

LEGAL DESCRIPTION

Exhibit "A"

Owner: BL CONSTRUCTION COMPANY

Address: ~~NKA 14th Street & Fair Street 6.43 + Acres~~

14th Street & Port Drive 4.59 Acres

see short plat

Legal: ~~PT Section 20, T1N48E, R1W, CLARKSTON, WA 99403~~

Lot 1 of BL Short Plat recorded February, as Instrument No. 382728, records of Asotin County, Washington

New legal description to be attached. Contact listing office

Parcel #: ~~0-132-00-040-0010-0000~~ Parcel No. 6-132-00-040-2101-0000

Seller Signature DocuSigned by: John Larson Date 2/1/2022 | 8:38:50 AM MST
B68D6530971146D...

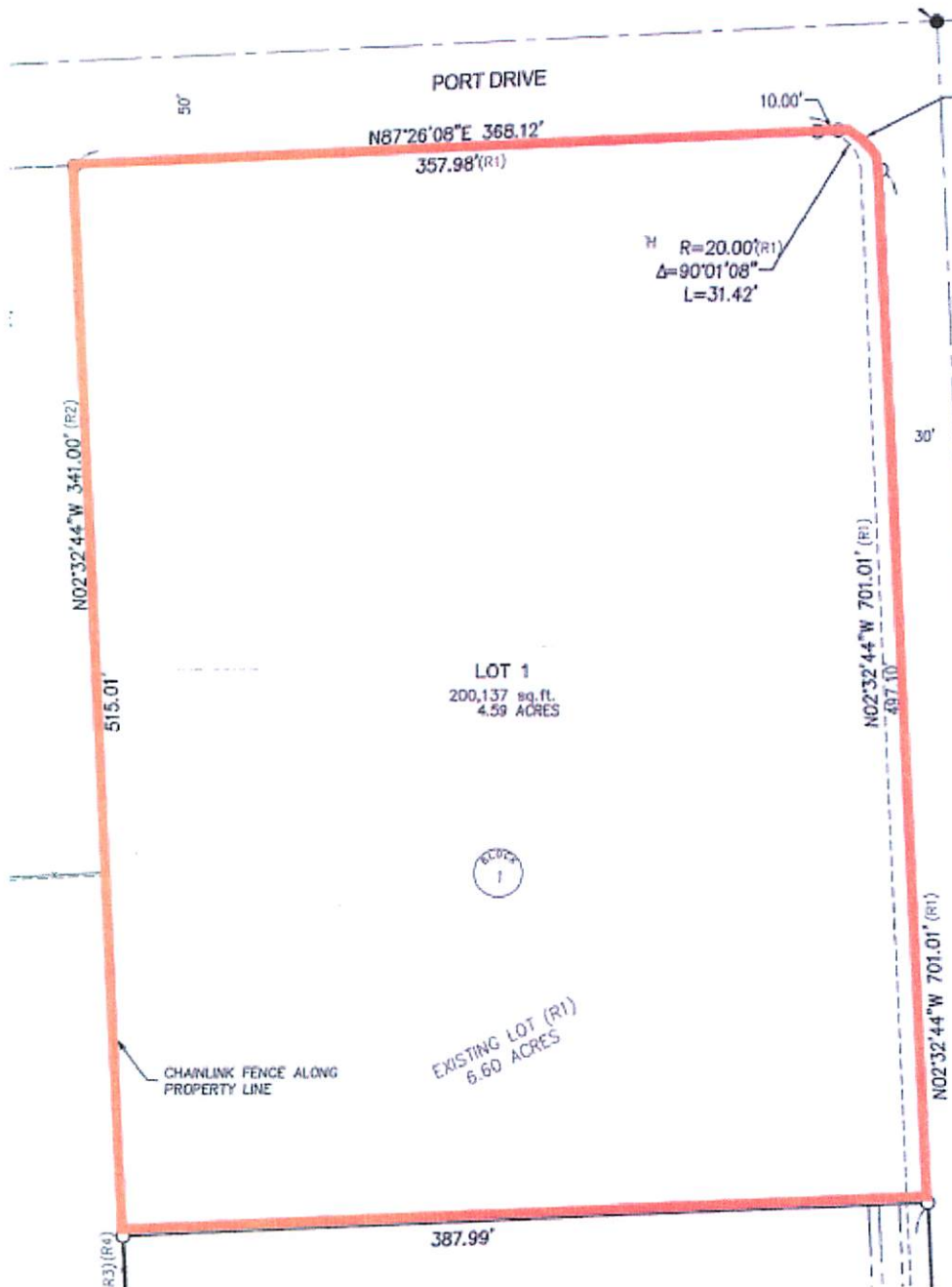
Seller Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

