

Auditor File #: 2022 0000498

Recorded at the request of:

TODD, THOMAS E.

on 01/14/2022 at 15:15

Total of 2 page(s) Paid: \$ 282.50
STEVENS COUNTY, WASHINGTON
LORI LARSEN, AUDITOR

CLINTON

SURVEY

OWNERS: ARTHUR SAMPSON

TO SURVEY

FILED BY: THOMAS E. TODD

SURVEYOR: THOMAS E. TODD

SURVEY BOOK 42

PAGE(S) 7 & 8

LEGAL DESCRIPTION:

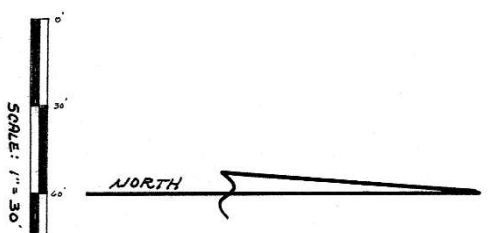
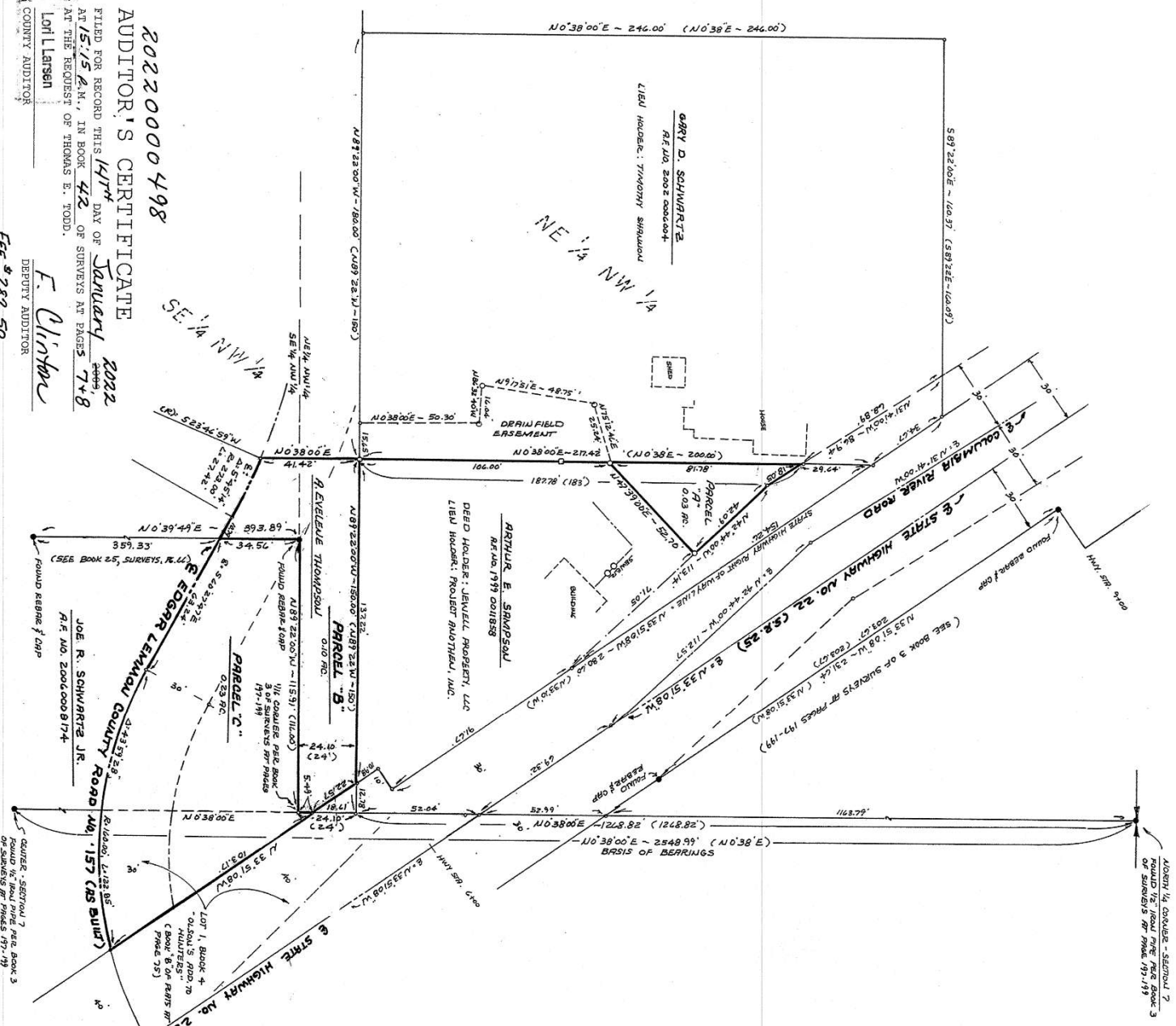
SECTION 7	TWP 30	RGE 37
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE

