

AMENDED SURVEY AND MAP PLANS
FOR
LUXELocker CONDOMINIUM

RECORDED IN VOL. 1 OF CONDOMINIUMS PAGE 0115

AFN:2022-019160

DECLARATION RECORDED UNDER

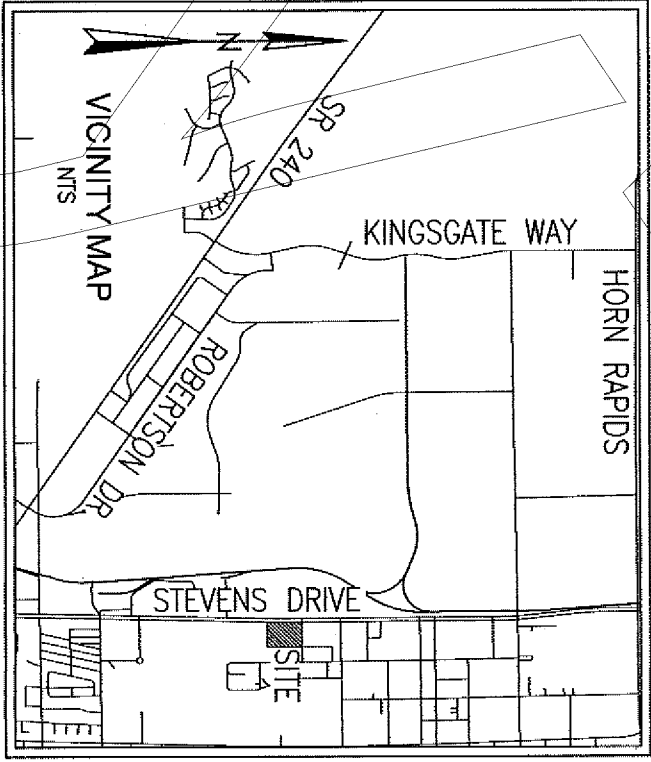
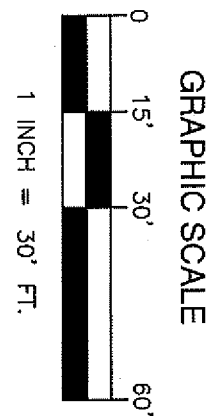
AMENDED DECLARATION RECORDED UNDER

AUDITOR'S FILE NUMBER 2022-011406

PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4

OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,

CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



SURVEYOR'S STATEMENT OF INTENT

THE PURPOSE OF THIS SURVEY IS TO AMEND LUXELocker CONDOMINIUM PLAT, PROVIDING SEGREGATION OF LAND INTO 2 LOTS

DESCRIPTION

LUXELocker CONDOMINIUM, SURVEY MAP AND PLANS, RECORDED IN VOL. 1 OF CONDOMINIUMS PAGE 0115,
UNDER AUDITOR'S FILE NUMBER 2022-019160, RECORDS OF BENTON COUNTY, WASHINGTON.

SURVEYOR'S NOTES

1. DATE OF SURVEY: AUGUST 23, 2019 AND OCTOBER 2023.
2. BASIS OF BEARING: NAD83(11) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET AND DISTANCES, MULTIPLE GRID DISTANCES BY A COMBINED SCALE FACTOR OF 0.999995050 TO ADJUST FOR GROUND DISTANCE DIFFERENCE SURVEY DISTANCES AND LOT AREA ARE GROUND DISTANCES, MULTIPLE GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999995050 TO ADJUST FOR GROUND GRID DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON HIFER GNSS, RTK METHOD, LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-150-090.
5. VERTICAL DATUM: NAVD83 CITY OF RICHLAND DATUM.
6. OWNERSHIP AND PARCEL NUMBERS ARE SHOWN PER BENTON COUNTY ASSESSOR'S WEB SITE 5/11/2020.
7. FOUND CORNERS REFERENCE SET PINS SHOWN ON REFERENCE DOCUMENT (R1), CORNERS APPEAR TO BE CORNERS ASSOCIATED WITH ACCESS & IRRIGATION EASEMENT AFF#2008-02813. EASEMENT WAS RENEWED AFF#2011-012330. NO DEED OF RECORD ESTABLISHING PROPERTY CORNERS.
- (R1) RECORD OF SURVEY #498, VOLUME 01 RECORD OF SURVEY #147, RECORDED UNDER AUDITOR'S FILE NUMBER 2009-037192.
- (R2) QUIT CLAIM DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 2011-012313.
- (R3) SHORT PLAT 3988, VOLUME 01 SHORT PLAT 3988, RECORDED UNDER AUDITOR'S FILE NUMBER 2013-019423.
8. ALL EASEMENTS DEDICATED ON THE FACE OF LUXELocker CONDOMINIUM, RECORDED IN VOL. 1 OF CONDOMINIUMS PAGE 0115, UNDER AUDITOR'S FILE NUMBER 2022-019160 HAVE NOT BEEN AMENDED AND REMAIN DEDICATED PER SURVEY AND AS SHOWN HEREIN.