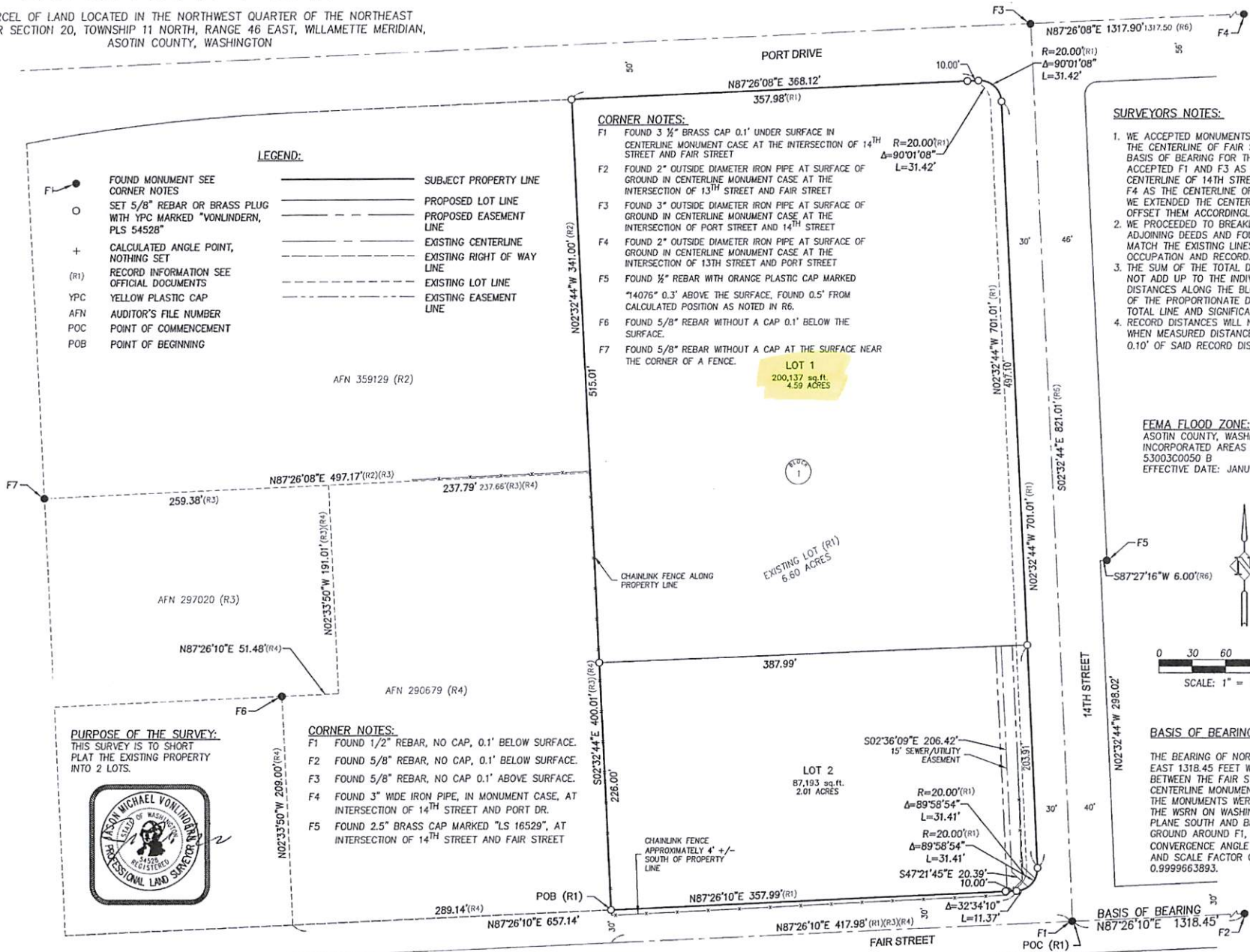
Lot 1 of BL Short Plat recorded February, as Instrument No. 382728, records of Asotin County, Washington

