

# RECORD OF SURVEY

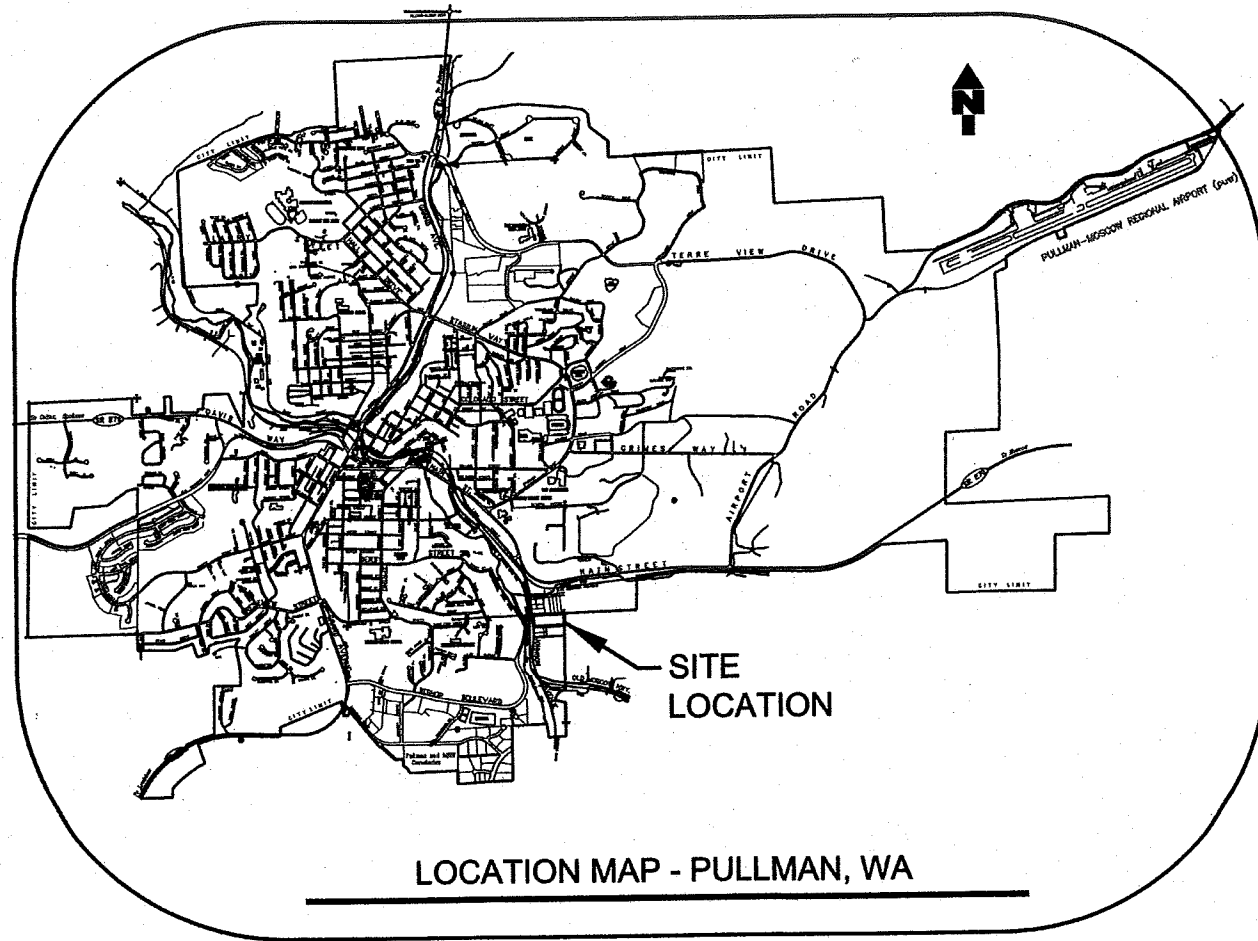
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, CITY OF PULLMAN, WHITMAN COUNTY, WASHINGTON

