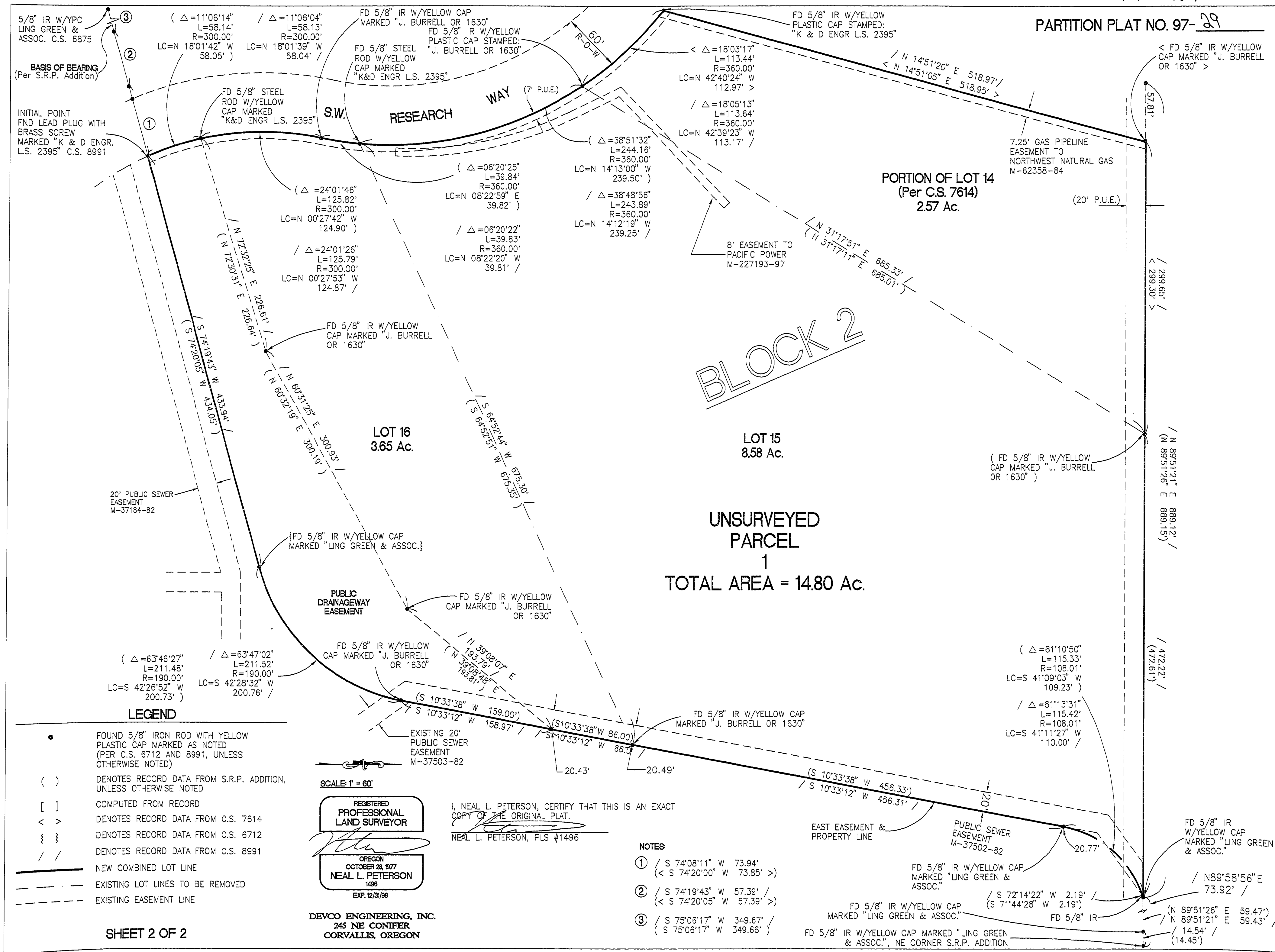


97-29

PARTITION PLAT NO. 97-29



5/8" IR W/YPC LING GREEN & ASSOC. C.S. 6875

BASIS OF BEARING (Per S.R.P. Addition)

INITIAL POINT FND LEAD PLUG WITH BRASS SCREW MARKED "K & D ENGR. L.S. 2395" C.S. 8991

( $\Delta = 11^{\circ}06'14"$  /  $\Delta = 11^{\circ}06'04"$   
L=58.14' / L=58.13'  
R=300.00' / R=300.00'  
LC=N 18^{\circ}01'42" W 58.05' / LC=N 18^{\circ}01'39" W 58.04')

( $\Delta = 24^{\circ}01'46"$  /  $\Delta = 24^{\circ}01'26"$   
L=125.82' / L=125.79'  
R=300.00' / R=300.00'  
LC=N 00^{\circ}27'42" W 124.90' / LC=N 00^{\circ}27'53" W 124.87')

