

CORNER NOTES:

- F1 Found 3 1/2" Brass Cap for Southeast Section Corner marked "WHITMAN COUNTY MONUMENT, J5, 7 I 8, 18 I 17, T14 R45, WASHINGTON LS REG NO 14827", 2.0" below surface.
- F2 Found 3 1/2" WCB with concrete collar for the Southwest Section Corner of Section 7; Marked with (text is unreadable).
- F3 Found 2 1/2" Aluminum Cap for the Northwest Section Corner, marked "T15, R44 R45, 1 I 6, 12 I 7, 2002, PLS 38035".
RPF-PK Nail in South Curb S44°49'28"E, 38.07'
RPF-PK Nail in North Curb N55°49'56"W, 22.76'
RPF-Monument Lid at the N82°01'48"E, 104.01'
Intersection of Crestview and Sunnyside Dr.
RPF-5/8" Rebar with RPC (TEI CONTROL) S87°52'14"W, 41.65'
- F4 Found 3 1/2" Brass Cap for Northeast Section Corner marked "WHITMAN COUNTY MONUMENT, 6 I 5, 7 I 8, T14 R45", inside manhole.
- F5 Found 4"x4" concrete right of way monument, 1.5' above ground.
- F6 Found 4"x4" concrete right of way monument, 1.5' above ground.
- F7 Found 1" Brass Cap marked "x" with a concrete collar, in monument case, at the Centerline, Point of of curvature on Grand Avenue.
- F8 Found 1" Pipe with union.
- F9 Found 5/8" rebar with no cap.
- F10 Found 5/8" Rebar with YPC marked "CARSTEN, PLS 45152" at surface.
- F11 Found 3/4" Pipe with union, 6" below surface.
- F12 Found 1" Pipe with union in concrete collar, w/ orange tape.
- F13 Found 5/8" Rebar with YPC marked "MD & A 14827"
- F14 Found 5/8" Rebar with YPC marked "CARSTEN, PLS 45152" at surface.
- F15 Found 5/8" Rebar with YPC marked "CARSTEN, PLS 45152" at surface.
- F16 Found 1" Pipe with union.
- F17 Found 1" Pipe with union.
- F18 Found 5/8" Rebar no cap.
- F19 Found 5/8" Rebar with YPC marked "MD & A 14827", at surface.
- F20 Found 5/8" Rebar with YPC marked "MD & A 14827", at surface.
- F21 Found 5/8" Rebar with YPC marked "MD & A 14827", at surface.
- F22 Found 5/8" Rebar with YPC marked "MD & A 14827", at surface.
- F23 Found 5/8" Rebar with YPC marked "MD & A 14827", at surface.
- F24 Found 5/8" Rebar with YPC marked "MD & A 14827", at surface.
- F25 Found 5/8" Rebar with YPC marked "MD & A 14827", at surface.
- F26 Found 5/8" Rebar with YPC marked "CARSTEN, PLS 45152" at surface.
- F27 Found 5/8" rebar with YPC marked "MD&A, 14827" at surface.
- F28 Found 1" Pipe (O.D.) at surface, next to fence.
- F29 Found 5/8" Rebar with YPC illegible, next to tee post, 6.0' east of driveway at surface.
- F30 Found 5/8" Rebar with YPC marked "29286" 0.8' below surface.
- F31 Found Empty Mon case, tied center for location.
- F32 Found 5/8" Rebar with YPC illegible, 0.8' below surface.
- F33 Found 5/8" Rebar no cap, 0.5' below surface.
- F34 Found 5/8" Rebar with YPC marked "14827", 0.40' westerly of right of way.
- F35 Found 5/8" Rebar with YPC marked "LS 35994" at surface.
- F36 Found 5/8" Rebar with YPC marked "LS 35994" at surface.
- F37 Found 5/8" Rebar with YPC marked "LS 35994" at surface.
- F38 Found 5/8" Rebar with YPC marked "LS 35994" at surface.
- F39 Nothing found nothing set, Quarter Corner location used as a tie in multiple documents. It is my opinion that it was set incorrectly per BLM instructions, did not use its position.(R30)(R32)(R33)(R35)(R36)
- F40 Calculated position, Nothing found nothing set.