SURVEYOR'S MONUMENTS

- FOUND 3" BRASS CAP AS NOTED
- FOUND 5/8" REBAR AND CAP * PERMIT SURVEYING, INC 48774* UNLESS OTHERWISE NOTED
- SET 5/8" REBAR & CAP * PERMIT SURVEY PLS 54534*

GENERAL NOTES

ALL LOTS WITHIN THE BOUNDARIES OF THIS SURVEY MAP AND PLANS ARE SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION AS AMENDED AND RE-RECORDED UNDER AUDITOR'S FILE NUMBER 2025-

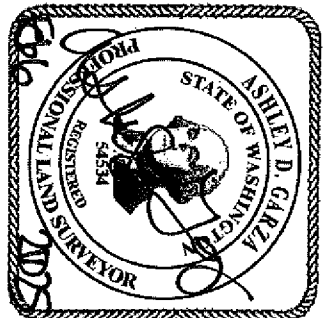
AUDITOR'S CERTIFICATION

FILED FOR RECORD THIS 20th DAY OF March, 2025, AT 1:43 P.M.,
AND RECORDED IN VOLUME 01 OF SHORT PLATS PAGE 0134 AT THE REQUEST OF
ASHLEY D. GARZA
BENTON COUNTY AUDITOR Brenda Chilton by W. Garza (Deputy)
FEE NO. 2025-006382
SURVEY RECORD NO. # 0134

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP AND PLANS FOR LUXELocker CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREON AND THAT BASED UPON MY BEST JUDGMENT, THE LOCATIONS, BEARINGS, DISTANCES AND DIMENSIONS ARE SHOWN ACCURATELY THEREON AND THAT THESE REQUIREMENTS PURSUANT TO RCW 64.34.422.

