

Auditor File #: 2018 0009655

Recorded at the request of:

TODD, THOMAS E.

on 12/31/2018 at 11:39

Total of 2 page(s) Paid: \$ 178.00
STEVENS COUNTY, WASHINGTON

TIM GRAY, AUDITOR

AALLEN

SURVEY

OWNERS: STEVEN M. RAMANAUSKAS

TO SURVEY

FILED BY: THOMAS E. TODD

SURVEYOR: THOMAS E. TODD

SURVEY BOOK 38 PAGE(S) 197 & 198

LEGAL DESCRIPTION:

SECTION 28	TWP 39	RGE 39
SECTION 29	TWP 39	RGE 39
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE

**ADDITIONAL INFORMATION: LOTS 23 & 24
UPPER COLUMBIA ORCHARDS TRACT NO 1**



LEGEND

- SET 5/8" REBAR WITH 1 1/4" ALUM. CAP
- ◻ NO MONUMENT FOUND OR SET
- ◻ SET HUB AND LATH ON LINE
- FOUND REBAR AND CAP "BARB I.S.-16898"
- FOUND REBAR AND CAP "TODD I.S.-19648 PER BOOK G OF PLATS AT PAGE 84

FIELD TRAVERSE USING TORCON GTS-235W
 BASIS OF BEARINGS: BOOK 19 OF SURVEYS AT PAGE 58 AND
 BOOK G OF PLATS AT PAGE 84.

PARCEL "A"

THAT PART OF LOT 24 OF UPPER COLUMBIA ORCHARDS TRACT NO. 1, ACCORDING TO THAT MAP RECORDED IN BOOK B OF PLATS AT PAGE 34, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 28 AND IN THE SE 1/4 OF THE SE 1/4 OF SECTION 29, ALL IN T. 39 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 24; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 24, N 63° 51' 58" W 381.43 FT. TO AN ANGLE POINT IN THE SOUTHERLY LINE OF THE "LIVING WATERS MEMORIAL PARK CEMETERY", AS SHOWN AND DESCRIBED ON THAT MAP RECORDED IN BOOK G OF PLATS AT PAGE 84; THENCE, LEAVING THE SOUTHERLY LINE OF SAID LOT 24 AND ALONG THE SOUTHERLY LINE OF SAID CEMETERY, N 60° 19' 12" E 164.74 FT.; THENCE S 46° 07' 41" E 58.45 FT.; THENCE N 86° 39' 28" E 267.88 FT. TO THE EASTERLY LINE OF SAID LOT 24; THENCE, LEAVING SAID CEMETERY AND ALONG THE EASTERLY LINE OF SAID LOT 24, S 26° 08' 02" W 250.28 FT. TO THE POINT OF BEGINNING. (CONTAINING 1.29 AC.)

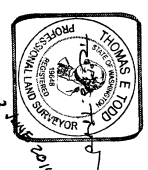
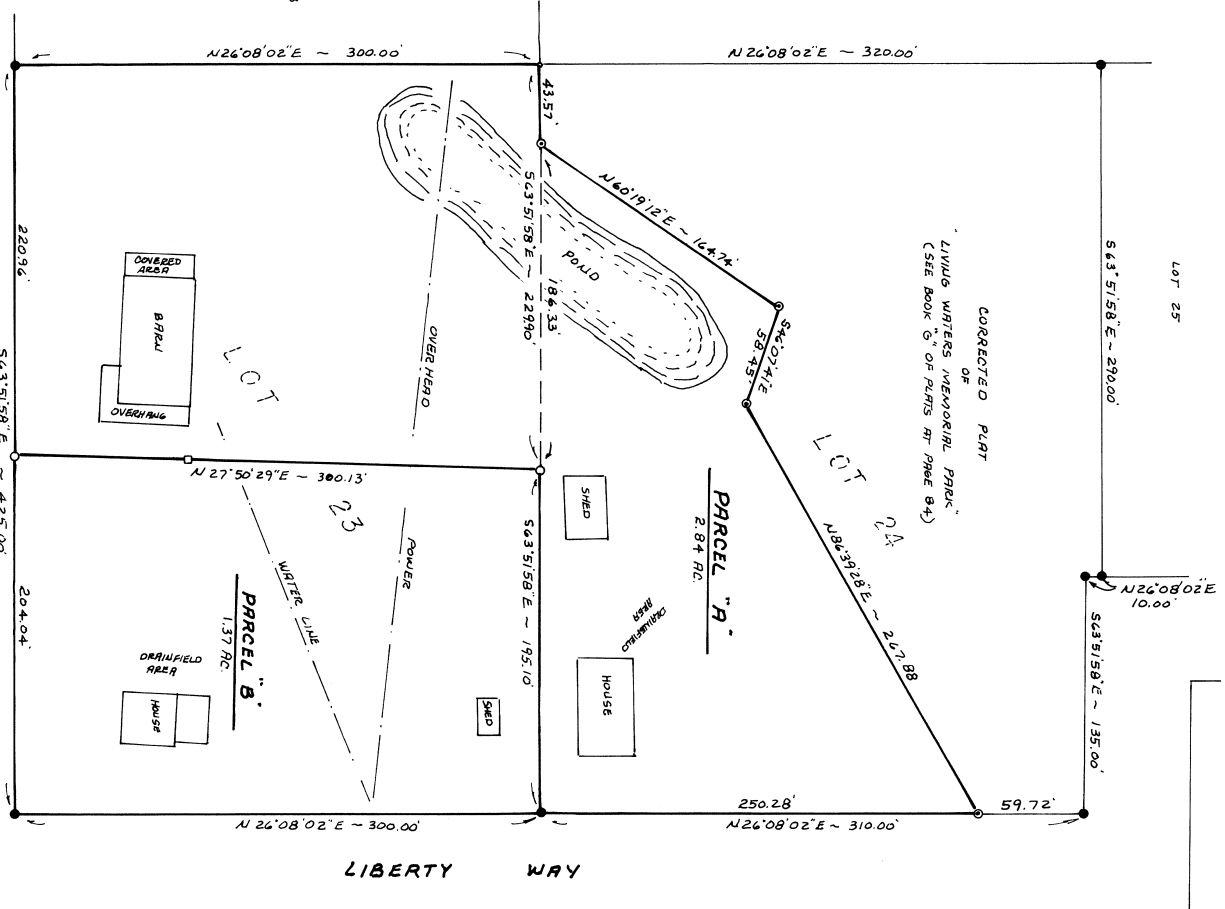
TOGETHER WITH THAT PART OF LOT 23 OF UPPER COLUMBIA ORCHARDS TRACT NO. 1, ACCORDING TO THAT MAP RECORDED IN BOOK B OF PLATS AT PAGE 34, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 28 AND IN THE SE 1/4 OF THE SE 1/4 OF SECTION 29, ALL IN T. 39 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 23; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 23, N 63° 51' 38" W 199.10 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING THE NORTHERLY LINE OF SAID LOT 23, S 27° 50' 29" W 300.13 FT. TO THE SOUTHERLY LINE OF SAID LOT 23; THENCE, ALONG SAID SOUTHERLY LINE, N 63° 51' 58" W 220.96 FT. TO THE SOUTHWESTERLY CORNER OF SAID LOT 23; THENCE, ALONG THE WESTERLY LINE THEREOF, N 26° 08' 02" E 300.00 FT. TO THE NORTHEASTERLY CORNER OF SAID LOT 23; THENCE, ALONG THE NORTHERLY LINE THEREOF, S 63° 51' 58" E 229.90 FT. TO THE POINT OF BEGINNING. (CONTAINING 1.55 AC.)

