# RECORD OF SURVEY FOR BOUNDARY OF FORMALLY KNOWN AS "PINE MEADOWS ESTATES-PHASE II"

*A PORTION OF SW1/4 & NW1/4 SECTION 27, TOWNSHIP 30 NORTH, RANGE 41 EAST, WILLAMETTE MERIDIAN, STEVENS COUNTY, WASHINGTON*

## COUNTY AUDITOR

THIS PLAT WAS FILED IN THE OFFICE OF THE STEVENS COUNTY AUDITOR AT THE REQUEST OF NORTH COUNTRY SURVEYS. THIS 7TH DAY OF May, 2018, AT 15:50 O'CLOCK P.M AND FILED AT BOOK 38, PAGE 52, OF SURVEYS AND DULY RECORDED AS AUDITOR'S NUMBER 201800003053.

BY: Tim Gray, STEVENS COUNTY AUDITOR — F. Clinton, Deputy

FEE # 148.00

38-52

## LEGAL DESCRIPTION

PARCELS: 5275801 & 5276000

That part of the SW1/4 of the NW1/4, that part of the NW1/4 of the SW1/4 and that part of the NE1/4 of the SW1/4 of Section 27, Township 30 North, Range 41 East, W. M. , in Stevens County, Washington, lying West of Primary State Highway No. 3, conveyed to the State of Washington, by Deed recorded in Volume 159 of Deeds, page 538, and East of the East right of way line of Maple Street.

EXCEPT the North 330.00 feet of the West 740.00 feet of that part of the SW1/4 of the NW1/4 of said Section 27, lying West of Right of Way for Primary State Highway No. 3, Loon Lake to Chewelah Flats .

EXCEPT the South 15.00 feet of the SW1/4 of the NW1/4 of the SW1/4 of said Section 27 .

EXCEPT the S1/2 of the SE1/4 of the NW1/4 of the SW1/4 of said Section 27 .

