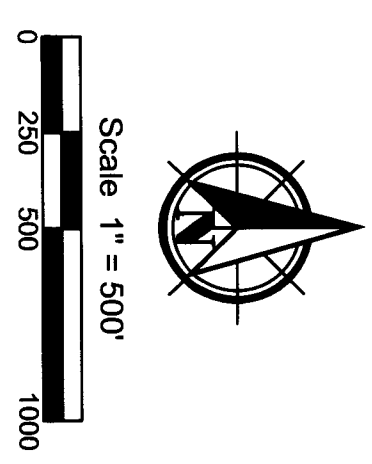
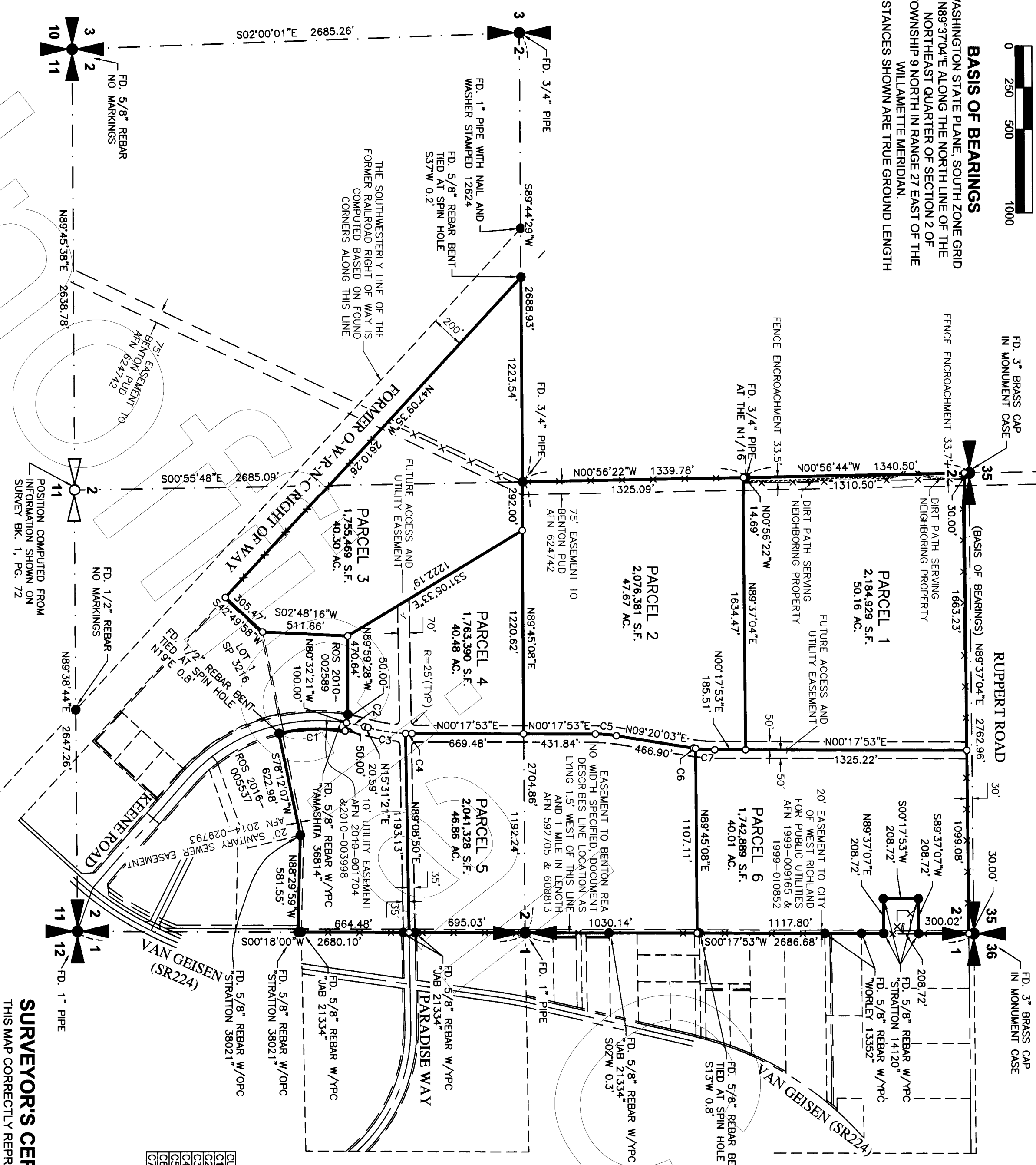