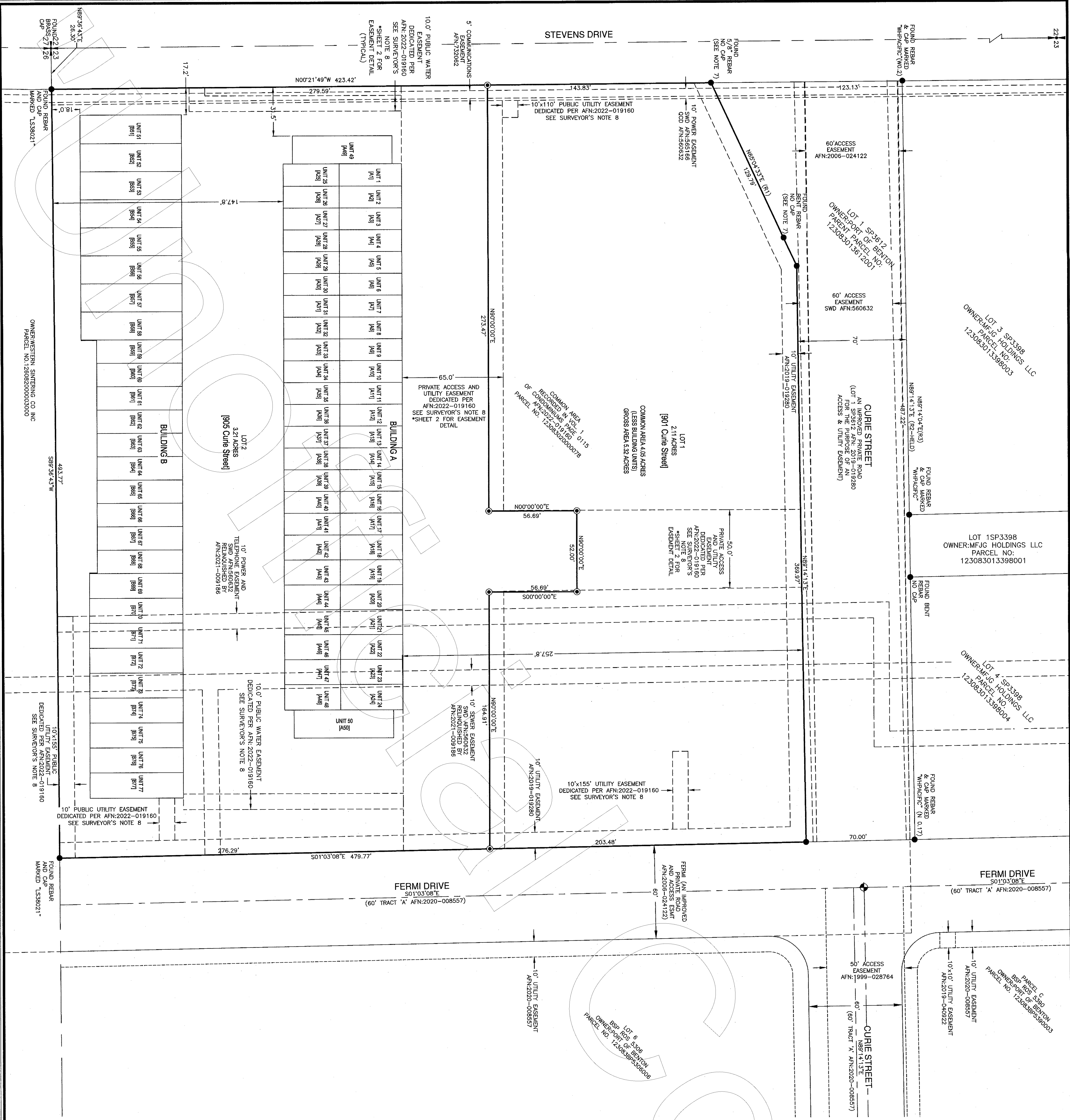
W. Garza
Ashley D. Garza
CERTIFICATE NO. 54534



2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123
FAX 509-371-0999

RICHLAND STORAGE PARTNERS, LLC

PROJECT NO. 20033
DRAWN BY: ADG
DATE: 01/24/2025
SCALE: 1" = 30'
SHEET 1 OF 3



DECLARATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR THE CONDOMINIUM PROJECT DESCRIBED HEREON AND FOR THE PURPOSES SHOWN HEREON. AND THE EASEMENT ARE HEREBY GRANTED FOR THE USES AND PURPOSES SHOWN HEREON.

WE, THE UNDERSIGNED, FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS, CHIMNEYS, CORROSION RESISTANT STRUCTURES, AND SURVEY MAP AND PLANS ARE SUBJECT TO THE CONDOMINIUM DECLARATION RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ARIZONA.

RICHLAND STORAGE PARTNERS LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: LUXELOCKER, LLC

MANAGER 2/12/25 DATE

ACKNOWLEDGEMENT

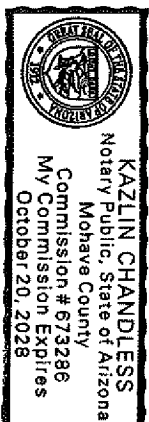
STATE OF ARIZONA
COUNTY OF MOHAVE

I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT ADAM C. PAKES SIGNED THIS CONDOMINIUM DECLARATION AND THIS SURVEY MAP AND PLANS AND DEDICATED THE SAME FOR THE CONDOMINIUM PROJECT DESCRIBED HEREON AND FOR THE PURPOSES SHOWN HEREON. AND THE EASEMENT ARE HEREBY GRANTED FOR THE USES AND PURPOSES SHOWN HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

DATE: 2/12/2025

MY COMMISSION EXPIRES: 10/26/2028



APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2023. PARCEL NO. 12308302000016

