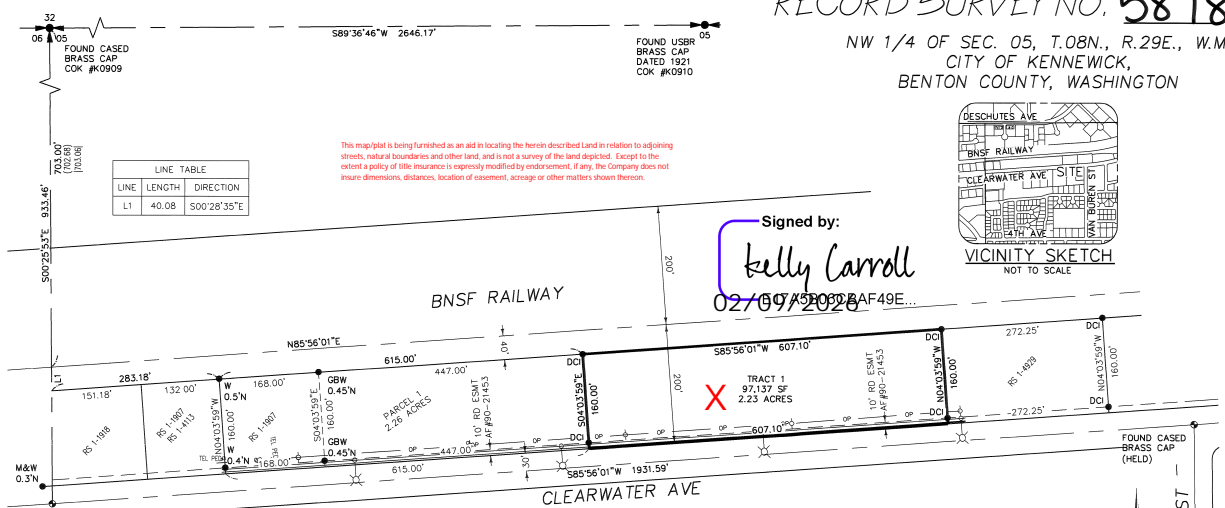


RECORD SURVEY NO. 5818

NW 1/4 OF SEC. 05, T.08N., R.29E., W.M.
CITY OF KENNEWICK,
BENTON COUNTY, WASHINGTON



Signed by:
Kelly Carroll
02/09/2023



LINE	LENGTH	DIRECTION
L1	40.08	S00°28'35"E

This map is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easement, acreage or other matters shown thereon.

DESCRIPTION

TRACT 1
THAT PORTION OF BNSF RAILWAY COMPANY (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) 400'-FOOT WIDE CHARTER RIGHT-OF-WAY, LYING IN THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 08 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION SAID POINT BEARS SOUTH 89°36'46" WEST 2646.17 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER; THENCE SOUTH 00°25'53" EAST ALONG THE WESTERLY LINE OF SAID SECTION 743.08 FEET; THENCE NORTH 85°56'01" EAST ALONG A LINE LYING 40.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID RIGHT-OF-WAY 283.18 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL AS DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4113; THENCE CONTINUING ALONG SAID LINE NORTH 85°56'01" EAST 615.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 85°56'01" EAST 607.10 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4929 RECORDS OF SAID COUNTY;

THENCE SOUTH 04°03'59" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 160.00 FEET TO THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY;

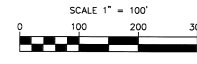
THENCE SOUTH 85°56'01" WEST 160.00 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 2.23 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.

LEGEND

- = SET 5/8" REBAR W/BUE PLASTIC CAP MARKED "STRATION DCI 46886"
- = FOUND AS INDICATED
- = FOUND 5/8" REBAR W/BUE PLASTIC CAP MARKED "STRATION DCI 46886"
- = FOUND 5/8" REBAR L530440
- = FOUND 5/8" REBAR L541966
- = FOUND NAIL AND WASHER
- = FOUND MONUMENT AS INDICATED
- M&W = LIGHT POLE, STREET
- TEL POLE = POWER POLE W/ GUY WIRE
- TEL PED = TELEPHONE PEDESTAL
- OP = POWER LINE OVERHEAD
- OP = EASEMENT
- OP = PROPERTY BOUNDARY



SCALE 1" = 100'

BASIS OF BEARING: WA STATE GRID NAD 83(11)

EQUIPMENT USED: A THREE-SECOND TOTAL STATION SPECTRA PRECISION 5TK GPS

SURVEY FOR WEST CLEARWATER LLC

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF August, 2023 AT 02:17 PM IN VOLUME 01 OF SURVEYS AT PAGE 5818 AT THE REQUEST OF DEREK C. INGALSBE, P.L.S.

Brenda Chilton, Auditor
BENTON COUNTY AUDITOR

X	Y	SEC	T.	R.
05	08N	29E		

STRATION SURVEYING & MAPPING P.C.
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6132RS2.DWG © 2023
DATE: 08/23/23 SH. 1 OF 1
DRAWN BY: DCI JOB # 6132

HORIZONTAL CONTROL
WASHINGTON STATE SOUTH ZONE, US SURVEY FEET, NAD 83(2011) PER THE CITY OF KENNEWICK GPS CONTROL MAP. GPS TIES WERE MADE TO K0909, K0910 AND K0911 CONTROL POINTS AND PROJECTED TO GROUND AT POINT K0909.

GROUND DISTANCES ARE SHOWN HEREON.

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 KELLY CARROLL IN JULY OF 2023.

Derek C. Ingalsbe 8/30/23
DEREK C. INGALSBE LS46886 DATE

