

Auditor File #: 2021 0005620

Recorded at the request of:

MID-MOUNTAIN SURVEYORS INC

on 05/17/2021 at 13:13

Total of 2 page(s) Paid: \$ 182.50
STEVENS COUNTY, WASHINGTON
LORI LARSEN, AUDITOR

WALLEN

SURVEY

**OWNERS: ROBERT NICHOLSON, CHARLOTTE NICHOLSON, CONNIE JEAN
WADE, PAMALA CASEY-STEELE, ALEXANDRA ELDER & HAROLD BUCKNER**

TO SURVEY

FILED BY: MID-MOUNTAIN SURVEYORS INC

SURVEYOR: GRANT D. TOLTON

SURVEY BOOK 41

PAGE(S) 102 & 103

LEGAL DESCRIPTION:

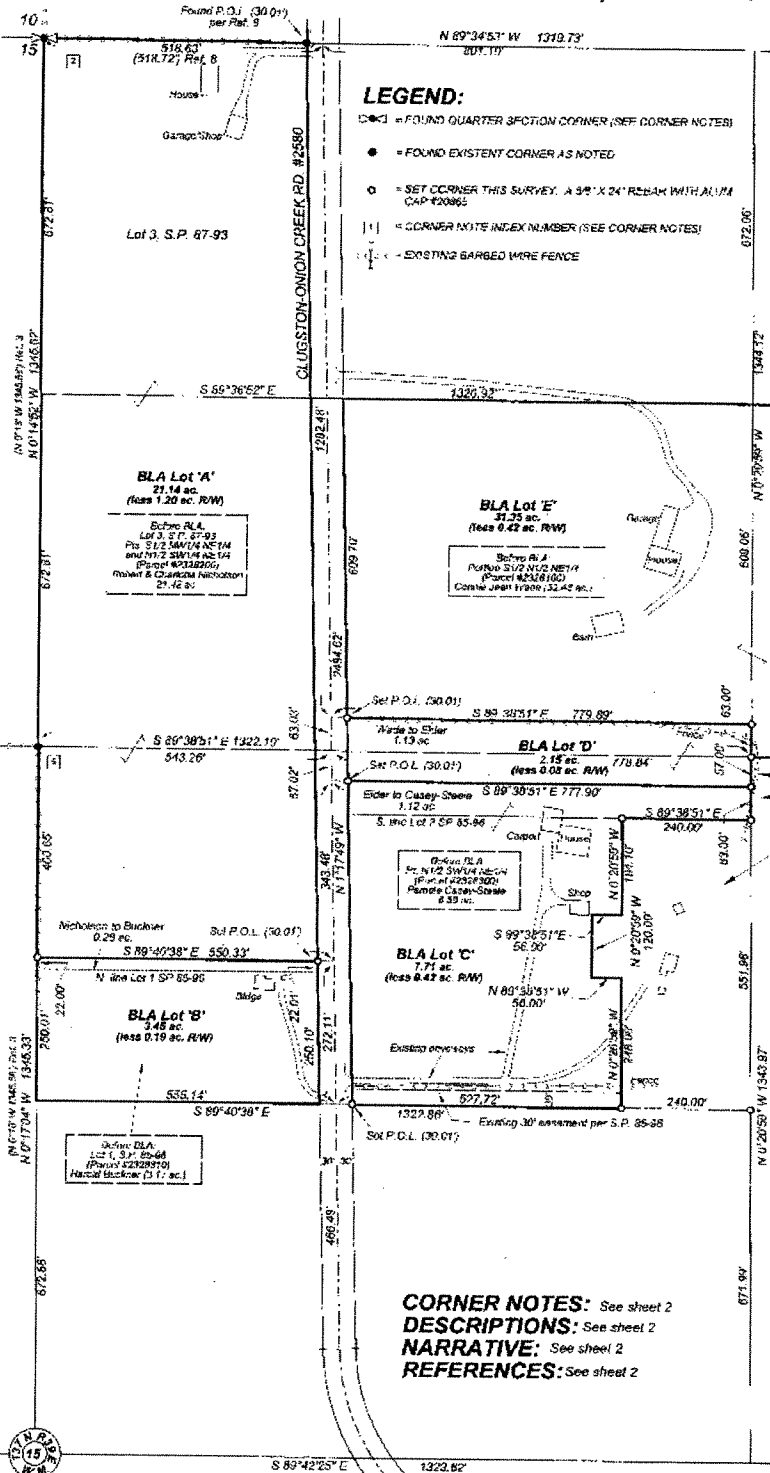
SECTION 15	TWP 37	RGE 39
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE

