

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and found proper monuments at the corners of the land represented on this partition plat, the boundary of which is described as follows:

A tract of land in the Northwest Quarter of Section 2, T 12 S, R 5 W, W.M., City of Corvallis, Benton County, Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod at the northwest corner of Lot 4, WILLAMETTE VALLEY & COAST RAILROAD YARD, a recorded subdivision in said City and County; thence along the north line of said Lot and the south line of Lot 6 of said subdivision, S 69°55'49"E 185.04 feet to a 5/8" iron rod; thence leaving said line, N 20°08'28"E 110.00 feet to a 5/8" iron rod on the southerly right-of-way line of SW Washington Avenue; thence along said right-of-way line, N 69°55'49"W 342.42 feet to a 5/8" iron rod; thence leaving said right-of-way line, S 20°00'46"W 85.06 feet to a 5/8" iron rod on the northerly line of said Lot 7; thence along said line, N 85°26'17"W 208.38 feet to the westerly-northwest corner of said Lot, from which a 1/2" rod lies S 85°26'17"E 0.23 feet; thence continuing along the boundary of said Lot 7 by the following courses: S 19°55'12"W 59.02 feet to a 5/8" iron rod; thence N 89°24'28"W 33.74 feet to a 5/8" iron rod; thence along the arc of a 550.12 foot radius curve right (chord bears S 64°30'18"E 126.16 feet) 126.44 feet to a 5/8" iron rod; thence S 57°55'14"E 269.69 feet to a 5/8" iron rod at the southerly-southeast corner of said Lot 7, also being the southwest corner of said Lot 4; thence along the line common to said Lots 4 and 7, N 20°08'28"E 169.10 feet to the point of beginning.

**DECLARATION**

Know all people by these presents that Washington yard LLC is recorded owner of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be partitioned and surveyed into parcels as shown on this plat.

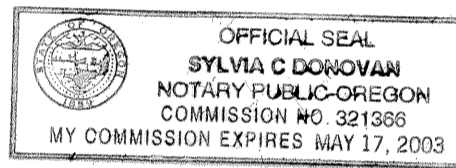
*Gary Feuerstein* Gary Feuerstein  
*David Livingston* David Livingston  
*George Rohrmann* George Rohrmann

STATE OF OREGON )  
 ) S.S.  
 COUNTY OF BENTON )

Signed and attested before me on this 10th day of December, 2002, by Gary Feuerstein, David Livingston and George Rohrmann as members of Washington Yard LLC.

*Sylvia C. Donovan*  
 Sylvia C. Donovan

Notary Public - Oregon  
 Commission No. 321366  
 My Commission Expires May 17, 2003



**APPROVALS**

*Joe Ward* 12-26-02  
 Corvallis Development Services Manager date  
*Ray Wilson* 12-27-02  
 Benton County Surveyor date

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 2002-2003 tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 19th day of DECEMBER, 2002.

by *Conrad Smith*  
 Director, Benton County Dept. of Assessment

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 19th day of December, 2002.