Harsh Spencer by Mr. J DATE 3/20/25

BENTON COUNTY TREASURER

Kim Smith by Bill Spencer DATE 3/20/2025

BENTON COUNTY ASSESSOR

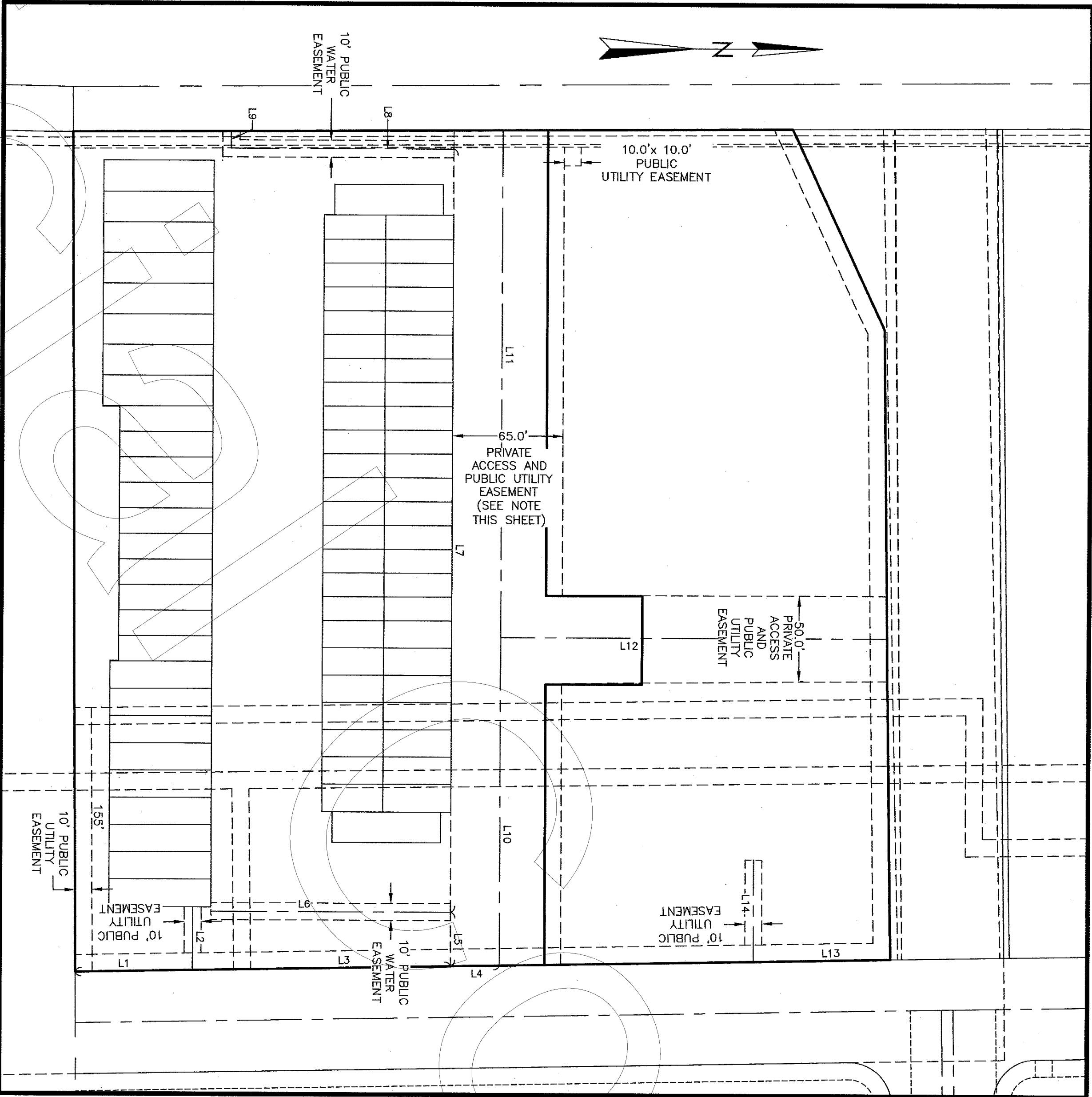
THE CONDOMINIUM PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON.

