

MINOR LAND PARTITION FOR KILLEN ENTERPRISES

HERMAN C. LEWIS DLC NO. 47
S.W. 1/4 SECTION 24
T.11S. R5W. WM
BENTON COUNTY, OREGON

JULY 11, 1988

SCALE: 1"=100'

1° CURVE
TOTAL Δ = 5°55'
R = 5729.586
(50' CHORD)

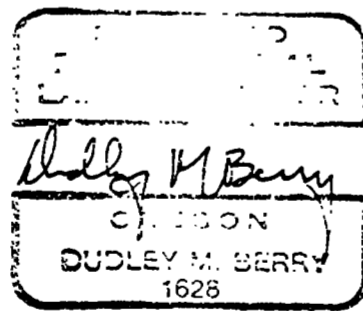
LEGEND

- FOUND MONUMENT AS NOTED
- SET MONUMENT - 5/8" x 30" ROD WITH YELLOW PLASTIC CAP STAMPED "LS 1628"
- () DATA OF RECORD (2459+49.1 C.C. T 1/2) ETC. - DATA OF RECORD RAILROAD CENTERLINE STATIONING - RIGHT OF WAY MAP & CS 105

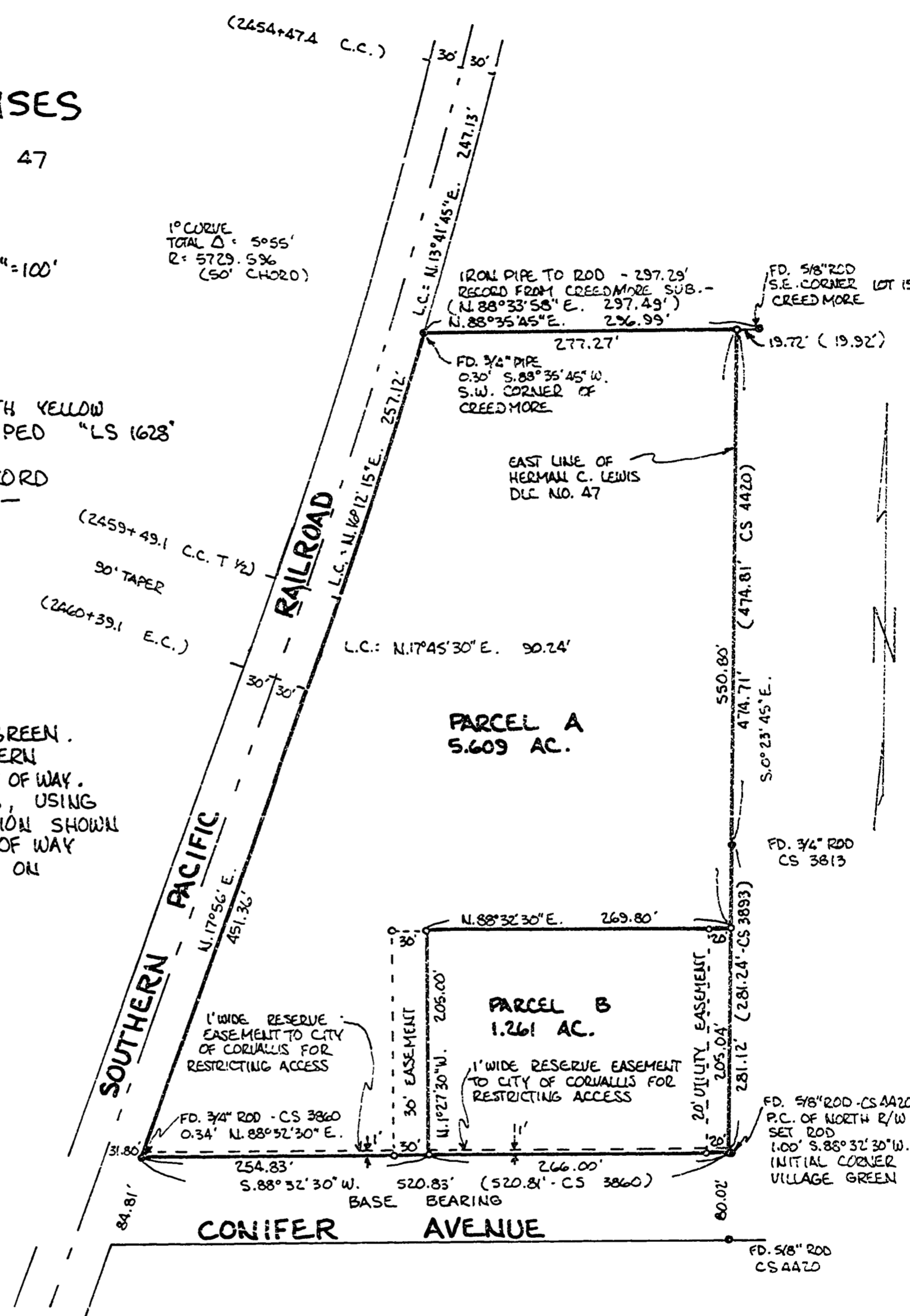
NARRATIVE

THIS MAP REPRESENTS THE REQUIRED SURVEY FOR THE CITY OF CORVALLIS MLP 88-3.

