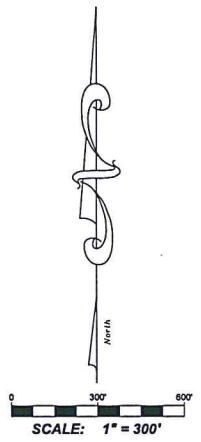
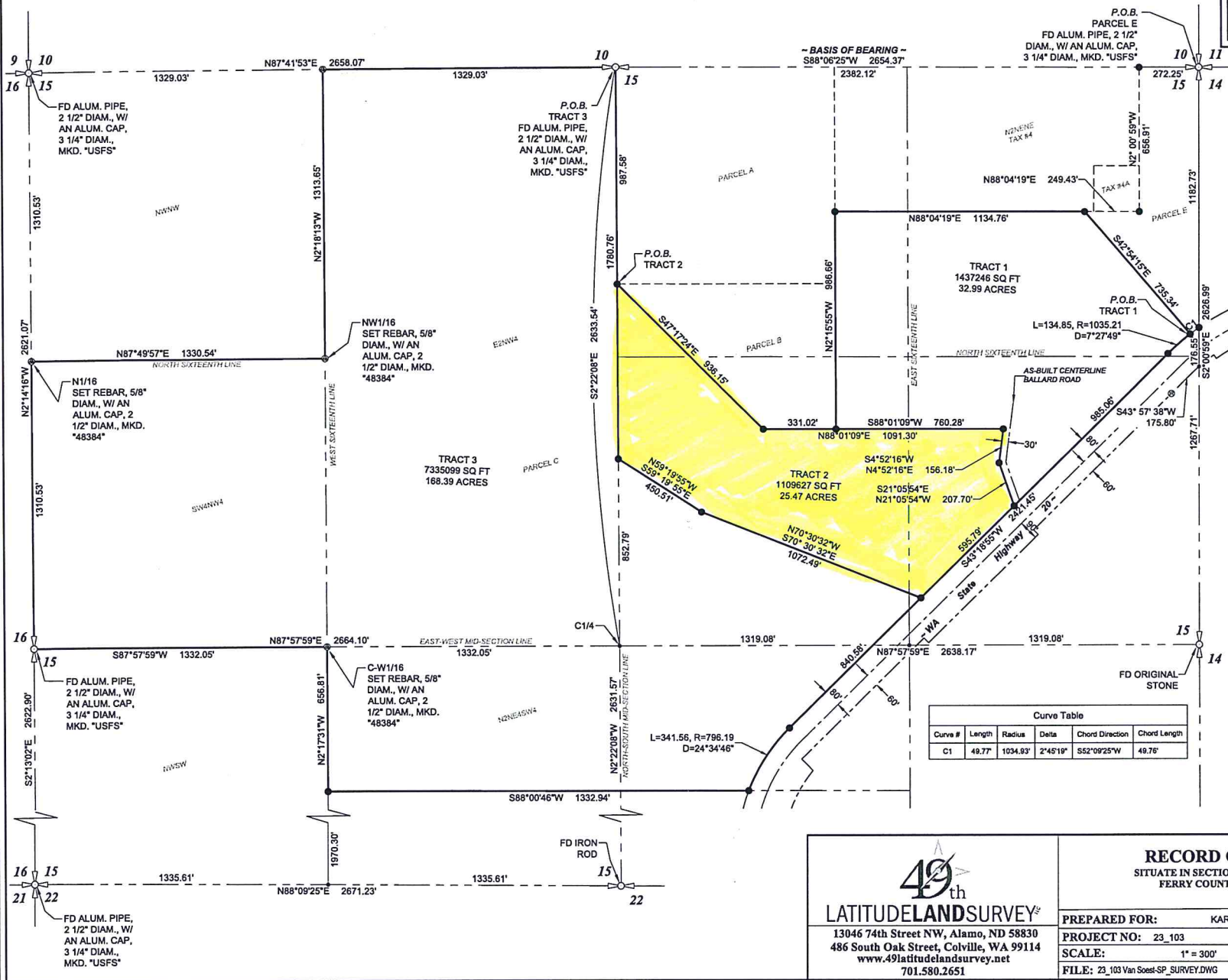
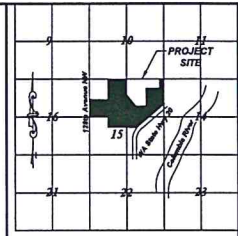


