

# NARRATIVE

THIS MAP REPRESENTS THE PARTITION PLAT REQUIRED TO SATISFY CITY OF CORVALLIS, DEVELOPMENT SERVICES FILE No. MLP-91-3, AND IS A REPLAT OF PARCEL "A" OF CITY FILE No. MLP-89-5 (C.S.8341). MONUMENTS FOUND AND SET ON THE SOUTH LINE OF N.E. CIRCLE BLVD. IN C.S. 8341 AND THE SOUTHERLY CORNERS OF TAX LOT 101 (PARCEL "B") AND TAX LOT 102 (PARCEL "C") WERE REMOVED DURING CONSTRUCTION OF THE KMART IMPROVEMENTS. FOR CONTROL I TIED THE FOUND MONUMENTS AT THE S.E. & S.W. CORNERS OF THIS SURVEY AND RANDOM OFFSITE POINTS THAT I USED FOR C.S. 8341, THEN HELD RECORD C.S. 8341 DATA TO REPLACE MISSING MONUMENTS AND SET NEW MONUMENTS, AS SHOWN.

ALL PARCELS ARE SUBJECT TO THE CONDITIONS OF APPROVAL OF PD-89-1, INCLUDING THE PROVISION FOR THE POTENTIAL FUTURE RELOCATION OF THE MAIN ENTRYWAY TO THE NORTHEAST CORNER OF THE SITE AND THE REDUCTION IN SIZE OF THE EXISTING ENTRYWAY.  
ALL PARCELS ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS RECORDED NOV. 8, 1989 (M-117226-89, B.C.D.R.)

(CITY CONTROL STA. 106)  
(Y=348,477.470 X=1,284,797.960)  
C.C.S.P.C.

FD. 5" BRASS CAP STAMPED  
"OREGON STATE HIGHWAY  
DEPARTMENT D.L.C. No. 46"

PARTITION PLAT No 91-32

for

WALT GASSER & ASSOCIATES, INC.  
and  
GFI-CORVALLIS INVESTMENTS, LTD.

OCTOBER 8, 1991

IN THE JOHN STEWART DONATION LAND CLAIM No. 49  
EAST 1/2, SECTION 26 & WEST 1/2, SECTION 25,  
TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE  
MERIDIAN, BENTON COUNTY, OREGON.

## SURVEYOR'S CERTIFICATE

I, DARRYL W. HARMS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT IN OCTOBER, 1991, I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 9, WILLAMETTEDALE FARM, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE SOUTH 00°20'57"EAST, ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 9, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°09'31"WEST, 20 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 9 AND LOT 8, A DISTANCE OF 898.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD WEST SIDE BRANCH; THENCE NORTH 17°56'32"EAST 21.12 FEET TO THE SOUTHWEST CORNER OF LOT 8, SAID WILLAMETTEDALE FARM SUBDIVISION; THENCE NORTH 17°56'32"EAST, ON THE WEST LINE OF SAID LOT 8, A DISTANCE OF 899.84 FEET TO THE SOUTHWEST CORNER OF THE 10 FOOT WIDE STRIP OF LAND CONVEYED TO THE CITY OF CORVALLIS BY DEED RECORDED ON MICROFILM No. M-139077-91, DEED RECORDS OF BENTON COUNTY, OREGON; THENCE NORTH 88°36'30"EAST, ON THE SOUTH LINE OF SAID 10 FOOT WIDE STRIP, 53.00 FEET TO THE WEST LINE OF THE TRACT OF LAND CONVEYED TO OUTLOT DEVELOPERS, A CALIFORNIA PARTNERSHIP, BY DEED RECORDED ON MICROFILM No. M-123564-90, SAID DEED RECORDS; THENCE SOUTH 17°56'32"WEST 89.40 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID OUTLOT DEVELOPERS TRACT; THENCE SOUTH 01°23'30"EAST 49.62 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT DEVELOPERS TRACT; THENCE NORTH 88°36'30"EAST 241.51 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT DEVELOPERS TRACT; THENCE NORTH 01°23'30"WEST, ON THE EAST LINE OF SAID OUTLOT DEVELOPERS TRACT, 133.98 FEET TO THE SOUTH LINE OF SAID 10 FOOT WIDE STRIP; THENCE NORTH 88°36'30"EAST, ON THE SOUTH LINE OF SAID 10 FOOT WIDE STRIP, 80.00 FEET; THENCE SOUTH 01°23'30"EAST 133.98 FEET; THENCE NORTH 88°36'30"EAST 232.38 FEET; THENCE NORTH 00°20'57"WEST 134.00 FEET TO THE SOUTH LINE OF SAID 10 FOOT WIDE STRIP; THENCE NORTH 88°36'30"EAST 30.00 FEET TO THE SOUTHEAST CORNER OF SAID 10 FOOT WIDE STRIP, ALSO BEING ON THE EAST LINE OF SAID LOT 9, WILLAMETTEDALE FARM SUBDIVISION; THENCE SOUTH 00°20'57"EAST 857.80 FEET TO THE POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DARRYL W. HARMS, P.L.S.  
P.O. BOX 1051  
CORVALLIS, OR 97339  
PHONE: (503) 758-5579

*Darryl W. Harms*

OREGON  
DARRYL W. HARMS  
1079

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WALT GASSER AND ASSOCIATES, INC. AND GFI-CORVALLIS INVESTMENTS, LTD. ARE THE RECORDED OWNERS OF THE LANDS, IN FEE, REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP. WE MAKE NO CLAIM TO WATER RIGHTS, THERE ARE NO WATER RIGHTS APPURTENANT TO THE LAND REPRESENTED BY THIS PARTITION.

WALT GASSER & ASSOCIATES, INC.  
A UTAH CORPORATION

GFI-CORVALLIS INVESTMENTS, LTD.  
A UTAH LIMITED PARTNERSHIP

BY: *G. Walter Gasser*  
G. WALTER GASSER, PRESIDENT

BY: *G. Walter Gasser*  
G. WALTER GASSER, ITS GENERAL PARTNER

## ACKNOWLEDGEMENT

STATE OF UTAH ) S.S.  
COUNTY OF DAVIS )

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF October, 1991  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DID  
PERSONALLY APPEAR G. WALTER GASSER, WHO IS KNOWN TO ME TO BE THE  
IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE ABOVE  
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY  
AND VOLUNTARILY.



JANET N BOWLES  
Notary Public  
STATE OF UTAH  
My Commission Expires  
October 31, 1993  
Exp. UT 64010

