

SURVEY NOTES

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON STATE PLANE COORDINATES, OREGON NORTH ZONE (3601). UNITS ARE INTERNATIONAL FEET.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON NAD83-29, BENCHMARK NO. #0E0394, BEING A BENCH MARK DISK SET IN CONCRETE AT THE 2.2 MILES EAST OF STAYTON, ALONG THE BORTH SANTIAM HIGHWAY, 40 FEET SOUTH OF CENTER OF CURVE IN HIGHWAY, 10 FEET WEST OF ENTRANCE TO PRIVATE ROAD. ELEVATION=497.228'.

A TRIMBLE TSC 3 DATA COLLECTOR, R10 GPS UNIT, AND AN S5, S6, S7 SERIES ROBOTIC INSTRUMENT WERE USED TO COMPLETE THIS SURVEY.

BOUNDARIES WERE DRAWN PER PLAT AND MONUMENTS FOUND. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ADQUIESCENCE, ETC.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. UTILITIES WERE LOCATED ON 2/9/23 & 4/21/23 UNDER UTILITY LOCATE TICKET NUMBER 23021270 & 23102373. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY DO CERTIFY THAT UNDERGROUND UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR OVERHEAD FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. NO TITLE REPORT WAS SUPPLIED OR USED IN THE PREPARATION OF THIS MAP. THERE MAY BE EXISTING EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

LEGEND

●	INDICATES FOUND MONUMENT (PROTECT AT ALL TIMES)	DWY	INDICATES DRIVEWAY
•B	INDICATES BOLLARD	HYD	INDICATES FIRE HYDRANT
•GP	INDICATES GATE POST	MB	INDICATES MAILBOX
⊕	INDICATES BORE HOLE	PT	INDICATES PROPANE TANK
⊞	INDICATES DOWNSPOUT	PP	INDICATES PARTITION PLAT
□	INDICATES MAILBOX	SQ.FT.	INDICATES SQUARE FEET
⊖	INDICATES SIGN	WM	INDICATES WATER METER
⊙	INDICATES SIGN, POST ONLY	WV	INDICATES WATER VALVE
⊙	INDICATES DECIDUOUS TREE	—	INDICATES ROADWAY CENTERLINE
☀	EVERGREEN TREE	---	INDICATES EASEMENT LINE
☀	INDICATES CATCH BASIN	—○—	TREE DRIPLINE
☀	INDICATES STORM DRAIN MANHOLE	—□—	INDICATES WOODEN FENCE LINE
☀	INDICATES CLEANOUT	—X—	INDICATES WIRE FENCE LINE
☀	INDICATES SANITARY SEWER MANHOLE	—○—	INDICATES CHAIN LINK FENCE LINE
☀	INDICATES UNKNOWN MANHOLE	—○—	INDICATES 5 FOOT INTERVAL CONTOUR
☀	INDICATES UTILITY POLE	—○—	INDICATES 1 FOOT INTERVAL CONTOUR
☀	INDICATES GUY ANCHOR	○	INDICATES HEDGE LINE
☀	INDICATES STREET LIGHT	()	INDICATES RECORD DATA PER AS BUILTS, NOT LOCATED
☀	INDICATES JUNCTION BOX	—G—	INDICATES EXISTING GAS
☀	INDICATES ELECTRICAL METER	—COM—	INDICATES EXISTING COMMUNICATIONS
☀	INDICATES ELECTRICAL VAULT	—E—	INDICATES EXISTING POWER
☀	INDICATES ELECTRIC MANHOLE	—OH—	INDICATES OVERHEAD POWER
☀	INDICATES ELECTRICAL PEDESTAL	—SS—	INDICATES EXISTING SANITARY SEWER
☀	INDICATES TRAFFIC SIGNAL POLE	—SD—	INDICATES EXISTING STORM DRAIN
☀	INDICATES COMMUNICATION VAULT	—W—	INDICATES EXISTING WATER MAIN
☀	INDICATES GAS RISER	—W—	INDICATES ABANDONED WATER MAIN
☀	INDICATES FIRE DEPARTMENT CONNECTION	▭	INDICATES EXISTING CONCRETE
☀	INDICATES FIRE HYDRANT	▭	INDICATES EXISTING ASPHALT
☀	INDICATES WATER METER	▭	INDICATES EXISTING GRAVEL
☀	INDICATES WATER VALVE		
☀	INDICATES WATER VAULT		

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
MARCH 9, 2021
NICOLE ALLEN
84893PLS
EXPIRES 12-31-23

EMERIO
ENGINEERING • SURVEYING • DESIGN

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BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

NO.	REVISIONS	DATE	PREPARED BY:
			AT
			AT
			ASJ
			DATE
			05-17-23

EXISTING CONDITIONS MAP
LOCATED IN THE
SE ONE-QUARTER OF SECTION 9 AND THE SW ONE-QUARTER OF SECTION 10,
TOWNSHIP 9 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF STAYTON, MARION COUNTY, OREGON
DATE OF SURVEY: APRIL 26, 2023

