

Anne Henning

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Friday, November 7, 2025 12:47 PM
To: Anne Henning
Cc: Angela Owens; Angel Garza; Joel Garza; Josh Bagley; Nancy Nick
Subject: REPLAT OF SAND HILL ESTATES VI - Preliminary Plat Submittal Package
Attachments: 2025-11-07 SAND HILL ESTATES VI REPLAT - Land Use Application.pdf; 2025-11-07 SAND HILL ESTATES VI REPLAT - Title Commitment_Subdivision Guarantee.pdf; 2025-11-07 SAND HILL ESTATES VI REPLAT - Preliminary Plat.pdf; 2025-11-07 SAND HILL ESTATES VI REPLAT - Conceptual Site Plan.pdf; 2025-11-07 SAND HILL ESTATES VI REPLAT - Design Deviation Requests.pdf

Anne:

Please find the following submittal documents for the above referenced project, attached to this email.

- Land Use Application
- Title Commitment
- Preliminary Plat
- Conceptual Site Plan
- Design Deviation Request Letter

Angel:

Can you please sign the Land Use Application, and remit payment the fee once Anne deems this submittal complete?

Thank you!

Sincerely,



Scott McArthur, PE
Principal Engineer
Off: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com



CITY OF OTHELLO
BUILDING & PLANNING DEPARTMENT
500 E MAIN STREET, OTHELLO, WA99344
Planning Dept. 509.488.3302 City Hall 509.488.5686
WWW.OTHELLOWA.GOV

Received By:

Received By
Othello Bldg & Planning
November 07 2025

LAND USE APPLICATION

SECTION 1: Property Location

Property Address: TBD - Mt. Hood Street Parcel #: 1529030682661
Legal Description (Lot#/Block#/Plat): RePlat of Sand Hill Estates VI
Property Existing Zoning: ☐ R-1 ☐ R-2 ☐ R-3 ☒ R-4 ☐ R-M ☐ S-1 ☐ C-1 ☐ C-B ☐ C-2 ☐ C-3 ☐ I-1 ☐ I-2

SECTION 2: Property Owner (holds more than 50% ownership)

Name: Angel Garza / Palos Verdes LLC
Mailing Address: PO Box 484
City/State/Zip: Othello, WA 99344
Phone Number: 509.989.0555
Fax Number: N/A
Email: angel@palosverdesllc.com
Signature: _____
Date: _____

Section 3: Authorized Representative (to whom all official correspondence will be sent)

Name: Scott McArthur
Company: McArthur Engineering Company, LLC.
Mailing Address: 14841 N Highway 41
City/State/Zip: Rathdrum, Idaho 83858
Phone Number: 208.446.3307
Fax Number: N/A
Email: scott@mcArthur-eng.com

SECTION 4: Applicant

Name: Scott McArthur
Mailing Address: 14841 N Highway 41
City/State/Zip: Rathdrum, Idaho 83858

Phone Number: 208.446.3307
Fax Number: N/A
Email: scott@mcArthur-eng.com

I (print) Scott McArthur herby affirm and certify, under penalty of perjury, that I am, or represent, the legal owner (s) of the property described on this application and that these statements are in all respects true and correct to the best of my knowledge.

Signature

Date

SECTION 5: Summary of Request

Preliminary Plat Request

A thirty-two (32) Lot subdivision being a RePlat of Sand Hill Estates VI

(PRELIMINARY PLAT)

SECTION 5: Application Fees *OTHER FEES INCURRED WILL BE INVOICED TO THE APPLICANT/DEVELOPER AND MUST BE PAID BEFORE PROJECT IS APPROVED*

<input type="checkbox"/> Annexation.....\$200	<input type="checkbox"/> Lot Line Adjustment.....\$0	<input type="checkbox"/> Subdivision of 4 or Less Lots.....\$500
<input type="checkbox"/> Building on Unplatted Land \$0	<input type="checkbox"/> Rezone or Text Change.....\$0	<input checked="" type="checkbox"/> Subdivision (16.17.030.a.9).....\$500 (+\$50 per lot)
<input type="checkbox"/> Insufficiently Platted Land..\$0	<input type="checkbox"/> SEPA Checklist (13.04.030.C.3) \$200	<input type="checkbox"/> Zoning Variance.....\$1000
<input type="checkbox"/> Land Use Sign.....\$20	<input type="checkbox"/> Reimbursement Agreement..\$1,500	<input type="checkbox"/> Other _____ \$ _____

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

62242500939 Revision 1

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

Received By
Othello Bldg & Planning
November 07 2025

GUARANTEES

Palos Verdes, LLC, a Washington limited liability company

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
9001 W. Tucannon Avenue, Suite 220
Kennewick, WA 99336

Countersigned By:

Dylan Strait
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Christopher Hull
Chicago Title Company of Washington
9001 W. Tucannon Avenue, Suite 220
Kennewick, WA 99336
Phone: (509)735-1575 Fax: (509)735-0707
Main Phone: (509)735-1575
Email: Christopher.Hull@ctt.Com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.80

Effective Date: October 27, 2025 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

A & Y Leasing LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1529030682661

Lot 1, Block 1, Sand Hill Estates # 6 Short Plat, according to the Short Plat thereof recorded under Auditor's File No. 339238, records of Adams County, Washington.

SCHEDULE B

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025
Tax Account No.: [1529030682661](#)
Levy Code: 11
Assessed Value-Land: \$508,300.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$5,542.89
Paid: \$5,542.89
Unpaid: \$0.00

2. This land is included in the East Columbia Basin Irrigation District and is subject to the laws of the United States and the State of Washington relative to the Columbia Basin Project and is liable for further assessments, if any, levied by said district.

Agreement for permanent release of water allotment recorded August 14, 2017 under [Auditor's File No. 316560](#) and [316561](#).

3. Right of way for roads, drains, canals, and pipelines as shown on the face of the Plats of Irrigation Block 45 and revisions thereto.

4. As to Farm Units 87, 88:
Agreement of Consent to Eliminate Farm Unit Delivery between the United States of America and the owner of Farm Units 89 and 90, with respect to delivery of water to said Farm Unit as provided for in instrument dated July 16, 1963, recorded August 24, 1965, in [Volume 12 of Columbia Basin Documents, Pages 325-326](#).

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington Water Power Company
Purpose: Electric transmission and distribution line and appurtenances thereto
Recording Date: October 19, 1955
Recording No.: [53427, in Volume 84 of Deeds, Page 480](#)
Affects: Farm Units 87 and 88, Irrigation Block 45

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation, a Washington corporation
Purpose: the right to construct, operate and maintain a natural gas pipeline
Recording Date: September 11, 1963
Recording No.: [Volume 95 of Deeds, Pages 510-515](#)
Affects: the North line of said premises

7. As to Farm Unit 87 and Other Property:
Consent to Water Delivery Changes between PJ Taggares Co., and the East Columbia Basin Irrigation District recorded January 8, 2010 under [recording no.: 294105](#).

SCHEDULE B

(continued)

8. As to Farm Unit 88 and Other Property:
Consent to Water Delivery Changes between PJ Taggares Co., and the East Columbia Basin Irrigation District recorded January 8, 2010 under [recording no.: 294104](#).
9. A deed of trust to secure an indebtedness in the amount shown below,
- Amount: \$5,685,000.00
Dated: March 12, 2024
Trustor/Grantor: Palos Verdes, LLC, a Washington limited liability company
Trustee: UPF Washington Incorporated
Beneficiary: Washington Trust Bank
Recording Date: April 24, 2024
[Recording No.:](#) [336185](#)
10. Assignment of Rents
Between: Palos Verdes LLC, a Washington limited liability company
And: Washington Trust Bank
Recorded: April 24, 2024
[Recording No:](#) [336186](#)
11. Covenant Dedicating Improvements recorded August 4, 2025 under [Auditor's File No. 339237](#).
12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Sand Hill Estates #6 Short Plat:
- [Recording No:](#) [339238](#)
13. City of Othello Multi-Family Housing Limited Property Tax Exemption Agreement and the terms and conditions thereof recorded October 21, 2025 under [Auditor's File No. 339776](#).

END OF SCHEDULE B

Water Contract
EAST COLUMBIA BASIN IRRIGATION DISTRICT
Adams County Auditor, Heidi K. Hunt



Return to:

East Columbia Basin Irrigation District
P.O. Box E
Othello, WA 99344

AGREEMENT FOR PERMANENT RELEASE OF WATER ALLOTMENT

Palos Verdes LLC
Block 45, Farm Unit 88-2
APN: 1529030682661 & 1529030682659

COLUMBIA BASIN PROJECT
EAST COLUMBIA BASIN IRRIGATION DISTRICT

THIS CONTRACT, made this ^{2nd} day of *August*, 2017, between the EAST COLUMBIA BASIN IRRIGATION DISTRICT, hereinafter called the District, and **Palos Verdes LLC** hereinafter called the Landowner, WITNESSETH, That:

2. WHEREAS, the Landowner owns land in the District described as follows:

That portion of Block 45 Farm Unit 88 CBP, Commencing at the SW Corner of said FU 88, Being the Center 1/4 Corner of Said S 34, Marked by a 2 Inch Brass Cap In Case Stamped "LS 28239", From Which, E 1/4 OF Said Sec 34, Marked by a U.S.B.R. Brass Cap in Case Bears N 88°33'42" E, 2641.61 Feet; Thence N 00°51'55" W, Along The W Boundary of Said FU 88, 167.84 Feet to the POB; Thence N 88°33'42" E 680.51 Feet; Thence North 01°26'18" East, 22.50 Feet; Thence N 88°33'42" E, 66.00 FT; Thence S 01°26'18" E, 22.50 Feet; Thence N 88°33'42" E, 601.05 Feet; Thence North 01°26'18" West 327.66 Feet; Thence N 88°33'42" E; 431.05 Feet; Thence N 01°26'18" W; 25.00 Feet; Thence N 88°33'42" E, 66.00 Feet; Thence S 01°26'18" E, 24.93 Feet; Thence N 88°33'42" E 801.02 Feet to the E Boundary of Said FU 87 and Said SEC 34; Thence N 00°46'44" W, Along Said Boundary, 327.68 Feet; Thence S 88°33'42" W, 804.79 Feet; Thence N 01°26'18" W, 43.58 Feet; Thence S 88°33'42" W 66.00 Feet; Thence S 01°26'18" E, 43.58 Feet; Thence S 88°33'42" W, 346.05 Feet; Thence S 01°26'18" E, 137.33 Feet; Thence S 88°33'42" W, 170.00 Feet; Thence S 01°26'18" W, 190.33 Feet; Thence S 88°33'42" W, 1259.29 Feet to the W Boundary of Said FU 88; Thence S 00°51'55" E, Along Said Boundary, 327.68 Feet to the Point of Beginning, Adams County, Washington; including any right, title or interest in any land underlying any street, road or avenue adjoining the land, as shown crosshatched on Exhibit "A", attached hereto and incorporated herein by reference, and

That portion of Block 45 Farm Unit 88, CBP: Commencing at the SW Corner of Said FU 88,



Being the Center Quarter Corner of Said S 34, Marked by a 2 Inch Brass Cap in Case Stamped "LS 28239", From Which, E 1/4 of Said S 34, Marked by a U.S.B.R. Brass Cap in Case Bears N 88°33'42"E, 2641.61 Feet; Thence N 00°51'55" W, Along the W Boundary of Said FU 88, 495.52 Feet to the POB; Thence N 88°33'42" E, 542.63 FEET; Thence N 01°26'18" W, 130.83 Feet; Thence S 88°33'42" W, 45.01 Feet; Thence N 01°26'18" W, 66.00 Feet; Thence N 88°33'42"E, 46.15 Feet; Thence N 01°26'18" W, 130.83 Feet; Thence N 88°33'42" E, 685.52 Feet; Thence N 01°26'18" W, 130.83 Feet; Thence S 88°33'42" W, 85.00 Feet; Thence N 01°26'18" W, 66.00 Feet; Thence N 88°33'42" E, 85.00 Feet; Thence N 01°26'18" W, 130.83 Feet; Thence N 88°33'42" E, 425.00 Feet; Thence N 01°26'18" W, 167.89 Feet; Thence S 88°33'42" W, 1676.05 Feet to the Westerly Boundary of Said FU 88; Thence South 00°51'55" East, 823.25 Feet to the Point Of Beginning Adams County, Washington; including any right, title or interest in any land underlying any street, road or avenue adjoining the land, as shown crosshatched on Exhibit "B", attached hereto and incorporated herein by reference

which has a water allotment as a part of the water supply available through the District to an irrigation block of the Columbia Basin Project; and

3. WHEREAS, the irrigable acreage of said land has been assessed annually by the District under the provisions of the Federal Reclamation Laws and the December 18, 1968 Repayment Contract between the United States and the District, which require payment of construction and annual irrigation system operation and maintenance costs on account of the acreage so determined; and

4. WHEREAS, the Landowner, by execution hereof, requests that the Irrigation water allotment be permanently terminated as to the irrigable acres of the above described land, and the granting of such request on the conditions hereinafter stated appears to be in the best interests of the District; and

5. WHEREAS, Article 10(d) of the December, 1968 Repayment Contract between the District and the United States provides that the irrigable area within the District may be revised from time to time by the District by substitution of lands found to be susceptible of irrigation within the District, acre for acre, for lands found to be non irrigable or by the addition to or reduction of irrigable lands within the District,

NOW, THEREFORE, in consideration of the covenants, conditions and stipulations hereinafter stated, the parties hereto mutually agree as follows:

6. The Landowner hereby expressly waives any right with respect to future irrigation service and water delivery for the land described herein and hereby releases the water allotment heretofore applicable in accordance with the certificate of the Secretary of Interior dated 12-28-66, recorded with the Auditor of Adams County, Washington on 12-19-70, Book 9 CB Doc, Pages 516-521 to the land described herein which contains 40.0 irrigable acres, more or less.

7. The District, pursuant to Article 10(d) of the December 18, 1968 Repayment Contract hereby finds said land to be non irrigable and in consideration of the release of the water allotment hereby made, relieves said land from further assessment by the District.

8. Subject to Federal Reclamation Laws and the December 18, 1968 Repayment Contract as the same may be amended, the provisions of this contract shall be binding on the parties hereto and the heirs, devisees, successors and assigns of the District, and all provisions contained herein shall be covenants that run with and bind the land described herein.

Water Contract
EAST COLUMBIA BASIN IRRIGATION DISTRICT
Adams County Auditor, Heidi K. Hunt



9. This agreement shall be effective upon execution by the District.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the date first above written.

Landowner:

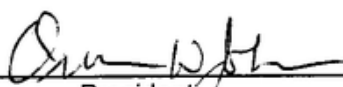

Angel Garza, Palos Verdes LLC



EAST COLUMBIA BASIN IRRIGATION DISTRICT

ATTEST:


Secretary

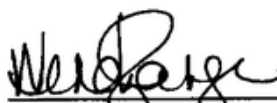
By 
President

STATE OF WASHINGTON
County of Adams

2nd I, the undersigned, Notary Public in and for the said State, do hereby certify that on this day of August, 2017, personally appeared before me Orman Johnson and Craig N. Simpson, to me known to be the President and Secretary, respectively, of the East Columbia Basin Irrigation District that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said District, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the District seal.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public in and for the
State of Washington, residing at Nogah Lake
My Commission Expires: 10/16/2018

Water Contract
EAST COLUMBIA BASIN IRRIGATION DISTRICT
Adams County Auditor, Heidi K. Hunt



STATE OF Washington
County of Adams

I certify that I know or have satisfactory evidence that Monica Muro, PA is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN TO before me this 1st day of August, 2017.



