

RECORD OF SURVEY - BOUNDARY LINE ADJUSTMENT

SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
KITITITAS COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2021
AT _____ M. IN BOOK _____ OF SURVEYS AT
PAGE(S) _____ AT THE REQUEST OF DAVID EVANS AND ASSOCIATES.
KITITITAS COUNTY AUDITOR (DEPUTY) _____ AUDITOR'S FILE NUMBER _____

LEGEND

- QUARTER CORNER (AS NOTED)
- FOUND BRASS CAP
- FOUND REBAR PLS 36815
- FOUND REBAR PLS 18078, OR AS NOTED
- 5/8" REBAR, PLS 46875, PER R4
- SET 5/8" REBAR, PLS 46875
- CALCULATED POINT
- RECORD DATA - SEE REFERENCES
- AFN AUDITORS FILE NUMBER
- FENCE LINE

REFERENCES

- R1 - RECORD OF SURVEY BY PLS 18078. RECORDED FEBRUARY 4TH, 2004, BOOK 29 OF SURVEYS, PAGE 242, AFN 200402040026
- R2 - RECORD OF SURVEY BY PLS 36815. RECORDED AUGUST 7, 2009, BOOK 36 OF SURVEYS, PAGE 140, AFN 200908070001
- R3 - RECORD OF SURVEY (BOUNDARY LINE ADJUSTMENT) BY PLS 33487. RECORDED OCTOBER 27, 2010, BOOK 37 OF SURVEYS, PAGE 74, AFN 201010270027
- R4 - RECORD OF SURVEY BY PLS 46875. RECORDED MAY 14, 2021, BOOK 43 OF SURVEYS, PAGE 43, AFN 202105140072
- R5 - BPA GRAND COULEE-RAVER NO 1&2, MAP 153707-1-6
- R6 - QUITCLAIM DEED AFN 201101060006

BASIS OF BEARINGS

BEARINGS SHOWN HEREON BASED ON GRID NORTH, WASHINGTON STATE PLANE, SOUTH ZONE, NAD83(2011) EPOCH:2010.0000
CONVERGENCE ANGLE = -00°08'41" (46°51'36.54"N, 121°05'49.18"W)