SURVEYED FOR:
IRG REALTY ADVISORS
4020 KINROSS LAKES PARKWAY
RICHFIELD, OH 44286

JOB: 2112-001

SHEET 1 OF 6

STORM DRAINAGE LEGEND
 SDCB - INDICATES STORM DRAIN CATCH BASIN
 SDMH - INDICATES STORM DRAIN MANHOLE
 IE - INDICATES INVERT ELEVATION
 PVC - INDICATES PVC PIPE
 CSP - INDICATES CONCRETE PIPE
 CMP - INDICATES CORRUGATED METAL PIPE
 PVC - INDICATES PVC PIPE

SANITARY SEWER LEGEND
 SSMH - INDICATES SANITARY SEWER MANHOLE
 IE - INDICATES INVERT ELEVATION
 PVC - INDICATES PVC PIPE
 BFV - INDICATES BFV PIPE
 CSP - INDICATES CONCRETE PIPE

STORM DRAINAGE DATA

- 7 SDCB
GRATE=440.10'
IE 8" (N)=438.10'
IE 8" OUT (SE)=438.10'
- 8 SDCB
GRATE=439.48'
IE 8" (N)=438.48'
IE 8" (NW)=438.48'
IE 8" (S)=437.48'
- 9 SDCB
GRATE=438.84'
IE 8" (N)=436.84'
IE 8" (E)=436.84'
IE 10" OUT (E)=436.84'
- 10 SDCB
GRATE=438.36'
IE 10" (N)=436.16'
10" (S) (RECORD)
15" (W) (RECORD)
NO E OR W PIPE SEEN IN FIELD
- 14 SDCB
GRATE=438.69'
IE 10" (S)=436.29'
- 17 SDCB
GRATE=438.03
IE 8" OUT (S)=435.23'
- 18 SDCB
GRATE=438.00
IE 8" (N)=435.10'
IE 8" (S)=435.60'
- 19 SDCB
GRATE=438.00
IE 8" (N)=435.50'
IE 8" (S)=435.50'
- 36 SDCB
GRATE=438.42'
NO DIPS ~ FILLED WITH DIRT
- 37 SDCB
GRATE=438.24'
NO DIPS ~ FILLED WITH DIRT
- 38 SDCB
GRATE=438.12'
NO DIPS ~ FILLED WITH DIRT
- 39 SDCB
GRATE=438.04'
IE 8" (S)=436.79'
(SW) (RECORD)
(W) (RECORD)
NO SW OR W PIPE SEEN IN FIELD
- 41 SDCB
GRATE=437.66'
IE 8" (N)=436.66'
- 44 SDCB
GRATE=437.14'
NO DIPS ~ FILLED WITH DIRT
- 47 SDCB
GRATE=436.82'
NO DIPS ~ FILLED WITH DIRT
- 50 SDCB
GRATE=436.42'
IE (STRAIGHT DOWN)=431.82'
UNKNOWN DIRECTION
- 52 SDCB
GRATE=436.10'
NO DIPS=FULL OF GRAVEL
- 53 SDCB
GRATE=435.99'
NO DIPS= FULL OF GRAVEL
- 55 SDCB
GRATE=435.73'
NO DIPS ~ FILLED WITH DIRT
- 57 SDCB
GRATE=435.53'
NO DIPS ~ FILLED WITH DIRT
- 58 SDCB
GRATE=435.27'
IE 4" (N)=432.87'