ADDITIONAL INFORMATION: PORTION NE1/4

BOUNDARY LINE ADJUSTMENT

RECORD OF SURVEY

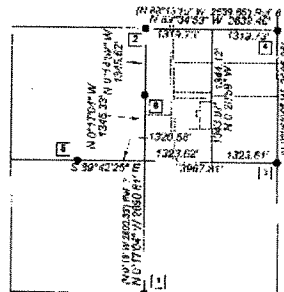
The Nicholson/Buckner and the Wade/Elder/Casey-Steele
Boundary Line Adjustments (BLAs) Survey
Within the NE1/4, SECTION 15, T. 37 N, R. 39 E, W.M.
STEVENS COUNTY, WASHINGTON



LEGEND:

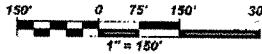
- = FOUND QUARTER SECTION CORNER (SEE CORNER NOTES)
- = FOUND EXISTENT CORNER AS NOTED
- = SET CORNER THIS SURVEY. A 3" X 24" REBAR WITH ALUM CAP #20865
- [1] = CORNER NOTE INDEX NUMBER (SEE CORNER NOTES)
- = EXISTING BARBED WIRE FENCE

SECTION SUBDIVISION



SECTION 15, T. 37 N, R. 39 E, W.M.
SCALE: 1" = 1600'

SCALE: 1 INCH = 150 FEET



BASIS OF BEARING:

True Meridian as derived by Global Positioning System (GPS) as located at a point 700' E of the North Quarter Corner of Section 14.

Section 15
T. 37 N, R. 39 E, W.M.

	X	X
	X	X
	X	X
	X	X



SURVEYOR'S CERTIFICATE

This map correctly represents a survey performed by me, or under my direction, and in accordance with the Survey Recording Act.

At the request of: Robert Nicholson et al.
in March of 2021.

Signed and sealed this 14th day of May, 2021.
Grant D. Tolson, P.L.S. Certificate No. 20865

AUDITOR'S CERTIFICATE

Filed for record this 17th day of May, 2021
at 1:13 P.M. page 1, book 41 of Surveys

At the request of: Robert Nicholson et al.
AUDITOR'S FILE NO. 20210005620
Leif L. Larson, #1024103
Stevens County Auditor

F. Clifton Deputy, Fee \$182.50

MID-MOUNTAIN SURVEYORS, INC.

Grant D. Tolson
Professional Land Surveyor
Certified Federal Surveyor (L.F.S.)

FILE NAME:
M:\444\2021 NICHOLSON - DRAWING\NICHOLSON.DWG

DRAWN BY: G.D.T. DATE: 4-07-21

CHECKED BY: G.D.T. JOB NO.: 21-005

SCALE: 1" = 150' SHEET 1 OF 2

CORNER NOTES: See sheet 2
DESCRIPTIONS: See sheet 2
NARRATIVE: See sheet 2
REFERENCES: See sheet 2

41-102

41-102

RECORD OF SURVEY

The Nicholson/Buckner and the Wade/Elder/Casey-Steele Boundary Line Adjustments (BLAs) Survey Within the NE1/4, SECTION 15, T. 37 N, R. 39 E, W.M. STEVENS COUNTY, WASHINGTON

CORNER NOTES:

1-Quarter Corner for Sections 15 and 22: Found an iron pipe, 1 in. diam., with a 3/4 in. square steel pin in the center, projecting 12 in. above ground firmly set per Ref. 3 from which bears three existing bearing trees (174) on Ref. 6.
A fr. 12 in. diam., with heated blaze bears S. 88° W. 41.04 feet to a nail in the left side of tree.
A fr. 10 in. diam., with heated blaze bears N. 86° W. 17.33 feet to a nail in the left side of tree.
A fr. 12 in. diam., with heated blaze bears N. 29° W. 12.14 feet to a nail in the left side of tree.
Added a 60 in. steel U-post that bears North, 0.3 R. distant.
Corner lies on a north and south fence line.