## AUDITOR'S CERTIFICATE:

Filed for record this \_\_\_\_\_ Day of \_\_\_\_\_ 2016, at \_\_\_\_\_ M. in Book 9 of \_\_\_\_\_ at Page 213, Auditor's File Number \_\_\_\_\_ at the request of \_\_\_\_\_

Whitman County Auditor

734702  
Survey Reg Fee: \$ 162.00  
04/12/2016 10:32 AM Page: 1 of 2  
Eunice L. Coker, Whitman County Auditor



LOCATION MAP - PULLMAN, WA

## OFFICIAL DOCUMENTS:

- R1 Pioneer Title Company, Title Order No. P-88229, Floyd Short and Komodo Investments, LLC, January, 2016, Researched By: J. Todd Cumming
- R1A Northern Pacific Railroad, Right of Way And Track Map, Idaho Division, Palouse and Lewiston Branch, Pages VII-19, VII-ST&S 19A, VII-20, VII-ST&S 20A, DNR DOC ID 263743, Created in DNR 2001.
- R2 Northern Pacific Railroad, Pullman Junction, Station Map Tracts & Structures, Office District Engineer, Spokane, Washington, 1940.
- R3 Whitman County Engineer, Map & Profile Pullman-Busby Road, C.R.P. No. 115-F.A.S.669-S.0669(1), Sheets 2 and 3 of 5 Sheets, by John Arrasmith, January 3, 1956.
- R4 Gormsen Subdivision No 1, AFN 628503, 2001, Surveyor: Daud
- R5 SP, Gormsen Short Plat No. 1, AFN 605259, 1997, Surveyor: Murtha
- R6 Survey For: Komodo Investment, LLC, AFN 727958, 2015, Surveyor: Carsten
- R7 Survey For: Margie Celmer, AFN 720834, 2013, Surveyor: Carsten
- R8 Survey For: Verizon, AFN 654332, 2004, Surveyor: Clark
- R9 Survey For: Greg Haynes, AFN 639525, 2002, Surveyor: Murtha
- R10 Survey For: Mike Gormsen, AFN 71720, 1992, Surveyor: Murtha
- R11 Survey For: Pullman Congregation of Jehovah's Witnesses Inc., AFN 71114, 1976, Surveyor: Carey

## LAND DESCRIPTION PER R1

A tract of land in the northeast quarter of the northeast quarter of Section 8, Township 14 North, Range 45 East, W.M., described as follows:

**COMMENCING** at the northeast corner of said Section 8 and running thence along the section line south 41'2" west a distance of 4.33 chains (285.78 feet);  
thence north 87'56" west 11.13 chains (734.58 feet);  
thence north 1'25" east 4.11 chains (271.26 feet) to the north line of said section;  
thence south 89'06" east 11.33 chains (747.78 feet) to the place of **BEGINNING**.

## LAND DESCRIPTION

**DESCRIPTION** of a parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 8, Township 14 North, Range 45 East, Willamette Meridian, City of Pullman, County of Whitman, State of Washington, more particularly described as follows:

**BEGINNING AT** the Northeast Corner of said Section 8, said corner bears North 87°14'26" East, 2662.97 feet from the North Quarter Corner of said Section 8,  
Thence South 00°30'04" East, 285.83 feet along the east line of said Section 8;  
Thence South 87°21'21" West, 727.52 feet to the east right of way line of Johnson Avenue and to a point on a curve to the left;  
Thence the following 3 courses along said right of way line;  
1) Along a non-tangent curve to the left, the radius of which bears South 84°10'35" West 1939.86 feet, a central angle of 01°23'52", (the chord of which bears North 06°31'21" West, 47.32 feet), for an arc length of 47.33 feet along said east right of way line of Johnson Avenue;  
2) North 07°13'18" West, 125.03 feet to a point on a curve to the left, on the east right of way line of the Northern Pacific Railroad;  
3) Along a non-tangent curve to the left, the radius of which bears South 86°22'55" West 3919.72 feet, a central angle of 01°38'31", (the chord of which bears North 04°26'20" West, 112.32 feet), for an arc length of 112.32 feet to the north line of said Section 8;  
Thence North 87°14'26" East, 754.91 feet along said north line to the **POINT OF BEGINNING**.

