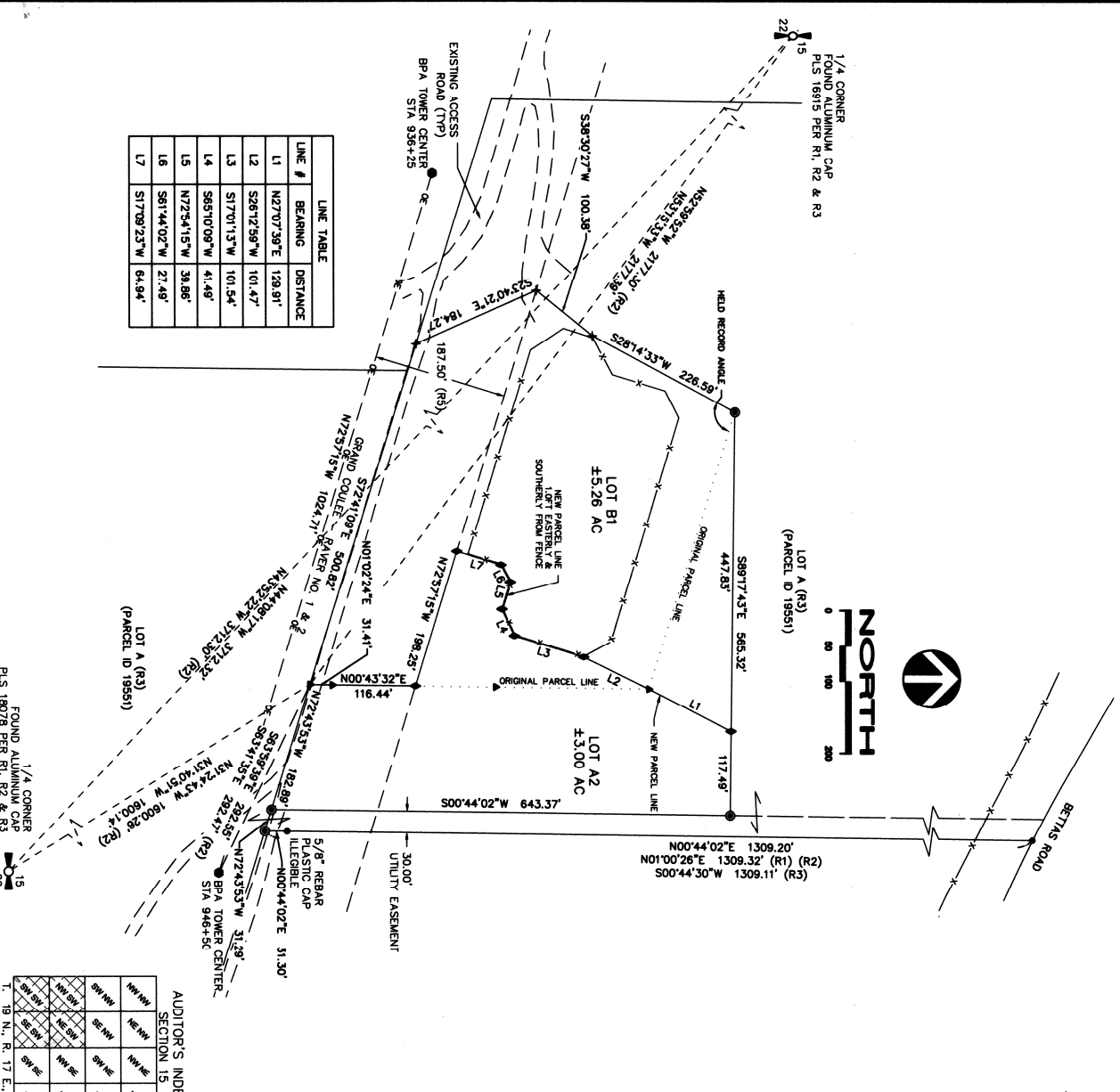


44/96

# RECORD OF SURVEY - BOUNDARY LINE ADJUSTMENT

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



LINE #	BEARING	DISTANCE
L1	N27°07'39\"E	128.91'
L2	S28°12'59\"W	101.47'
L3	S17°01'13\"W	101.54'
L4	S85°10'05\"W	41.48'
L5	N22°54'15\"W	39.86'
L6	S81°44'02\"W	27.49'
L7	S17°09'23\"W	64.94'

