

SURVEY REFERENCES:

- 1) USBR COLUMBIA BASIN PROJECT RETRACEMENT MAP, SOUTH HALF OF T 11 N, R 29 E, SERIAL NO. A-5303, DATED 12-29-39
- 2) CHRISTENSON SURVEY, VOLUME 2, PAGE 462
- 3) BAALMAN SHORT PLAT 2015-15, VOLUME 2, PAGE 27
- 4) HACKWITH SHORT PLAT 80-4, AF NO. 399199
- 5) GOLLADAY SURVEY, VOLUME 1, PAGE 986
- 6) STRATTON SURVEY, VOLUME 1, PAGE 437
- 7) CHRISTENSON SURVEY, VOLUME 2, PAGE 77
- 8) COLUMBIA BASIN SOUTH IRRIGATION ZONE BLOCK 16, MAP NUMBER 50, REVISION DATE 1-15-76, SERIAL NUMBER 222-116-32552-50
- 9) COLUMBIA BASIN SOUTH IRRIGATION ZONE BLOCK 16, MAP NUMBER 48, REVISION DATE 12-29-89, SERIAL NUMBER 222-116-32552-48
- 10) COLUMBIA BASIN SOUTH IRRIGATION ZONE BLOCK 16, MAP NUMBER 49, REVISION DATE 1-15-76, SERIAL NUMBER 222-116-32552-49
- 11) CHRISTENSON SURVEY, VOLUME 1, PAGE 692
- 12) STRATTON SURVEY, VOLUME 1, PAGE 538
- 13) HACKWITH SHORT PLAT 98-8, VOLUME 1, PAGE 459
- 14) STANLEY SHORT PLAT 84-7, VOLUME 1, PAGE 220

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE ADJUST PORTIONS OF PARCELS 123220200 AND 123220264 INTO PARCEL 123220273 AS SHOWN, THEN COMBINE THE REMAINDER OF PARCELS 123220200 AND 123220264 WITH PARCEL 123220068 TO CREATE ONE PARCEL.

