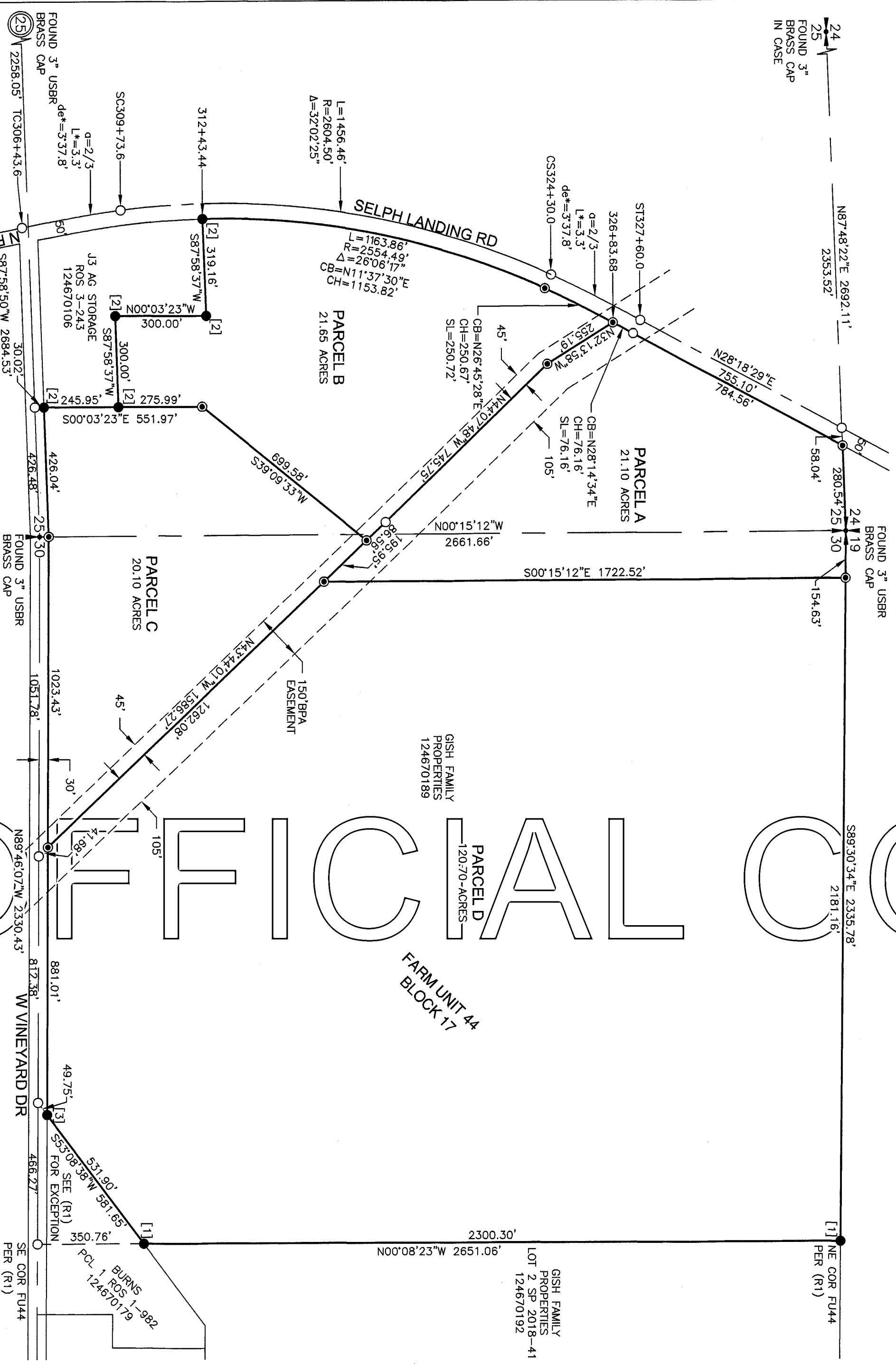
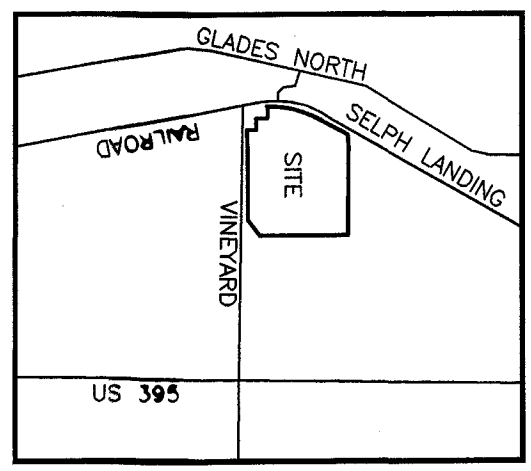


