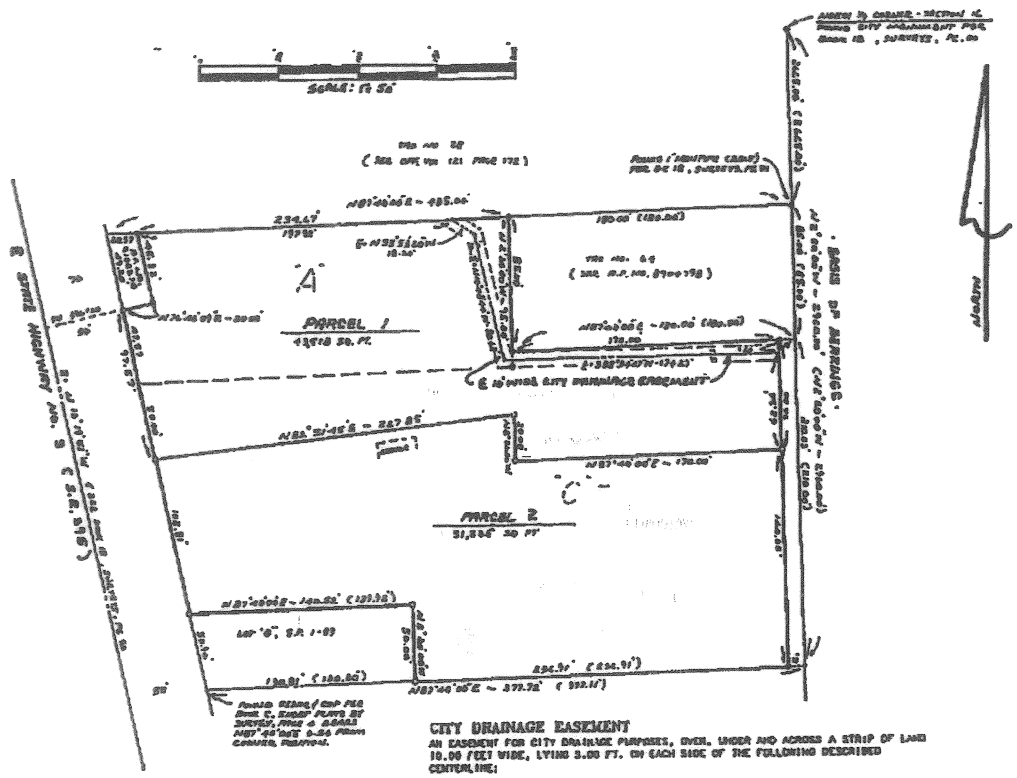

LEGEND

- SET 5/8" REBAR WITH 1 1/2" ALUM. CAP
- FOUND REBAR AND CAP PER BK. 18, SURVEYS, PG. 60
- FOUND REBAR AND CAP PER BK. C, SHORT PLAT BY SURVEY, PG. 4, OR AS INDICATED
- NO MONUMENT FOUND OR SET

(....) RECORD DATA PER BK. C, SHORT PLATS BY SURVEY, PG. 4

FIELD TRAVERSE USING TOPCON GTS-3D

REVISED LEGAL DESCRIPTIONS

PARCEL "1" (PART OF LOTS A & C OF SHORT PLAT NO. 1-88)

THAT PART OF THE SW 1/4 OF SECTION 18, T. 35 N., R. 39 E., W.M., CITY OF COLVILLE, STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SW 1/4, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 18 BEARS N 2°20'00" W 2730.00 FT.; THENCE S 87°40'00" W 10.00 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT BEING THE NORTHEAST CORNER OF LOT C OF SHORT PLAT NO. 1-88, AS SHOWN AND DESCRIBED ON THAT MAP RECORDED IN BOOK C OF SHORT PLATS BY SURVEY AT PAGE 4; THENCE, ALONG THE NORTH LINE OF SAID LOT C, S 87°40'00" W 170.00 FT. TO THE EAST LINE OF LOT A OF SAID SHORT PLAT NO. 1-88; THENCE, ALONG THE EAST LINE OF SAID LOT A, N 2°20'00" W 80.00 FT. TO THE NORTHEAST CORNER OF SAID LOT A; THENCE, ALONG THE NORTH LINE OF SAID LOT A, S 87°40'00" W 230.87 FT. TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 3 (S.R. 395); THENCE, ALONG SAID STATE HIGHWAY RIGHT OF WAY LINE, S 13°19'31" E 45.32 FT. TO A POINT OPPOSITE HIGHWAY STATION 880+40; THENCE, CONTINUING ALONG SAID HIGHWAY RIGHT OF WAY LINE, S 76°40'00" W 20.00 FT.; THENCE S 13°19'31" E 87.57 FT.; THENCE, LEAVING SAID STATE HIGHWAY RIGHT OF WAY LINE, N 82°31'43" E 227.83 FT.; THENCE S 2°20'00" E 30.00 FT.; THENCE N 87°40'00" E 170.00 FT. TO THE EAST LINE OF LOT C OF SAID SHORT PLAT NO. 1-88; THENCE, ALONG THE EAST LINE OF SAID LOT C, N 2°20'00" W 70.00 FT. TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
SUBJECT TO THE FOLLOWING DESCRIBED CITY DRAINAGE EASEMENT.

