

LEGEND

- SET 5/8"x30" IRON REBAR ROD W/RED PLASTIC CAP STAMPED: "K & D ENG. LS 1630"
- FOUND RECORD MONUMENT AS NOTED
- [] COMPUTED FROM RECORD DATA
- () RECORD INFORMATION
- ① DEED: M-115036-89 (OAK HILL PROPERTIES)
- ② C.S. 4103
- ③ DEED: M-42217 (WEISGERBER)
- ④ GALLOWAY HARDBOARD 12-5 #00035

PARTITION PLAT NO. 90-27
 MINOR LAND PARTITION
 For

OAK HILL PROPERTIES

located in

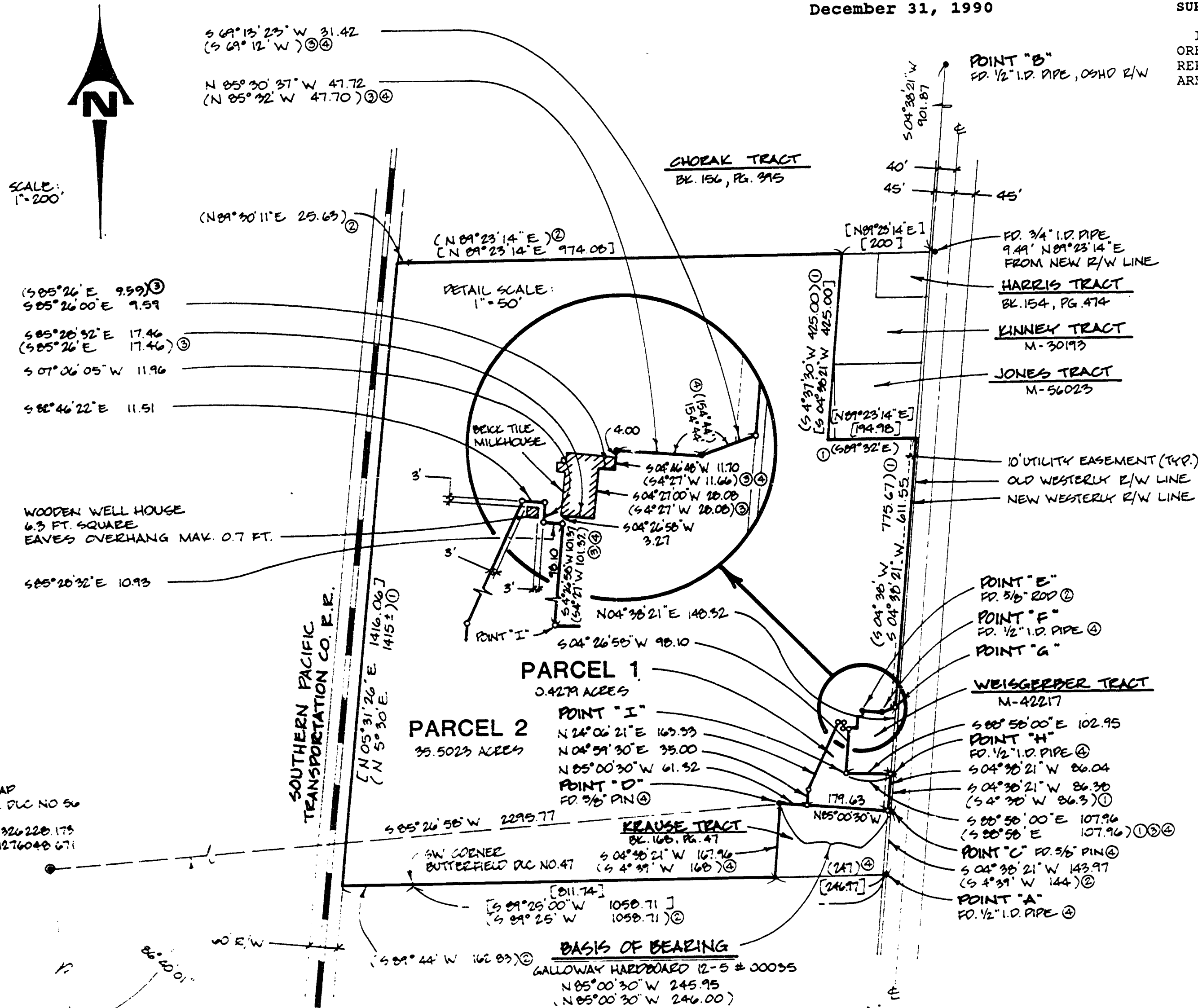
The David Butterfield D.L.C. No. 47
 and the T.P. Adams D.L.C. No. 48 in
 the NW 1/4 of Section 14, T.12 S.,
 R.5 W., Corvallis, Benton County,
 Oregon.