SANITARY SEWER DATA

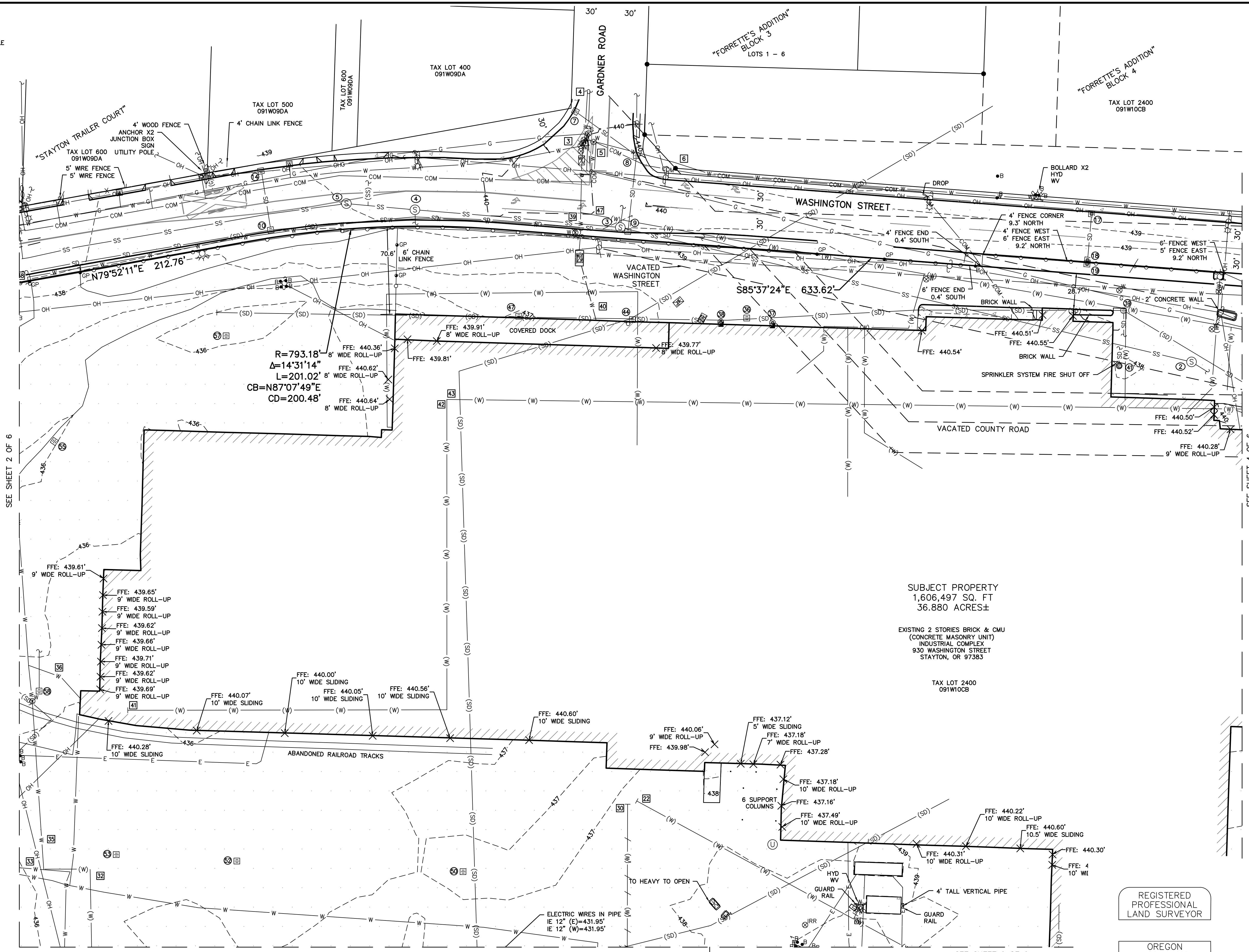
- 2 SSMH
RIM=438.39'
IE 4" PVC IN (E)=434.89'
IE 8" BFV OUT (W)=434.39'
- 3 SSMH
RIM=439.30'
IE 8" BFV IN (E)=432.45'
IE 10" BFV IN (N)=432.40'
IE 10" BFV OUT (W)=432.35'
- 4 SSMH
RIM=439.67'
IE 6" IN (S)=431.07'
IE 10" BFV IN (E)=430.87'
IE 10" CSP OUT (W)=430.82'
- 5 SSMH
RIM=439.98'
IE 12" CSP IN (E)=430.78'
IE 12" CSP OUT (W)=430.73'

WATER MAIN LEGEND

AC - INDICATES AC PIPE
 CI - INDICATES CI PIPE
 DI - INDICATES DUCTILE IRON PIPE
 GAL - INDICATES GAL PIPE
 ST - INDICATES ST PIPE
 UNK - INDICATES UNKNOWN PIPE

WATER MAIN DATA

- 3 6" AC
- 4 10" AC
- 5 6" AC
- 6 12" DI
- 22 6" ST
- 30 6" DI
- 32 8" DI
- 33 6" UNK
- 35 8" DI
- 36 6" UNK
- 38 12" AC
- 39 12" AC
- 40 12" GAL
- 41 6" ST
- 42 6" ST
- 43 6" ST
- 47 12" ST



SEE SHEET 2 OF 6

SEE SHEET 5 OF 6

SEE SHEET 6 OF 6

SUBJECT PROPERTY
 1,606,497 SQ. FT
 36.880 ACRES±

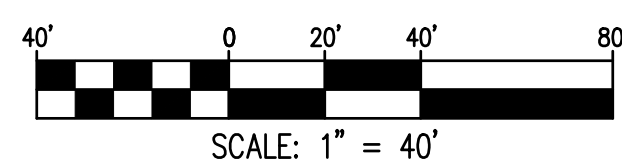
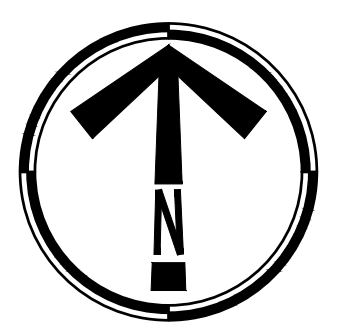
EXISTING 2 STORES BRICK & CMU
 (CONCRETE MASONRY UNIT)
 INDUSTRIAL COMPLEX
 930 WASHINGTON STREET
 STAYTON, OR 97383

