PORTION OF RECO RD THE SW 1/4 OF SECTION 7, CITY OF KENNEWICK, BEN 9F SURVEY FOR W TON COUNTY, WASHINGTON. TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., **OUNDARY LINE ADJUSTMENT**

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ORIGINAL **PARCEL** 1 DESCRIPTION

AL PROPERTY LOCATED IN GOVERNMENT LOTS 3 AND 4, THE SOUTHEAST JARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF JARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 IS SOUTHWEST QUARTER MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, SHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 33"26"57" EAST ALONG THE EASTERLY BOUNDARY OF THE PARCEL DEEDED TO THE UNITED STATES OF AMERICA BUREAU OF RECLAMATION BY DONATION WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2010—007656, RECORDS OF BENTON COUNTY A DISTANCE OF 2,011.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY DEEDED TO THE CITY OF KENNEWICK BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2011—036131, RECORDS OF THE BENTON COUNTY AUDITOR, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES;

THENCE SOUTH 75'07'45" EAST A DISTANCE OF 113.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 757.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58'16'55" A DISTANCE OF 770.03 FEET; THENCE SOUTH 16'50'51" EAST A DISTANCE OF 460.48 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, SOUTH 73'07'07" WEST A DISTANCE OF 360.00 FEET; THENCE NORTH 16'50'51" WEST A DISTANCE OF 460.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 397.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58'16'54" A DISTANCE OF 403.83 FEET; THENCE NORTH 75'07'45" WEST A DISTANCE OF 234.50 FEET TO SAID EASTERLY BOUNDARY OF THE PARCEL DEEDED TO THE UNITED STATES OF AMERICA BUREAU OF RECLAMATION BY DONATION WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2010—007656; THENCE NORTH 33'26'57" EAST ALONG SAID LINE, 379.79 FEET TO THE POINT OF BEGINNING.

ORIGINAL PARCEL 5 DESCRIPTION

THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF DUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 IF THE WILLAMETTE MERIDIAN, CITY OF KENNEWCK, BENTON COUNTY, GTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 83'26'05" EAST A DISTANCE OF 2001.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00"23'13" WEST A DISTANCE OF 77.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50"22'47" A DISTANCE OF 87.93 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1191.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33"55'09" A DISTANCE OF 705.08 FEET; THENCE NORTH 16"50'51" WEST A DISTANCE OF 92.90 FEET; THENCE NORTH 73"07'07" EAST A DISTANCE OF 360.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY DEEDED TO THE CITY OF KENNEWICK BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2011-036131, RECORDS OF THE BENTON COUNTY AUDITOR; THENCE ALONG SAID RIGHT OF WAY, SOUTH 16"50"51" EAST A DISTANCE OF 93.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 831.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 910.90 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 00"23'13" EAST A DISTANCE OF 355.25 FEET TO THE SOUTH LINE OF SAID SECTION 7; THENCE ALONG SAID SOUTH SECTION LINE, NORTH S3726'05" WEST A DISTANCE OF 572.70 FEET TO THE POINT OF BEGINNING.

TRANSFER DESCRIPTION

THAT PORTION OF PARCEL 1 AS SHOWN ON RECORD OF SURVEY FOR PARCEL SEGREGATION RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5333, UNDER AUDITOR'S FILE NUMBER 2020—015924, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 16'50'51" WEST ALONG THE EAST LINE OF SAID PARCEL AND THE WESTERLY MARGIN OF BOB OLSON PARKWAY A DISTANCE OF 363.00 FEET; THENCE LEAVING SAID EAST LINE AND SAID WESTERLY MARGIN, SOUTH 73'07'07" WEST A DISTANCE OF 360.00 FEET TO THE WESTERLY LINE OF SAID PARCEL 1; THENCE SOUTH 16'50'51" EAST ALONG SAID WEST LINE A DISTANCE OF 363.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 73'07'07' EAST A DISTANCE OF 360.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 AND THE END OF THIS DESCRIPTION.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 33"26"57" EAST ALONG THE EASTERLY BOUNDARY OF THE PARCEL DEEDED TO THE UNITED STATES OF AMERICA BUREAU OF RECLAMATION BY DONATION WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2010-007656, RECORDS OF BENTON COUNTY A DISTANCE OF 2,011.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY DEEDED TO THE CITY OF KENNEWCK BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2011-036131, RECORDS OF THE BENTON COUNTY AUDITOR, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES;

REAL PROPERTY LOCATED IN GOVERNMENT LOTS 3 AND 4, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REVISED PARCEL 1 DESCRIPTION

