

Auditor File #: 2022 0000115

Recorded at the request of:

SYNTIER ENGINEERING INC

on 01/05/2022 at 13:56

Total of 1 page(s) Paid: \$ 277.50
STEVENS COUNTY, WASHINGTON
LORI LARSEN, AUDITOR

COLLINTON

SURVEY

OWNERS: KEITH GOODWIN

TO SURVEY

FILED BY: SYNTIER ENGINEERING INC

SURVEYOR: DARREL WAYNE CARSTEN

SURVEY BOOK 42

PAGE(S) 2

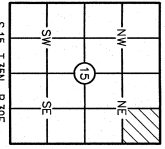
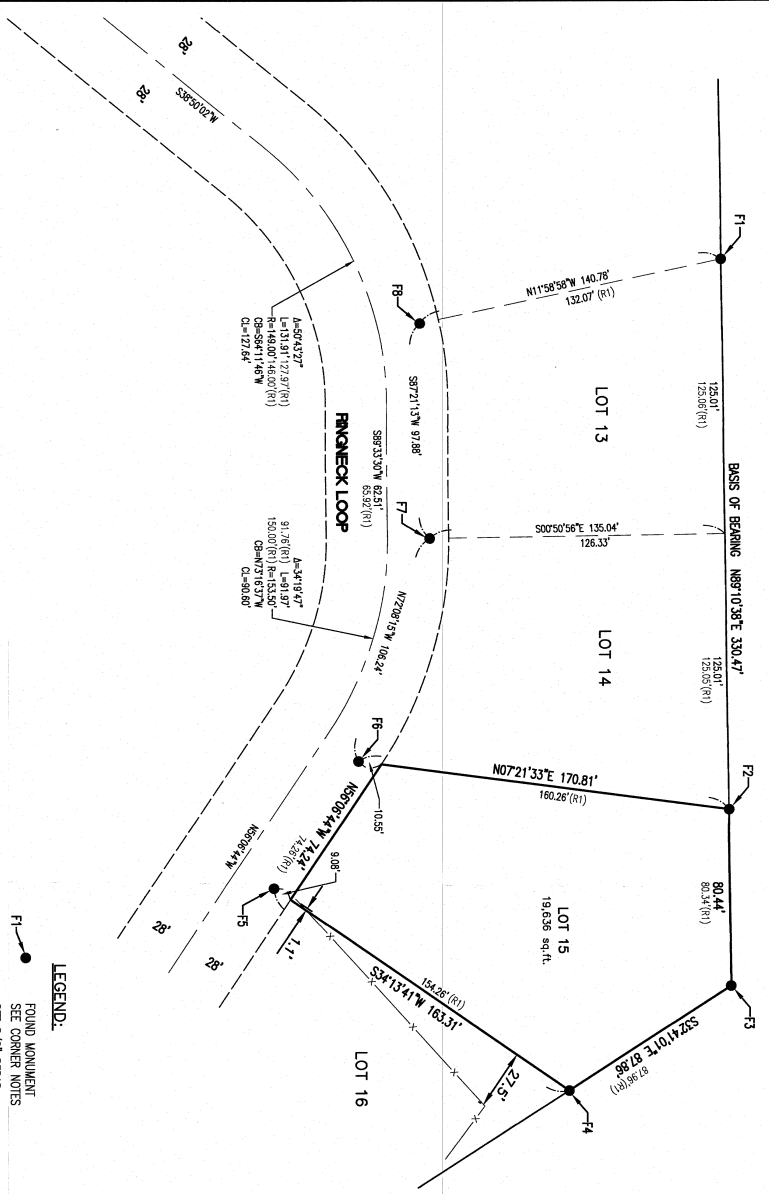
LEGAL DESCRIPTION:

SECTION 15	TWP 35	RGE 39
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE
SECTION	TWP	RGE

**ADDITIONAL INFORMATION: LOT 15
PHEASANT RIDGE ESTATES**

RECORD OF SURVEY

LOT 15 OF PHEASANT RIDGE ESTATES, LP#1-07, SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 39 EAST, WILLAMETTE MERIDIAN, CITY OF COLVILLE, STEVENS COUNTY, WASHINGTON



S.15, T.35N., R.39E.

ACCUACY STATEMENT (WAC 332-130-100)
 THIS SURVEY WAS PERFORMED USING A LEICA TS12P, 3-SECOND TOTAL STATION AND A LEICA GS14 PERFORMANCE SMART ANTENNA FOR A COMBINATION OF FIELD TRAVEL AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AND GEODETIC CONTROL SURVEYS PER WAC 332-130.

By	Date	Scale	1"=40'
BS	10/7/21	Date	NOV. 20, 2021
Drawn	JEW	11/21	Plotting Name
Checked	DWC	12/21	MSPT5-ROS.DWG
Approved			

SPINTECH ENGINEERING, Inc.
 55 E Lincoln Rd, Suite 101
 Spokane, WA 99208
 www.spintecheng.com 509.467.1550

For:
KEITH GOODWIN
 542 KNAPP ROAD
 COLVILLE, WA 99114

RECORD OF SURVEY
 LOT 15 OF PHEASANT RIDGE ESTATES, LP#1-07, SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 39 EAST, WILLAMETTE MERIDIAN, CITY OF COLVILLE, STEVENS COUNTY, WASHINGTON

PURPOSE OF THE SURVEY:
 THIS RECORD OF SURVEY WAS REQUESTED BY KEITH GOODWIN TO LOCATE THE PROPERTY LINES OF LOT 15, PER THEIR PLATED LOCATION AND TO MONUMENT ANY MISSING PROPERTY CORNERS.