TAX LOT 2400
 091W10CB

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SEE SHEET 1 OF 6 FOR LEGEND

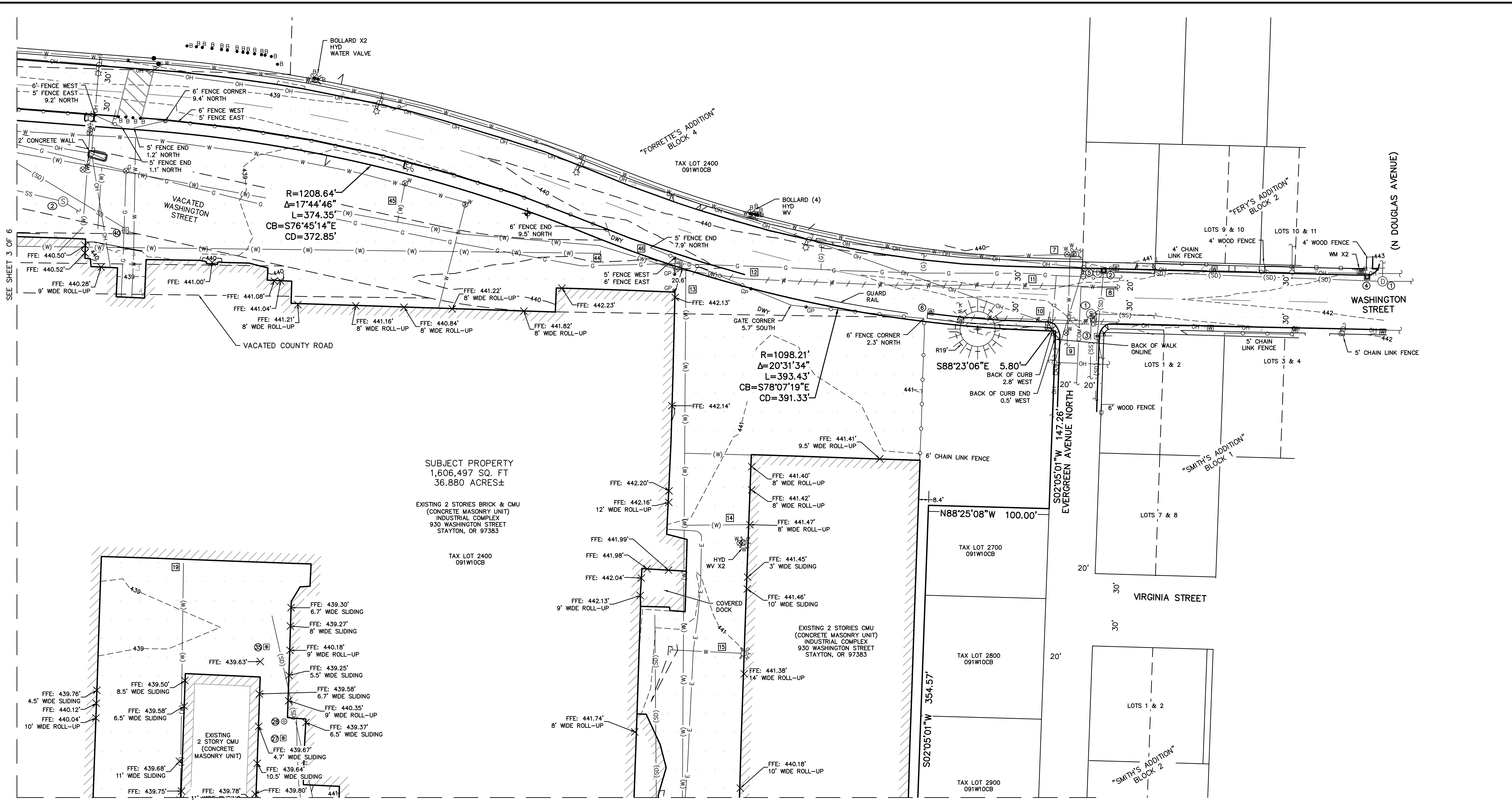
PREPARED BY:	AT
DATE:	
DRAWN:	AT
CHECKED:	ASJ
DATE:	05-17-23

NO.	REVISIONS

EXISTING CONDITIONS MAP
 LOCATED IN THE
 SE ONE-QUARTER OF SECTION 9 AND THE SW ONE-QUARTER OF SECTION 10,
 TOWNSHIP 9 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF STAYTON, MARION COUNTY, OREGON
 DATE OF SURVEY: APRIL 26, 2023

SURVEYED FOR:
 IRG REALTY ADVISORS
 4020 KINROSS LAKES PARKWAY
 RICHFIELD, OH 44286

JOB: 2112-001
 SHEET 3 OF 6



SUBJECT PROPERTY
1,606,497 SQ. FT
36.880 ACRES±
EXISTING 2 STORIES BRICK & CMU
(CONCRETE MASONRY UNIT)
INDUSTRIAL COMPLEX
930 WASHINGTON STREET
STAYTON, OR 97383

SEE SHEET 3 OF 6

SEE SHEET 6 OF 6

SEE SHEET 5 OF 6

STORM DRAINAGE LEGEND
SDCB - INDICATES STORM DRAIN CATCH BASIN
SDMH - INDICATES STORM DRAIN MANHOLE
IE - INDICATES INVERT ELEVATION
CSP - INDICATES CONCRETE PIPE
CMP - INDICATES CORRUGATED METAL PIPE
PVC - INDICATES PVC PIPE

STORM DRAINAGE DATA

1 SDMH RIM=442.48' NO DIPS ~ OUT OF SCOPE	5 SDMH RIM=440.64' NO DIPS ~ OUT OF SCOPE
2 SDCB GRATE=440.51' NO DIPS ~ OUT OF SCOPE	6 SDCB GRATE=440.30' NO DIPS ~ OUT OF SCOPE
3 SDCB GRATE=440.15' NO DIPS ~ OUT OF SCOPE	27 SDCB GRATE=439.58' NO DIPS ~ UNABLE TO OPEN
4 SDCB GRATE=442.07' NO DIPS ~ OUT OF SCOPE	28 SDCB GRATE=439.44' NO DIPS ~ UNABLE TO OPEN