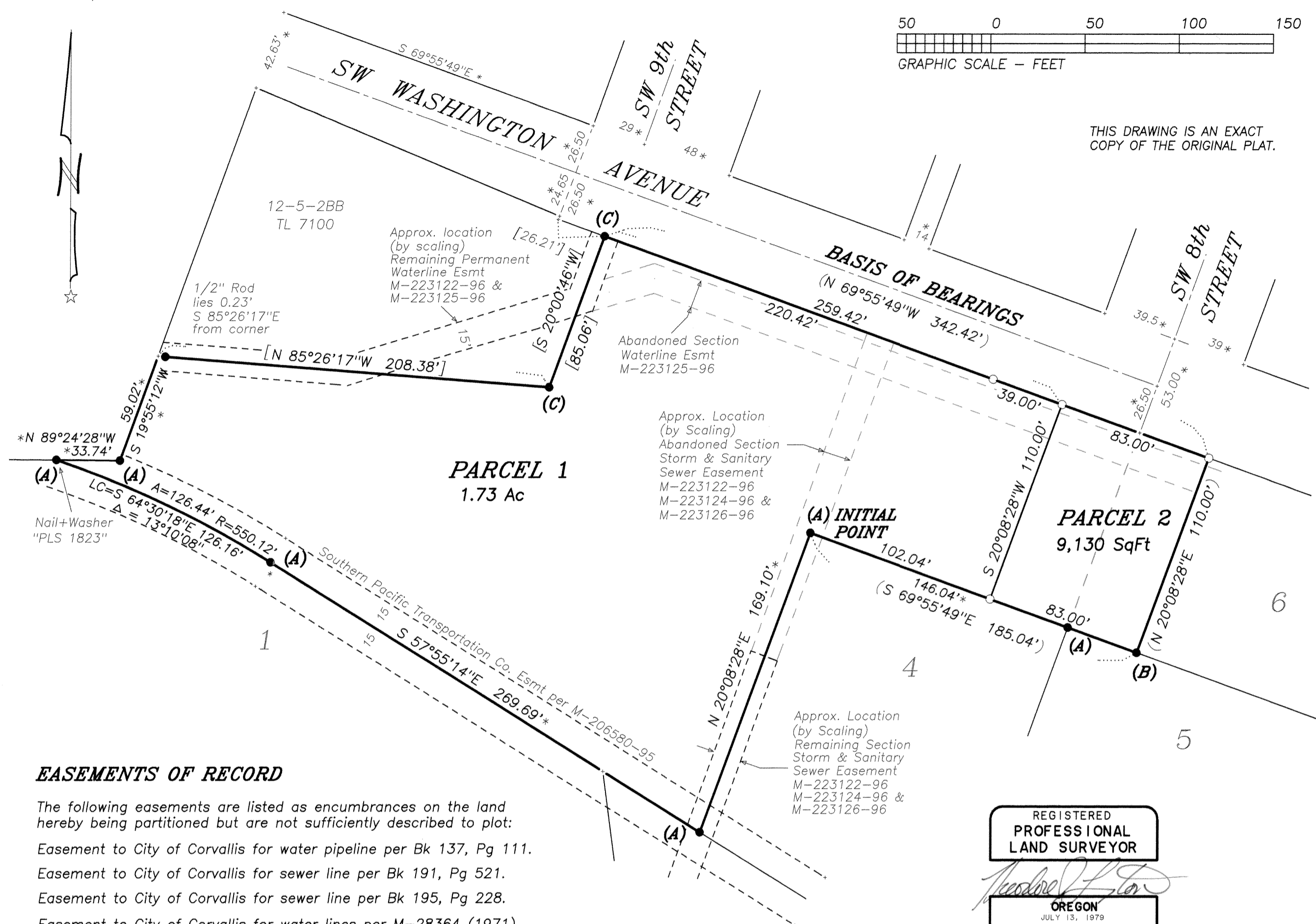
by *Velda Holcomb*  
 Director, Benton County Dept. of Finance,  
 Auditing & Tax Collection

STATE OF OREGON )  
 ) S.S.  
 COUNTY OF BENTON )

I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2002-40 in Benton County Records as Document No. 2002-331547 on this 27th day of December, 2002, at 8:47 o'clock am

by *Walter C. ...*  
 Benton County Clerk sr. Deputy Clerk

02206WY/wll



THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

**EASEMENTS OF RECORD**

The following easements are listed as encumbrances on the land hereby being partitioned but are not sufficiently described to plot:  
 Easement to City of Corvallis for water pipeline per Bk 137, Pg 111.  
 Easement to City of Corvallis for sewer line per Bk 191, Pg 521.  
 Easement to City of Corvallis for sewer line per Bk 195, Pg 228.  
 Easement to City of Corvallis for water lines per M-28364 (1971).  
 Easement to Hogg Properties, Inc., for use of railway spur per M-265629-99.