RECORD OF SURVEY

FOR EXEMPT PARCEL SEGREGATION
 LOCATED IN THE SW 1/4 THE SE 1/4 AND THE NE 1/4 OF SECTION 2,
 TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN,
 CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON



BASIS OF BEARINGS
 WASHINGTON STATE PLANE, SOUTH ZONE GRID
 N89°37'04"E ALONG THE NORTH LINE OF THE
 NORTHEAST QUARTER OF SECTION 2 OF
 TOWNSHIP 9 NORTH IN RANGE 27 EAST OF THE
 WILLAMETTE MERIDIAN.
 DISTANCES SHOWN ARE TRUE GROUND LENGTH



LEGEND

- FOUND AS INDICATED WITHIN 0.1' OF CALCULATED UNLESS OTHERWISE NOTED
- CALCULATED POINT, NOT FOUND OR SET
- AUDITOR FILE NUMBER
- ORANGE PLASTIC CAP
- SQUARE FEET / ACRES
- FOUND SURVEY MARKER
- FD, YELLOW PLASTIC CAP
- SECTION OF SECTION SUB-DIVISION LINE
- EXISTING RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- BOUNDARY AND NEW PARCEL LINES
- EASEMENT, TO BE DEDICATED BY DEED

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FRANK TIEGS LLC, TO PREPARE THIS EXEMPT PARCEL SURVEY AS ALLOWED BY WEST RICHLAND MUNICIPAL CODE 16.02.030.B. THIS SURVEY IS BASED UPON A FIELD RETRACEMENT OF THE PARENT PARCEL BOUNDARY AND COMPILATION OF EXISTING RECORDS.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY TRIMBLE R8 GPS RECEIVERS HAVING AN ACCURACY OF ONE CENTIMETER +/- 1 PPM. THE CONTROLLING MONUMENTS SHOWN HEREUPON WERE ALL VISITED IN JULY AND AUGUST, 2018. PARCEL BOUNDARIES WERE NOT MARKED ON THE GROUND AT THIS TIME.

EASEMENT NOTE
 THE FUTURE ACCESS AND UTILITY EASEMENT WILL BE DEDICATED BY THE DEEDS WHICH WILL BE RECORDED AFTER THIS SURVEY IS RECORDED.

NOTE
 CREATION OF AN EXEMPT PARCEL DOES NOT VEST THE OWNER WITH THE RIGHT TO DEVELOP THE LOT WHEN IT DOES NOT MEET ACCESS OR USE REQUIREMENTS OF THE ZONING DISTRICT IN WHICH IT IS LOCATED.

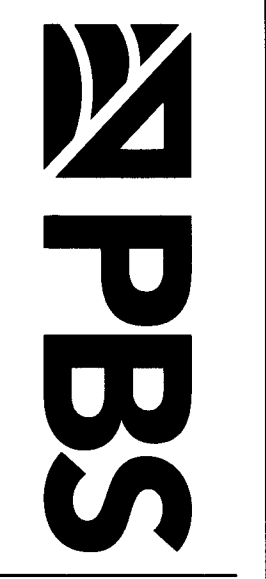
CURVE ARC	LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	401.02'	1000.00'	27°58.37'	N02°01'42"W	398.34'	
C2	111.10'	1050.00'	6°03.44'	N17°28'29"E	111.05'	
C3	227.58'	1000.09'	13°02.18'	N09°00'12"E	227.09'	
C4	38.16'	1000.09'	2°11.10'	N01°23'28"E	38.16'	
C5	126.18'	800.07'	9°02.10'	N04°48'58"E	126.05'	
C6	12.49'	800.07'	0°53.40'	N08°53'13"E	12.49'	
C7	113.69'	800.07'	8°08.30'	N04°22'08"E	113.59'	

SECTION DIAGRAM

SECTION 2	T 9 N, R 27 E
X	X
X	X
X	X
X	X
X	X
X	X
X	X

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE REQUEST OF FRANK TIEGS LLC.

