

MINOR LAND PARTITION

for:

A. & L. LAND DEVELOPMENT, INC.

SCALE: 1" = 100'

JULY 13, 1984

LOCATION

WAYMAN ST. CLAIR D.L.C. No. 47
N.E. 1/4 SECTION 11, T.12 S., R.6 W., W.M.
BENTON COUNTY, OREGON

LEGEND

- 5/8" IRON ROD FOUND (EXCEPT AS NOTED)
- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP (D.W. HARMS, PLS 1079 ON CAP) SET
- () RECORD INFORMATION FROM C.S. 7291 (EXCEPT AS NOTED)
- ⊙ MONUMENT OF RECORD (C.S. 7291) NOT SEARCHED FOR
- ▨ GRAVEL DRIVE

LEGAL DESCRIPTIONS

ON SEPARATE SHEET

NARRATIVE

MONUMENTS FOUND AND SET IN C.S. 7291 WERE USED AS CONTROL FOR THIS SURVEY. TWO RANDOM POINTS WERE USED TO RADIALLY TIE FOUND MONUMENTS AND IMPROVEMENTS AND FROM WHICH NEW MONUMENTS WERE SET.

DARRYL W. HARMS, P.L.S.
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CORVALLIS, OR. 97339
(503) 745-5694

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darryl W. Harms

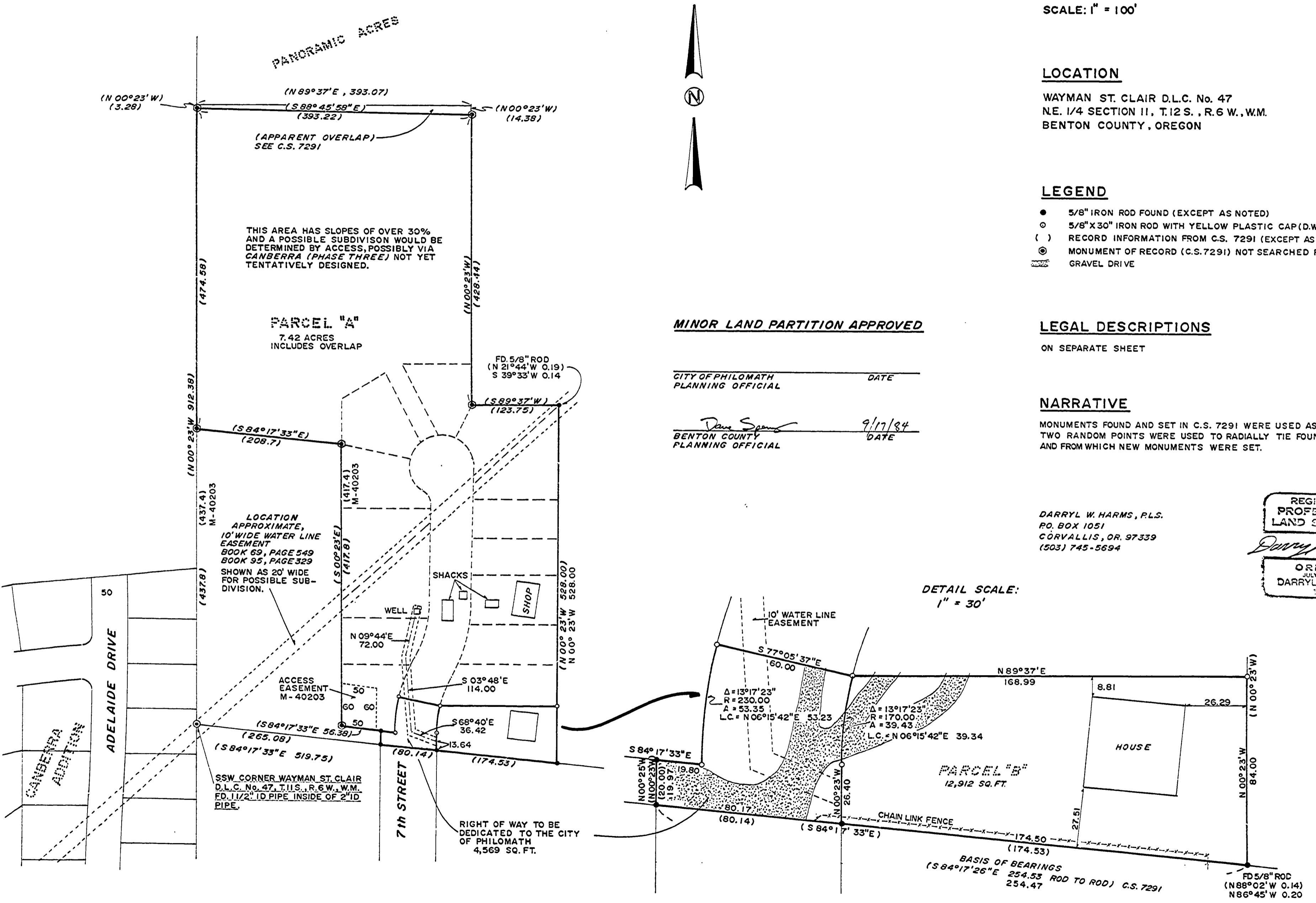
OREGON
JULY 20, 1976
DARRYL W. HARMS
1079

MINOR LAND PARTITION APPROVED

CITY OF PHILOMATH PLANNING OFFICIAL _____ DATE _____

Dave Sand 9/17/84
BENTON COUNTY PLANNING OFFICIAL _____ DATE _____

DETAIL SCALE:
1" = 30'