Parcel No. 6-132-00-040-2101-0000



BL SHORT PLAT

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 20, TOWNSHIP 11 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON

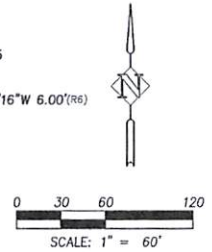


- LEGEND:**
- FOUND MONUMENT SEE CORNER NOTES
 - SET 5/8" REBAR OR BRASS PLUG WITH YPC MARKED "VONLINDERN, PLS 54528"
 - + CALCULATED ANGLE POINT, NOTHING SET
 - (R1) RECORD INFORMATION SEE OFFICIAL DOCUMENTS
 - YPC YELLOW PLASTIC CAP
 - AFN AUDITOR'S FILE NUMBER
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
- _____ SUBJECT PROPERTY LINE
 - _____ PROPOSED LOT LINE
 - _____ PROPOSED EASEMENT LINE
 - _____ EXISTING CENTERLINE
 - _____ EXISTING RIGHT OF WAY LINE
 - _____ EXISTING LOT LINE
 - _____ EXISTING EASEMENT LINE

- CORNER NOTES:**
- F1 FOUND 3 1/2" BRASS CAP 0.1' UNDER SURFACE IN CENTERLINE MONUMENT CASE AT THE INTERSECTION OF 14TH STREET AND FAIR STREET
 - F2 FOUND 2" OUTSIDE DIAMETER IRON PIPE AT SURFACE OF GROUND IN CENTERLINE MONUMENT CASE AT THE INTERSECTION OF 13TH STREET AND FAIR STREET
 - F3 FOUND 3" OUTSIDE DIAMETER IRON PIPE AT SURFACE OF GROUND IN CENTERLINE MONUMENT CASE AT THE INTERSECTION OF PORT STREET AND 14TH STREET
 - F4 FOUND 2" OUTSIDE DIAMETER IRON PIPE AT SURFACE OF GROUND IN CENTERLINE MONUMENT CASE AT THE INTERSECTION OF 13TH STREET AND PORT STREET
 - F5 FOUND 1/2" REBAR WITH ORANGE PLASTIC CAP MARKED "14076" 0.3' ABOVE THE SURFACE, FOUND 0.5' FROM CALCULATED POSITION AS NOTED IN R6.
 - F6 FOUND 5/8" REBAR WITHOUT A CAP 0.1' BELOW THE SURFACE.
 - F7 FOUND 5/8" REBAR WITHOUT A CAP AT THE SURFACE NEAR THE CORNER OF A FENCE.

- SURVEYORS NOTES:**
1. WE ACCEPTED MONUMENTS F1 AND F2 AS THE CENTERLINE OF FAIR STREET AND THE BASIS OF BEARING FOR THIS SURVEY. WE ACCEPTED F1 AND F3 AS BEING THE CENTERLINE OF 14TH STREET AND F3 AND F4 AS THE CENTERLINE OF PORT DRIVE. WE EXTENDED THE CENTERLINES AND OFFSET THEM ACCORDINGLY.
 2. WE PROCEEDED TO BREAKDOWN THE ADJOINING DEEDS AND FOUND THEM TO MATCH THE EXISTING LINES OF OCCUPATION AND RECORD.
 3. THE SUM OF THE TOTAL DISTANCES MAY NOT ADD UP TO THE INDIVIDUAL DISTANCES ALONG THE BLOCK BECAUSE OF THE PROPORTIONATE DIVISION OF THE TOTAL LINE AND SIGNIFICANT NUMBERS.
 4. RECORD DISTANCES WILL NOT BE SHOWN WHEN MEASURED DISTANCES ARE WITHIN 0.10' OF SAID RECORD DISTANCES.

FEMA FLOOD ZONE: ZONE X ASOTIN COUNTY, WASHINGTON AND INCORPORATED AREAS MAP NUMBER: 53003C0050 B EFFECTIVE DATE: JANUARY 6, 1988



BASIS OF BEARING:

THE BEARING OF NORTH 87°26'10" EAST 1318.45 FEET WAS ASSUMED BETWEEN THE FAIR STREET CENTERLINE MONUMENTS, F1 AND F2. THE MONUMENTS WERE TIED USING THE WSRN ON WASHINGTON STATE PLANE SOUTH AND BROUGHT TO GROUND AROUND F1, WITH A CONVERGENCE ANGLE OF -2'29'46" AND SCALE FACTOR OF 0.9999663893.