Mr. SKE DATE 3/5/2025

SUBDIVISION ADMINISTRATOR, CITY OF RICHLAND

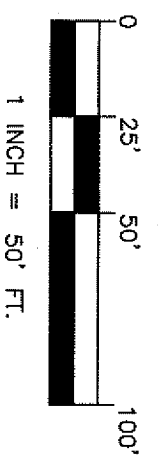
EASEMENT NOTES

THOSE EASEMENTS DEDICATED ON THE FACE OF THIS SURVEY AND SHOWN HEREON AS "PRIVATE" ARE TO BE RETAINED FOR PRIVATE USE AS CONVEYED IN THE DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 2022-019161 AND FURTHER AMENDED IN THE DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 2024-011406. THOSE EASEMENTS DEDICATED ON THE FACE OF THIS SURVEY AND SHOWN HEREON AS "PUBLIC" ARE CONVEYED TO THE CITY OF RICHLAND FOR THOSE USES DESCRIBED HEREON.



EASEMENT DETAIL

GRAPHIC SCALE



Line #	Length	Direction
L1	69.01	S07°03'08"E
L2	37.12	N80°00'00"E
L3	151.77	N01°03'08"W
L4	249.58	N07°03'08"W
L5	31.83	N80°00'00"E
L6	141.00	S00°00'00"E
L7	448.29	N90°00'00"W
L8	131.01	S00°00'17"E
L9	10.00	S89°59'43"W
L10	192.76	N90°00'00"W
L11	298.02	N90°00'00"W
L12	227.64	S00°00'00"E
L13	80.63	N01°03'14"W
L14	60.00	N90°00'00"W

AMENDED SURVEY AND MAP PLANS

FOR

LUXELOCKER CONDOMINIUM

RECORDED IN VOL. 1 OF CONDOMINIUMS PAGE 0115

DECLARATION RECORDED UNDER
AUDITOR'S FILE NO. 2022-019161

AMENDED DECLARATION RECORDED UNDER
AUDITOR'S FILE NUMBER 2024-011406

PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLOWETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

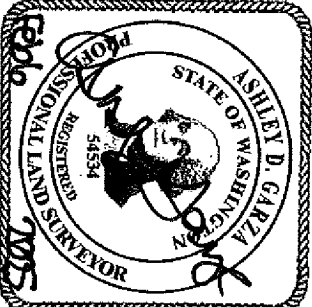
AUDITOR'S CERTIFICATION

FILED FOR RECORD THIS 26th DAY OF MARCH, 2025, AT 1413 P.M.,
AND RECORDED IN VOLUME 01 OF CONDOMINIUMS PAGE 0134 AT THE REQUEST OF
ASHLEY D. GARZA
BENTON COUNTY AUDITOR Brenda Chittin by Willauchi (Deputy)
FEE NO. 2025-006382
SURVEY RECORD NO. 0134

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP AND PLANS FOR LUXELOCKER CONDOMINIUMS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA. I HAVE KNOWLEDGE, INFORMATION AND BELIEF THAT THE COURSES AND DISTANCES SHOWN ON THIS MAP AND PLANS WERE MEASURED ACCURATELY AND THAT THE LOCATION AND DIMENSIONS OF THE UNITS AS-BUILT, THESE PLANS ARE PER THE BASIC REQUIREMENTS PURSUANT TO ROW 64.34.232.

Adam C. Pakes 2/12/2025
NOTARY PUBLIC



PERMIT SURVEYING INC
2245 Robertson Drive
Richland, Washington 98354
OFFICE 509-375-4123
FAX 509-371-0899

