

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING AGENDA  
TUESDAY, APRIL 22, 2025**



This meeting will be held in person  
and will also be available via teleconference.

**PLEASE NOTE: The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.**

**REGULAR MEETING – 7:00 PM**

**PAGE**

1. **CALL TO ORDER & ROLL CALL**
2. **PLEDGE OF ALLEGIANCE** – Heaven Medina, 1<sup>st</sup> grader at Harriet Thompson Elementary
3. **APPROVE AGENDA**
4. **PRESENTATIONS**
  - A. 2025 Older Americans Month Proclamation 1
5. **PUBLIC COMMENT** – *The public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing. The public comment period is not an opportunity for dialogue with the Mayor and Councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. If you would like to address the Council, please step up to the microphone and give your name and address for the record. Your comments will be limited to three minutes.*
6. **CONSENT AGENDA** – *Items on the Consent Agenda will be voted on together by the Council, unless a Councilmember requests that items be removed from the Consent Agenda and discussed and voted upon separately. An item removed from the Consent Agenda will be placed under Unfinished and New Business.*
  - A. Minutes of the April 8, 2025 Committee-of-the-Whole meeting 2-5
  - B. Minutes of the April 8, 2025 Council meeting 6-9
  - C. Payroll Check Nos. 14340-14352 in the amount of \$97,228.78
  - D. Payroll Electronic Fund Transfers (EFT) Nos. 61581-61585 in the amount of \$101,889.99
  - E. Payroll Direct Deposit 04/01/25-04/15/25 in the amount of \$150,770.05
  - F. Claim Check Nos. 131021-131119 in the amount of \$927,647.20
7. **ACTIVE AGENDA** – *Items discussed at the 6:00 pm Committee-of-the-Whole meeting of an urgent or time sensitive nature may be added to the active agenda pursuant to City Council Procedures Manual Section 3.18(c).*
  - A. Resolution No. 2025-33 accepting the firearms bid from Gunarama Wholesale, LLC 10-13
  - B. Resolution No. 2025-34 declaring firearms as surplus and authorizing the sale or trade of said firearms to a federally licensed firearm dealer 14-15
  - C. Resolution No. 2025-35 approving the final plat of Pappy's Landing – Phase 2 located on Forsell Road 16-22

- 8. UNFINISHED AND NEW BUSINESS**
- 9. CITY ADMINISTRATOR AND/OR STAFF REPORTS**
- 10. MAYOR & COUNCILMEMBER REPORTS**
  - A. Sub-Committee Updates
- 11. ADJOURNMENT**

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, April 22, 2025 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/84598832703?pwd=p1JxyM6gU9J80ryi038fwbaKpEBLo.1>

To join via phone: +1 253 215 8782

Meeting ID: 845 9883 2703

Passcode: 549858



## **2025 OLDER AMERICANS MONTH PROCLAMATION**

**WHEREAS**, older Americans are a treasured and vital part of our communities, bringing wisdom, experience, and countless contributions to every aspect of society, including family life, civic leadership, volunteerism, the workforce, and more; and

**WHEREAS**, the theme for Older Americans Month 2025, "Powered by Connection," recognizes the profound impact that meaningful relationships and social connections have on the health and well-being of older adults, and encourages communities to foster engagement, belonging, and support for people of all ages; and

**WHEREAS**, millions of older adults in the United States continue to lead lives rich in service, creativity, learning, and resilience, and they deserve our respect, gratitude, and inclusion; and

**WHEREAS**, it is crucial that we support policies and initiatives that empower older adults to live independently, safely, and with dignity for as long as possible, while also addressing issues like ageism, elder abuse, and health disparities; and

**WHEREAS**, Older Americans Month is an opportunity for all citizens to recognize and celebrate the achievements and ongoing contributions of older adults and to promote supportive communities that honor people of all ages;

**NOW, THEREFORE**, I, Ashley Lara, Mayor of Grandview, Washington do hereby proclaim May 2025 as **OLDER AMERICANS MONTH** in Grandview, Washington and urge every resident to take time to recognize older adults and the people who serve and support them as essential and valuable members of our communities.

Dated this 22<sup>nd</sup> day of April, 2025

Mayor Ashley Lara

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE MEETING MINUTES  
APRIL 8, 2025**

**1. CALL TO ORDER**

Mayor Pro Tem Bill Moore called the Committee-of-the-Whole (C.O.W.) meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

**2. ROLL CALL**

Present in person: Councilmembers David Diaz, Laura Flores, Bill Moore (Mayor Pro Tem), Javier Rodriguez and Joan Souders

Present via teleconference: Councilmember Steve Barrientes

Absent: Mayor Ashley Lara and Councilmember Robert Ozuna

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant, Public Works Director John Simmons, Wastewater Treatment Plant Supervisor Raul Sanchez, Library Director Wendy Poteet and City Clerk Anita Palacios

**3. NEW BUSINESS**

**A. New Employee Introductions – John Simmons, Public Works Director and Raul Sanchez, Wastewater Treatment Plant Supervisor**

City Administrator Fisher introduced new employees John Simmons, Public Works Director and Raul Sanchez, Wastewater Treatment Plant Supervisor.

**B. Resolution approving Amendment No. 1 to Task Order No. 2025-02 with HLA Engineering and Land Surveying, Inc., for the Dykstra Park Restroom Restoration – Construction Engineering**

City Administrator Fisher explained that the City applied for and was awarded grant funding in the amount of \$100,000 through the Recreation and Conversation Office (RCO) to restore the existing Dykstra Park restroom located near West Fifth Street and Stassen Way. The City Council adopted Resolution No. 2025-14 on February 11, 2025 approving Task Order No. 2025-02 with HLA to provide professional engineering services for the Dykstra Park Restroom Restoration.

Amendment No. 1 to Task Order No. 2025-02 provided construction engineering administration for the Dykstra Park Restroom Restoration. The City would provide on-site construction observation, photographs, measurements, monitoring and preparation of daily reporting for use by HLA in providing construction administration and documentation. Construction engineering services would be performed on a time-spent basis at the current hourly billing rates included in the General Agreement, plus reimbursement of non-salary expenses for the estimated fee of \$21,000.

Staff recommended Council approve Amendment No. 1 to Task Order No. 2025-02 with HLA Engineering and Land Surveying, Inc., to provide professional engineering services for the Dykstra Park Restroom Restoration.

Discussion took place.

