

# RECORD OF SURVEY FOR PLAT EXEMPTION

## A PORTION OF THE SW 1/4 OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

### ORIGINAL DESCRIPTION

PER DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2021-023923

AFN LOT 2, SHORT PLAT 3622, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3622 UNDER AUDITOR'S FILE NUMBER 2019-026230, RECORDS OF BENTON COUNTY, WASHINGTON;

TOGETHER WITH REAL PROPERTY SITUATED IN THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, LYING IN THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7; THENCE NORTH 83°26' 01" WEST ALONG THE SOUTH LINE OF SECTION 7 A DISTANCE OF 791.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°26' 01" WEST ALONG THE SOUTH LINE OF THE SECTION 7 A DISTANCE OF 1891.06 FEET; THENCE NORTH 00°23' 14" WEST A DISTANCE OF 325.32 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF HILDEBRAND BOULEVARD SAID POINT BEING A POINT ON THE ARC OF A 831.00 FOOT RADIUS CURVE; THENCE ALONG THE PROPOSED SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES; FROM A TANGENT BEARING OF NORTH 79°39' 08" WEST ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 62°48' 16" AN ARC DISTANCE OF 910.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 16°50' 52" WEST A DISTANCE OF 553.59 FEET TO THE POINT OF CURVATURE OF A 757.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°14' 10" AN ARC DISTANCE OF 399.49 FEET TO A POINT ON A NON-TANGENT LINE SAID POINT BEARS SOUTH 52°31' 42" EAST A DISTANCE OF 1972.07 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE LEAVING THE PROPOSED SOUTH RIGHT OF WAY LINE NORTH 42°54' 58" EAST A DISTANCE OF 203.65 FEET; THENCE SOUTH 61°54' 57" EAST A DISTANCE OF 313.72 FEET; THENCE SOUTH 33°42' 17" EAST A DISTANCE OF 126.81 FEET; THENCE SOUTH 42°20' 25" EAST A DISTANCE OF 177.61 FEET; THENCE SOUTH 67°00' 36" EAST A DISTANCE OF 283.17 FEET; THENCE SOUTH 82°52' 43" EAST A DISTANCE OF 170.19 FEET; THENCE SOUTH 49°36' 23" EAST A DISTANCE OF 455.81 FEET; THENCE SOUTH 58°34' 11" EAST A DISTANCE OF 431.57 FEET; THENCE SOUTH 62°07' 52" EAST A DISTANCE OF 456.37 FEET; THENCE SOUTH 05°07' 26" WEST A DISTANCE OF 159.12 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY OF HILDEBRAND BOULEVARD SAID POINT BEING A POINT ON THE ARC OF A 831.00 FOOT RADIUS CURVE; THENCE ALONG THE PROPOSED NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: FROM A TANGENT BEARING OF SOUTH 84°52' 34" EAST ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°36' 13" AN ARC DISTANCE OF 371.35 FEET TO A POINT OF REVERSE CURVATURE WITH A 2463.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°25' 16" AN ARC DISTANCE OF 447.98 FEET TO A NON TANGENT LINE; THENCE LEAVING THE PROPOSED NORTH RIGHT OF WAY LINE SOUTH 00°21' 55" EAST A DISTANCE OF 417.71 FEET TO THE SOUTH LINE OF SAID SECTION 7 AND THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF KENNEWICK BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2011-036131, RECORDS OF BENTON COUNTY, WASHINGTON.

### NEW PARCEL 1 DESCRIPTION

LOT 2, SHORT PLAT 3622, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3622 UNDER AUDITOR'S FILE NUMBER 2019-026230, RECORDS OF BENTON COUNTY, WASHINGTON;