**CONTAINING:** 211,520.0 square feet or 4.86 acres of land, more or less.

## SURVEYORS NOTES:

1. We accepted the monuments F1 and F2 as the north line of Section 8, Township 14 North, Range 45 East, Willamette Meridian. A portion of said north line is the north boundary of the subject property.
2. We accepted the monuments F2 and F16 as the east line of said Section 8. A portion of said east line is the east boundary of the subject property.
3. We used a best fit line between the monuments F9, F10 and F11, and extended said line to the east line of said Section 8 and trimmed the line at the east right of way line of Johnson Avenue.
4. We used R3 to reconstruct the centerline Johnson Avenue and best fit said centerline between the centerline Station calls to the north line of said Section 8 and the south line of the Northeast Quarter of said Section 8. We offset said centerline easterly 30 feet for the east right of way line of said Johnson Avenue. A portion of the east right of way is a portion of the west boundary line of the subject property.
5. We used R1 and R2 to reconstruct the centerline of the Northern Pacific Railroad and best fit said centerline with field locates of the approximate centerline of the now removed tracks to the centerline Station calls and the north line of said Section 8. We offset said centerline 100 feet easterly and westerly for the east and west right of way line for said railroad. A portion of the east right of way is a portion of the west boundary line of the subject property.

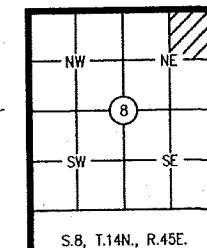
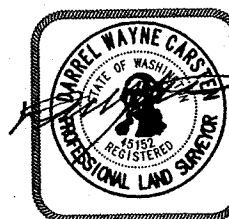
## CORNER NOTES:

- F1 Found 3 1/2" Brass Cap for North Quarter Corner marked "WHITMAN COUNTY MONUMENT, 5, 8, T14 R45, WASHINGTON LS REG NO. 14827".
- F2 Found 3 1/2" Brass Cap for Northeast Section Corner marked "WHITMAN COUNTY MONUMENT, 5 | 4, 8 | 9, T14 R45, WASHINGTON LS REG 8996", 0.17± below surface, Southeast of white carsonite, 6' West of power pole.
- F3 Found 3 1/2" Brass Cap for Center of Section Corner marked "WHITMAN COUNTY MONUMENT, G7, 8 T R45, WASHINGTON LS 14827 REG NO."
- F4 Found Mag Nail with 2" Washer marked "CARSTEN, PLS 45152" at surface.
- F5 Found 5/8" Rebar with YPC marked "CARSTEN, PLS 45152" at surface.
- F6 Found 5/8" Rebar, no cap, bent to the west 0.4± below surface, N64°34'02"W, 0.15' from the calculated postion.
- F7 Found 1/2" Rebar with YPC marked "A&C, 12904, at fence corner, S00°04'17"E, 0.18' from the calculated postion.
- F8 Found 1/2" Rebar with YPC marked "A&C, 12904, at fence corner, S00°04'17"E, 0.39' from the calculated postion.
- F9 Found 5/8" Rebar with YPC marked "MD&A, LS 14827", 6.0± north of fence corner, 0.2± above surface, N75°52'03"W, 0.13' from the calculated postion.
- F10 Found 5/8" Rebar with YPC marked "MD&A, LS 14827", in concrete collar, 0.3' above surface, S01°23'00"E, 0.12' from the calculated postion.
- F11 Found 5/8" Rebar with YPC, smashed, 4.0± northeast of power pole, 0.2' below surface, S87°21'21"W, 0.55' from the calculated postion.
- F12 Found 1/2" Rebar no cap, bent to the west, 2.0± west of power pole, 0.3± above surface, S87°21'21"E, 8.29' from the calculated postion.
- F13 Found 5/8" Rebar with YPC marked "MD&A, LS 14827", 6.0' west of fence, 0.3± above surface.
- F14 Found 5/8" Rebar with YPC marked "LS 12896", 0.4± below surface, N01°27'00"W, 0.137' from the calculated postion.
- F15 Found 5/8" Iron Pin, smooth surface, 0.2± above surface.
- F16 Found 3/4" Rebar no cap, on fence line, 0.5± above surface.

