RECORD OF SURVEY

FOR: KYLE DUNNING
LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 13 AND THE NE 1/4 & SE 1/4 OF SECTION 14 AND THE NE 1/4 OF SECTION 23 AND THE NW 1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND A PORTION OF THE WM. KNOTTS DONATION LAND CLAIM NO. 45.

DATE: OCTOBER 10, 1994

NARRATIVE

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY SURVEY OF THE SUBJECT PARCEL AS PER CITY OF CORVALLIS LAND DEVELOPMENT CODE, CHAPTER 2.6.30.03 b.

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE SOUTHERLY LINE OF THE WM. KNOTTS DLC NO. 45, AS MONUMENTED.

BOUNDARY DETERMINATION

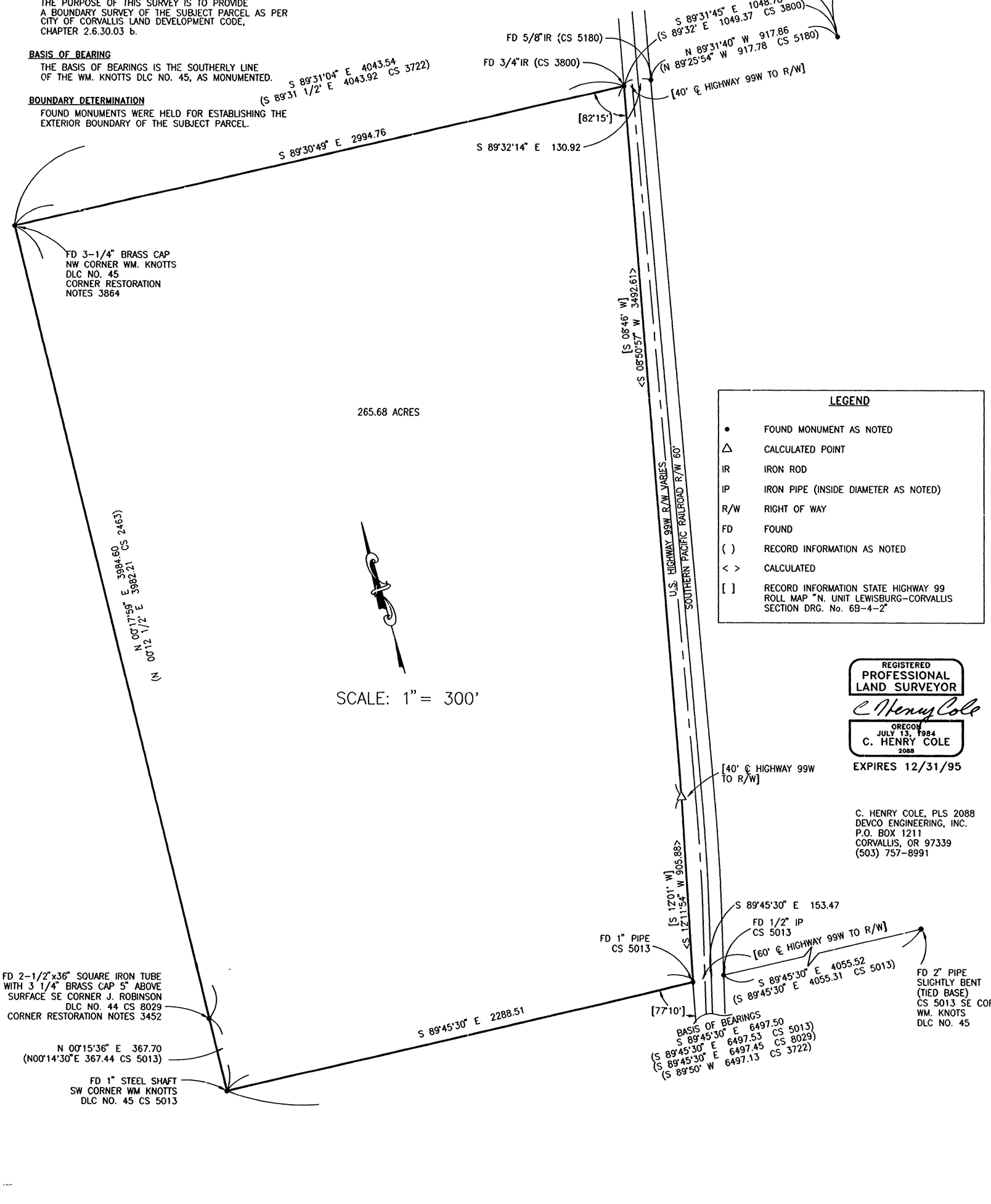
FOUND MONUMENTS WERE HELD FOR ESTABLISHING THE EXTERIOR BOUNDARY OF THE SUBJECT PARCEL.

LEGAL DESCRIPTION

BEGINNING AT A 3-1/4 INCH BRASS CAP, SAID POINT BEING THE NORTHWEST CORNER OF THE WM. KNOTTS DONATION LAND CLAIM NO. 45 IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 00°17'59" WEST 3984.60 FEET ALONG THE WESTERLY LINE OF SAID DLC TO THE SOUTHEAST CORNER OF THE J. ROBINSON D.L.C. NO. 44, SAID POINT BEING MARKED BY A 3-1/4 INCH DIAMETER BRASS CAP; THENCE SOUTH 00°15'36" WEST 367.70 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED D.L.C. NO. 45, SAID POINT MARKED BY A ONE INCH STEEL SHAFT; THENCE SOUTH 89°45'30" EAST 2288.51 FEET ALONG THE SOUTHERLY LINE OF SAID D.L.C. TO A POINT ON THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 99W; THENCE NORTH 12°11'54" EAST 905.88 FEET ALONG SAID WESTERLY RIGHT OF WAY; THENCE NORTH 8°50'57" EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, 3492.61 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFOREMENTIONED WM. KNOTTS D.L.C. NO. 45, SAID POINT BEING MARKED BY A 3/4 INCH IRON ROD; THENCE NORTH 89°30'49" WEST, LEAVING SAID WESTERLY RIGHT OF WAY 2994.76 FEET ALONG THE NORTHERLY LINE OF SAID D.L.C. TO THE POINT OF BEGINNING.

CONTAINING 265.68 ACRES OF LAND, MORE OR LESS. THE BASIS OF BEARINGS OF THE ABOVE DESCRIBED PARCEL IS BENTON COUNTY SURVEY NO. 5013.

Benton County Surveyor's Office
C.S. FILE NO. 8884
FILING DATE 10-21-1994
FILE SIZE 18x24



LEGEND

•	FOUND MONUMENT AS NOTED
△	CALCULATED POINT
IR	IRON ROD
IP	IRON PIPE (INSIDE DIAMETER AS NOTED)
R/W	RIGHT OF WAY
FD	FOUND
( )	RECORD INFORMATION AS NOTED
< >	CALCULATED
[ ]	RECORD INFORMATION STATE HIGHWAY 99 ROLL MAP "N. UNIT LEWISBURG-CORVALLIS SECTION DRG. No. 6B-4-2"

REGISTERED
PROFESSIONAL
LAND SURVEYOR
C Henry Cole
OREGON
JULY 13, 1984
C. HENRY COLE
2088
EXPIRES 12/31/95

C. HENRY COLE, PLS 2088
DEVCO ENGINEERING, INC.
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