2-Quarter Corner for Sections 19 and 18: Found a concrete monument, 3 in. diam., with a brass cap, 3 in. diam., marked "Washington State 1914" projecting 4 in. above ground firmly set per Ref. 7.
Set two new Bls:
A. 12 in. diam., marked "445156T" bears N. 53° E. 15.93 feet to a nail in the right side of tree.
A fr. 10 in. diam., marked "445156T" bears S. 83° E. 14.06 feet to a nail in the right side of tree.
Added a 60 in. steel U-post that bears North, 0.5 R. distant.
Horn corner a north and south fence line bears East, 1.0 R. distant.
See Land Corner Record by M. A. Kinnaman, P.L.S. #1197, filed July 19th, 1976, on Page 17, Book 1 of Land Corners, under Stevens County Auditor's File No. 445684.

3-Quarter Corner for Sections 14 and 15: Found an iron pipe, 1 in. diam., with a brass cap, 2 1/2 in. diam., marked "GLO 1937" projecting 8 in. above ground firmly set per Ref. 7.
Found two existing Bls of old record:
A fr. 30 in. diam., with heated blaze and N by lightning bears N. 71° E. 45.56 R. distant.
A fr. 12 in. diam., with visible scribbles bears S. 76° W. 37.12 R. distant.
From corner a large U-post bears North, 1.0 R. distant.
From corner a north and south fence line bears East, 2.3 R. distant.

4-Corner for Sections 10, 11, 14 and 15: Found an iron pipe, 1 in. diam., with a brass cap, 2 1/2 in. diam., marked "GLO per Refs. 2 and 7".
Used existing corner for this corner per Ref. 7.
Corner was not visited this survey.

5-Corner: West Subdivision Corner for Section 15: Found an iron pipe, 1 in. diam., with a metal cap, 1 1/2 in. diam., projecting 8 in. above ground firmly set per Ref. 3.
Replaced iron pipe and set two new Bls:
A pipe, 10 in. diam., marked "GLO 1937" bears N. 74° W. 6.70 feet to a nail in the right side of tree.
A pipe, 10 in. diam., marked "GLO 1937" bears S. 83° E. 14.06 feet to a nail in the right side of tree.

6-Corner: North Subdivision Corner for Section 15: Found an iron pipe, 1 in. diam., projecting 12 in. above ground firmly set per Ref. 3 from which bears one existing Bl:
A fr. 10 in. diam., with visible scribbles bears S. 60° W. 3.40 feet to a nail in the right side of tree.
From corner a south and west fence line bears West, 1.0 R. distant.
Added a 60 in. U-post alongside corner.

DESCRIPTIONS:

Boundary Line Adjustment (BLA) #1-Nicholson to Buckner
Before BLA:

Nicholson: Parcel No. 2326220 (21.42 ac.)
Lot Three (3) of Short Plat No. SP 87-95 per Lot Certification and Short Plat Application recorded November 10, 1993 under Auditor's File No. 9313544.
TOGETHER with those portions of the south half of the northwest quarter of the northwest quarter (N1/2SW1/4NE1/4) and the north half of the southeast quarter of the northwest quarter (N1/2SE1/4NE1/4) lying west of Clagston-Oregon Creek Road No. 2580, EXCEPTING therefrom the south 272 feet thereof.
RESERVING therefrom the right of way for County Road No. 2580.
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

Buckner: Parcel No. 2328310 (13.37 ac.)
Lot One (1) of Short Plat No. SP 85-96 per Lot Certification and Short Plat Application recorded January 29, 1999 under Auditor's File No. 1999001150 located within the northeast quarter of NE1/4 of Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

Conveyance Parcel:
Nicholson to Buckner (0.25 ac.)
That portion of the north 272 feet of the south 272 feet of the north half of the southeast quarter of the northwest quarter (N1/2SW1/4NE1/4) lying west of Clagston-Oregon Creek Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

After BLA #1:
BLA Lot #1 (Nicholson)
Lot Three (3) of Short Plat No. SP 87-95 per Lot Certification and Short Plat Application recorded November 10, 1993 under Auditor's File No. 9313544.
TOGETHER with those portions of the south half of the northwest quarter of the northwest quarter (N1/2SW1/4NE1/4) and the north half of the southeast quarter of the northwest quarter (N1/2SE1/4NE1/4) lying west of Clagston-Oregon Creek Road No. 2580, EXCEPTING therefrom the south 272 feet thereof.
RESERVING therefrom the right of way for County Road No. 2580.
Containing 21.14 acres (less 0.19 acres county R/W).
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