Alexander D. Matrazzo
 ALEXANDER D. MATRAZZO, PLS 46318



CLIENT: TIEGS	PROJECT NO.: 86113.000
SURVEYOR: ALEX D. MATRAZZO	DATE: 01/08/2019
CALC BY: ADM	DRAWN BY: ADM
SECTION: 2	TOWNSHIP: 9 NORTH
CITY: WEST RICHLAND	COUNTY: BENTON
	SHEET 1 OF 3

AUDITOR'S CERTIFICATE
 FILED FOR RECORD WITH THE BENTON COUNTY AUDITOR'S OFFICE THIS 10TH DAY OF JANUARY 2019 AT 11:40 A.M. IN VOLUME OF SURVEYS AT PAGE 5117 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.
 BRENT L. CHILTON
 BENTON COUNTY AUDITOR
 BY DEPUTY BENTON COUNTY AUDITOR *Rud Hays*
 FEE NO. 2019-000751

RECORD OF SURVEY

FOR EXEMPT PARCEL SEGREGATION

LOCATED IN THE SW 1/4 THE SE 1/4 AND THE NE 1/4 OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION (EXISTING PARENT PARCEL)

PER EXHIBIT A OF THE TITLE REPORT PREPARED BY BENTON-FRANKLIN TITLE COMPANY, ORDER NUMBER BF7146.

THE NORTHEAST QUARTER AND A PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 27 EAST, W.M., BENTON COUNTY, WASHINGTON.
 SAID SOUTH HALF PORTION LIES NORTHEASTERLY OF THE UNION PACIFIC RAILROAD (fka OREGON - WASHINGTON RAILWAY AND NAVIGATION COMPANY) RIGHT-OF-WAY AND LIES NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2:
 THENCE SOUTH 89°38'16" WEST ALONG THE SOUTH LINE OF SAID SECTION 1036.37 FEET TO A POINT ON THE NORTHERLY MARGIN OF SAID RAILROAD RIGHT-OF-WAY;
 THENCE NORTH 47°10'33" WEST ALONG SAID MARGIN 1314.98 FEET TO A CORNER OF LOT 1, SHORT PLAT NO. 3216 AND THE LINE'S TRUE POINT OF BEGINNING;
 THENCE NORTH 42°49'27" EAST ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 FOR 305.98 FEET;
 THENCE NORTH 02°47'45" EAST 511.66 FEET;
 THENCE SOUTH 90°00'00" EAST 470.63 FEET;
 THENCE SOUTH 80°32'52" EAST 100.00 FEET TO A POINT (HEREIN REFERENCED AS "POINT X") ON THE ARC OF A 1000.00 FOOT RADIUS CURVE. THE RADIUS POINT OF WHICH BEARS SOUTH 80°32'52" EAST;
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°37'09", AN ARC DISTANCE OF 45.71 FEET TO A POINT OF REVERSE CURVATURE WITH A 5300.06 FOOT RADIUS CURVE;
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°54'45", AN ARC DISTANCE OF 361.91 FEET TO A POINT OF REVERSE CURVATURE WITH A 35.00 FOOT RADIUS CURVE;
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 84°05'11", AN ARC DISTANCE OF 51.37 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 87°45'17" EAST 96.77 FEET TO A POINT OF CURVATURE OF A 10,035.00 FOOT RADIUS CURVE;
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°29'31", AN ARC DISTANCE OF 436.43 FEET TO A POINT OF REVERSE CURVATURE OF A 995.00 FOOT RADIUS CURVE;
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°08'36", AN ARC DISTANCE OF 280.34 FEET TO A POINT OF REVERSE CURVATURE OF A 1005.00 FOOT RADIUS CURVE;
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°46'07", AN ARC DISTANCE OF 294.13 FEET TO THE EAST LINE OF SAID SECTION AND THE TERMINUS OF SAID LINE;
 EXCEPT THE NORTH 30.00 FEET OF SAID SECTION 2 FOR ROAD RIGHT-OF-WAY, AS RECORDED UNDER AUDITORS' FILE NO. 725890;
 AND EXCEPT THE SOUTH 208.71 FEET OF THE NORTH 536.71 FEET OF THE EAST 208.71 FEET OF SAID SECTION, AS RECORDED UNDER AUDITORS' FILE NO. 1998-032022;