## 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 Gary McWilliams in January of 2016.

*[Signature]* 04-12-16  
Darrel Wayne Corsten, PLS 45152 DATE



**Taylor Engineering, Inc.**  
Civil Design and Land Planning  
245 E. Main St.  
Pullman, Washington 99163  
(509) 334-5115 FAX (509) 334-5956

DATE: 02-17-16
FIELD CREW: JMV
DWN: DWC CK'D: ERC
PROJ.#: 16-P008
DWG: NKA-ROS

SURVEY FOR  
**CROSSROADS RETAIL CENTER**

SHEET  
**1**  
OF  
**2**

# RECORD OF SURVEY

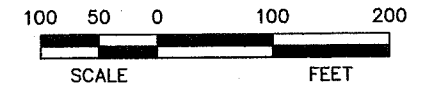
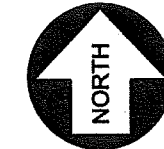
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Whitman County Auditor

734782  
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 04/12/2016 10:32 AM Page: 2 of 2  
 Eunice L. Coker, Whitman County Auditor



## LEGEND:

- SECTION CORNER AS NOTED
- 1/4 SECTION CORNER AS NOTED
- CENTER OF SECTION
- FOUND MONUMENT SEE CORNER NOTES
- SET 5/8" REBAR WITH YPC MARKED "CARSTEN, PLS 45152"
- CALCULATED ANGLE POINT, NOTHING SET
- RECORD INFORMATION SEE OFFICIAL DOCUMENTS
- DNR DEPARTMENT OF NATURAL RESOURCES
- YPC YELLOW PLASTIC CAP
- AFN AUDITOR'S FILE NUMBER
- POB POINT OF BEGINNING
- PROPERTY LINE
- SECTION LINE
- 1/4 SECTION LINE
- EXISTING CENTERLINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING CONCRETE
- EXISTING FENCE

## PURPOSE OF THE SURVEY:

This Record of Survey was requested by Gary McWilliams to locate the property lines of an unplotted Lot and to monument any missing property corners.

## CORNER VISITATION:

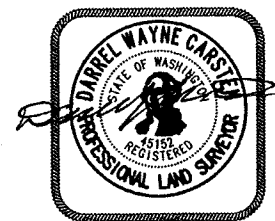
The monuments shown as found and tied hereon were visited in February of 2016.