**On motion by Councilmember Diaz, second by Councilmember Souders, the C.O.W. moved a resolution approving Amendment No. 1 to Task Order No. 2025-02 with HLA Engineering and Land Surveying, Inc., for the Dykstra Park Restroom Restoration – Construction Engineering to the April 8, 2025 regular Council meeting for consideration.**

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**C. Resolution accepting the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements as complete**

City Administrator Fisher explained that C&E Trenching, LLC completed the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements. Staff recommended Council accept the project as complete once the requirements in the March 27, 2025 letter from HLA Engineering and Land Surveying, Inc., were satisfied.

Discussion took place.

**On motion by Councilmember Rodriguez, second by Councilmember Diaz, the C.O.W. moved a resolution accepting the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements as complete to the April 8, 2025 regular Council meeting for consideration.**

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**D. Resolution accepting the bid for the Dykstra Park Restroom Restoration and authorizing the Mayor to sign all contract documents with Puterbaugh General Construction Company, Inc.**

City Administrator Fisher explained that the City applied for and was awarded grant funding in the amount of \$100,000 through the Recreation and Conversation Office (RCO) to restore the existing Dykstra Park restroom located near West Fifth Street and Stassen Way.

Bids for the Dykstra Park Restroom Restoration were opened on March 31, 2025. A total of two (2) bids were received with Puterbaugh General Construction Company, Inc., of Grandview, Washington, submitting the low bid in the amount of \$145,081.80. The low bidder was still significantly higher than the engineer's estimate. The RCO grant the City was awarded would sunset on June 30, 2025, and the City was required to have the funds expended by that date. This means that the City would not have time to rebid this project. Staff recommended using \$46,000.00 from the Capital Improvement Budget to cover the remaining project costs.

Discussion took place.

**On motion by Councilmember Souders, second by Councilmember Rodriguez, the C.O.W. moved a resolution accepting the bid for the Dykstra Park Restroom Restoration and authorizing the Mayor to sign all contract documents with Puterbaugh General Construction Company, Inc., to the April 8, 2025 regular Council meeting for consideration.**

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**E. Grandview Chamber of Commerce Update**

Monica Niemeyer, President of the Grandview Chamber of Commerce provided an update on the Chamber's 2024 Programs and Projects, as follows:

Events:

- Community Awards Banquet – May 9<sup>th</sup>
- Grandview Community Parade – August 7<sup>th</sup>
- Car Show – August 9<sup>th</sup>
- Cocoa and Carols – December TBD

Programs:

- Chamber Luncheons
- Chamber Network
- DECA Scholarships

- Ribbon Cuttings

**Business Impacts:**

- Business Community Block Watch
- Abby's Corner Vendor Mall, a retail incubator space
- Wine Country Business Center – an office incubator space

**Projects:**

- Blighted buildings in downtown Grandview

The Chamber proposed a solution to address the issue of vacant and run-down buildings in the downtown business core and suggested the implementation of a "blight tax" to incentivize property owners to either renovate or demolish their properties. The Chamber asked the Council to consider the feasibility of this solution and to provide feedback on its potential effectiveness. City Attorney Plant advised that there was the lack of authority to impose a tax and the need for legislative approval. Council suggested the possibility of forming a coalition with other chambers and/or cities to advocate for changes in state legislation. The Chamber agreed to further research the issue and explore alternative solutions.

**4. CITY ADMINISTRATOR AND/OR STAFF REPORTS**

City Administrator provided an update on the following City projects:

- Street Sweeper Request for Proposal
- Country Park Sound System Installation
- Country Park Amphitheatre, Beavan Building and Poolhouse Painting Project
- Wastewater Treatment Plant Upgrades
- Dykstra Park Sensory Playground Fencing, Benches and Picnic Tables
- Country Park Well House Design

Library Book Sale – The Friends of the Library Book Sale was scheduled for April 11<sup>th</sup> and 12<sup>th</sup> in the program room at the Grandview Library.

**5. MAYOR & COUNCILMEMBER REPORTS – None**

**7. ADJOURNMENT**

**On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. meeting adjourned at 6:50 p.m.**

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Mayor Pro Tem Bill Moore

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Anita Palacios, City Clerk



**GRANDVIEW CITY COUNCIL  
REGULAR MEETING MINUTES  
APRIL 8, 2025**

**1. CALL TO ORDER**

Mayor Pro Tem Bill Moore called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

Present in person: Councilmembers David Diaz, Laura Flores, Bill Moore (Mayor Pro Tem), Javier Rodriguez and Joan Souders

Present via teleconference: Councilmember Steve Barrientes

Absent: Mayor Ashley Lara and Councilmember Robert Ozuna

**On motion by Councilmember Souders, second by Councilmember Flores, the Council excused Councilmember Ozuna from the meeting.**

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant and City Clerk Anita Palacios

**2. PLEDGE OF ALLEGIANCE**

Brielle Salazar, 5<sup>th</sup> grader at McClure Elementary, led the pledge of allegiance.

**3. APPROVE AGENDA**

**On motion by Councilmember Rodriguez, second by Councilmember Souders, Council approved the April 8, 2025 regular meeting agenda as presented.**

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent
- Councilmember Rodriguez – Yes

- Councilmember Souders – Yes

#### **4. PRESENTATIONS**

##### **A. 2025 Arbor Day Proclamation & Arbor Day Celebration**

Mayor Pro Tem Moore proclaimed April 23, 2025 as Arbor Day in the City of Grandview and urged all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

#### **5. PUBLIC COMMENT**

Gracie Sexton with the Department of Agriculture provided an update on the Japanese beetle eradication program.

#### **6. CONSENT AGENDA**

On motion by Councilmember Rodriguez, second by Councilmember Souders, Council approved the Consent Agenda consisting of the following:

- A. Minutes of the March 25, 2025 Committee-of-the-Whole meeting
- B. Minutes of the March 25, 2025 Council meeting
- C. Payroll Check Nos. 14316-14339 in the amount of \$20,849.37
- D. Payroll Electronic Fund Transfers (EFT) Nos. 61568-61574 in the amount of \$119,803.97
- E. Payroll Direct Deposit 03/16/25-03/31/25 in the amount of \$179,380.92
- F. Claim Check Nos. 130920-131020 in the amount of \$506,902.32

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

#### **7. ACTIVE AGENDA**

- A. Resolution No. 2025-29 accepting a request from Richard & Constance Peacock and Marlee Harris for annexation of Parcel Nos. 230922-31528 and 230922-31527 located at 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington to the City of Grandview

This item was previously discussed at the March 25, 2025 C.O.W. meeting.