RICHLAND STORAGE PARTNERS, LLC

PROJECT NO. 20053
DRAWN BY: ADG
DATE: 01/24/2025
SCALE: 1" = 50'
SHEET 2 OF 3

BUILDING A

UNIT NUMBER	UNIT ADDRESS	PLAN TYPE	FLOOR ELEVATION (SOFT)	CEILING ELEVATION
1	901(A1)	PLAN UNIT B1	544	409.15'
2	901(A2)	PLAN UNIT B	546	409.15'
3	901(A3)	PLAN UNIT B	551	409.15'
4	901(A4)	PLAN UNIT B	555	409.15'
5	901(A5)	PLAN UNIT B	555	409.15'
6	901(A6)	PLAN UNIT B	547	409.15'
7	901(A7)	PLAN UNIT B	549	409.15'
8	901(A8)	PLAN UNIT B	555	409.15'
9	901(A9)	PLAN UNIT B	555	409.15'
10	901(A10)	PLAN UNIT B	547	409.15'
11	901(A11)	PLAN UNIT B	549	409.15'
12	901(A12)	PLAN UNIT B	555	409.15'
13	901(A13)	PLAN UNIT B	553	409.15'
14	901(A14)	PLAN UNIT B	547	409.15'
15	901(A15)	PLAN UNIT B	551	409.15'
16	901(A16)	PLAN UNIT B	555	409.15'
17	901(A17)	PLAN UNIT B	555	409.15'
18	901(A18)	PLAN UNIT D	599	409.15'
19	901(A19)	PLAN UNIT D	603	409.15'
20	901(A20)	PLAN UNIT D	607	409.15'
21	901(A21)	PLAN UNIT D	607	409.15'
22	901(A22)	PLAN UNIT D	599	409.15'
23	902(A23)	PLAN UNIT D	603	409.15'
24	902(A24)	PLAN UNIT D1	603	409.15'
25	902(A25)	PLAN UNIT A1	504	409.15'

