

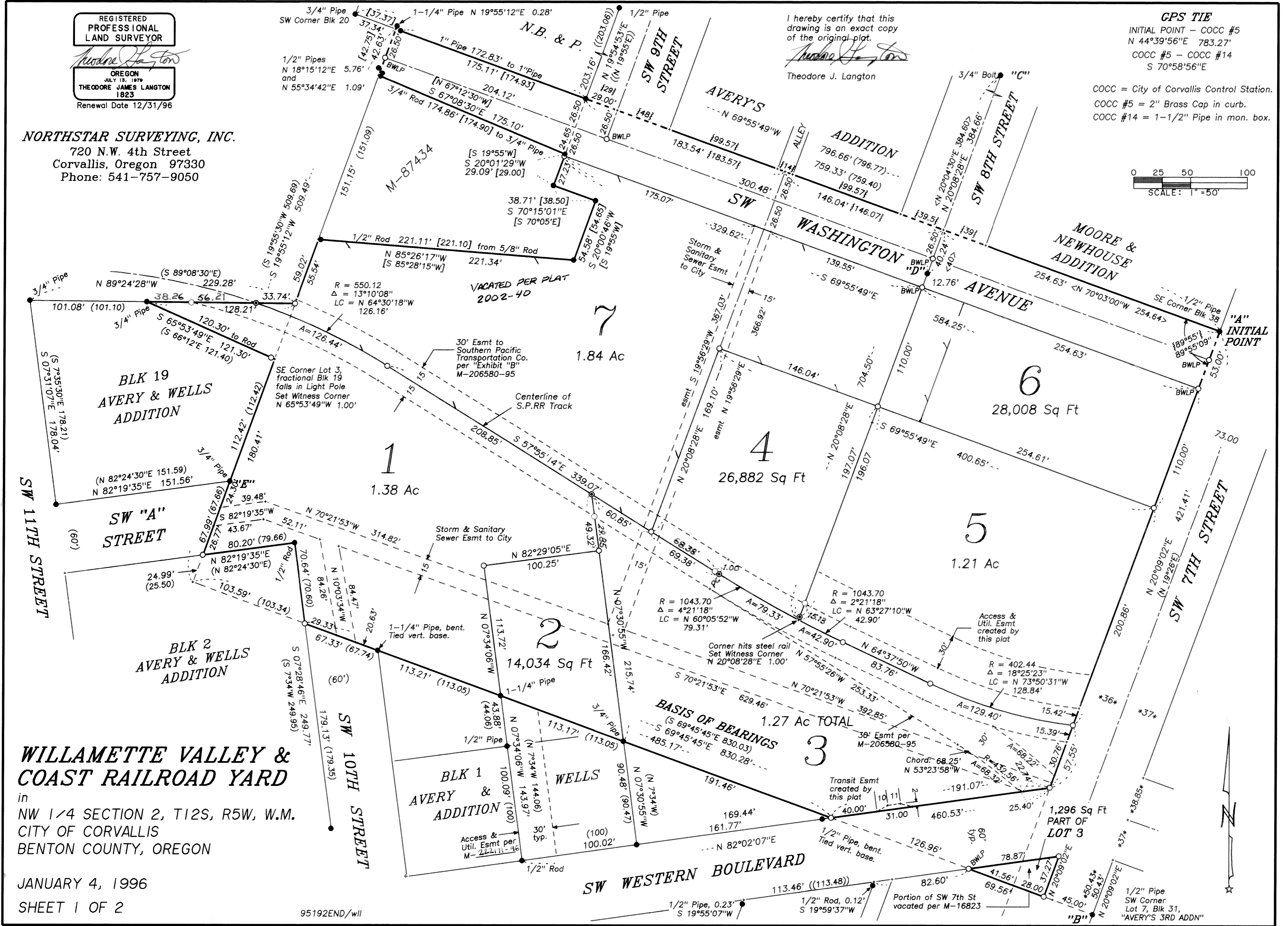
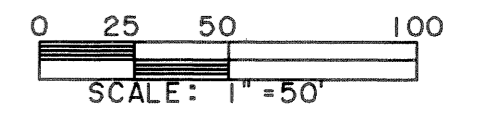
BK 9 PG 57

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore J. Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/96

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

I hereby certify that this drawing is an exact copy of the original plat.
Theodore J. Langton
Theodore J. Langton

GPS TIE
INITIAL POINT - COCC #5
N 44°39'56"E 783.27'
COCC #5 - COCC #14
S 70°58'56"E
COCC = City of Corvallis Control Station.
COCC #5 = 2" Brass Cap in curb.
COCC #14 = 1-1/2" Pipe in mon. box.



