

BOUNDARY LINE ADJUSTMENT SURVEY

A PORTION OF THE BENJAMIN HUNTINGTON D.L.C. AND PORTION
OF THE SE 1/4 OF SECTION 14, A PORTION OF THE NE 1/4 OF
SECTION 23, A PORTION OF THE NW 1/4 OF SECTION 24,
TOWNSHIP 9 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON
JUNE 2024

CITY OF CASTLE ROCK
BOUNDARY LINE ADJUSTMENT
CR-BLA-24-01

S14, S23, S24
T9N, R2W, W.M.

LEGEND

- FOUND MONUMENT, AS NOTED (SEPTEMBER, 2020)
- SET 1/2" X 24" REBAR W/YPC STAMPED "DOPP 48751" (FEBRUARY, 2023)
- △ TRUE POINT OF BEGINNING (TPOB)
- ROS RECORD OF SURVEY
- AFN AUDITOR'S FILE NUMBER
- DLC DONATION LAND CLAIM
- W/YPC WITH YELLOW PLASTIC CAP
- BLA BOUNDARY LINE AGREEMENT
- QCD QUITCLAIM DEED
- CON CONTRACT
- SWD STATUTORY WARRANTY DEED
- () RECORD/DEED INFO

- FENCE
- BOUNDARY LINE
- EXISTING PARCEL LINE
- CENTERLINE
- ===== CENTERLINE RAILROAD TRACK
- RIGHT-OF-WAY LINE
- ORDINARY HIGH WATER LINE



MacKay Sposito

ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackaysposito.com

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CALC BY: ESC

CHECKED BY: PJS

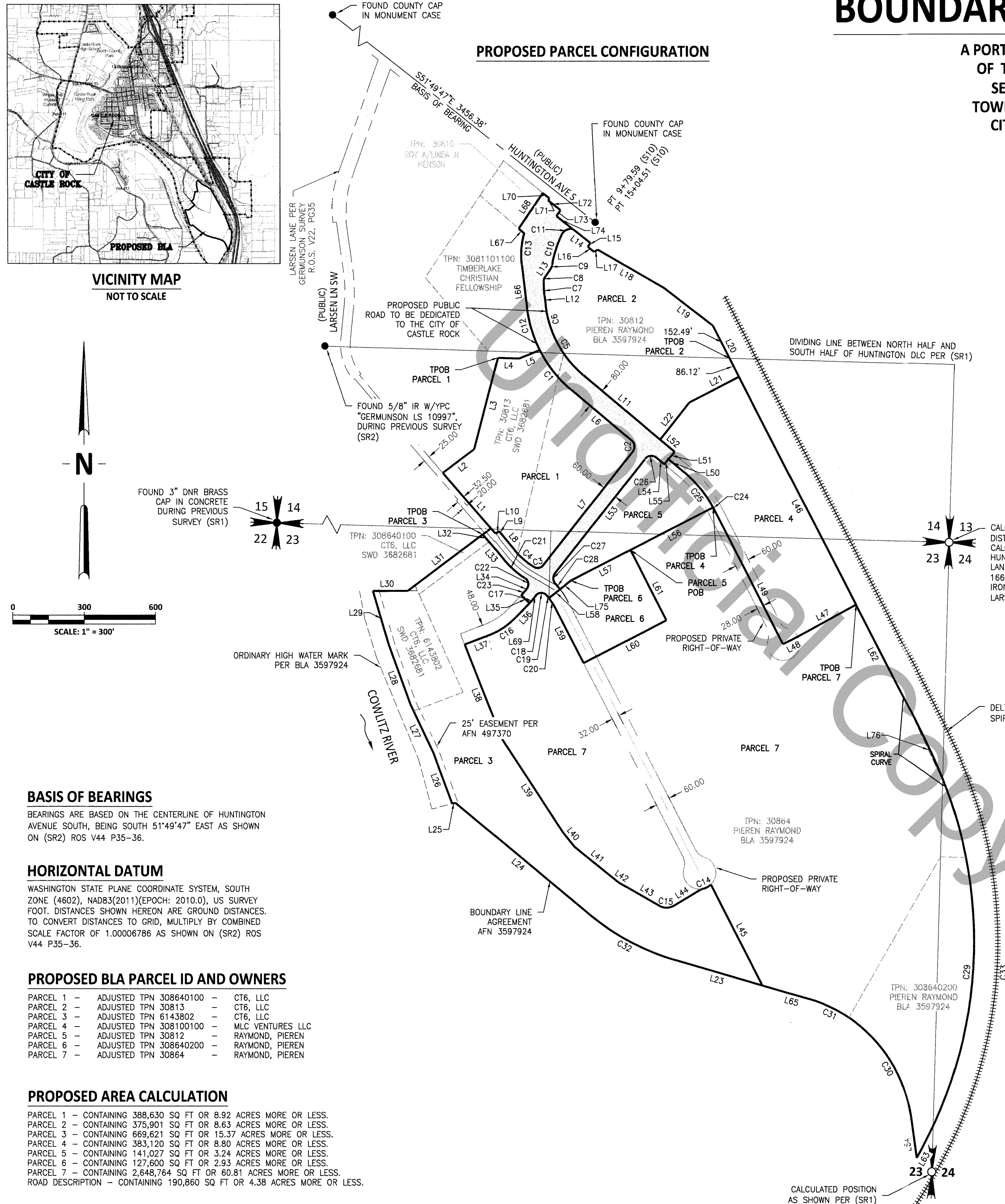
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FILE: 18513.ADJ.BLA.EXHIBIT.DWG