December 31, 1990

SURVEYOR'S CERTIFICATE

I, JACK R. BURRELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS AS REPRESENTED ON THE ATTACHED PLAT. THE LANDS SUBJECT TO THIS MINOR LAND PARTITION ARE DESCRIBED AS FOLLOWS:

Beginning at the southwest corner of the David Butterfield D.L.C. No. 47 in T.12S., R.5W., W.M., Benton County, Oregon, which point is also the Point of Beginning of that OAK HILL PROPERTIES Tract as described by deed recorded in M-115036-89 of the Benton County Deed and Microfilm Records on September 1, 1989; thence South 89°44'00" West, along the south line of said Oak Hill Properties Tract, 162.83 feet (deed says West 168 feet) to the east right-of-way line of the Southern Pacific Transportation Company Railroad; thence North 5°31'26" East, along said east right-of-way line, 1416.06 feet (deed says North 5°30' East 1415 feet) to a point on the south line of that Chorak Tract described in deed recorded in Book 156, Page 395 of said Deed and Microfilm Records on September 6, 1956; thence North 89°30'11" East (deed says North 89°23'14" East), along the north line of said Oak Hill Property Tract, 25.63 feet to a 1/2 inch pipe; thence North 89°23'14" East, along the north line of said Oak Hill Property Tract, 974.08 feet to a point that is South 89°23'14" West (deed says South 82°23'14" West) 200.00 feet from the west right-of-way line of U.S. Highway 99W, (said right-of-way line being 40.00 feet from center line) and said point also being the northwest corner of that Kinney Tract described by deed in recorded in M-30193 of said Microfilm Records on February 8, 1972; thence South 4°38'21" West (deed says South 4°37'30" West), along the easterly line of said Oak Hill Properties Tract, 425.00 feet; thence North 89°23'14" East 194.98 feet to the new westerly right-of-way line of U.S. Highway 99W (said new right-of-way line being 45.00 feet from centerline); thence South 4°38'21" West, along said new westerly right-of-way line, 611.55 feet (deed says South 4°38' West 775.67 feet) to a point on the north line of that Weisgerber Tract described by deed recorded in M-42217 of said Microfilm Records on July 27, 1973; thence along the northerly, westerly, and southerly lines of said Weisgerber Tract the following nine (9) courses: (1) thence South 69°13'23" West 31.42 feet (deed says South 69°12' West) to a 1/2 inch pipe; (2) thence North 85°30'37" West 47.72 feet (deed says North 85°32' West 47.7 feet) to a point that is 4.00 feet North 4°30'00" East (deed says 4 feet North 4°27' East) from the north side of that milk house brick tile wall referred to in said Weisgerber deed; (3) thence South 4°46'48" West 4.00 feet to the north line of said wall, said point being on the centerline of the easterly wall of said milk house; (4) thence South 4°46'48" West, along centerline of said wall, 7.70 feet (deed says South 4°27' West); (5) thence North 85°26'00" West, along centerline of said wall, 9.59 feet (deed says North 85°26' West 9.59 feet); (6) thence South 4°27'00" West, along centerline of said wall, 28.08 feet (deed says South 4°27' West 28.08 feet); (7) thence North 85°28'32" West along centerline of said wall, 17.46 feet (deed says North 85°26' West 17.46 feet); (8) thence South 4°26'58" West 101.37 feet (deed says South 4°27' West 101.32 feet) to a 5/8 inch rod; (9) thence South 88°58'00" East 102.95 feet (deed says South 88°58' East) to a 5/8 inch rod on the said new westerly right-of-way line of U.S. Highway 99 West; thence South 4°38'21" West, along said new westerly right-of-way line (deed says South 4°38' West), 86.04 feet to a 5/8 inch rod on the north line of that Krause Tract described by deed as Parcel 1 and recorded in Book 168, Page 47 of said Microfilm Records on March 26, 1959; thence North 85°00'30" West (deed says North 85°00'30" West) 240.95 feet to a 5/8 inch pin at the northwest corner of said Krause Tract; thence South 4°38'21" West 167.96 feet (deed says South 4°39' West 168 feet) to the South line of said Butterfield D.L.C. No. 47, said point also being the southwest corner of said Krause Tract; thence South 89°25'00" West 811.74 feet (deed says South 89°49' West 800 feet) to the Point of Beginning.