Wendy Lange

Notary Public in and for the State of Washington
residing at Mosslake

My Commission expires: 10/16/2018

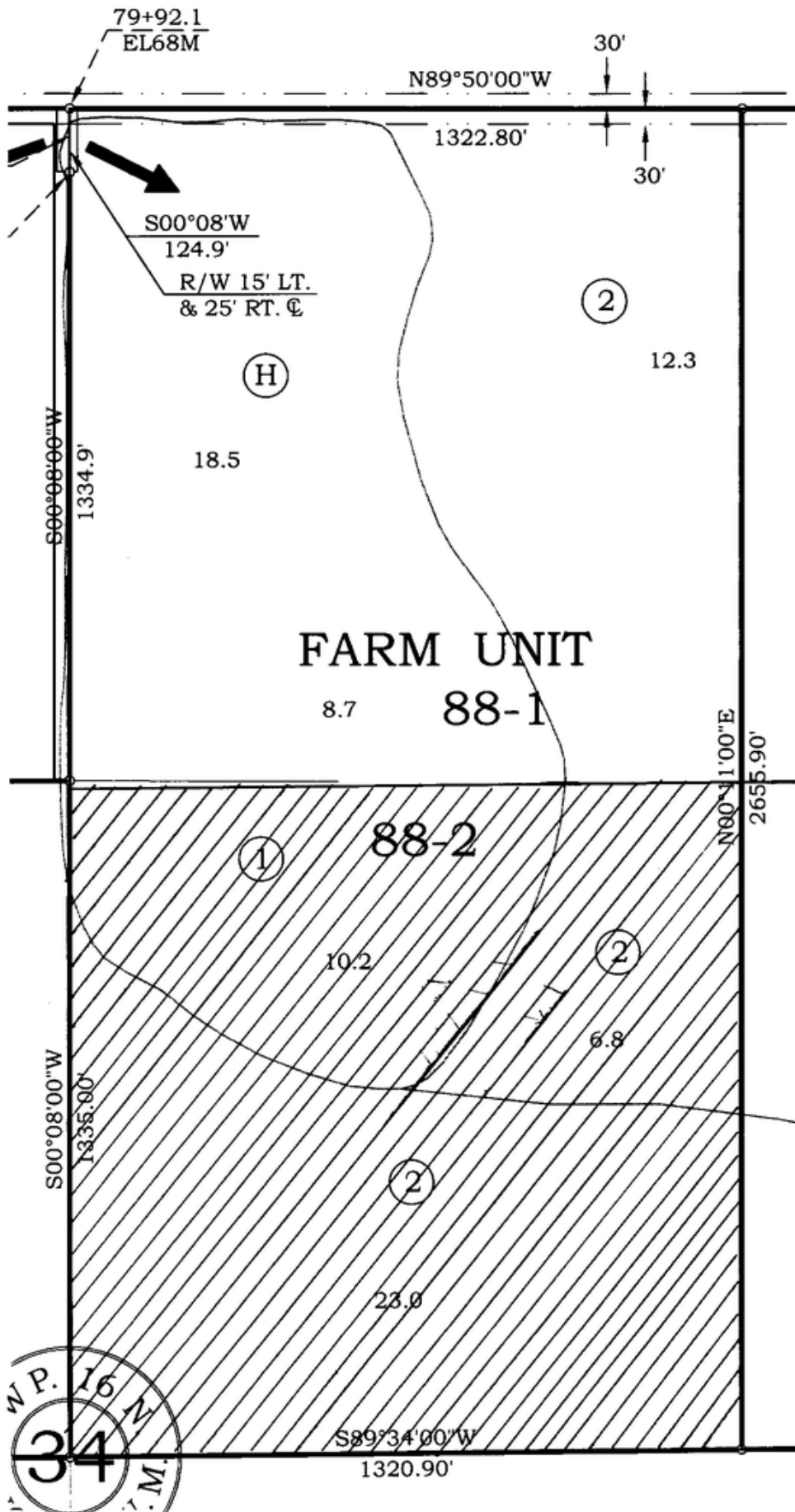


Exhibit A



Water Contract
EAST COLUMBIA BASIN IRRIGATION DISTRICT
Adams County Auditor, Heidi K. Hunt



Return to:

East Columbia Basin Irrigation District
P.O. Box E
Othello, WA 99344

AGREEMENT FOR PERMANENT RELEASE OF WATER ALLOTMENT

Palos Verdes LLC

Block 45, Farm Unit 87-2

APN: 1529030682660 & 1529030682658

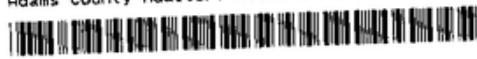
**COLUMBIA BASIN PROJECT
EAST COLUMBIA BASIN IRRIGATION DISTRICT**

THIS CONTRACT, made this ^{2nd} day of *August*, 2017, between the EAST COLUMBIA BASIN IRRIGATION DISTRICT, hereinafter called the District, and **Palos Verdes LLC** hereinafter called the Landowner, WITNESSETH, That:

2. WHEREAS, the Landowner owns land in the District described as follows:

That portion of Block 45 Farm Unit 87 CBP, Beginning at the E1/4 Corner of said S 34, Being The SE Corner of said FU 87, Marked by a U.S.B.R. Brass Cap in Case, from which, Center Quarter Corner of Said S 34, Marked By a 2 Inch Brass Cap In Case Stamped "LS 28239", Bears S 88°33'42" West, 2641.61 Feet; Thence S 88°33'42" W, Along the S Boundary of Said FU'S 2641.61 Feet to the SW Corner of Said FU 88 AND Said Center Quarter Corner Of Said Sec; Thence N 00°51'55" West, Along The West Boundary Of Said FU 88, 167.84 Feet; Thence N 88°33'42" East, 680.51 Feet; Thence N 01°26'18" East, 22.50 Feet; Thence North 88°33'42" East, 66.00 Feet; Thence S 01°26'18" E; 22.50 Feet; Thence N 88°33'42" E, 601.05 Feet; Thence N 01°26'18" W, 327.66 Feet; Thence N 88°33'42" E, 431.05 Feet; Thence N 01°26'18" W, 25.00 Feet; Thence N 88°33'42" E, 66.00 Feet; Thence S 01°26'18" East, 24.93 Feet; Thence N 88°33'42" E, 801.02 Feet to the E Boundary of said FU 87 And Said SEC 34; Thence S 00°46'44"E, 495.52 Feet TO THE POB, Adams County, Washington; including any right, title or interest in any land underlying any street, road or avenue adjoining the land, as shown crosshatched on Exhibit "A", attached hereto and incorporated herein by reference, and

That portion of Block 45 Farm Unit 87, CBP: Commencing at the E1/4 Corner of Said S 34, Being The SE Corner of Said FU 87, Marked By A U.S.B.R. Brass Cap in Case, From Which, Center 1/4 Corner of said S 34, Marked by a 2 Inch Brass Cap In Case Stamped "LS28239", Bears S 88°33'42" W, 2641.61 Feet; Thence N 00°46'44" W, Along The E



Boundary of Said FU and Said Sec, 823.20 Feet to the POB; Thence S 88°33'42" W, 804.79 Feet; Thence N 01°26'18" W, 43.58 Feet; Thence S 88°33'42" W 66.00 Feet; Thence S 01°26'18" E, 43.58 Feet; Thence S 88°33'42" W, 346.05 Feet; Thence S 01°26'18" E; 137.33 Feet; Thence S 88°33'42" W, 170.00 Feet; Thence S 01°26'18" W, 190.33 Feet; Thence S 88°33'42" W, 686.66 Feet; Thence N 01°26'18" W, 130.83 Feet; Thence S 88°33'42" W, 45.01 Feet; Thence N 01°26'18" W, 66.00 Feet; Thence N 88°33'42" E, 46.15 Feet; Thence N 01°26'18" W, 130.83 Feet; Thence N 88°33'42" E, 685.52 Feet; Thence N 01°26'18" W, 130.83 Feet; Thence S 88°33'42" W, 85.00 Feet; Thence N 01°26'18" W, 66.00 Feet; Thence N 88°33'42" E, 85.00 Feet; Thence N 01°26'18" W, 130.83 Feet; Thence N 88°33'42" E, 425.00 Feet; Thence N 01°26'18" W, 167.89 Feet; Thence N 88°33'42" E, 967.54 Feet to the E Boundary of Said FU 87 And Said SEC; Thence S 00°46'44" E, 495.58 Feet to the POB Adams County, Washington; including any right, title or interest in any land underlying any street, road or avenue adjoining the land, as shown crosshatched on Exhibit "B", attached hereto and incorporated herein by reference

which has a water allotment as a part of the water supply available through the District to an irrigation block of the Columbia Basin Project; and

3. WHEREAS, the irrigable acreage of said land has been assessed annually by the District under the provisions of the Federal Reclamation Laws and the December 18, 1968 Repayment Contract between the United States and the District, which require payment of construction and annual irrigation system operation and maintenance costs on account of the acreage so determined; and

4. WHEREAS, the Landowner, by execution hereof, requests that the Irrigation water allotment be permanently terminated as to the irrigable acres of the above described land, and the granting of such request on the conditions hereinafter stated appears to be in the best interests of the District; and

5. WHEREAS, Article 10(d) of the December, 1968 Repayment Contract between the District and the United States provides that the irrigable area within the District may be revised from time to time by the District by substitution of lands found to be susceptible of irrigation within the District, acre for acre, for lands found to be non irrigable or by the addition to or reduction of irrigable lands within the District,

NOW, THEREFORE, in consideration of the covenants, conditions and stipulations hereinafter stated, the parties hereto mutually agree as follows:

6. The Landowner hereby expressly waives any right with respect to future irrigation service and water delivery for the land described herein and hereby releases the water allotment heretofore applicable in accordance with the certificate of the Secretary of Interior dated 12-28-66, recorded with the Auditor of Adams County, Washington on 12-19-70, Book 9 CB Doc, Pages 516-521 to the land described herein which contains 39.1 irrigable acres, more or less.

7. The District, pursuant to Article 10(d) of the December 18, 1968 Repayment Contract hereby finds said land to be non irrigable and in consideration of the release of the water allotment hereby made, relieves said land from further assessment by the District.

8. Subject to Federal Reclamation Laws and the December 18, 1968 Repayment Contract as the same may be amended, the provisions of this contract shall be binding on the parties hereto and the heirs, devisees, successors and assigns of the District, and all provisions contained herein shall be covenants that run with and bind the land described herein.

Water Contract
EAST COLUMBIA BASIN IRRIGATION DISTRICT
Adams County Auditor, Heidi K. Hunt



9. This agreement shall be effective upon execution by the District.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the date first above written.

Landowner:

Monteath, POA
Angel Garza, Palos Verdes LLC



ATTEST:

CRA
Secretary

EAST COLUMBIA BASIN IRRIGATION DISTRICT

By Orman W. Johnson
President

STATE OF WASHINGTON
County of Adams

2nd I, the undersigned, Notary Public in and for the said State, do hereby certify that on this day of August, 2017, personally appeared before me Orman Johnson and Craig N. Simpson, to me known to be the President and Secretary, respectively, of the East Columbia Basin Irrigation District that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said District, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the District seal.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Wendy Lange
Notary Public in and for the
State of Washington, residing at Moss Lake

My Commission Expires: 10/16/2018

Water Contract
EAST COLUMBIA BASIN IRRIGATION DISTRICT
Adams County Auditor, Heidi K. Hunt



STATE OF Washington
County of Adams

I certify that I know or have satisfactory evidence that Monica Muro, PA is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN TO before me this 1st day of August, 2017.



Wendy Lange

Notary Public in and for the State of Washington
residing at Mosslake

My Commission expires: 10/16/2018

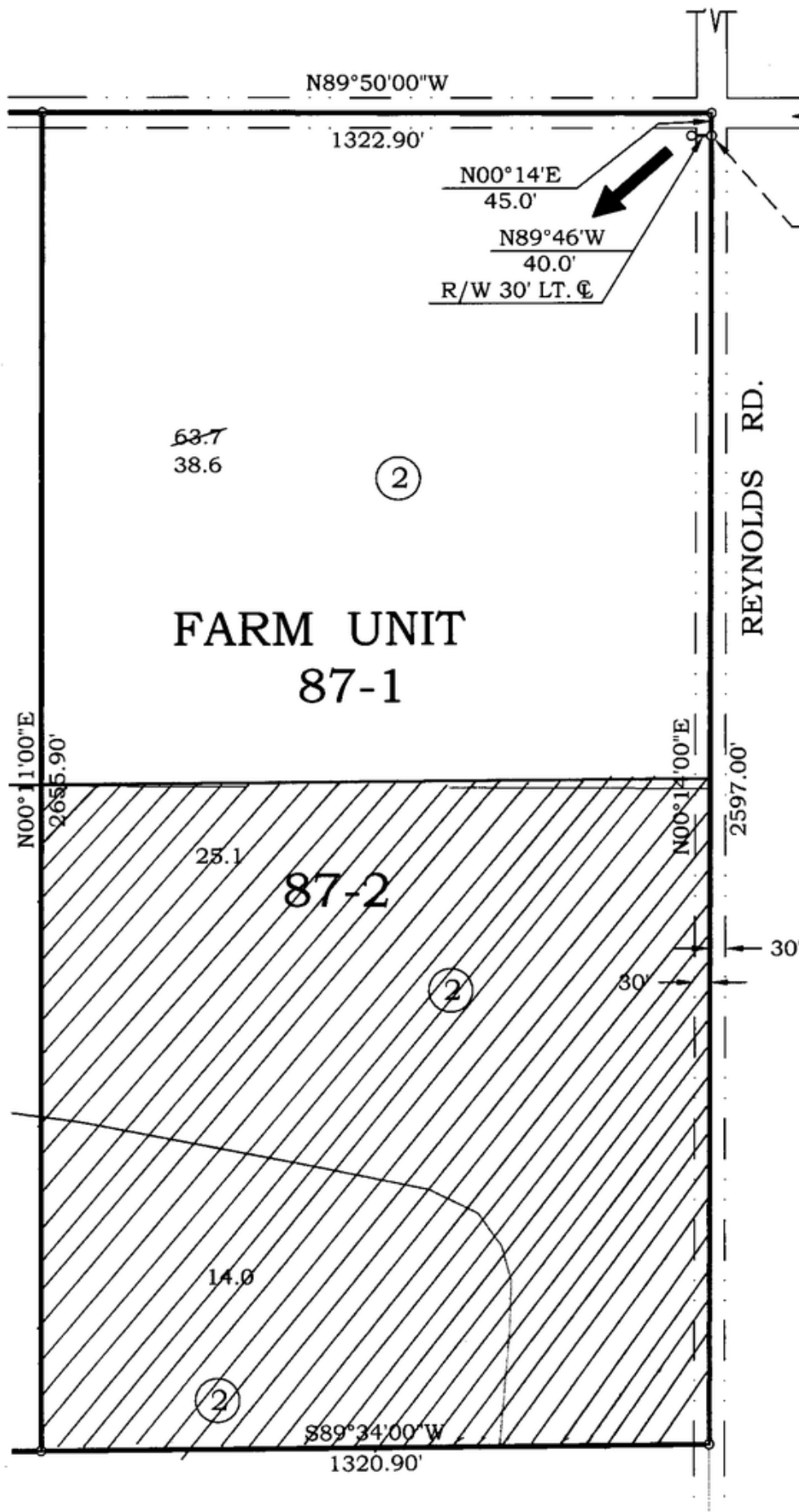


Exhibit A



1118460
Patt. Hales

Dated this 16 day of July, 1963

MILWAUKEE LAND COMPANY

By: [Signature]
Vice President

CHEF-REIDY FOODS, a Washington corporation

11

and affixed my official seal the day and

and affixed my official seal the day and

Investigation District

100

Dated this 29th day of June, 1965.

Section 11 Not over

County of *Alameda*)

STANDARD

County of *Alameda*)

01110313441217

100

100

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444-44-1962

Spence B. Kitzey, County Auditor

Leaves

VOL 84 PAGE 480

53427

RIGHT OF WAY EASEMENT

William J. Kirby and Helen C. Kirby, his wife

hereby grant, convey, and warrant to THE WASHINGTON WATER POWER COMPANY, a corporation, its successors and assigns, the right to erect, construct, reconstruct and maintain an electrical distribution line, consisting of wires, poles and associated fixtures, to be located over, along and across the following described property in Adams County, State of Washington

to-wit: Land Units eighty-seven (87) and eighty-eight (88) Block forty-five (45) Columbia Basin Irrigation District located in the Northeast quarter (NE1) of Section thirty-four (34) Township sixteen north (16N) Range twenty-nine (29) E.W.M.

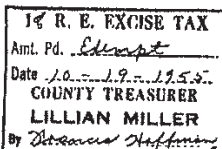
It is understood and agreed that this easement covers the right to place three (3) poles and one (1) anchor in Land unit eighty-seven (87) and one (1) pole in Land unit eighty-eight (88), together with the right of overhang as now located and staked thereon.

together with the right to inspect said line and to remove brush and trees that may interfere with the construction, maintenance and operation of the same.

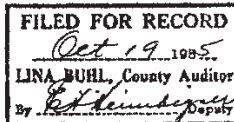
No monetary consideration or consideration of monetary value has been given for the rights herein conveyed.