RECORD OF SURVEY

SITUATE IN SECTION 15, T36N, R37E, W.M., FERRY COUNTY, WASHINGTON



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	49.77'	1034.93'	2°45'19"	S52°09'25"W	49.76'

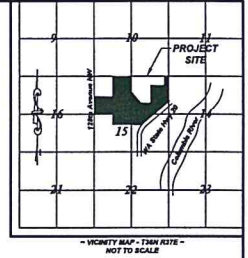
LATITUDELANDSURVEY[®]
 13046 74th Street NW, Alamo, ND 58830
 486 South Oak Street, Colville, WA 99114
www.49latitudelandsurvey.net
 701.580.2651

RECORD OF SURVEY
 SITUATE IN SECTION 15, T36N, R37E, W.M.,
 FERRY COUNTY, WASHINGTON

PREPARED FOR: KAREN VAN SOEST	
PROJECT NO: 23_103	DRAWN BY: EJR
SCALE: 1" = 300'	DATE: January 22, 2024
FILE: 23_103 Van Soest-SP_SURVEY.DWG	SHEET: 2 of 2

RECORD OF SURVEY

SITUATE IN SECTION 15 ,T36N, R37E, W.M., FERRY COUNTY, WASHINGTON



- BASIS OF BEARING -

THE BASIS OF BEARING FOR THIS SURVEY IS:

NAD83 2011, WASHINGTON STATE PLANE COORDINATES, NORTH ZONE 4601.
 POINT OF ORIGIN: CONTROL POINT 2000 (HERE POSITION)
 LATITUDE: 48°36'55.10551" N
 LONGITUDE: 118°08'20.29992" W
 ELLIPSOID HT: 1671.262
 COMBINED SCALE FACTOR: 0.999845677
 GROUND DISTANCES SHOWN AND CONVERGENCE ANGLE NOT APPLIED TO BEARINGS SHOWN.

- PURPOSE OF SURVEY -

THE PURPOSE OF THIS SURVEY IS TO MONUMENT AND MEMORIALIZE THE BOUNDARY LINES OF THOSE TRACTS OF LAND AS SURVEYED AND SHOWN HEREON, IN SECTION 15, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., FERRY COUNTY, WASHINGTON.

- LEGEND -

- SECTION CORNER/FOUND MONUMENT, AS NOTED
- QUARTER SECTION CORNER, FOUND MONUMENT, AS NOTED
- SIXTEENTH SECTION CORNER, AS NOTED
- FOUND REBAR, 5/8" DIAM., W/ NO CAP
- SET REBAR, 5/8" DIAM., 24" LONG, W/ A PLASTIC CAP, MKD "EJR 48384"
- CALCULATED POINT, NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE, SURVEYED
- BOUNDARY LINE, EXISTING
- SECTION LINE/ALQUOT PART LINE
- ROAD CENTERLINE
- RIGHT OF WAY LINE

- EQUIPMENT & PROCEDURES -

INSTRUMENTATION: TRIMBLE R10 BASE/R12 ROVER.