Benton County
Surveyor's Office

C. S. FILE NO. 7658
FILING DATE 7-17-84
FILE SIZE 18" x 24" & DESCR. D.M.S.

MINOR LAND PARTITION
FOR
A. & L. LAND DEVELOPMENT, INC.
JULY 13, 1984

LEGAL DESCRIPTION: (PARCEL "A")

BEGINNING AT A POINT ON THE WEST LINE OF AND NORTH $00^{\circ}23'$ WEST 437.4 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE WAYMAN ST. CLAIR DONATION LAND CLAIM No. 47, TOWNSHIP 11 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH $00^{\circ}23'$ WEST, ALONG SAID CLAIM LINE, 477.86 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO BERT E. WOLFE BY DEED RECORDED IN BOOK 119, PAGE 515, DEED RECORDS OF BENTON COUNTY, OREGON; THENCE NORTH $89^{\circ}37'$ EAST 393.07 FEET TO THE NORTHEAST CORNER OF SAID WOLFE TRACT; THENCE SOUTH $00^{\circ}23'$ EAST 442.82 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID WOLFE TRACT; THENCE NORTH $89^{\circ}37'$ EAST 123.75 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID WOLFE TRACT; THENCE SOUTH $00^{\circ}23'$ EAST, ALONG THE EAST LINE OF SAID WOLFE TRACT, 444.00 FEET; THENCE SOUTH $89^{\circ}37'$ WEST 168.99 FEET TO A $5/8"$ IRON ROD; THENCE NORTH $77^{\circ}05'37"$ WEST 60.00 FEET TO A $5/8"$ IRON ROD; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH $06^{\circ}15'42"$ WEST 53.23 FEET) 53.35 FEET TO A $5/8"$ IRON ROD; THENCE NORTH $84^{\circ}17'33"$ WEST 76.18 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED AS PARCEL II TO JAMES C. BALDWIN AND ESTALEE R. BALDWIN BY DEED RECORDED ON DEED MICROFILM No. M-40203, MICROFILM RECORDS OF BENTON COUNTY, OREGON; THENCE NORTH $00^{\circ}23'$ WEST 417.4 FEET TO THE NORTHEAST CORNER OF SAID BALDWIN TRACT; THENCE NORTH $84^{\circ}17'33"$ WEST 208.7 FEET TO THE NORTHWEST CORNER OF SAID BALDWIN TRACT AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (PARCEL "B")

BEGINNING AT A POINT ON THE SOUTH LINE OF AND SOUTH $84^{\circ}17'33"$ EAST 345.22 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE WAYMAN ST. CLAIR DONATION LAND CLAIM No. 47, TOWNSHIP 11 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH $00^{\circ}23'$ WEST 26.40 FEET TO A $5/8"$ IRON ROD; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH $06^{\circ}15'42"$ EAST 39.34 FEET) 39.43 FEET TO A $5/8"$ IRON ROD; THENCE NORTH $89^{\circ}37'$ EAST 168.99 FEET TO THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO BERT E. WOLFE BY DEED RECORDED IN BOOK 119, PAGE 515, DEED RECORDS OF BENTON COUNTY, OREGON; THENCE SOUTH $00^{\circ}23'$ EAST 84.00 FEET TO THE SOUTHEAST CORNER OF SAID WOLFE TRACT; THENCE NORTH $84^{\circ}17'33"$ WEST 174.53 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (RIGHT OF WAY DEDICATION)

BEGINNING AT A POINT ON THE SOUTH LINE OF AND SOUTH $84^{\circ}17'33"$ EAST 345.22 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE WAYMAN ST. CLAIR DONATION LAND CLAIM No. 47, TOWNSHIP 11 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH $00^{\circ}23'$ WEST 26.40 FEET TO A $5/8"$ IRON ROD; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH $06^{\circ}15'42"$ EAST 39.34 FEET) 39.43 FEET TO A $5/8"$ IRON ROD; THENCE NORTH $77^{\circ}05'37"$ WEST 60.00 FEET TO A $5/8"$ IRON ROD; THENCE ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH $06^{\circ}15'42"$ WEST 53.23 FEET) 53.35 FEET TO A $5/8"$ IRON ROD; THENCE NORTH $84^{\circ}17'33"$ WEST 19.80 FEET TO THE NORTHERLY PROJECTION OF THE WEST LINE OF 7TH STREET ("A" STREET) IN THE CITY OF PHILOMATH, OREGON; THENCE SOUTH $00^{\circ}23'$ EAST 20.00 FEET TO SAID SOUTH LINE OF CLAIM No. 47; THENCE SOUTH $84^{\circ}17'33"$ EAST 80.14 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (CENTERLINE OF 10 FOOT WIDE WATERLINE EASEMENT)

BEGINNING AT A POINT WHICH BEARS SOUTH $84^{\circ}17'33"$ EAST, ALONG THE SOUTH CLAIM LINE, 345.22 FEET AND NORTH $00^{\circ}23'$ WEST 13.64 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE WAYMAN ST. CLAIR DONATION LAND CLAIM No. 47, TOWNSHIP 11 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH $68^{\circ}40'$ WEST 36.42 FEET; THENCE NORTH $03^{\circ}48'$ WEST 114.00 FEET; THENCE NORTH $09^{\circ}44'$ EAST 72.00 FEET.

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