Witness our hand this 17th day of August, 1955

William J. Kirby
Helen C. Kirby



STATE OF Washington
County of King



On this day, before me, the undersigned, a notary public, in and for said county and state, personally appeared William J. Kirby and Helen C. Kirby

to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17th day of August, A. D., 1955



NOTARY PUBLIC in and for the State of Washington
residing at Seattle

95360

VOL. 95 PAGE 509

THE GRANITOR J. R. Damon and Martha Damon, husband and wife at the time of acquiring the hereinafter described real property, Land, Washington

for and in consideration of love and affection

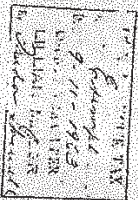
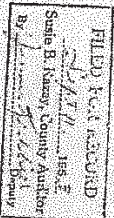
in hand paid, convey and quitclaim to Allen Shuler and Donna Dene Shuler, husband and wife, Warden, Washington

(\$ nil) dollars,

all interest in the following described real estate, situate in the county of Adams State of Washington:

F. U. 179 Irrigation Block 43, Columbia Basin Project, Washington, according to the Farm Unit Plat thereof, of record in the office of the Auditor of Adams County, Washington, including sprinkler system with pipe and, about 120 sprinkling heads.

This is a deed of gift and no excise tax is due and no conveyance stamps are required.



Dated this 28th day of August, A. D. 19 63

STATE OF WASHINGTON,
COUNTY OF ADAMS

On this day personally appeared before me J. R. Damon and Martha Damon }
J. R. Damon and Martha Damon (SEAL)

known to me to be the individual s described in and who executed the within and foregoing instrument, and they signed the same in their free and voluntary act and deed, for the purpose and for the purposes mentioned.

day of August, 1963.

Notary Public, Notary for the State of Washington,
in and for the County of Adams,
in the City of Richville.

VOL. 95 PAGE 510

EAST COLUMBIA BASIN IRRIGATION DISTRICT
Othello, Washington

AGREEMENT FOR THE CROSSING OF DISTRICT LANDS AND IRRIGATION WORKS WITH NATURAL GAS PIPELINES

THIS AGREEMENT, made this 22 day of August, 1963 between the EAST COLUMBIA BASIN IRRIGATION DISTRICT, a municipal corporation of the State of Washington, operating in the Counties of Adams and Grant, and the CASCADE NATURAL GAS CORPORATION, a Washington Corporation, hereinafter respectively referred to as the District and the Company,

WITNESSETH that:

WHEREAS, the District, representing, and on behalf of the owners of the lands within its boundaries, was organized for, and is engaged in the construction, operation and maintenance of a system of irrigation and drainage works for the irrigation of lands within the District, and

WHEREAS, in the furtherance of said purposes, the District has contracted, under date of October 9, 1945, with the United States of America, acting by and thru the Department of the Interior, Bureau of Reclamation, for the construction and the interim operation and maintenance of such irrigation and drainage works, and the United States has, under said contract and general reclamation law, acquired certain lands and rights-of-way within the district, and

WHEREAS, the District has heretofore entered into an Agreement with the Pacific Northwest Pipeline Corporation dated July 19, 1957, to which the El Paso Natural Gas Company is the successor, which Agreement requires the joining of any third parties in agreements with the District as a condition precedent to the attachment of feeder lines to or the delivery of gas from the pipelines of the said Pacific Northwest Pipeline Corporation (El Paso Natural Gas Company).

WHEREAS, the Company is presently operating certain Natural Gas Pipelines in the vicinity of the City of Moses Lake as successor and assignee of the City of Moses Lake under the terms of Agreements between the District and the City dated December 2, 1957 and May 7, 1958, which Agreements did not contemplate the construction of additional lines in other areas of the District, and

WHEREAS, the Company and the District now desire to adopt a master Agreement covering the construction and operation and maintenance of all future pipelines of the Company within the District.

IN WITNESS WHEREOF, the Board of Directors of the above premises and the mutual covenants and agreements hereinbefore made, the parties hereto do hereby certify.

11(c) The district, in consideration of the sum of One Hundred Dollars (\$100.00) to it paid by the Company, receipt of which is hereby acknowledged, and the faithful performance of the terms of this Agreement by the Company, hereby consents to the construction of natural gas pipelines across the lands and the irrigation and drainage works of the District, including these lands and works presently under the jurisdiction of the United States and to the issuance by the United States of easements and agreements in favor of the Company relating to such lands and works of the United States.

11(b) The works of the Company proposed to be constructed as of the date of this Agreement consist of a natural gas pipeline running from, approximately, the Southeast (SE) corner of Section 2, Township 16 North, Range 30 East, N.M., Adams County, Washington; thence South 1 mile along the East line of Section 11 of said Township; thence West 2 miles within County road right-of-way along the North lines of Sections 14 and 15 of said Township; thence South 3 miles along the Easterly side of the County road along the West lines of Sections 15, 22 and 27 of said Township; thence West 6 miles within the County road right-of-way along the North lines of Sections 33, 35 and 31 of said Township and the North lines of Sections 36, 35 and 34 of Township 16 North, Range 29 East, N.M.; thence South $\frac{1}{2}$ mile along the East line of Broadway Avenue extended to the City of Okhelleo, together with appurtenances thereto, and the distribution system within the City of Okhelleo.

11(c) Subject to all of the terms and conditions of this Agreement and in further consideration of the sum of Twenty-five Dollars (\$25.00) to be paid to the District by the Company in each separate case hereafter, the District will approve future construction by the Company or its agents of natural gas pipelines and appurtenances within the District. The Company shall submit details in duplicate as to the location of any works hereafter proposed to be constructed, together with details of proposed methods of crossing irrigation and drainage works serving the District. This information shall be furnished the District at least thirty (30) days prior to the start of construction. The District's approval, under this subarticle, shall be given by endorsement on the duplicate of each map and drawing showing such details.

2. The Company, in consideration of the District's performance under article 1 above will:

a. Construct, operate and maintain its pipeline and appurtenant facilities in a substantial, good and workmanlike manner and in full compliance with the laws of the State of Washington and with all laws, regulations and orders of public authority affecting such facilities, structures and works.

11(b) Construct, operate and maintain its facilities and pipeline without cost to the District and in such a manner as to cause no interference or stoppage of the flow of water in canals, laterals, pipelines, ditches or drains, or interference with the normal operation of works serving the district, provided, that temporary interruptions not to exceed 24 hours may be made with the advance written approval of the District. In the event that emergency corrective measures are required to insure the safety of District works at the points crossed by the pipeline, such work may be done by the District at the sole cost and expense of the Company, and the Company hereby agrees to pay such necessary expenses.

c. All construction, reconstruction and maintenance work involving District works and rights-of-way therefore shall be undertaken only at times, according to plans, and in a manner satisfactory to the District, provided that the District will not refuse to approve plans providing protection and safeguards equal to those heretofore approved and used.

d. Construct, reconstruct, alter or relocate its pipeline to provide a minimum cover over the top of the line of 30 inches, measured from average normal ground surface, across all lands within the district, except upon prior written approval of the District.

e. Alter or relocate its pipeline and facilities at its sole cost and expense to accommodate the construction and/or reconstruction and alteration of any of the irrigation and drainage works of the District. Such work shall be done by the Company within the time specified in a Notice from the District to relocate or erect the Company's line and facilities, provided, that such time shall not be less than thirty (30) calendar days. If the Company fails to perform the necessary work, the District may remove or adapt the line and facilities and bill the Company for the expense thereof and the Company shall pay the District the amount of such bill within sixty (60) days after receipt thereof. The Company hereby releases the District from all damages or claims for damages which may result from the construction, operation and maintenance of the District, its agents or employees of its facilities and works aforesaid.

f. Pay the District's reasonable cost of inspection of the work performed under the provisions of (b), (c) and (e) of this article.

g. Furnish the District with complete and current "as-constructed" drawings showing alignment and profile of the pipeline and appurtenances and details of all changes of district works as soon as practicable after the construction or any relocation of the pipeline.

h. Upon completion of construction of its facilities across any of the

works of the District, install distinctively painted and identified metal posts extending not less than 4 feet above ground surface at outside toe of each embankment or other physical extremity of district construction and 5 feet, measured at right angles, to the right of the pipeline centerline. Additional posts shall be set as directed to mark each endpoint and points of curve and tangent on said pipeline within the right-of-way for the District's works.

3. There is reserved to the officers, agents, contractors and employees of the District, the right of free access at all times to the areas covered by this agreement.

4. The District shall not be liable for any damage or injury to the Company's pipeline or appurtenances caused by the construction, reconstruction, operation or maintenance of irrigation and drainage works serving the lands of the District, and the Company hereby releases and agrees to indemnify and hold harmless the District, its officers, agents and employees on account of all damage or claims for damage by whomsoever made and of any nature arising out of, or in any manner connected with the exercise of the privileges granted by this agreement.

5. This agreement shall be binding upon all successors and assigns of the Company, and the provisions hereof shall apply to all lines and appurtenances thereto hereafter constructed across district lands; Provided, that no assignment or transfer of this agreement or any part thereof or interest therein, shall be valid until approved in writing by the District. The District reserves the right to require successors and assigns of the Company to enter into a bond, payable to the District, with sureties approved by the District, in the amount of \$10,000.00, conditioned on faithful performance of this agreement.

6. This agreement shall terminate upon the joint, written consent of both the parties hereto.

7. The Company's representative shall be Mr. Donald Ansdott, District Manager whose address is 210 N. Broadway, Moses Lake, Wash.. The District shall be represented by its Secretary-Manager, Mr. L. Mohrle, whose address is P. O. Box 1487, Othello, Washington. Determinations of the representatives shall be binding upon the parties hereto. Determinations as to lands owned and to works constructed by and presently under the jurisdiction of the United States will be made by the officer in charge of the Columbia Basin Project or his duly authorized representative. Correspondence and notices shall be addressed to the representatives of the parties hereto. Re-designations of representatives or alternates may be made at any time by notice in writing to

WILL 05 MAY 514
the other party.

IN WITNESS WHEREOF, the parties hereto have executed this agreement effectivity, the day and year first above written.

EAST COLUMBIA BASIN IRRIGATION DISTRICT

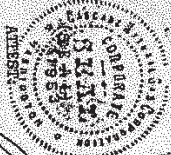
By [Signature]
President and Chairman of the Board

Secretary

[Signature]

CASCADE NATURAL GAS CORPORATION

By [Signature]
President



ATTEST:

[Signature]
William E. Wall, Secretary

WOL 95 100515

STATE OF WASHINGTON }
County of Adams } ss

I, the undersigned, a Notary Public in and for the said State, do hereby Certify that on this 22 day of September, 1963, personally appeared before me, Don Damon and Wm. L. Nohrlich, do no know to be the President and Secretary, respectively, of the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal of the day and year first above written.

Robert H. Hall
Notary Public in and for the State of
Washington, residing at Onhella.

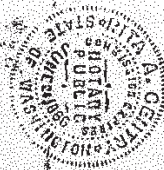


STATE OF WASHINGTON }
County of King } ss

On this 22 day of August, 1963, before me, personally appeared John A. Smith and Edward J. Smith to me known to be the President and Secretary of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed in the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

John A. Smith
Notary Public in and for the State of
Washington, residing at Onhella.



Water Contract
EAST COLUMBIA BASIN IRRIGATION DISTRICT
Adams County Auditor, Nancy McBroom



After Recording Return to:
East Columbia Basin Irrigation District
PO Box E
Othello, WA 99344

**COLUMBIA BASIN PROJECT, WASHINGTON
EAST COLUMBIA BASIN IRRIGATION DISTRICT**

CONSENT TO WATER DELIVERY CHANGES

**Assessor's Parcel #: 2100450720100, 2100450700100, 2100450710100, 1529030681077
P.J. Taggares Co.
East Columbia Basin Irrigation District**

THIS AGREEMENT between **P.J. Taggares Co.** and the **East Columbia Basin Irrigation District**, organized under the laws of the State of Washington,

WITNESSETH, That:

In consideration of the changes in water delivery, as described below, the parties hereto agree that the said changes shall be binding on the successors or assigns of the landowners and the successors and assigns of the Irrigation District, and by this agreement all of such changes are covenants that shall run with and bind the said land.

WATER DELIVERY CHANGES

Water delivery shall be discontinued for Farm Unit 70, 71, 72, 87, Irrigation Block 45 at present point of delivery at Stations 1+84.19 and 21+19.58 on the EL68M lateral and Station 0+75 on the EL68P lateral and Station 0+75.1 on the EL68Q lateral and delivery shall be made and accepted at Station 21+19.6 on the EL68M, in the Columbia Basin Project as shown on the Farm Unit Plat of said block, as recorded in Adams County on October 3, 1962.

Changes to delivery of irrigation water to all of Farm Unit 70, 71, 72, 87, Block 45, as indicated above, will not provide a basis for a decrease in the areas now considered irrigable and assessable and all said areas otherwise assessable will be assessed without regard to distance, elevation or location in relation to facilities to be used to serve the land as described above.

Water Contract
EAST COLUMBIA BASIN IRRIGATION DISTRICT
Adams County Auditor, Nancy McBroom

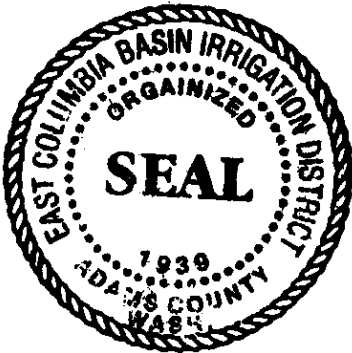


P.J. Taggares Co.
Consent to Water Delivery Changes
Page Two

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed this

7 Day of Dec 2009.

Tom Acker, VA
P.J. Taggares Co.



EAST COLUMBIA BASIN IRRIGATION DISTRICT

By: Roger K. Wolk

ATTEST:

[Signature]
Secretary

Water Contract
 EAST COLUMBIA BASIN IRRIGATION DISTRICT
 Adams County Auditor, Nancy McBroom

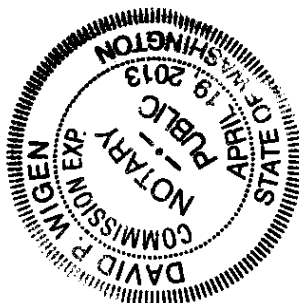



P.J. Taggares Co.
 Consent to Water Delivery Changes
 Page Three

STATE OF WASHINGTON)
)ss.
 County of ADAMS)

On this day personally appeared before me TOM DICKEY to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7 day of December, 2009.




 Notary Public in and for the
 State of Washington
 Residing at: Stevato

My commission expires: 4-19-13

Water Contract
EAST COLUMBIA BASIN IRRIGATION DISTRICT
Adams County Auditor, Nancy McBroom



After Recording Return to:
East Columbia Basin Irrigation District
PO Box E
Othello, WA 99344

**COLUMBIA BASIN PROJECT, WASHINGTON
EAST COLUMBIA BASIN IRRIGATION DISTRICT**

CONSENT TO WATER DELIVERY CHANGES

**Assessor's Parcel #: 2100450550100, 2100450560100, 2100450740100, 1529030681077
Peter John Taggares III
East Columbia Basin Irrigation District**

THIS AGREEMENT between **Peter John Taggares III** and the **East Columbia Basin Irrigation District**, organized under the laws of the State of Washington,

WITNESSETH, That:

In consideration of the changes in water delivery, as described below, the parties hereto agree that the said changes shall be binding on the successors or assigns of the landowners and the successors and assigns of the Irrigation District, and by this agreement all of such changes are covenants that shall run with and bind the said land.

WATER DELIVERY CHANGES

Water delivery shall be discontinued for Farm Unit 55, 56, 74, 88, Irrigation Block 45 at present point of delivery at Stations 27+54.67 and 41+05 on the EL68L1 lateral and Stations 47+48 and 80+47.05 on the EL68M lateral and delivery shall be made and accepted at Station 21+19.6 on the EL68M, in the Columbia Basin Project as shown on the Farm Unit Plat of said block, as recorded in Adams County on October 3, 1962.

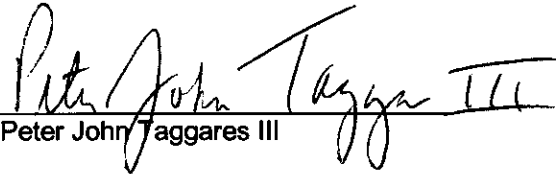
Changes to delivery of irrigation water to all of Farm Unit 55, 56, 74, 88, Block 45, as indicated above, will not provide a basis for a decrease in the areas now considered irrigable and assessable and all said areas otherwise assessable will be assessed without regard to distance, elevation or location in relation to facilities to be used to serve the land as described above.