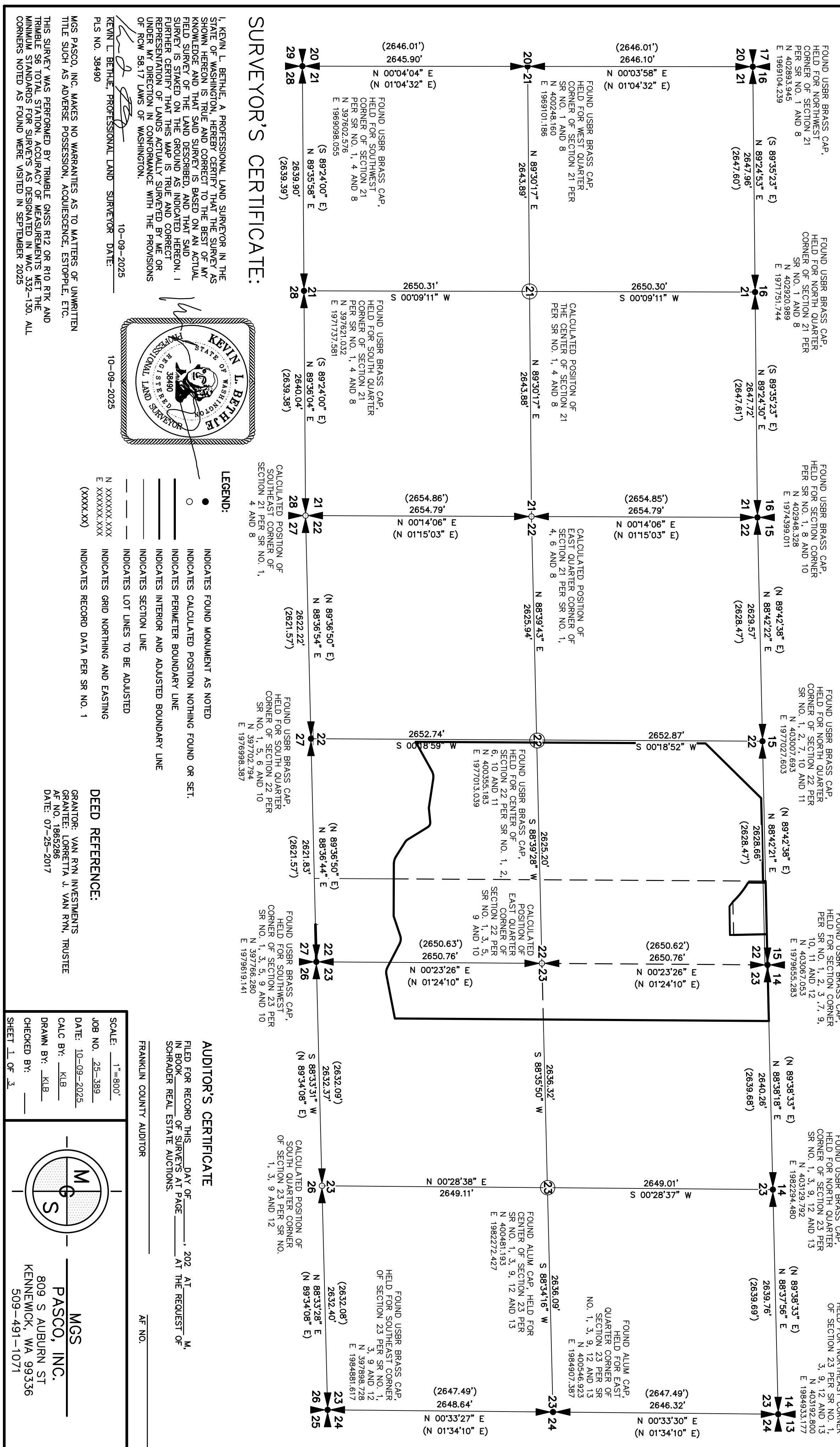
RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT AND LOT COMBINATION

LOCATED IN A PORTION OF FARM UNITS 114 AND 115, BLOCK 16, COLUMBIA BASIN PROJECT, AND OF LOT 2 OF SHORT PLAT 2001-15 (1-538) LOCATED IN A PORTION OF THE NE, NW, SW AND SE 1/4 OF THE SE 1/4 AND THE NE, NW, SW AND SE 1/4 OF THE NE 1/4 OF SECTION 22 AND A PORTION OF THE NW AND SW 1/4 OF THE NW 1/4 AND THE NW AND SW 1/4 OF THE SW 1/4 OF SECTION 23 FRANKLIN COUNTY, WASHINGTON

T 11 N, R 29 E, W.M.

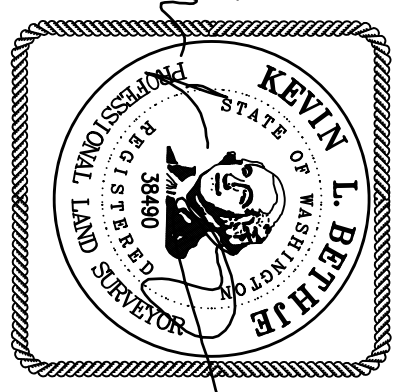
JOB NUMBER: 25-389

OCTOBER 9, 2025



SURVEYOR'S CERTIFICATE:

I, KEVIN L. BETHLE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT SAID SURVEY IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT SAID SURVEY IS STAKED ON THE GROUND AS INDICATED HEREON. I FURTHER CERTIFY THAT THIS MAP IS TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF RCW 58.17 LAWS OF WASHINGTON.