TOGETHER WITH REAL PROPERTY SITUATED IN THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, LYING IN THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7; THENCE NORTH 83°26' 01" WEST ALONG THE SOUTH LINE OF SECTION 7 A DISTANCE OF 791.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°26' 01" WEST ALONG THE SOUTH LINE OF THE SECTION 7 A DISTANCE OF 1891.06 FEET; THENCE NORTH 00°23' 14" WEST A DISTANCE OF 325.32 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF HILDEBRAND BOULEVARD SAID POINT BEING A POINT ON THE ARC OF A 831.00 FOOT RADIUS CURVE; THENCE ALONG THE PROPOSED SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES; FROM A TANGENT BEARING OF NORTH 79°39' 08" WEST ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 62°48' 16" AN ARC DISTANCE OF 910.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 16°50' 52" WEST A DISTANCE OF 553.59 FEET TO THE POINT OF CURVATURE OF A 757.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°14' 10" AN ARC DISTANCE OF 399.49 FEET TO A POINT ON A NON-TANGENT LINE SAID POINT BEARS SOUTH 52°31' 42" EAST A DISTANCE OF 1972.07 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE LEAVING THE PROPOSED SOUTH RIGHT OF WAY LINE NORTH 42°54' 58" EAST A DISTANCE OF 203.65 FEET; THENCE SOUTH 61°54' 57" EAST A DISTANCE OF 313.72 FEET; THENCE SOUTH 33°42' 17" EAST A DISTANCE OF 126.81 FEET; THENCE SOUTH 42°20' 25" EAST A DISTANCE OF 177.61 FEET; THENCE SOUTH 67°00' 36" EAST A DISTANCE OF 283.17 FEET; THENCE SOUTH 82°52' 43" EAST A DISTANCE OF 170.19 FEET; THENCE SOUTH 49°36' 23" EAST A DISTANCE OF 455.81 FEET; THENCE SOUTH 58°34' 11" EAST A DISTANCE OF 431.57 FEET; THENCE SOUTH 62°07' 52" EAST A DISTANCE OF 456.37 FEET; THENCE SOUTH 05°07' 26" WEST A DISTANCE OF 159.12 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY OF HILDEBRAND BOULEVARD SAID POINT BEING A POINT ON THE ARC OF A 831.00 FOOT RADIUS CURVE; THENCE ALONG THE PROPOSED NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: FROM A TANGENT BEARING OF SOUTH 84°52' 34" EAST ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°36' 13" AN ARC DISTANCE OF 371.35 FEET TO A POINT OF REVERSE CURVATURE WITH A 2463.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°25' 16" AN ARC DISTANCE OF 447.98 FEET TO A NON TANGENT LINE; THENCE LEAVING THE PROPOSED NORTH RIGHT OF WAY LINE SOUTH 00°21' 55" EAST A DISTANCE OF 417.71 FEET TO THE SOUTH LINE OF SAID SECTION 7 AND THE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF BOB OLSON PARKWAY AS DEDICATED TO THE CITY OF KENNEWICK BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2011-036131, RECORDS OF BENTON COUNTY, WASHINGTON.

ALSO EXCEPT ANY PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTH 62°07'52" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 484.91 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE NORTH 58°34'11" WEST ALONG SAID NORTH LINE A DISTANCE OF 426.64 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE NORTH 49°36'23" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 261.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 12°11'33" WEST A DISTANCE OF 930.20 FEET, MORE OR LESS TO THE NORTHERLY MARGIN OF BOB OLSON PARKWAY AND THE END OF THIS LINE DESCRIPTION.

### NEW PARCEL 2 DESCRIPTION

LOT 2, SHORT PLAT 3622, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3622 UNDER AUDITOR'S FILE NUMBER 2019-026230, RECORDS OF BENTON COUNTY, WASHINGTON;

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### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. RECORDS OF THE \_\_\_\_\_ COUNTY AUDITOR, \_\_\_\_\_, WASHINGTON.

RECORDING NUMBER \_\_\_\_\_.