SURVEY # 5509

SHEET 1

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TAXCEL AXEAU			l
ORIGINAL PARCEL 1 ORIGINAL PARCEL 5	439,745 SF± 453,104 SF±	(10.10 ACRES) (10.40 ACRES)	
TOTAL	892,849 SF±	(20.50 ACRES)	
TRANSFER AREA	130,680 SF±	(3.00 ACRES)	

TOTAL	REVISED PARCEL 1 REVISED PARCEL 5
892,104 SF±	309,065 SF± 583.784 SF±
(20.50 ACRES)	(7.10 ACRES) (13.40 ACRES)

ORIGINAL PARCEL 1 439,745 SF± (10.10 ACRES)
TRANSFER AREA 130,680 SF± (3.00 ACRES)

THENCE SOUTH 75'07'45" EAST A DISTANCE OF 113.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 757.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5816'55" A DISTANCE OF 770.03 FEET; THENCE SOUTH 16'50'51" EAST A DISTANCE OF 97.48 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, SOUTH 73'07'07" WEST A DISTANCE OF 360.00 FEET; THENCE NORTH 16'50'51" WEST A DISTANCE OF 97.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 397.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58'16'54" A DISTANCE OF 403.83 FEET; THENCE NORTH 75'07'45" WEST A DISTANCE OF 234.50 FEET TO SAID EASTERLY BOUNDARY OF THE PARCEL DEEDED TO THE UNITED STATES OF AMERICA BUREAU OF RECLAMATION BY DONATION WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2010—007656; THENCE NORTH 33'26'57" EAST ALONG SAID LINE, 379.79 FEET TO THE POINT OF BEGINNING.

REVISED PARCEL 5 DESCRIPTION

REAL PROPERTY LOCATED IN GOVERNMENT LOTS 3 AND 4, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 83'26'05" EAST A DISTANCE OF 2001.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00'23'13" WEST A DISTANCE OF 77.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50'22'47" A DISTANCE OF 87.93 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1191.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33'55'09" A DISTANCE OF 705.08 FEET; THENCE NORTH 15'05'1" WEST A DISTANCE OF 455.90 FEET; THENCE NORTH 73'07'07" EAST A DISTANCE OF 360.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY DEEDED TO THE CITY OF KENNEWICK BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2011-036131, RECORDS OF THE BENTON COUNTY AUDITOR; THENCE ALONG SAID RIGHT OF WAY, SOUTH 16'50'51" EAST A DISTANCE OF 456.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE ALONG SAID RIGHT OF WAY DISTANCE OF 62'48'18" A DISTANCE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62'48'18" A DISTANCE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62'48'18" A DISTANCE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62'48'18" A DISTANCE OF SAID SUTH LINE, NORTH LINE OF SAID SECTION 7; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH LINE OF SAID SECTION 10.00. THE SCINNING.

DWN. BY

DATE

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3/3/21

CHKD. BY

JOB NO.

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2160220-74

SURVEY FOR

SURVEYOR'S CERTIFICATE

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

EQUIPMENT USED

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

Prenda (Wilter Pur COUNTY AUDITOR VOLUME 1 POSE 550

Days. 55.09

(Sympos) Warmag month

THE PORTON COUNTY AUDITOR, KENNEWLY WASHINGTON.
RECORDING NUMBER 2021-026505.

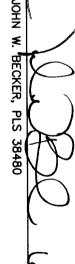
FILED FOR RECORD THIS 3 DAY OF 4

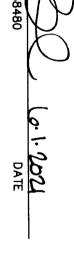
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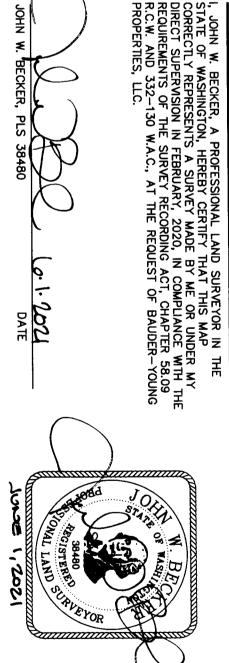
AUDITOR'S CERTIFICATE











5804 Road 90, Suite H Pasco, WA 99301 509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

TACOMA · SEATTLE · SPOKANE · TRI-CITIES

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A PORTION OF RECOI RD THE CITY OF KENNEWICK, BEN OF OF SURVEY FOR B SW 1/4 OF SECTION 7, FOR BOUNDARY TON COUNTY, WASHINGTON. TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., LINE **ADJUSTMENT**

SURVEY # 5509 SHEET 2 OF