PURPOSE OF THE SURVEY:
THIS SURVEY IS TO SHORT PLAT THE EXISTING PROPERTY INTO 2 LOTS.



- CORNER NOTES:**
- F1 FOUND 1/2" REBAR, NO CAP, 0.1' BELOW SURFACE.
 - F2 FOUND 5/8" REBAR, NO CAP, 0.1' BELOW SURFACE.
 - F3 FOUND 5/8" REBAR, NO CAP 0.1' ABOVE SURFACE.
 - F4 FOUND 3" WIDE IRON PIPE, IN MONUMENT CASE, AT INTERSECTION OF 14TH STREET AND PORT DR.
 - F5 FOUND 2.5" BRASS CAP MARKED "LS 16529", AT INTERSECTION OF 14TH STREET AND FAIR STREET

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LEICA TS12P, 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 MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AND GEODETIC CONTROL SURVEYS PER WAC 332-130.

	By	Date	Scale: 1"=60
Surveyed	CBB	12/23	Date: 12/29/2023
Drawn	JMV	1/24	Drawing Name: L7L-05 SHORT PLAT.DWG
Checked	JMV	1/24	
Approved			
Accepted			Sheet 2 of 2

SYNTIER
Engineering, Inc.
405 SE Bredford Drive, Suite C
Pullman, WA 99163
www.SyntierEngr.com 509.339.6187

For:
BL LAND COMPANY
PO BOX 1246
MCCALL, ID 83638

SHORT PLAT

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 20, TOWNSHIP 11 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT SALLY LARSON, BOARD MEMBER OF BL LAND COMPANY, A WASHINGTON CORPORATION, OWNER IN FEE S.M.P.E. WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH HIS DESIRES CAUSED THE LAND HEREIN DESCRIBED TO BE SUBDIVIDED BY PROCESS OF A SHORT PLAT DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LANDS SO DIVIDED, AND THAT THE PROPERTY SHOWN HEREON IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS; AND, THAT THEY ARE AUTHORIZED TO SIGN THIS DEDICATION.

THE ASOTIN COUNTY PUBLIC UTILITY DISTRICT SHALL HAVE THE RIGHT, AT ALL TIMES, TO ENTER THE PREMISES HEREIN FOR THE PURPOSES OF INSPECTING, MAINTAINING, IMPROVING, REPAIRING, CONSTRUCTING, RECONSTRUCTING, LOCATING AND RELOCATING THE SEWER LINE AND TO REMOVE BRUSH, TREES AND OTHER VEGETATION, OBSTACLES AND OBSTRUCTIONS THAT MAY INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SEWER LINE. THE COST OF ANY INSPECTION, MAINTENANCE, IMPROVEMENTS, REPAIRS, CONSTRUCTION, RECONSTRUCTION, LOCATION AND RELOCATION OF THE SEWER LINE, IMPROVEMENTS THERETO OR RELOCATION THERETO SHALL BE BORNE BY THE ASOTIN COUNTY PUBLIC UTILITY DISTRICT.

THE SERVICING UTILITY COMPANY SHALL HAVE THE RIGHT, AT ALL TIMES, TO ENTER THE PREMISES HEREIN FOR THE PURPOSES OF INSPECTING, MAINTAINING, IMPROVING, REPAIRING, CONSTRUCTING, RECONSTRUCTING, LOCATING AND RELOCATING THE UNDERGROUND UTILITIES AND TO REMOVE BRUSH, TREES AND OTHER VEGETATION, OBSTACLES AND OBSTRUCTIONS THAT MAY INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNDERGROUND UTILITIES. THE COST OF ANY INSPECTION, MAINTENANCE, IMPROVEMENTS, REPAIRS, CONSTRUCTION, RECONSTRUCTION, LOCATION AND RELOCATION OF THE UNDERGROUND UTILITIES, IMPROVEMENTS THERETO OR RELOCATION THERETO SHALL BE BORNE BY THE SERVICING UTILITY COMPANY.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 7th DAY OF February, 2024