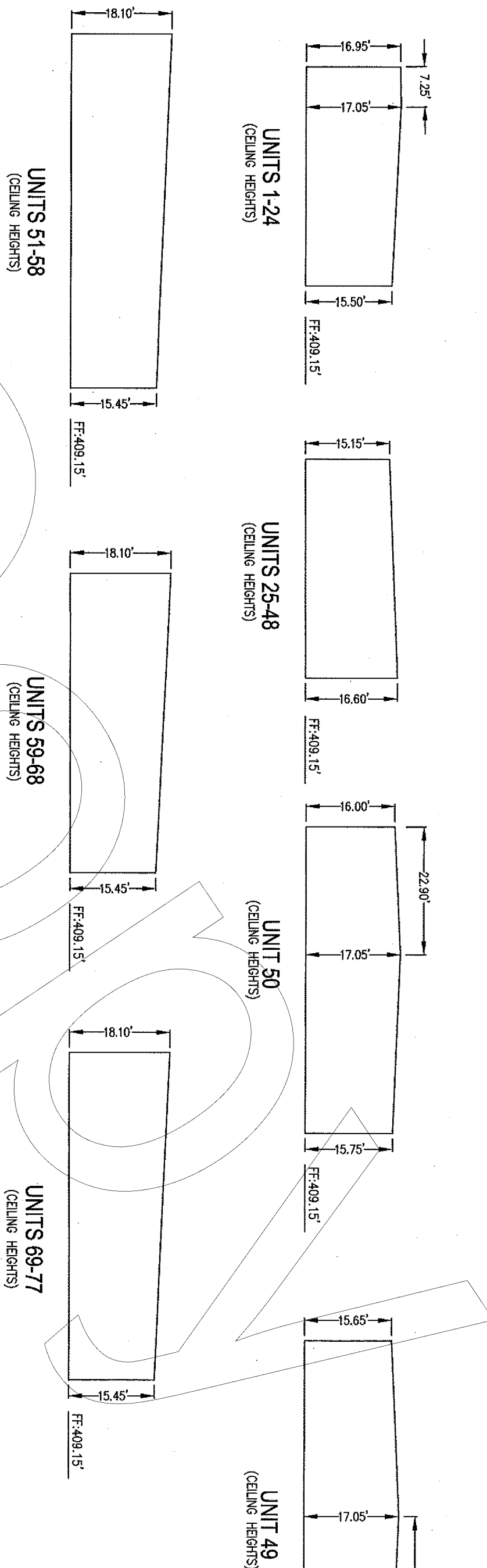
BUILDING A

UNIT NUMBER	UNIT ADDRESS	PLAN TYPE	UNIT AREA (SQ FT)	FLOOR ELEVATION	CEILING ELEVATION
26	901(A26)	PLAN UNIT A	488	409.15'	409.15'
27	901(A27)	PLAN UNIT A	483	409.15'	409.15'
28	901(A28)	PLAN UNIT A	464	409.15'	409.15'
29	901(A29)	PLAN UNIT A	497	409.15'	409.15'
30	901(A30)	PLAN UNIT A	490	409.15'	409.15'
31	901(A31)	PLAN UNIT A	491	409.15'	409.15'
32	901(A32)	PLAN UNIT A	497	409.15'	409.15'
33	901(A33)	PLAN UNIT A	497	409.15'	409.15'
34	901(A34)	PLAN UNIT A	490	409.15'	409.15'
35	901(A35)	PLAN UNIT A	480	409.15'	409.15'
36	901(A36)	PLAN UNIT A	497	409.15'	409.15'
37	901(A37)	PLAN UNIT A	490	409.15'	409.15'
38	901(A38)	PLAN UNIT A	483	409.15'	409.15'
39	901(A39)	PLAN UNIT A	497	409.15'	409.15'
40	901(A40)	PLAN UNIT A	497	409.15'	409.15'
41	901(A41)	PLAN UNIT A	497	409.15'	409.15'
42	901(A42)	PLAN UNIT C	560	409.15'	409.15'
43	901(A43)	PLAN UNIT C	565	409.15'	409.15'
44	901(A44)	PLAN UNIT C	567	409.15'	409.15'
45	901(A45)	PLAN UNIT C	560	409.15'	409.15'
46	901(A46)	PLAN UNIT C	560	409.15'	409.15'
47	901(A47)	PLAN UNIT C	564	409.15'	409.15'
48	901(A48)	PLAN UNIT C1	561	409.15'	409.15'
49	901(A49)	PLAN UNIT E	1155	409.15'	409.15'
50	901(A50)	PLAN UNIT E1	953	409.15'	409.15'

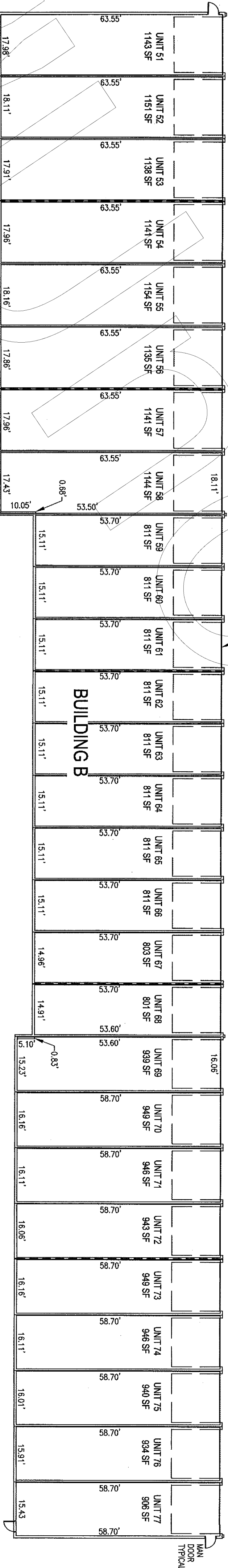
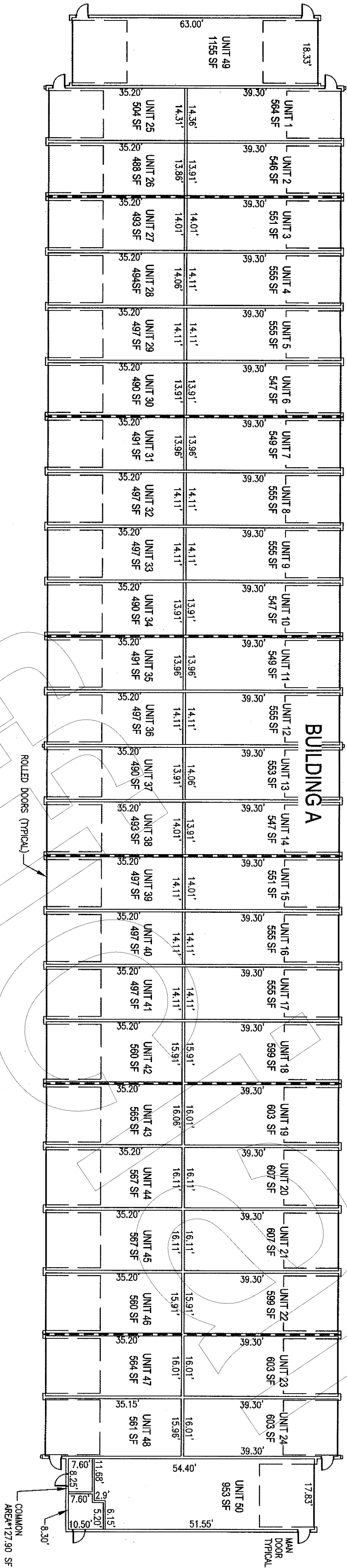
BUILDING B

