

SP 1710-22 JAN 18 2022



PARCEL 1
 A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 27; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 1322.51 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00°50'12" WEST ALONG THE WEST LINE OF SAID QUARTER, QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHATTARROY ROAD (BEING 30.00 FEET NORTH OF THE CENTERLINE THEREOF) TO THE SOUTHWEST CORNER OF THAT STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR FILE NO. 5880451, RECORDS OF SPOKANE COUNTY, WASHINGTON AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°37'15" WEST ALONG THE WEST LINE OF SAID DEED A DISTANCE OF 131.91 FEET; THENCE NORTH 89°59'07" EAST A DISTANCE OF 261.88 FEET TO A POINT ON THE EAST LINE OF SAID DEED TRACT; THENCE SOUTH 00°41'15" EAST ALONG SAID EAST LINE, A DISTANCE OF 132.01 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF CHATTARROY ROAD; THENCE NORTH 89°59'40" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 204.13 FEET TO THE ABOVE REFERENCED TRUE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 0.83 ACRES.

RECORD OF SURVEY

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON.
 OCTOBER 30, 2021

AUDITOR FILE NO. 5880451
 FILE FOR RECORD THIS _____
 DAY OF _____ AT _____, WA
 IN BOOK _____ OF _____ AT _____
 PAGE _____ AT THE REQUEST OF
 RANDAL G. SIEGER, P.L.S. 41297
 BY: _____ COUNTY AUDITOR

FUTURE SUBDIVISION AND C&U-E&M

PROPERTY DESCRIPTION:
 THE SOUTH TWENTY RODS OF THE WEST SIXTEEN RODS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT CHATTARROY ROAD; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

ACCESS AND UTILITY EASEMENT
 AN INGRESS-EGRESS ACCESS AND UTILITY EASEMENT IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, SAID EASEMENT BEING 20 FEET WIDE AND BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 27; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 1322.51 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00°50'12" WEST ALONG THE WEST LINE OF SAID QUARTER, QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHATTARROY ROAD (BEING 30.00 FEET NORTH OF THE CENTERLINE THEREOF); THENCE NORTH 00°37'15" WEST A DISTANCE OF 299.91 FEET; THENCE NORTH 89°59'09" EAST A DISTANCE OF 132.75 FEET TO THE TRUE POINT OF BEGINNING OF THIS CENTERLINE; THENCE NORTH 29°15'05" EAST ALONG SAID CENTERLINE, A DISTANCE OF 154.33 FEET TO THE TERMINUS OF THIS EASEMENT. THE SIDELINES OF THIS EASEMENT SHALL EXPAND OR CONTRACT, AS NECESSARY, TO MEET ANY EXISTING PROPERTY LINES.

ACCURACY STATEMENT:
 THIS SURVEY WAS PERFORMED WITH AN EMILID REACH RS 2 RTK GPS SYSTEM. CLOSURE ERRORS OR EXCEEDS THE REQUIREMENTS OF THE STATE OF WASHINGTON.

BASIS OF BEARINGS:
 EAST ALONG THE SOUTH LINE OF SAID SECTION 27 PER R1.

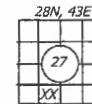
REFERENCES:
 (RECORDS OF SPOKANE COUNTY, WASHINGTON) DEED:
 D1 DENOTES PERSONAL REPRESENTATIVE'S STATUTORY WARRANTY DEED AUDITOR FILE NO. 5880451
 SURVEYS:
 R1 DENOTES DATA PER SURVEY BOOK 176, PAGE 17
 R2 DENOTES DATA PER SURVEY BOOK 57, PAGE 67
 R3 DENOTES DATA PER SURVEY BOOK 156, PAGE 10
 PLAT DENOTES DATA PER PLAT BOOK 42, PAGES 45-46

SURVEYED BY:
 RANDAL SIEGER
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 121
 SPRINGDALE, WA 99173
 PHONE: 1-509-385-5155
 JOB NO. 21-0259

OCTOBER 30, 2021



SURVEYOR'S CERTIFICATE:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND/OR MY DELEGATED ASSISTANT IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RANDAL G. SIEGER, P.L.S. 41297.
 RA Randal G. Sieger, P.L.S. 41297



PARCEL 2
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 27; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 1322.51 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00°50'12" WEST ALONG THE WEST LINE OF SAID QUARTER, QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHATTARROY ROAD (BEING 30.00 FEET NORTH OF THE CENTERLINE THEREOF) TO THE SOUTHWEST CORNER OF THAT STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR FILE NO. 5880451, RECORDS OF SPOKANE COUNTY; THENCE CONTINUING NORTH 00°37'15" WEST ALONG THE WEST LINE OF SAID DEED A DISTANCE OF 131.91 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00°37'15" WEST ALONG SAID WEST LINE A DISTANCE OF 168.00 FEET TO THE NORTHWEST CORNER OF SAID DEED; THENCE NORTH 89°59'09" EAST ALONG THE NORTH LINE OF SAID DEED A DISTANCE OF 132.75 FEET; THENCE SOUTH 00°40'02" WEST A DISTANCE OF 167.99 FEET; THENCE SOUTH 89°59'07" WEST A DISTANCE OF 130.93 FEET TO THE ABOVE REFERENCED TRUE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 0.51 ACRES.