BLA Lot #2 (Buckner)
Lot One (1) of Short Plat No. SP 85-96 per Lot Certification and Short Plat Application recorded January 29, 1999 under Auditor's File No. 1999001150.
TOGETHER with that portion of the north 272 feet of the south 272 feet of the north half of the southeast quarter of the northwest quarter (N1/2SW1/4NE1/4) lying west of Clagston-Oregon Creek Road No. 2580, EXCEPTING therefrom the south 272 feet thereof.
RESERVING therefrom the right of way for County Road No. 2580.
Containing 13.37 acres (less 0.19 acres county R/W).
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

Boundary Line Adjustment (BLA) #2-Wade to Elder
Before BLA:
Wade: Parcel No. 2326160 (32.48 ac.)
The south half of the southeast quarter of the northwest quarter (S1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580, EXCEPTING therefrom the right of way for County Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

Elder: Parcel No. 2278320 (2.14 ac.)
Lot Two (2) of Short Plat No. SP 85-96 per Lot Certification and Short Plat Application recorded January 29, 1999 under Auditor's File No. 1999001150 located within the northeast quarter of NE1/4 of Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

Conveyance Parcel:
Wade to Elder (1.13 ac.)
The south 63.06 feet of that portion of the northwest quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580, EXCEPTING therefrom the right of way for County Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
Containing 2.14 acres (less 0.42 acres county R/W).
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

After BLA #2:
BLA Lot #1 (Wade)
The south half of the southeast quarter of the northwest quarter (S1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
EXCEPTING therefrom that portion of the south 63.06 feet of that portion of the northwest quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
Containing 31.35 acres (less 0.42 acres county R/W).
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

BLA Lot #2 (Elder)
BLA Lot #3 (Elder)
The south half of the southeast quarter of the northwest quarter (S1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
EXCEPTING therefrom that portion of the south 63.06 feet of that portion of the northwest quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
Containing 2.14 acres (less 0.19 acres county R/W).
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

Conveyance Parcel:
Wade to Elder (1.13 ac.)
The south 63.06 feet of that portion of the northwest quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580, EXCEPTING therefrom the right of way for County Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
Containing 2.14 acres (less 0.19 acres county R/W).
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

After BLA #3:
BLA Lot #1 (Wade)
The south half of the southeast quarter of the northwest quarter (S1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
EXCEPTING therefrom that portion of the south 63.06 feet of that portion of the northwest quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
Containing 31.35 acres (less 0.42 acres county R/W).
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

Conveyance Parcel:
Wade to Elder (1.13 ac.)
The south 63.06 feet of that portion of the northwest quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580, EXCEPTING therefrom the right of way for County Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
Containing 2.14 acres (less 0.19 acres county R/W).
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

DESCRIPTIONS (Cont.):

Boundary Line Adjustment (BLA) #3-Elder to Casey Steele
Before BLA:

Parcel No. 2326220 (21.42 ac.)

Lot Two (2) of Short Plat No. SP 85-96 per Lot Certification and Short Plat Application recorded January 29, 1999 under Auditor's File No. 1999001150 located within the northeast quarter of NE1/4 of Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

Casey-Steele: Parcel No. 2328300 (6.59 ac.)
The north half of the southeast quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
EXCEPTING therefrom Lot Two (2) and Three (3) of Short Plat No. SP 85-96 per Lot Certification and Short Plat Application recorded January 29, 1999 under Auditor's File No. 1999001150.
RESERVING therefrom the right of way for County Road No. 2580.
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

Conveyance Parcel:
Elder to Casey Steele (1.13 ac.)
The south 63.06 feet of Lot Two (2) of Short Plat No. SP 85-96 per Lot Certification and Short Plat Application recorded January 29, 1999 under Auditor's File No. 1999001150 located within the northeast quarter of NE1/4 of Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

After BLA #3:
BLA Lot #1 (Casey-Steele)
The north half of the southeast quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
EXCEPTING therefrom Lot Two (2) and Three (3) of Short Plat No. SP 85-96 per Lot Certification and Short Plat Application recorded January 29, 1999 under Auditor's File No. 1999001150.
RESERVING therefrom the right of way for County Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

Conveyance Parcel:
Elder to Casey Steele (1.13 ac.)
The south 63.06 feet of Lot Two (2) of Short Plat No. SP 85-96 per Lot Certification and Short Plat Application recorded January 29, 1999 under Auditor's File No. 1999001150 located within the northeast quarter of NE1/4 of Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