On motion by Councilmember Rodriguez, second by Councilmember Flores, Council approved Resolution No. 2025-29 accepting a request from Richard & Constance Peacock and Marlee Harris for annexation of Parcel Nos. 230922-31528 and 230922-31527

**located at 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington to the City of Grandview.**

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**B. Resolution No. 2025-30 approving Amendment No. 1 to Task Order No. 2025-02 with HLA Engineering and Land Surveying, Inc., for the Dykstra Park Restroom Restoration – Construction Engineering**

This item was previously discussed at the April 8, 2025 C.O.W. meeting.

**On motion by Councilmember Diaz, second by Councilmember Souders, Council approved Resolution No. 2025-30 approving Amendment No. 1 to Task Order No. 2025-02 with HLA Engineering and Land Surveying, Inc., for the Dykstra Park Restroom Restoration – Construction Engineering.**

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**C. Resolution No. 2025-31 accepting the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements as complete**

This item was previously discussed at the April 8, 2025 C.O.W. meeting.

**On motion by Councilmember Diaz, second by Councilmember Rodriguez, Council approved Resolution No. 2025-31 accepting the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements as complete.**

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent

- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

D. **Resolution No. 2025-32 accepting the bid for the Dykstra Park Restroom Restoration and authorizing the Mayor to sign all contract documents with Puterbaugh General Construction Company, Inc.**

This item was previously discussed at the April 8, 2025 C.O.W. meeting.

**On motion by Councilmember Souders, second by Councilmember Rodriguez, Council approved Resolution No. 2025-32 accepting the bid for the Dykstra Park Restroom Restoration and authorizing the Mayor to sign all contract documents with Puterbaugh General Construction Company, Inc.**

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Absent
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

8. **UNFINISHED AND NEW BUSINESS** – None

9. **CITY ADMINISTRATOR AND/OR STAFF REPORTS** – None

10. **MAYOR & COUNCILMEMBER REPORTS** – None

11. **ADJOURNMENT**

**On motion by Councilmember Souders, second by Councilmember Rodriguez, the Council meeting adjourned at 7:15 p.m.**

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Mayor Pro Tem Bill Moore

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Anita Palacios, City Clerk

**RESOLUTION NO. 2025-33**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
ACCEPTING THE FIREARMS BID FROM GUNARAMA WHOLESALE, LLC**

**WHEREAS**, the City solicited bids from federally licensed firearm dealers to trade (14) Heckler & Koch USP45 agency owned pistols, one Remington 700 .308 Rifle and one Berretta Model 85 BB.380 for (10) new Glock G47 A-CUT COA combo pistols with (3) 17 round magazines; and,

**WHEREAS**, the City received one (1) bid in response to such solicitation; and,

**WHEREAS**, the City Council finds and determines that Gunarama Wholesale, LLC is the lowest responsible bidder;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON**, as follows:

That the bid submitted by the Gunarama Wholesale, LLC, as set forth in the attached bid, is hereby approved and accepted, and the Mayor is hereby authorized to execute any and all documents necessary or appropriate to accomplish such transaction.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on April 22, 2025.

**MAYOR**

\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

**CITY OF GRANDVIEW  
FIREARMS BID FORM**

**PART A: TRADE-IN FIREARMS**

<u>Qty</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
14	Heckler & Koch USP45 pistols with (1) 12-round magazine	\$ <u>130.00</u>	\$ <u>1820.00</u>
1	Remington 700 .308 Rifle	\$ <u>150.00</u>	\$ <u>150.00</u>
1	Beretta 85 BB .380	\$ <u>120.00</u>	\$ <u>120.00</u>

SUBTOTAL PART A: \$ 2090.00

**PART B: PURCHASE OF NEW FIREARMS – NO SUBSTITUTIONS**

<u>Qty</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
10	Glock G47 A-CUT COA combo pistols with (3) 17 round magazines	\$ <u>732.00</u>	\$ <u>7320.00</u>

SUBTOTAL PART B: \$ 7320.00

PART A – PART B = \$ 5230.00

8.0 \$ WA ST sales tax \$ 418.40

TOTAL BID \$ 5648.40

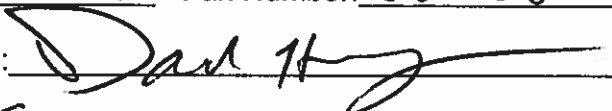
The undersigned hereby submits the above bid to the City of Grandview, together with a copy of their Federal Firearms Dealer License.

Bidders Name: DAVID HENRY

Company Name: G.W. INC.

Mail Address: 4009 E. MISSION AVE. SPOKANE, WA 99202

Telephone Number: 800-223-2520 Fax Number: 509-535-7079

Signature of Authorized Official: 

Title of Official: SALES

Federal Firearms Dealer License # 9-91-09365

# GW-LE

## Gunarama Wholesale Inc Law Enforcement Equip.

Law Enforcement Firearms ~ Ammunition ~ Accessories ~

David Henry, Sales  
4009 E. Mission Ave - Spokane, WA. 99202

Tel 509-535-3040 ext.136  
Toll free 800-223-2520 ext.136

Grandview Police Department  
Attn: Assistant Chief Seth Bailey  
201 W. 2nd Street  
Grandview, WA 98930

### QUOTATION

Date 3/24/2025  
Valid to 24-Jun-25  
Quote # GrandviewPDGlok032425  
Page 1 of 1  
Reference #

Phone: 509-882-2000  
Email: [seth.bailey@grandviewpd.com](mailto:seth.bailey@grandviewpd.com)

Est. Delivery Date: 90-120 days ARO

Delivery Via: Best Way

Item #	Qty	Description	Unit Cost	Extension
1	10	Glock Gen-5 G47 MOS8, 9mm with Aimpoint COA 3-17 Round Magazines, Cleaning Rod/Brush and Lock  <b>Department Purchase Order and Current Federal Excise Tax Form are Required</b>  <b>Department Trade-In Weapons</b>	\$732.00	\$7,320.00
2	-14	H&K USP45 ACP, Night Sights and One Magazine	(\$130.00)	(\$1,820.00)
3	-1	Remington M/700 .308 Rifle w/Scope, Painted	(\$150.00)	(\$150.00)
4	-1	Beretta M/85 BB .380 Pistol, Blued	(\$120.00)	(\$120.00)
<b>Note:</b> All guns must be in working condition with no missing parts. Dept. to supply a letter with shipment that guns have been inspected by an armorer and are safe and functional.				
Freight:				P/P
Sub Total				\$5,230.00
Washington State Sales Tax @ 8.0%				\$418.40

Departmental prices do not include sales tax or FET (where applicable).