METHOD OF SURVEY: RTK GPS

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090

- BOUNDARY DESCRIPTION - TRACT 1 -

A TRACT OF LAND, SITUATE IN THE E1/2NE1/4, SECTION 15, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., FERRY COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, MONUMENTED WITH AN ALUMINUM PIPE, 2 1/2 INCHES DIAMETER, WITH AN ALUMINUM CAP, 3 1/4 INCHES DIAMETER, MARKED "USFS", FROM WHICH THE NORTH QUARTER CORNER OF SECTION 15, MONUMENTED WITH AN ALUMINUM PIPE, 2 1/2 INCHES DIAMETER, WITH AN ALUMINUM CAP, 3 1/4 INCHES DIAMETER, MARKED "USFS" BEARS SOUTH 88°06'25" WEST, A DISTANCE OF 2654.37 FEET;

THENCE ALONG THE EAST LINE OF SECTION 15, SOUTH 02°00'59" EAST, A DISTANCE OF 1162.75 FEET, TO THE NORTH RIGHT OF WAY LINE OF WASHINGTON STATE HIGHWAY 20, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384", A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE SAID CURVE TO THE LEFT OF RIGHT OF WAY LINE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1034.93 FEET, THROUGH A CENTRAL ANGLE OF 02°45'19", HAVING AN ARC LENGTH OF 49.77 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 52°09'25" WEST, 49.76 FEET, TO THE POINT OF BEGINNING;

THENCE AROUND THE SUBJECT PARCEL, IN A CLOCKWISE MANNER, THE FOLLOWING EIGHT (8) COURSES;

1. CONTINUING ALONG SAID CURVE OF SAID RIGHT OF WAY LINE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1034.93 FEET, A CENTRAL ANGLE OF 07°27'49", AN ARC LENGTH OF 134.85 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 47°02'49" WEST, 134.78 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384", A POINT OF NON-TANGENCY;
2. THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 43°18'55" WEST, A DISTANCE OF 985.90 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
3. THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 21°05'54" WEST, A DISTANCE OF 207.70 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
4. THENCE NORTH 04°52'18" EAST, A DISTANCE OF 156.18 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
5. THENCE ALONG SAID NORTH LINE, SOUTH 88°01'09" WEST, A DISTANCE OF 780.28 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
6. THENCE NORTH 02°15'53" WEST, A DISTANCE OF 966.66 FEET, TO THE SOUTH BOUNDARY LINE OF TAX #4, RECORDS OF FERRY COUNTY, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
7. THENCE ALONG SAID BOUNDARY LINE, NORTH 88°04'19" EAST, A DISTANCE OF 1134.78 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
8. THENCE SOUTH 42°54'14" EAST, A DISTANCE OF 735.34 FEET, TO THE POINT OF BEGINNING;

CONTAINING 32.99 ACRES OF LAND, MORE OR LESS

HEREAFTER TO BE KNOWN AS TRACT 1, SITUATE IN THE E1/2NE1/4, SECTION 15, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., FERRY COUNTY, WASHINGTON.

SUBJECT TO: ANY EXISTING RIGHTS OF WAY, EASEMENTS, COVENANTS, CONDITIONS, RIGHTS, RESERVATIONS, RESTRICTIONS, ENCUMBRANCES OR APPLICABLE SUBDIVISION, BUILDING AND ZONING ORDINANCES AND USE REGULATIONS, OF RECORD OR IN VIEW.

- BOUNDARY DESCRIPTION - TRACT 2 -

A TRACT OF LAND, SITUATE IN THE NE1/4, SECTION 15, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., FERRY COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 15, MONUMENTED WITH AN ALUMINUM PIPE, 2 1/2 INCHES DIAMETER, WITH AN ALUMINUM CAP, 3 1/4 INCHES DIAMETER, MARKED "USFS", FROM WHICH THE NORTH QUARTER CORNER OF SECTION 15, MONUMENTED WITH AN ALUMINUM PIPE, 2 1/2 INCHES DIAMETER, WITH AN ALUMINUM CAP, 3 1/4 INCHES DIAMETER, MARKED "USFS" BEARS NORTH 88°06'25" EAST, A DISTANCE OF 2654.37 FEET;

THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE, SOUTH 02°22'08" EAST, A DISTANCE OF 987.58 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384", THE POINT OF BEGINNING;

THENCE AROUND THE SUBJECT PARCEL, IN A CLOCKWISE MANNER, THE FOLLOWING EIGHT (8) COURSES;