SURVEYORS NOTES

- 1) PURPOSE OF SURVEY IS TO ADJUST THE BOUNDARY BETWEEN KITITITAS COUNTY ASSESSOR PARCELS 956230 AND 961877

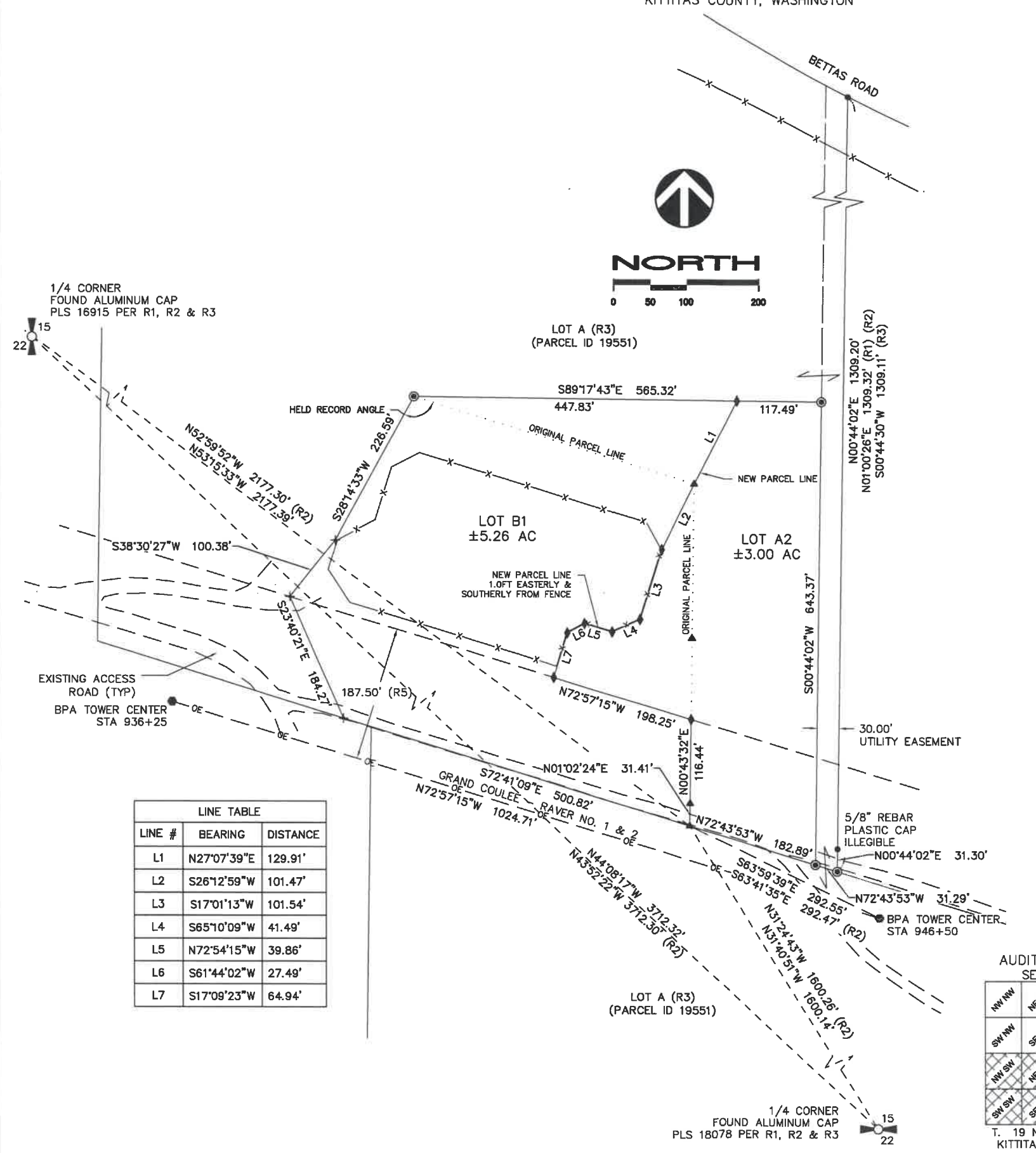
EQUIPMENT AND PROCEDURES

LEICA GS14 GPS RECEIVERS AND SINGLE BASE RTK METHODS WERE UTILIZED FOR THIS SURVEY. FIELD PROCEDURES WERE USED TO ENSURE MEASUREMENTS MEET OR EXCEED THE REQUIREMENTS OF WAC 332-130-190.

SURVEYOR'S CERTIFICATE

THIS MAP 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 PUD #1 OF KITITITAS COUNTY IN OCTOBER 2021.

DATE _____
GILBERT C. BAILEY, REGISTERED PROFESSIONAL LAND SURVEYOR
WASHINGTON REGISTRATION NO. 46875



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N27°07'39"E	129.91'
L2	S26°12'59"W	101.47'
L3	S17°01'13"W	101.54'
L4	S65°10'09"W	41.49'
L5	N72°54'15"W	39.86'
L6	S61°44'02"W	27.49'
L7	S17°09'23"W	64.94'

AUDITOR'S INDEX SECTION 15

NW NW	NE NW	NW NE	NE NE
SW NW	SE NW	SW NE	SE NE
NW SW	NE SW	NW SE	NE SE
SW SW	SE SW	SW SE	SE SE

T. 19 N., R. 17 E., W.M.
KITITITAS COUNTY, WA



DAVID EVANS AND ASSOCIATES INC.
908 N Howard, STE 300
Spokane Washington 99201
Phone: 509.252.5900

PROJECT: KCPU0000-0003
DRAWING NO: KCPU0003-Bettas Road Sub BLA.dwg
SHEET 1 OF 2

RECORD OF SURVEY - BOUNDARY LINE ADJUSTMENT

SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.
KITITITAS COUNTY, WASHINGTON

ORIGINAL DESCRIPTIONS

LOT A1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 17 EAST, WILLAMETTE MERIDIAN, KITITITAS COUNTY, WASHINGTON, AS SHOWN ON RECORD OF SURVEY, BOOK 43, PAGE 43, AUDITORS FILE NO. 20210514007 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, AN ALUMINUM CAP BY PLS 18078, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 15 BEARS N44°08'17"W A DISTANCE OF 3712.32 FEET; THENCE N31°40'51"W A DISTANCE OF 1600.14 FEET TO A 5/8 INCH REBAR BY PLS 36815 AND THE TRUE POINT OF BEGINNING;
THENCE N01°02'24"E A DISTANCE OF 31.41 FEET TO A 5/8 INCH REBAR BY PLS 36815;
THENCE N00°43'32"E A DISTANCE OF 229.05 FEET TO A 5/8 INCH REBAR BY PLS 36815;
THENCE N00°44'17"E A DISTANCE OF 214.66 FEET TO A 5/8 INCH REBAR BY PLS 36815;
THENCE N72°41'09"W A DISTANCE OF 407.00 FEET TO A 5/8 INCH REBAR BY PLS 46875;
THENCE S89°17'43"E A DISTANCE OF 565.24 FEET TO A 5/8 INCH REBAR BY PLS 46875;
THENCE S00°44'02"W A DISTANCE OF 643.37 FEET TO A 5/8 INCH REBAR BY PLS 46875;
THENCE N72°43'53"W A DISTANCE OF 182.89 FEET TO THE POINT OF BEGINNING.
CONTAINING 3.00 ACRES, MORE OR LESS.