Departmental prices are Net 30 days for each invoice.

Deductions will be made if trade-in weapons are damaged or not as specified.

Trade-in pistols must be complete with three magazines, sights and grips,  
unless otherwise noted.

Shipping Costs of Trade-in Weapons are the Department's Responsibility.

Trade-in weapons must be turned in within 30 days after receipt of new  
pistols unless other arrangements are made.

Manufacturer's Warranty ONLY applies to all products, if so warranted.

Total \$5,648.40

*David Henry*

Authorized Signature - David Henry

[davidh@gw-le.com](mailto:davidh@gw-le.com)

12

Federal Firearms License  
(18 U.S.C. Chapter 44)

01-DEALER IN FIREARMS OTHER THAN DESTRUCTIVE DEVICES

In accordance with the provisions of Title I, Gun Control Act of 1968, and the regulations issued thereunder (27 CFR Part 478), you are licensed to engage in the business specified in this license, within the limitations of Chapter 44, Title 18, United States Code, and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 478.51.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF      ATF - Chief, FFLC  
Correspondence To      FFLC@atf.gov  
1-866-662-2750

License Number      **9-91-063-01-7J-09365**

Chief, Federal Firearms Licensing Center (FFLC)

Expiration Date      **September 1, 2027**

Name  
GUNARAMA WHOLESALE INC.

Premises Address (Changes? Notify the FFLC at least 30 days before the move.)

4009 E MISSION AVE  
SPOKANE, WA 99202-

Type of License

01-DEALER IN FIREARMS OTHER THAN DESTRUCTIVE DEVICES

Purchasing Certification Statement

The licensee named above shall use a copy of this license to assist a transferor of firearms to verify the identity and the licensed status of the licensee as provided by 27 CFR Part 478. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Firearms Licensee (FFL) or a responsible person of the FFL. I certify that this is a true copy of a license issued to the licensee named above to engage in the business specified above under "Type of License."

Mailing Address (Changes? Notify the FFLC of any changes.)

GUNARAMA WHOLESALE INC  
PO BOX 3605  
SPOKANE, WA 99220-3605

*Vahey L. McBowen*  
Licensee/Responsible Person Signature

*President*  
Position/Title

*Vahey L. McBowen*  
Printed Name

*9-19-24*  
Date

Previous Edition is Obsolete

GUNARAMA WHOLESALE INC-4009 E MISSION AVE-99202-9-91-063-01-7J-09365-September 1, 2027-01-DEALER IN FIREARMS OTHER THAN DESTRUCTIVE DEVICES

ATF Form 8 (5310.11)  
Revised September 2023

Federal Firearms License (FFL) Customer Service Information

Federal Firearms Licensing Center (FFLC)  
244 Needy Road  
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (866) 662-2750  
Toll-free Fax Number: (866) 257-2749  
E-mail: FFLC@atf.gov

ATF Homepage: [www.atf.gov](http://www.atf.gov)  
FFL eZ Check: [flecheck.atf.gov/FFLEzCheck](http://flecheck.atf.gov/FFLEzCheck)

**Change of Address (27 CFR 478.52).** Licensees may during the term of their current license remove their business or activity to a new location at which they intend regularly to carry on such business or activity by filing an Application for an Amended Federal Firearms License, ATF Form 5300.38, in duplicate, not less than 30 days prior to such removal with the Chief, Federal Firearms Licensing Center. The application must be executed under the penalties of perjury and penalties imposed by 18 U.S.C. 924. The application shall be accompanied by the licensee's original license. The license will be valid for the remainder of the term of the original license. (The Chief, FFLC, shall, if the applicant is not qualified, refer the application for amended license to the Director of Industry Operations for denial in accordance with § 478.71.)

**Right of Succession (27 CFR 478.56).** (a) Certain persons other than the licensee may secure the right to carry on the same firearms or ammunition business at the same address shown on, and for the remainder of the term of, a current license. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business shall furnish the license for that business for endorsement of such succession to the Chief, FFLC, within 30 days from the date on which the successor begins to carry on the business.

(Continued on reverse side)

Cut Here ✂

Federal Firearms License (FFL) Information Card

License Name: GUNARAMA WHOLESALE INC

Business Name:

License Number: 9-91-063-01-7J-09365

License Type: 01-DEALER IN FIREARMS OTHER THAN  
DESTRUCTIVE DEVICES

Expiration: September 1, 2027

Please Note: Not Valid for the Sale or Other Disposition of Firearms.

FFL Newsletter - Electronic Version Available

Sign-Up Today!

FFLs interested in receiving the electronic version of the FFL Newsletter, along with occasional additional information, should submit name, FFL number, and e-mail address to: [FIPB@atf.gov](mailto:FIPB@atf.gov).

The electronic FFL Newsletter will enable ATF to communicate information to licensees on a periodic basis.



**RESOLUTION NO. 2025-34**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
DECLARING FIREARMS AS SURPLUS AND AUTHORIZING THE SALE OR TRADE  
OF SAID FIREARMS TO A FEDERALLY LICENSED FIREARM DEALER**

**WHEREAS**, the Police Department no longer has a need for certain firearms that have outlived their useful life and are no longer needed for the conduct of City business; and,

**WHEREAS**, Washington State law allows for the sale or trade of surplus firearms to a federally licensed firearm dealer; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City that the foregoing described firearms be declared surplus and used for sale or trade to a federally licensed firearm dealer;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, as follows:**

The list of firearms attached hereto and incorporated herein by reference as Exhibit "A" are hereby declared surplus and said firearms shall be sold and/or traded to a federally licensed firearm dealer as provided by law.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on April 22, 2025.