STATE OF OREGON
 County of Benton

I hereby certify that the within instrument was received for record

90 DEC 31 PM 4 22

and recorded in book
 on page 90-27

Partition Plat of said county
 Within the State and See of Court Affairs

Director of Records & Elections
 Benton County

20 BEAMS CAP
 "HEED"
 BENTON CO. GPS CONTROL
 NORTHING 326220.175
 EASTING 1276040.671
 C.S. 8276

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Jack R. Burrell
 OREGON
 JACK R. BURRELL
 1930

KD ENGINEERING, INC.
 202 N.W. HICKORY STREET
 POST OFFICE BOX 725
 ALBANY, OREGON 97321
 PROJECT # 89-87-A

PARTITION PLAT NO. 90-27
MINOR LAND PARTITION
for

OAK HILL PROPERTIES

located in

The David Butterfield D.L.C. No. 47
and the T.P. Adams D.L.C. No. 48 in
the NW 1/4 of Section 14, T.12 S.,
R.5 W., Corvallis, Benton County,
Oregon.

December 31, 1990

NARRATIVE:

The purpose of this partition plat is to complete a Minor Land Partition approved by the City of Corvallis (Community Development Services Division File No. MLP-90-07).

EXTERIOR BOUNDARY DETERMINATION:

Because of the size of this parent tract, O.R.S. 92 does not require an out-bounds survey and boundary determination of the full tract.

Our field survey and boundary determination are focused on the westerly right-of-way line of the highway, the north line of the Krause Tract and the northerly, westerly and southerly lines of the Weisgerber Tract. These exterior lines were established as follows:

- (1) Westerly R-O-W Line of Hwy. 99W
The found monuments at Points "A" and "B" were held to establish the old right-of-way line. The new right-of-way line was established 5 feet westerly and parallel with the old R-O-W line.
- (2) North Line of Krause Tract
The found record monuments at Points "C" and "D" were held to establish this line.
- (3) Weisgerber Tract
 - (a) North Line
The found monuments at Points "E" and "F" and the record angle from Line "E-F" to set Point "G" were held to establish this line.
 - (b) West Line and South Line
The brick wall of the old milk house was tied to establish that portion of the westerly line. Point "I" was set at the deed record bearing and distance from Point "H".
- (4) Remaining Exterior Lines
All other lines on the exterior boundary were established on the basis of record information.

INTERIOR Boundaries of Parcel I

Monuments on these interior lines were set as requested by the owner.

TIE TO GEODETIC POINT

The ties to the Northwest corner of Young DLC and control point "Herb" were done by field measurement of distances and/or angles.