Peter John Taggares III
Consent to Water Delivery Changes
Page Two

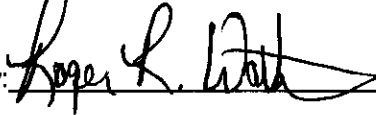
IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed this

4th Day of December 2009.



Peter John Taggares III



EAST COLUMBIA BASIN IRRIGATION DISTRICT

By: 

ATTEST:


Secretary

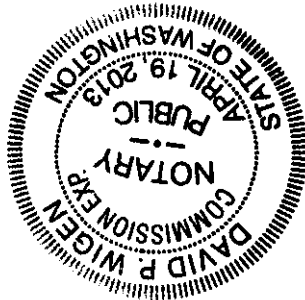


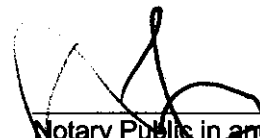
Peter John Taggares III
Consent to Water Delivery Changes
Page Three

STATE OF WASHINGTON)
)ss.
County of Adams)

On this day personally appeared before me PETER TAGGARES to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7 day of December, 2009.





Notary Public in and for the
State of Washington
Residing at: Othello

My commission expires:
4-19-12

REPLAT OF SAND HILL ESTATES #6

A REPLAT OF SAND HILL ESTATES #6, LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN,
CITY OF OTHELLO, ADAMS COUNTY, WASHINGTON

Received By
Othello Bldg & Planning
November 07 2025

LEGAL DESCRIPTION

A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, AND A PORTION OF LOT 1, BLOCK 1, SAND HILL ESTATES #6, LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34, BEARS NORTH 88°33'42" EAST, A DISTANCE OF 2641.61 FEET, AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN VOLUME "S" OF SURVEYS, PAGE 1215, RECORDS OF ADAMS COUNTY, WASHINGTON;

THENCE NORTH 00°51'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1318.77 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 88°33'42" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 7TH AVENUE, AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°33'42" EAST ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1364.75 FEET;

THENCE SOUTH 01°26'18" EAST LEAVING SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 301.71 FEET TO THE NORTHEAST CORNER OF LOT 17, BLOCK 5, SAND HILL ESTATES #4, AS RECORDED IN VOLUME 3, AT PAGE 276, AUDITOR'S FILE NO. 333248, RECORDS OF ADAMS COUNTY, WASHINGTON;

THENCE SOUTH 88°33'42" WEST ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 114.01 FEET TO A POINT ON THE EAST LINE OF LOT 16, BLOCK 5, SAND HILL ESTATES #4;

THENCE NORTH 01°23'43" WEST ALONG SAID EAST LINE OF LOT 16, A DISTANCE OF 13.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 16;

THENCE SOUTH 88°33'42" WEST ALONG THE NORTH LINE OF SAID BLOCK 5, SAND HILL ESTATES #4, A DISTANCE OF 964.48 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 5, SAND HILL ESTATES #4;

THENCE SOUTH 01°26'18" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 34.71 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5, SAND HILL ESTATES #4;

THENCE SOUTH 88°33'42" WEST, A DISTANCE OF 289.50 FEET TO SAID EAST RIGHT-OF-WAY LINE OF 7TH AVENUE;

THENCE NORTH 00°51'55" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF 7TH AVENUE, A DISTANCE OF 322.72 FEET TO THE POINT OF BEGINNING;

CONTAINING 405,070 SQUARE FEET OR 9.299 ACRES, MORE OR LESS.

SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

A COVENANT FOR EXTENSION OF MUNICIPAL UTILITIES THROUGH THE PLAT WAS RECORDED SIMULTANEOUSLY WITH THIS PLAT AS AUDITOR'S FILE NO. _____ RECORDS OF ADAMS COUNTY, WASHINGTON.

DEDICATING:

60.00 FEET FOR 9TH AVENUE AND MT. HOOD STREET, AS SHOWN HEREON.

GRANTING:

10.00 UTILITY EASEMENT, ADJACENT TO ALL RIGHTS-OF-WAY, AS SHOWN ON THE FACE OF THIS PLAT.

EASEMENTS FOR UTILITIES AS SHOWN HEREON ARE HEREBY GRANTED OVER THE RIGHTS-OF-WAY FOR THE STREETS AND ADJOINING SAID STREETS AND ITS PERMITTED SERVING UTILITIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE TO ABOVE AND BELOW INSTALLED FACILITIES AND THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING, WITHOUT COMPENSATION AND TO PROHIBIT BRICK, ROCK OR WATERWORN STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED.

SHOULD ANY UTILITY TRENCH BE EXCAVATED BEYOND THE LIMITS OF THE EASEMENT(S) CREATED UNDER THE EASEMENT AND/OR MAINTENANCE AGREEMENT, OR THE UTILITY EASEMENT(S) DEDICATED IN THIS PLAT, THE APPLICABLE EASEMENT(S) SHALL BE DEEMED AMENDED AND MODIFIED SUCH THAT THE EASEMENT COVERS THE ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

NOTWITHSTANDING ANYTHING ABOVE OR IN THE EASEMENT AND/OR MAINTENANCE AGREEMENTS TO THE CONTRARY, NO UTILITY EASEMENT CREATED BY DEDICATION IN THIS PLAT OR UNDER THE EASEMENT AND/OR MAINTENANCE AGREEMENTS MAY BE RELOCATED OR MATERIALLY AMENDED WITHOUT THE CONSENT OF ANY SERVING UTILITY COMPANY THAT HAVE THEN INSTALLED A UTILITY OR FACILITY WITHIN ANY PORTION OF THE EASEMENT TO BE RELOCATED OR SO AMENDED.

SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS BORDER EASEMENTS AND FUTURE ACQUISITION AREAS.

VACATING:

VACATING THAT PORTION OF THE UTILITY, MAINTENANCE, AND REPAIR EASEMENT SHOWN ON THE PLAT OF SAND HILL ESTATES #6 (R13) LYING WITHIN THE RIGHT-OF-WAY FOR MT. HOOD STREET DEDICATED ON THIS PLAT.

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF ADAMS

} ss.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANGEL GARZA 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 GOVERNOR OF PALOS VERDES, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED

SIGNATURE

TITLE

MY APPOINTMENT EXPIRES: _____

DEDICATION

THE OWNER OF THE LAND DESCRIBED HEREIN IN FEE SIMPLE IS PALOS VERDES, LLC. THE OWNER DECLARES THIS PLAT AND DEDICATES TO THE PUBLIC FOREVER, ALL STREETS, ROADS, ALLEYS, EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN THEREON FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USES SHOWN ON THIS PLAT.

DATED

ANGEL GARZA (GOVERNOR)

OWNER INFORMATION

PALOS VERDES, LLC.
P.O. BOX 464
OTHELLO, WASHINGTON 99344

CITY ENGINEER CERTIFICATION UNITED STATES DEPARTMENT OF

EXAMINED AND APPROVED BY THE OTHELLO PUBLIC WORKS DEPARTMENT ON _____, 2025.

CITY ENGINEER

AUDITORS CERTIFICATION

FILED FOR RECORD AT THE REQUEST OF PALOS VERDES, LLC.
THIS _____ DAY OF _____, 2025 AT _____ M.,
AND RECORDED IN VOLUME _____ OF PLATS, AT PAGE _____,
RECORDS OF ADAMS COUNTY, WASHINGTON.

ADAMS COUNTY AUDITOR

BY DEPUTY AUDITOR

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH ARE NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF ADAMS COUNTY HAVE BEEN FULLY PAID.

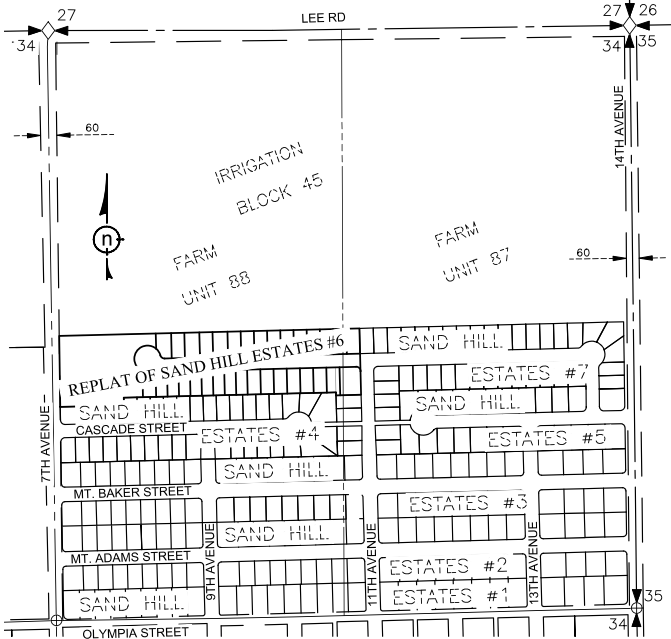
ADAMS COUNTY TREASURER

DATED

CITY ADMINISTRATOR CERTIFICATION

EXAMINED AND APPROVED BY THE OTHELLO CITY ADMINISTRATOR ON _____, 2025.

CITY ADMINISTRATOR



VICINITY MAP

1:400

BUREAU OF RECLAMATION CONCURRENCE FOR THIS PLAT IS LIMITED TO THE EXTENT OF THE PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF RCW 58.17.310

DRAIN CONSTRUCTION:

RIISING GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINING OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL USE, UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMIC FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE EAST COLUMBIA BASIN IRRIGATION DISTRICT AND IS SUBJECT TO THE LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS PLAT IS SERVED BY CITY STREETS, IRRIGABLE LAND WITHIN THE STREET RIGHT-OF-WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO THE CITY OF OTHELLO AND PAYABLE TO THE EAST COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

EAST COLUMBIA BASIN IRRIGATION DISTRICT SECRETARY-MANAGER DATE

BUREAU OF RECLAMATION DATE

IRRIGATION APPROVAL

WATER SUPPLY: CONCURRENCE BY THE BUREAU OF RECLAMATION FOR THIS PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.

BUREAU OF RECLAMATION DATE

USBR NOTES

LANDOWNERS WITHIN THE COLUMBIA BASIN PROJECT AREA SHOULD BE AWARE OF EXISTING RECLAMATION AND IRRIGATION DISTRICTS RIGHTS TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN PROJECT FACILITIES AS NECESSARY, ANY WORK THAT WILL INVOLVE THESE FACILITIES OR THE EXISTING RIGHTS OF WAY MUST BE REVIEWED AND APPROVED BY RECLAMATION AND THE AFFECTED DISTRICT PRIOR TO PROCEEDING. STRUCTURES INCLUDING, BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING ARE PROHIBITED FROM ENCRoACHING UPON EXISTING RIGHT OF WAY CORRIDORS WITHOUT PRIOR APPROVAL BY RECLAMATION AND THE DISTRICT.

UNDERGROUND IRRIGATION AND DRAINAGE FACILITIES:

BUILDINGS AND OTHER PERMANENT STRUCTURES ARE NOT TO BE ERECTED ABOVE UNDERGROUND COLUMBIA BASIN PROJECT IRRIGATION AND DRAINAGE FACILITIES, ANY ENCROACHMENTS ONTO CBP RIGHTS OF WAY INCLUDING BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING REQUIRE A DISTRICT PERMIT.

IRRIGATION EASEMENT NOTE

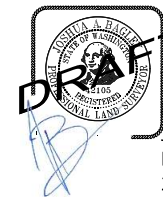
THE USBR IRRIGATION FACILITY EASEMENTS (CANALS, DRAINS, ETC.), SHOWN ON THE REFERENCED FARM UNIT PLAT MAPS WERE POSITIONED ON THE SHORT PLAT USING BEST FIT PROPORTIONING AND BALANCING METHODS BY RELATING MEASURED SECTION LINES AND FARM UNIT LINES TO THE RECORD USBR SECTION LINES AND FARM UNIT LINES.

THESE EASEMENT LOCATIONS MAY NOT EXACTLY FIT THE ACTUAL POSITIONS OF THE IRRIGATION FACILITIES ON THE GROUND. IT IS THE RESPONSIBILITY OF THE OWNER/PURCHASERS OF LOTS IN THE SHORT PLAT TO COORDINATE WITH THE UNITED STATES BUREAU OF RECLAMATION AND/OR THE IRRIGATION DISTRICT TO DETERMINE THE EXACT LOCATION OF THE IRRIGATION FACILITIES ON THE GROUND PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SURVEYOR'S CERTIFICATION AND DECLARATION

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED.

I HEREBY DECLARE THAT THE REPLAT OF SAND HILL ESTATES #6 IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WM., THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF; AND THAT PROPER MONUMENTS HAVE BEEN SET AND LOT CORNERS ARE STAKED ON THE GROUND.



Digitally signed by
Joshua A. Bagley

Date: 2025.11.06
20:08:23 -08'00'

7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6500 • FAX: (208) 772-6619
WWW.J2SURVEY.COM

JOSHUA A. BAGLEY
PLS 42105

DATE: NOVEMBER, 2025
PROJECT NUMBER: 2024-052

SHEET 1 OF 3

EQUIPMENT & PROCEDURES

THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MEETS THE STANDARDS OF WAC 332-130-090.

REPLAT OF SAND HILL ESTATES #6

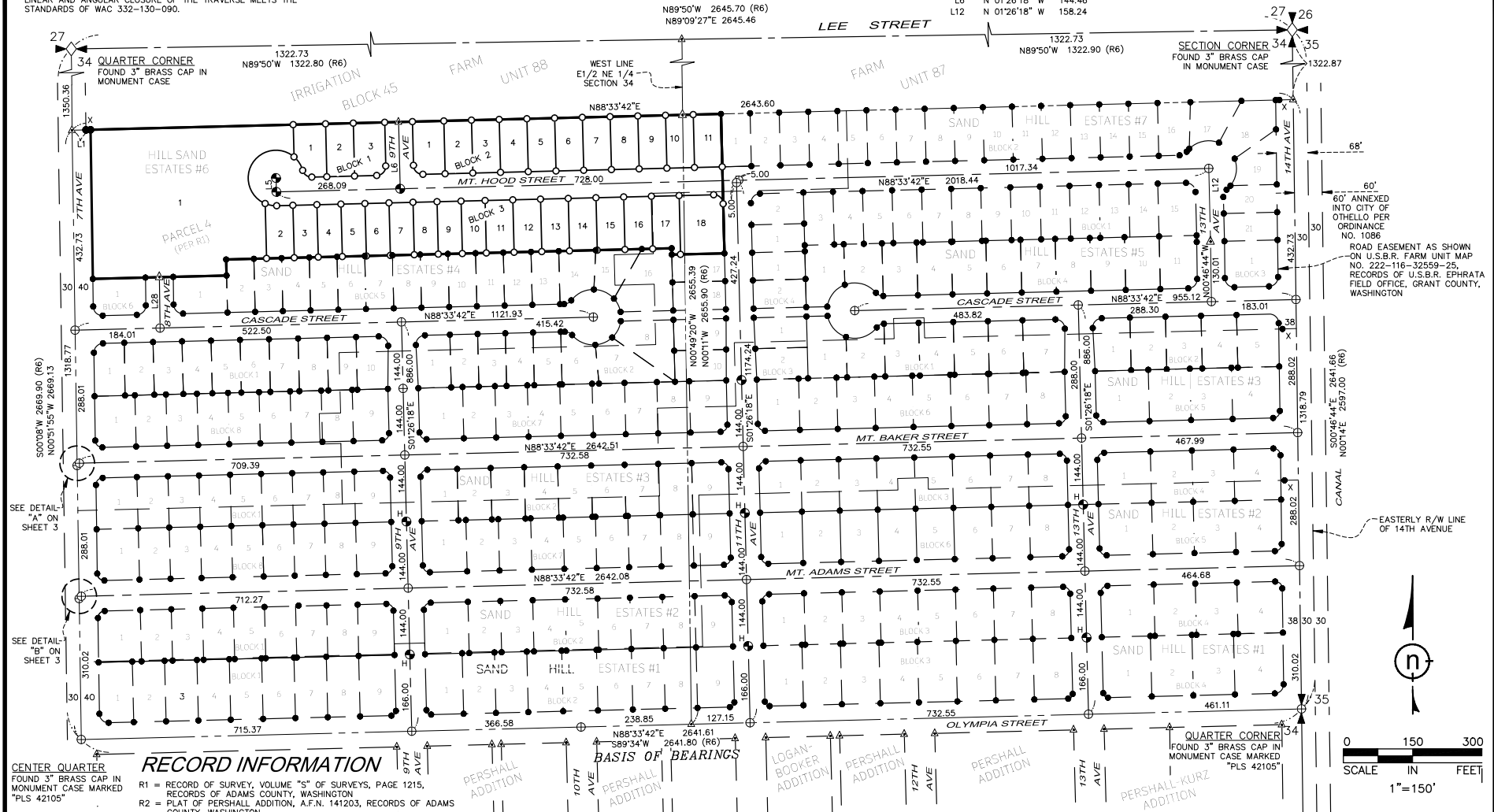
A REPLAT OF SAND HILL ESTATES #6, LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, CITY OF OTHELLO, ADAMS COUNTY, WASHINGTON

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°33'42" E	40.00
L5	S 01°26'18" E	30.00
L6	N 01°26'18" W	144.46
L12	N 01°26'18" W	158.24

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BEARS NORTH 88°33'42" EAST, AS SHOWN ON THE PLAT OF SAND HILL ESTATES #1 MAJOR PLAT (R8), RECORDED IN VOLUME 3 OF PLATS, PAGE 243, RECORDS OF ADAMS COUNTY, WASHINGTON.



