

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO SATISFY THE REQUIREMENTS FOR RECORDS OF SURVEY AS STIPULATED IN O.R.S. 209.250. THIS PLAT ALSO DEPICTS THE FINAL PLATTING OF THE LAND PARTITION APPROVED BY THE CITY OF CORVALLIS (CITY OF CORVALLIS FILE NO. MLP 92-4 AND NO. MLP 93-7).

BOUNDARY DETERMINATION:

BASIS OF BEARINGS: HELD FOUND MONUMENTS AT POINTS "A" AND "B" ON THE NORTH LINE OF "WILLAMETTEDALE FARM."

WEST AND EAST LINES: THESE BOUNDARIES WERE ESTABLISHED BY HOLDING FOUND MONUMENTATION, AS SHOWN.

NORTH LINE: THE NORTH LINE OF PARCEL 1 IS THE NORTH LINE OF THAT GOLDBLATT TRACT AS DETERMINED AND DECREED BY CIRCUIT COURT CASE NO. 24010. BY HOLDING FOUND MONUMENTS AT POINTS "A" AND "B," I TRANSLATED THE RECORD BEARINGS AND DISTANCES TO FIT.

SOUTH LINE: THE SOUTH LINE OF THE PARENT PARCEL IS THE NORTH LINE OF THAT PARCEL 1 AS CONVEYED TO THE CITY OF CORVALLIS BY DEED RECORDED IN M-79869-86. BY HOLDING FOUND MONUMENTS AT POINTS "C" AND "D," I TRANSLATED THE RECORD BEARINGS AND DISTANCES TO FIT.

NOTE:

- 1. NO WATER RIGHTS EXIST ON THE SUBJECT PARCELS AS OF SEPTEMBER 23, 1993.

SURVEYOR'S CERTIFICATE:

I, JACK R. BURRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON HAVE CORRECTLY SURVEYED AND MARKED WITH 5/8 INCH MONUMENTS THE LAND AS REPRESENTED, AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT, AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

Beginning at the INITIAL POINT, a 3/4 inch pipe at the northeast corner of Lot 3 of "Willamettedale Farm," a subdivision of record in Benton County, Oregon, which point is the southeast corner of that Goldblatt et.al. Tract described by Benton County Circuit Court Decree filed August 13, 1974, as Case No. 24010; thence North 36°13'32" East along the west right-of-way line of the Southern Pacific Company Railroad, 15.20 feet to the northeast corner of said Goldblatt Tract; thence along the north line of said Goldblatt Tract the following fourteen (14) courses: (1) North 82°38'38" West 101.39 feet; (2) thence North 81°18'08" West 177.73 feet; (3) thence North 79°15'08" West 170.00 feet; (4) thence North 81°20'08" West 174.89 feet; (5) thence North 80°59'38" West 164.89 feet; (6) thence North 78°48'08" West 80.03 feet; (7) thence North 80°31'08" West 79.95 feet; (8) thence North 82°19'08" West 79.95 feet; (9) thence North 80°35'38" West 79.95 feet; (10) thence North 80°22'38" West 79.95 feet; (11) thence North 82°40'08" West 79.95 feet; (12) thence North 81°26'38" West 79.95 feet; (13) thence North 80°57'08" West 159.90 feet; (14) thence North 81°28'08" West 437.84 feet to the northwest corner of said Goldblatt Tract, which point is on the East line of the Heman C. Lewis Donation Land Claim No. 47 in Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon; thence South 00°30'58" East, along said East claim line, 19.50 feet to a 3/4 inch pipe at the southwest corner of said Goldblatt Tract which point is the northwest corner of said Lot 3 of "Willamette-dale Farm;" thence South 00°30'58" East, along the west line of said Lot 3, a distance of 1,068.21 feet to a 5/8 inch rod on the northerly right-of-way line of NW Walnut Blvd.; thence along said northerly right-of-way line the following three (3) courses: (1) along the arc of a 938.81 foot radius curve to the right (chord bears South 73°00'31" East 374.71 feet) a distance of 377.25 feet; (2) thence South 66°24'32" East 106.28 feet; (3) thence South 54°39'55" East 621.13 feet to a 3/4 inch pipe at the southeast corner of Lot 3 of "Willamettedale Farm," which point is on the westerly right-of-way line of the Southern Pacific Railroad; thence North 36°13'32" East, along said right-of-way line, 1,592.84 feet to the Point of Beginning.

