

# RECORD OF SURVEY

A PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 27 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON

**AUDITORS CERTIFICATE**

FILED FOR RECORD THIS 21 DAY OF June 2022 AT 2:45 MINUTES PAST 10 O'CLOCK P.M. AND RECORDED IN BOOK 1727 OF SURVEYS AT PAGE 27 SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF STORHÄNG ENGINEERING.

SPOKANE COUNTY AUDITOR OR DEPUTY

**BASIS OF BEARING:**

A BEARING OF N86°10'13"E WAS ASSUMED ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13.

**SURVEYOR'S NOTES:**

1) THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OF RECORD, PREScriptive EASEMENTS, OR PHYSICAL FEATURES OF THE PROPERTY.

**PROCEDURES & EQUIPMENT:**

PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

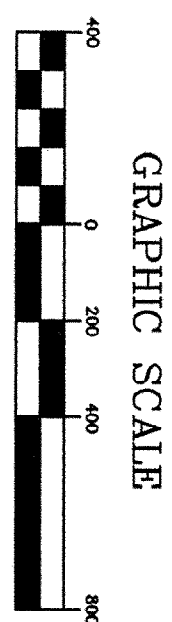
PER WAC 332-130-100, EQUIPMENT AND PROCEDURES AN ANNUALLY CALIBRATED LEICA TOPP 1205 ROBOTIC TOTAL STATION WAS UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

**SURVEY REFERENCES:**

PLAT OF ELK MEADOWS RURAL CLUSTER PHASE 1, BOOK 42 OF PLATS, PAGES 33-34  
 RECORD OF SURVEY, BOOK 156 OF SURVEYS, PAGE 28-29  
 RECORD OF SURVEY, BOOK 141 OF SURVEYS, PAGE 22  
 RECORD OF SURVEY, BOOK 126 OF SURVEYS, PAGES 55-55A  
 RECORD OF SURVEY, BOOK 119 OF SURVEYS, PAGE 14  
 RECORD OF SURVEY, BOOK 67 OF SURVEYS, PAGE 80  
 SHORT PLAT 78-031, BOOK 1 OF SHORT PLATS, PAGE 13  
 RECORD OF SURVEY, BOOK 17 OF SURVEYS, PAGE 98  
 RECORD OF SURVEY, BOOK 11 OF SURVEYS, PAGE 50

**PURPOSE OF SURVEY:**

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARY OF THE PARCELS AS SHOWN HEREON, FOR A BOUNDARY ADJUSTMENT PER SPOKANE COUNTY PLANNING DEPARTMENT CERTIFICATE OF EXEMPTION, FILE NUMBER CE-0071-2021. NO PARCELS ARE CREATED BY THIS SURVEY AND WILL BE COME LEGAL PARCELS ONCE THE SPOKANE COUNTY CERTIFICATE OF EXEMPTION IS COMPLETED AND ALL REQUIRED DOCUMENTS HAVE BEEN RECORDED.



1 inch = 400 ft.