**MAYOR**

\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

**EXHIBIT "A"**

**FIREARM**

Heckler & Koch USP45  
Heckler & Koch USP45  
Heckler & Koch USP45  
Heckler & Koch USP45  
Heckler & Koch USP45  
Heckler & Koch USP45  
Heckler & Koch USP45  
Heckler & Koch USP45  
Heckler & Koch USP45  
Heckler & Koch USP45  
Heckler & Koch USP45  
Heckler & Koch USP45  
Heckler & Koch USP45  
Remington 700 .308 cal  
Beretta .380 cal

**SERIAL NUMBER**

25-135613DE  
25-135597  
25-135601  
25-135614DE  
25-135598  
25-135605  
25-135609  
25-135610  
25-135600  
25-056953  
25-135677  
25-135679DE  
25-135608  
25-135678  
G6230635  
D50131Y

**RESOLUTION NO. 2025-35**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
APPROVING THE FINAL PLAT OF PAPPY'S LANDING – PHASE 2  
LOCATED ON FORSELL ROAD**

**WHEREAS**, the developer, applied for preliminary plat approval for a 111-lot residential subdivision designated as Pappy's Landing; and,

**WHEREAS**, on October 26, 2021, Council adopted Resolution No. 2021-43 approving the Pappy's Landing Subdivision 111-lot preliminary plat subject to conditions outlined in the Hearing Examiner's report and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements; and,

**WHEREAS**, the developer has completed the construction of the public infrastructure in accordance with the approved plans and specifications with the following exceptions that will be bonded to include sidewalks, driveways, HMA, and ADA ramps.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW**, as follows:

**Section 1.** The final plat known as Pappy's Landing – Phase 2 is approved.

**Section 2.** The Mayor is hereby authorized to sign the final plat, a copy of which is attached hereto and incorporated herein by reference.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on April 22, 2025.

**MAYOR**

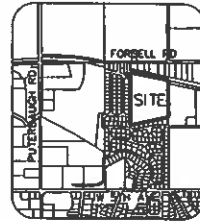
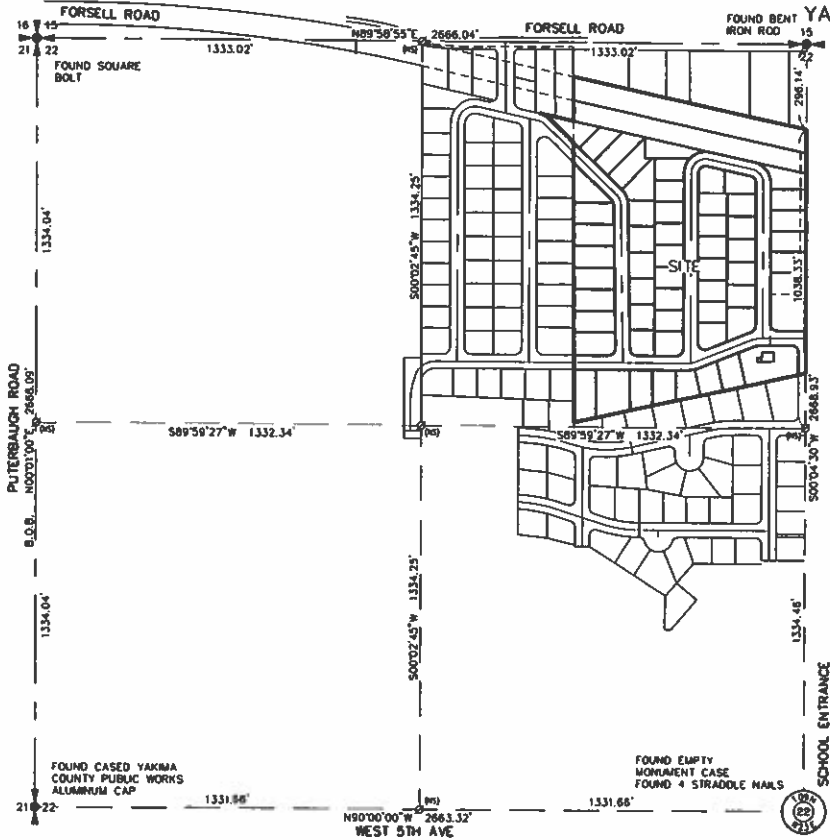
\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

THE FINAL PLAT OF  
PAPPY'S LANDING - PHASE 2  
NE 1/4 OF THE NW 1/4  
SEC. 22, T.09N., R.23E., W.M.,  
YAKIMA COUNTY, WASHINGTON



VICINITY SKETCH  
NOT TO SCALE

EASEMENT & RIGHT-OF-WAY NOTES

- ① = HEREBY DEDICATED PUBLIC RIGHT-OF-WAY
- Ⓐ = HEREBY DEDICATED PUBLIC UTILITY EASEMENT
- Ⓑ = HEREBY DEDICATED S.V.I.D. IRRIGATION EASEMENT
- Ⓒ = HEREBY DEDICATED MUNICIPAL SEWER EASEMENT

EXISTING EASEMENT NOTES

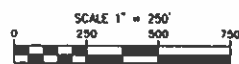
- Ⓔ = S.V.I.D. RIGHT-OF-WAY (SEE NOTES ON SUR#8076779)
- Ⓕ = S.V.I.D. DR9 DRAIN ESMT (SEE SUR#8076779)
- Ⓖ = RYDER DITCH ESMT AF#7691386
- Ⓗ = EXISTING R-O-W PAPPY'S LANDING PH.1
- Ⓙ = EXISTING IRRIGATION ESMT PAPPY'S LANDING PH.1
- Ⓚ = EXISTING UTILITY ESMT PAPPY'S LANDING PH.1
- Ⓛ = EXISTING UTILITY & IRRIGATION ESMT WESTRIDGE ADD NO.3
- Ⓜ = EXISTING DRAINAGE ESMT WESTRIDGE ADD NO.3
- Ⓨ = EXISTING IRRIGATION ESMT WESTRIDGE ADD NO.3
- Ⓩ = EXISTING UTILITY ESMT WESTRIDGE ADD NO.3
- ⓐ = EXISTING UTILITIES ONLY EASEMENT AREA, AF#8188153
- ⓑ = ACCESS EASEMENT AREA, AF#8188153

LEGEND

- = SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
- HLA = FOUND 5/8" REBAR MARKED HLA LS44631
- OPC = FOUND 1/2" REBAR MARKED CHANDLER LS56907
- ⊙ = FOUND AS INDICATED
- HLA = FOUND CASED ALUMINUM CAP LS44631
- ⊙ = SET CASED ALUMINUM CAP MARKED "46886"
- ⊙ = NOT FOUND OR SET
- B.O.B. = BASIS OF BEARING
- = EASEMENT
- - - = PROPERTY BOUNDARY
- - - = OLD LOT LINE
- - - = CENTERLINE

INDEX

N	M	SEC	T.	R.
		22	09N	23E



SCALE 1" = 250'

BASIS OF BEARING  
PAPPY'S LANDING - PH 1

EQUIPMENT USED  
A THREE-SECOND TOTAL STATION  
SPECTRA PRECISION RTK GPS

PLAT FOR



TAYDEN  
HOMES

SURVEYOR'S CERTIFICATE:

I, DEREK C. INGALSBIE, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "PAPPY'S LANDING PHASE 2", AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

DEREK C. INGALSBIE LS46886 DATE



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, WASH., UNDER YAKIMA COUNTY AUDITORS FILE NO. \_\_\_\_\_ AT THE REQUEST OF DEREK C. INGALSBIE, P.L.S.