BEARINGS ARE BASED ON CONIFER AVE. AS SHOWN ON THE PLAT OF VILLAGE GREEN. THE FOUND MONUMENTS ALONG THE SOUTHERN PACIFIC RAILROAD WERE NOT ON THE RIGHT OF WAY. I LOCATED THE CENTERLINE OF THE TRACKS, USING THE RECORD CURVE (RAILROAD) INFORMATION SHOWN ON CS 105, AND COMPUTED THE RIGHT OF WAY FROM THIS. THE DIFFERENCES ARE NOTED ON THIS PLAT.



SURVEY BY
DUDLEY M. BERRY
1122 BENTLEY ST.
MONMOUTH, OREGON 97361
836-3078



MINOR LAND PARTITION NO 88-3

DEVELOPMENT SERVICES DIRECTOR

CITY ENGINEER

Benton County
Surveyor's Office

8154

8-1-88

74" x 17"

8154

8154

original

CS 8154
8-1-88

Dudley Berry • Land Surveyor

P.O. Box 418
Monmouth, Oregon 97361
838-3078

Descriptions for Killen Enterprises
Minor Land Partition 88-3

PARCEL A

Beginning at an iron rod on the North line of Conifer Avenue which is 266.00 feet S.88°32'30"W. from the Initial Corner of VILLAGE GREEN, a subdivision in Benton County, Oregon; and running thence S.88°32'30"W. along the North line of Conifer Avenue, 254.83 feet to the Easterly right-of-way of the Southern Pacific Railroad; thence N.17°56'E. along said railroad right-of-way, 451.36 feet to a point 30 feet Easterly from Engineer's Station 2460+39.1 E.C.; thence along the arc of a spiral curve to the left (the long chord of which bears N.17°45'30"E. 90.24 feet) concentric with and 30 feet from the center of a taper $\frac{1}{2}$ curve to Engineer's Station 2459+49.1; thence along the arc of a 5759.60 foot radius curve to the left (the long chord of which bears N.16°12'15"E. 257.12 feet) 257.15 feet to a point on the South line of CREEDMORE, a subdivision in said Benton County, Oregon, from which an iron pipe bears S.88°35'45"W. 0.30 feet; thence N.88°35'45"E. along the South line of said CREEDMORE, 277.27 feet to an iron rod on the East line of the Herman C. Lewis Donation Land Claim No. 47, Township 11 South, Range 5 West of the Willamette Meridian; thence S.0°23'45"E. along the East line of said Lewis DLC, 550.80 feet to an iron rod; thence S.88°32'30"W. 269.80 feet to an iron rod; thence S.1°27'30"E. 205.00 feet to the point of beginning.

Easement on PARCEL A

A 30 foot wide non-exclusive easement for ingress, egress and utilities, over and across the following described property: Beginning at an iron rod on the North line of Conifer Avenue which is 266.00 feet S.88°32'30"W. from the Initial Corner of VILLAGE GREEN, a subdivision in Benton County, Oregon; and running thence S.88°32'30"W. 30.00 feet to an iron rod; thence N.1°27'30"W. 205.00 feet to an iron rod; thence N.88°32'30"E. 30.00 feet to an iron rod; thence S.1°27'30"E. 205.00 feet to the point of beginning.

PARCEL B

Beginning at the Initial Corner of VILLAGE GREEN, subdivision of Benton County, Oregon, said point recorded as being 2340.95 feet S.0°23'30"E. from the Northeast corner of the Herman C. Lewis Donation Land Claim No. 47 in Township 11 South, Range 5 West of the Willamette Meridian in Benton County, Oregon; and running thence S.88°32'30"W. along the North line of Conifer Avenue, 266.00 feet to an iron rod; thence N.1°27'30"W. 205.00 feet to an iron rod; thence N.88°32'30"E. 269.80 feet to an iron rod on the East line of said Lewis DLC No. 47; thence S.0°23'45"E. 205.04 feet to the point of beginning.

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Easement across PARCEL B

A 20 foot wide public utility easement being described as follows:

Beginning at the Initial Corner of VILLAGE GREEN, a subdivision in Benton County, Oregon; and running thence S.88°32'30"W. along the North line of Conifer Avenue, 20.00 feet to an iron rod; thence N.0°23'45"W. 205.04 feet to an iron rod; thence N.88°32'30"E. 20.00 feet to an iron rod on the East line of the Herman C. Lewis Donation Land Claim No. 47 in Township 11 South, Range 5 West of the Willamette Meridian in said Benton County, Oregon; thence S.0°23'45"E. 205.04 feet to the point of beginning.