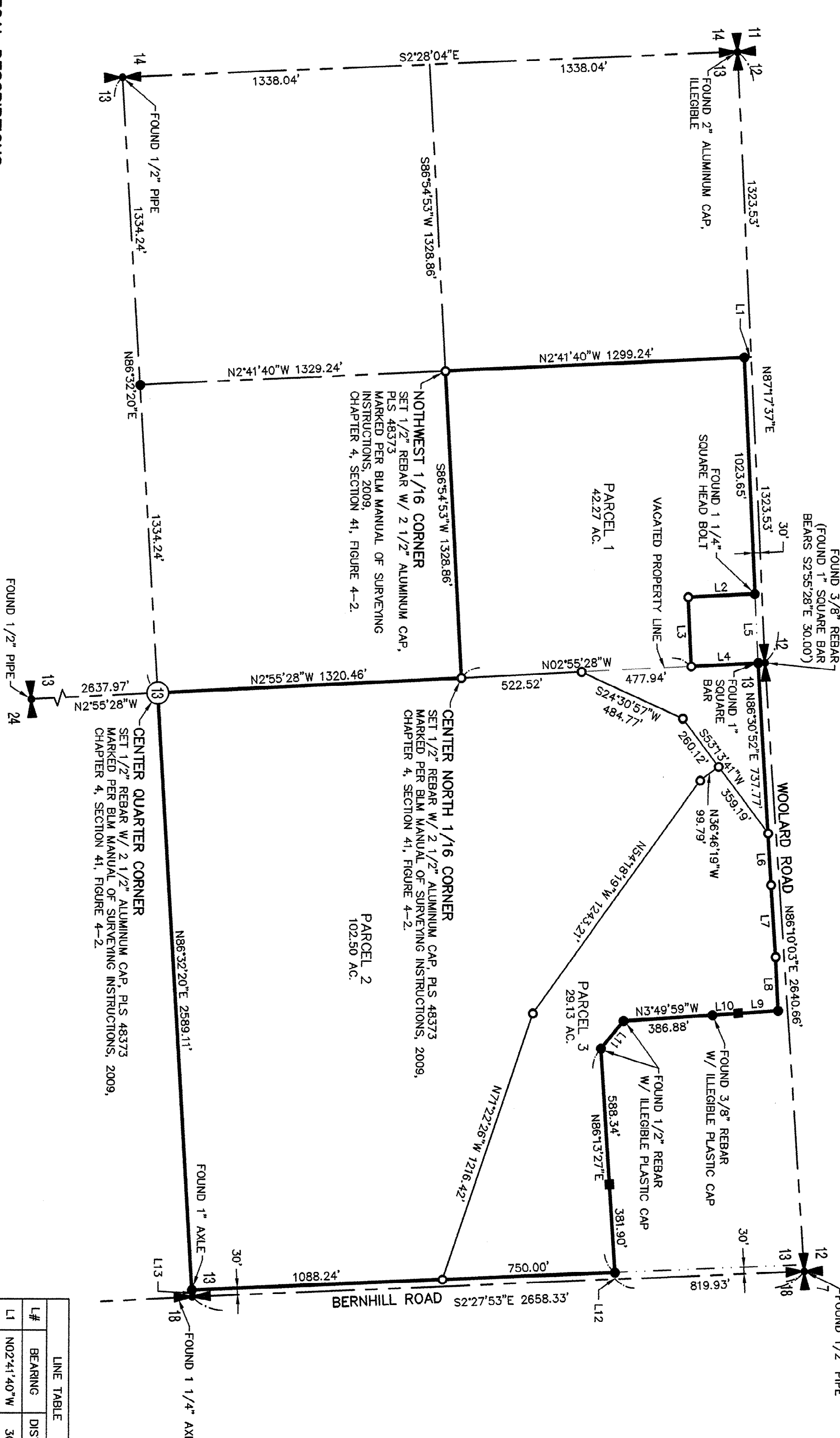
**LEGEND**

- FOUND 1 1/2" REBAR W/ PLASTIC CAP, PLS 18076
- FOUND 3/8" REBAR W/ PLASTIC CAP, "PRA PROP LINE"
- SET 1/2" REBAR W/ PLASTIC CAP, PLS 48373, UNLESS OTHERWISE NOTED
- SUBJECT PARCEL BOUNDARY
- - - PROPOSED PROPERTY LINE
- SECTIONAL LINE
- RIGHT-OF-WAY LINE

**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 TERRY BROWN.

TROY A. CARLSON  
 PLS 48373  
  
 TROY A. CARLSON  
 PROFESSIONAL SURVEYOR



**LEGAL DESCRIPTIONS:**

PREPARED FOR CERTIFICATE OF EXEMPTION

**PARCEL 1**

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 27 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE S2°27'53"E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2658.33 FEET TO THE EAST CORNER OF SAID SECTION 13; THENCE S86°13'27"W, A DISTANCE OF 30.01 FEET TO THE SOUTHEAST PROPERTY CORNER OF THAT PARTICULAR PARCEL DESCRIBED IN THE STATUTORY WARRANTY DEED RECORDED AT AUDITOR'S FILE NUMBER 6282376, RECORDS OF SPOKANE COUNTY, WASHINGTON, AND SHOWN AS PARCEL A ON THE RECORD OF SURVEY RECORDED IN BOOK 126 OF SURVEYS, PAGE 55, RECORDS OF SPOKANE COUNTY, WASHINGTON, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF BERNHILL ROAD, AS SHOWN SAID RECORD OF SURVEY; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N86°30'52"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WOOLARD ROAD, A DISTANCE OF 737.77 FEET; THENCE S24°30'57"W, A DISTANCE OF 619.31 FEET; THENCE S24°30'57"W, A DISTANCE OF 484.77 FEET TO SAID NORTH-SOUTH CENTER SECTION LINE; THENCE N2°55'28"W ALONG SAID NORTH-SOUTH CENTER SECTION LINE, A DISTANCE OF 767.97 FEET TO THE POINT OF BEGINNING; THEREFROM, ANY PORTION OF THE AFOREMENTIONED PROPERTY WITHIN THE COUNTY RIGHT-OF-WAY OF SAID WOOLARD ROAD;