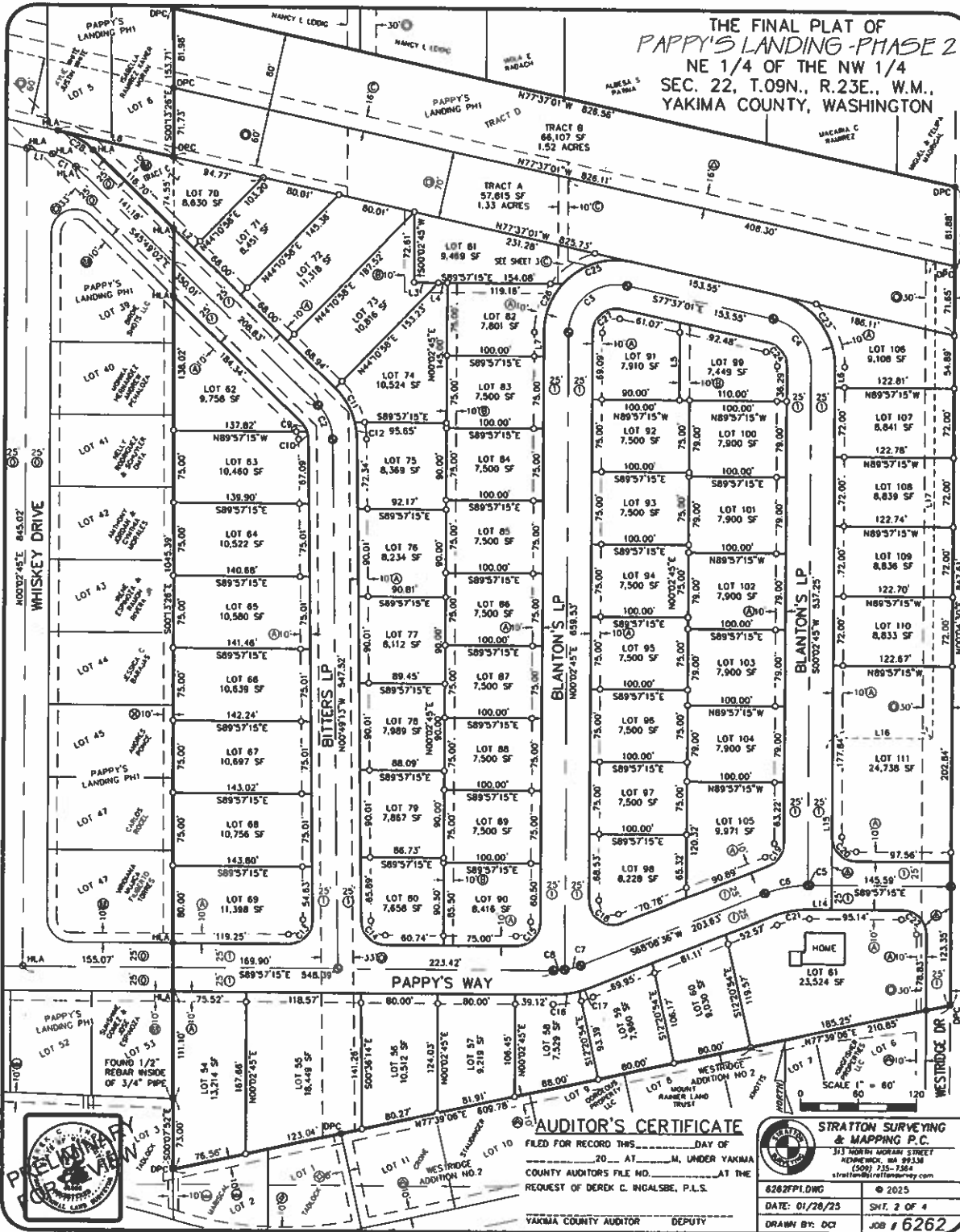
YAKIMA COUNTY AUDITOR DEPUTY



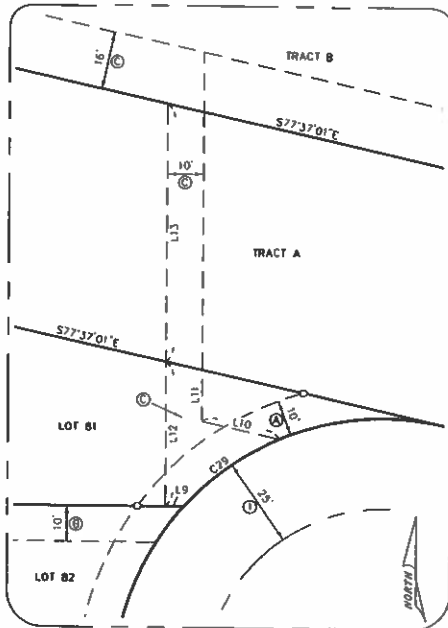
STRATTON SURVEYING & MAPPING P.C.  
313 NORTH MURRAY STREET  
KEMMERICK, WA 99138  
(509) 755-7344  
stratton@strattonsurveying.com

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DATE: 01/28/25 SHT. 1 OF 4  
DRAWN BY: DCI JOB # 6262

THE FINAL PLAT OF  
PAPPY'S LANDING - PHASE 2  
NE 1/4 OF THE NW 1/4  
SEC. 22, T.09N., R.23E., W.M.,  
YAKIMA COUNTY, WASHINGTON



THE FINAL PLAT OF  
PAPPY'S LANDING - PHASE 2  
NE 1/4 OF THE NW 1/4  
SEC. 22, T.09N., R.23E., W.M.,  
YAKIMA COUNTY, WASHINGTON



SEWER EASEMENT DETAIL  
SCALE 1" = 20'

BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
N77°39'06"E	828.63	175.4964	0.0000	801.6450	0.0000
N00°04'30"E	847.61	847.6093	0.0000	1.1095	0.0000
N77°37'01"W	826.56	177.2538	0.0000	0.0000	807.3305
S00°13'26"E	153.71	0.0000	153.7088	0.0000	0.0000
N77°37'01"W	122.43	26.2548	0.0000	0.0000	119.5817
S61°43'01"E	41.09	0.0000	19.4596	36.1846	0.0000
S45°49'02"E	116.70	0.0000	81.3341	83.6878	0.0000
S00°13'26"E	899.12	0.0000	899.1131	3.5134	0.0000
S00°07'52"E	73.00	0.0000	72.9998	0.1670	0.0000
		1226.614	1226.626	926.908	926.912