Containing 42.79 acres of land, more or less.

KD ENGINEERING, INC.
202 N.W. HICKORY STREET
POST OFFICE, BOX 725
ALBANY, OREGON 97321

PROJECT No. 91-78-B
9178B-2.DWG S.R.S./M.M.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
Jack R. Burrell
OREGON
JACK R. BURRELL
1630
EXPIRATION DATE: 12/31/93

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

Jack R. Burrell

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT ARTHUR L. McFADDEN, AS TO ONE-HALF INTEREST, AND ARTHUR L. McFADDEN, TRUSTEE OF THE MARY M. GOLDBLATT TRUST, AS TO ONE-HALF INTEREST, ARE THE OWNERS OF THE SUBJECT PROPERTY AND HAVE CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED STATUTES. THE FOLLOWING EASEMENTS, RESERVATION, AND TRACT ARE BEING CREATED AND DEDICATED BY THIS PARTITION:

A. EASEMENTS:

- 1. AN 8' WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF PARCEL 1.
- 2. A 7' WIDE PUBLIC UTILITY EASEMENT ALONG THE NORTH LINE OF PARCEL 2.
- 3. A 20' WIDE PUBLIC UTILITY EASEMENT ALONG THE NORTH LINE OF PARCEL 3.

B. RESERVATION FOR FUTURE STREET:

A RESERVATION FOR FUTURE STREET RIGHT-OF-WAY, AS SHOWN, IS HEREBY CREATED OVER THE STRIP OF LAND IN PARCELS 1 AND 3 THAT CONNECTS TRACT "A" TO LANCASTER STREET. NO BUILDINGS MAY BE BUILT WITHIN THIS RESERVE STRIP WITHOUT EXPRESS APPROVAL OF THE CITY OF CORVALLIS. ALL MANUFACTURED DWELLINGS PLACED IN PARCEL 1 SHALL MEET THE SET-BACK REQUIREMENTS AS SPECIFIED IN THE LAND DEVELOPMENT CODE FOR DISTANCES BETWEEN STRUCTURES AND PRIVATE PARK STREETS.

C. TRACT "A":

IS HEREBY DEDICATED TO THE CITY OF CORVALLIS FOR PUBLIC STREET AND UTILITY EASEMENT PURPOSES.

THE PUBLIC UTILITY EASEMENTS BEING CREATED BY THIS PLAT ARE SUBJECT TO THE REQUIREMENTS AS SPECIFIED IN THE STATEMENT SHOWN HEREON.

BY: *Arthur L. McFadden* 10/18/93
ARTHUR L. McFADDEN DATE

BY: *Arthur L. McFadden* 10/18/93
ARTHUR L. McFADDEN, TRUSTEE OF THE MARY M. GOLDBLATT TRUST DATE

ACKNOWLEDGEMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 18 DAY OF OCT., 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED ARTHUR L. McFADDEN, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING DECLARATION, AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN NAMED.

BY: *Andrea C. Gray*

OFFICIAL SEAL
ANDREA C. GRAY
NOTARY PUBLIC - OREGON
COMMISSION NO. 023702
MY COMMISSION EXPIRES APR. 13, 1997

PARTITION PLAT NO. 93-39

FOR

ARTHUR McFADDEN

A REPLAT OF LOT 3 OF "WILLAMETTEDALE FARM" AND A REPLAT OF A PORTION OF BLOCKS 1 + 2 OF "VILLAGE GREEN."

LOCATED IN THE

ARCHIMEDES STEWART D.L.C. NO. 46.

IN LOT 3 OF "WILLAMETTEDALE FARM." IN THE SW 1/4 + SE 1/4 SEC. 24. AND THE NW 1/4 SEC. 25 IN T. 11 S., R. 5 W., W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON

MAY 19, 1993

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. MLP 92-4 AND 93-7

APPROVALS:

THIS PLAT APPROVED THIS 3RD DAY OF NOVEMBER, 1993.

BY: *Lee March*
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER

THIS PLAT APPROVED THIS 30TH DAY OF NOVEMBER, 1993.

BY: *David Kite*
CITY OF CORVALLIS ENGINEER

THIS PLAT APPROVED THIS 3 DAY OF NOV, 1993.

BY: *Ray Wilson*
FOR BENTON COUNTY SURVEYOR

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THE WITHIN PARTITION WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY "BOOK OF PARTITION PLATS" AS PLAT NO. 93-39 ON THIS 3rd DAY OF November, 1993, AT 3:57 O'CLOCK P. M.

BY: *Mike Sisk*
BENTON COUNTY CLERK

UTILITY AND SERVICE EASEMENTS:

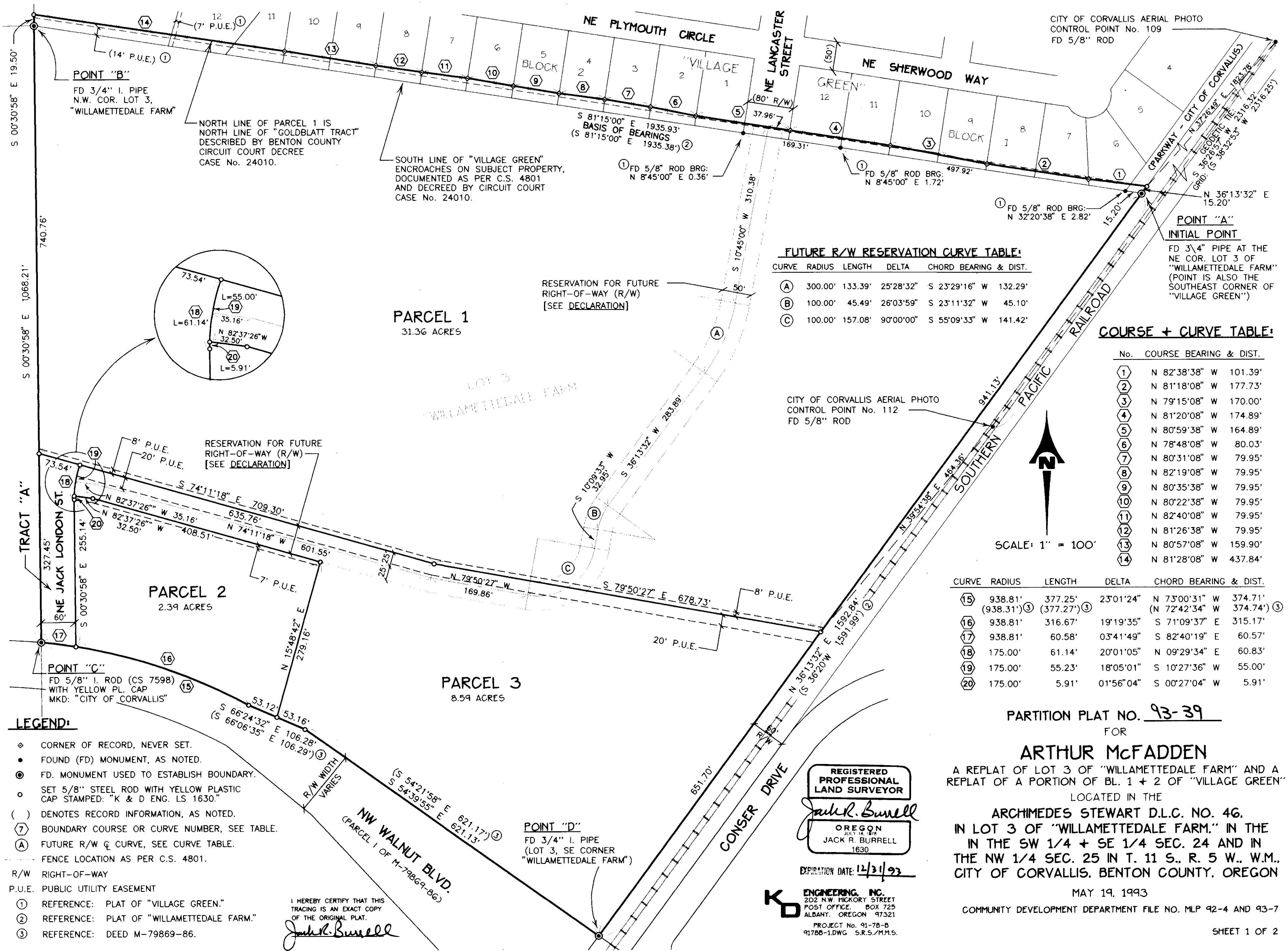
A PERPETUAL EASEMENT IS RESERVED FOR DRAINAGE, UTILITY AND SERVICE INSTALLATION, MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND AS SHOWN AND MARKED ON THE ATTACHED MAP. THIS RESERVATION SHALL INCLUDE THE RIGHT OF INGRESS TO AND EGRESS FROM ANY AND ALL EASEMENTS IN ANY MANNER NECESSARY FOR THE 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.

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR



NORTH LINE OF PARCEL 1 IS NORTH LINE OF "GOLDBLATT TRACT" DESCRIBED BY BENTON COUNTY CIRCUIT COURT DECREE CASE No. 24010.

SOUTH LINE OF "VILLAGE GREEN" ENCLOSES ON SUBJECT PROPERTY, DOCUMENTED AS PER C.S. 4801 AND DECREED BY CIRCUIT COURT CASE No. 24010.

RESERVATION FOR FUTURE RIGHT-OF-WAY (R/W) [SEE DECLARATION]

RESERVATION FOR FUTURE RIGHT-OF-WAY (R/W) [SEE DECLARATION]

PARCEL 1
31.36 ACRES

PARCEL 2
2.39 ACRES

PARCEL 3
8.59 ACRES

FUTURE R/W RESERVATION CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING & DIST.
(A)	300.00'	133.39'	25°28'32"	S 23°29'16" W 132.29'
(B)	100.00'	45.49'	26°03'59"	S 23°11'32" W 45.10'
(C)	100.00'	157.08'	90°00'00"	S 55°09'33" W 141.42'

COURSE + CURVE TABLE:

No.	COURSE BEARING & DIST.
1	N 82°38'38" W 101.39'
2	N 81°18'08" W 177.73'
3	N 79°15'08" W 170.00'
4	N 81°20'08" W 174.89'
5	N 80°59'38" W 164.89'
6	N 78°48'08" W 80.03'
7	N 80°31'08" W 79.95'
8	N 82°19'08" W 79.95'
9	N 80°35'38" W 79.95'
10	N 80°22'38" W 79.95'
11	N 82°40'08" W 79.95'
12	N 81°26'38" W 79.95'
13	N 80°57'08" W 159.90'
14	N 81°28'08" W 437.84'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING & DIST.
(15)	938.81'	377.25'	23°01'24"	N 73°00'31" W 374.71' (938.31') (377.27') (N 72°42'34" W 374.74')
(16)	938.81'	316.67'	19°19'35"	S 71°09'37" E 315.17'
(17)	938.81'	60.58'	03°41'49"	S 82°40'19" E 60.57'
(18)	175.00'	61.14'	20°01'05"	N 09°29'34" E 60.83'
(19)	175.00'	55.23'	18°05'01"	S 10°27'36" W 55.00'
(20)	175.00'	5.91'	01°56'04"	S 00°27'04" W 5.91'

SCALE: 1" = 100'



LEGEND:

- ◆ CORNER OF RECORD, NEVER SET.
- FOUND (FD) MONUMENT, AS NOTED.
- ⊙ FD. MONUMENT USED TO ESTABLISH BOUNDARY.
- SET 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED: "K & D ENG. LS 1630."
- () DENOTES RECORD INFORMATION, AS NOTED.
- ⑦ BOUNDARY COURSE OR CURVE NUMBER, SEE TABLE.
- Ⓐ FUTURE R/W & CURVE, SEE CURVE TABLE.
- FENCE LOCATION AS PER C.S. 4801.
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- ① REFERENCE: PLAT OF "VILLAGE GREEN."
- ② REFERENCE: PLAT OF "WILLAMETTEDALE FARM."
- ③ REFERENCE: DEED M-79869-86.

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
JULY 14, 1974
JACK R. BURRELL
1630

EXPIRATION DATE: 12/31/93

KD ENGINEERING, INC.
202 N.W. HICKORY STREET
POST OFFICE BOX 725
ALBANY, OREGON 97321
PROJECT No. 91-78-B
91788-1.DWG S.R.S./M.M.S.

PARTITION PLAT NO. **93-39**

FOR **ARTHUR McFADDEN**

A REPLAT OF LOT 3 OF "WILLAMETTEDALE FARM" AND A REPLAT OF A PORTION OF BL. 1 + 2 OF "VILLAGE GREEN" LOCATED IN THE ARCHIMEDES STEWART D.L.C. NO. 46, IN THE SW 1/4 + SE 1/4 SEC. 24 AND IN THE NW 1/4 SEC. 25 IN T. 11 S., R. 5 W., W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON

MAY 19, 1993

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. MLP 92-4 AND 93-7