TOGETHER WITH THAT PORTION OF SAID SOUTH HALF DESCRIBED AS FOLLOWS:
 BEGINNING AT THE PREVIOUSLY DESCRIBED "POINT X";
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°37'09", AN ARC DISTANCE OF 45.71 FEET TO A POINT OF REVERSE CURVATURE WITH A 5300.06 FOOT RADIUS CURVE;
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°54'45", AN ARC DISTANCE OF 361.91 FEET TO A POINT OF REVERSE CURVATURE WITH A 35.00 FOOT RADIUS CURVE;
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 84°05'11", AN ARC DISTANCE OF 51.37 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 87°45'17" EAST 96.77 FEET TO A POINT OF CURVATURE OF A 10,035.00 FOOT RADIUS CURVE;
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°29'31", AN ARC DISTANCE OF 436.43 FEET TO A POINT OF REVERSE CURVATURE OF A 995.00 FOOT RADIUS CURVE;
 THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°08'36", AN ARC DISTANCE OF 280.34 FEET TO A POINT OF REVERSE CURVATURE OF A 1005.00 FOOT RADIUS CURVE;
 THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°46'07", AN ARC DISTANCE OF 294.13 FEET TO THE EAST LINE OF SAID SECTION;
 THENCE SOUTH 00°17'29" WEST ALONG SAID SECTION LINE 629.16 FEET;
 THENCE NORTH 88°30'30" WEST 581.56 FEET;
 THENCE SOUTH 78°11'36" WEST 622.98 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 76°28'28" EAST 1000.00 FEET;
 THENCE NORTHWESTERLY ALONG SAID ARC 401.04 FEET TO THE SAID "POINT X";
 DEPICTED AS PARCEL 3 ON RECORD SURVEY NO. 4716

NEW PARCEL 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2, THENCE SOUTH 00°56'44" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY OF RUPPERT ROAD AND THE POINT OF BEGINNING;
 THENCE NORTH 89°37'04" EAST ALONG THE SOUTH RIGHT OF WAY OF RUPPERT ROAD, BEING 30.00 FEET SOUTHERLY, AS MEASURED BY RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,683.23 FEET;
 THENCE SOUTH 00°17'53" WEST A DISTANCE OF 1,325.22 FEET;
 THENCE SOUTH 89°37'04" WEST A DISTANCE OF 1,634.47 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;
 THENCE NORTH 00°56'22" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 14.69 FEET TO THE N-1/16;
 THENCE NORTH 00°56'44" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,310.50 FEET TO THE POINT OF BEGINNING;
 HAVING AN AREA OF 2,184,929 SQUARE FEET, 50.16 ACRES.

NEW PARCEL 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2, THENCE SOUTH 00°56'44" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANT OF 1340.50 FEET TO THE N-1/16, THENCE SOUTH 00°56'22" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANT OF 14.69 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89°37'04" EAST A DISTANCE OF 1,634.47 FEET;
 THENCE SOUTH 00°17'53" WEST A DISTANCE OF 1,855.51 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 800.07 FEET. THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 126.18 FEET, WITH A DELTA ANGLE OF 09°02'10", A CHORD BEARING OF SOUTH 04°48'58" WEST, AND A CHORD LENGTH OF 126.05 FEET TO A TANGENT LINE;
 THENCE SOUTH 09°20'03" WEST A DISTANCE OF 466.90 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 800.07 FEET. THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 126.18 FEET, WITH A DELTA ANGLE OF 09°02'10", A CHORD BEARING OF SOUTH 04°48'58" WEST, AND A CHORD LENGTH OF 126.05 FEET TO A TANGENT LINE;
 THENCE SOUTH 00°17'53" WEST A DISTANCE OF 431.84 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;
 THENCE SOUTH 89°45'08" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,512.82 FEET TO THE SOUTHWEST CORNER THEREOF;
 THENCE NORTH 00°56'22" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,325.09 FEET TO THE POINT OF BEGINNING;
 HAVING AN AREA OF 2,076,381 SQUARE FEET, 47.67 ACRES.

AUDITORS CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITORS OFFICE THIS 10th DAY OF JANUARY 2019 AT 11:40 A.M. IN VOLUME 1 OF SURVEYS AT PAGE 511 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL, INC.

