

RECORD OF SURVEY

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (GOV'T LOT 3)
AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (GOV'T LOT 4),
SECTION 30, T. 24 N., R. 45 E., W.M., SPOKANE COUNTY, WASHINGTON.

EXISTING LEGAL DESCRIPTION

PARCEL #54303.9023 (STATUTORY WARRANTY DEED, AFN# 7177437)

GOVERNMENT LOTS 3 AND 4 EXCEPT THE SOUTH 330 FEET OF LOT 4 IN
THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE
45, E.W.M., SPOKANE COUNTY, WASHINGTON.

W 1/4 CORNER

FOUND 1 1/2"
ALUMINUM CAP "PLS
18100"
R.P'S PER R2.

NEW LEGAL DESCRIPTIONS

PROPOSED PARCEL "A"

A PORTION OF GOVERNMENT LOT 4 OF SECTION 30, TOWNSHIP 24 NORTH,
RANGE 45 EAST, W.M., SPOKANE COUNTY, STATE OF WASHINGTON,
FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION
30;

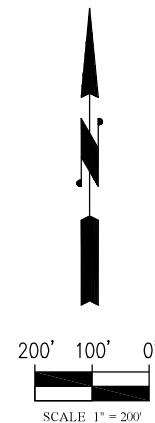
THENCE ALONG THE WEST LINE OF SAID SECTION 30, N 02°48'44" W, A
DISTANCE OF 330.02' TO THE NORTH LINE OF THE SOUTH 330' OF SAID
GOVERNMENT LOT 4 AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING, N 02°48'44" W, A DISTANCE OF 884.31';
THENCE S 68°04'26" E, A DISTANCE OF 660.32';
THENCE N 62°59'09" E, A DISTANCE OF 638.82' TO THE EAST LINE OF SAID
GOVERNMENT LOT 4;
THENCE ALONG SAID EAST LINE S 02°49'31" E, A DISTANCE OF 858.16' TO
THE NORTH LINE OF THE SOUTH 330 FEET OF SAID GOVERNMENT LOT 4;
THENCE S 86°37'15" W, A DISTANCE OF 1182.66' TO THE POINT OF
BEGINNING.
CONTAINING 20.00 ACRES.

PROPOSED PARCEL "B"

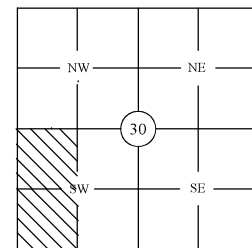
A PORTION OF GOVERNMENT LOTS 3 AND 4 OF SECTION 30, TOWNSHIP
24 NORTH, RANGE 45 EAST, W.M., SPOKANE COUNTY, STATE OF
WASHINGTON, FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID
SECTION 30;

THENCE ALONG THE WEST LINE OF SAID SECTION 30, N 02°48'44" W, A
DISTANCE OF 1214.32';
THENCE CONTINUING N 02°48'44" W, A DISTANCE OF 1447.40' TO THE
NORTH LINE OF SAID GOVERNMENT LOT 3;
THENCE ALONG SAID NORTH LINE N 87°03'14" E, A DISTANCE OF
1182.07' TO THE NORTHEAST CORNER THEREOF;
THENCE ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3 AND 4,
S 02°49'31" E, A DISTANCE OF 1464.61';
THENCE S 62°59'09" W, A DISTANCE OF 638.82';
THENCE N 68°04'26" W, A DISTANCE OF 660.32' TO THE POINT OF
BEGINNING.
CONTAINING 43.17 ACRES.