1. SOUTH 47°17'24" EAST, A DISTANCE OF 936.15 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
2. THENCE NORTH 88°01'09" EAST, A DISTANCE OF 1091.30 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
3. THENCE SOUTH 04°52'18" WEST, A DISTANCE OF 156.18 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
4. THENCE SOUTH 21°05'54" EAST, A DISTANCE OF 207.70 FEET, TO THE NORTH RIGHT OF WAY LINE OF WASHINGTON STATE HIGHWAY 20, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
5. THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 43°18'55" WEST, A DISTANCE OF 595.79 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
6. THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 70°30'32" WEST, A DISTANCE OF 1072.39 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
7. THENCE NORTH 59°19'55" WEST, A DISTANCE OF 450.51 FEET, TO THE NORTH-SOUTH MID-SECTION LINE, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
8. THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE, NORTH 02°22'08" WEST, A DISTANCE OF 793.18 FEET, TO THE POINT OF BEGINNING;

CONTAINING 25.47 ACRES OF LAND, MORE OR LESS

HEREAFTER TO BE KNOWN AS TRACT 2, SITUATE IN THE NE1/4, SECTION 15, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., FERRY COUNTY, WASHINGTON.

SUBJECT TO: ANY EXISTING RIGHTS OF WAY, EASEMENTS, COVENANTS, CONDITIONS, RIGHTS, RESERVATIONS, RESTRICTIONS, ENCUMBRANCES OR APPLICABLE SUBDIVISION, BUILDING AND ZONING ORDINANCES AND USE REGULATIONS, OF RECORD OR IN VIEW.

- BOUNDARY DESCRIPTION - TRACT 3 -

A TRACT OF LAND, SITUATE IN THE NE1/4, SECTION 15, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., FERRY COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 15, MONUMENTED WITH AN ALUMINUM PIPE, 2 1/2 INCHES DIAMETER, WITH AN ALUMINUM CAP, 3 1/4 INCHES DIAMETER, MARKED "USFS", FROM WHICH THE NORTH QUARTER CORNER OF SECTION 15, MONUMENTED WITH AN ALUMINUM PIPE, 2 1/2 INCHES DIAMETER, WITH AN ALUMINUM CAP, 3 1/4 INCHES DIAMETER, MARKED "USFS" BEARS NORTH 88°06'25" EAST, A DISTANCE OF 2654.37 FEET;

THENCE AROUND THE SUBJECT PARCEL, IN A CLOCKWISE MANNER, THE FOLLOWING TWELVE (12) COURSES;

