

RECORD of SURVEY - MINOR LAND PARTITION  
For SAFEWAY STORES, INCORPORATED

Located in the NE 1/4 Section 26, T.11S, R.5W, W.M. and being  
part of the S.M. STOUT D.L.C. # 48 & the JOHN STEWART D.L.C. # 49  
CORVALLIS, BENTON COUNTY, OREGON

PARCEL NO. 1

BEGINNING AT A 5/8" ROD WITH PLASTIC CAP ON THE SOUTH LINE OF THAT TRACT OF LAND DECREED TO IRA M. HUNTER IN PARTITION SUIT OF IRA M. HUNTER VS A.F. BROWN, ET AL., NO. 3724, IN CIRCUIT COURT FOR BENTON COUNTY, OREGON, SAID ROD BEING 1133.81 FEET SOUTH 89° 18' WEST AND 2,361.40 FEET NORTH 21° 38' EAST FROM THE SOUTHEAST CORNER OF THE S. M. STOUT DONATION LAND CLAIM NO. 48 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 89° 18' WEST ALONG SAID SOUTH LINE 388.48 FEET TO THE SOUTHEAST CORNER OF HIGHLAND VIEW ADDITION; THENCE NORTH ALONG THE EAST LINE OF SAID ADDITION 631.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF N. W. SPRUCE STREET; THENCE NORTH 87° 12' 35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 457.59 FEET TO A POINT WESTERLY 618.00 FEET ALONG SAID SOUTHERLY LINE FROM THE INTERSECTION OF SAID SOUTH LINE AND THE WESTERLY LINE OF N. W. NINTH STREET; THENCE SOUTH 02° 46' 54" EAST 318.42 FEET; THENCE SOUTH 87° 13' 06" WEST 100.00 FEET; THENCE SOUTH 02° 46' 54" EAST 326.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 269,676 SQUARE FEET (6.191 ACRES), MORE OR LESS.

PARCEL NO. 2

BEGINNING ON THE WESTERLY LINE OF N. W. NINTH STREET, CITY OF CORVALLIS, AT A 5/8" ROD WHICH IS 714.47 FEET SOUTH 89° 18' WEST AND 2,361.40 FEET NORTH 21° 38' EAST FROM THE SOUTHEAST CORNER OF THE S. M. STOUT DONATION LAND CLAIM NO. 48 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; SAID POINT IS ON THE SOUTH LINE OF THAT TRACT OF LAND DECREED TO IRA M. HUNTER IN PARTITION SUIT OF IRA M. HUNTER VS. A. F. BROWN, ET AL., NO. 3724, IN CIRCUIT COURT FOR BENTON COUNTY, OREGON; SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT TRACT DEEDED TO THE CITY OF CORVALLIS BY DEED M-56320, MICROFILM RECORDS; THENCE SOUTH 21° 35' 18" WEST ALONG SAID RIGHT-OF-WAY LINE OF N. W. NINTH STREET 123.80 FEET TO THAT SOUTHERLY LINE OF THAT TRACT CONVEYED TO CASCADE FEDERAL SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED DECEMBER 31, 1980, AS INSTRUMENT NO. 22594, M-24515, MICROFILM RECORDS; THENCE NORTH 68° 12' 45" WEST ALONG SAID SOUTHERLY LINE OF THE CASCADE FEDERAL SAVINGS AND LOAN TRACT 204.89 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 21° 37' 00" EAST 39.11 FEET; THENCE ALONG THE SOUTH LINE OF THAT TRACT CONVEYED TO CASCADE FEDERAL SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED JANUARY 13, 1978, AS INSTRUMENT NO. 88409, M-89770 MICROFILM RECORDS, SOUTH 89° 18' 00" WEST 197.93 FEET; THENCE NORTH 02° 46' 54" WEST 326.17 FEET; THENCE NORTH 87° 13' 06" EAST 100.00 FEET; THENCE NORTH 02° 46' 54" WEST 318.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF N. W. SPRUCE STREET; THENCE NORTH 87° 12' 35" EAST ALONG SAID SOUTHERLY LINE 90.00 FEET TO A POINT WESTERLY 528.00 FEET ALONG SAID SOUTHERLY LINE FROM THE INTERSECTION OF SAID SOUTHERLY LINE AND THE WESTERLY LINE OF SAID N. W. NINTH STREET; THENCE SOUTH 02° 46' 54" EAST 318.43 FEET; THENCE SOUTH 68° 24' 42" EAST 349.53 FEET TO THE WESTERLY RIGHT-OF-WAYLINE OF SAID N. W. NINTH STREET; THENCE SOUTH 21° 35' 18" WEST ALONG SAID RIGHT-OF-WAY LINE OF N. W. NINTH STREET 216.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 183,954 SQUARE FEET (4.223 ACRES), MORE OR LESS. [MICROFILM RECORDS = DEED RECORDS]

