

RECORD OF SURVEY

FOR

OSU/HERITAGE ENTERPRISES

IN THE ALFRED WITHAM D.L.C. NO. 55, THE JOHN TRAPP D.L.C. NO. 56 AND JOSEPH P. FRIEDLEY D.L.C. NO. 62, IN SECTION 28 AND THE NORTH 1/2 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN

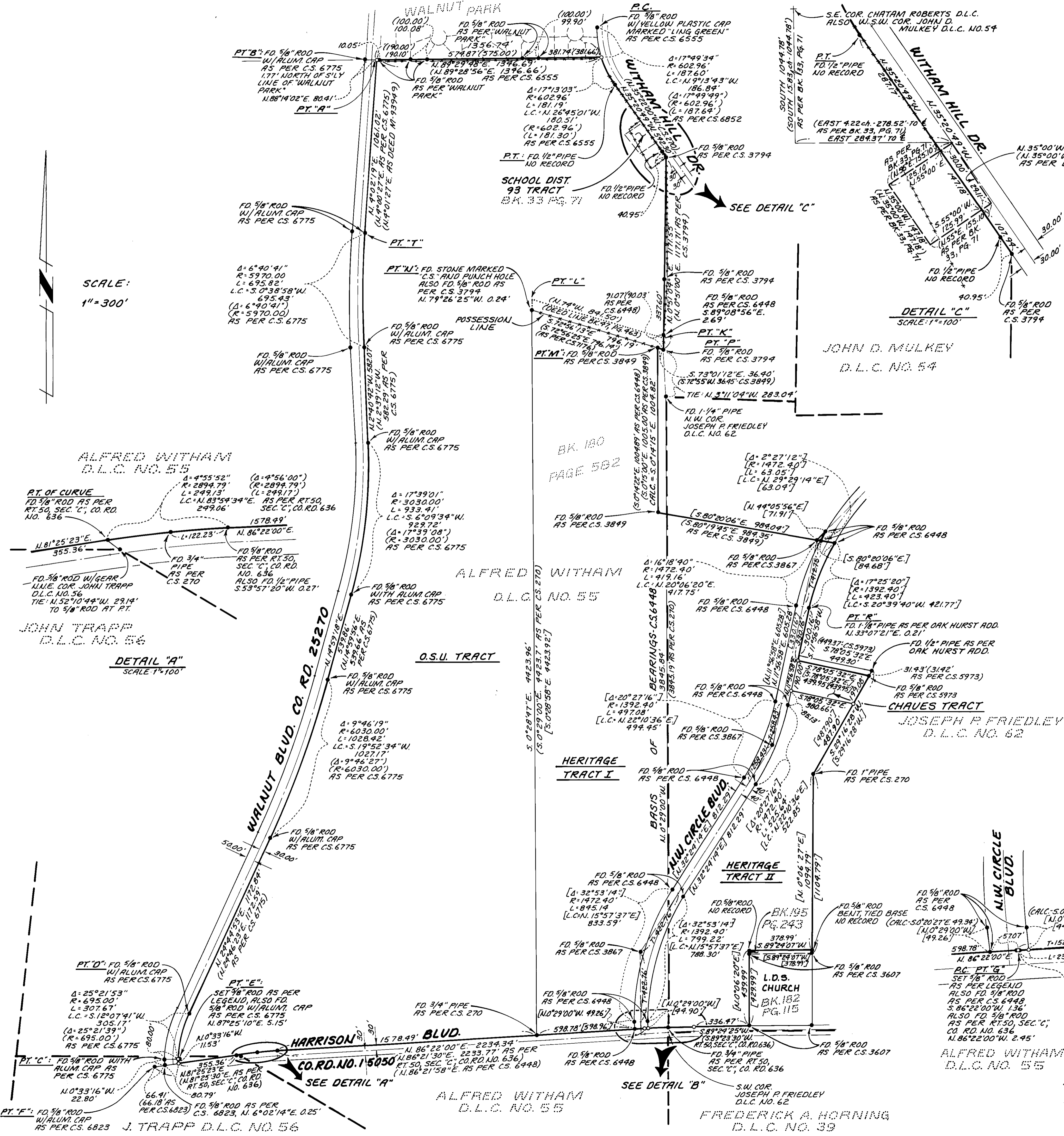
BEANTON COUNTY, OREGON

DECEMBER 9, 1982

Benton County Surveyor's Office

C.S. FILE NO. 7480 FILING DATE 12-23-82 24" x 36" P.M.S.D.