1. ALONG THE NORTH-SOUTH MID-SECTION LINE, SOUTH 02°22'08" EAST, A DISTANCE OF 1780.78 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
2. THENCE SOUTH 59°19'55" EAST, A DISTANCE OF 450.51 FEET, TO A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
3. THENCE SOUTH 70°30'32" EAST, A DISTANCE OF 1072.49 FEET, TO THE NORTH RIGHT OF WAY LINE OF WASHINGTON STATE HIGHWAY 20, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
4. THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 43°18'55" WEST, A DISTANCE OF 840.58 FEET, TO A POINT OF TANGENT CURVATURE, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
5. THENCE ALONG SAID RIGHT OF WAY LINE, BEING AN ARC OF A CURVE TO THE LEFT, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 796.19 FEET, THROUGH A CENTRAL ANGLE OF 24°34'48", HAVING AN ARC LENGTH OF 341.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 31°10'32" WEST, 338.85 FEET, TO A POINT OF NON-TANGENCY, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
6. THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 88°00'48" WEST, A DISTANCE OF 1332.94 FEET, TO THE WEST SIXTEENTH LINE, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH A PLASTIC CAP, MARKED "EJR 48384";
7. THENCE ALONG THE WEST SIXTEENTH LINE, NORTH 02°17'51" WEST, A DISTANCE OF 650.81 FEET, TO THE CENTER-WEST SIXTEENTH CORNER, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH AN ALUMINUM PLASTIC CAP, 2 1/2 INCHES DIAMETER, MARKED "48384";
8. THENCE ALONG THE EAST-WEST MID-SECTION LINE, SOUTH 87°57'59" WEST, A DISTANCE OF 1332.05 FEET, TO THE WEST QUARTER CORNER OF SECTION 15, MONUMENTED WITH AN ALUMINUM PIPE, 2 1/2 INCHES DIAMETER, WITH AN ALUMINUM CAP, 2 1/2 INCHES DIAMETER, MARKED "USFS";
9. THENCE ALONG THE WEST LINE OF SECTION 15, NORTH 02°14'18" WEST, A DISTANCE OF 1310.53 FEET, TO THE NORTH SIXTEENTH CORNER, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH AN ALUMINUM CAP, 2 1/2 INCHES DIAMETER, MARKED "48384";
10. THENCE ALONG THE NORTH SIXTEENTH LINE, NORTH 87°49'57" EAST, A DISTANCE OF 1330.54 FEET, TO THE NORTHWEST SIXTEENTH CORNER, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH AN ALUMINUM CAP, 2 1/2 INCHES DIAMETER, MARKED "48384";
11. THENCE ALONG THE WEST SIXTEENTH LINE, NORTH 02°18'13" WEST, A DISTANCE OF 1313.65 FEET, TO THE WEST SIXTEENTH CORNER, MONUMENTED WITH A REBAR, 5/8 INCH DIAMETER, WITH AN ALUMINUM CAP, 2 1/2 INCHES DIAMETER, MARKED "EJR 48384";
12. THENCE ALONG THE NORTH SECTION LINE, NORTH 87°41'53" EAST, A DISTANCE OF 1329.03 FEET, TO THE POINT OF BEGINNING;

CONTAINING 168.39 ACRES OF LAND, MORE OR LESS

HEREAFTER TO BE KNOWN AS TRACT 3, SITUATE IN SECTION 15, TOWNSHIP 36 NORTH, RANGE 37 EAST, W.M., FERRY COUNTY, WASHINGTON.

SUBJECT TO: ANY EXISTING RIGHTS OF WAY, EASEMENTS, COVENANTS, CONDITIONS, RIGHTS, RESERVATIONS, RESTRICTIONS, ENCUMBRANCES OR APPLICABLE SUBDIVISION, BUILDING AND ZONING ORDINANCES AND USE REGULATIONS, OF RECORD OR IN VIEW.

- SURVEYOR'S CERTIFICATE -

THIS SURVEY MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT AND AT THE REQUEST OF KAREN VAN SOEST.