AUDITOR'S INDEX			
SECTION 15			
SW/4	NW/4	NE/4	SE/4
SW/4	NW/4	NE/4	SE/4
SW/4	NW/4	NE/4	SE/4
SW/4	NW/4	NE/4	SE/4

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 03 DAY OF December 2021  
 AT 2:04 P.M. IN BOOK 44 OF SURVEYS AT  
 PAGE(S) 96-97 AT THE REQUEST OF DAVID EVANS AND ASSOCIATES.  
 KITTITAS COUNTY AUDITOR (DEPUTY) **202112030044**  
 AUDITOR'S FILE NUMBER

**LEGEND**  
 QUARTER CORNER (AS NOTED)  
 FOUND BRASS CAP  
 FOUND REBAR PLUS 36815  
 FOUND REBAR PLUS 18078, OR AS NOTED  
 5/8\" REBAR, PLUS 48875, PER R4  
 SET 5/8\" REBAR, PLUS 48875  
 CALCULATED POINT  
 RECORD DATA - SEE REFERENCES  
 AUDITOR'S FILE NUMBER  
 FENCE LINE

**REFERENCES**  
 R1 - RECORD OF SURVEY BY PLS 18078, RECORDED FEBRUARY 4TH, 2004, BOOK 28 OF SURVEYS, PAGE 242, A/N 200402040028  
 R2 - RECORD OF SURVEY BY PLS 36815, RECORDED AUGUST 7, 2009, BOOK 36 OF SURVEYS, PAGE 140, A/N 200908070001  
 R3 - RECORD OF SURVEY / BOUNDARY LINE ADJUSTMENT BY PLS 3486 RECORDED OCTOBER 27, 2010, BOOK 37 OF SURVEYS, PAGE 74, A/N 2010270027  
 R4 - RECORD OF SURVEY BY PLS 48875, RECORDED MAY 14, 2021, BOOK 43 OF SURVEYS, PAGE 211, A/N 202105140072  
 R5 - BPA GRAND COULEE-RAVER NO 1&2, MAP 153707-1-6  
 R6 - QUILCLAIM DEED A/N 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 KITTITAS COUNTY ASSESSOR PARCELS 958230 AND 9618177

**EQUIPMENT AND PROCEDURES**  
 LEICA GS14 GPS RECEIVERS AND SINGLE BASE RIK 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 EDD #1 OF KITTITAS COUNTY IN OCTOBER 2021.  
 GILBERT C. BAILEY, REGISTERED PROFESSIONAL LAND SURVEYOR  
 WASHINGTON REGISTRATION NO. 48875  
 DATE 12/01/2021

**DAVID EVANS AND ASSOCIATES, INC.**  
 409 N. Howard, STE 200  
 Spokane, Washington 89201  
 Phone: 509.252.5800

PROJECT: KCP00000-2003  
 DRAWING NO: KCP00000-SHEET 1 OF 2  
 12/01/2021

44/107

**RECORD OF SURVEY - BOUNDARY LINE ADJUSTMENT**  
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.  
KITITAS 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, KITITAS 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 N440817'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 46875;  
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.

**ADJUSTED DESCRIPTIONS**

**LOT A2**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 17 EAST, WILLAMETTE MERIDIAN, KITITAS 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 N440817'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 N28°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, AUDITORS FILE NO. 20210914007;  
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 B**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 17 EAST, WILLAMETTE MERIDIAN, KITITAS 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 N440817'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 46875;  
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 5.26 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, KITITAS 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 N440817'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 N28°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 NORTHERLY CORNER OF THE PARCEL LABELED LOT B ON RECORD OF SURVEY, INSTRUMENT 201010270027, RECORDS OF SAID KITITAS 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°30'07"W A DISTANCE OF 100.38 FEET (RECORD S38°30'17"W);  
3) S23°40'27"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.



12/01/2021



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PROJECT: KCPJ0000--0003  
DRAWING NO: KCPJ0003-Bates Road Sub B1A.dwg  
SHEET 2 OF 2