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. DIREC.	CHORD
C1	27.75	50.00	31°47'59"	N61°43'01"W	27.40
C2	39.27	50.00	44°59'49"	N23°19'07"W	38.27
C3	89.31	50.00	102°20'14"	S51°12'52"W	77.90
C4	67.77	50.00	77°39'46"	N38°47'08"W	62.70
C5	1.96	125.00	0°53'53"	S89°35'49"W	1.96
C6	45.82	125.00	21°00'16"	S78°38'44"W	45.57
C7	17.05	75.00	13°01'28"	N74°39'20"E	17.01
C8	11.61	75.00	8°52'01"	N85°36'05"E	11.60
C9	11.56	25.00	26°29'25"	N32°34'19"W	11.46
C10	8.08	25.00	18°30'24"	N10°04'25"W	8.04
C11	41.03	75.00	31°20'54"	N30°08'35"W	40.52
C12	17.87	75.00	13°38'55"	N07°38'40"W	17.82
C13	39.65	25.00	90°51'58"	N44°36'46"E	35.62
C14	38.89	25.00	89°08'02"	S45°23'14"E	35.09
C15	39.27	25.00	90°00'00"	N45°02'45"E	35.36
C16	27.12	100.00	15°32'17"	N82°15'57"E	27.04
C17	11.09	100.00	6°21'12"	N71°19'12"E	11.08
C18	48.83	25.00	111°54'09"	S55°34'19"E	41.43
C19	29.71	25.00	68°05'51"	N34°05'41"E	27.99
C20	39.27	25.00	90°00'00"	S44°57'15"E	35.36
C21	38.23	100.00	21°54'09"	S79°05'41"W	37.99
C22	39.71	25.00	91°00'07"	N45°25'30"W	35.67
C23	101.68	75.00	77°39'46"	N38°47'08"W	94.05
C24	33.89	25.00	77°39'46"	N38°47'08"W	31.35
C25	79.13	75.00	60°27'15"	N72°09'21"E	75.51
C26	54.82	75.00	41°52'59"	S20°59'14"W	53.61
C27	44.65	25.00	102°20'14"	S51°12'52"W	38.95
C28	41.63	75.00	31°47'59"	N61°43'01"W	41.09
C29	32.56	75.00	24°52'38"	S54°22'03"W	32.31

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	26.00	N77°37'01"W
L2	28.38	N45°49'02"W
L3	25.80	S89°37'15"E
L4	9.32	S89°37'15"E
L5	80.47	N00°02'45"E
L6	21.39	N00°02'45"E
L7	24.93	S00°02'45"W
L8	122.43	N77°37'01"W
L9	5.16	N89°37'15"W
L10	21.91	S77°37'01"E
L11	14.33	N00°02'50"E
L12	40.04	S00°02'50"W
L13	71.65	N00°02'50"E
L14	23.07	S89°37'15"E (23.04)
L15	177.85	N00°02'45"E (177.84)
L16	102.60	S89°37'15"E (102.67)
L17	493.91	S00°04'30"W (418.91)

PLAT FOR  
**HAYDEN HOMES**



**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ AT \_\_\_\_\_, WASH., UNDER YAKIMA  
COUNTY AUDITORS FILE NO. \_\_\_\_\_ AT THE  
REQUEST OF DEREK C. INGALSBIE, P.L.S.

YAKIMA COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_

<b>STRATTON SURVEYING &amp; MAPPING P.C.</b> 313 NORTH SHELTON STREET SPACED, WA 99336 (509) 735-7564 stratton@strattonsurvey.com	
6262PPI.DWG	© 2025
DATE: 01/28/23	SHT. 3 OF 4
DRAWN BY: DCI	JOB # 6262

## DESCRIPTION

PARCEL A: ALL THAT PORTION OF THE FOLLOWING TRACT LYING SOUTH OF THE RIGHT OF WAY OF UNION PACIFIC RAILWAY COMPANY MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 23, E.W.M., THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 806 FEET; THENCE SOUTH 1322 FEET; THENCE NORTH 77'15" EAST 819 FEET; THENCE NORTH 1149.5 FEET TO THE POINT OF BEGINNING;  
EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF TRACT 'D' OF THE AMENDED PLAT OF PAPPY'S LANDING - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 6162426, RECORDS OF YAKIMA COUNTY, WASHINGTON;  
THENCE SOUTH 0°04'30" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 785.73 FEET TO THE NORTH LINE OF WESTRIDGE ADDITION NUMBER TWO, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 'AA' OF PLATS, PAGE 3, RECORDS OF YAKIMA COUNTY, WASHINGTON;  
THENCE SOUTH 77°39'08" WEST ALONG THE NORTHERLY LINE OF SAID WESTRIDGE ADDITION NUMBER TWO, 210.85 FEET; THENCE NORTH 12°20'54" WEST 119.57 FEET; THENCE NORTH 88°06'36" EAST 52.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1000.00 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE CONSUMING A CENTRAL ANGLE OF 21°54'09" AN ARC LENGTH OF 38.23 FEET; THENCE SOUTH 89°57'15" EAST 23.04 FEET; THENCE NORTH 0°02'45" EAST 177.84 FEET;  
THENCE SOUTH 89°57'15" EAST 102.67 FEET TO A POINT THAT IS 20.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER, AS MEASURED PERPENDICULAR THERETO;  
THENCE NORTH 0°04'30" EAST PARALLEL WITH SAID EAST LINE 418.91 FEET TO THE SOUTH LINE OF SAID TRACT 'D'; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;  
EXCEPT RIGHT OF WAY OF UNION PACIFIC,  
TOGETHER WITH RIGHT OF WAY OF THE RYDER LATERAL CANAL, AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 6137504,  
SITUATE IN YAKIMA COUNTY, WASHINGTON.  
PARCEL 230922-23010