WILLAMETTE VALLEY & COAST RAILROAD YARD
in
NW 1/4 SECTION 2, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

JANUARY 4, 1996
SHEET 1 OF 2

95192END/wll

LEGEND

-Found monument: 5/8" iron rod unless otherwise noted.
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- ⊙.....Set nail with 5/8" brass washer marked "PLS 1823." BWLP.Set 5/8" Brass Washer in Lead Plug.
- ().....Record data from CS 3980.
- []..... " " " CS 6532.
- < >..... " " " CS 8643.
- { }..... " " " City Plat #10.
- * *..... " " " City Plat #25.
- (())..... " " " CS 5487.

NOTE: Pipe dimension is inside diameter.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I did accurately survey, subdivide into lots and street right-of-way and mark with proper monuments the land represented on the attached map of WILLAMETTE VALLEY & COAST RAILROAD YARD, the boundary of which is described as follows:

Beginning at a 1/2" iron pipe at the Southeast corner of Block 38, "MOORE & NEWHOUSE ADDITION" to the City of Corvallis, in the Northwest Quarter of Section 2, T12S, R5W, W.M., Benton County, Oregon, said pipe being at the intersection of the westerly right-of-way line of SW 7th Street with the north line of "Parcel I" of the tract conveyed to Railroad Properties, LLC, per Book 40, Page 217, Benton County Deed Records; thence along said north line, N 69°55'49"W 759.33 to the Northwest corner thereof, from which a 1-1/4" iron pipe lies N 19°55'12"E 0.28 feet; thence along the west line of said tract S 19°55'12"W 42.63 feet to the northwest corner of the tract referred to as "PARCEL II," conveyed to Harold Benson and Ralph Allen per M-87434, said deed records, from which a 3/4" iron rod lies S 67°08'30"E 0.24 feet; thence along the boundary of said Benson/Allen tract S 67°08'30"E 175.10 feet to a 3/4" iron pipe; thence S 20°01'29"W 29.09 feet to a 1/2" iron rod; thence S 70°15'01"E 38.71 feet to a 5/8" iron rod; thence S 20°00'46"W 54.58 feet to a 5/8" iron rod; thence N 85°26'17"W 221.34 feet to the Southwest corner thereof, being on the west line of said Railroad Properties tract, from which a 1/2" iron rod lies S 85°26'17"E 0.23 feet; thence S 19°55'12"W 59.02 feet to a 5/8" iron rod at the Northeast corner of fractional Lot 3 of fractional Block 19, "AVERY & WELLS ADDITION;" thence N 89°24'28"W 128.21 feet to a 3/4" pipe at the Northwest corner of said fractional Lot 3; thence S 65°53'49"E 121.30 feet to the Southeast corner thereof, from which a 5/8" iron rod lies N 65°53'49"W 1.00 foot; thence S 19°55'12"W 180.41 feet to a 5/8" iron rod on the southerly right-of-way line of SW "A" Street; thence on a projection of said right-of-way line N 82°19'35"E 80.20 feet to a 1/2" iron rod at the intersection of said projection with a projection of the westerly right-of-way line of SW 10th Street; thence along said 10th Street right-of-way projection S 7°28'46"E 70.64 feet to a 5/8" iron rod on the south line of said Railroad Properties tract; thence along said south line S 69°45'45"E 485.17 feet to a 5/8" iron rod on the northerly right-of-way line of SW Western Boulevard; thence along said right-of-way line N 82°02'07"E 191.07 feet to a 5/8" iron rod at the intersection of said right-of-way with the westerly right-of-way line of SW 7th Street; thence N 20°09'02"E 421.41 feet to the point of beginning.

ALSO, beginning at a 5/8" iron rod at the intersection of the south line of said Railroad Properties Tract with the southerly right-of-way line of SW Western Boulevard; thence along said right-of-way line N 82°02'07"E 78.87 feet to a 5/8" iron rod; thence leaving said right-of-way line S 20°09'02"W 37.27 feet to said south line of the Railroad Properties Tract; thence N 69°45'45"W 69.56 feet to the point of beginning.

WILLAMETTE VALLEY & COAST RAILROAD YARD

in
NW 1/4 SECTION 2, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

JANUARY 4, 1996

SHEET 2 OF 2

NARRATIVE

This Subdivision is the result of Corvallis Planning Commission Case No. S-96-1.