PARCEL NO. 3

BEGINNING AT A 5/8 INCH IRON ROD SET IN CONCRETE ON THE WESTERLY LINE OF N.W. NINTH STREET IN THE CITY OF CORVALLIS, 216.47 FEET NORTH 21° 35' 18" EAST, 714.47 FEET SOUTH 89° 18' WEST AND 2361.40 FEET NORTH 21° 38' EAST FROM THE SOUTHEAST CORNER OF THE S.M. STOUT DONATION LAND CLAIM NO. 48 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 68° 24' 42" WEST 349.53 FEET; THENCE NORTH 02° 46' 54" WEST 318.43 FEET TO THE SOUTH LINE OF N.W. SPRUCE STREET; THENCE NORTH 87° 12' 35" EAST 528.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE WESTERLY LINE OF SAID N.W. NINTH STREET; THENCE SOUTH 21° 35' 18" WEST ALONG SAID N.W. NINTH STREET 508.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 172,846 SQUARE FEET (3.968 ACRES) MORE OR LESS.

EASEMENT NO. 1 (CITY STORM DRAIN)

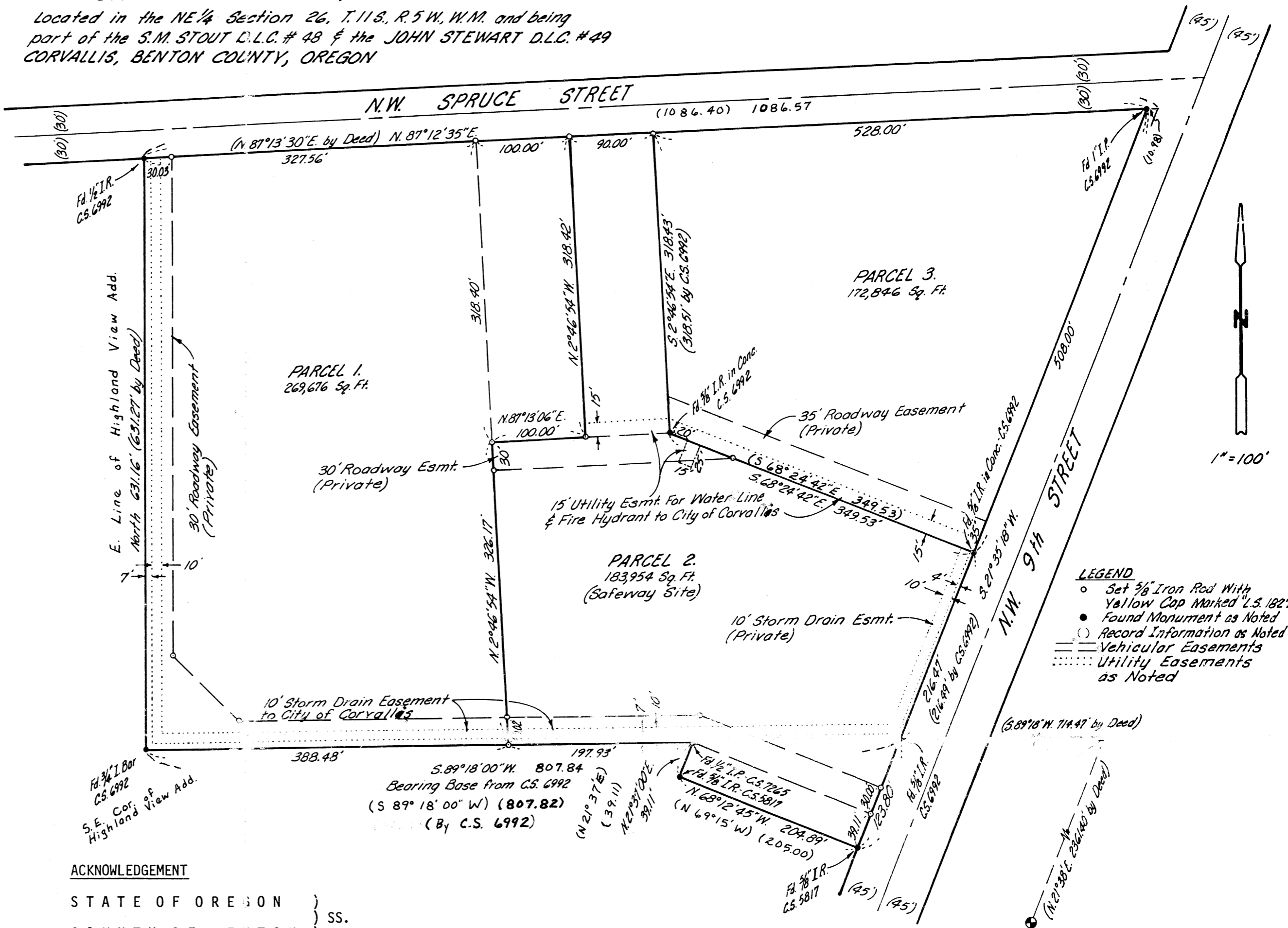
BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF N. W. NINTH STREET, 7.56 FEET NORTH 21° 35' 18" EAST, 714.47 FEET SOUTH 89° 18' WEST AND 2361.40 FEET NORTH 21° 38' EAST FROM THE SOUTHEAST CORNER OF THE S. M. STOUT DONATION LAND CLAIM NO. 48 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 89° 18' 00" WEST 803.60 FEET TO A POINT 7.00 FEET EAST OF THE EAST LINE OF HIGHLAND VIEW ADDITION; THENCE NORTH PARALLEL WITH SAID EAST LINE 624.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF N. W. SPRUCE STREET; THENCE NORTH 87° 12' 35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 10.01 FEET; THENCE SOUTH 614.79 FEET; THENCE NORTH 89° 18' 00" EAST 797.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF N. W. NINTH STREET; THENCE SOUTH 21° 35' 18" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 10.80 FEET TO THE POINT OF BEGINNING.