By Sally Larson
SALLY LARSON, BOARD MEMBER, BL LAND COMPANY

BL SHORT PLAT

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 20, TOWNSHIP 11 NORTH, RANGE 46 EAST, WILLAMETTE MERIDIAN, ASOTIN COUNTY, WASHINGTON

PARENT PARCEL DESCRIPTION PER (R1)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 46 EAST, W.M. ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CENTERLINES OF 14TH STREET AND FAIR STREET; THENCE WEST ALONG THE CENTERLINE OF FAIR STREET A DISTANCE OF 417.98 FEET; THENCE NORTH 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FAIR STREET; SAID POINT BEING THE TRUE PLACE OF BEGINNING; THENCE EAST ALONG SAID RIGHT-OF-WAY LINE 357.98 FEET TO A POINT OF CURVE; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET FOR A DISTANCE 31.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 14TH STREET; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE 701.00 FEET TO A POINT OF CURVE; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET FOR A DISTANCE OF 31.42 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PORT DRIVE; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE 357.98 FEET; THENCE SOUTH 741.00 FEET TO THE TRUE PLACE OF BEGINNING.

AND

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 46 EAST, ASOTIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE MONUMENT OF 14TH STREET AND PORT DRIVE; THENCE SOUTH 2'32'25" EAST, ALONG THE CENTERLINE OF 14TH STREET, 69.95 FEET; THENCE SOUTH 87'24'27" WEST 30.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02'32'25" EAST, PARALLEL TO SAID CENTERLINE, 701.04 FEET; THENCE ALONG A CURVE RIGHT, HAVING A RADIUS OF 20 FEET, A DISTANCE OF 31.41 FEET TO THE NORTH RIGHT-OF-WAY OF FAIR STREET; THENCE SOUTH 87'27'10" WEST, ALONG SAID RIGHT-OF-WAY, 10.00 FEET; THENCE ALONG A CURVE LEFT, HAVING A RADIUS OF 20 FEET WITH A RADIAL BEARING OF NORTH 2'32'50" WEST, A DISTANCE OF 31.41 FEET; THENCE NORTH 02'32'25" WEST, PARALLEL TO SAID CENTERLINE, A DISTANCE OF 701.04 FEET; THENCE ALONG A CURVE LEFT, HAVING A RADIUS OF 20 FEET, A DISTANCE OF 31.41 FEET TO THE SOUTH RIGHT-OF-WAY OF PORT DRIVE; THENCE NORTH 87'28'57" EAST, ALONG SAID RIGHT-OF-WAY, 10.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20 FEET, A DISTANCE OF 31.41 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 14th DAY OF February, 2024
AT 2:11 P.M. IN BOOK _____ OF _____
AT PAGE _____ AUDITOR'S FILE NUMBER 382728
AT THE REQUEST OF Bl Land Company
Debra McKay, Asotin County Auditor COUNTY AUDITOR
Brianne Sullivan DEPUTY

CLARKSTON PUBLIC WORKS DIRECTOR CERTIFICATE:

EXAMINED AND APPROVED THIS 6th DAY OF February, 2024.

Susan Fall
ASOTIN COUNTY ENGINEER
City Administrator

COUNTY HEALTH CERTIFICATE:

EXAMINED AND APPROVED THIS 6th DAY OF February, 2024.

Collin Jansels
ASOTIN COUNTY HEALTH OFFICIAL

COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT TAXES AND ASSESSMENTS ON PROPERTY SHOWN HEREIN HAVE BEEN PAID FOR 2023 AND PRECEDING YEARS

THIS 6th DAY OF February, 2024

D. Sullivan
ASOTIN COUNTY TREASURER
Foreclosure Clerk

COUNTY ASSESSOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PROPERTY IS ASSESSED TO:

Bl Construction Company

ACCORDING TO THE CURRENT TAX ROLLS.