SANITARY SEWER LEGEND
SSMH - INDICATES SANITARY SEWER MANHOLE
IE - INDICATES INVERT ELEVATION
PVC - INDICATES PVC PIPE
BFV - INDICATES BFV PIPE
CSP - INDICATES CONCRETE PIPE

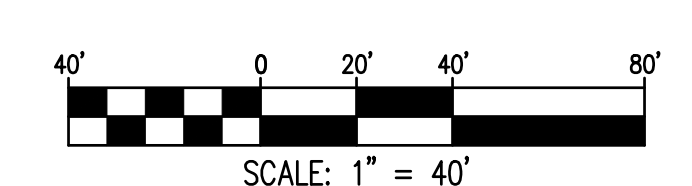
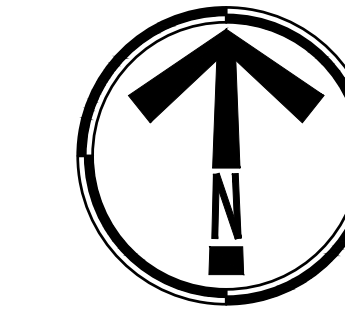
SANITARY SEWER DATA

1 SSMH RIM=441.32' NO DIPS ~ OUT OF SCOPE	35 SDCB GRATE=438.84' NO DIPS ~ FILLED WITH DIRT
2 SSMH RIM=438.39' IE 4" PVC IN (E)=434.89' IE 8" BFV OUT (W)=434.39'	40 SDCB GRATE=438.02' IE 10" (NW)=436.77'

WATER MAIN LEGEND
AC - INDICATES AC PIPE
CI - INDICATES CI PIPE
DI - INDICATES DUCTILE IRON PIPE
GAL - INDICATES GAL PIPE
ST - INDICATES ST PIPE
UNK - INDICATES UNKNOWN PIPE

WATER MAIN DATA

7 12" DI	14 6" AC
8 12" AC	15 6" GAL
9 16" DI	19 8" UNK
10 4" ST	44 6" ST
11 12" AC	45 6" ST
12 12" AC	46 12" ST
13 6" ST	



SEE SHEET 1 OF 6 FOR LEGEND

PREPARED BY:	AT
DATE:	
REVISIONS:	
NO.	
DRAWN:	AT
CHECKED:	ASJ
DATE:	05-17-23

EXISTING CONDITIONS MAP

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SE ONE-QUARTER OF SECTION 9 AND THE SW ONE-QUARTER OF SECTION 10,
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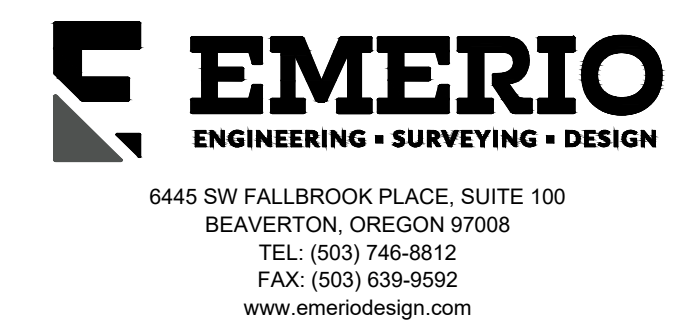
DATE OF SURVEY: APRIL 26, 2023