FD 5/8" IR W/YELLOW CAP MARKED "J. BURRELL OR 1630"

FD 5/8" IR W/YELLOW PLASTIC CAP STAMPED: "J. BURRELL OR 1630"

FD 5/8" STEEL ROD W/YELLOW CAP MARKED "K&D ENGR L.S. 2395"

( $\Delta = 06^{\circ}20'25"$  /  $\Delta = 06^{\circ}20'22"$   
L=39.84' / L=39.83'  
R=360.00' / R=360.00'  
LC=N 14^{\circ}13'00" W 239.50' / LC=N 08^{\circ}22'20" W 39.81')

( $\Delta = 38^{\circ}51'32"$  /  $\Delta = 38^{\circ}48'56"$   
L=244.16' / L=243.89'  
R=360.00' / R=360.00'  
LC=N 14^{\circ}13'00" W 239.50' / LC=N 14^{\circ}12'19" W 239.25')

( $\Delta = 18^{\circ}03'17"$  /  $\Delta = 18^{\circ}05'13"$   
L=113.44' / L=113.64'  
R=360.00' / R=360.00'  
LC=N 42^{\circ}40'24" W 112.97' / LC=N 42^{\circ}39'23" W 113.17')

( $\Delta = 61^{\circ}10'50"$  /  $\Delta = 61^{\circ}13'31"$   
L=115.33' / L=115.42'  
R=108.01' / R=108.01'  
LC=S 41^{\circ}09'03" W 109.23' / LC=S 41^{\circ}11'27" W 110.00')

FD 5/8" IR W/YELLOW PLASTIC CAP STAMPED: "K & D ENGR L.S. 2395"

( $\Delta = 14^{\circ}51'20"$  /  $\Delta = 14^{\circ}51'05"$   
E 518.97' / E 518.95')

7.25' GAS PIPELINE EASEMENT TO NORTHWEST NATURAL GAS M-62358-84

( $\Delta = 61^{\circ}10'50"$  /  $\Delta = 61^{\circ}13'31"$   
L=115.33' / L=115.42'  
R=108.01' / R=108.01'  
LC=S 41^{\circ}09'03" W 109.23' / LC=S 41^{\circ}11'27" W 110.00')

- LEGEND**
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED AS NOTED (PER C.S. 6712 AND 8991, UNLESS OTHERWISE NOTED)
  - ( ) DENOTES RECORD DATA FROM S.R.P. ADDITION, UNLESS OTHERWISE NOTED
  - [ ] COMPUTED FROM RECORD
  - < > DENOTES RECORD DATA FROM C.S. 7614
  - { } DENOTES RECORD DATA FROM C.S. 6712
  - // DENOTES RECORD DATA FROM C.S. 8991
  - NEW COMBINED LOT LINE
  - - - EXISTING LOT LINES TO BE REMOVED
  - - - EXISTING EASEMENT LINE

SCALE: 1" = 60'

REGISTERED PROFESSIONAL LAND SURVEYOR

NEAL L. PETERSON

OREGON OCTOBER 28, 1977

1496

EXP. 12/31/96

I, NEAL L. PETERSON, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

NEAL L. PETERSON, PLS #1496

- NOTES**
- ① / S 74^{\circ}08'11" W 73.94' / < S 74^{\circ}20'00" W 73.85' >
  - ② / S 74^{\circ}19'43" W 57.39' / < S 74^{\circ}20'05" W 57.39' >
  - ③ / S 75^{\circ}06'17" W 349.67' / < S 75^{\circ}06'17" W 349.66' >

97-29

PARTITION PLAT NO. 97-29  
REPLAT OF A PORTION OF LOT 14, AND OF LOTS 15  
AND 16, BLOCK 2, OF "S.R.P. ADDITION  
RESEARCH TECHNOLOGY CENTER"  
LOCATED IN THE SE 1/4 SEC. 4, T. 12 S., R. 5 W.,  
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,  
BENTON COUNTY, OREGON

SCALE: 1" = 50'

FOR: ASHBROOK INDEPENDENT SCHOOL

DATE: MAY 13, 1997

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS MAJOR REPLAT IS TO COMBINE A PORTION OF LOT 14, AND LOTS 15 AND 16, BLOCK 2, TO FORM A SINGLE PARCEL PER CITY OF CORVALLIS COMMUNITY DEVELOPMENT CASE NO. MRP 96-0002

**BASIS OF BEARINGS:**

THE BASIS OF BEARING IS THE SOUTHERLY LINE OF LOT 8, BLOCK 4 OF "S.R.P. ADDITION".