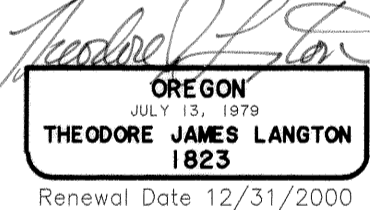
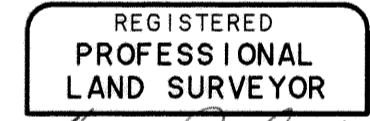
**LEGEND**

- ..... Found 5/8" Iron Rod with red plastic cap stamped "NORTHSTAR PLS 1823," set per survey listed as follows or as noted.  
 (A) - Plat of "WILLAMETTE VALLEY & COAST RAILROAD YARD" (WV & CRY)  
 (B) - CS 9318  
 (C) - CS 9498
- .....Set 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823"
- \*.....data matches plat of WV & CRY  
 ( )... " " CS 9318  
 [ ]... " " CS 9498

NOTE: Pipe dimension is inside diameter.

**NARRATIVE**

This plat is the result of City of Corvallis Community Development Department Case MLP02-00006. Tax Lot 16700 (Map 12-5-2BB) is being partitioned into 2 Parcels. The property consists of portions of Lots 6 and 7 of WILLAMETTE VALLEY & COAST RAILROAD YARD subdivision. I platted that subdivision in 1996. Subsequently, I surveyed the Property Line Adjustments recorded as CS 9318 and CS 9498. I used the same field survey control network for those 3 surveys and for this present project. I found the monuments I previously set to be in good position and condition except at the NE corner of Parcel 2, where I had previously set a brass washer in lead plug. This monument was lost so I replaced it with an iron rod with plastic cap. Except for the newly established line between Parcels 1 and 2, the boundary data I show is identical to the previous surveys.



**NORTHSTAR SURVEYING, INC.**  
 720 N.W. 4th Street  
 Corvallis, Oregon 97330  
 Phone: 541-757-9050

PARTITION PLAT 2002-40  
 A REPLAT OF A PORTION OF LOTS 6 & 7  
 "WILLAMETTE VALLEY & COAST RAILROAD YARD"  
 for  
**WASHINGTON YARD, LLC**  
 in  
 NW 1/4 SECTION 2, T12S, R5W, W.M.  
 CITY OF CORVALLIS  
 BENTON COUNTY, OREGON

OCTOBER 3, 2002

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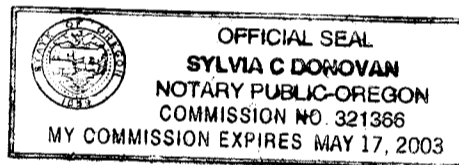
*Gary Feuerstein*  
Gary Feuerstein  
*David Livingston*  
David Livingston  
*George Rohrmann*  
George Rohrmann

STATE OF OREGON )  
COUNTY OF BENTON ) S.S.

Signed and attested before me on this 10<sup>th</sup> day of December, 2002, by Gary Feuerstein, David Livingston and George Rohrmann as members of Washington Yard LLC.

*Sylvia C. Donovan*  
Sylvia C. Donovan

Notary Public - Oregon  
Commission No. 321386  
My Commission Expires May 17, 2003



**APPROVALS**

*Joe Ward* 12-26-02  
Corvallis Development Services Manager date  
*Ray Wilson* 12/26/02  
Corvallis City Engineer date  
*Ray Wilson* 12-27-02  
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by *Conrad Smith*  
Director, Benton County Dept. of Assessment