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

RECORD OF SURVEY

IN LOT 23 AND LOT 24 OF UPPER COLUMBIA ORCHARDS TRACT NO. 1, ACCORDING TO THAT MAP RECORDED IN BOOK "B" OF PLATS AT PAGE 34, BEING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 28 AND IN THE SE 1/4 OF THE SE 1/4 OF SECTION 29, ALL IN T. 39 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON.



**20180009655
 AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 31ST DAY OF Dec. 2018, AT 11:57A.M., IN BOOK 38 OF SURVEYS AT PAGE 58 AT THE REQUEST OF THOMAS E. TODD.
 Tim Gray
 COUNTY AUDITOR
 FEE \$ 178.00

COLUMBIA AVENUE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF STEVEN M. RAMANANSKAS IN APRIL-MAY 2018.

THOMAS E. TODD, I.S. 19648
 THOMAS E. TODD LAND SURVEYOR, LLC
 455 SOUTH OAK STREET, COLVILLE, WA. 99114
 (509) 884-8661

PARCEL "B"

THAT PART OF LOT 23 OF UPPER COLUMBIA ORCHARDS TRACT NO. 1, ACCORDING TO THAT MAP RECORDED IN BOOK B OF PLATS AT PAGE 34, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 28 AND IN THE SE 1/4 OF THE SE 1/4 OF SECTION 29, ALL IN T. 39 N., R. 39 E., W.M., STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 23; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 23, N 63° 51'58" W 195.10 FT.; THENCE, LEAVING THE NORTHERLY LINE OF SAID LOT 23, S 27° 50'29" W 300.13 FT. TO THE SOUTHERLY LINE OF SAID LOT 23; THENCE, ALONG SAID SOUTHERLY LINE, S 63° 51'58" E 204.04 FT. TO THE SOUTHEASTERLY CORNER OF SAID LOT 23; THENCE, ALONG THE EASTERLY LINE THEREOF, N 26° 08' 02" E 300.00 FT. TO THE NORTHEASTERLY CORNER OF SAID LOT 23 AND THE POINT OF BEGINNING. (CONTAINING 1.37 AC.)

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSED LEGAL DESCRIPTION FROM KATHIE S. WARREN TO STEVE M. AND KAREN M. RAVANUSKAS:

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COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 23; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 23, N 63° 51'58" W 195.10 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING THE NORTHERLY LINE OF SAID LOT 23, S 27° 50'29" W 300.13 FT. TO THE SOUTHERLY LINE OF SAID LOT 23; THENCE, ALONG SAID SOUTHERLY LINE, N 63° 51'58" W 220.96 FT. TO THE SOUTHWESTERLY CORNER OF SAID LOT 23; THENCE, ALONG THE WESTERLY LINE THEREOF, N 26° 08' 02" E 300.00 FT. TO THE NORTHEASTERLY CORNER OF SAID LOT 23; THENCE, ALONG THE NORTHERLY LINE THEREOF, S 63° 51'58" E 229.90 FT. TO THE POINT OF BEGINNING. (CONTAINING 1.55 AC.)

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



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RECORD OF SURVEY

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SHEET 2 OF 2 SHEETS

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