

RECORD OF SURVEY

LOCATED IN THE NORTHWEST 1/4 OF SECTION 2
OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF
THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: WASHINGTON YARD, LLC. AND
PACIFIC FRUIT PROPERTIES, LLC.

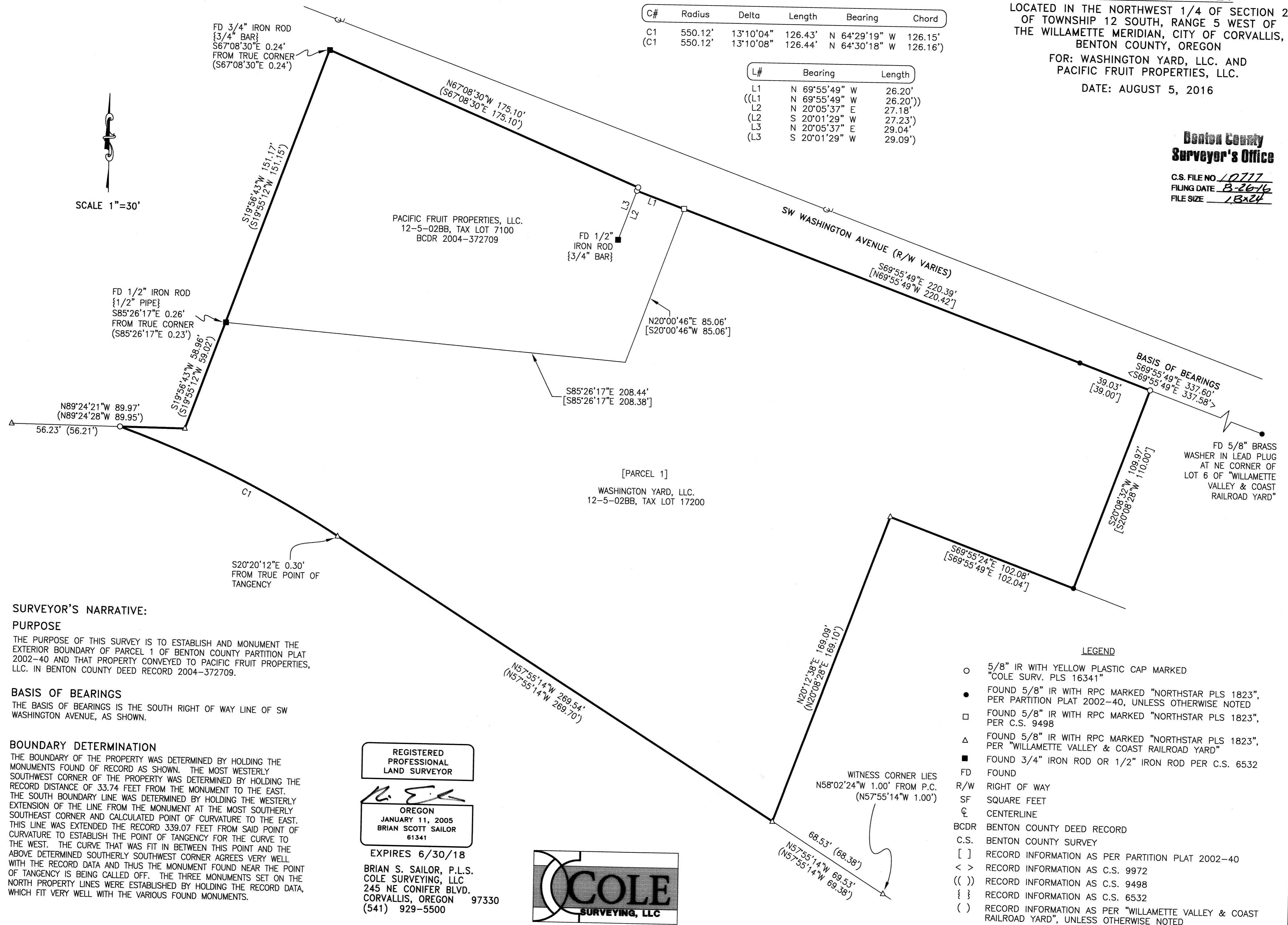
DATE: AUGUST 5, 2016

Benton County
Surveyor's Office

C.S. FILE NO. 10717
FILING DATE 8-26-16
FILE SIZE 1.8x24

C#	Radius	Delta	Length	Bearing	Chord
C1	550.12'	13°10'04"	126.43'	N 64°29'19" W	126.15'
(C1)	550.12'	13°10'08"	126.44'	N 64°30'18" W	126.16'