KEVIN L. BETHLE, PROFESSIONAL LAND SURVEYOR DATE: 10-09-2025
 PLS NO. 38490

LEGEND:

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES CALCULATED POSITION NOTHING FOUND OR SET.
- INDICATES PERIMETER BOUNDARY LINE
- INDICATES INTERIOR AND ADJUSTED BOUNDARY LINE
- INDICATES SECTION LINE
- INDICATES LOT LINES TO BE ADJUSTED
- INDICATES GRID NORTHING AND EASTING
- INDICATES RECORD DATA PER SR NO. 1

DEED REFERENCE:

GRANTOR: VAN RYN INVESTMENTS
 GRANTEE: LORETTA J. VAN RYN, TRUSTEE
 AF NO. 1865286
 DATE: 07-25-2017

SECTION INDEX	SECTION INDEX
SECTION 22 T 11 N, R 29 E	SECTION 23 T 11 N, R 29 E

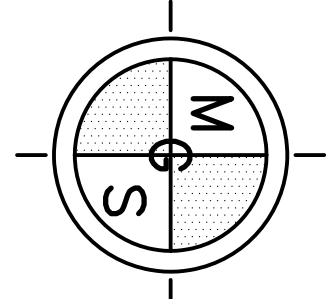
BASIS OF BEARING:
 WASHINGTON SOUTH ZONE STATE PLANE COORDINATE SYSTEM, NAD83/2011, PER OPUS SOLUTION AT SOUTH QUARTER CORNER OF SECTION 22 SCALE FACTOR 0.99988113 APPLIED AT MONUMENT FOUND AT SOUTHWEST CORNER OF SECTION 22. DISTANCES SHOWN ARE GROUND DISTANCES.

AUDITOR'S CERTIFICATE

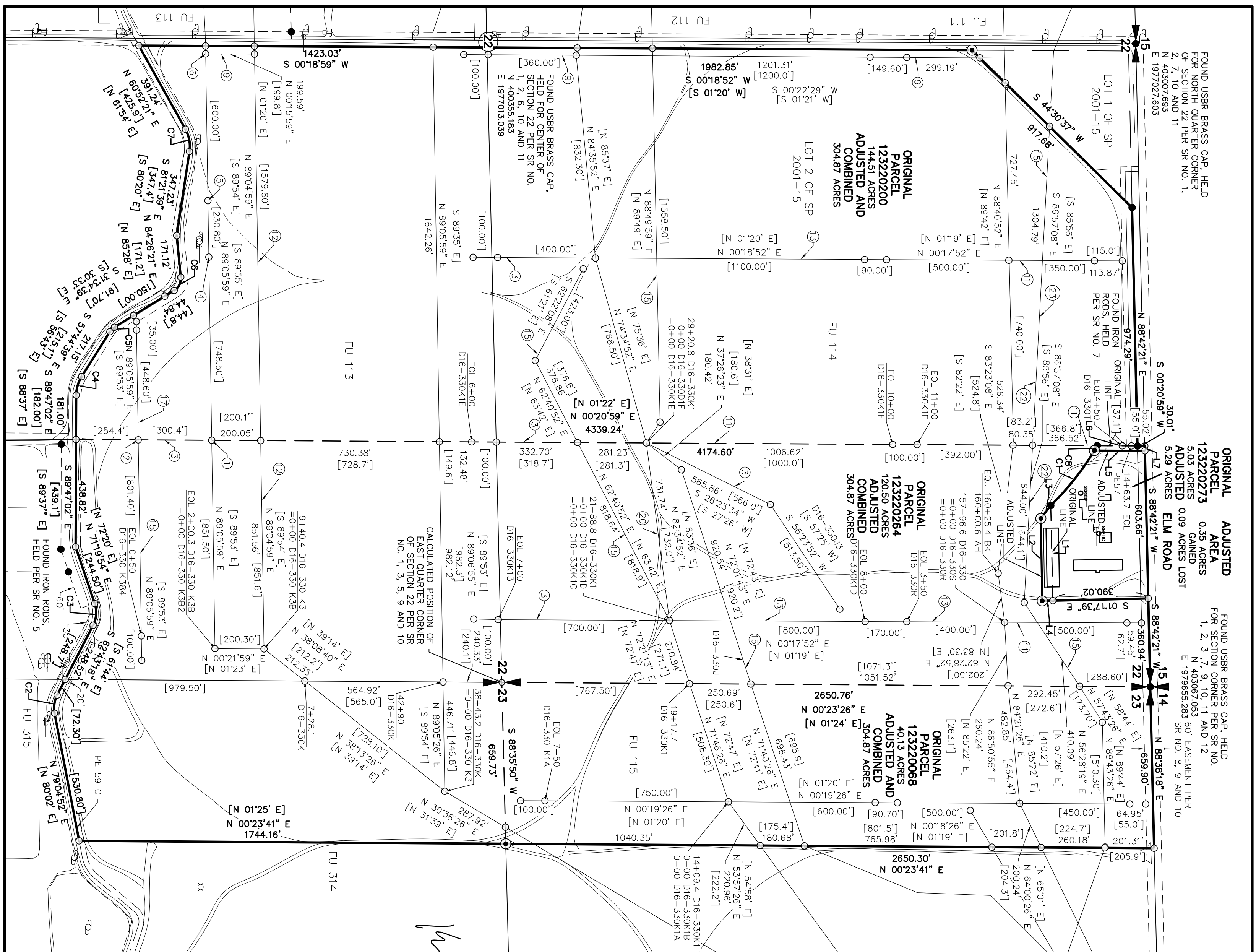
FILED FOR RECORD THIS DAY OF 2025 AT THE REQUEST OF M. SCHRADER REAL ESTATE AUCTIONS.
 FRANKLIN COUNTY AUDITOR