LOT B

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 17 EAST, WILLAMETTE MERIDIAN, KITITITAS COUNTY, WASHINGTON, SHOWN AS LOT B ON RECORD OF SURVEY INSTRUMENT NO. 201010270027, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, AN ALUMINUM CAP BY PLS 18078, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 15 BEARS N89°51'26"W A DISTANCE OF 2619.34 FEET; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 15, N89°51'26"W A DISTANCE OF 1299.52 FEET; THENCE N00°44'30"E A DISTANCE OF 1495.70 FEET TO THE SOUTH LINE OF SAID LOT B; THENCE N72°41'19"W A DISTANCE OF 39.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT B AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL B THE FOLLOWING SIX (6) COURSES:

- 1) N23°40'31"W A DISTANCE OF 184.27 FEET;
- 2) N38°30'17"E A DISTANCE OF 100.38 FEET;
- 3) N28°14'23"E A DISTANCE OF 226.59 FEET;
- 4) S72°41'19"E A DISTANCE OF 407.00 FEET;
- 5) S00°44'30"W A DISTANCE OF 474.89 FEET;
- 6) N72°41'19"W A DISTANCE OF 500.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.26 ACRES, MORE OR LESS.

ADJUSTED DESCRIPTIONS

LOT A2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 17 EAST, WILLAMETTE MERIDIAN, KITITITAS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, AN ALUMINUM CAP BY PLS 18078, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 15 BEARS N44°08'17"W A DISTANCE OF 3712.32 FEET; THENCE N31°40'51"W A DISTANCE OF 1600.14 FEET TO A 5/8 INCH REBAR BY PLS 36815 AND THE TRUE POINT OF BEGINNING.

THENCE N01°02'24"E A DISTANCE OF 31.41 FEET TO A 5/8 INCH REBAR BY PLS 36815;

THENCE N00°43'32"E A DISTANCE OF 116.44 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE BONNEVILLE POWER ADMINISTRATION GRAND COULEE-RAVEN NO 1 & 2 LINES;

THENCE ALONG SAID RIGHT-OF-WAY LINE N72°57'15"W A DISTANCE OF 198.25 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE N17°09'23"E A DISTANCE OF 64.94 FEET;

THENCE N61°44'02"E A DISTANCE OF 27.49 FEET;

THENCE S72°54'15"E A DISTANCE OF 39.86 FEET;

THENCE N65°10'09"E A DISTANCE OF 41.49 FEET;

THENCE N17°01'13"E A DISTANCE OF 101.54 FEET;

THENCE N26°12'59"E A DISTANCE OF 101.47 FEET TO A 5/8 INCH REBAR BY PLS 36815;

THENCE N27°07'39"E A DISTANCE OF 129.91 FEET TO THE NORTH LINE OF LOT A1 AS SHOWN ON RECORD OF SURVEY, BOOK 43, PAGE 43, AUDITORS FILE NO. 20210514007;

THENCE S89°17'43"E A DISTANCE OF 117.49 FEET TO A 5/8 INCH REBAR BY PLS 46875;

THENCE S00°44'02"W A DISTANCE OF 643.37 FEET TO A 5/8 INCH REBAR BY PLS 46875;

THENCE N72°43'53"W A DISTANCE OF 182.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES, MORE OR LESS.

LOT B1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 17 EAST, WILLAMETTE MERIDIAN, KITITITAS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE N01°02'24"E A DISTANCE OF 31.41 FEET TO A 5/8 INCH REBAR BY PLS 36815;

THENCE N00°43'32"E A DISTANCE OF 116.44 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE BONNEVILLE POWER ADMINISTRATION GRAND COULEE-RAVEN NO 1 & 2 LINES;

THENCE ALONG SAID RIGHT-OF-WAY LINE N72°57'15"W A DISTANCE OF 198.25 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE N17°09'23"E A DISTANCE OF 64.94 FEET;

THENCE N61°44'02"E A DISTANCE OF 27.49 FEET;

THENCE S72°54'15"E A DISTANCE OF 39.86 FEET;

THENCE N65°10'09"E A DISTANCE OF 41.49 FEET;

THENCE N17°01'13"E A DISTANCE OF 101.54 FEET;

THENCE N26°12'59"E A DISTANCE OF 101.47 FEET TO A 5/8 INCH REBAR BY PLS 36815;

THENCE N27°07'39"E A DISTANCE OF 129.91 FEET;

THENCE N89°17'43"W A DISTANCE OF 447.83 FEET TO A 5/8 INCH REBAR BY PLS 46875 AT THE NORTHWEST CORNER OF THE PARCEL LABELED 'LOT B' ON RECORD OF SURVEY, INSTRUMENT 201010270027, RECORDS OF SAID KITITITAS COUNTY;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) S28°14'33"W A DISTANCE OF 226.59 FEET (RECORD S28°14'23"W);
- 2) S38°30'27"W A DISTANCE OF 100.38 FEET (RECORD S38°30'17"W);
- 3) S23°40'21"E 184.27 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE LEAVING SAID WESTERLY LINE S72°41'09"E, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 500.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.26 ACRES, MORE OR LESS.



**DAVID EVANS
AND ASSOCIATES INC.**
908 N Howard, STE 300
Spokane Washington 99201
Phone: 509.252.5900

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