BRENTON H. TON
 BENTON COUNTY AUDITOR
 R. Kelly Howell
 BY DEPUTY BENTON COUNTY AUDITOR

FEE NO. 2019-000751



PBS Engineering and Environmental Inc.
 400 Bradley Blvd, Ste 106
 Richland, WA 99352
 509.942.1600
 pbsusa.com

CLIENT: TIEGS	PROJECT NO.: 66113.000
SURVEYOR: ALEX D. MATARAZZO	DATE: 01/08/2019
CALC BY: ADM	DRAWN BY: ADM
SECTION: 2	TOWNSHIP: 9 NORTH
CITY: WEST RICHLAND	COUNTY: BENTON
	SHEET 2 OF 3

RECORD OF SURVEY

FOR EXEMPT PARCEL SEGREGATION

LOCATED IN THE SW 1/4 THE SE 1/4 AND THE NE 1/4 OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON

NEW PARCEL 3

LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°56'44" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANT OF 1340.50 FEET TO THE N-1/16; THENCE SOUTH 00°56'22" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANT OF 1339.78 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 WHICH IS THE POINT OF BEGINNING;

THENCE NORTH 89°45'08" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 292.00 FEET;
 THENCE SOUTH 31°03'33" EAST A DISTANCE OF 1,222.19 FEET TO THE NORTHWEST CORNER OF THE PARCEL DEPICTED ON SURVEY RECORDED UNDER BENTON COUNTY AUDITORS' FILE NUMBER 2010-002589.
 THENCE SOUTH 02°48'16" WEST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 511.66 FEET TO THE SOUTHWEST CORNER THEREOF;
 THENCE SOUTH 42°49'58" WEST ALONG THE NORTHWESTERLY EDGE OF LOT 1, SHORT PLAT 3216 A DISTANCE OF 305.47 FEET TO THE NORTHEASTERLY LINE OF THE FORMER OREGON-WASHINGTON RAILWAY AND NAVIGATION COMPANY RIGHT OF WAY;
 THENCE NORTH 47°09'35" WEST ALONG THE SAID FORMER NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 2,610.26 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
 THENCE NORTH 89°44'29" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,223.54 FEET TO THE POINT OF BEGINNING.
 HAVING AN AREA OF 1,755.469 SQUARE FEET, 40.30 ACRES

NEW PARCEL 4

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 89°37'04" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2782.96 FEET TO THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°17'53" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2886.88 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00°18'00" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 695.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°18'00" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 664.48 FEET TO THE NORTHEAST CORNER OF PARCEL AS DEPICTED ON THE SURVEY RECORDED UNDER BENTON COUNTY AUDITORS' FILE NUMBER 2016-005537.
 THENCE NORTH 88°29'59" WEST ALONG THE NORTH LINE OF SAID PARCEL 2 A DISTANCE OF 581.55 FEET TO AN ANGLE POINT;
 THENCE SOUTH 78°12'07" WEST ALONG THE NORTH LINE OF SAID PARCEL 2 A DISTANCE OF 622.98 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT AND THE EASTERLY RIGHT OF WAY OF KEENE ROAD HAVING A RADIUS OF 1,000.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 76°29'00" EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY, HAVING AN ARC LENGTH OF 401.02 FEET, WITH A DELTA ANGLE OF 22°58'37", A CHORD BEARING OF NORTH 02°01'42" WEST, AND A CHORD LENGTH OF 398.34 FEET TO A NON-TANGENT LINE AT THE LIMITS OF THE KEENE ROAD RIGHT OF WAY;
 THENCE NORTH 80°32'21" WEST ALONG THE LIMITS OF THE SAID KEENE ROAD RIGHT OF WAY A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF THE PARCEL DEPICTED ON SURVEY RECORDED UNDER BENTON COUNTY AUDITORS' FILE NUMBER 2010-002589;
 THENCE NORTH 89°59'28" WEST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 470.64 FEET TO THE NORTHWEST CORNER THEREOF;
 THENCE NORTH 31°06'33" WEST A DISTANCE OF 1,222.19 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2;
 THENCE NORTH 89°45'08" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,220.62 FEET;
 THENCE SOUTH 00°17'53" WEST A DISTANCE OF 669.48 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,000.09 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 38.16 FEET, WITH A DELTA ANGLE OF 02°11'10", A CHORD BEARING OF SOUTH 01°23'28" WEST, AND A CHORD LENGTH OF 38.16 FEET TO A NON-TANGENT LINE;
 THENCE NORTH 89°08'50" EAST A DISTANCE OF 1,193.13 FEET TO THE POINT OF BEGINNING.
 HAVING AN AREA OF 1,763.390 SQUARE FEET, 40.48 ACRES.