COUNTY AUDITOR \_\_\_\_\_

FEE \_\_\_\_\_

BY \_\_\_\_\_

### SURVEY FOR

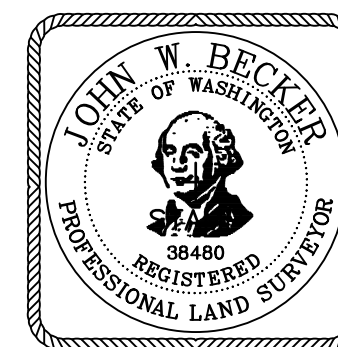
BAUDER-YOUNG PROPERTIES, LLC  
2495 MORENCY DRIVE  
RICHLAND, WA 99352

### EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

### SURVEYOR'S CERTIFICATE

I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2020, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF BAUDER-YOUNG PROPERTIES, LLC.



JOHN W. BECKER, PLS 38480 \_\_\_\_\_ DATE \_\_\_\_\_

DWN. BY	DATE
TD	6/7/21
CHKD. BY	JOB NO.
JB	2160220-74

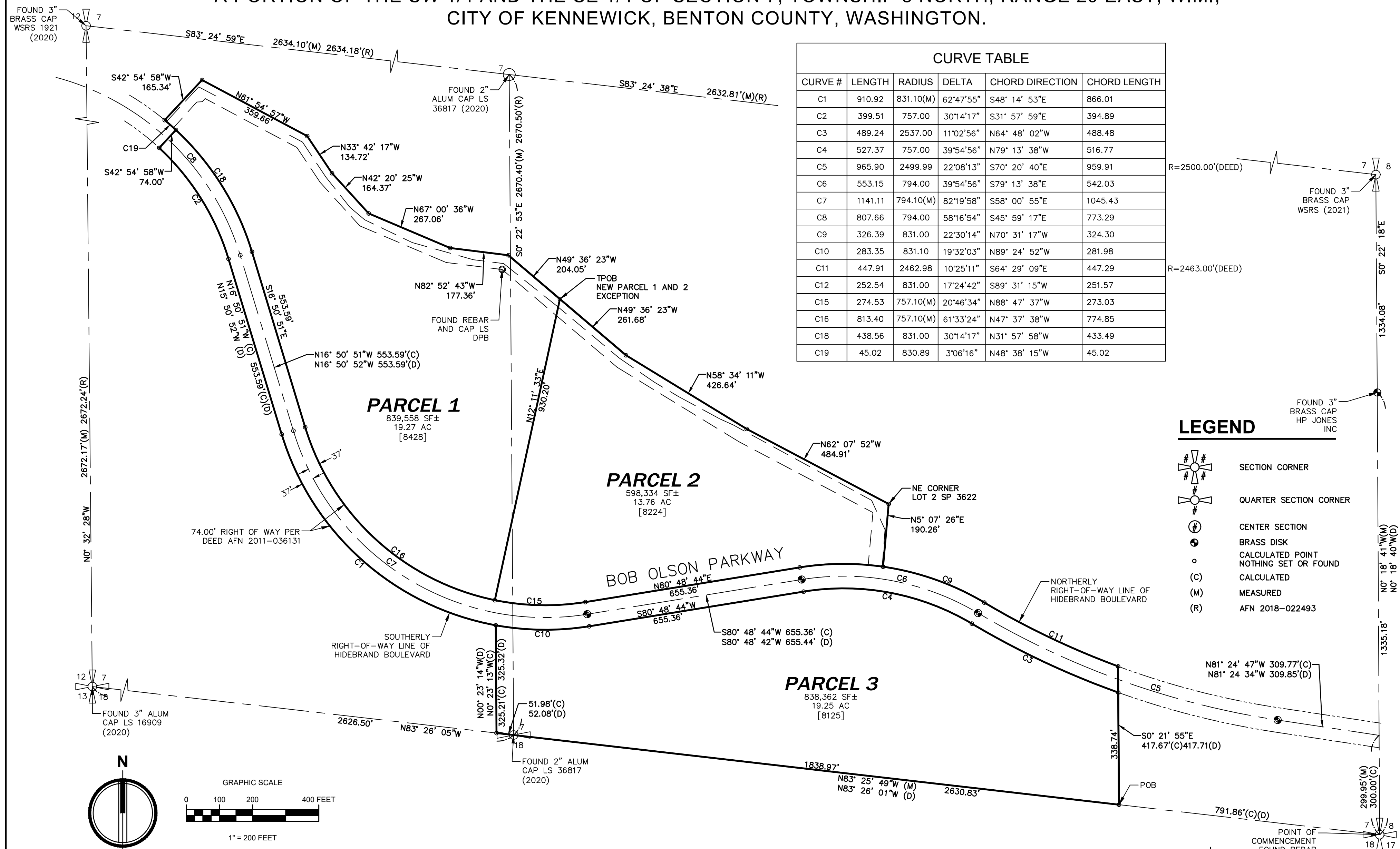
TACOMA • SEATTLE • SPOKANE • TRI-CITIES

8504 Road 90, Suite H Pasco, WA 99301  
509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

# RECORD OF SURVEY FOR PLAT EXEMPTION

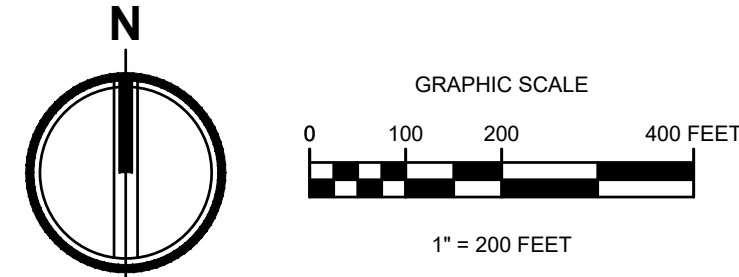
A PORTION OF THE SW 1/4 AND THE SE 1/4 OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M.,  
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	910.92	831.10(M)	62°47'55"	S48° 14' 53"E	866.01
C2	399.51	757.00	30°14'17"	S31° 57' 59"E	394.89
C3	489.24	2537.00	11°02'56"	N64° 48' 02"W	488.48
C4	527.37	757.00	39°54'56"	N79° 13' 38"W	516.77
C5	965.90	2499.99	22°08'13"	S70° 20' 40"E	959.91
C6	553.15	794.00	39°54'56"	S79° 13' 38"E	542.03
C7	1141.11	794.10(M)	82°19'58"	S58° 00' 55"E	1045.43
