

**WHEN RECORDED RETURN TO:**

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

**ORDINANCE NO. 2025-03**

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,  
ESTABLISHING AND DEDICATING ADDITIONAL RIGHT-OF-  
WAY FOR POLAR WAY.**

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

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

**WHEREAS**, AKJM, LLC, the owner of property adjacent to Polar Way, has received permit approval from the City of Richland for a commercial development; and

**WHEREAS**, AKJM, LLC has agreed to dedicate a portion of land for future street development along Polar Way; and

**WHEREAS**, AKJM, LLC has executed a right-of-way dedication deed that has been reviewed and approved by the City.

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

Section 1. The City Manager is hereby authorized to sign, execute, and record with the Auditor of Benton County, Washington, the dedication deed for additional right-of-way for Polar Way.

Section 2. The additional Polar Way right-of-way, described in the attached **Exhibit A** and depicted in the attached **Exhibit B**, is hereby dedicated as public right-of-way.

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 the 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 21<sup>st</sup> day of January, 2025.



Theresa Richardson, Mayor

Attest:

  
Jennifer Rogers, City Clerk

Approved as to Form:

  
Heather Kintzley, City Attorney

First Reading: January 7, 2025  
Second Reading: January 21, 2025  
Date Published: January 26, 2025

**Exhibit A**  
**Legal Description**

PARCEL NO. 128081000002026

DESCRIPTION

THAT PORTION OF PARCEL A OF THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5693, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL THENCE SOUTH 00°31'11" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 50.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 89°28'49" WEST 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 78.64 FEET THROUGH A DEL TA ANGLE OF 90°06'41" TO THE NORTHERLY LINE OF SAID PARCEL; THENCE NORTH 89°22'08" EAST ALONG SAID LINE 50.10 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 538 SF

Exhibit B  
Depiction

