



PARCEL A

BEGINNING AT A 5/8 INCH ROD ON THE WEST RIGHT-OF-WAY LINE OF MOUNTAIN VIEW DRIVE (COUNTY ROAD ROUTE NO. 35) WHICH POINT IS SOUTH 89°57'30" WEST 356.93 FEET AND NORTH 0°04'15" WEST 313 FEET FROM THE SOUTHWEST CORNER OF THE PRICE FULLER DONATION LAND CLAIM NO. 37, TOWNSHIP 11 SOUTH RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON; THENCE NORTH 89°52'03" WEST 653.77 FEET TO A 5/8 INCH ROD; THENCE SOUTH 0°09'05" W 32.93 FEET TO A 5/8 INCH ROD; THENCE NORTH 89°59'20" WEST 200.18 FEET TO A 3/4 INCH PIPE ON THE EAST LINE OF THE B.R. LITTLE TRACT; THENCE NORTH 0°14'13" WEST ALONG THE EAST LINE OF THE SAID LITTLE TRACT 471.65 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89°48'40" EAST ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO J. ROCKY CONSER AND MARY M. CONSER AS RECORDED IN BENTON COUNTY MICROFILM RECORDS M-87378, 233.45 FEET; THENCE SOUTH 0°14'13" EAST 408.06 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89°52'03" EAST 620.81 FEET TO A POINT ON THE WEST LINE OF SAID RIGHT-OF-WAY; THENCE SOUTH 0°04'15" EAST 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL B

BEGINNING AT A 5/8 INCH ROD ON THE WEST RIGHT-OF-WAY LINE OF MOUNTAIN VIEW DRIVE (COUNTY ROAD ROUTE NO. 35) WHICH POINT IS SOUTH 89° 57'30" WEST 356.93 FEET AND NORTH 0° 04'15" WEST 313 FEET FROM THE SOUTHWEST CORNER OF THE PRICE FULLER DONATION LAND CLAIM NO. 37, TOWNSHIP 11 SOUTH RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON; THENCE NORTH 0° 04'15" WEST ALONG SAID RIGHT-OF-WAY 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 52'03" WEST 620.81 FEET TO A 5/8 INCH ROD; THENCE NORTH 0° 14'13" WEST 377.78 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO J. ROCKY CONSER AND MARY CONSER AS RECORDED IN BENTON COUNTY MICROFILM RECORDS M-87378; THENCE SOUTH 89° 48'40" EAST ALONG SAID NORTH LINE 286.00 FEET; THENCE SOUTH 0° 14'13" EAST, 377.78 FEET TO A 5/8" ROD; THENCE SOUTH 89° 52'03" EAST 334.90 FEET TO THE WEST LINE OF SAID RIGHT-OF-WAY; THENCE SOUTH 0° 04'15" EAST 30.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C

BEGINNING AT A 5/8 INCH ROD ON THE WEST RIGHT-OF-WAY LINE OF MOUNTAIN VIEW DRIVE (COUNTY ROAD ROUTE NO. 35) WHICH POINT IS SOUTH 89° 57'30" WEST 356.93 FEET AND NORTH 0° 04'15" WEST 313 FEET FROM THE SOUTHWEST CORNER OF THE PRICE FULLER DONATION LAND CLAIM NO. 37, TOWNSHIP 11 SOUTH RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON; THENCE NORTH 0° 04'15" WEST ALONG SAID RIGHT-OF-WAY 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 52'03" WEST, 334.90 FEET TO A 5/8" ROD; THENCE NORTH 0° 14'13" WEST, 377.78 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO J. ROCKY CONSER & MARY M. CONSER AS RECORDED IN BENTON COUNTY MICROFILM RECORDS M-87378; THENCE SOUTH 89° 48'40" EAST ALONG SAID NORTH LINE, 336.00 FEET TO A 5/8 INCH ROD ON THE WEST LINE OF SAID RIGHT-OF-WAY; THENCE SOUTH 0° 04'15" EAST, 377.44 FEET TO THE TRUE POINT OF BEGINNING.