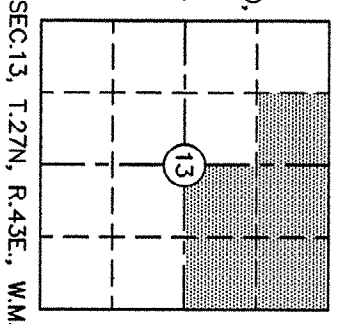
**PARCEL 2**

A PARCEL OF LAND IN THE NORTHEAST QUARTER, SECTION 13, TOWNSHIP 27 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE S2°27'53"E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2658.33 FEET TO THE EAST CORNER OF SAID SECTION 13; THENCE S86°32'20"W ALONG THE EAST-WEST CENTER SECTION LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BERNHILL ROAD AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 126 OF SURVEYS, PAGE 55, RECORDS OF SPOKANE COUNTY, WASHINGTON, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S86°32'20"W ALONG SAID EAST-WEST CENTER SECTION LINE, A DISTANCE OF 2589.11 FEET THE CENTER CORNER OF SAID SECTION 13; THENCE N2°55'28"W ALONG THE NORTH-SOUTH CENTER SECTION LINE, A DISTANCE OF 1842.98 FEET; THENCE N53°18'19"E, A DISTANCE OF 260.12 FEET; THENCE S36°46'19"E, A DISTANCE OF 99.79 FEET; THENCE S71°22'26"E, A DISTANCE OF 1216.42 FEET TO SAID WEST RIGHT-OF-WAY LINE OF BERNHILL ROAD; THENCE S2°27'53"E ALONG SAID WEST RIGHT-OF-WAY LINE OF BERNHILL ROAD, A DISTANCE OF 1088.24 FEET TO THE POINT OF BEGINNING; SITUATE IN SPOKANE COUNTY, WASHINGTON.

**PARCEL 3**

A PARCEL OF LAND IN THE NORTHEAST QUARTER, SECTION 13, TOWNSHIP 27 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE S2°27'53"E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 819.93 FEET; THENCE S86°13'27"W, A DISTANCE OF 30.01 FEET TO THE SOUTHEAST PROPERTY CORNER OF THAT PARTICULAR PARCEL DESCRIBED IN THE STATUTORY WARRANTY DEED RECORDED AT AUDITOR'S FILE NUMBER 6282376, RECORDS OF SPOKANE COUNTY, WASHINGTON, AND SHOWN AS PARCEL A ON THE RECORD OF SURVEY RECORDED IN BOOK 126 OF SURVEYS, PAGE 55, RECORDS OF SPOKANE COUNTY, WASHINGTON, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF BERNHILL ROAD, AS SHOWN SAID RECORD OF SURVEY; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WESTERLY AND NORTHERLY ALONG THE BOUNDARY OF SAID PARCEL A THE FOLLOWING THREE COURSES: 1. S86°13'27"W, A DISTANCE OF 970.24 FEET; 2. N51°02'31"W, A DISTANCE OF 155.06 FEET; 3. N3°49'59"W, A DISTANCE OF 671.48 FEET TO SOUTH RIGHT-OF-WAY LINE OF WOOLARD ROAD AS SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: 1. S87°28'11"W, A DISTANCE OF 233.14 FEET; 2. S86°18'29"W, A DISTANCE OF 312.12 FEET; 3. S86°30'52"W, A DISTANCE OF 224.57 FEET; THENCE S53°13'41"W, A DISTANCE OF 359.19 FEET; THENCE S36°46'19"E, A DISTANCE OF 99.79 FEET; THENCE S54°18'19"E, A DISTANCE OF 1243.21 FEET; THENCE S71°22'26"E, A DISTANCE OF 1216.42 FEET TO SAID WEST RIGHT-OF-WAY OF BERNHILL ROAD; THENCE S2°27'53"E ALONG SAID WEST RIGHT-OF-WAY OF BERNHILL ROAD, A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING; SITUATE IN SPOKANE COUNTY, WASHINGTON.

LINE #	BEARING	DISTANCE
L1	N02°41'40"W	30.00'
L2	N02°55'28"W	290.00'
L3	N87°17'37"E	300.00'
L4	N02°55'28"W	290.00'
L5	N87°17'37"E	300.00'
L6	N86°30'52"E	224.57'
L7	N86°18'29"E	312.12'
L8	N87°28'11"E	233.14'
L9	N03°49'59"W	173.10'
L10	N03°49'59"W	111.50'
L11	N51°02'31"W	155.06'
L12	N86°13'27"E	30.01'
L13	N86°32'20"E	30.00'



**Storhång**  
 civil engineering planning  
 landscape architecture surveying  
 510 east third avenue | spokane, wa | 99202  
 p 509.242.1000

DATE	06/14/2021	SCALE	1" = 400'
FIELD BOOK	21-021	DRAWN	MCG
PROJECT NUMBER	21-021	DRAWING NO.	1 OF 1