PARCEL B: TRACT 'D' OF THE AMENDED PLAT OF PAPPY'S LANDING - PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 6162426, RECORDS OF YAKIMA COUNTY, WASHINGTON; AND THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 23, EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 'D';  
THENCE SOUTH 0°04'30" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 785.73 FEET TO THE NORTH LINE OF WESTRIDGE ADDITION NUMBER TWO, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 'AA' OF PLATS, PAGE 3, RECORDS OF YAKIMA COUNTY, WASHINGTON;  
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THENCE NORTH 88°06'36" EAST 52.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1000.00 FEET;  
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THENCE NORTH 0°02'45" EAST 177.84 FEET;  
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THENCE NORTH 0°04'30" EAST PARALLEL WITH SAID EAST LINE 418.91 FEET TO THE SOUTH LINE OF SAID TRACT 'D'; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;  
SITUATE IN YAKIMA COUNTY, STATE OF WASHINGTON  
PARCEL NUMBER: 230922-23011

PARCEL C: TRACT 'C' OF PAPPY'S LANDING PHASE 1, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NO. 6162426, RECORDS OF YAKIMA COUNTY, WASHINGTON.  
PARCEL NUMBER: 230922-21457

## DEDICATION AND WAIVER OF CLAIMS

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAS WITH THE FREE CONSENT OF SAID PARTIES AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND LONG PLATED AS SHOWN HEREON; DOES HEREBY DEDICATE THE RIGHTS-OF-WAY SHOWN HEREON AS PUBLIC DEDICATION TO THE USE OF THE PUBLIC, DOES HEREBY WAIVE, ON BEHALF OF ITSELF AND ITS SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF GRANDVIEW AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, OPERATION, MAINTENANCE OF SAID DEDICATED RIGHT-OF-WAY AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

BIRDIE SHOTS LLC

SIGNED \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

NANCY L. LEONG, A SINGLE PERSON

SIGNED \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGEMENTS

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT NANCY L. LEONG, A SINGLE PERSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF, BIRDIE SHOTS LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_

PRINTED NOTARY PUBLIC

COMMISSION NO. \_\_\_\_\_

SIGNED NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

NOTARY STAMP  
BLACK INK ONLY

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT NANCY L. LEONG, A SINGLE PERSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS HER SEPARATE ESTATE TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_

PRINTED NOTARY PUBLIC

COMMISSION NO. \_\_\_\_\_

SIGNED NOTARY PUBLIC

MY APPOINTMENT EXPIRES \_\_\_\_\_

## SURVEYOR NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING P.C. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD SEE SUBDIVISION GUARANTEE PREPARED BY STEWART TITLE COMPANY, ORDER NUMBER 664462AM, DATED 01/21/2025, OF WHICH WAS REFERRED UPON TO PLAT SAID ITEMS.

2. STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNRECORDED TITLE, SUCH AS, ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

## THE FINAL PLAT OF PAPPY'S LANDING - PHASE 2 NE 1/4 OF THE NW 1/4 SEC. 22, T.09N., R.23E., W.M., YAKIMA COUNTY, WASHINGTON

## CITY REQUIRED NOTES

1) ALL SIDEWALKS IN PHASE 2 TO BE COMPLETED WITHIN 24 MONTHS OF THE FINAL RECORDED DATE OF PHASE 2

## IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE CITY OF GRANDVIEW, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT OF ELUCID MEADOWS PUD PH 3 ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20\_\_\_\_ A.D.

GRANDVIEW CITY PUBLIC WORKS DIRECTOR

DATE

## APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CITY MANAGER

DATE

ATTEN: CITY CLERK

DATE

APPROVED AS TO THE SURVEY DATA LAYOUT OF STREET, ALLEYS AND OTHER RIGHT-OF-WAYS SHOWN HEREON.

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

GRANDVIEW CITY PUBLIC WORKS DIRECTOR

## CITY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR \_\_\_\_\_ A.D. TAX PARCEL NOS. 230922-21457, 230922-21010 & 230922-21011.

CITY OF GRANDVIEW TREASURER

DATE

## COUNTY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR \_\_\_\_\_ A.D. TAX PARCEL NOS. 230922-21457, 230922-21010 & 230922-21011.

YAKIMA COUNTY TREASURER

DATE



PLAT FOR



HAYDEN  
HOMES

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M. UNDER YAKIMA COUNTY AUDITOR'S FILE NO. \_\_\_\_\_ AT THE REQUEST OF DEREK C. INGALSBIE, P.L.S.

YAKIMA COUNTY AUDITOR DEPUTY



STRATTON SURVEYING  
& MAPPING P.C.

313 NORTH GORDON STREET  
KENNESAW, WA 98146

(206) 735-7364  
stratton@strattonsurvey.com

6262FP1.DWG

© 2025

DATE: 01/28/25

SHT. 4 OF 4

DRAWN BY: DCI

JOB # 6262



**PHILADELPHIA**  
INSURANCE COMPANIES

A Member of the Tokio Marine Group

Subdivision Bond  
Faithful Performance

Bond No. PB12559100087  
Premium \$4,287.00/1 Year

KNOW ALL MEN BY THESE PRESENTS: That Hayden Homes, LLC as Principal, and Philadelphia Indemnity Insurance Company, a corporation organized and existing under the laws of the State of Pennsylvania and authorized to transact surety business in the State of Washington, as Surety are held and firmly bound unto The City of Grandview in the sum of Eight Hundred Fifty Seven Thousand Four Hundred Forty Five and 00/100 Dollars (\$857,445.00), for the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

WHEREAS the above Named Principal has entered into an agreement, dated \_\_\_\_\_, with the City of Grandview to do and perform the following work, to wit:

Pappy's Landing Phase 2

NOW, THEREFORE, if the above-bounden Principal shall well and truly perform the work referred to in such agreement, then this obligation shall be void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney in Fact at Spokane, WA this 9th day of April, 2025.

Hayden Homes, LLC

(Principal)

(Seal)

By: 

Philadelphia Indemnity Insurance Company

(Surety)

(Seal)

By: 

Jennifer Martinez Ibarra, Attorney-In-Fact



Surety Bond Number: PB12559100087

Principal: Hayden Homes, LLC

Obligee: City of Grandview

**PHILADELPHIA INDEMNITY INSURANCE COMPANY**

One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004-0950

**Power of Attorney**

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Jennifer Martinez Ibarra its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$ 75,000,000.00.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14<sup>th</sup> of November 2016.

**RESOLVED:**

That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER  
RESOLVED:**

That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.



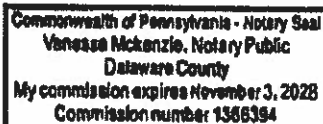
(Seal)

John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

On this 5<sup>th</sup> day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

*Vanessa McKenzie*



Member, Pennsylvania Association of Notaries

residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5<sup>th</sup> day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 9th day of April, 2025.



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY