

RECORD SURVEY

BINDING SITE PLAN
 LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 30,
 TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M.
 CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

NEW LEGAL DESCRIPTIONS

LOT 1 LEGAL DESCRIPTION

REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 1°00'06" WEST, 1237.14 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 88°57'24" WEST, 70.03 FEET TO THE INTERSECTION OF COLUMBIA CENTER BLVD. AND TAPTEAL DRIVE; THENCE SOUTH 88°57'24" WEST, 292.01 FEET ALONG THE CENTERLINE OF TAPTEAL DRIVE TO THE BEGINNING OF A 1940.00 FEET RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY, 714.25 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 21°05'41"; THENCE NORTH 69°56'55" WEST, 372.45 FEET ALONG SAID CENTERLINE; THENCE NORTH 20°03'05" EAST, 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TAPTEAL DRIVE SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 2742, RECORDS OF BENTON COUNTY; THENCE NORTH 69°56'55" WEST, 382.54 FEET ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF THAT PARCEL SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 3632, RECORDS OF BENTON COUNTY AND TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 30°15'22" EAST, 345.54 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL AND TO THE SOUTHERLY LINE OF THE COLUMBIA IRRIGATION DISTRICT CANAL; THENCE SOUTH 65°49'03" EAST, 10.06 FEET ALONG SAID SOUTHERLY LINE; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 30°15'22" WEST, 191.79 FEET ALONG A LINE PARALLEL WITH AND 10.00 FEET EASTERLY OF SAID EAST LINE; THENCE SOUTH 69°56'55" EAST, 162.73 FEET ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID TAPTEAL DRIVE; THENCE SOUTH 20°03'05" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID RECORD SURVEY 1-2742, 150.59 FEET TO SAID NORTHERLY LINE, THENCE NORTH 69°56'55" WEST, 200.00 FEET ALONG SAID NORTHERLY LINE TO SAID SOUTHWEST CORNER AND TO THE TRUE POINT OF BEGINNING.

CONTAINS 0.69 ACRES.