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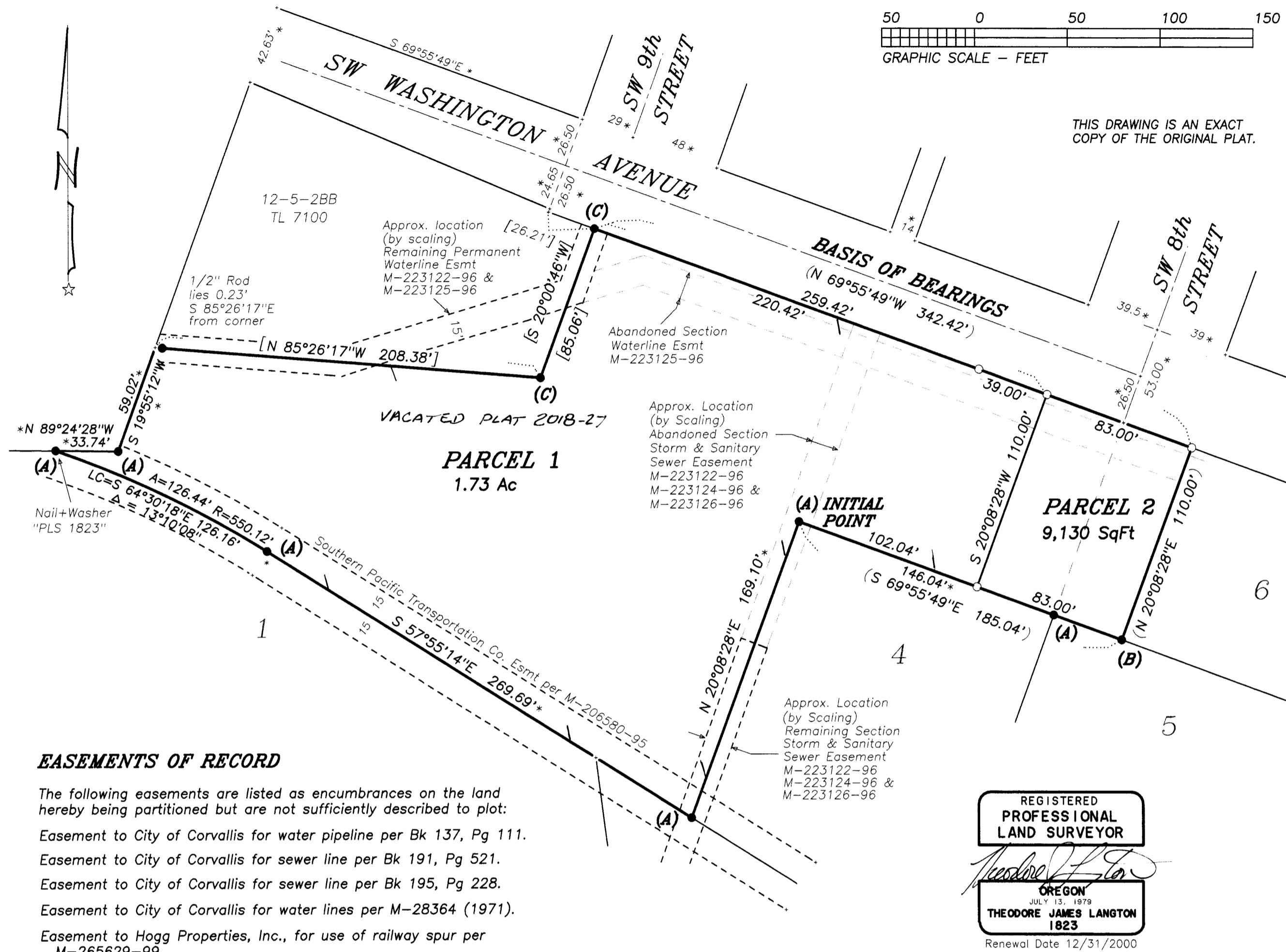
by *Velda Holath*  
Director, Benton County Dept. of Finance,  
Auditing & Tax Collection

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COUNTY OF BENTON ) S.S.

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by *Ulysses C. [Signature]*  
Benton County Clerk sr. Deputy Clerk

02206WY/wil



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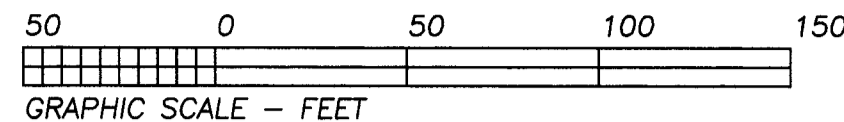
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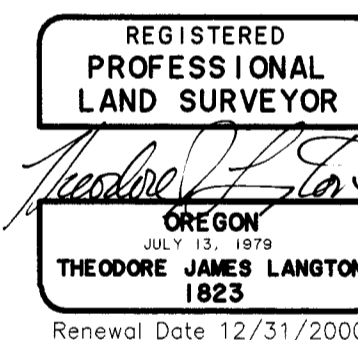
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