RECORD INFORMATION

- R1 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 1215, RECORDS OF ADAMS COUNTY, WASHINGTON
- R2 = PLAT OF PERSHALL ADDITION, A.F.N. 141203, RECORDS OF ADAMS COUNTY, WASHINGTON
- R3 = PLAT OF PERSHALL-KURZ ADDITION, A.F.N. 94901, RECORDS OF ADAMS COUNTY, WASHINGTON
- R4 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 365, RECORDS OF ADAMS COUNTY, WASHINGTON
- R5 = MIGRANT PRE-SCHOOL SHORT PLAT, VOLUME 1, PAGE 344, A.F.N. 295297, RECORDS OF ADAMS COUNTY, WASHINGTON
- R6 = FINAL FARM UNIT PLAT OF IRRIGATION BLOCK 45, DATED 9/25/1962.
- R7 = OTHELLO MUNICIPAL CODE 16.29.120
- R8 = PLAT OF SAND HILL ESTATES #1 MAJOR PLAT, VOLUME 3, PAGE 243, A.F.N. 318253, RECORDS OF ADAMS COUNTY, WASHINGTON
- R9 = PLAT OF SAND HILL ESTATES #2 MAJOR PLAT, VOLUME 3, PAGE 254-257, A.F.N. 325254, RECORDS OF ADAMS COUNTY, WASHINGTON
- R10 = PLAT OF SAND HILL ESTATES #3 MAJOR PLAT, VOLUME 3, PAGE 267, A.F.N. 330082, RECORDS OF ADAMS COUNTY, WASHINGTON
- R11 = PLAT OF SAND HILL ESTATES #4 MAJOR PLAT, VOLUME 3, PAGE 276, A.F.N. 333248, RECORDS OF ADAMS COUNTY, WASHINGTON
- R12 = PLAT OF SAND HILL ESTATES #5 MAJOR PLAT, VOLUME 3, PAGE 281, A.F.N. 335043, RECORDS OF ADAMS COUNTY, WASHINGTON
- R13 = PLAT OF SAND HILL ESTATES #6 MAJOR PLAT, VOLUME 1, PAGE 820, A.F.N. 339238, RECORDS OF ADAMS COUNTY, WASHINGTON
- R14 = PLAT OF SAND HILL ESTATES #7 MAJOR PLAT, VOLUME 3, PAGE 303, A.F.N. 339239, RECORDS OF ADAMS COUNTY, WASHINGTON

BASIS OF BEARINGS

LEGEND

- ▲ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- = SET 2" BRASS CAP ON A 5/8"x30" REBAR IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 2" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ✕ = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- = CENTER LINE
- - - = ADJOINER LINE
- = SECTION LINE
- - - = QUARTER SECTION LINE
- - - = SIXTEENTH SECTION LINE

CENTER QUARTER FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "PLS 42105"



SECTION INDEX



Digitally signed by Joshua A. Bagley
Date: 2025.11.06 20:09:05 -08'00'





REPLAT OF SAND HILL ESTATES #6

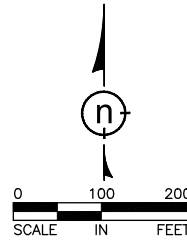
A REPLAT OF SAND HILL ESTATES #6, LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN,
CITY OF OTHELLO, ADAMS COUNTY, WASHINGTON

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 88°33'42" E	40.00	L8	N 00°51'55" W	5.00
L2	S 01°26'18" E	301.71	L9	N 88°33'42" E	5.00
L3	N 01°23'43" W	13.71	L10	N 00°51'55" W	5.00
L4	S 01°26'18" E	34.71	L11	N 88°33'42" E	5.00
L5	S 01°26'18" E	30.00	L12	N 01°26'18" W	158.24
L6	N 01°26'18" W	144.46	L13	S 01°26'18" W	144.00
L7	N 00°51'55" W	110.00			

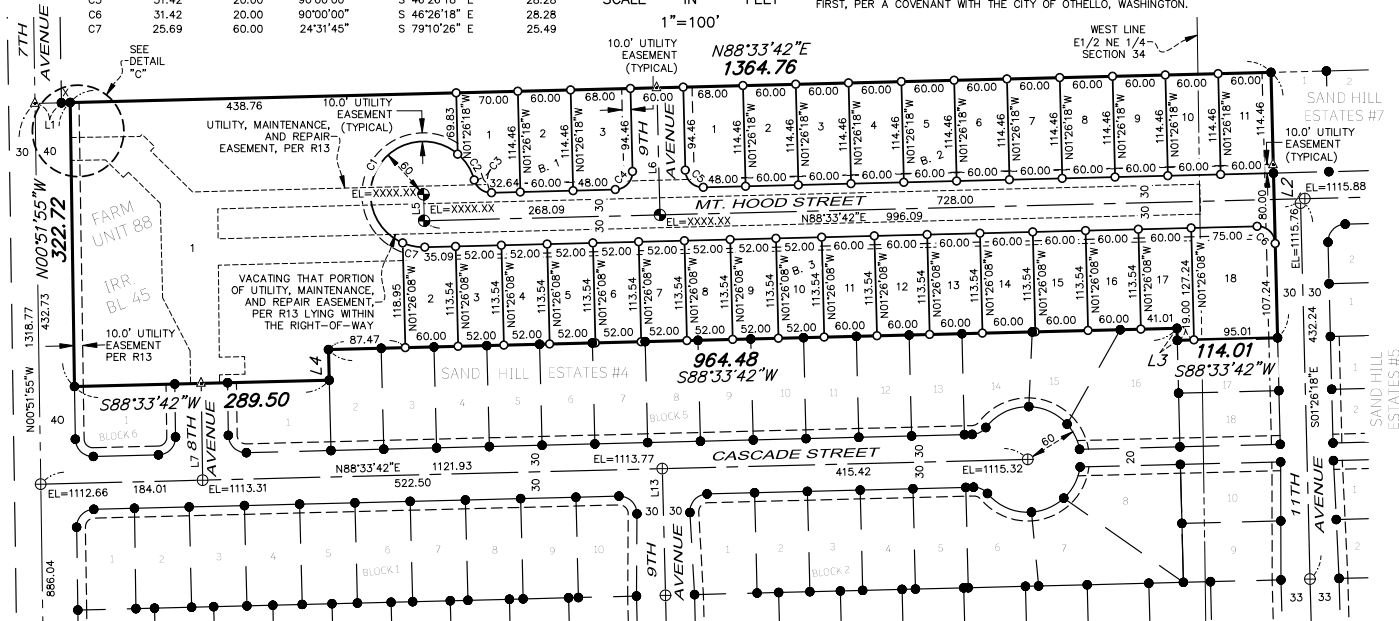
CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	206.72	60.00	197°24'10"	N 31°47'32" E	118.62
C2	35.18	60.00	33°35'26"	S 32°42'40" E	34.67
C3	26.36	20.00	75°31'21"	S 53°40'38" E	24.49
C4	31.42	20.00	90°00'00"	N 43°33'42" E	28.28
C5	31.42	20.00	90°00'00"	S 46°28'18" E	28.28
C6	31.42	20.00	90°00'00"	S 46°28'18" E	28.28
C7	25.69	60.00	24°31'45"	S 79°10'26" E	25.49

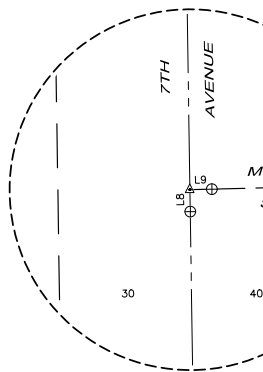


SURVEYOR'S NOTES

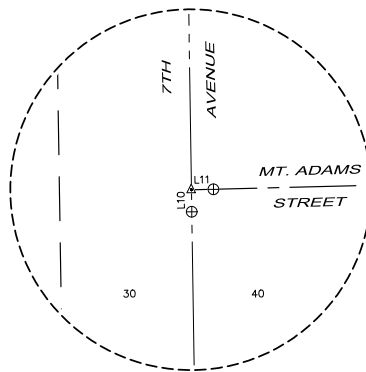
1. PROPOSED LOT WILL BE SERVED BY THE CITY OF OTHELLO SEWER AND WATER.
2. PRELIMINARY SURVEY FOR THIS PLAT PERFORMED ON FEBRUARY 2ND, 2024.
3. THIS PROJECT IS ON THE USBR AND CITY OF OTHELLO VERTICAL DATUM.
4. THE HORIZONTAL DATUM FOR THIS PROJECT IS WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
6. THE CONSTRUCTION OF MUNICIPAL UTILITIES TO THE EAST BOUNDARY OF THIS PLAT HAVE BEEN DEFERRED UNTIL THE COMPLETION OF THE 6TH APARTMENT BUILDING, OR SEPTEMBER 30, 2029, WHICHEVER COMES FIRST, PER A COVENANT WITH THE CITY OF OTHELLO, WASHINGTON.
7. THE CONSTRUCTION OF STREET AND UTILITY IMPROVEMENTS TO 11TH AVENUE HAVE BEEN DEFERRED UNTIL THE COMPLETION OF THE 6TH APARTMENT BUILDING, OR SEPTEMBER 30, 2029, WHICHEVER COMES FIRST, PER A COVENANT WITH THE CITY OF OTHELLO, WASHINGTON.



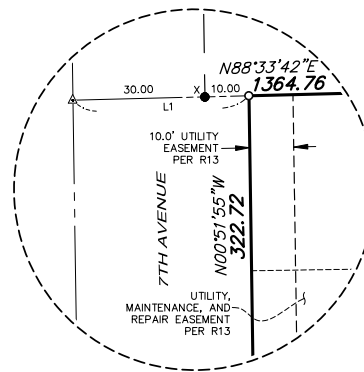
CENTER QUARTER
FOUND 3" BRASS CAP IN
MONUMENT CASE MARKED
"PLS 42105"



DETAIL "A"
SCALE = 1:20



DETAIL "B"
SCALE = 1:20



DETAIL "C"
SCALE = 1:20

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊕ = SET 2" BRASS CAP ON A 5/8"x30" REBAR IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 2" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- × = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE
- ⊕ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- - - = EASEMENT LINE
- - - = CENTER LINE
- - - = ADJOINER LINE
- - - = RIGHT-OF-WAY LINE
- - - = SECTION LINE
- - - = QUARTER SECTION LINE
- - - = SIXTEENTH SECTION LINE

LOT AREA TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	1	7,341	0.169
2	1	6,868	0.158
3	1	7,697	0.177
LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	2	7,698	0.177
2	2	6,868	0.158
3	2	6,868	0.158
4	2	6,868	0.158
5	2	6,868	0.158
6	2	6,868	0.158
7	2	6,868	0.158
8	2	6,868	0.158
9	2	6,868	0.158
10	2	6,868	0.158
11	2	6,868	0.158
LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	3	119,122	2.735
2	3	6,856	0.157
3	3	5,904	0.136
4	3	5,904	0.136
5	3	5,904	0.136
6	3	5,904	0.136
7	3	5,904	0.136
8	3	5,904	0.136
9	3	5,904	0.136
10	3	5,904	0.136
11	3	6,812	0.156
12	3	6,812	0.156
13	3	6,812	0.156
14	3	6,812	0.156
15	3	6,812	0.156
16	3	6,812	0.156
17	3	7,073	0.162
18	3	12,003	0.276



Digitally signed by
Joshua A. Bagley
Date: 2025.11.06
20:09:36 -08'00'

JOSHUA A. BAGLEY
PLS 42105



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6500 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

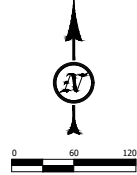
DATE: NOVEMBER, 2025
PROJECT NUMBER: 2024-052

SHEET 3 OF 3

CONCEPTUAL SITE PLAN
REPLAT OF SAND HILL ESTATES VI
SEC. 34, TWN. 16 NORTH, RNG. 29 EAST, W.M. ADAMS COUNTY
CITY OF OTHELLO, WASHINGTON

LEGEND:

- △ CALCULATED POSITION
- FOUND REBAR
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ DRYWELL
- ⊕ BLOW-OFF ASSEMBLY
- ⊕ SANITARY SEWER CLEAN OUT
- ⊕ SITE LIGHTING
- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- 1115 EXISTING CONTOUR
- 1115 PROPOSED CONTOUR
- SANITARY SEWER (SIZE VARIES)
- WATER LINE (SIZE VARIES)
- IRRIGATION LINE
- EASEMENT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING ASPHALT
- EXISTING CONCRETE



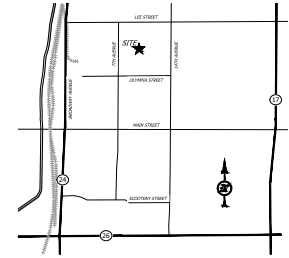
PARKING MATRIX:

REQUIRED: 99 SPACES
MULTI-FAMILY: 2/UNIT/UNIT UNITS - 98
OFFICE: 3 SPACES (INCLUDES ADA PARKING & LOADING)
PROPOSED: 99 SPACES

CONTACT INFORMATION:

PROJECT ENGINEER: M'ARTHUR ENGINEERING
SCOTT M'ARTHUR, PE
PO BOX 2488
KOTY FALLS, IDAHO 83877
TEL: 308.964.0481

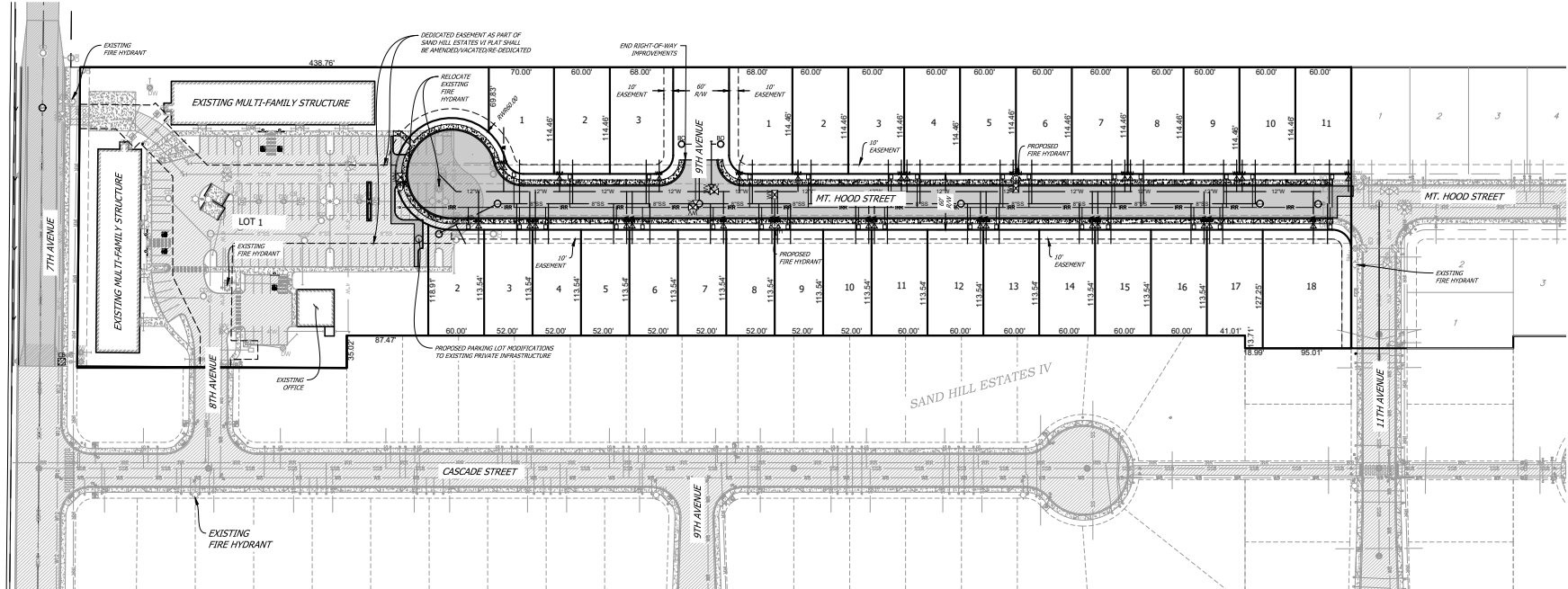
PROJECT DEVELOPER: PALIS VERDES LLC
ANGEL GARCIA
PO BOX 494
OTHELLO, WASHINGTON 99304
TEL: 509.889.0535