The property being subdivided here was conveyed and described in M-206580-95, Benton County Deed Records. It is part of a tract conveyed to The Corvallis and Eastern Railroad Company per Book 40, Page 217. The main body was surveyed in 1964 by Fred Lemke per CS 3980. The tract described in M-87434 was surveyed in 1977 by Richard Fail per CS 6532. I found most of the monuments from those surveys and used them to define, or compute the exterior boundary of the parent tract. Several monuments I found do not match that described by the other surveys but since the position was close relative to other monuments, I accepted them.

I computed the right-of-way of SW 7th St. by holding the 1/2" pipes at "A" and "B" as being on the westerly and easterly R/W lines and giving it full width (73 ft).

The west lines of Lots 5 and 6 were computed on a projection of the "centerline" of SW 8th St. as defined by found monuments "C" and "D." The west line of Lot 4 was computed as a line from the center of the alley in Block 19, "N.B. & P. AVERY'S ADDITION," parallel to the centerline of 8th St. I field located the centerline of the railroad tracks and computed "best fit" curves and tangent sections to create the north line of Lots 1 and 3. Several corners fell on railroad ties so I had to set a nail & brass washer monument.

I held Mr. Lemke's record distance (112.42 ft) northerly from the 3/4" pipe at "E" to compute the SE corner of Lot 3 of fractional Block 19, "AVERY & WELLS ADDITION."

A portion of the property lies south of Western Blvd, including the westerly 28 ft of SW 7th St which was vacated in 1969 per M-16823. That triangle of land (1296 sq ft) is part of Lot 3.

The Storm and Sanitary Sewer Easements shown hereon are plotted based on field location of actual manholes. They are hereby being dedicated to the City but are subject to modification as stated in item #10 of Corvallis Planning Commission Conditions of Approval for Case S-96-1, adopted April 10, 1996, Order #96-28.

DECLARATION

Know all people by these presents that Railroad Properties, LLC, an Oregon Limited Liability Company, is the recorded owner of the lands represented on this subdivision plat and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into lots as shown on the accompanying map and to be dedicated "WILLAMETTE VALLEY & COAST RAILROAD YARD."

We hereby dedicate to public use forever the street right-of-way shown on the accompanying map and referred to as SW Washington Avenue.

We hereby dedicate to the City of Corvallis the Transit Shelter Easement as shown on the accompanying map.

We hereby create the Access and Utility Easement across Lot 5 for the benefit of Lots 4 and 5.

Matt Gentle Matt Gentle
John Marchel John Marchel
Dean London Dean London

Casey Denson Casey Denson
David Livingston David Livingston
Gary Feuerstein Gary Feuerstein

George Rohrmann
George Rohrmann

ACKNOWLEDGEMENT

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

This instrument was acknowledged before me on November 12, 1996 by Matt Gentle, John Marchel, Dean London, Casey Denson, David Livingston, Gary Feuerstein and George Rohrmann as members of Railroad Properties, LLC.

Sylvia C. Donovan
Notary Public



NORTHSTAR SURVEYING, INC.

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

EASEMENTS

Easements which may affect the land shown hereon but which are not specific as to location include:

Easement to City of Corvallis for pipeline to convey water per Book 137, Page 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).

APPROVALS

[Signature] 12-13-96
Corvallis City Engineer date
[Signature] 4 Dec 96
Chairperson, date
Corvallis Planning Commission

Ray Wilson 12-23-96
Benton County Surveyor date
Pamela J. Holt 12/30/96
Chairperson, date
Benton County Board of Commissioners

I hereby certify that all assessments against this property have been paid in full as of the 11th day of DECEMBER, 1996.

[Signature] 12/12/96
Corvallis City Finance Director 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 1996-1997 tax roll, which became a lien or will become a lien during this tax year on this subdivision, but not yet certified to the tax collector for collection have been paid.

[Signature] ACTING ASSESSOR 12/6/96
Director, Benton County Department of Assessment date

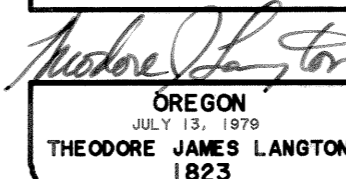
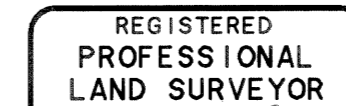
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this subdivision that are now due and payable have been paid to June 30, 1997.

[Signature] 12-6-96
Director, Benton County Department of Finance, Auditing and Tax Collection date

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

I hereby certify that the attached subdivision plat was received and duly recorded by me in the Benton County Records Book of Subdivision Plats, Volume 9, Page 57, on this 30th day of December, 1996, at 10:21 o'clock A.M.