**ADDITIONAL INFORMATION: LOT 1, BLOCK 4
OLSON'S ADDITION**

20220000 498
 AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 14TH DAY OF January 2022
 AT 15:15 P.M., IN BOOK 42 OF SURVEYS AT PAGES 7+8
 AT THE REQUEST OF THOMAS E. TODD.
 LORI LARSEN
 COUNTY AUDITOR

F. Clinto
 DEPUTY AUDITOR

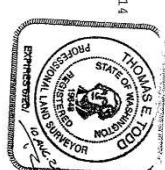
FEE \$ 282.50



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDS ACT AT THE REQUEST OF
 IN 007-2009 - AUGUST 2009.

THOMAS E. TODD, I.S. 19648
 THOMAS E. TODD LAND SURVEYOR, LLC
 455 SOUTH OAK STREET, COVINGTON, WA. 99114
 (509) 684-8661



LEGEND

- SET 5/8" REBAR WITH 1/4" ALUM. CAP
- SET HUB AND LATH ON LINE
- NO MONUMENT FOUND OR SET
- FOUND MONUMENT AS INDICATED
- (...) RECORD DATA

FIELD TRAVERSE USING TOPCON GTS-233W
 BASIS OF BEARINGS: THE BEARING N 0°38'00" E, DETERMINED FROM FOUND MONUMENTS SHOWN ON THAT MAP RECORDED IN BOOK 3 OF SURVEYS AT PAGES 197 TO 199, IS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

FOR ADDITIONAL SURVEY DATA SEE:
 BOOK 3 OF SURVEYS AT PAGES 197-199
 BOOK 24 OF SURVEYS AT PAGES 57-58
 BOOK 25 OF SURVEYS AT PAGES 66-68

RECORD OF SURVEY

IN LOT 1 OF BLOCK 4 OF OLSON'S ADDITION TO THE TOWN OF HUNTERS, ACCORDING TO THAT MAP RECORDED IN BOOK "B" OF PLATS AT PAGE 15, AND IN THE SE 1/4 OF THE NW 1/4 AND IN THE NE 1/4 OF THE NW 1/4, ALL IN SECTION 7, T. 30 N., R. 37 E., W.M., STEVENS COUNTY, WASHINGTON.

PARCEL "A" (SAMPSON TO GARY SCHARATZ)

THAT PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7, T. 30 N., R. 37 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE, ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 7, S 0°38'00" W 1268.82 FT.; THENCE, LEAVING SAID NORTH AND SOUTH CENTERLINE, N 89°22'00" W 150.00 FT. TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED UNDER AUDITOR'S FILE NO. 20020006004; THENCE, ALONG THE EAST LINE OF SAID TRACT OF LAND, N 0°38'00" E 106.00 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID EAST LINE, N 47°39'00" E 52.70 FT. TO THE WESTERLY RIGHT OF WAY LINE OF COLUMBIA RIVER ROAD; THENCE, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID COLUMBIA RIVER ROAD, N 42°41'00" W 42.09 FT.; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, N 31°41'00" W 18.05 FT. TO THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED UNDER AUDITOR'S FILE NO. 20020006004; THENCE, LEAVING SAID RIGHT OF WAY LINE AND ALONG SAID EAST LINE, S 0°38'00" W 81.78 FT. TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL "B" (THOMPSON TO SAMPSON)