SUNDANCE SOUTH SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, CITY OF PULLMAN, COUNTY OF WHITMAN, STATE OF WASHINGTON

SURVEYORS NOTES:

- We found a discrepancy with the subdivision lines of Section 7. The description of the plat is meant to lay between the North 16th line of the NE Quarter of Section 7 and the West line of said NE Quarter and the ROW lines of SR 27. When breaking down Section 7 per BLM instructions we found that the monuments inside boundaries of said section 7 did not match the BLM calculated breakdown. Since Sundance Subdivision (R10) has been in existence for 14 years and Evergreen Homes Plat (R12) has been in existence for 64 years, we accepted the south line of Sundance Subdivision as the N 16th line of the NE Quarter and the east line of Evergreen Homes Plat as the west line of the NE Quarter of said Section 7 for this survey.
- We used F1-F4 to breakdown Section 7 from the BLM plat notes (R6). We found the North-South Quarter Line of Section 7 to be West of the Easterly boundary line of Evergreen Homes Plat (R12) and West of the Westerly boundary of Sundance Subdivision (R10). We accepted the Easterly boundary of Sundance Subdivision as the North-South Quarter Section Line for this Plat and noted its relationship to the BLM breakdown as it may effect future surveys of unplatted parts of the section.
- We found a discrepancy in the N-S position of the East Quarter Corner of Section 7 F39. It is our opinion that the Center of Section 8 (R35) was not monumented according to BLM instructions. That Center of section bearing was extended to the West section line as shown in (R35) to monument the East Quarter Corner of Section 7. At the time, these 2 corners were monumented all of the section corners of sections 7 and 8 existed, according to record documents (R30)(R32)(R33)(R35)(R36)(R8)(R9), and still exist or have been perpetuated today. We also found no evidence in record documents that evidence of F39 as found for perpetuating its original position. In our opinion F39 should have been set by single proportion and the Center of Section 8 should have been re-established or noted as a boundary tie on many surveys in Section 7 and Section 8, while doing research we could not find any surveys that showed it as being used to control in the North and South directions. We believe this monument to have been destroyed over 20 years ago (R20)(R32)(R16)(R34).
- We found the East-West Sixteenth line across the North East Quarter of Section 7 per the calculated GLO breakdown and according to the extended record bearing of the northerly line of Evergreen Subdivision to be northerly of the monuments F12 and F20-F24 found along the South boundary of Sundance Subdivision. We accepted a best fit line of the found monuments for the South boundary of Sundance Subdivision as the East-West Sixteenth line for this plat and show there relationship to what we believe to be the original East-West Sixteenth line.
- We established the centerline of SR195 from found monuments F5, F7, F8, F16-F19, F26-F38 and best fit them per record documents, for the southerly boundary of this Plat.
- We then went record distance from the intersection of East-West Quarter Section line with the Westerly Right-of-way of SR27 and then went at the record angle 90° from our best fit line of the southerly boundary as Sundance Subdivision (R10) south to the Northerly Right-of Way of SR195 for the Easterly boundary of this plat.
- Land description R1A is intended to be the same description as R1. The land description was rewritten to conform to the City of Pullman's mandatory requirement for plat approval.

LEGEND:

	SECTION CORNER AS NOTED		PROPERTY LINE
	1/4 SECTION CORNER AS NOTED		SECTION LINE
	CENTER OF SECTION		1/4 SECTION LINE
	FOUND MONUMENT SEE CORNER NOTES		1/16 SECTION LINE

BASIS OF BEARING:

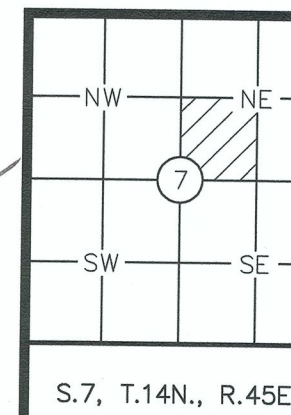
The Bearing of North 88°10'51" East 5158.34' feet was assumed along the North Section line of Section 7 between the Northwest Section corner and the Northeast Section corner, F3 and F4.

PURPOSE OF THE SURVEY:

This Subdivision was requested by Sundance South, LLC to Plat Sundance South Subdivision and set the property corners.

CORNER VISITATION:

The monuments shown as found and tied hereon were visited in November of 2017.



Parametrix
ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES
245 E MAIN STREET | PULLMAN, WA 99163
P 509.334.5115 WWW.PARAMETRIX.COM

DATE: 08-10-18
FIELD CREW: CBW
DWN: JMV CK'D: DWC
PROJ.#: 387-7822-001
DWG: PL7822001-PLAT

SUNDANCE SOUTH SUBDIVISION

SHEET
2
OF
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