

PLAT of CHIAWANA PLACE - PHASE 1

LOCATED THE SW 1/4 OF THE SE 1/4 OF SECTION 16,
TOWNSHIP 9 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN,
CITY OF PASCO, FRANKLIN COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE LAND IN THE COUNTY OF FRANKLIN, SITUATE IN SECTION 16, TOWNSHIP 9 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, STATE OF WASHINGTON, BEING A PORTION OF LOT 5 OF PASCO 16, AN AMENDED SEGREGATION SURVEY RECORDED UNDER AUDITOR'S FILE NO. 1847849 DESCRIBED AS FOLLOWS:

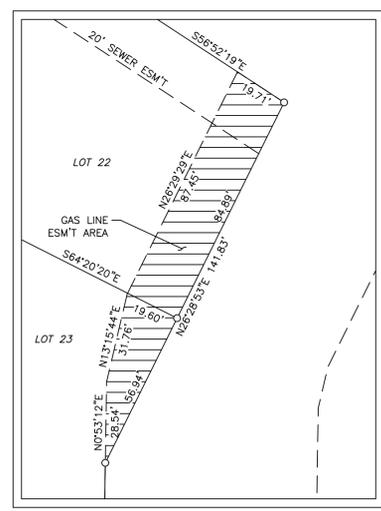
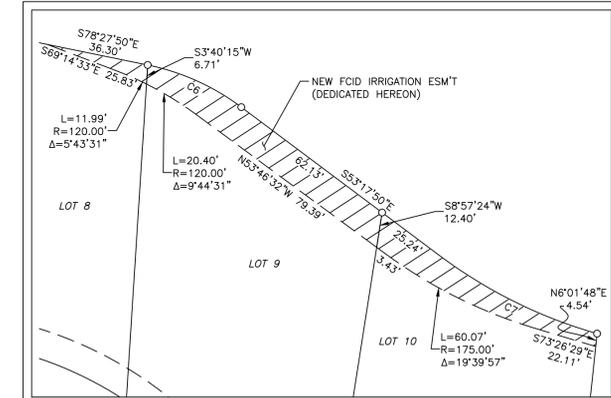
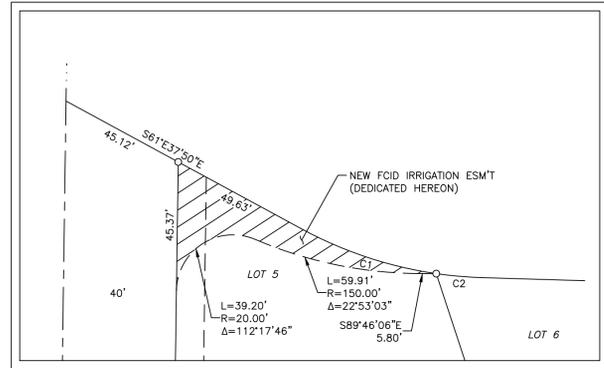
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°49'10" EAST 1098.96 FEET ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER THEREOF;

THENCE THE FOLLOWING 10 COURSES ALONG THE NORTH LINE OF SAID LOT 5:

SOUTH 61°37'50" EAST 94.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 143.32 FEET; THENCE SOUTHEASTERLY 66.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°40'00"; THENCE SOUTH 88°17'50" EAST 96.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 313.65 FEET; THENCE NORTHEASTERLY 59.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'00"; THENCE NORTH 80°52'10" EAST 107.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 83.30 FEET; THENCE NORTHEASTERLY 30.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°40'00"; THENCE SOUTH 78°27'50" EAST 40.37 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 83.32 FEET; THENCE SOUTHEASTERLY 36.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°10'00"; THENCE SOUTH 53°17'50" EAST 87.37 FEET TO A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 171.79 FEET; THENCE SOUTHEASTERLY 62.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°52'25";

THENCE LEAVING NORTH LINE SOUTH 06°01'48" WEST 119.36 FEET; THENCE SOUTH 83°58'12" EAST 47.33 FEET; THENCE SOUTH 06°01'48" WEST 60.00 FEET; THENCE SOUTH 27°20'40" WEST 457.66 FEET; THENCE SOUTH 63°21'05" EAST 110.87 FEET; THENCE NORTH 26°38'55" EAST 14.39 FEET; THENCE SOUTH 63°22'04" EAST 60.00 FEET; THENCE SOUTH 56°52'19" EAST 114.14 FEET; THENCE SOUTH 26°22'53" WEST 141.83 FEET; THENCE SOUTH 00°53'12" WEST 100.44 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89°17'50" WEST 661.41 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 14.63 AC. MORE OR LESS