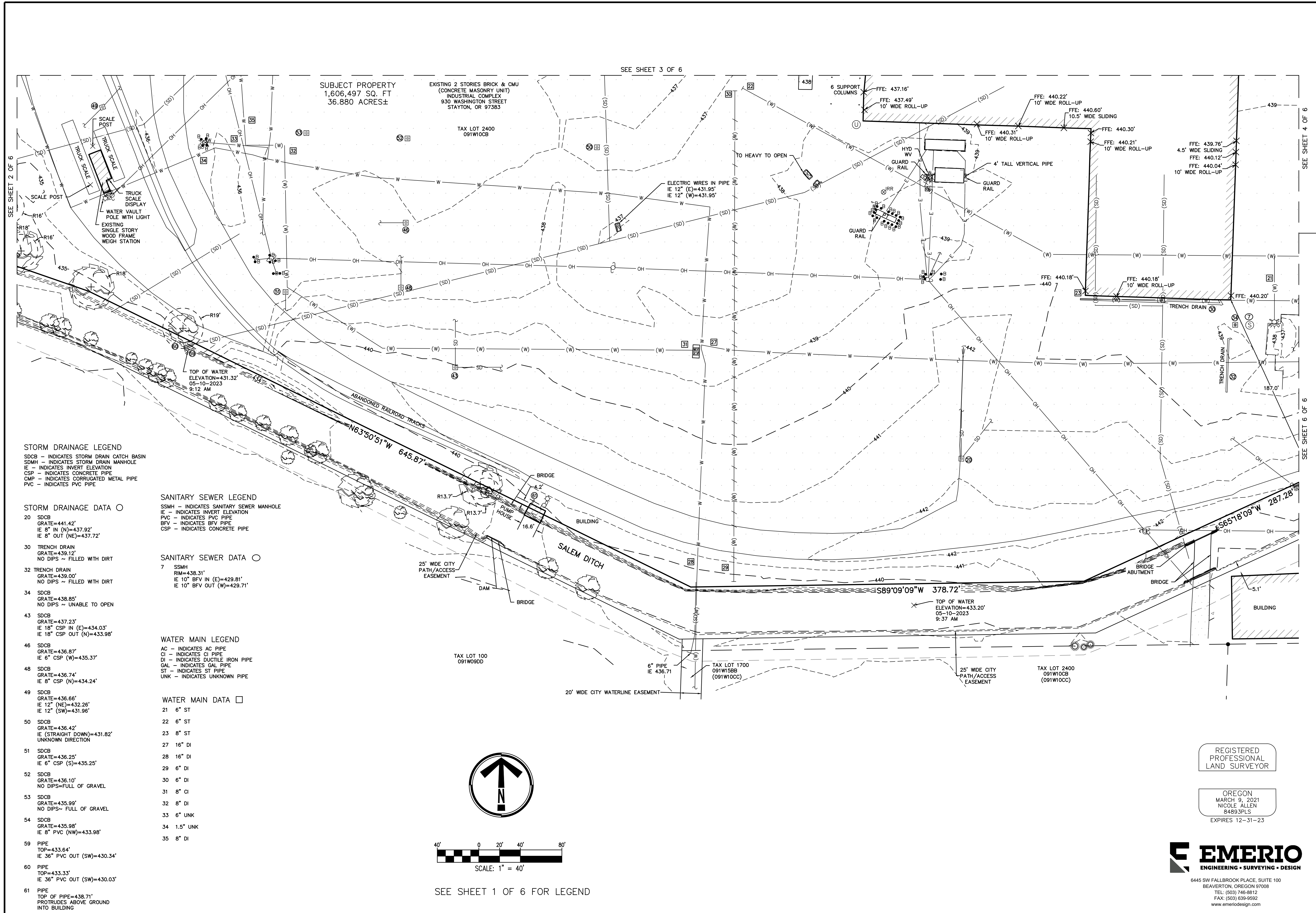
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SHEET 4 OF 6

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LAND SURVEYOR

OREGON
MARCH 9, 2021
NICOLE ALLEN
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EXPIRES 12-31-23





SUBJECT PROPERTY
1,606,497 SQ. FT
36.880 ACRES±

EXISTING 2 STORES BRICK & CMU
(CONCRETE MASONRY UNIT)
INDUSTRIAL COMPLEX
930 WASHINGTON STREET
STATYON, OR 97363

TAX LOT 2400
091W10CB

TAX LOT 100
091W09DD

TAX LOT 1700
091W15BB
(091W10CC)

TAX LOT 2400
091W10CB
(091W10CC)

STORM DRAINAGE LEGEND
SDCB - INDICATES STORM DRAIN CATCH BASIN
SDMH - INDICATES STORM DRAIN MANHOLE
IE - INDICATES INVERT ELEVATION
CSP - INDICATES CONCRETE PIPE
CMP - INDICATES CORRUGATED METAL PIPE
PVC - INDICATES PVC PIPE

STORM DRAINAGE DATA ○
20 SDCB
GRATE=441.42'
IE 8" IN (N)=437.92'
IE 8" OUT (NE)=437.72'

30 TRENCH DRAIN
GRATE=439.12'
NO DIPS ~ FILLED WITH DIRT

32 TRENCH DRAIN
GRATE=439.00'
NO DIPS ~ FILLED WITH DIRT

34 SDCB
GRATE=438.85'
NO DIPS ~ UNABLE TO OPEN

43 SDCB
GRATE=437.23'
IE 18" CSP IN (E)=434.03'
IE 18" CSP OUT (N)=433.98'

46 SDCB
GRATE=436.87'
IE 6" CSP (W)=435.37'

48 SDCB
GRATE=436.74'
IE 8" CSP (N)=434.24'

49 SDCB
GRATE=436.66'
IE 12" (NE)=432.26'
IE 12" (SW)=431.96'

50 SDCB
GRATE=436.42'
IE (STRAIGHT DOWN)=431.82'
UNKNOWN DIRECTION

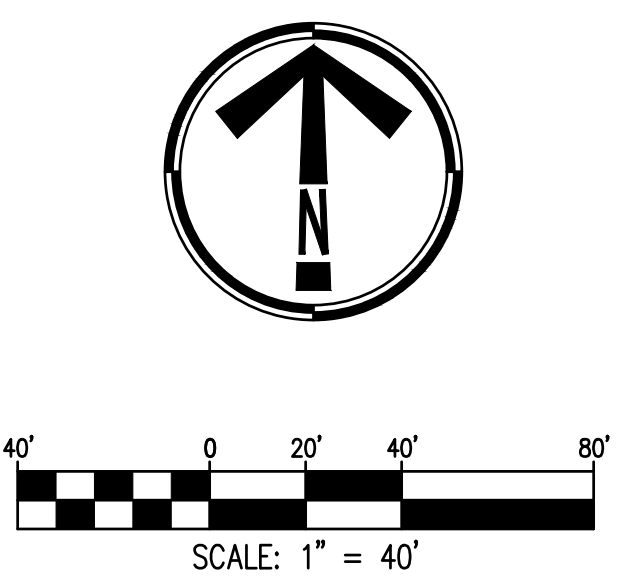
51 SDCB
GRATE=436.25'
IE 6" CSP (S)=435.25'