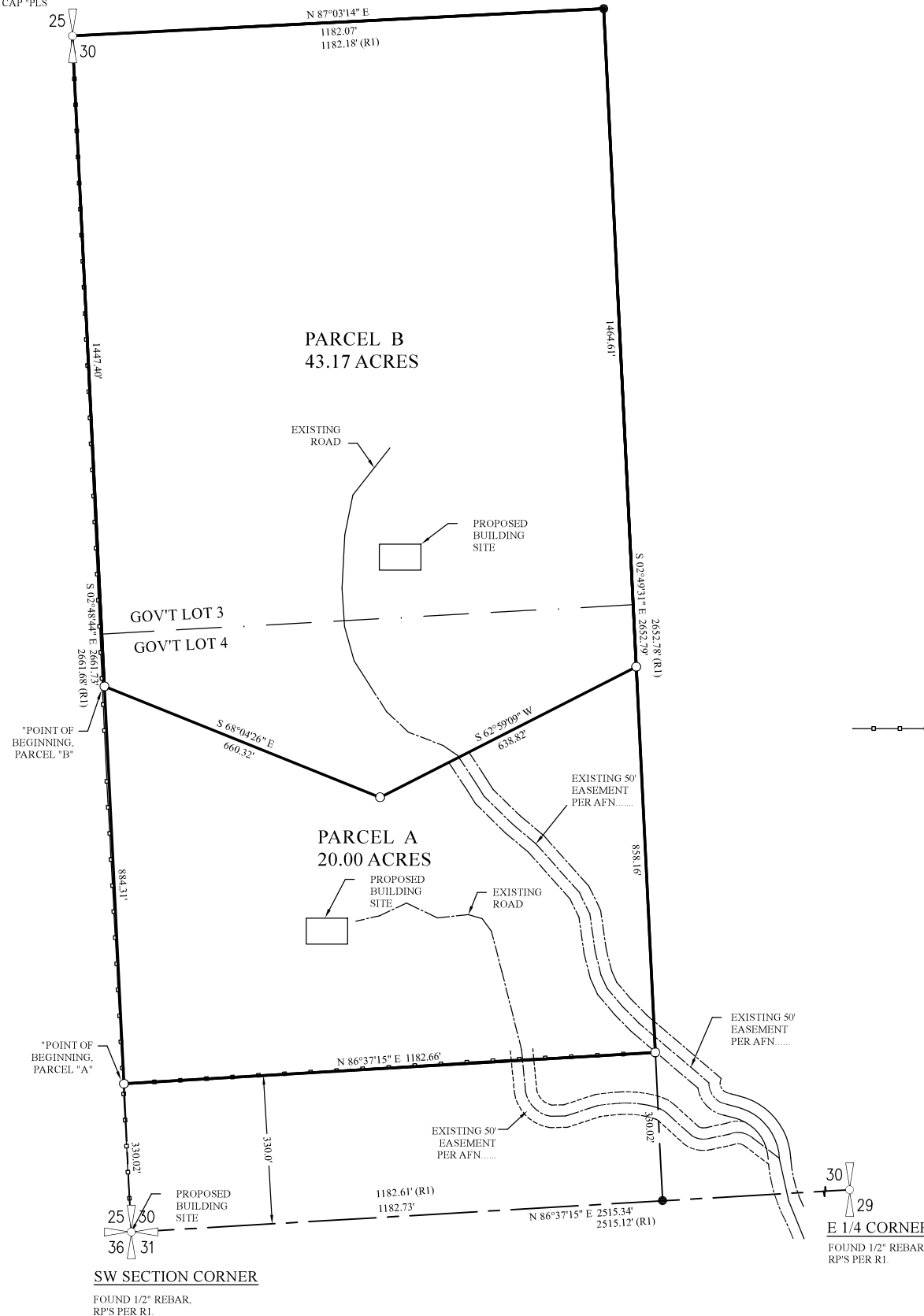
SECTION INDEX



T. 24 N., R. 45 E., W.M.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE SPOKANE COUNTY PARCEL #54303.9023, PER CERTIFICATE OF EXEMPTION AS SHOWN.
2. THIS SURVEY DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR PRESCRIPTIVE, FENCE LINES, OR OTHER PHYSICAL FEATURES OF THE PROPERTY. PHYSICAL FEATURES WHICH MAY BE SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
2023, AT _____ IN BOOK _____
OF SURVEYS ON PAGE _____ AT THE REQUEST
OF ALBERT SURVEYING, LLC.

SPOKANE COUNTY AUDITOR

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED USING A HIPER-V GPS
USING RTK PROCEDURES IN CONJUNCTION WITH FIELD
TRAVERSE AND STAKEOUT PROCEDURES USING A
5-SECOND TOTAL STATION.

REFERENCE DOCUMENTS

R1 RECORD OF SURVEY, BK. 43, PG. 27.
R2 RECORD OF SURVEY, BK. 73, PG. 07.

BASIS OF BEARING

THIS SURVEY CONFORMS TO THE WASHINGTON STATE
COORDINATE SYSTEM, NORTH ZONE, NAD 83-2011.
BEARINGS SHOWN ARE GRID BEARINGS, DIMENSIONS
SHOWN ARE SCALED TO REPRESENT TRUE GROUND
LENGTH.

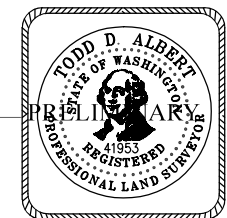
LEGEND

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "ALBERT 41953"
- FOUND 1/2" REBAR W/ PLASTIC CAP "DUNSMORE 12606", UNLESS OTHERWISE NOTED.
- AFN AUDITOR'S FILE NUMBER
- — — — — EXISTING FENCE

SURVEYOR'S CERTIFICATE

I, TODD D. ALBERT, PLS NO. 41953, DO HEREBY
CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A
SURVEY PERFORMED BY ME OR UNDER MY DIRECT
SUPERVISION AND IS IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT AT
THE REQUEST OF MICHAEL STRATTE.

TODD D. ALBERT, P.L.S.
CERTIFICATE NO. 41953



SURVEY FOR:
MICHAEL STRATTE

ALBERT SURVEYING, LLC

14806 E ALKI
SPOKANE VALLEY, WA. 99216
509-926-0215