

TRACT "A"  
 A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 31 NORTH, RANGE 40 EAST, W.M., STEVENS COUNTY, WASHINGTON BEING A PORTION OF LOTS "B" AND "C" OF SP 22-2023 AS RECORDED IN BOOK "L" OF SHORT PLATS PAGES 45-46, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 87°56'05" EAST, 1186.79 FEET, (RECORD SOUTH 88°55'45" EAST, 1187.65) FEET), TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°56'05" EAST, 1283.41" (RECORD SOUTH 88°55'45" EAST, 1282.24 FEET); THENCE CONTINUING NORTH 87° 56'05" EAST, 1338.54 FEET (RECORD SOUTH 89°00'19" EAST, 1339.58 FEET) TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 02°42'43" WEST, 1317.20 (RECORD NORTH 00°24'29" EAST, 1314.95 FEET) TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 87°36'59" WEST, 1332.39 FEET (RECORD NORTH 89°14'25" WEST 1332.73 FEET) TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88°10'51" WEST, 1281.68 FEET, (RECORD NORTH 88°42'29" WEST, 1281.08 FEET) TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 02°22'47" EAST, 60.00 FEET, (RECORD SOUTH 00°45'32" WEST); THENCE NORTH 88°10'51" EAST, 1281.75 FEET, (RECORD SOUTH 88°42'29" EAST, 1281.13 FEET) TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 50°41'21" WEST, 366.29 FEET, (RECORD SOUTH 53°50'53" WEST, 365.89 FEET); THENCE SOUTH 86°52'45" WEST, 64.07 FEET (RECORD SOUTH 89°59'56" WEST), TO THE POINT POINT OF CURVATURE OF 180.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A CHORD BEARING AND DISTANCE OF NORTH 73°33'20" WEST, 120.56 FEET; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 39°07'54" AN ARC DISTANCE OF 122.94 FEET TO THE POINT OF REVERSE CURVATURE OF A 188.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A CHORD BEARING AND DISTANCE OF SOUTH 87°22'02" WEST, 234.80 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°17'11" AN ARC DISTANCE OF 253.39 FEET TO THE CENTERLINE OF LITTLE SWEDEN ROAD; THENCE ALONG THE CENTERLINE OF SAID LITTLE SWEDEN ROAD THE FOLLOWING (6) COURSES AND DISTANCES; A POINT ON A 650.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A CHORD BEARING AND DISTANCE OF SOUTH 19°02'14" EAST, 82.27 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'24" AN ARC DISTANCE OF 82.33 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 ACCORDING TO A RECORD OF SURVEY RECORDED IN THE STEVENS COUNTY AUDITOR'S OFFICE IN BOOK 41, PAGE 197; THENCE CONTINUING ALONG SAID CURVE ON A CHORD BEARING AND DISTANCE OF SOUTH 24°53'54" EAST, 50.64 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°27'54" AN ARC DISTANCE OF 50.65 FEET TO A POINT ON A 450.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A CHORD BEARING AND DISTANCE OF SOUTH 15°46'47" EAST, 177.14 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°42'08" AN ARC DISTANCE OF 178.30 FEET TO THE POINT OF REVERSE CURVATURE OF A 700.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A CHORD BEARING AND DISTANCE OF SOUTH 04°56'10" EAST, 109.53 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'28" AN ARC DISTANCE OF 109.64 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 2 ACCORDING TO A RECORD OF SURVEY RECORDED IN THE STEVENS COUNTY AUDITOR'S OFFICE IN BOOK 41, PAGE 197; THENCE CONTINUING ALONG SAID CURVE ON A CHORD BEARING AND DISTANCE OF SOUTH 21°35'11" EAST, 294.97 FEET THROUGH A CENTRAL ANGLE OF 24°19'33" AN ARC DISTANCE OF 297.20 FEET; THENCE SOUTH 36°11'58" EAST, 60.51 FEET TO THE SOUTHEAST CORNER OF LOT "A" SP 22-2023 AS RECORDED IN BOOK "L" OF SHORT PLATS PAGES 45-46, THENCE NORTH 58°38'42" EAST, (RECORD NORTH 61°45'43" EAST) 352.05 FEET; THENCE SOUTH 64°33'56" EAST, 202.53 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 02°26'44" EAST, 225.77 FEET; THENCE SOUTH 45°45'28" WEST, 179.93 FEET; THENCE SOUTH 87°56'05" WEST (RECORD NORTH 88°55'45" WEST), 1148.93 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 02°22'47" EAST, 60.00 FEET TO THE POINT OF BEGINNING.



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DRAWN	APPROVED	SCALE	PROJECT
RFK	RFK	1"=400'	25-148
DATE	DATE	SHEET	FIELD BOOK
08/05/2025	08/05/2025	2 OF 3	N/A