UTILITY & SERVICE EASEMENTS

A PERPETUAL EASEMENT IS RESERVED FOR DRAINAGE, UTILITY AND SERVICE INSTALLATION, MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND AS SHOWN AND MARKED ON THE ATTACHED MAP. THIS RESERVATION SHALL INCLUDE THE RIGHT OF INGRESS TO AND EGRESS FROM ANY AND ALL EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE OR REMOVAL OF UTILITY AND SERVICE EQUIPMENT PROVIDED THAT THE UTILITY OR SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

NOTES:

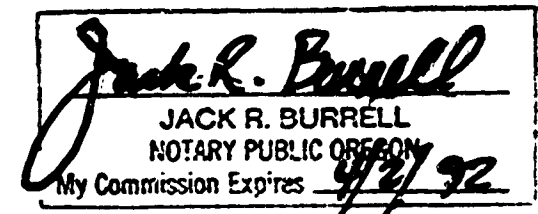
- 1. NO WATER RIGHTS EXIST ON THE PROPERTY.

KD ENGINEERING, INC.
202 N.W. MICKORY STREET
POST OFFICE BOX 725
ALBANY, OREGON 97321
PROJECT # 89-87-A

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF BENTON } ss

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 21st DAY OF December, 1990, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JACK C. BAILES AND JENNIFER L. BAILES AND HUGH RICHARD WHITE AND ELIZABETH BUSCH WHITE WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING CONSENT AND DEDICATION, AND THAT SAID CONSENT AND DEDICATION WAS EXECUTED ON BEHALF OF THEMSELVES AND THAT THEY EXECUTED SAID CONSENT FREELY AND VOLUNTARILY.



APPROVALS

EXAMINED AND APPROVED THIS 31st DAY OF December, 1990.

BY: Diana C. Tebrumbacher
BENTON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 31st DAY OF December, 1990.

BY: Neil Mann
CORVALLIS CITY ENGINEER

EXAMINED AND APPROVED THIS 31st DAY OF DECEMBER, 1990.

BY: Tom Mack
DEVELOPMENT SERVICES MANAGER

STATE OF OREGON }
COUNTY OF BENTON } ss

I HEREBY CERTIFY THAT THE WITHIN PLAT WAS RECEIVED FOR RECORD BY ME ON THE 31st DAY OF December, 1990, AT 4:22 O'CLOCK PM., AND DULY RECORDED AS PARTITION PLAT NO. 90-27 IN THE BENTON COUNTY RECORD OF

BY: Neil Mann
BENTON COUNTY RECORDING OFFICER

DEDICATION AND OWNER'S CONSENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, OAK HILL PROPERTIES, AN OREGON PARTNERSHIP CONSISTING OF JACK C. BAILES, JENNIFER L. BAILES AND 146 INVESTMENT COMPANY, AN ASSUMED BUSINESS NAME CONSISTING OF HUGH RICHARD WHITE AND ELIZABETH BUSCH WHITE, ARE THE OWNERS OF RECORD OF THE LANDS REPRESENTED ON THIS MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERE UNTO ATTACHED, AND THAT I HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AS SHOWN FOR SAID PURPOSES. WE HEREBY CONSENT TO THE RECORDING OF THIS PLAT.

IN WITNESS THEREOF WE DO HEREBY SET OUR HAND AND SEAL THIS 21st DAY OF DECEMBER, 1990.

OAK HILL PROPERTIES, an Oregon Partnership

by: Jack C. Bailes
Jack C. Bailes, Partner

by: Jennifer L. Bailes
Jennifer L. Bailes, Partner

by: 146 INVESTMENT COMPANY, Partner
an assumed business name.