EASEMENT NO. 2 (CITY WATER LINE & FIRE HYDRANT)

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF N. W. NINTH STREET, 216.47 FEET NORTH 21° 35' 18" EAST, 714.47 FEET SOUTH 89° 18' WEST AND 2361.40 FEET NORTH 21° 38' EAST FROM THE SOUTHEAST CORNER OF THE S. M. STOUT DONATION LAND CLAIM NO. 48 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 68° 24' 42" WEST 15.00 FEET; THENCE NORTH 21° 35' 18" WEST 25.00 FEET; THENCE NORTH 68° 24' 42" WEST 15.00 FEET; THENCE NORTH 21° 35' 18" EAST 25.00 FEET; THENCE NORTH 68° 24' 42" WEST 20.00 FEET; THENCE SOUTH 87° 13' 06" WEST 90.00 FEET; THENCE NORTH 02° 46' 54" WEST 15.00 FEET; THENCE NORTH 87° 13' 06" EAST 93.24 FEET; THENCE SOUTH 68° 24' 42" EAST 352.77 FEET; THENCE SOUTH 21° 35' 18" WEST 15.00 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE OUTSIDE BOUNDARY AND PARCELS BEING CREATED BY MINOR LAND PARTITION (M.L.P. 82-10) IN THE CITY OF CORVALLIS. THE OUTSIDE BOUNDARY WAS ESTABLISHED BY COUNTY SURVEY NO. 6992. ALL OF THESE MONUMENTS WERE FOUND WITH THE EXCEPTION OF ONE ON THE SOUTH RIGHT-OF-WAY LINE OF N. W. SPRUCE STREET WHICH WAS RE-ESTABLISHED IN ACCORDANCE WITH C.S. NO. 6992. THE INTERIOR PARCEL LINES AND EASEMENTS HAVE BEEN PLACED SO AS TO CONFORM TO THE PARTITION SUBMITTED BY SAFEWAY STORES AND THE CONDITIONS OF THE CITY OF CORVALLIS. THE BASIS OF BEARING IS THE SOUTH LINE OF COUNTY SURVEY NO. 6992 WHERE THE ORIGINAL MONUMENTS WERE FOUND AS NOTED ON THE MAP.



ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF BENTON } SS.

THIS IS TO CERTIFY THAT ON THIS 3RD DAY OF AUGUST, 1983, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON IN THE COUNTY OF MULTNOMAH, DID PERSONALLY APPEAR LEM V. NELSON AND ROBERTA E. GILLEY OF FAR WEST FEDERAL SAVINGS AND LOAN, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND A KNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

Courtney J. Miles, Notary Public for Oregon, My Commission Expires March 8, 1987

APPROVALS

8/5/83 DATE  
8/5/83 DATE  
PLANNING DIRECTOR, CITY OF CORVALLIS  
CITY ENGINEER, CITY OF CORVALLIS

AFFIDAVIT

I, WILLIAM J. LULAY, HAVE PREPARED THE FINAL LAND PARTITION SURVEY

REGISTERED PROFESSIONAL LAND SURVEYOR  
William J. Lulay  
OREGON  
WILLIAM J. LULAY  
1827

D.E.C. ENGINEERING AND SURVEYING, INC.  
1035 13TH STREET S.E.  
SALEM, OREGON 97302

Benton County Surveyor's Office

FILE NO. 8186  
DATE 11-2-1983  
SHEET 18x24

DEDICATION

WE ARE THE OWNERS OF THE PROPERTY BEING PARTITIONED AND CONSENT TO THE RECORDING OF THIS MAP.

LEM V. NELSON  
ROBERTA E. GILLEY

NOTES:

- 1. ALL PIPE DIMENSIONS ARE INSIDE DIAMETER.
- 2. NORTH RIGHT-OF-WAY LINE OF N.W. SPRUCE STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF N.W. NINTH STREET ARE GRAPHICALLY SHOWN BASED ON RECORD INFORMATION.