L#	Bearing	Length
L1	N 69°55'49" W	26.20'
((L1	N 69°55'49" W	26.20'))
L2	N 20°05'37" E	27.18'
(L2	S 20°01'29" W	27.23')
L3	N 20°05'37" E	29.04'
(L3	S 20°01'29" W	29.09')



SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE EXTERIOR BOUNDARY OF PARCEL 1 OF BENTON COUNTY PARTITION PLAT 2002-40 AND THAT PROPERTY CONVEYED TO PACIFIC FRUIT PROPERTIES, LLC. IN BENTON COUNTY DEED RECORD 2004-372709.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH RIGHT OF WAY LINE OF SW WASHINGTON AVENUE, AS SHOWN.

BOUNDARY DETERMINATION

THE BOUNDARY OF THE PROPERTY WAS DETERMINED BY HOLDING THE MONUMENTS FOUND OF RECORD AS SHOWN. THE MOST WESTERLY SOUTHWEST CORNER OF THE PROPERTY WAS DETERMINED BY HOLDING THE RECORD DISTANCE OF 33.74 FEET FROM THE MONUMENT TO THE EAST. THE SOUTH BOUNDARY LINE WAS DETERMINED BY HOLDING THE WESTERLY EXTENSION OF THE LINE FROM THE MONUMENT AT THE MOST SOUTHERLY SOUTHEAST CORNER AND CALCULATED POINT OF CURVATURE TO THE EAST. THIS LINE WAS EXTENDED THE RECORD 339.07 FEET FROM SAID POINT OF CURVATURE TO ESTABLISH THE POINT OF TANGENCY FOR THE CURVE TO THE WEST. THE CURVE THAT WAS FIT IN BETWEEN THIS POINT AND THE ABOVE DETERMINED SOUTHERLY SOUTHWEST CORNER AGREES VERY WELL WITH THE RECORD DATA AND THUS THE MONUMENT FOUND NEAR THE POINT OF TANGENCY IS BEING CALLED OFF. THE THREE MONUMENTS SET ON THE NORTH PROPERTY LINES WERE ESTABLISHED BY HOLDING THE RECORD DATA, WHICH FIT VERY WELL WITH THE VARIOUS FOUND MONUMENTS.

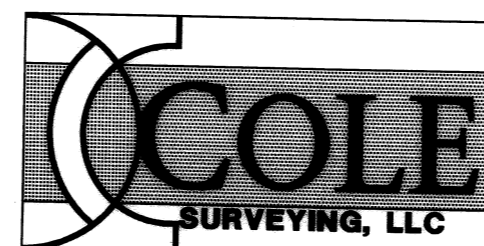
REGISTERED
PROFESSIONAL
LAND SURVEYOR

B. S. Sailor

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/18

BRIAN S. SAILOR, P.L.S.
COLE SURVEYING, LLC
245 NE CONIFER BLVD.
CORVALLIS, OREGON 97330
(541) 929-5500



LEGEND

- 5/8" IR WITH YELLOW PLASTIC CAP MARKED "COLE SURV. PLS 16341"
- FOUND 5/8" IR WITH RPC MARKED "NORTHSTAR PLS 1823", PER PARTITION PLAT 2002-40, UNLESS OTHERWISE NOTED
- FOUND 5/8" IR WITH RPC MARKED "NORTHSTAR PLS 1823", PER C.S. 9498
- △ FOUND 5/8" IR WITH RPC MARKED "NORTHSTAR PLS 1823", PER "WILLAMETTE VALLEY & COAST RAILROAD YARD"
- FOUND 3/4" IRON ROD OR 1/2" IRON ROD PER C.S. 6532
- FD FOUND
- R/W RIGHT OF WAY
- SF SQUARE FEET
- ⊕ CENTERLINE
- BCDR BENTON COUNTY DEED RECORD
- C.S. BENTON COUNTY SURVEY
- [] RECORD INFORMATION AS PER PARTITION PLAT 2002-40
- < > RECORD INFORMATION AS C.S. 9972
- (()) RECORD INFORMATION AS C.S. 9498
- { } RECORD INFORMATION AS C.S. 6532
- () RECORD INFORMATION AS PER "WILLAMETTE VALLEY & COAST RAILROAD YARD", UNLESS OTHERWISE NOTED