BASIS OF BEARING:
 THE BEARING OF NORTH 89°10'38" EAST 330.47 FEET WAS ASSUMED ALONG THE NORTHERLY LINE OF THE PHEASANT RIDGE ESTATES PLAT BOUNDARY, BETWEEN CORNERS F1 AND F3.

CORNER VISITATION:
 THE MONUMENTS SHOWN AS FOUND AND TIED PERSON WERE VISITED IN NOVEMBER OF 2021.

LEGEND:

- FOUND MONUMENT
- SET 5/8" REBAR WITH TPC MARKER
- CONCRETE PLS 43152"
- RECORD INFORMATION SEE OFFICIAL DOCUMENTS
- YPC
- AFN
- PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EXISTING FENCE

LAND DESCRIPTION PER (R1)
 LOT 15, PHEASANT RIDGE ESTATES, LP#1-07, CITY OF COLVILLE AS SHOWN ON THE PLAT THEREOF, RECORDING NO. 20100004527, RECORDS OF STEVENS COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 39 EAST, WILLAMETTE MERIDIAN.

CONTAINING: 19,636 SQUARE FEET OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY REORDING ACT AT THE REQUEST OF KEITH GOODWIN IN NOVEMBER OF 2021.

DARREL WAYNE CARSTEN
 REGISTERED LAND SURVEYOR
 STATE OF WASHINGTON
 No. 12-22-21
 DATE

LEGEND:

- FOUND MONUMENT
- SET 5/8" REBAR WITH TPC MARKER
- CONCRETE PLS 43152"
- RECORD INFORMATION SEE OFFICIAL DOCUMENTS
- YPC
- AFN
- PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EXISTING FENCE

SURVEYOR'S NOTES:

- WE ACCEPTED THE MONUMENTS F1, F2 AND F3 AS THE NORTH LINE OF PHEASANT RIDGE ESTATES. A PORTION OF SAID LINE IS THE NORTHERLY LINE OF THE SUBJECT PROPERTY.
- WE ACCEPTED THE MONUMENT F4 AS THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND DREW A LINE TO F3 FOR THE NORTHEASTERN LINE OF THE SUBJECT PROPERTY.
- WE ACCEPTED THE SCORERS F5 THROUGH F8 AS BEING ALONG THE PROPERTY LINES OF THE LOTS OF SAID PHEASANT RIDGE ESTATES. F4 TO F3 IS THE SOUTHWESTERN LINE AND F2 TO F3 IS THE WESTERN LINE OF THE SUBJECT PROPERTY.
- WE DID A BEST FIT LINE AND CURVES WITH THE RECORD DISTANCES OF SAID PLAT TO CALCULATE THE ROAD, NO CENTERLINE MONUMENTS WERE SET AS SHOWN ON THE PLAT.
- BECAUSE OF THE TOTAL DISTANCES WERE NOT ADDED UP TO THE INDIVIDUAL DISTANCES ALONG THE BLOCK, THE PROPORTIONAL DIVISION OF THE TOTAL LINE AND SIGNIFICANT NUMBERS.
- RECORD DISTANCES WILL NOT BE SHOWN WHEN MEASURED DISTANCES ARE WITHIN 0.10 OF SAID RECORD DISTANCES.
- A SEARCH WAS CONDUCTED, THERE MAY BE EASEMENTS, RESTRICTIONS OR OTHER MATTERS AFFECTING THE SUBJECT PROPERTY, BUT NOT SHOWN, THAT WOULD BE DISCLOSED BY A CURRENT TITLE REPORT.

OFFICIAL DOCUMENTS:

R1 FINAL PLAT OF PHEASANT RIDGE ESTATES, LP#1-07, AFN 20100004527, 2010, SURVEYOR: COCKER

CORNER NOTES:

F1 FOUND 1/2" REBAR WITH YPC, MARKED "PLS. 21410", 0.2' BELOW SURFACE.
 F2 FOUND 1/2" REBAR WITH YPC, MARKED "PLS. 21418", AT SURFACE.
 F3 FOUND 1 1/2" ALUMINUM CAP, MARKED "T 1000, PLS. 19048", AT SURFACE.
 F4 FOUND 1/2" REBAR WITH YPC, MARKED "PLS. 21410", 0.1' BELOW SURFACE.
 F5 FOUND SCRIBE IN CATCH BASIN, AT SURFACE.
 F6-F8 FOUND SCRIBE IN BACK OF ROLLED CURB, AT SURFACE.

AUDITOR'S CERTIFICATE: 20220000115
 FILED FOR RECORD THIS 5TH DAY OF Jan., 2022, AT 13:56 P.M. IN BOOK 412 OF Surveys AT PAGE 2
 AT THE REQUEST OF Spintech Eng, Inc.

Lot 15 Auditor
F. Olin COUNTY AUDITOR
 DEPUTY
 FEB 8 2022 5:50

SCALE
 40 20 0 40 80
 FEET

W T E
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