17°15'11" EAST 1198.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT B; THENCE NORTH 89°48'39" EAST 14.54 FEET ALONG SAID NORTHERLY BOUNDARY TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 89°48'39" EAST 119.28 FEET ALONG SAID NORTHERLY BOUNDARY TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 42°43'21" WEST 36.62 FEET); THENCE SOUTHWESTERLY 41.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°10'36" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1038.50 FEET; THENCE SOUTHERLY 3.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°10'32" TO THE SOUTHERLY BOUNDARY OF SAID TRACT B; THENCE SOUTH 89°48'39" WEST 69.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1107.50 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 4°05'53" WEST 6.64 FEET); THENCE NORTHERLY 6.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°20'37" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY 37.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°15'46" TO THE **POINT OF BEGINNING**.

CONTAINS 2346 SQUARE FEET, MORE OR LESS.



*9-17-2024*



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	6.64	1107.50	0°20'37"	S4°05'53"E	6.64
C2	37.64	25.00	86°15'46"	N47°03'28"W	34.18
C3	41.09	25.00	94°10'36"	S42°43'21"W	36.62
C4	3.18	1038.50	0°10'32"	S4°27'13"E	3.18

09-17-2024

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