JOB NO.: 18513

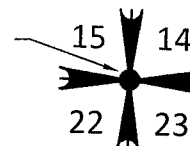
SHEET 3 OF 9

PROPOSED PARCEL CONFIGURATION



VICINITY MAP
NOT TO SCALE

FOUND 3" DNR BRASS
CAP IN CONCRETE
DURING PREVIOUS
SURVEY (SR1)



0 300 600
SCALE: 1" = 300'

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CENTERLINE OF HUNTINGTON AVENUE SOUTH, BEING SOUTH 51°49'47" EAST AS SHOWN ON (SR2) ROS V44 P35-36.

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4602), NAD83(2011)(EPOCH: 2010.0), US SURVEY FOOT. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT DISTANCES TO GRID, MULTIPLY BY COMBINED SCALE FACTOR OF 1.00006786 AS SHOWN ON (SR2) ROS V44 P35-36.

PROPOSED BLA PARCEL ID AND OWNERS

PARCEL 1 -	ADJUSTED TPN 308640100	-	CT6, LLC
PARCEL 2 -	ADJUSTED TPN 30813	-	CT6, LLC
PARCEL 3 -	ADJUSTED TPN 6143802	-	CT6, LLC
PARCEL 4 -	ADJUSTED TPN 308100100	-	MLC VENTURES LLC
PARCEL 5 -	ADJUSTED TPN 30812	-	RAYMOND, PIEREN
PARCEL 6 -	ADJUSTED TPN 308640200	-	RAYMOND, PIEREN
PARCEL 7 -	ADJUSTED TPN 30864	-	RAYMOND, PIEREN

PROPOSED AREA CALCULATION

PARCEL 1 -	CONTAINING 388,630 SQ FT OR 8.92 ACRES MORE OR LESS.
PARCEL 2 -	CONTAINING 375,901 SQ FT OR 8.63 ACRES MORE OR LESS.
PARCEL 3 -	CONTAINING 669,621 SQ FT OR 15.37 ACRES MORE OR LESS.
PARCEL 4 -	CONTAINING 383,120 SQ FT OR 8.80 ACRES MORE OR LESS.
PARCEL 5 -	CONTAINING 141,027 SQ FT OR 3.24 ACRES MORE OR LESS.
PARCEL 6 -	CONTAINING 127,600 SQ FT OR 2.93 ACRES MORE OR LESS.
PARCEL 7 -	CONTAINING 2,648,764 SQ FT OR 60.81 ACRES MORE OR LESS.
ROAD DESCRIPTION -	CONTAINING 190,860 SQ FT OR 4.38 ACRES MORE OR LESS.

CALCULATED POSITION
AS SHOWN PER (SR1)