VICINITY MAP
N75

SHEET INDEX:

- CL.0 - OVERVIEW
- CL.1 - TYPICAL STREET SECTIONS
- CL.2 - MT. HOOD STREET CONCEPT PLAN
- CL.3 - MT. HOOD STREET CONCEPT PLAN



M'ARTHUR
ENGINEERING
MARTHURENGINEERING.COM 1-800-344-3307
PO BOX 2488, KOTY FALLS, ID 83877

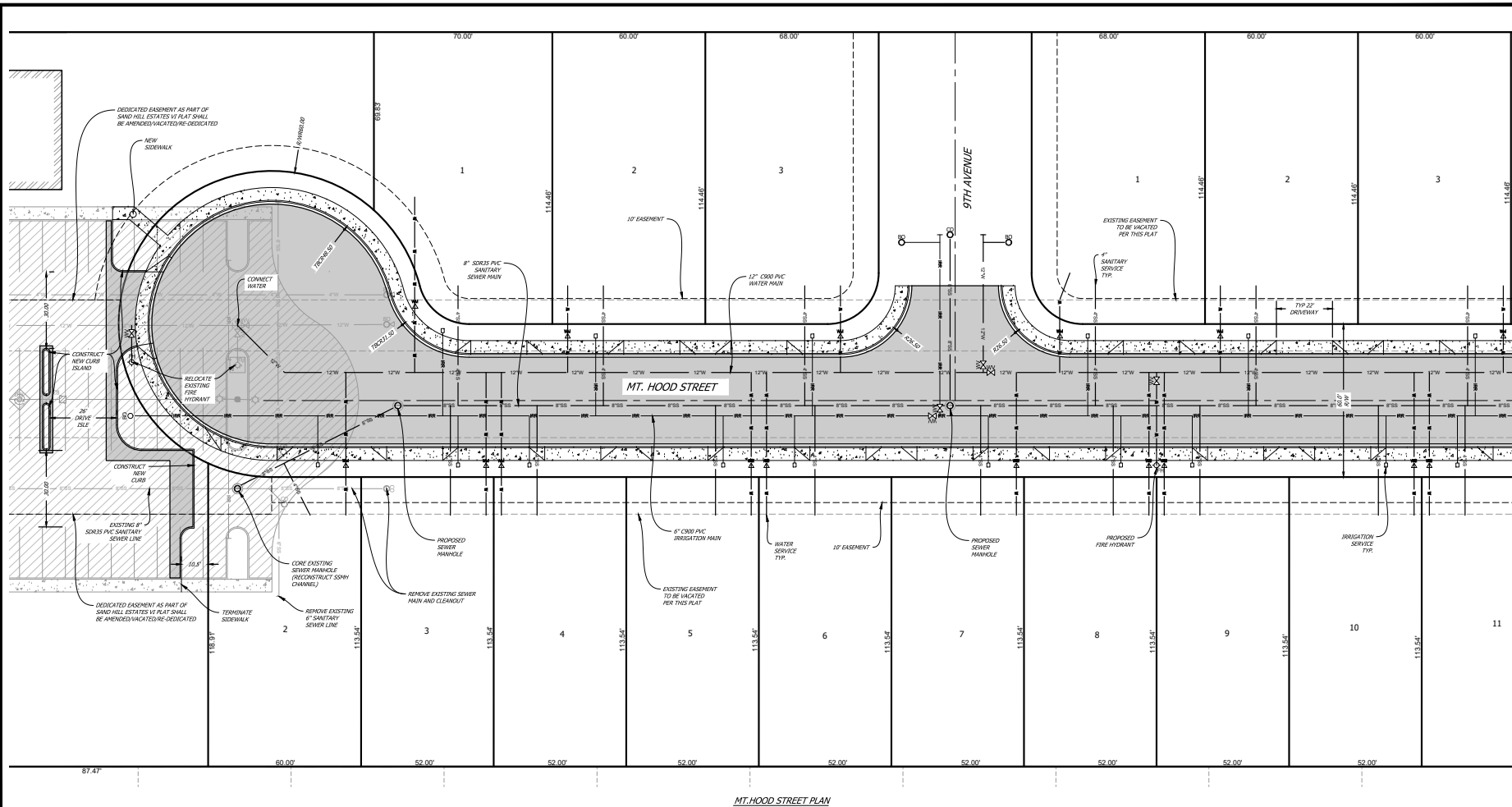
REPLAT OF SAND HILL ESTATES VI
CONCEPTUAL SITE PLAN
CITY OF OTHELLO, WASHINGTON

811
Know what's below.
Call before you dig.

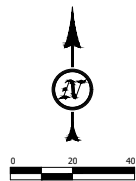
SURVEYED: TBD
DESIGNED: S/M
DRAWN: JDS
CHECKED: S/M

OVERVIEW

SHEET: CL.0
PROJECT: ME2025-001
DATE: 11/07/2025



MT. HOOD STREET PLAN



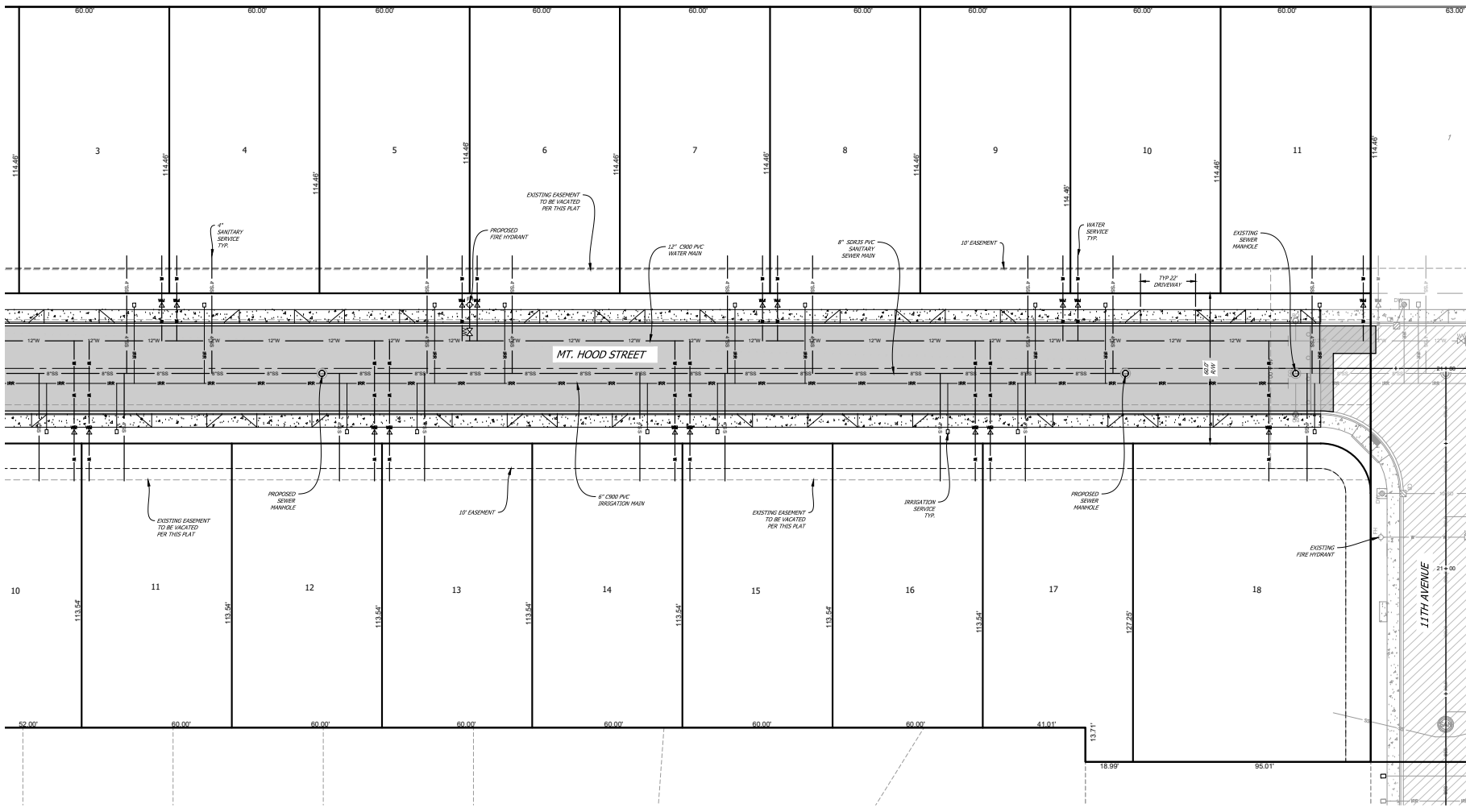
**McARTHUR
ENGINEERING**
MCARTHUR@GMAIL.COM (206) 444-1307
PO BOX 2484, POST FALLS, ID 83857

**REPLAT OF SAND HILL ESTATES VI
CONCEPTUAL SITE PLAN**
CITY OF OTHELLO, WASHINGTON

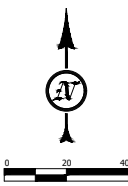
SURVEYED: TBD	DESIGNED: S/M	DRAWN: DSB	CHECKED: S/M
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**MT. HOOD STREET
CONCEPT PLAN**

SHEET: CL2	DATE: 11/07/2025
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MT. HOOD STREET PLAN



**M'ARTHUR
ENGINEERING**
MARTHUR-ENGINEERING.COM (509) 844-1307
PO BOX 2484, POST FALLS, ID 83857



REPLAT OF SAND HILL ESTATES VI
CONCEPTUAL SITE PLAN
CITY OF OTHELLO, WASHINGTON



SURVEYED: TBD	DESIGNED: S/M	DRAWN: JDS	CHECKED: S/M
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MT. HOOD STREET
CONCEPT PLAN

SHEET: CL.3	DATE: 11/07/2025
-------------	------------------

City of Othello
500 East Main Street
Othello, Washington 99344

Received By
Othello Bldg & Planning
November 07 2025



Attn: Robin Adolphsen ~ *City Engineer*

**RE: REPLAT OF SAND HILL ESTATES VI
Design Deviation Requests**

Dear Robin:

The following shall serve as our Client's formal request to deviate from the City of Othello, Washington (City) Codes (Othello Municipal Code – OMC), and City adopted design standards and requirements, for the above project:

- **OMC 16.29.050 – Dead End Street – Number of Cul de Sac Street:**

As shown on the face of the submitted Preliminary Plat and Conceptual Site Plan, the proposed Mt. Hood Street improvements terminate at a cul de sac turnaround, intentionally separating the proposed single-family residential Lots from the multi-family Lot (existing structures and parking lot improvements). The proposed extension of Mt. Hood Street shall serve thirty-one (31) single family residential Lots, which would exceed the allowable number of residences on a dead-end street per the OMC; however, the proposed development would provide an ingress/egress access easement, and an approach, to the multi-family Lot, connecting the proposed cul de sac turnaround to the multi-family parking lot improvements, for ingress/egress access to the 8th Avenue right-of-way. In addition, the proposed development shall dedicate right-of-way for the future extension of 9th Avenue, to connect to the City of Othello owned property that is adjacent to the North boundary of this development. Once this right-of-way is improved, the number of residences on the dead-end street would be reduced to eight (8), bringing it into compliance with OMC requirements.

- **OMC 16.29.100 – Neighborhood Street - Right of Way Width:**

As shown on the face of the submitted Preliminary Plat and Conceptual Site Plan, the proposed Mt. Hood Street right-of-way width is sixty (60) foot wide, while the OMC right-of-way width for a Neighborhood Street classification requires a sixty-six (66) foot right-of-way. This design deviation request is based on the City of Othello's adopted Neighborhood Street section, providing for a thirty-seven (37) foot wide street section, measured from top back of curb to top back of curb (forty-seven (47) feet from top back of sidewalk to top back of sidewalk), with a remainder of 6.5-feet of dedicated City right-of-way behind each sidewalk, to be maintained by the adjacent homeowner (per OMC). This request has been previously accepted for other constructed phases of the Sand Hill Estates development.

Thank you for your time and consideration of the above requests. Please feel free to contact me at 208.446.3307 or scott@mcArthur-eng.com if you have any questions.



11/07/2025

Anne Henning

From: Anne Henning
Sent: Friday, November 7, 2025 2:29 PM
To: 'Scott McArthur'
Cc: Angela Owens; Angel Garza; Joel Garza; Josh Bagley; Nancy Nick
Subject: RE: REPLAT OF SAND HILL ESTATES VI - Preliminary Plat Submittal Package

Received, I will get started on this.

A quick note that the title report shows the ownership as A&Y Leasing LLC, not Palos Verdes. I saw that change on the Map Sifter recently also.

When Angel signs the application, he needs to sign it representing A&Y, not Palos Verdes (so updating the ownership info on the application.)

The plat dedication language will also need to be updated before recording, which I know is a long way away at this point, but just something to keep in mind.

Anne Henning, AICP | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Friday, November 7, 2025 12:47 PM
To: Anne Henning <ahenning@othellowa.gov>
Cc: Angela Owens <angela@mcArthur-eng.com>; Angel Garza <angel@palosverdesllc.com>; Joel Garza <joel.garza@palosverdesllc.com>; Josh Bagley <jbagley@h2survey.com>; Nancy Nick <nancy@hightrailconsulting.com>
Subject: REPLAT OF SAND HILL ESTATES VI - Preliminary Plat Submittal Package

Anne:

Please find the following submittal documents for the above referenced project, attached to this email.

- Land Use Application
- Title Commitment
- Preliminary Plat
- Conceptual Site Plan
- Design Deviation Request Letter

Angel:

Can you please sign the Land Use Application, and remit payment the fee once Anne deems this submittal complete?

Thank you!

Sincerely,



Scott McArthur, PE
Principal Engineer
Off: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com



CITY OF OTHELLO
BUILDING & PLANNING DEPARTMENT
500 E MAIN STREET, OTHELLO, WA99344
Planning Dept. 509.488.3302 City Hall 509.488.5686
WWW.OTHELLOWA.GOV

Received By:

Received By
Othello Bldg & Planning
November 12 2025

LAND USE APPLICATION

SECTION 1: Property Location

Property Address: TBD - Mt. Hood Street Parcel #: 1529030682661
Legal Description (Lot#/Block#/Plat): RePlat of Sand Hill Estates VI
Property Existing Zoning: ☐ R-1 ☐ R-2 ☐ R-3 ☒ R-4 ☐ R-M ☐ S-1 ☐ C-1 ☐ C-B ☐ C-2 ☐ C-3 ☐ I-1 ☐ I-2

SECTION 2: Property Owner (holds more than 50% ownership)

Name: Palos Verdes LLC // A & Y Leasing LLC
Mailing Address: PO Box 484
City/State/Zip: Othello, WA 99344
Phone Number: 509.989.0555
Fax Number: N/A
Email: angel@palosverdesllc.com
Signature: _____
Date: _____

Section 3: Authorized Representative (to whom all official correspondence will be sent)

Name: Scott McArthur
Company: McArthur Engineering Company, LLC.
Mailing Address: 14841 N Highway 41
City/State/Zip: Rathdrum, Idaho 83858
Phone Number: 208.446.3307
Fax Number: N/A
Email: scott@mcArthur-eng.com

SECTION 4: Applicant

Name: Scott McArthur // McArthur Engineering Co.
Mailing Address: 14841 N Highway 41
City/State/Zip: Rathdrum, Idaho 83858

Phone Number: 208.446.3307
Fax Number: N/A
Email: scott@mcArthur-eng.com

I (print) Scott McArthur herby affirm and certify, under penalty of perjury, that I am, or represent, the legal owner (s) of the property described on this application and that these statements are in all respects true and correct to the best of my knowledge.