SCALE: 1"=300'



NARRATIVE:

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO LOCATE A PARCEL OF LAND IN CONJUNCTION WITH THE O.S.U./HERITAGE ANNEKATION. BASIS OF BEARINGS: THE BASIS OF BEARINGS WAS ESTABLISHED FROM C.S. 6448 AS SHOWN. BOUNDARY LINE DETERMINATION I. NORTH LINE OF O.S.U. TRACT THE SOUTH LINE OF WALNUT PARK SUBDIVISION WAS HELD FOUND MONUMENTATION AS SHOWN ESTABLISHED THE NORTH LINE. II. THE EAST RIGHT-OF-WAY LINE OF WALNUT BLVD. WAS DETERMINED BY THE FOLLOWING: A. THE MONUMENTS AS PER C.S. 6775 WERE HELD UNLESS OTHERWISE NOTED. B. POINT "A" AS THE NORTHWEST CORNER OF THE O.S.U. PARCEL WAS DETERMINED BY HOLDING POINTS "B" AND "T" AND THE 8000 FOOT WIDE RIGHT-OF-WAY WIDTH. POINT "A" WAS THEN SET ON THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF WALNUT PARK AS EXPLAINED ABOVE. C. POINT "E" WAS ESTABLISHED BY DETERMINING THE RADIUS POINT OF THE CURVE (POINT "E" TO POINT "D") BY INTERSECTING RECORD RADIUS DISTANCES BY HOLDING THE FOUND MONUMENTS AT POINTS "D" AND "C". THEIR RADII WERE THEN ESTABLISHED A DISTANCE OF 8000 FEET FROM POINT "C". III. THE NORTH RIGHT-OF-WAY LINE OF HARRISON BLVD. WAS DETERMINED BY THE FOLLOWING: A. THE RIGHT-OF-WAY MONUMENTS AT THE P.C.'S, P.T.'S AND P.I.'S WERE HELD AS SHOWN, UNLESS OTHERWISE NOTED. B. THE MONUMENTS AT THE P.C. POINT "G" AND THE P.T. POINT "H" WERE DETERMINED BY HOLDING THE 3/4 INCH PIPE AT POINT "J" AS THE P.I. AND CALCULATING THE TANGENT DISTANCE USING THE RECORD RADIUS AS SHOWN. III. BOUNDARY LINE DISCREPANCY ON NORTH LINE OF HERITAGE TRACT I THE DEED LINE (POINT "K" TO POINT "L") AND POSSESSION LINE (POINT "M" TO POINT "N") TO THE SOUTH WERE DETERMINED AS FOLLOWS: A. IN OCTOBER 1900, A.M. WITHAM CONVEYED TO ELIJAH WITHAM A TRACT OF LAND RECORDED IN BK. 47, PG. 463 OF BENTON COUNTY DEED RECORDS. POINT "K" TO POINT "L" REFLECT THE RELATIVE POSITION OF THIS LINE. IN 1940, W.C. GALLOWAY, THE BENTON COUNTY SURVEYOR, PERFORMED C.S. 270 GALLOWAY FOUND A STONE, NOT FOUND BY THIS SURVEY AT POINT "P" AND A STONE AT POINT "U". THESE STONES WERE UNRECORDED AND APPEAR TO BE SET AT THE INTERSECTIONS OF EXISTING FENCES. THE STONES DID NOT FIT THE DEED INFORMATION AS CALLED FOR IN BOOK 47, PAGE 463. THE LINE OF POSSESSION IS NOW THE EXISTING FENCE BETWEEN POINTS "M", "N", AND "P". IT IS NOT THE PURPOSE OF THIS SURVEYOR TO USE THIS MAP TO ESTABLISH THE PROPER BOUNDARY. THIS DATA AS REFLECTED ON MY MAP WILL BE USED TO PROPOSE A BOUNDARY BETWEEN THE AFFECTED OWNERS. II. SOUTHWESTERLY RIGHT-OF-WAY LINE OF WITHAM HILL DRIVE A. THE CURVE WAS REESTABLISHED HOLDING RECORD CURVE RADIUS AND MONUMENTS FOUND AT P.C. AND P.T. B. THE TANGENT WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN. III. THE CHAVES TRACT A. THE NORTHEAST CORNER OF THE CHAVES TRACT WAS REESTABLISHED AT RECORD DISTANCE FROM POINT "R" ON THE EASTERLY RIGHT-OF-WAY LINE OF N.W. CIRCLE BLVD. AS SHOWN. B. THE SOUTHERLY LINE AND CORNERS OF THE CHAVES TRACT WERE ESTABLISHED PARALLEL WITH AND 190.00 FEET FROM THE NORTH LINE OF SAID CHAVES TRACT AS SHOWN. III. SCHOOL DISTRICT 93 TRACT A. THE SCHOOL DISTRICT 93 TRACT WAS ESTABLISHED FROM BOOK 33 PAGE 71 BENTON COUNTY DEED RECORDS. VIII. ALL OTHER BOUNDARY LINES WERE HELD BY HOLDING THE FOUND MONUMENTATION.