After BLA #3:
BLA Lot #1 (Casey-Steele)
The north half of the southeast quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
EXCEPTING therefrom Lot Two (2) and Three (3) of Short Plat No. SP 85-96 per Lot Certification and Short Plat Application recorded January 29, 1999 under Auditor's File No. 1999001150.
RESERVING therefrom the right of way for County Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

After Boundary Line Adjustment (BLA) #2 (Wade to Elder) and BLA #3 (Elder to Casey-Steele)
BLA Lot #1 (Elder)
The north half of the southeast quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
EXCEPTING therefrom Lot Two (2) and Three (3) of Short Plat No. SP 85-96 per Lot Certification and Short Plat Application recorded January 29, 1999 under Auditor's File No. 1999001150.
TOGETHER with that portion of the south 63.06 feet of that portion of the northwest quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
Containing 2.14 acres (less 0.19 acres county R/W).
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

BLA Lot #2 (Elder)
The south half of the southeast quarter of the northwest quarter (S1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
EXCEPTING therefrom that portion of the south 63.06 feet of that portion of the northwest quarter of the northwest quarter (N1/2SW1/4NE1/4) of Section Fifteen (15), lying east of Clagston-Oregon Creek Road No. 2580.
RESERVING therefrom the right of way for County Road No. 2580.
Containing 13.37 acres (less 0.19 acres county R/W).
At within Section Fifteen (15), Township Thirty-seven (37) North, Range Thirty-nine (39) East, W.M., Stevens County, Washington.

NARRATIVE:

This survey was executed at the request of Robert Nicholson in respect to boundary line adjustments (BLAs) between the adjacent subdivisions within the NE1/4 of Section 15, Township 37 North, Range 39 East, W.M., Stevens County, Washington.

These boundary line adjustments were necessary because previous short plat subdivisions were approved by the Stevens County planning department without the benefit of a field survey, a survey plat or a map of any kind, or a permanent reference. As a result, the occupation lines of the "short plat" subdivisions did not align with the described or depicted boundaries. An access easement is hereby granted to serve one of the "short plat" subdivisions and to the south.

To execute this survey, the retracement of the GLO original survey and demarcated boundary and subsequently recorded county and private surveys was required.

The survey was conducted using a Trimble 5600 GPS receiver (RTK) Global Navigation Satellite System (GNSS) instrument in conjunction with conventional traverse methods using a Leica TCR 103 Auto total station. Positioning was performed using a Leica TCR 103 Auto total station. The road crew consisted of Linda Fox, crew chief, Jacob Rasmussen, first assistant, Christopher Rasmussen and the final plat executed by Grant D. Tilton, P.L.S.

REFERENCES:

1-General Land Office (GLO): Easement and subdivisions of Townships 37 North, Range 39 East by GLO Deputy Surveyor, David C. Tilton from September 10th, to October 30th, 1964.

2-GLO: Department Re-survey and Re-confirmation of a portion of the subdivision of Township 37 North, Range 39 East by GLO Deputy Engineer, Floyd G. Bole from October 13th, 1926 to July 2nd, 1927.

3-Record of Survey (ROS): Section subdivision of Section 15 by G.A. Heenrich, P.L.S. #425, surveyed in September and October of 1914.

4-Short Plat No. SP 87-95, Filed November 10th, 1993, on Page 3455, Volume 174 under Stevens County Auditor's File No. 9313544.

5-Short Plat No. SP 85-96, Filed January 29th, 1999, on Page 1021, Volume 232 under Stevens County Auditor's File No. 1999001150.

6-ROS: For Robert Nicholson and Myron Cluzel by John M. Strachan, P.L.S. #22348, filed October 2nd, 1961, on Page 85, Book 11 of Surveys, under Stevens County Auditor's File No. 9107657.

7-ROS: For Ray Kanyon by Rudy P. Kitzan, P.L.S. #33141, filed May 7th, 2004, on Page 40, Book 24 of Surveys, under Stevens County Auditor's File No. 2004004800.