SCALE 1" = 300 FEET
0 60 150 300



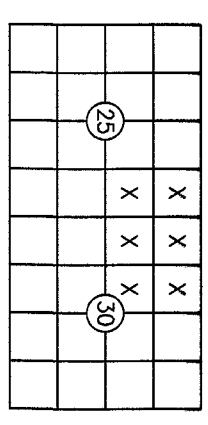
RECORD OF SURVEY

FOR A PARCEL SEGREGATION

PREPARED FOR

GISH FAMILY PROPERTIES, LLC

PORTIONS OF OF THE NE1/4-NE1/4 & SE1/4-NE1/4 OF SECTION 25,
TOWNSHIP 10 NORTH, RANGE 29 EAST AND
NE1/4-NW1/4, SE1/4-NW1/4, SW1/4-NW1/4 & NW1/4-NW1/4 OF
SECTION 30, TOWNSHIP 10 NORTH, RANGE 30 EAST,
WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON



MONUMENT NOTES

- [1] FOUND 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
- [2] FOUND 5/8" REBAR & CAP "RSI-JAB 21384"
- [3] FOUND 5/8" REBAR & CAP "WORLEY 13392" W/ 1" X 50.7"

SURVEYORS NOTES

1. DATE OF SURVEY: JUNE THROUGH OCTOBER, 2025.
2. BASIS OF BEARING: NAD83(91) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET GROUND DISTANCES. MULTIPLY DISTANCES BY A COMBINED SCALE FACTOR OF 0.999899026 TO ACHIEVE GRID DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON HIPER GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
5. (R1) SHORT PLAT 2018-41, AFN:1887960.
6. (R2) WSDOT RIGHT-OF-WAY PLAN, PSH NO. 11, PASCO TO SAGEMOOR, SHEET 6 OF 10.
7. (R3) CRP BLOCK 17-21-23 ROADS, SHEET 12 OF 35.
8. ● FOUND CORNER AS NOTED
9. ● SET 5/8" REBAR & CAP "AKS ENG PLS 45774"
10. ○ CALCULATED POINT, NOT FOUND OR SET

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 23rd DAY OF Oct 2025 AT 3:18 P.M. AND
RECORDED IN BOOK A OF SURVEYS AT PAGE 707 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.

FRANKLIN COUNTY AUDITOR Matt Beaton by deputy R. Bulin

SURVEYORS 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 JORDAN GISH IN JUNE 2025.

Christopher C. Ammann

CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774

22 Oct 2025



JOB NAME:	RAILROAD AVE
JOB NUMBER:	12672
DRAWN BY:	CCA
CHECKED BY:	CCA
DRAWING NO.:	1 OF 2

AKS ENGINEERING & FORESTRY, LLC
2245 ROBERTSON DR
RICHLAND, WA 99354
509.905.0219
WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

AKS

AFN # 2005200 SURV
10/23/2025 03:18 PM
2 Pages \$428.50
Matt Beaton, Auditor
Franklin Co., WA

PARENT PARCEL

FARM UNIT 44, IRRIGATION BLOCK 17, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF SOUTH COLUMBIA BASIN DISTRICT PLATS, PAGE 44, RECORDS OF FRANKLIN COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF FARM UNIT 44, LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF FARM UNIT 47, BEING THE SOUTHEAST CORNER OF FARM UNIT 44; THENCE SOUTH 88°40'00" EAST, ALONG THE SOUTH LINE OF SAID FARM UNIT 47, FOR 968.70 FEET; THENCE NORTH 44°26'48" WEST FOR 795.95 FEET; THENCE NORTH 88°40'00" WEST FOR 132.59 FEET; THENCE SOUTH 54°13'39" WEST FOR 920.13 FEET TO THE SOUTH LINE OF SAID FARM UNIT 44; THENCE SOUTH 88°40'00" EAST, ALONG THE SOUTH LINE OF SAID FARM UNIT, FOR 468.14 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF FARM UNIT 44, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID FARM UNIT 44; THENCE NORTH 88°59' EAST, ALONG THE SOUTH LINE OF SAID FARM UNIT 44 FOR 596.0 FEET; THENCE NORTH 00°57' EAST FOR 276.0 FEET; THENCE SOUTH 88°59' WEST FOR 300.0 FEET; THENCE NORTH 00°57' EAST FOR 300.0 FEET; THENCE SOUTH 88°59' WEST FOR 326 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID FARM UNIT 44; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID FARM UNIT TO THE POINT OF BEGINNING.