PARCEL "2" (PART OF LOT C OF SHORT PLAT NO. 1-88)

THAT PART OF THE SW 1/4 OF SECTION 18, T. 35 N., R. 39 E., W.M., CITY OF COLVILLE, STEVENS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SW 1/4, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 18 BEARS N 2°20'00" W 2730.00 FT.; THENCE S 87°40'00" W 10.00 FT. TO THE NORTHEAST CORNER OF LOT C OF SHORT PLAT NO. 1-88, AS SHOWN AND DESCRIBED ON THAT MAP RECORDED IN BOOK C OF SHORT PLATS BY SURVEY AT PAGE 4; THENCE, ALONG THE EAST LINE OF SAID LOT C, S 2°20'00" E 70.00 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, LEAVING THE EAST LINE OF SAID LOT C, S 87°40'00" W 170.00 FT.; THENCE N 2°20'00" W 30.00 FT.; THENCE S 82°31'43" W 227.83 FT. TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 3 (S.R. 395); THENCE, ALONG SAID STATE HIGHWAY RIGHT OF WAY LINE, S 13°19'31" E 103.81 FT. TO THE NORTHWEST CORNER OF LOT "B" OF SAID SHORT PLAT NO. 1-88; THENCE, LEAVING SAID STATE HIGHWAY RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID LOT B, N 87°40'00" E 140.82 FT. TO THE NORTHEAST CORNER OF SAID LOT B; THENCE, ALONG THE EAST LINE OF SAID LOT B, S 2°20'00" E 50.00 FT. TO THE SOUTHEAST CORNER OF SAID LOT B; THENCE N 87°40'00" E 236.91 FT. TO THE SOUTHEAST CORNER OF LOT C OF SAID SHORT PLAT NO. 1-88; THENCE, ALONG THE EAST LINE OF SAID LOT C, N 2°20'00" W 10.00 FT. TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CITY DRAINAGE EASEMENT

AN EASEMENT FOR CITY DRAINAGE PURPOSES, OVER, UNDER AND ACROSS A STRIP OF LAND 10.00 FEET WIDE, LYING 5.00 FT. ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT ON THE EAST LINE OF THE SW 1/4 OF SECTION 18, T. 35 N., R. 39 E., W.M., CITY OF COLVILLE, STEVENS COUNTY, WASHINGTON, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 18 BEARS N 2°20'00" W 2730.00 FT.; THENCE S 87°40'00" W 10.00 FT.; THENCE S 2°20'00" E 7.00 FT. TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE CENTERLINE OF SAID CITY DRAINAGE EASEMENT, S 88°34'27" W 174.27 FT.; THENCE N 14°48'44" W 80.60 FT.; THENCE N 55°53'20" W 10.74 FT. TO THE NORTH LINE OF LOT A OF SHORT PLAT NO. 1-88, AS SHOWN AND DESCRIBED ON THAT MAP RECORDED IN BOOK C OF SHORT PLATS BY SURVEY, AT PAGE 4, AND THE END OF THIS DESCRIPTION.

OWNER'S CERTIFICATE AND DEDICATION

WE, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT THIS BOUNDARY LINE ADJUSTMENT, AS DESCRIBED AND SHOWN HEREON, HAS BEEN MADE WITH OUR CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

DAVID J. SITLER

ROXANNE L. SITLER, by ATTY in FACT

OFFICIAL SEAL
[redacted]

STATE OF WASHINGTON) S.S.
COUNTY OF STEVENS)

ON THIS 13TH DAY OF MAY, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID J. SITLER AND ROXANNE L. SITLER, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. DAVID SITLER SIGNING FOR ROXANNE L. SITLER, BY POWER OF ATTORNEY. IN WITNESS WHEREOF, I SET MY HAND AND OFFICIAL SEAL THIS 13TH DAY OF MAY, 1998.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

PLAT ADMINISTRATOR'S CERTIFICATE

BOUNDARY LINE ADJUSTMENT NO. 4-98 IS HEREBY APPROVED BY AND FOR THE CITY OF COLVILLE, STEVENS COUNTY, WASHINGTON.

SIGNATURE: Sandra Nourse-Madsen DATE: 5-14-98

TITLE: Planning Director

NOTES:

A. THE PARCEL OR PARCELS RESULTING FROM THE BOUNDARY LINE ADJUSTMENT MAY NOT BE SOLD OR CONVEYED SEPARATELY FROM THE PARCEL TO WHICH IT HAS BEEN ADDED WITHOUT PRIOR APPROVAL OF THE CITY OF COLVILLE.

B. THE BOUNDARIES OF THE PARCELS RESULTING FROM THE BOUNDARY LINE ADJUSTMENT MAY NOT BE FURTHER ADJUSTED WITHOUT ADDITIONAL REVIEW BY THE CITY OF COLVILLE.

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 DAVID J. SITLER IN APRIL, 1998.

THOMAS E. TODD, L.S. 18048
455 SOUTH OAK ST.
COLVILLE, WASHINGTON 99114
(509) 684-8881

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AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14TH DAY OF May, 1998 AT 3:44 P.M. IN BOOK 18 OF SURVEYS AT PAGE 71 AT THE REQUEST OF THOMAS E. TODD.

Tim Coray, COUNTY AUDITOR
F. Cowley, DEPUTY AUDITOR

BOUNDARY LINE ADJUSTMENT NO. 4-98.

RECORD OF SURVEY

IN THE SW 1/4 OF SECTION 18, T. 35 N., R. 39 E., W.M., CITY OF COLVILLE, STEVENS COUNTY, WASHINGTON.

18-71