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	50.41	143.32	20°09'11"	S71°42'26"E	50.15
C2	16.29	143.32	6°30'49"	S85°02'26"E	16.28
C3	30.25	313.65	5°31'36"	N88°56'22"E	30.24
C4	29.05	313.65	5°18'24"	N83°31'22"E	29.04
C5	30.05	83.30	20°40'00"	S88°47'50"E	29.88
C6	36.60	83.32	29°10'00"	S65°52'50"E	36.30
C7	62.59	171.79	20°52'25"	S63°44'02"E	62.24
C8	38.90	70.00	31°50'21"	N68°03'02"W	38.40
C9	9.63	130.00	4°14'33"	N54°15'08"W	9.62
C10	74.44	130.00	32°48'25"	N72°46'37"W	73.42
C11	43.86	80.00	31°24'52"	S75°06'44"W	43.32
C12	37.02	80.00	26°30'53"	S46°08'51"W	36.69
C13	44.78	80.00	32°04'14"	S16°51'18"W	44.20
C14	31.42	20.00	90°00'00"	S45°49'10"W	28.28
C15	31.42	20.00	90°00'00"	N44°10'50"W	28.28
C16	31.42	20.00	90°00'00"	N45°49'10"E	28.28
C17	45.55	50.00	52°11'29"	N25°16'34"W	43.99
C18	34.32	50.00	39°19'51"	N7°02'14"W	33.65
C19	63.30	130.00	27°53'58"	N40°35'54"E	62.68
C20	38.55	130.00	16°59'23"	N63°02'34"E	38.41

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C21	40.30	130.00	17°45'35"	N80°25'03"E	40.13
C22	82.44	150.00	31°29'19"	S74°57'30"E	81.40
C23	36.16	150.00	13°48'45"	S52°18'28"E	36.07
C24	36.40	150.00	13°54'19"	S38°26'56"E	36.31
C25	84.60	150.00	32°18'57"	S15°20'18"E	83.49
C26	31.42	20.00	90°00'00"	S44°10'50"E	28.28
C27	31.42	20.00	90°00'00"	N44°10'50"W	28.28
C28	31.42	20.00	90°00'00"	N45°49'10"E	28.28
C29	45.26	70.00	37°02'58"	S70°39'20"E	44.48
C30	30.90	20.00	88°31'51"	S75°15'56"E	27.92
C31	86.12	1030.00	4°47'26"	S34°00'17"W	86.09
C32	89.18	1030.00	4°57'39"	S29°07'44"W	89.15
C33	78.40	70.00	64°10'16"	S58°44'03"W	74.37
C34	42.04	70.00	34°24'50"	S43°51'20"W	41.42
C35	34.50	70.00	28°14'05"	S75°10'48"W	34.15
C36	143.76	90.00	91°31'20"	N44°56'30"W	128.96
C37	31.42	20.00	90°00'00"	N45°49'10"E	28.28
C38	21.81	130.00	9°36'47"	N86°00'47"E	21.79
C39	50.99	130.00	22°28'21"	N69°58'13"E	50.66
C40	47.12	130.00	20°46'04"	N48°21'01"E	46.86

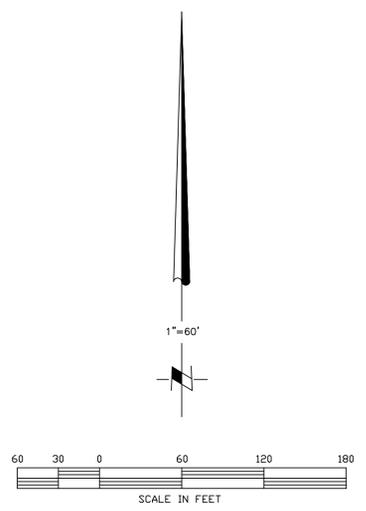
Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C41	25.68	130.00	11°19'04"	N32°18'27"E	25.64
C42	90.21	970.00	5°19'43"	N29°18'46"E	90.18
C43	81.08	970.00	4°47'22"	N34°22'18"E	81.06
C44	24.98	20.00	71°33'37"	N72°32'47"E	23.39
C45	27.90	130.00	12°17'48"	S77°49'18"E	27.85

Road Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C46	55.57	100.00	31°50'21"	S68°03'02"E	54.86
C47	64.66	100.00	37°02'58"	N70°39'20"W	63.54
C48	78.54	50.00	90°00'00"	S45°49'10"W	70.71
C49	112.00	100.00	64°10'16"	N58°44'03"E	106.24
C50	195.84	1000.00	11°13'14"	S32°15'32"W	195.52
C51	191.68	120.00	91°31'20"	S44°56'30"E	171.94
C52	109.34	100.00	62°38'56"	N57°58'23"E	103.98

NTS
DETAIL-LOT 5
IRRIGATION EASEMENT

NTS
DETAIL-LOTS 8,9,10
IRRIGATION EASEMENT

NTS
DETAIL-LOTS 22,23
GAS LINE EASEMENT



SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: THE SOUTH LINE OF LOT 5 AS SHOWN ON SEGREGATION SURVEY RECORDED IN VOLUME 3 OF SURVEYS, PAGE 704, RECORDS OF FRANKLIN COUNTY, WA., A.F. 1847849.
2. \bullet = DENOTES SET STREET MONUMENT, 3" BRASS CAP IN MONUMENT CASE STAMPED "LS 41028".
3. \circ = SET 5/8" REBAR W/ORANGE PLASTIC CAP STAMPED "RSI DPB 41028".

SURVEYOR'S CERTIFICATION

I DAVID P. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG. 41028) HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN TRUE AND CORRECT THEREON, AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE MAP.



DAVID P. BAALMAN
DATE _____

AUDITOR'S CERTIFICATION

FILED FOR RECORD THIS _____ DAY OF _____, 20____ A.D., AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, AT THE REQUEST OF ROGERS SURVEYING
FRANKLIN COUNTY AUDITOR _____ FEE NUMBER _____