AND EXCEPT THE SOUTH 30.00 FEET OF SAID FARM UNIT 44 FOR COUNTY ROAD.

PARCEL A

THAT PORTION OF FARM UNIT 44, IRRIGATION BLOCK 17, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF SOUTH COLUMBIA BASIN DISTRICT PLATS, PAGE 44, RECORDS OF FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON, SAID CORNER BEING LOCATED ON THE NORTH LINE OF SAID FARM UNIT 44 AND THE TRUE POINT OF BEGINNING. THENCE ALONG SAID NORTH LINE SOUTH 89°30'34" EAST 154.63 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00°15'12" EAST 1722.52 FEET; THENCE NORTH 43°44'01" WEST 282.51 FEET; THENCE NORTH 44°07'48" WEST 745.75 FEET; THENCE NORTH 32°13'58" WEST 255.19 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY MARGIN OF SELPH LANDING ROAD, FORMERLY KNOWN AS PRIMARY STATE HIGHWAY NO. 11, SAID POINT BEING OPPOSITE AND 50.00 FEET EAST OF HIGHWAY ENGINEER'S STATION 326+83.68 WHEN MEASURED AT RIGHT ANGLES. THENCE ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN AND ALONG A NON-TANGENT SPIRAL CURVE TO THE RIGHT HAVING A SPIRAL LENGTH OF 76.16, A CHORD BEARING NORTH 28°14'34" EAST AND A CHORD DISTANCE OF 76.16 FEET TO A POINT OPPOSITE AND 50.00 FEET EAST OF HIGHWAY ENGINEER'S STATION 327+60.00 WHEN MEASURED AT RIGHT ANGLES. THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN NORTH 28°18'29" EAST 784.56 FEET TO A POINT ON THE NORTH LINE OF SAID FARM UNIT 44; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID NORTH LINE NORTH 87°48'22" EAST 280.54 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

THAT PORTION OF FARM UNIT 44, IRRIGATION BLOCK 17, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF SOUTH COLUMBIA BASIN DISTRICT PLATS, PAGE 44, RECORDS OF FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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PARCEL C

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PARCEL D

FARM UNIT 44, IRRIGATION BLOCK 17, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF SOUTH COLUMBIA BASIN DISTRICT PLATS, PAGE 44, RECORDS OF FRANKLIN COUNTY, WASHINGTON.

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AND EXCEPT THE SOUTH 30.00 FEET OF SAID FARM UNIT 44 FOR COUNTY ROAD.

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RECORD OF SURVEY
PREPARED FOR
GISH FAMILY PROPERTIES, LLC
PORTIONS OF OF THE NE1/4-NE1/4 & SE1/4-NE1/4 OF SECTION 25,
TOWNSHIP 10 NORTH, RANGE 29 EAST AND
NE1/4-NW1/4, SE1/4-NW1/4, SW1/4-NW1/4 & NW1/4-NW1/4 OF
SECTION 30, TOWNSHIP 10 NORTH, RANGE 30 EAST,
WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 23rd DAY OF Oct, 2025 AT 3:18 P.M. AND
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FRANKLIN COUNTY AUDITOR Matt Beaton by deputy J. Bulu

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DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
RECORDING ACT AT THE REQUEST OF JORDAN GISH IN JUNE 2025.

Matthew Beaton
CERTIFICATE NO. 45774
22 Oct 2025



JOB NAME:	RAILROAD AVE	AKS ENGINEERING & FORESTRY, LLC
JOB NUMBER:	12672	2245 ROBERTSON DR RICHLAND, WA 99354
DRAWN BY:	CCA	508.905.0219 WWW.AKS-ENG.COM
CHECKED BY:	CCA	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE
DRAWING NO.:	2 OF 2	