AREA OF TRACTS

Table with 2 columns: Tract Name and Area. Includes O.S.U. Tract (203.84 ac.), Heritage Tract I (109.60 ac.), Heritage Tract II (26.16 ac.), School Dist. 93 Tract (0.42 ac.), and Chaves Tract (1.79 ac.).

REGISTERED PROFESSIONAL LAND SURVEYOR Raymond E. Wilson Oregon July 18, 1982 Raymond E. Wilson 1924

RAYMOND E. WILSON PAUL GREEN & ASSOC. 2380 N.W. KING'S BLVD. CORVALLIS, OR. 97330 (503) 757-8771

NOTE: 1. AREAS DO NOT INCLUDE R.O.W. 2. AREAS FOR O.S.U. TRACT AND HERITAGE TRACT I ARE BASED UPON POSSESSION LINE (PT. "J" TO PT. "M").

NOTE: ALL PIPE MEASUREMENTS ARE INSIDE DIAMETER.

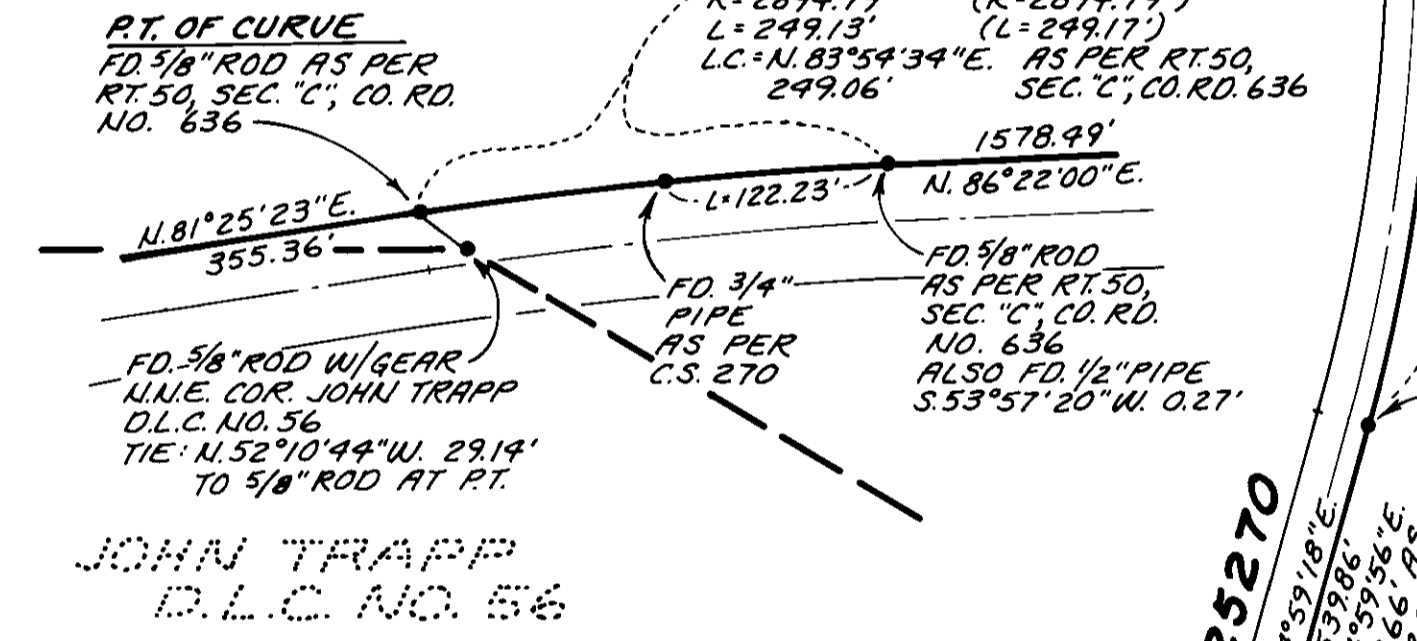
LEGEND: SET 3/8"x30" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "R.E. WILSON OR 1924". FOUND MONUMENT AS SHOWN. RECORD INFORMATION. RECORD INFORMATION FROM C.S. 6448. DONATION LAND CLAIM LINE. FENCE LINE.