THAT PART OF THE NE 1/4 OF THE NW 1/4 AND THAT PART OF THE SE 1/4 OF THE NW 1/4, ALL IN SECTION 7, T. 30 N., R. 37 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE, ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 7, S 0°38'00" W 1268.82 FT. TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED UNDER AUDITOR'S FILE NO. 19990011858; THENCE, LEAVING SAID NORTH AND SOUTH CENTERLINE AND ALONG THE SOUTH LINE OF SAID TRACT OF LAND, N 86°22'00" W 12.78 FT. TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGH NO. 22 (SR 25) AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID STATE HIGHWAY RIGHT OF WAY LINE AND CONTINUING ALONG SAID SOUTH LINE, N 89°22'00" W 137.22 FT. TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 19990011858; THENCE S 0°38'00" W 41.42 FT. TO THE CENTERLINE OF EDGAR LENNON COUNTY ROAD NO. 157, SAID POINT BEING ON CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 273.00 FT., THE CENTER OF WHICH BEARS S 23°46'59" W; THENCE, ALONG SAID CENTERLINE AND CURVE, SOUTHWESTERLY 27.42 FT. THROUGH A CENTRAL ANGLE OF 5°45'14"; THENCE S 60°27'47" E 10.79 FT. TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED UNDER AUDITOR'S FILE NO. 20060008174; THENCE, LEAVING THE CENTERLINE OF SAID COUNTY ROAD NO. 157 AND ALONG SAID WEST LINE, N 0°39'49" E 34.56 FT. TO THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 20060008174; THENCE, ALONG THE NORTH LINE OF SAID TRACT OF LAND, S 89°22'00" E 115.91 FT. TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 7; THENCE, ALONG SAID NORTH AND SOUTH CENTERLINE, N 0°38'00" E 5.49 FT. TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 22 (SR 25); THENCE, LEAVING SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 7 AND ALONG SAID STATE HIGHWAY RIGHT OF WAY LINE, N 33°51'08" W 22.57 FT. TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL "C" (JOE SCHARATZ JR. TO SAMPSON)

THAT PART OF LOT 1 OF BLOCK 4 OF OLSON'S ADDITION TO THE TOWN OF HUNTERS, ACCORDING TO THAT MAP RECORDED IN BOOK "B" OF PLATS AT PAGE 75 AND THAT PART OF THE SE 1/4 OF THE NW 1/4, ALL IN SECTION 7, T. 30 N., R. 37 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE, ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 7, S 0°38'00" W 1268.82 FT. TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED UNDER AUDITOR'S FILE NO. 20060008174 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID NORTH AND SOUTH CENTERLINE AND ALONG THE NORTH LINE OF SAID TRACT OF LAND, N 89°22'00" W 115.91 FT. TO THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 20060008174; THENCE, ALONG THE WEST LINE THEREOF, S 0°39'49" W 34.56 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING SAID WEST LINE AND ALONG THE CENTERLINE AND ALONG THE WEST LINE OF SAID COUNTY ROAD NO. 157, N 89°22'00" W 103.1 FT. TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 7; THENCE, ALONG SAID NORTH-SOUTH CENTERLINE, S 0°38'00" W 5.49 FT. TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DRAIN FIELD EASEMENT

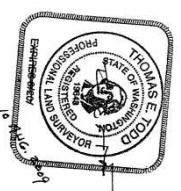
AN EASEMENT FOR DRAIN FIELD PURPOSES, OVER, UNDER AND ACROSS A TRACT OF LAND IN THE NE 1/4 OF THE NW 1/4 OF SECTION 7, T. 30 N., R. 37 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7; THENCE, ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 7, S 0°38'00" W 1268.82 FT.; THENCE, LEAVING SAID NORTH AND SOUTH CENTERLINE, N 89°22'00" W 150.00 FT. TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED UNDER AUDITOR'S FILE NO. 20020006004 AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, N 0°38'00" E 50.30 FT.; THENCE, LEAVING SAID SOUTH LINE, N 0°38'00" E 50.30 FT.; THENCE N 86°32'40" W 16.04 FT.; THENCE N 9°17'51" E 48.75 FT.; THENCE N 75°12'46" E 25.24 FT. TO THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN THAT DEED RECORDED UNDER AUDITOR'S FILE NO. 20020006004; THENCE, ALONG SAID EAST LINE, S 0°38'00" E 106.00 FT. TO THE POINT OF BEGINNING.

RECORD OF SURVEY

IN LOT 1 OF BLOCK 4 OF OLSON'S ADDITION TO THE TOWN OF HUNTERS, ACCORDING TO THAT MAP RECORDED IN BOOK "B" OF PLATS AT PAGE 15, AND IN THE SE 1/4 OF THE NW 1/4 AND IN THE NE 1/4 OF THE NW 1/4, ALL IN SECTION 7, T. 30 N., R. 37 E., W.M., STEVENS COUNTY, WASHINGTON.

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(509) 694-8661



20220000-498

SHEET 2 OF 2 SHEETS