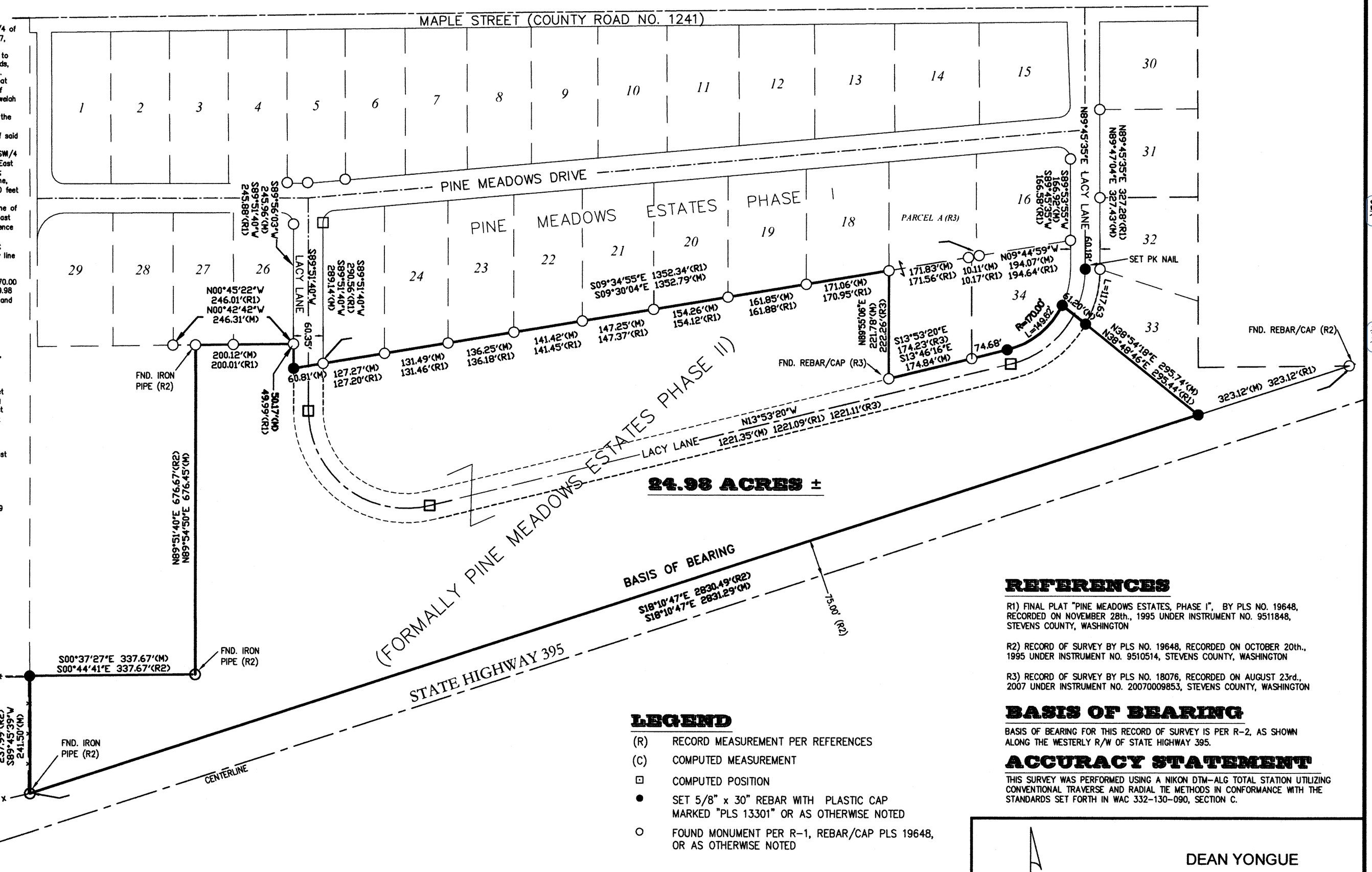
EXCEPT commencing at the Southwest corner of said NW1/4 of the SW1/4 of Section 27; thence along the South line thereof, North 89°48'44" East 30.00 feet to the Easterly right of way line of County Road No. 1241; thence leaving said South line and along said Easterly right of way line, North 00°46'02" West 15.00 feet to the North line of the South 15.00 feet of said NW1/4 of the SW1/4 and the Point of Beginning for this description; thence parallel with and 15.00 feet North of the South line of said NW1/4 of the SW1/4, North 89°48'44" East 646.60 feet to the East line of the SW1/4 of the NW1/4 of the SW1/4 of said Section 28; thence along said East line, North 00°45'22" West 523.26 feet; thence North 89°51'40" East 49.99 feet; thence North 09°34'55" West 1402.98 feet; thence North 89°51'40" East 208.99 feet to the Westerly right of way line of a 60.00 foot wide road and utility easement; thence along said Westerly right of way line, North 13°53'20" West 74 .67 feet to the beginning of a curve concave to the Southwest, having a radius of 170.00 feet; thence along said curve and right of way line, Northwesterly 149.98 feet through a central angle of 50°32'57" thence leaving said curve and Westerly right of way line, North 38°48'46" East 356.64 feet to the Westerly right of way line of Primary State Highway No. 3;

thence along said Westerly right of way line, North 18°10'47" West 323.12 feet to the East line of the North 330.00 feet of the West 740.00 feet of the SW1/4 of the NW1/4 of said Section 27; thence Leaving said State Highway right of way line and along said East line, South 00°35'29" East 307.42 feet to the Southeast corner of the North

330.00 feet of the West 740.00 feet of said SW1/4 of the NW1/4; thence along the South line thereof, South 89°45'35" West 710.01 feet to the Easterly right of way of County Road No. 1241; thence leaving said South line and along said right of way line, South 00°35'29" East 1028.85 feet; thence South 00°46'02" East 1340.26 feet to the Point of Beginning.