60' ROADWAY

A STRIP OF LAND, 60.00 FEET IN WIDTH, 30.00 FEET WHEN MEASURED AT RIGHT ANGLES, ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF MOUNTAIN VIEW DRIVE (COUNTY ROAD ROUTE NO. 35) WHICH POINT IS SOUTH 89° 57'30" WEST 356.93 FEET AND NORTH 00° 04'15" WEST 313 FEET FROM THE SOUTHWEST CORNER OF THE PRICE FULLER DONATION LAND CLAIM NO. 37, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 00° 04'15" WEST ALONG SAID RIGHT-OF-WAY LINE 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 52'03" WEST 653.66 FEET; THENCE ALONG THE ARC OF A 300.00 FT. RADIUS CURVE CONCAVE SOUTH (THE LONG CHORD OF WHICH BEARS SOUTH 82° 10'52" WEST 83.00 FEET) 83.27 FEET; SOUTH 74° 13'47" WEST 37.95 FEET; THENCE ALONG THE ARC OF A 300.00 FT. RADIUS CURVE CONCAVE NORTH (THE LONG CHORD OF WHICH BEARS SOUTH 82° 07'54" WEST 82.49 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO J. ROCKY CONSER AND MARY M. CONSER AS RECORDED IN BENTON COUNTY MICROFILM DEED RECORDS M-87378.

THE ABOVE MENTIONED 60' ROADWAY IS RESERVED FOR USE ONLY IN THE EVENT THAT THE BENTON COUNTY ENGINEER DEEMS THE ACCESS NECESSARY WHEN DEVELOPMENT TO THE WEST OF PARCEL A OCCURS, AT WHICH TIME SAID ROADWAY SHALL BE DEDICATED TO BENTON COUNTY. OWNERS OF PARCELS A, B, AND C ARE NOT OBLIGATED TO PARTICIPATE IN ANY ROAD IMPROVEMENT COSTS. THIS ROADWAY RESERVATION SHALL RUN WITH THE LAND FOR A PERIOD OF 20 YEARS FROM THE DATE OF RECORDING, AT WHICH TIME THE RESERVATION WILL CEASE TO EXIST. SAID ROADWAY RESERVATION MAY BE RENEWED WITHIN 180 DAYS FROM ITS EXPIRATION AT THE DISCRETION OF THE BENTON COUNTY ENGINEER FOR SUCCESSIVE 20 YEAR PERIODS.

Benton Co. Surveyors Office
 C. S. FILE NO. 06728
 FILING DATE 9-15-78
 FILE SIZE 1B

LEGEND

○ — DENOTES 5/8" ROD SET
 ● — DENOTES MONUMENTS FOUND

CENTERLINE CURVE DATA

① — Δ = 15°48'15"
 R = 300.00'
 A = 82.75'
 LC = S 82°07'54"W
 82.49'

② — Δ = 15°54'10"
 R = 300.00'
 A = 83.27'
 LC = S 82°10'52"W
 83.00'

RECORDER'S CERTIFICATE:

FILED FOR THE RECORD THIS _____ DAY OF _____, 19____, AND RECORDED AS SURVEY NO. _____

RECORDER _____

APPROVALS

BENTON COUNTY, OREGON

COUNTY SURVEYOR _____ DATE _____

PLANNING OFFICIAL _____ DATE _____

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION

Darryl W. Harms

REGON JULY 30 1976
 DARRYL W. HARMS
 1079

8-25-1978
 DATE _____

REGISTERED PROFESSIONAL LAND SURVEYOR

MINOR LAND PARTITION FOR GENE HEADINGTON

IN { S.E. 1/4, SEC. 2, T11S, R5W, W.M. BENTON COUNTY, OREGON.

DATE 30 AUG. 78 DRAWN BY L. McAllister DSG BY _____ CK BY D.W.Harms SCALE Noted

RCI ENGINEERING SURVEYING PLANNING

REGIONAL CONSULTANTS, INC.
 2380 N.W. KINGS BLVD.
 CORVALLIS, OREGON 97330
 PHONE: (503) 754-1120

PROJ. NO. 1405
 SHEET 1
 OF 1