Signature

Date

SECTION 5: Summary of Request

Preliminary Plat Request

A thirty-two (32) Lot subdivision being a RePlat of Sand Hill Estates VI

(PRELIMINARY PLAT)

SECTION 5: Application Fees *OTHER FEES INCURED WILL BE INVOICED TO THE APPLICANT/DEVELOPER AND MUST BE PAID BEFORE PROJECT IS APPROVED*

<input type="checkbox"/> Annexation.....\$200	<input type="checkbox"/> Lot Line Adjustment.....\$0	<input type="checkbox"/> Subdivision of 4 or Less Lots.....\$500
<input type="checkbox"/> Building on Unplatted Land \$0	<input type="checkbox"/> Rezone or Text Change.....\$0	<input checked="" type="checkbox"/> Subdivision (16.17.030.a.9).....\$500 (+\$50 per lot)
<input type="checkbox"/> Insufficiently Platted Land..\$0	<input type="checkbox"/> SEPA Checklist (13.04.030.C.3) \$200	<input type="checkbox"/> Zoning Variance.....\$1000
<input type="checkbox"/> Land Use Sign.....\$20	<input type="checkbox"/> Reimbursement Agreement..\$1,500	<input type="checkbox"/> Other _____ \$ _____

Anne Henning

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Wednesday, November 12, 2025 6:41 AM
To: Anne Henning
Cc: Angela Owens; Angel Garza; Joel Garza; Josh Bagley; Nancy Nick
Subject: RE: REPLAT OF SAND HILL ESTATES VI - Preliminary Plat Submittal Package
Attachments: 2025-11-11 REPLAT of Sand Hill Estates VI - Land Use Application - Updated and Signed.pdf

Anne:

Please find the updated Land Use Application attached to this email reflecting the dual ownership plans we previously discussed for this property (in the works) for A&Y Leasing, and Palos Verdes Homes.

We are currently preparing legal descriptions and exhibits that Mr. Garza's attorney will use to convey ownership of each LLCs interest in this property.

Thank you!



Scott McArthur, PE
Principal Engineer
Off: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Monday, November 10, 2025 7:07 PM
To: Anne Henning <ahenning@othellowa.gov>
Cc: Angela Owens <angela@mcArthur-eng.com>; Angel Garza <angel@palosverdesllc.com>; Joel Garza <joel.garza@palosverdesllc.com>; Josh Bagley <jbagley@h2survey.com>; Nancy Nick <nancy@hightrailconsulting.com>
Subject: Re: REPLAT OF SAND HILL ESTATES VI - Preliminary Plat Submittal Package

Anne:

Please find the SEPA document attached to this email for routing.

Thank you!



Scott McArthur, PE
Principal Engineer
Off: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com

From: Scott McArthur
Sent: Friday, November 7, 2025 2:56 PM
To: Anne Henning <ahenning@othellowa.gov>



City of Othello

Building & Planning Department
500 E Main St
Othello, WA 99344
Phone 509-488-3302 / Fax 509-488-0102

INVOICE: 11/25/2025

A&Y LEASING LLC
C/O GARZA, ANGEL & YOLANDA
P O BOX 484
OTHELLO, WA 99344

PERMIT #: LUA2025-0009

PERMIT TYPE: RESIDENTIAL - SUBDIVISION - MAJOR

ADDRESS: 1200 N 8TH AVE, OTHELLO

PARCEL: 1529030682661

Project Description: 32-lot replat of 1-lot apartment plat

DATE	DESCRIPTION	FEE AMOUNT	PAID	BALANCE DUE
11/14/2025	Subdivision - Major	\$2,100.00	\$0.00	\$2,100.00
11/14/2025	SEPA Checklist	\$200.00	\$0.00	\$200.00
11/14/2025	Land Use Sign / Each	\$50.00	\$0.00	\$50.00
TOTAL DUE:		\$2,350.00	\$0.00	\$2,350.00

Balance Due: \$2,350.00

MAKE CHECKS PAYABLE TO THE CITY OF OTHELLO

Mail Checks To:
City of Othello
500 E. Main St.
Othello, WA 99344

Receipt: 184885
Acct #: 13586
City Of Othello
500 E. Main Street
Othello, WA 99344
509-488-5686

11/25/2025

Garza, Angel & Yolanda A&Y Leasing LLC
P{OB 484
Othello, WA 99344

Treasurer's Receipts
Memo: LUA2025-0009 1200 N 8th Ave

Planning & Zoning Fees	200.00
Planning & Zoning Fees	2,100.00
Deposit - Park Display/Land Use Sign	50.00

Non Taxed Amt:	<u>2,350.00</u>
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Total:	2,350.00
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Chk: 17996	<u>2,350.00</u>
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Ttl Tendered:	2,350.00
---------------	----------

Change:	0.00
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Issued By: Yvonne Hernande
11/25/2025 14:38:47



CITY OF OTHELLO
BUILDING & PLANNING DEPARTMENT
500 E MAIN STREET, OTHELLO, WA99344
Planning Dept. 509.488.3302 City Hall 509.488.5686
WWW.OTHELLOWA.GOV

Received By:

RECEIVED BY

NOV 25 2025

OTHELLO BUILDING & PLANNING

LAND USE APPLICATION

SECTION 1: Property Location

Property Address: TBD - Mt. Hood Street Parcel #: 1529030682661
Legal Description (Lot#/Block#/Plat): RePlat of Sand Hill Estates VI
Property Existing Zoning: ☐ R-1 ☐ R-2 ☐ R-3 ☒ R-4 ☐ R-M ☐ S-1 ☐ C-1 ☐ C-B ☐ C-2 ☐ C-3 ☐ I-1 ☐ I-2

SECTION 2: Property Owner (holds more than 50% ownership)

Name: Palos Verdes LLC // A & Y Leasing LLC
Mailing Address: PO Box 484
City/State/Zip: Othello, WA 99344
Phone Number: 509.989.0555
Fax Number: N/A
Email: angel@palosverdesllc.com
Signature: [Signature]
Date: 11/25/25

Section 3: Authorized Representative (to whom all official correspondence will be sent)

Name: Scott McArthur
Company: McArthur Engineering Company, LLC.
Mailing Address: 14841 N Highway 41
City/State/Zip: Rathdrum, Idaho 83858
Phone Number: 208.446.3307
Fax Number: N/A
Email: scott@mcArthur-eng.com

SECTION 4: Applicant

Name: Scott McArthur // McArthur Engineering Co.
Mailing Address: 14841 N Highway 41
City/State/Zip: Rathdrum, Idaho 83858

Phone Number: 208.446.3307
Fax Number: N/A
Email: scott@mcArthur-eng.com

I (print) Scott McArthur hereby affirm and certify, under penalty of perjury, that I am, or represent, the legal owner (s) of the property described on this application and that these statements are in all respects true and correct to the best of my knowledge.

Signature

11/11/2025
Date

SECTION 5: Summary of Request

Preliminary Plat Request

A thirty-two (32) Lot subdivision being a RePlat of Sand Hill Estates VI

(PRELIMINARY PLAT)

SECTION 5: Application Fees *OTHER FEES INCURED WILL BE INVOICED TO THE APPLICANT/DEVELOPER AND MUST BE PAID BEFORE PROJECT IS APPROVED*

<input type="checkbox"/> Annexation.....\$200	<input type="checkbox"/> Lot Line Adjustment.....\$0	<input type="checkbox"/> Subdivision of 4 or Less Lots.....\$500
<input type="checkbox"/> Building on Unplatted Land \$0	<input type="checkbox"/> Rezone or Text Change.....\$0	<input checked="" type="checkbox"/> Subdivision (16.17.030.a.9).....\$500 (+\$50 per lot)
<input type="checkbox"/> Insufficiently Platted Land..\$0	<input type="checkbox"/> SEPA Checklist (13.04.030.C.3) \$200	<input type="checkbox"/> Zoning Variance.....\$1000
<input type="checkbox"/> Land Use Sign.....\$20	<input type="checkbox"/> Reimbursement Agreement..\$1,500	<input type="checkbox"/> Other _____ \$ _____

Received By
Othello Bldg & Planning
December 02 2025

- **Michael Velazquez**
1107 North 8th Avenue
Othello, Washington 99344

- **Julissa Barajas**
1112 North 8th Avenue
Othello, Washington 99344

- **Victor Garza Valdez**
807 East Cascade Street

- **Darbi Pink**
817 East Cascade Street

- **Mark McDonald**
827 East Cascade Street

- **Corinne Anderson**
837 East Cascade Street

- **Anna Contreras-Silva**
847 East Cascade Street

- **Jeanette Zuniga-Gomez**
857 East Cascade Street

- **Sakiel Garza**
867 East Cascade Street

- **Fabian Zuniga-Lopez**
917 East Cascade Street

- **Vieri Soriano**
927 East Cascade Street

- **Palos Verdes, LLC**
937 East Cascade Street

- **Esteban Garza**
947 East Cascade Street

- **Nathalia Hermosillo**
1007 East Cascade Street

- **Abel Avila**
1017 East Cascade Street
- **Jose Tejada**
1027 East Cascade Street
- **Yovani Angel**
1022 East Cascade Street
- **Jonathan Abarca-Nava**
1012 East Cascade Street
- **Brian Stephenson**
1002 East Cascade Street
- **Rodolfo Calderon**
942 East Cascade Street
- **Omar Fraga**
932 East Cascade Street
- **Eric Zuniga**
922 East Cascade Street
- **Thalia Lima Ramirez**
912 East Cascade Street
- **Daniela Martinez**
902 East Cascade Street
- **Bradley Horst**
852 East Cascade Street
- **Othello Rental Homes, LLC**
842 East Cascade Street
- **Luis Mata-Martinez**
832 East Cascade Street
- **Hannah Dozier**
822 East Cascade Street
- **Darren Miller**
812 East Cascade Street

- **Saul Perez**
802 East Cascade Street
- **Efrain Pruneda** — 725 East Mount Baker Street
- **Yuri Garcia** — 735 East Mount Baker Street
- **Kuldip Singh** — 805 East Mount Baker Street
- **Stacey Diaz** — 815 East Mount Baker Street
- **Luis Montejano** — 825 East Mount Baker Street
- **Trevor Salisbury** — 835 East Mount Baker Street
- **Yanita Cantu** — 845 East Mount Baker Street
- **Rosalva Mendoza** — 905 East Mount Baker Street
- **Luis Rodriguez** — 915 East Mount Baker Street
- **Fernando Mendoza** — 925 East Mount Baker Street
- **Roger Martinez** — 935 East Mount Baker Street
- **Gumek Calcatt** — 1005 East Mount Baker Street
- **Rutilio Ramirez** — 1015 East Mount Baker Street
- **Gabriela Villegas** — 1025 East Mount Baker Street
- **Juan Ramirez** — 1035 East Mount Baker Street
- **Annabelle Martinez** — 1045 East Mount Baker Street
- **Jose Gonzalez** — 1105 East Mount Baker Street
- **Columbia Basin Health Association** — 1047 North 11th Avenue
- **Columbia Basin Health Association** — 1032 North 11th Avenue
- **Columbia Basin Health Association** — 1037 North 11th Avenue
- **Columbia Basin Health Association** — 1042 North 11th Avenue

- **Columbia Basin Health Association** — 1107 North 11th Avenue
- **Columbia Basin Health Association** — 1132 North 11th Avenue
- **Columbia Basin Health Association** — 1147 North 11th Avenue
- **Columbia Basin Health Association** — 1142 North 11th Avenue
- **Blake Barthelmes** — 1232 North 11th Avenue
- **Inoel, Ziranda**
1101 East Mount Hood Street
- **Roberto Suarez**
1111 East Mount Hood Street
- **Francisca Garcia**
1121 East Mount Hood Street

Anne Henning

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Tuesday, December 2, 2025 6:06 AM
To: Anne Henning
Cc: Angel Garza (angel@palosverdesllc.com); Joel Garza
Subject: RE: Replat of Sand Hill 6 - Notice of Incomplete Application
Attachments: 2025-12-01 RePLAT OF SAND HILL ESTATES VI - Names and Addresses.pdf; 2025-12-01 RePLAT OF SAND HILL ESTATES VI - Updated Site Plan.pdf; 2025-12-01 RePLAT OF SAND HILL ESTATES VI - SEPA Environmental Checklist.pdf

Anne:

Please find our quick response (in red) to the November 24, 2025 NOI for the above project, in the body of the email below:

1. Property owner signature on the application.
The applicant has signed the application.
2. Application fee of \$2350 (\$500 + \$50/lot + \$200 SEPA + \$50/notice board signs).
The application fee has been paid.
3. Names/addresses of owners of record and street addresses within 350' (not including ROW) of the exterior of the subdivision/contiguous land owned by the subdivider.
The requested names/addresses are attached to this email.
4. Clarification of these items from the Environmental Checklist:
P.4, #3.d Water: Answer says "See plan for storm system improvements." Can you help me find these on the submitted plans?
We have revised our statement on the SEPA, and removed the proposed stormwater improvements from the site plan, until such time as the project is preliminarily accepted, and the final road profiles are properly analyzed. All stormwater improvements shall be consistent with the previous phases of the Sand Hill Estates development, where stormwater catch basins shall collect stormwater runoff from the adjacent impervious surfaces/pervious surfaces, where the contaminants will settle in the catch basin, and the stormwater will outlet to adjacent stormwater drywells through small sections of stormwater conveyance piping in accordance with City of Othello requirements.

P.7, #8.b(1): Did not answer the question of how will the proposal affect or be affected by the working farm to the north.
This answer is addressed on the new SEPA checklist.

P.10, #14.f: How many total trips per day?
Generally speaking, a single family residential home may produce approximately 10-trips per day, bringing the estimated number of trips per day for the 31 Single Family Residential Homes to an estimated 310 trips per day that will be added.
5. The submitted site plan does not show topography or stormwater management as required (OMC16.17.030(b)(7)(P)(iii)).
The topography has been added to the updated Site Plan attached. Stormwater management shall be consistent with previous phases of this development, as stated above.

Thank you for your time and consideration of this submittal.

Sincerely,



Scott McArthur, PE
Principal Engineer
Off: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com

From: Anne Henning <ahenning@othellowa.gov>

Sent: Tuesday, November 25, 2025 11:00 AM

To: Scott McArthur <scott@mcarthur-eng.com>

Cc: Angel Garza (angel@palosverdesllc.com) <angel@palosverdesllc.com>; Joel Garza <joel.garza@palosverdesllc.com>

Subject: Replat of Sand Hill 6 - Notice of Incomplete Application

Please see attached Notice for the items still needed.

Scott—Do you want me to mail a paper copy?