NEW PARCEL 5

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 89°37'04" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2782.96 FEET TO THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°17'53" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1656.54 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 00°17'53" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,030.14 FEET TO THE SOUTHEAST CORNER THEREOF;
 THENCE SOUTH 00°18'00" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 695.03 FEET;
 THENCE SOUTH 89°08'50" WEST A DISTANCE OF 1,193.13 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,000.09 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 87°30'57" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 38.16 FEET, WITH A DELTA ANGLE OF 02°11'10", A CHORD BEARING OF NORTH 01°23'28" EAST, AND A CHORD LENGTH OF 38.16 FEET TO A TANGENT LINE;
 THENCE NORTH 00°17'53" EAST A DISTANCE OF 1,101.33 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 800.07 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 126.18 FEET, WITH A DELTA ANGLE OF 09°02'10", A CHORD BEARING OF NORTH 04°48'58" EAST, AND A CHORD LENGTH OF 126.05 FEET TO A TANGENT LINE;
 THENCE NORTH 09°20'03" EAST A DISTANCE OF 466.90 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 800.07 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 12.49 FEET, WITH A DELTA ANGLE OF 00°53'40", A CHORD BEARING OF NORTH 08°53'13" EAST, AND A CHORD LENGTH OF 12.49 FEET TO A NON-TANGENT LINE;
 THENCE NORTH 89°45'08" EAST A DISTANCE OF 1,107.11 FEET TO THE POINT OF BEGINNING.
 HAVING AN AREA OF 2,041,328 SQUARE FEET, 46.86 ACRES.

NEW PARCEL 6

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 89°37'04" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2782.96 FEET TO THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°17'53" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY OF RUPPERT ROAD AND THE POINT OF BEGINNING;
 THENCE SOUTH 00°17'53" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 300.02 FEET;
 THENCE SOUTH 89°37'07" WEST A DISTANCE OF 208.72 FEET;
 THENCE SOUTH 00°17'53" WEST A DISTANCE OF 208.72 FEET;
 THENCE NORTH 89°37'07" EAST A DISTANCE OF 208.72 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;
 THENCE SOUTH 00°17'53" WEST ALONG EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,117.80 FEET;
 THENCE SOUTH 89°45'08" WEST A DISTANCE OF 1,107.11 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 800.07 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 81°33'37" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 113.69 FEET, WITH A DELTA ANGLE OF 08°08'30", A CHORD BEARING OF NORTH 04°22'08" EAST, AND A CHORD LENGTH OF 113.59 FEET TO A TANGENT LINE;
 THENCE NORTH 00°17'53" EAST A DISTANCE OF 1,510.73 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF RUPPERT ROAD;
 THENCE NORTH 89°37'04" EAST ALONG THE SOUTH RIGHT OF WAY OF RUPPERT ROAD, BEING 30.00 FEET SOUTHERLY, AS MEASURED BY RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,099.08 FEET TO THE POINT OF BEGINNING.
 HAVING AN AREA OF 1,742.889 SQUARE FEET, 40.01 ACRES.

AUDITORS CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITORS OFFICE THIS 10th DAY OF JANUARY 2019 AT 11:40 A.M. IN VOLUME 1 OF SURVEYS AT PAGE 5112 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL, INC.

BENTON COUNTY AUDITOR

BY DEPUTY BENTON COUNTY AUDITOR

FEE NO. 2019-066751



1/8/2019



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CLIENT: TIEGS	PROJECT NO.: 66113.000
SURVEYOR: ALEX D MATRAZZO	DATE: 01/08/2019
CALC BY: ADM	DRAWN BY: ADM
SECTION: 2	TOWNSHIP: 9 NORTH
CITY: WEST RICHLAND	COUNTY: BENTON
	SHEET 3 OF 3