UNIT NUMBER	UNIT ADDRESS	PLAN TYPE	UNIT AREA (SQ FT)	FLOOR ELEVATION	CEILING ELEVATION
51	901(B51)	PLAN UNIT AA	1143	410.35'	410.35'
52	901(B52)	PLAN UNIT AA	1151	410.35'	410.35'
53	901(B53)	PLAN UNIT AA	1138	410.35'	410.35'
54	901(B54)	PLAN UNIT AA	1141	410.35'	410.35'
55	901(B55)	PLAN UNIT AA	1154	410.35'	410.35'
56	901(B56)	PLAN UNIT AA	1135	410.35'	410.35'
57	901(B57)	PLAN UNIT AA	1141	410.35'	410.35'
58	901(B58)	PLAN UNIT AA	1144	410.35'	410.35'
59	901(B59)	PLAN UNIT BB	811	410.35'	410.35'
60	901(B60)	PLAN UNIT BB	811	410.35'	410.35'
61	901(B61)	PLAN UNIT BB	811	410.35'	410.35'
62	901(B62)	PLAN UNIT BB	811	410.35'	410.35'
63	901(B63)	PLAN UNIT BB	811	410.35'	410.35'
64	901(B64)	PLAN UNIT BB	811	410.35'	410.35'
65	901(B65)	PLAN UNIT BB	811	410.35'	410.35'
66	901(B66)	PLAN UNIT BB	811	410.35'	410.35'
67	901(B67)	PLAN UNIT BB	803	410.35'	410.35'
68	901(B68)	PLAN UNIT BB	801	410.35'	410.35'
69	901(B69)	PLAN UNIT CC	949	410.35'	410.35'
70	901(B70)	PLAN UNIT CC	949	410.35'	410.35'
71	901(B71)	PLAN UNIT CC	946	410.35'	410.35'
72	901(B72)	PLAN UNIT CC	943	410.35'	410.35'
73	901(B73)	PLAN UNIT CC	949	410.35'	410.35'
74	901(B74)	PLAN UNIT CC	946	410.35'	410.35'
75	901(B75)	PLAN UNIT CC	940	410.35'	410.35'
76	901(B76)	PLAN UNIT CC	934	410.35'	410.35'
77	901(B77)	PLAN UNIT CC	906	410.35'	410.35'

UNIT CEILING DETAIL
NOT TO SCALE



UNIT DETAIL
NOT TO SCALE



AMENDED SURVEY AND MAP PLANS
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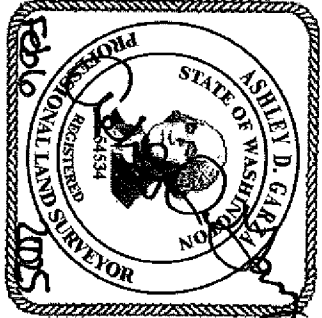
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BENTON COUNTY AUDITOR Brenda Chilton by Willard (bep14)
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SURVEY RECORD NO. 0134

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HUBERT GARZA, I HAVE THIS MAP AND PLANS FOR LUXELOCKER
CONDOMINIUMS PREPARED IN ACCORDANCE WITH THE
KNOWLEDGE, INFORMATION AND BELIEF THAT THE COURSES AND
PLANS ACCURATELY DEPICT THE LOCATION AND DIMENSIONS OF
THE UNITS AS-BUILT. THESE PLANS ARE FOR THE BASIC
REQUIREMENTS PURSUANT TO RCW 64.34.032.

Hubert D. Garza
REGISTERED SURVEYOR
CERTIFICATE NO. 34534



PERMIT
SURVEYING
2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123
FAX 509-371-0899

RICHLAND STORAGE PARTNERS, LLC

PROJECT NO. 20053
DRAWN BY: AOB
DATE: 01/24/2025
SCALE: NONE
SHEET 3 OF 3