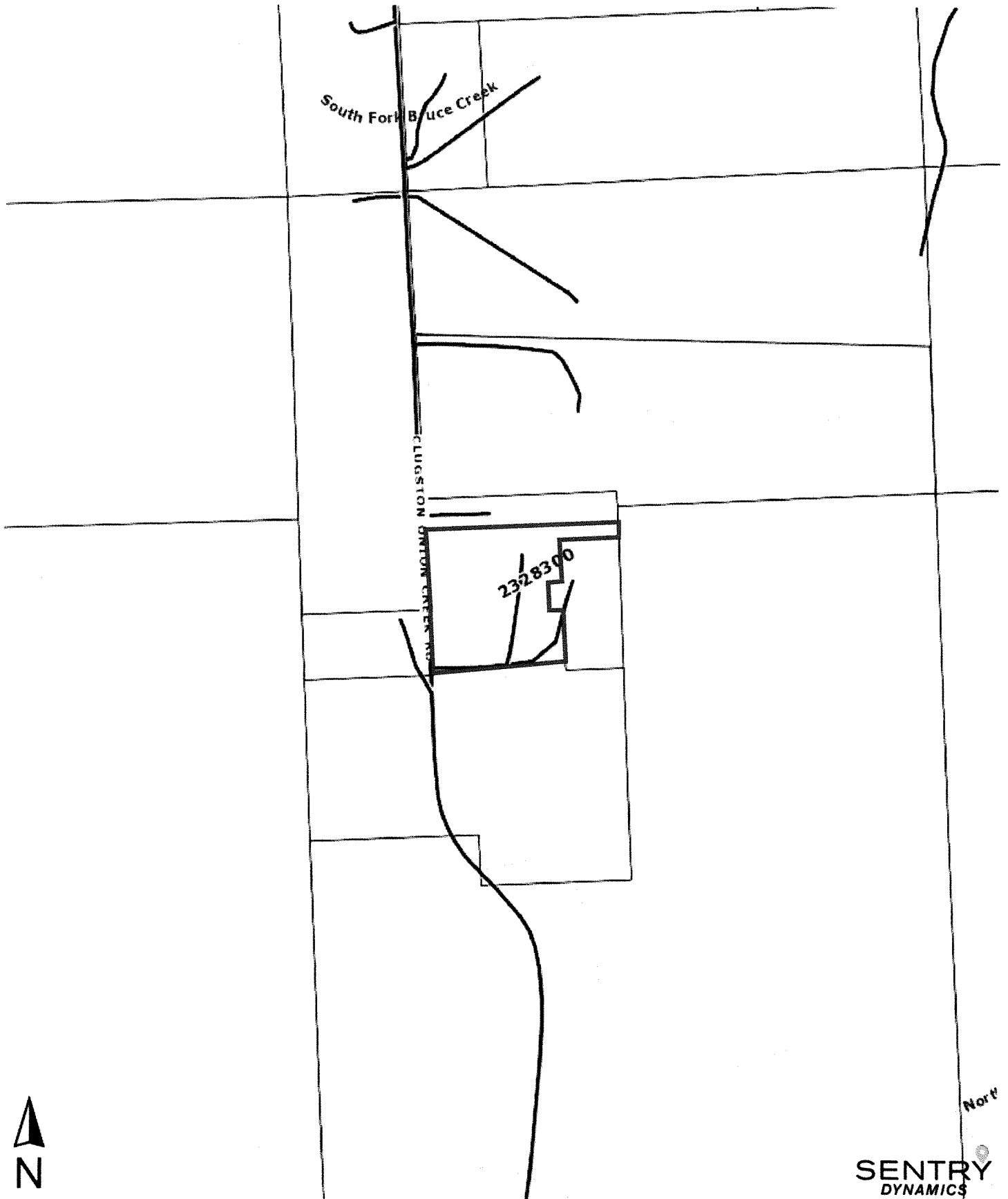
MID-MOUNTAIN SURVEYORS, INC.

Grant D. Tilton
Professional Land Surveyor
Certified Federal Surveyor (CFPS)
4154 Alameda Lane
Bend, OR 97705
(503) 733-3585
www.mid-mtn-surveyors.com

FILENAME:	M:\AUGUST 2021\NICHOLSON DRAWINGS\NICHOLSON.DWG
DRAWN BY:	G.D.T.
CHECKED BY:	G.D.T.
SCALE:	N/A
DATE:	4/1/21
JOB NO.:	21-005
SHEET 2 OF 2	

20210005620

44-103



STEVENS COUNTY
TITLE & ESCROW

SENTRY
DYNAMICS

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.