SCALE: 1"=800'

JOB NO. 25-389
 DATE: 10-09-2025
 CALC BY: KLB
 DRAWN BY: KLB
 CHECKED BY: _____



MGS
 PASCO, INC.
 809 S AUBURN ST
 KENNEWICK, WA 99336
 509-491-1071



FOUND USBR BRASS CAP, HELD FOR NORTH QUARTER CORNER OF SECTION 22 PER SR NO. 1, N 403007.693 E 1977027.603

ORIGINAL PARCEL 12320273
 0.35 ACRES
ADJUSTED 5.03 ACRES GAINED
 5.29 ACRES LOST
 ELM ROAD

FOUND USBR BRASS CAP, HELD FOR SECTION CORNER PER SR NO. 1, 2, 3, 7, 9, 10, 11 AND 12, N 403007.053 E 1979655.283 SR NO. 8, 9 AND 10

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT AND LOT COMBINATION

LOCATED IN A PORTION OF FARM UNITS 114 AND 115, BLOCK 16, COLUMBIA BASIN PROJECT, AND OF LOT 2 OF SHORT PLAT 2001-15 (1-538) LOCATED IN A PORTION OF THE NE, NW, SW AND SE 1/4 OF THE SE 1/4 AND THE NE, NW, SW AND SE 1/4 OF THE NE 1/4 OF SECTION 22 AND A PORTION OF THE NW AND SW 1/4 OF THE NW 1/4 AND THE NW AND SW 1/4 OF THE SW 1/4 OF SECTION 23 T 11 N, R 29 E, W.M.
 FRANKLIN COUNTY, WASHINGTON
 JOB NUMBER: 25-389
 OCTOBER 9, 2025

FRANKLIN COUNTY, WASHINGTON
 JOB NUMBER: 25-389
 OCTOBER 9, 2025

BASIS OF BEARING:
 WASHINGTON SOUTH ZONE STATE PLANE COORDINATE SYSTEM, NAD83/2011, PER OPUS SOLUTION AT SOUTH QUARTER CORNER OF SECTION 22 SCALE FACTOR 0.99988113 APPLIED AT MONUMENT FOUND AT SOUTHWEST CORNER OF SECTION 22. DISTANCES SHOWN ARE GROUND DISTANCES.