[Signature]
Benton County Clerk
Sr. Deputy Clerk



Renewal Date 12/31/96

I hereby certify that this drawing is an exact copy of the original plat.

[Signature]
Theodore J. Langton

REGISTERED PROFESSIONAL LAND SURVEYOR

Theodore J. Langton

OREGON
JULY 13, 1879
THEODORE JAMES LANGTON
1823

Renewal Date 12/31/96

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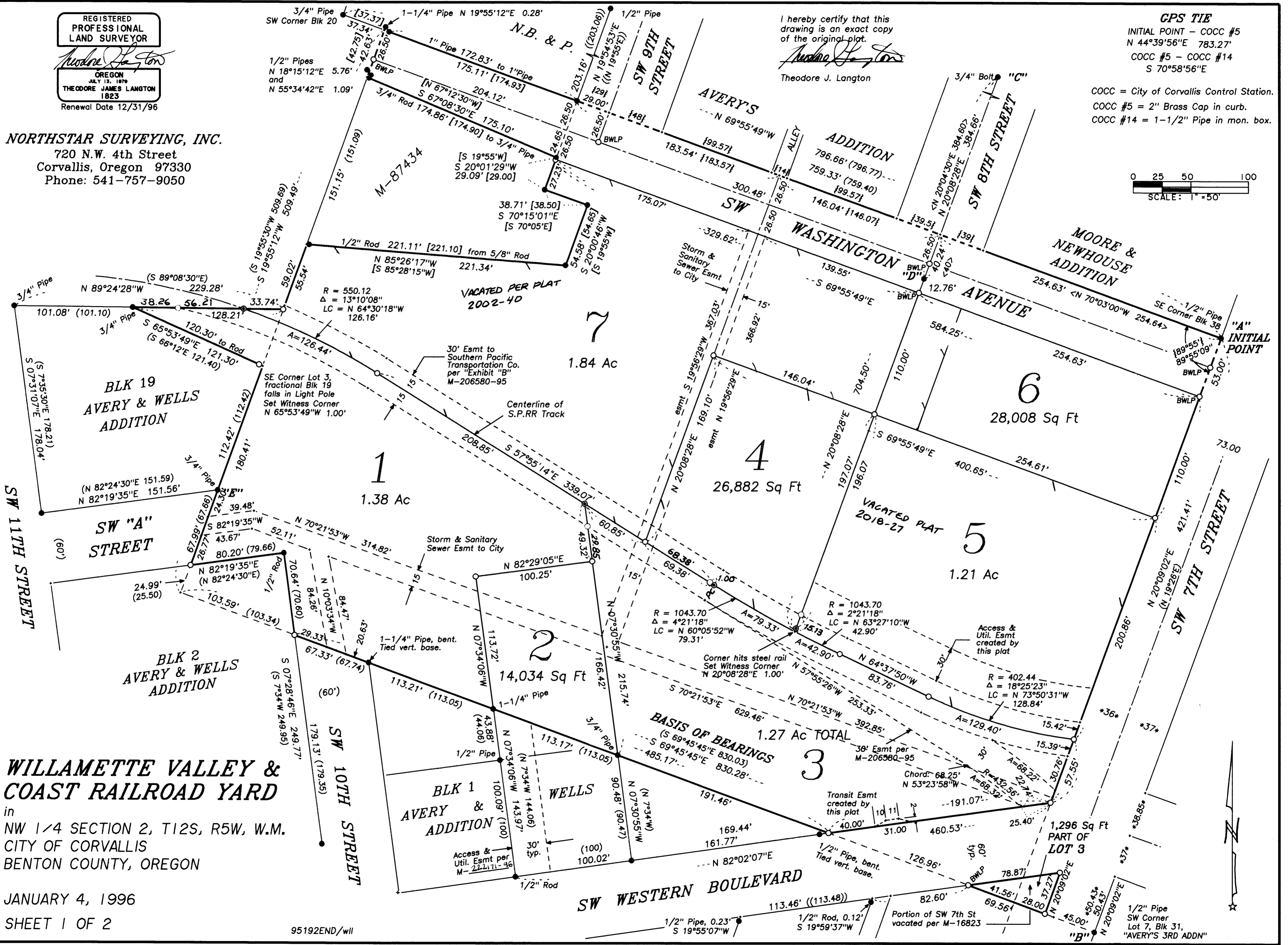
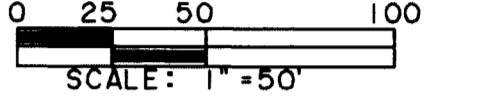
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GPS TIE

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SHEET 1 OF 2

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