PARCEL 3
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 27; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 1322.51 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00°50'12" WEST ALONG THE WEST LINE OF SAID QUARTER, QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHATTARROY ROAD (BEING 30.00 FEET NORTH OF THE CENTERLINE THEREOF) TO THE SOUTHWEST CORNER OF THAT STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR FILE NO. 5880451, RECORDS OF SPOKANE COUNTY; THENCE CONTINUING NORTH 00°37'15" WEST ALONG THE WEST LINE OF SAID DEED A DISTANCE OF 131.91 FEET; THENCE NORTH 89°59'07" EAST A DISTANCE OF 130.93 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°40'02" EAST A DISTANCE OF 167.99 FEET TO A POINT ON THE NORTH LINE OF SAID DEED; THENCE NORTH 89°59'08" EAST ALONG SAID NORTH LINE A DISTANCE OF 131.04 FEET TO THE NORTH EAST CORNER OF SAID DEED; THENCE SOUTH 00°41'15" EAST ALONG SAID WEST LINE A DISTANCE OF 167.99 FEET; THENCE SOUTH 89°59'07" WEST A DISTANCE OF 131.05 FEET TO THE ABOVE REFERENCED TRUE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 0.51 ACRES.

LEGEND

- FOUND 5/8" IRON ROD WITH NO CAP EXCEPT AS NOTED.
- SET 1/2" X 24" IRON ROD WITH PINK PLASTIC CAP STAMPED "SIEGER WA PLS 41297" ON NOVEMBER 2, 2021.

FOUND 1" SQUARE BOLT DOWN 1 1/2" DEEP (R1)

28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 34

FOUND 1/2" IRON ROD IN ROAD COUNTY MONUMENT BOX PER R3

FOUND 1/2" IRON ROD WITH NYC PER R2

SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SAID SECTION 27 (5/8" IRON ROD WITH NO CAP SOUTH G.111)

FOUND 1/2" IRON ROD NO CAP - R2

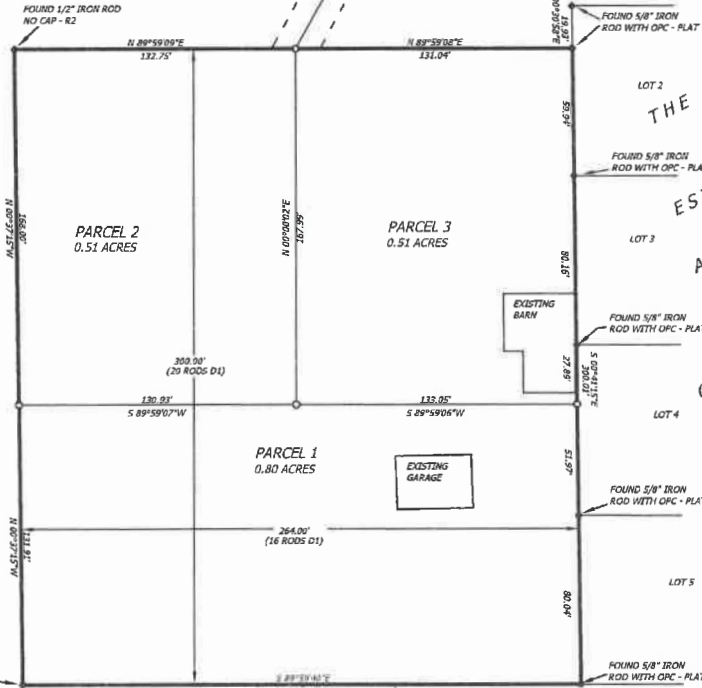
NOT PLATTED TAX PARCEL 38273.0071

NOT PLATTED TAX PARCEL 38273.0068

PARCEL 2 0.51 ACRES

PARCEL 3 0.51 ACRES

PARCEL 1 0.80 ACRES



CHATTARROY ROAD

FOUND 1" IRON PIPE IN ROAD INTERSECTION SOUTH QUARTER CORNER OF SAID SECTION 27 PER R1