USER NOTES:
 SEE SR NO. 9 AND 10

- SURVEY REFERENCES:**
- 1) USBR COLUMBIA BASIN PROJECT RETRACEMENT MAP, SOUTH HALF OF T 11 N, R 29 E, SERIAL NO. A-5303, DATED 12-29-59
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 - 3) BAALMAN SHORT PLAT 2015-15, VOLUME 2, PAGE 27
 - 4) HACKWORTH SHORT PLAT 80-4, AF NO. 3991999
 - 5) GOLLADAY SURVEY, VOLUME 1, PAGE 986
 - 6) STRATTON SURVEY, VOLUME 1, PAGE 437
 - 7) CHRISTENSON SURVEY, VOLUME 2, PAGE 77
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 - 9) COLUMBIA BASIN SOUTH IRRIGATION ZONE BLOCK 16, MAP NUMBER 48, REVISION DATE 12-29-89, SERIAL NUMBER 222-116-32552-48
 - 10) COLUMBIA BASIN SOUTH IRRIGATION ZONE BLOCK 16, MAP NUMBER 49, REVISION DATE 1-13-76, SERIAL NUMBER 222-116-32552-49
 - 11) CHRISTENSON SHORT PLAT 2001-15, VOLUME 1, PAGE 538
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 - 14) STANLEY SHORT PLAT 84-7, VOLUME 1, PAGE 220



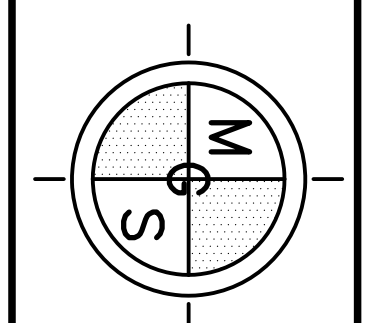
- LEGEND:**
- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES 5/8" IRON ROD WITH "BETHKE 39490" PLASTIC CAP SET.
 - INDICATES CALCULATED POSITION NOTHING FOUND OR SET.
 - INDICATES PERIMETER BOUNDARY LINE
 - INDICATES INTERIOR AND ADJUSTED BOUNDARY LINE
 - INDICATES SECTION LINE
 - INDICATES LOT LINES TO BE ADJUSTED
 - INDICATES EASEMENT LINE AS SHOWN
 - INDICATES ROAD RIGHT-OF-WAY
 - INDICATES RECORD DATA PER SR NO. 8, 9 AND 10
 - INDICATES USBR UNDERGROUND PIPELINE EASEMENT AS INDICATED

10-09-2025

LINE	BEARING	DISTANCE
L1	S 88°42'21" W	388.96'
L2	N 89°03'21" E	337.05'
L3	S 52°36'50" E	66.51'
L4	S 01°17'39" E	43.63'
L5	S 00°20'59" W	206.69'
L6	S 00°20'59" W	194.64'
L7	N 88°42'21" E	19.76'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	1120.07'	144°33'02"	287.70'	N 51°33'15" W	286.91'
C2	114.60'	38°11'50"	76.40'	S 81°49'13" E	74.99'
C3	114.60'	45°56'48"	91.90'	N 85°41'42" W	89.46'
C4	143.13'	32°02'23"	80.04'	S 73°45'50" E	79.00'
C5	57.27'	26°10'00"	26.15'	S 44°39'39" E	25.93'
C6	57.27'	63°59'00"	63.95'	N 63°34'09" W	60.68'
C7	143.13'	37°46'00"	94.34'	S 79°45'21" W	92.65'
C8	1120.07'	110°07'	22.85'	N 59°29'50" W	22.85'

SCALE: 1"=300'
 JOB NO. 25-389
 DATE: 10-09-2025
 CALC BY: KLB
 DRAWN BY: KLB
 CHECKED BY: _____
 SHEET 2 OF 3



MGS
 PASCO, INC.
 809 S AUBURN ST
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