**BOUNDARY DETERMINATION:**

THE BOUNDARIES OF THE LOTS TO BE COMBINED WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT THE LOT CORNERS AS SHOWN, AND PER C.S. 8991 RECORD OF SURVEY INFORMATION.

**SURVEYORS CERTIFICATE:**

I, NEAL L. PETERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY PLATTED BUT DID NOT SURVEY OR MONUMENT PARCEL 1, THE LAND REPRESENTED HEREON.  
THE BOUNDARY OF WHICH IS AS FOLLOWS:  
BEGINNING AT A FOUND LEAD PLUG AND BRASS SCREW WITH A YELLOW PLASTIC DISK IN THE SIDEWALK MARKING THE SOUTHWEST CORNER OF LOT 16 AS DESCRIBED IN THE SUBDIVISION PLAT "S.R.P. ADDITION"; THENCE ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 18°01'42" WEST 58.05 FEET) A DISTANCE OF 58.14 FEET TO A 5/8" STEEL ROD; THENCE ALONG THE ARC OF A 300 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 00°27'42" WEST 124.90 FEET) A DISTANCE OF 125.82 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 360 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 08°22'59" EAST A DISTANCE OF 39.82 FEET) A DISTANCE OF 39.84 FEET TO A 5/8" STEEL ROD; THENCE ALONG THE ARC OF A 360 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 14°13'00" WEST 239.50 FEET) A DISTANCE OF 244.16 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 360 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 42°40'24" WEST 112.97 FEET) A DISTANCE OF 113.44 FEET TO A 5/8" IRON ROD; THENCE NORTH 14°51'20" EAST 518.97 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°51'21" EAST 299.65 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°51'21" EAST 472.22 FEET; THENCE SOUTH 71°44'28" WEST 2.19 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 108.01 FOOT CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 41°11'27" WEST 110.00 FEET) A DISTANCE OF 115.42 FEET TO A 5/8" IRON ROD; THENCE SOUTH 10°33'36" WEST 456.33 FEET TO A 5/8" IRON ROD; THENCE SOUTH 10°33'38" WEST 86.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 10°33'38" WEST 159.00' TO AN 5/8" IRON ROD; THENCE ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 42°28'32" WEST 200.76 FEET) A DISTANCE OF 211.52 FEET TO A 5/8" IRON ROD; THENCE SOUTH 74°20'05" WEST 434.05 FEET TO THE POINT OF BEGINNING.

**APPROVALS:**

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.005, ALL AD VALOREM TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1996-1997 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN DURING THE TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 11 DAY OF JUNE, 1997.

BY: Scott Mullen 8/10/97  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF JUNE 30, 1997.

BY: Mary K. O'Leary  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE  
AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 25<sup>th</sup> DAY OF August, 1997.

BY: Ray Wilson  
FOR BENTON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 9<sup>th</sup> DAY OF June, 1996.

BY: Eugene J. Brown  
CITY ENGINEER

EXAMINED AND APPROVED THIS 23<sup>RD</sup> DAY OF MAY, 1997.

BY: Joe March  
DEVELOPMENT SERVICES MANAGER

STATE OF OREGON } SS  
COUNTY OF BENTON

I HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS AS PARTITION PLAT NO. 97-29 ON THIS 21<sup>st</sup> DAY OF August, 1997 AT 11:32 O'CLOCK, A.M.

BY: William Herring  
FOR BENTON COUNTY CLERK

**DECLARATION:**

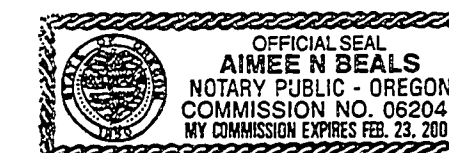
KNOW ALL PERSONS BY THESE PRESENTS, THAT ASHBROOK INDEPENDENT SCHOOL, THE RECORD OWNERS OF THE LAND REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE REPLATED INTO A SINGLE PARCEL AS SHOWN ON THE ATTACHED MAP.

David Gore  
ASHBROOK INDEPENDENT SCHOOL  
DAVID GORE, CHAIRMAN

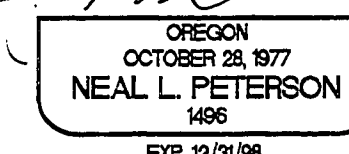
**ACKNOWLEDGEMENT**

STATE OF OREGON }  
COUNTY OF BENTON } SS

ON THIS 21<sup>st</sup> DAY OF May, 1997, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR David Gore, WHO, BEING DULY SWORN, DID SAY THAT SHE/HE IS THE IDENTICAL PERSON(S) NAMED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE/HE EXECUTED THE SAME FREELY AND VOLUNTARILY. David Gore



I, NEAL L. PETERSON, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.



DEVCO ENGINEERING, INC.  
245 NE CONIFER  
CORVALLIS, OREGON