ABBREVIATIONS: R.O.W. RIGHT OF WAY, P.C. POINT OF CURVATURE, P.T. POINT OF TANGENCY, P.I. POINT OF INTERSECTION.

DETAIL "B" SCALE: 1"=100'

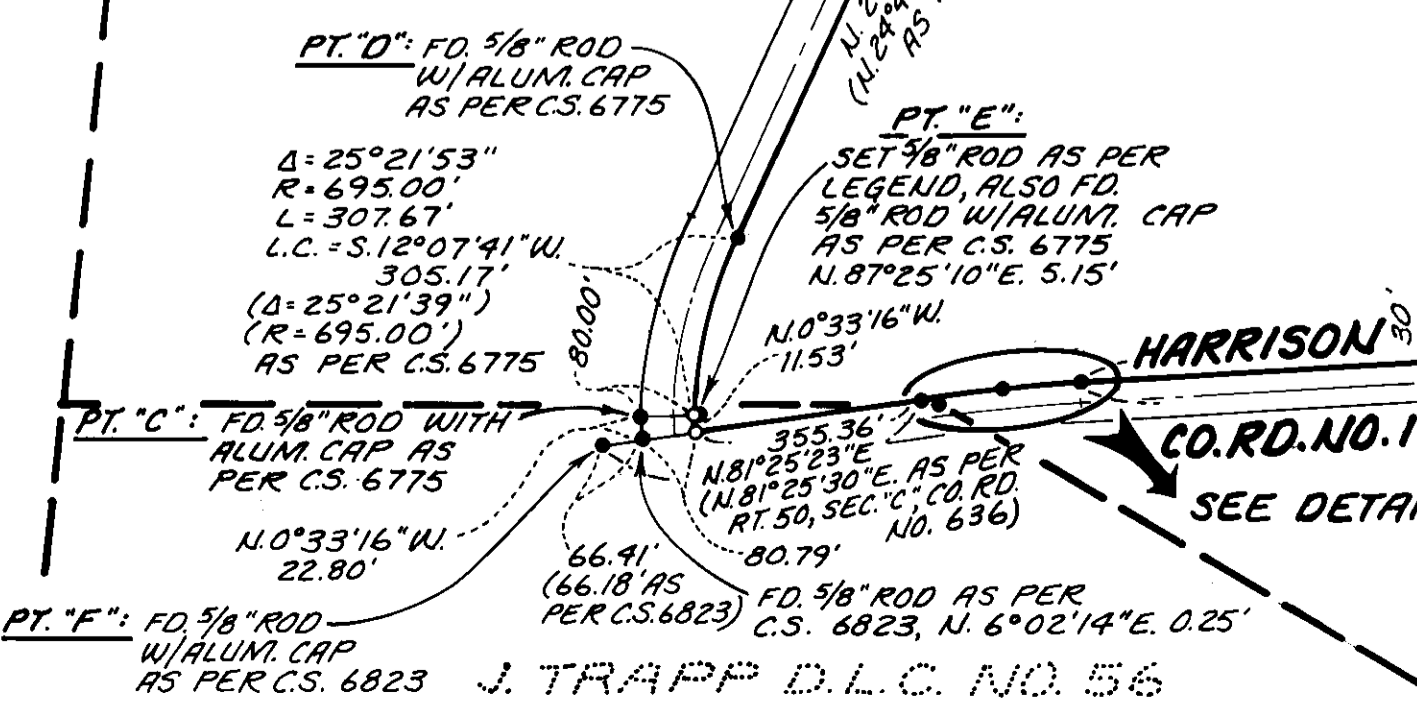
DETAIL "C" SCALE: 1"=100'

ALFRED WITHAM D.L.C. NO. 55



DETAIL 'A' SCALE: 1"=100'

JOHN TRAPP D.L.C. NO. 56



DETAIL 'B' SCALE: 1"=100'

JOHN D. MULKEY D.L.C. NO. 54

ALFRED WITHAM D.L.C. NO. 55

ALFRED WITHAM D.L.C. NO. 55

JOSEPH P. FRIEDLEY D.L.C. NO. 62

JOSEPH P. FRIEDLEY D.L.C. NO. 62

ALFRED WITHAM D.L.C. NO. 55

FREDERICK A. HORNING D.L.C. NO. 39