SANITARY SEWER LEGEND
SSMH - INDICATES SANITARY SEWER MANHOLE
IE - INDICATES INVERT ELEVATION
PVC - INDICATES PVC PIPE
BFV - INDICATES BFV PIPE
CSP - INDICATES CONCRETE PIPE

SANITARY SEWER DATA ○
7 SSMH
RIM=438.31'
IE 10" BFV IN (E)=429.81'
IE 10" BFV OUT (W)=429.71'

WATER MAIN LEGEND
AC - INDICATES AC PIPE
CI - INDICATES CI PIPE
DI - INDICATES DUCTILE IRON PIPE
GAL - INDICATES GAL PIPE
ST - INDICATES ST PIPE
UNK - INDICATES UNKNOWN PIPE

WATER MAIN DATA □
21 6" ST
22 6" ST
23 8" ST
27 16" DI
28 16" DI
29 6" DI
30 6" DI
31 8" CI
32 8" DI
33 6" UNK
34 1.5" UNK
35 8" DI



SEE SHEET 1 OF 6 FOR LEGEND

NO.	REVISIONS	DATE	PREPARED BY:
			AT
			AT
			ASJ
			DATE
			05-17-23

EXISTING CONDITIONS MAP
LOCATED IN THE
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JOB: 2112-001
SHEET 5 OF 6

STORM DRAINAGE LEGEND
 SDCB - INDICATES STORM DRAIN CATCH BASIN
 SDMH - INDICATES STORM DRAIN MANHOLE
 IE - INDICATES INVERT ELEVATION
 CSP - INDICATES CONCRETE PIPE
 CMP - INDICATES CORRUGATED METAL PIPE
 PVC - INDICATES PVC PIPE

STORM DRAINAGE DATA

- 21 SDCB
GRATE=440.13'
NO DIPS ~ UNABLE TO OPEN
- 22 RUN OFF PIT
GRATE=439.97'
- 23 SDCB
GRATE=439.84'
NO DIPS ~ UNABLE TO OPEN
- 24 SDCB
GRATE=439.79'
NO DIPS ~ UNABLE TO OPEN
- 25 SDCB
GRATE=439.74'
NO DIPS ~ UNABLE TO OPEN
- 26 SDCB
GRATE=439.63'
NO DIPS ~ FILLED WITH WATER
- 27 SDCB
GRATE=439.56'
NO DIPS ~ UNABLE TO OPEN
- 28 SDCB
GRATE=439.44'
NO DIPS ~ UNABLE TO OPEN
- 29 SDCB
GRATE=439.27'
IE 6" CSP IN (N)=437.62'
IE 8" CMP OUT (W)=437.17'
- 30 TRENCH DRAIN
GRATE=439.12'
NO DIPS ~ FILLED WITH DIRT
- 31 SDCB
GRATE=439.12'
NO DIPS ~ FILLED WITH DIRT
- 32 TRENCH DRAIN
GRATE=439.00'
NO DIPS ~ FILLED WITH DIRT
- 33 SDCB
GRATE=438.93'
IE 6" PVC IN (E)=437.33'
IE 6" PVC OUT (N)=437.28'
- 34 SDCB
GRATE=438.85'
NO DIPS ~ UNABLE TO OPEN
- 42 SDCB
GRATE=437.33'
IE 6" CMP IN (NE)=435.83'
IE 6" CMP OUT (SW)=435.78'
- 45 PIPE
TOP=437.06
IE 8" OUT (SW)=436.39'

SANITARY SEWER LEGEND
 SSMH - INDICATES SANITARY SEWER MANHOLE
 IE - INDICATES INVERT ELEVATION
 PVC - INDICATES PVC PIPE
 BFV - INDICATES BFV PIPE
 CSP - INDICATES CONCRETE PIPE