## BASIS OF BEARING:

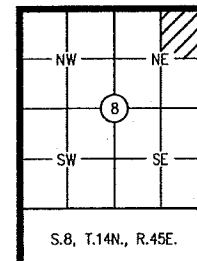
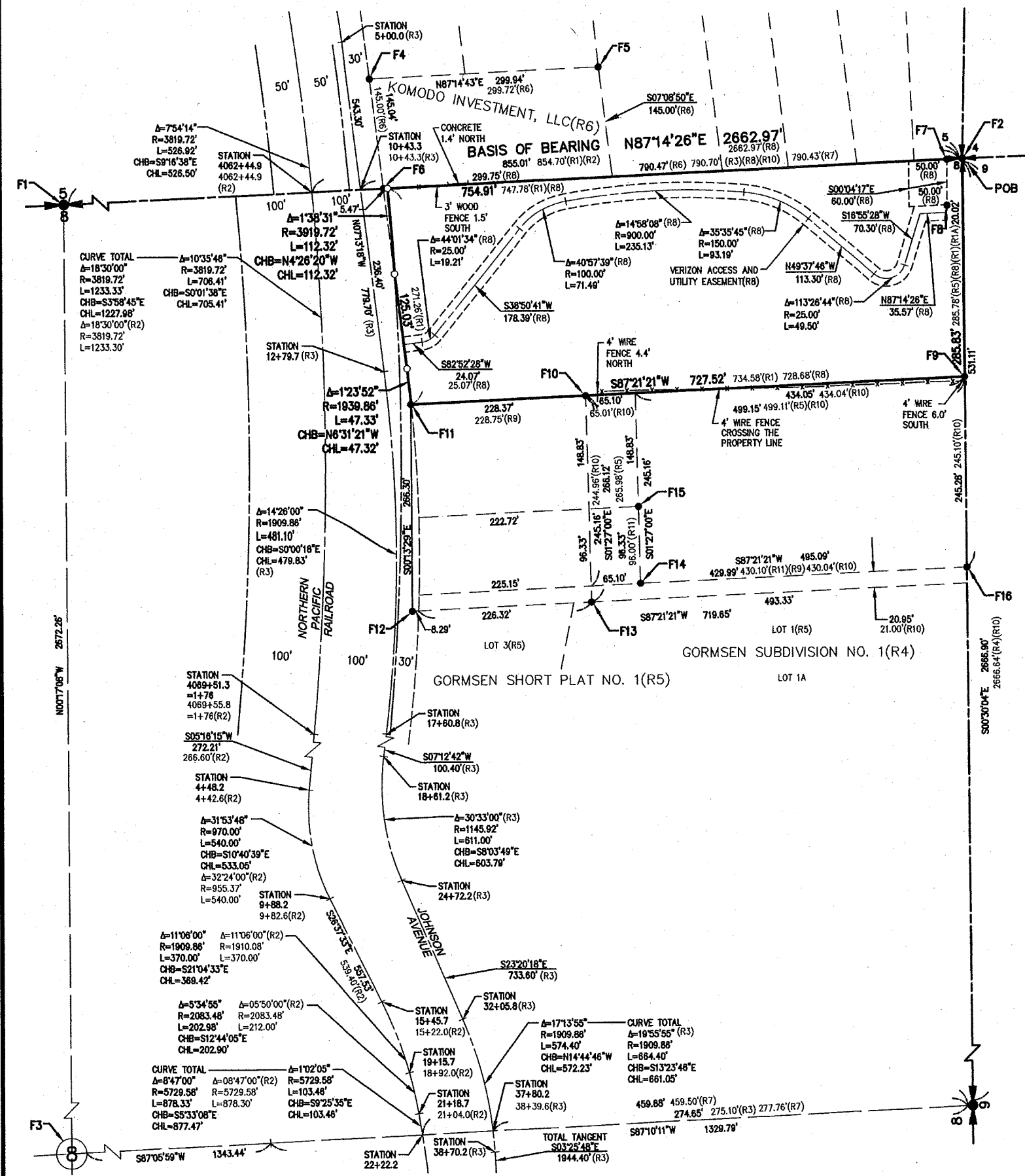
The Bearing of North 87°14'26" East 2662.97 feet was assumed along the north line of the Northeast Quarter of Section 8, Township 14 North, Range 45 East, Willamette Meridian, between corners F1 and F2.

## ACCURACY STATEMENT (WAC 332-130-100)

This survey was performed using a Leica TS15P, 3-Second Total Station and a Leica GS14 Performance Smart Antenna for a combination of field traverse and GPS survey methods to meet or exceed the required standards for land boundary surveys per WAC 332-130-090.



04-12-16



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 Pullman, Washington 99163  
 (509) 334-5115 FAX (509) 334-5956

DATE: 02-17-16	SHEET <b>2</b> OF <b>2</b>
FIELD CREW: JMV	
DWN: DHC CK'D: ERC	
PROJ.#: 16-PO08	
DWG: NKA-R05	

S.8, T.14N., R.45E.