Thanks,

Anne Henning, AICP

Community Development Director

City of Othello

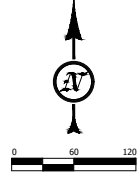
(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

www.OthelloWa.gov



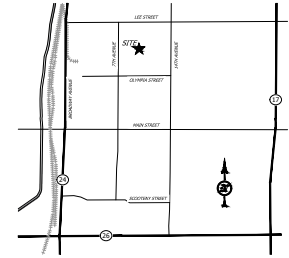
LEGEND:

- △ = CALCULATED POSITION
- = FOUND REBAR
- ⊙ = FIRE HYDRANT
- ⊙ = WATER VALVE
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = CATCH BASIN
- ⊙ = DRYWELL
- ⊙ = BLOW-OFF ASSEMBLY
- ⊙ = SANITARY SEWER CLEAN OUT
- ⊙ = SITE LIGHTING
- = ADJACENT PROPERTY LINE
- = BOUNDARY LINE
- 1115 = EXISTING CONTOUR
- 1115 = PROPOSED CONTOUR
- = SANITARY SEWER (SIZE VARIES)
- = WATER LINE (SIZE VARIES)
- = IRRIGATION LINE
- = EASEMENT LINE
- = PROPOSED ASPHALT
- = PROPOSED CONCRETE
- = EXISTING ASPHALT
- = EXISTING CONCRETE



CONCEPTUAL SITE PLAN REPLAT OF SAND HILL ESTATES VI SEC. 34, TWN. 16 NORTH, RNG. 29 EAST, W.M. ADAMS COUNTY CITY OF OTHELLO, WASHINGTON

Received By
Othello Bldg & Planning
December 02 2025



VICINITY MAP
NVS

PARKING MATRIX:

REQUIRED: 99 SPACES
MULTI-FAMILY: 2/UNIT/UNIT UNITS - 98
OFFICE: 3 SPACES (INCLUDES ADA PARKING & LOADING)
PROPOSED: 99 SPACES

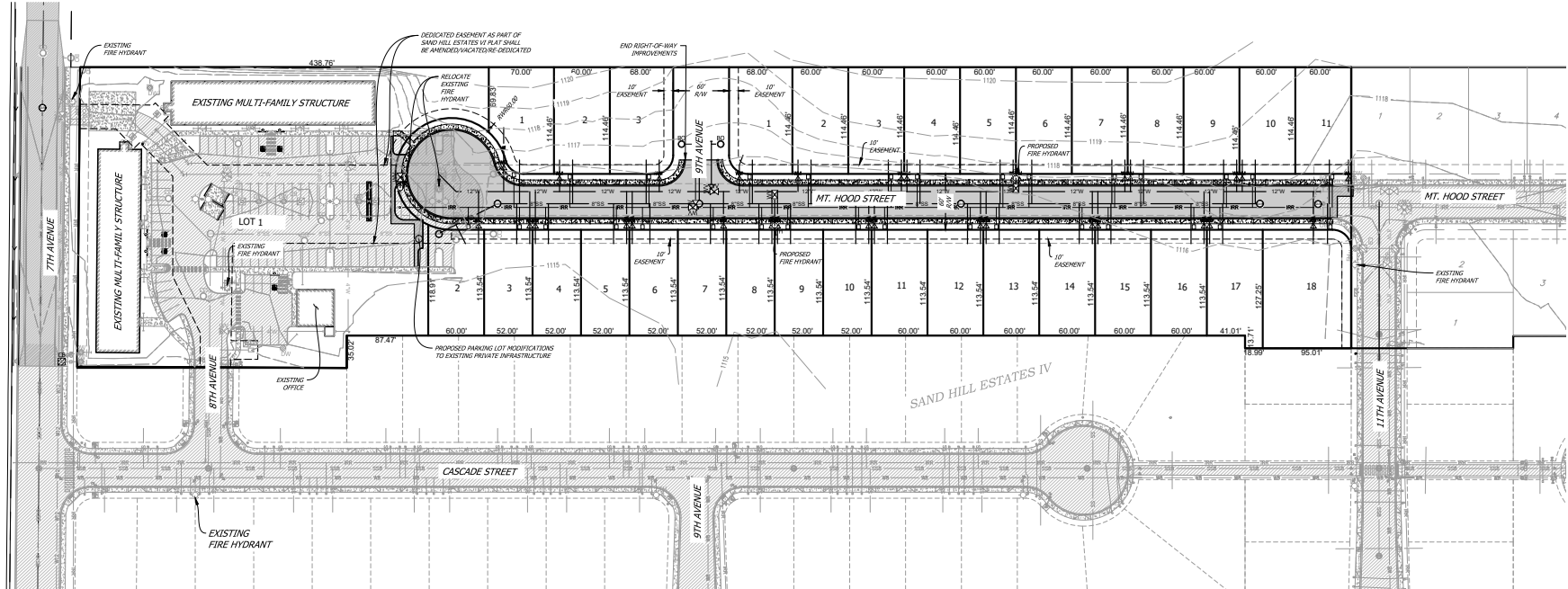
CONTACT INFORMATION:

PROJECT ENGINEER: M'ARTHUR ENGINEERING
SCOTT M'ARTHUR, PE
PO BOX 2488
KOOTENAI, IDAHO 83877
TEL: 208.964.0481

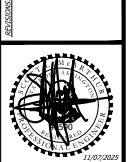
PROJECT DEVELOPER: PALIS VERDES LLC
ANGEL GARCIA
PO BOX 494
OTHELLO, WASHINGTON 99304
TEL: 509.889.0535

SHEET INDEX:

CL.0 - OVERVIEW
CL.1 - TYPICAL STREET SECTIONS
CL.2 - MT. HOOD STREET CONCEPT PLAN
CL.3 - MT. HOOD STREET CONCEPT PLAN



M'ARTHUR
ENGINEERING
M'ARTHURENGINEERING.COM 1239-114-1207
PO BOX 2488, KOOTENAI, ID 83877



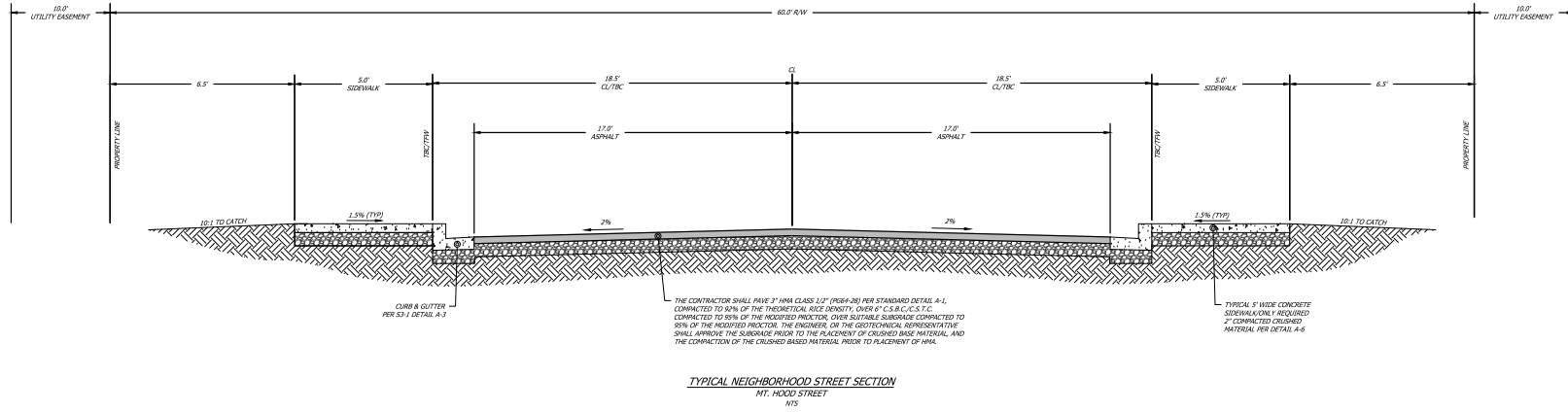
REPLAT OF SAND HILL ESTATES VI
CONCEPTUAL SITE PLAN
CITY OF OTHELLO, WASHINGTON

811
Know what's below.
Call before you dig.

SURVEYED: TBD
DESIGNED: S/M
DRAWN: J/S
CHECKED: S/M

OVERVIEW

SHEET: CL.0
DATE: 11/07/2025



McARTHUR
ENGINEERING
HEADQUARTERS: 1520 144th Ave. S.E.
PO BOX 14814, POST FALLS, ID 83877

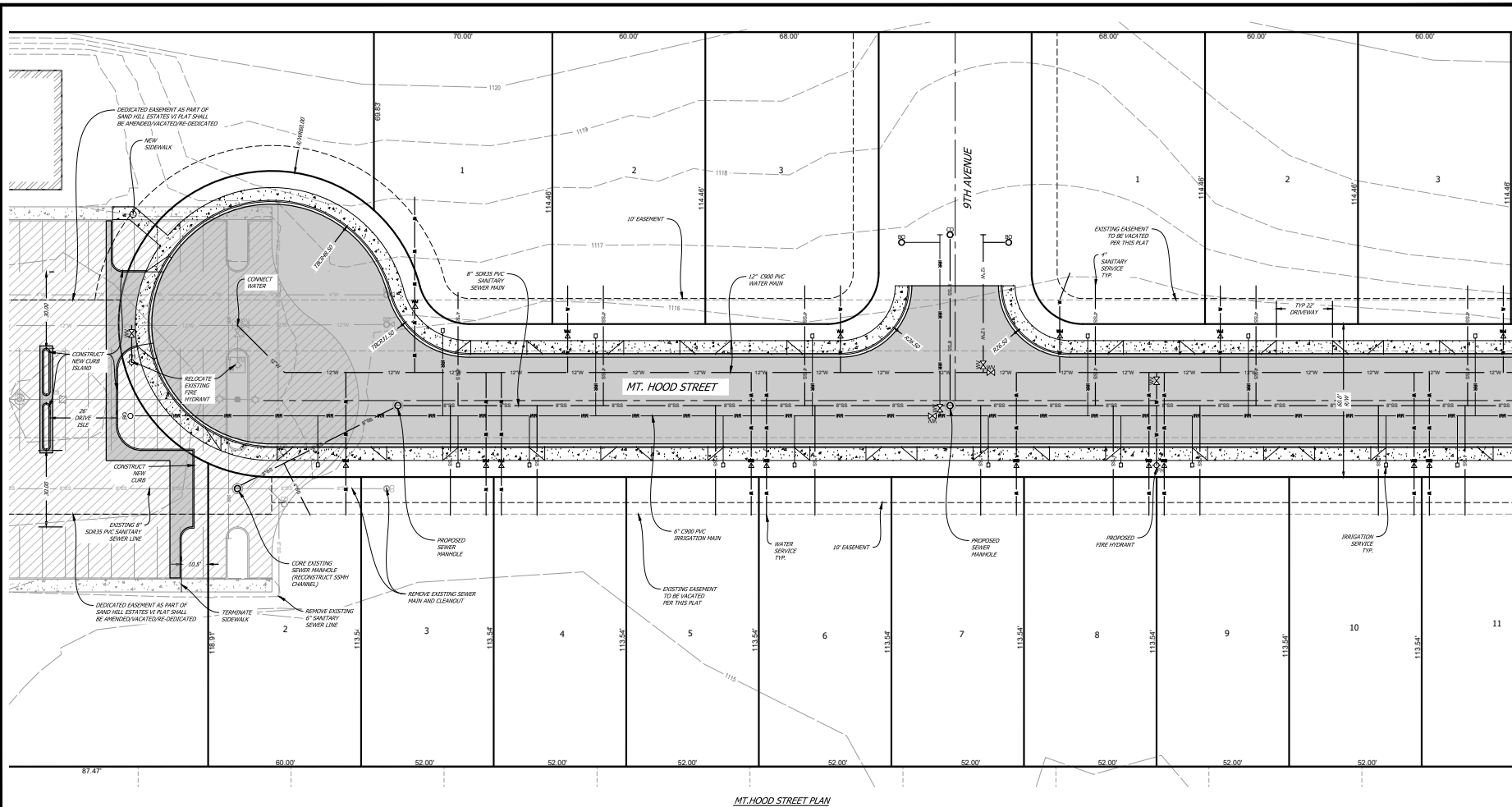
REPLAT OF SAND HILL ESTATES VI
CONCEPTUAL SITE PLAN
CITY OF OTHELLO, WASHINGTON

Know what's below.
Call before you dig.

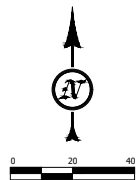
SURVEYED: TBD	DESIGNED: SM	DRAWN: QDS	CHECKED: SM
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TYPICAL STREET SECTIONS

SHEET 1	CL 1	DATE
11/07/2025	11/07/2025	11/07/2025



MT. HOOD STREET PLAN



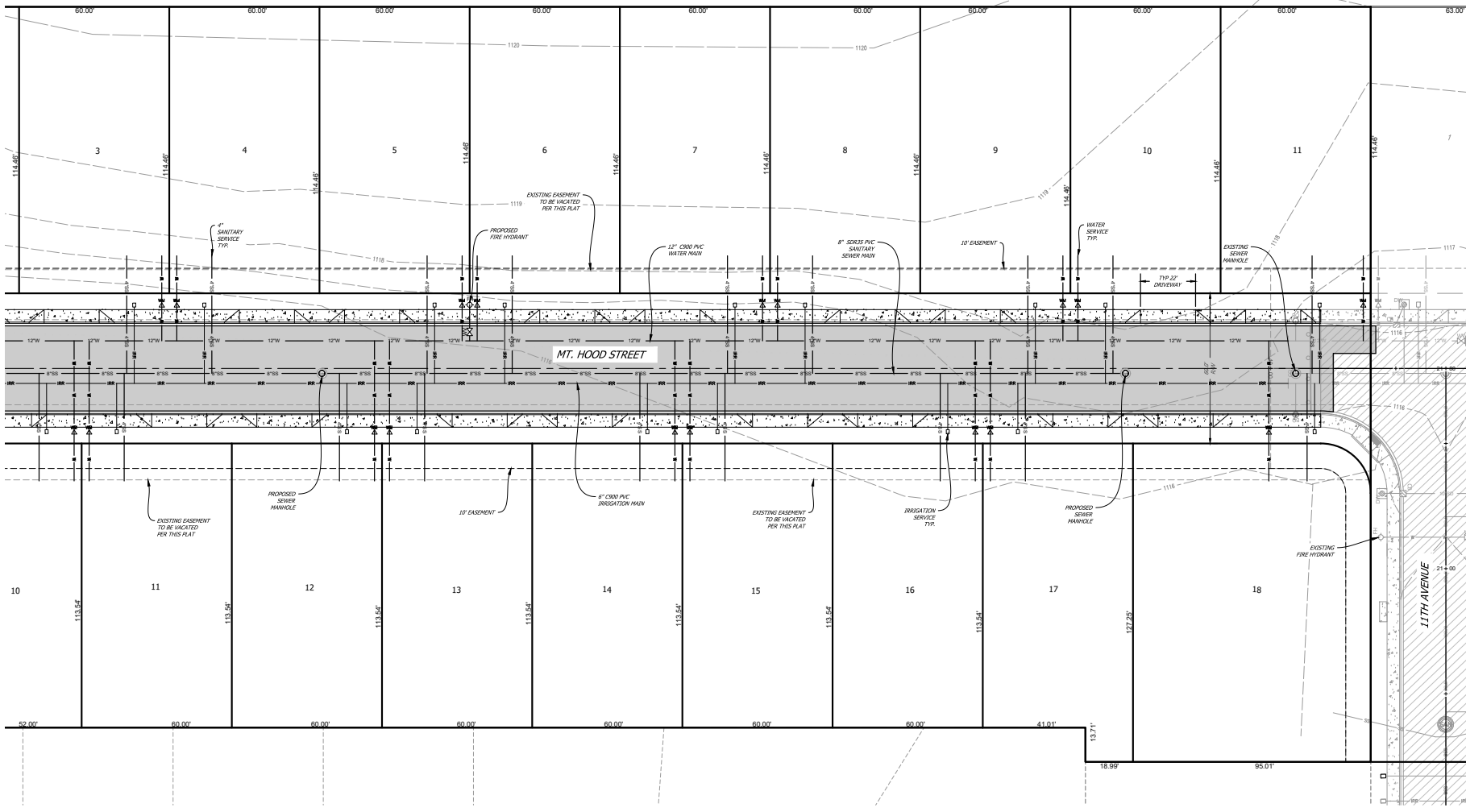
**McARTHUR
ENGINEERING**
MCARTHUR@GMAIL.COM (206) 444-1307
PO BOX 2484, POST FALLS, ID 83857

**REPLAT OF SAND HILL ESTATES VI
CONCEPTUAL SITE PLAN**
CITY OF OTHELLO, WASHINGTON

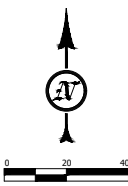
SURVEYED: TBD	DESIGNED: S/M	DRAWN: DSB	CHECKED: S/M
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**MT. HOOD STREET
CONCEPT PLAN**

SHEET: CL2	DATE: 11/07/2025
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MT. HOOD STREET PLAN



**M'ARTHUR
ENGINEERING**
MARTHUR-ENGINEERING.COM (509) 444-1307
PO BOX 2484, POST FALLS, ID 83857



**REPLAT OF SAND HILL ESTATES VI
CONCEPTUAL SITE PLAN**
CITY OF OTHELLO, WASHINGTON



SURVEYED: TBO	DESIGNED: S/M	DRAWN: JDS	CHECKED: S/M
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**MT. HOOD STREET
CONCEPT PLAN**

SHEET: CL.3	DATE: 11/07/2025
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