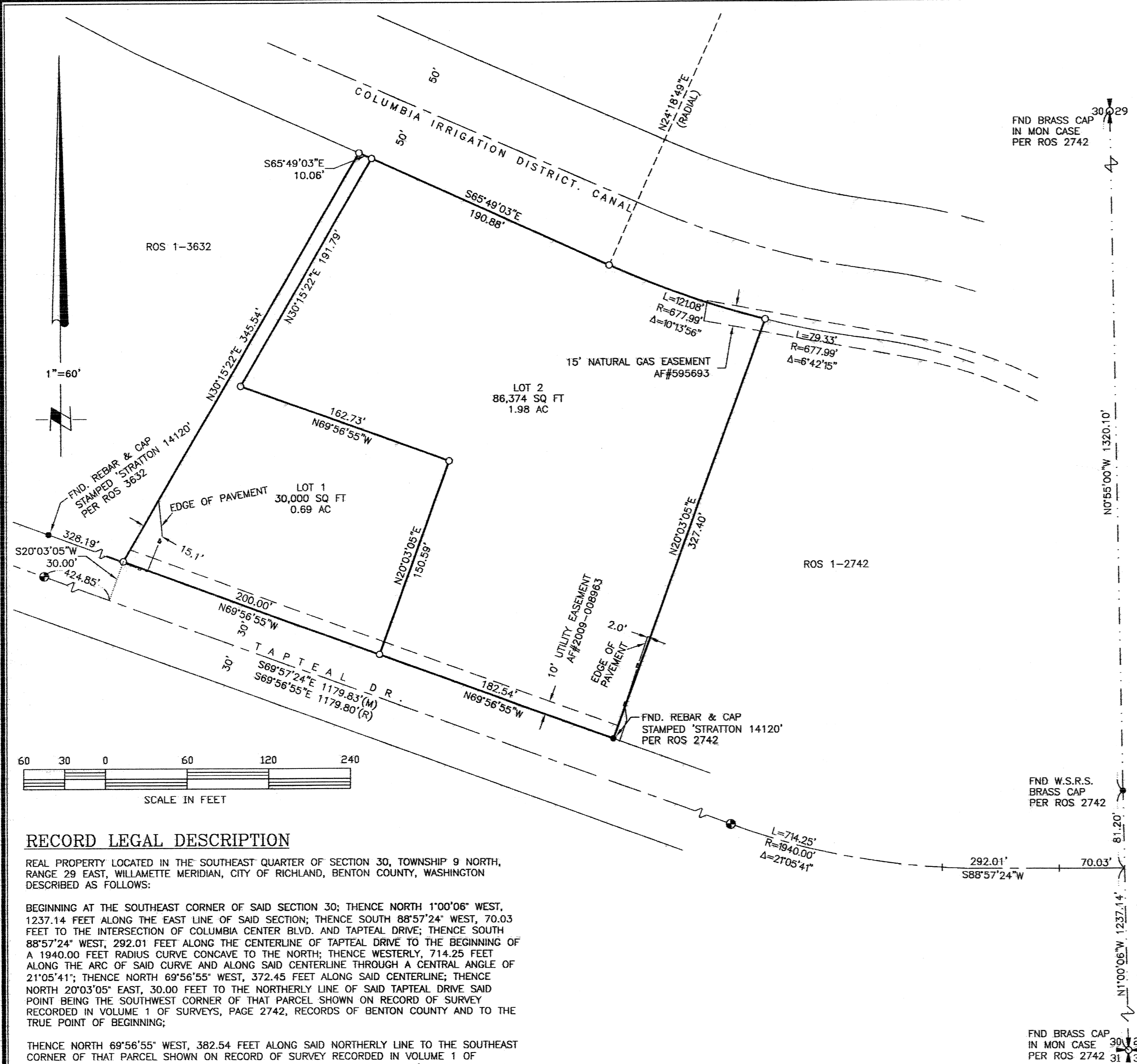
LOT 2 LEGAL DESCRIPTION

REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 1°00'06" WEST, 1237.14 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE SOUTH 88°57'24" WEST, 70.03 FEET TO THE INTERSECTION OF COLUMBIA CENTER BLVD. AND TAPTEAL DRIVE; THENCE SOUTH 88°57'24" WEST, 292.01 FEET ALONG THE CENTERLINE OF TAPTEAL DRIVE TO THE BEGINNING OF A 1940.00 FEET RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY, 714.25 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 21°05'41"; THENCE NORTH 69°56'55" WEST, 372.45 FEET ALONG SAID CENTERLINE; THENCE NORTH 20°03'05" EAST, 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TAPTEAL DRIVE SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 2742, RECORDS OF BENTON COUNTY AND TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 69°56'55" WEST, 182.54 FEET ALONG SAID NORTHERLY LINE; THENCE LEAVING SAID NORTHERLY LINE NORTH 20°03'05" EAST PARALLEL WITH THE WEST LINE OF RECORD SURVEY 1-2742, 150.59 FEET; THENCE NORTH 69°56'55" WEST, 162.73 FEET ALONG A LINE PARALLEL WITH SAID NORTHERLY LINE; THENCE NORTH 30°15'22" EAST, 191.79 FEET ALONG A LINE PARALLEL WITH AND 10.00 FEET EASTERLY OF THE EAST LINE OF THAT PARCEL SHOWN ON RECORD SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 3632, RECORDS OF BENTON COUNTY TO A POINT ON THE SOUTHERLY LINE OF THE COLUMBIA IRRIGATION DISTRICT CANAL, SAID POINT BEARS SOUTH 65°49'03" EAST, 10.06 FEET FROM THE NORTHEAST CORNER OF SAID RECORD SURVEY 1-3632 TRACT; THENCE SOUTH 65°49'03" EAST, 190.86 FEET ALONG SAID SOUTHERLY LINE TO THE BEGINNING OF A 677.99 FEET RADIUS NON-TANGENT CURVE (RADIUS POINT BEARS N24°18'49" EAST); THENCE EASTERLY, 121.08 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 10°13'56" TO THE NORTHWEST CORNER OF SAID RECORD SURVEY 1-2742 TRACT; THENCE SOUTH 20°03'05" WEST, 327.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1.98 ACRES.



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THENCE NORTH 69°56'55" WEST, 382.54 FEET ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF THAT PARCEL SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 3632, RECORDS OF BENTON COUNTY; THENCE NORTH 30°15'22" EAST, 345.54 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND TO THE SOUTHERLY LINE OF THE COLUMBIA IRRIGATION DISTRICT CANAL; THENCE SOUTH 65°49'03" EAST, 200.94 FEET ALONG SAID SOUTHERLY LINE TO THE BEGINNING OF A 677.99 FEET RADIUS NON-TANGENT CURVE (RADIUS POINT BEARS N24°18'49" EAST); THENCE EASTERLY, 121.08 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 10°13'56" TO THE NORTHWEST CORNER OF SAID RECORD SURVEY 1-2742 TRACT; THENCE SOUTH 20°03'05" WEST, 327.40 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 2.67 ACRES.

NOTES:

1. BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF TAPTEAL DR., PER RECORD SURVEY VOLUME 1 PAGE 2742, RECORDS OF BENTON COUNTY.
2. ○ = DENOTES SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "DPB WA 41028".
3. ● = DENOTES FOUND MONUMENT AS NOTED.
4. ⊕ = DENOTES FOUND BRASS CAP IN MON CASE.
5. (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
6. EQUIPMENT AND PROCEDURES USED: DUAL FREQUENCY GPS RECEIVERS USING REAL TIME KINEMATIC METHODS & A 5" [2mm + 2ppm] TOTAL STATION USING CLOSED TRAVERSE & RADIAL SURVEY METHODS.

SURVEYOR'S 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 TAPTEAL II LLC IN JANUARY 2017.



[Signature]
 DAVID P. BAALMAN
 CERTIFICATE #41028
 3-3-17
 DATE

AUDITOR'S CERTIFICATION

FILED FOR RECORD THIS 7th DAY OF March, 2017 A.D., AT 33
 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 01 OF SURVEYS,
 PAGE 4832, AT THE REQUEST OF ROGERS SURVEYING.
 Brenda Chilton by Mignon Anderson
 BENTON COUNTY AUDITOR Deputy
 2017-005975
 FEE NUMBER REV: 1/27/17 BAG

CLIENT		TAPTEAL II LLC		JOB	30715
PROJECT		BINDING SITE PLAN			
		SE 1/4 SEC 30, T 9N, R 29E, WM			
DRN. BY	BAG	SCALE	1" = 60'	F. B. NO.	N/A
APPROVED	DPB	DATE	10/16/15	ACAD VER	-C3d15
				FILE:	30715.DWG
				SHEET	1
				OF	1

RSI ROGERS SURVEYING INC., P.S.
 1455 COLUMBIA PARK TRAIL
 RICHLAND, WA. 99352
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 FAX: (509) 783-8994
 www.rogerssurveying.com

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 Rogers Surveying, Inc.
 Benton County Auditor's Office
 1600 N. 1st Street
 Richland, WA 99352