SANITARY SEWER DATA

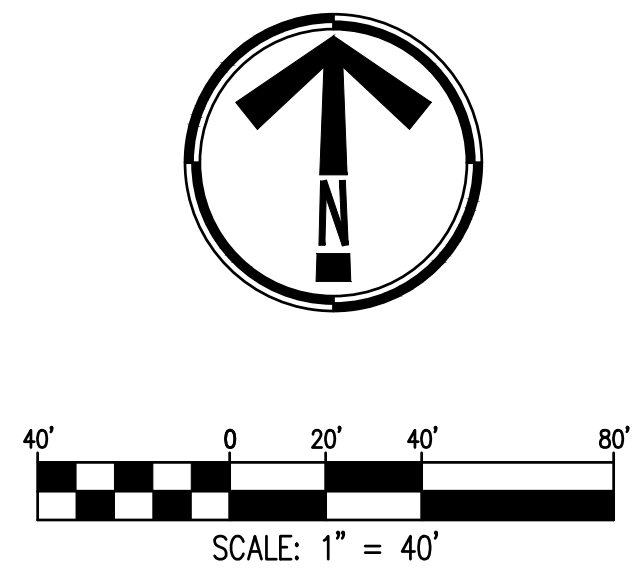
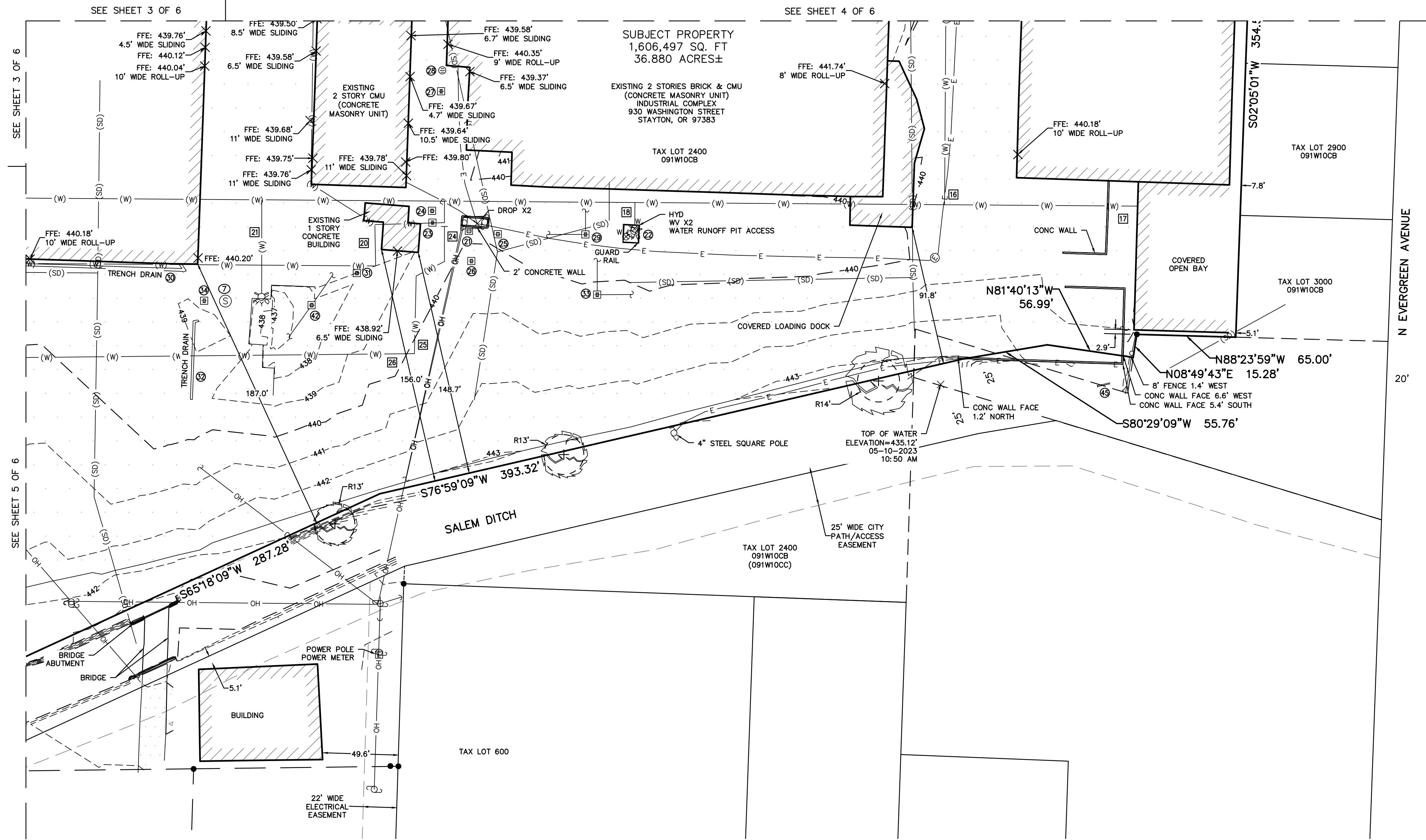
- 7 SSMH
RIM=438.31'
IE 10" BFV IN (E)=429.81'
IE 10" BFV OUT (W)=429.71'

WATER MAIN LEGEND

AC - INDICATES AC PIPE
 CI - INDICATES CI PIPE
 DI - INDICATES DUCTILE IRON PIPE
 GAL - INDICATES GAL PIPE
 ST - INDICATES ST PIPE
 UNK - INDICATES UNKNOWN PIPE

WATER MAIN DATA

- 16 6" ST
- 17 8" ST
- 18 6" ST
- 20 8" ST
- 21 6" ST
- 24 10" DI
- 25 10" DI
- 26 16" DI



SEE SHEET 1 OF 6 FOR LEGEND

PREPARED BY:	AT
DRAWN:	AT
CHECKED:	ASJ
DATE:	05-17-23

NO.	REVISIONS	DATE

EXISTING CONDITIONS MAP

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 SE ONE-QUARTER OF SECTION 9 AND THE SW ONE-QUARTER OF SECTION 10,
 TOWNSHIP 9 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
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DATE OF SURVEY: APRIL 28, 2023

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