C8	807.66	794.00	58°16'54"	S45° 59' 17"E	773.29
C9	326.39	831.00	22°30'14"	N70° 31' 17"W	324.30
C10	283.35	831.10	19°32'03"	N89° 24' 52"W	281.98
C11	447.91	2462.98	10°25'11"	S64° 29' 09"E	447.29
C12	252.54	831.00	17°24'42"	S89° 31' 15"W	251.57
C15	274.53	757.10(M)	20°46'34"	N88° 47' 37"W	273.03
C16	813.40	757.10(M)	61°33'24"	N47° 37' 38"W	774.85
C18	438.56	831.00	30°14'17"	N31° 57' 58"W	433.49
C19	45.02	830.89	3°06'16"	N48° 38' 15"W	45.02



### LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- BRASS DISK
- CALCULATED POINT
- NOTHING SET OR FOUND
- (C) CALCULATED
- (M) MEASURED
- (R) AFN 2018-022493



### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. RECORDS OF THE \_\_\_\_\_ COUNTY AUDITOR, \_\_\_\_\_ WASHINGTON.

RECORDING NUMBER \_\_\_\_\_

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FEE \_\_\_\_\_

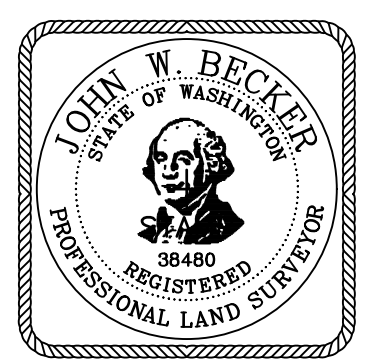
BY \_\_\_\_\_

### BASIS OF BEARING

NAD 1983/11 WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

### SURVEYOR'S CERTIFICATE

I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2020, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF BAUDER-YOUNG PROPERTIES, LLC.



DWN. BY TD  
DATE 6/7/21

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