by: Hugh Richard White
Hugh Richard White

by: Elizabeth Busch White
Elizabeth Busch White

90-27

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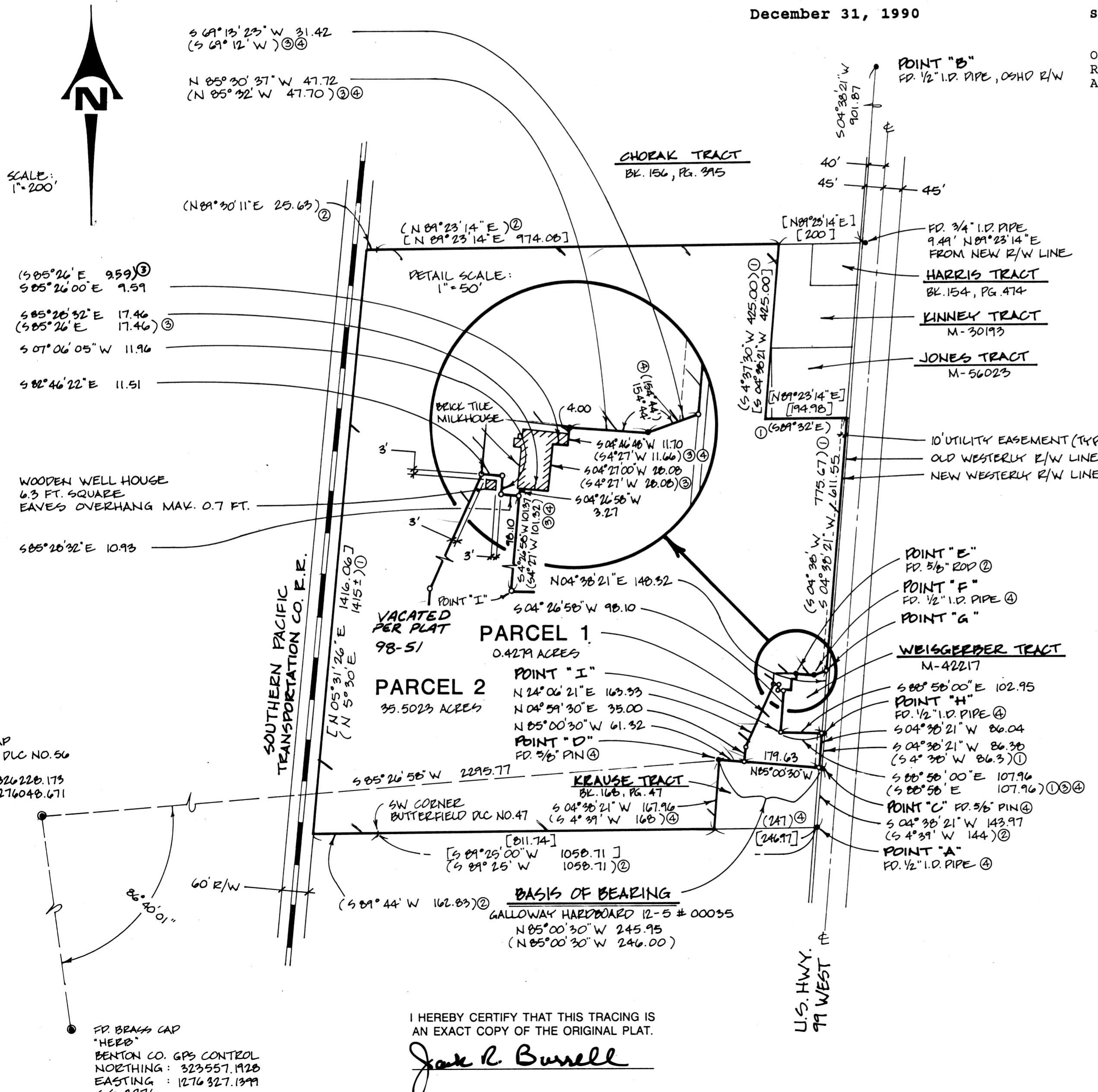
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I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

Jack R. Burrell

REGISTERED PROFESSIONAL LAND SURVEYOR
Jack R. Burrell
OREGON
JACK R. BURRELL
1530

KD ENGINEERING, INC.
202 N.W. HICKORY STREET
POST OFFICE BOX 725
ALBANY, OREGON 97321
PROJECT # 89-87-A

DRAWING NUMBER
90-27

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 0754P
POSITION: LEFT OR RIGHT OF THE LINE

DRAWING NUMBER
2/2

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BENTON COUNTY SURVEYOR

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CORVALLIS CITY ENGINEER

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BY: Joe Mann
DEVELOPMENT SERVICES MANAGER

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COUNTY OF BENTON } ss

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BENTON COUNTY RECORDING OFFICER

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Hugh Richard White

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Elizabeth Busch White

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