David Waller 2-6-24
ASOTIN COUNTY ASSESSOR DATE

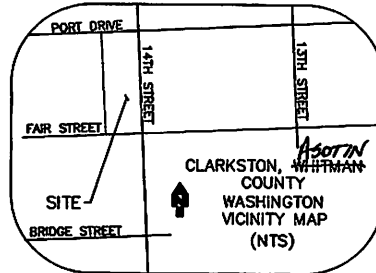
OFFICIAL DOCUMENTS:

- R1 ALLIANCE TITLE AND ESCROW, TITLE ORDER NO. 652982, DECEMBER 13, 2023, TITLE OFFICER, CHANCE PAXTON.
- R2 WARRANTY DEED, AFN 359129, 09/05/18, CLARKSTON ESTATES, INC.
- R3 QUITCLAIM DEED, AFN 297020, 02/15/07, WALLA WALLA COMMUNITY COLLEGE FOUNDATION.
- R4 WARRANTY DEED, AFN 290679, 04/21/06, GRANTOR: CLARKSTON ESTATES, INC. GRANTEE: STATE OF WASHINGTON
- R5 SURVEY FOR: PORT OF CLARKSTON, AFN 378972, 2022, SURVEYOR: LONG
- R6 SURVEY FOR: PORT OF CLARKSTON, AFN 358204, 2018, SURVEYOR: LONG

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 BL LAND COMPANY IN DECEMBER OF 2023.

J. V. Zimmerman 2-5-24
JASON MICHAEL VOHLINDER, PLS 54528 DATE



PLAT ADDRESS: NOT CURRENTLY ADDRESSED 14TH STREET, CLARKSTON, WA 99403

ZONING: HI-HEAVY INDUSTRIAL
HEAVY INDUSTRIAL ZONE H-I ZONE. THE HEAVY INDUSTRIAL ZONE IS INTENDED TO PROVIDE LOCATIONS WHERE USES ARE PERMITTED OUTRIGHT FOR THE MANUFACTURING AND ASSEMBLY OF MATERIALS INTO FINISHED PRODUCTS; WAREHOUSING, STORAGE AND WHOLESALE BUSINESSES; AND OFFICES THAT ARE RELATED TO THE INDUSTRIAL USES ALLOWED IN THE ZONE AND LOCATED ON THE SAME SITE. THE HEAVY INDUSTRIAL ZONE IS ALSO INTENDED TO PROVIDE LOCATIONS FOR THE MANUFACTURING OF PRODUCTS FROM RAW MATERIAL AND/OR PRODUCTS THAT MAY HAVE A GREATER DETRIMENTAL IMPACT ON ENVIRONMENTAL QUALITY OR THE COMMUNITY. ADDITIONAL RESTRICTIONS MAY BE IMPOSED TO MITIGATE THESE IMPACTS.

ACKNOWLEDGMENTS:

STATE OF WASHINGTON }
COUNTY OF Asotin } SS.

ON THIS 7th DAY OF February, 2024, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME SALLY LARSON, THE ENTITY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT; WHO ACKNOWLEDGED SAID EXECUTION TO BE THE FREE AND VOLUNTARY ACT OF SAID COMPANIES FOR THE PURPOSES MENTIONED THEREIN AND STATED ON OATH THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEALS AFFIXED (IF ANY) ARE THE COMPANY SEALS OF SAID COMPANIES.

Celina D. Reynolds
SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Celina D. Reynolds
PRINTED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

M' COMMISSION EXPIRES Dec. 20, 2025



	By	Date	Scale
Surveyed	CSB	12/23	Date: 12/29/2023
Drawn	JMV	1/24	Drawing Name: L1L-05 SHORT PLAT.DWG
Checked	THH	1/24	
Approved			
Accepted			

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Asotin County, WA
Debra McKay Auditor
0207142204 02311 P.M.
382728

Dr

200.5

367.98'

1

2

6132050010000
PORT OF CLARK
1395 PORT DR 0.
1132000540010
2183 LLC
1397 PORT DR 1

61320004000010000
JMAP LLC
1455 PORT DR 3.94 ac

191.05'

220.2'

61320004021010000 BL
CONSTRUCTION COMPANY
4.59 ac

3

113200054
PORT OF CL
14TH ST
6132050030000
PORT OF CLARK
14TH ST 1.14

515.01'

497.10'

225.74'

14th St

BL SHORT PLAT

PORT OF
CLARKSTO

237.66'

220

400'

4

61320500400
PORT OF CLA
14TH ST 0.

191.0'

110.00'

61320004000060000 WALLA
WALLA COMM COLLEGE
1.17 ac

387.99'

22

51.48'

2

61320004000050000 WALLA
WALLA COMM COLLEGE
2.43 ac

5

6132050050
PORT OF CL.
1390 FAIR S

226.00'

203.91'

168.22'

61320004021020000 NELSON
FAMILY ENTERPRISE LLC
2.01 ac