EDWARD J RINTAMAKI
 PLS CERTIFICATE NO. 48384
 49TH LATITUDE LAND SURVEY, LLC

DATE

- FERRY COUNTY AUDITOR'S CERTIFICATE -

AUDITOR FILE NUMBER _____

THIS SURVEY WAS FILED FOR RECORD THIS _____ DAY OF _____

2023, AT _____ M., IN BOOK OF SURVEYS _____ AT PAGE _____ AT THE

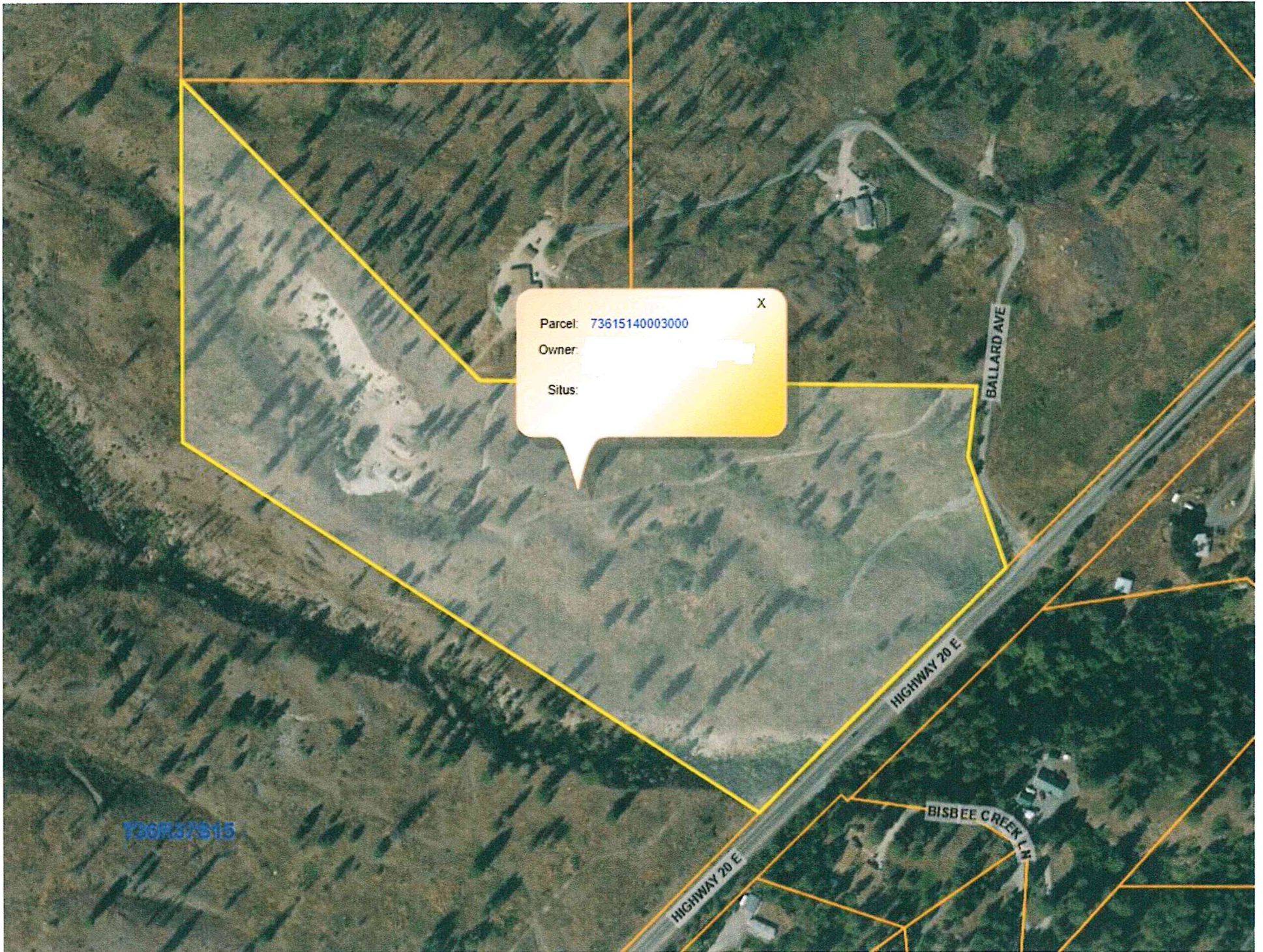
REQUEST OF KAREN VAN SOEST

49TH LATITUDE LAND SURVEY, LLC

DIANNA GALVAN
 COUNTY AUDITOR

DEPUTY AUDITOR

<p style="text-align: center;">49th LATITUDELANDSURVEY[®]</p>		<p style="text-align: center;">RECORD OF SURVEY SITUATE IN SECTION 15 ,T36N, R37E, W.M., FERRY COUNTY, WASHINGTON</p>	
<p>PREPARED FOR: KAREN VAN SOEST</p>		<p>PROJECT NO: 23_103</p>	
<p>SCALE: 1" = 300'</p>		<p>DRAWN BY: EJR</p>	
<p>FILE: 21_103 Van Soest-SP_SURVEY.DWG</p>		<p>DATE: January 22, 2024</p>	
		<p>SHEET: 1 of 2</p>	



X
Parcel: 73615140003000
Owner: [redacted]
Situs: [redacted]

T36R37S15

BALLARD AVE

HIGHWAY 20 E

BISBEE CREEK LN

HIGHWAY 20 E