EXCEPT beginning at the Southwest corner of Lot 34, PINE MEADOWS ESTATES, PHASE I, according to plat thereof recorded in Book F of Plats, page 23; thence South 09°34'55" East along the East line of said PINE MEADOWS ESTATES, 171.56 feet to the Southeast corner of Lot 17, PINE MEADOWS ESTATES; thence North 89°51'40" East 222.26 feet to the Westerly right of way line of a 60.00 foot wide easement road as shown on said plat; thence North 13°53'20" West along said Westerly right of way line 174.23 feet to the Southeast corner of said Lot 34; thence South 89°51'40" West 208.99 feet to the Point of Beginning.

(AS PER "EXHIBIT "A" ON PLAT CERTIFICATE ORDER NUMBER: 127055 CARLSON-ENYEART, DATED 7/26/2017)




## REFERENCES

R1) FINAL PLAT "PINE MEADOWS ESTATES, PHASE I", BY PLS NO. 19648, RECORDED ON NOVEMBER 28th., 1995 UNDER INSTRUMENT NO. 9511848, STEVENS COUNTY, WASHINGTON

R2) RECORD OF SURVEY BY PLS NO. 19648, RECORDED ON OCTOBER 20th., 1995 UNDER INSTRUMENT NO. 9510514, STEVENS COUNTY, WASHINGTON

R3) RECORD OF SURVEY BY PLS NO. 18076, RECORDED ON AUGUST 23rd., 2007 UNDER INSTRUMENT NO. 20070009853, STEVENS COUNTY, WASHINGTON

## BASIS OF BEARING

BASIS OF BEARING FOR THIS RECORD OF SURVEY IS PER R-2, AS SHOWN ALONG THE WESTERLY R/W OF STATE HIGHWAY 395.

## ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A NIKON DTM-ALG TOTAL STATION UTILIZING CONVENTIONAL TRAVERSE AND RADIAL TIE METHODS IN CONFORMANCE WITH THE STANDARDS SET FORTH IN WAC 332-130-090, SECTION C.

## LEGEND

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|---|---|
| (R) | RECORD MEASUREMENT PER REFERENCES |
| (C) | COMPUTED MEASUREMENT |
| ⊡ | COMPUTED POSITION |
| ● | SET 5/8" x 30" REBAR WITH PLASTIC CAP MARKED "PLS 13301" OR AS OTHERWISE NOTED |
| ○ | FOUND MONUMENT PER R-1, REBAR/CAP PLS 19648, OR AS OTHERWISE NOTED |

DEAN E. YONGUE STATE OF WASHINGTON 13301 REGISTERED PROFESSIONAL LAND SURVEYOR 5-7-2018

## SURVEYOR'S CERTIFICATE

THIS SURVEY 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 ANDREW L. & TERESA K. CARLSON STARTING IN SEPTEMBER, 2016 TO JULY, 2017.

DEAN E. YONGUE, PLS 13301 — DATE 5-7-2018


DEAN YONGUE
NORTH COUNTRY SURVEYS
P.O. BOX 39
BLANCHARD, IDAHO 83804
(208) 437-0368


INDEX 27-30-41

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|---|---|---|---|
| DATE: 5/1/2018 | FOR: ANDREW L. & TERESA K. CARLSON | PROJECT No. 2017-024 |
| SCALE: 1"=150' | A PORTION OF SW1/4 & NW1/4 SECTION 27, TOWNSHIP 30 NORTH, RANGE 41 EAST, WILLAMETTE MERIDIAN, STEVENS COUNTY, WASHINGTON | |
| DRAWN: HDS | | SHEET 1 OF 1 |
| F.B.: 2017-06 | | |

38-52


Authentisign ID: 2E9FE3AD-7A4-F011-8E51-00224833C0B0
ETK 10/08/25
10/08/25