

PARTITION PLAT No. 98-51 CORVALLIS INDUSTRIAL PARK

A LAND PARTITION AND PARTIAL REPLAT OF A PORTION OF PARCEL 2 OF PARTITION PLAT No. 90-27, LOCATED IN THE DAVID BUTTERFIELD DONATION LAND CLAIM No. 47 AND THE T. P. ADAMS D.L.C. No. 48, IN THE N.W. QUARTER OF SECTION 14 AND N.E. QUARTER OF SECTION 15, T. 12 S., R. 5 W., W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON

OWNER: BRUCE AND NORA SLAYDEN

DEVELOPER: SLAYDEN CONSTRUCTION, INC.

DATE: JUNE 9, 1998

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1498

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-8991

EXPIRES 12/31/98

INDEX

- SHEET 1 - BOUNDARY
- SHEET 2 - PARCELS 3, 4 & 5
- SHEET 3 - APPROVALS, DECLARATIONS, SURVEYOR'S CERTIFICATE AND NARRATIVE.

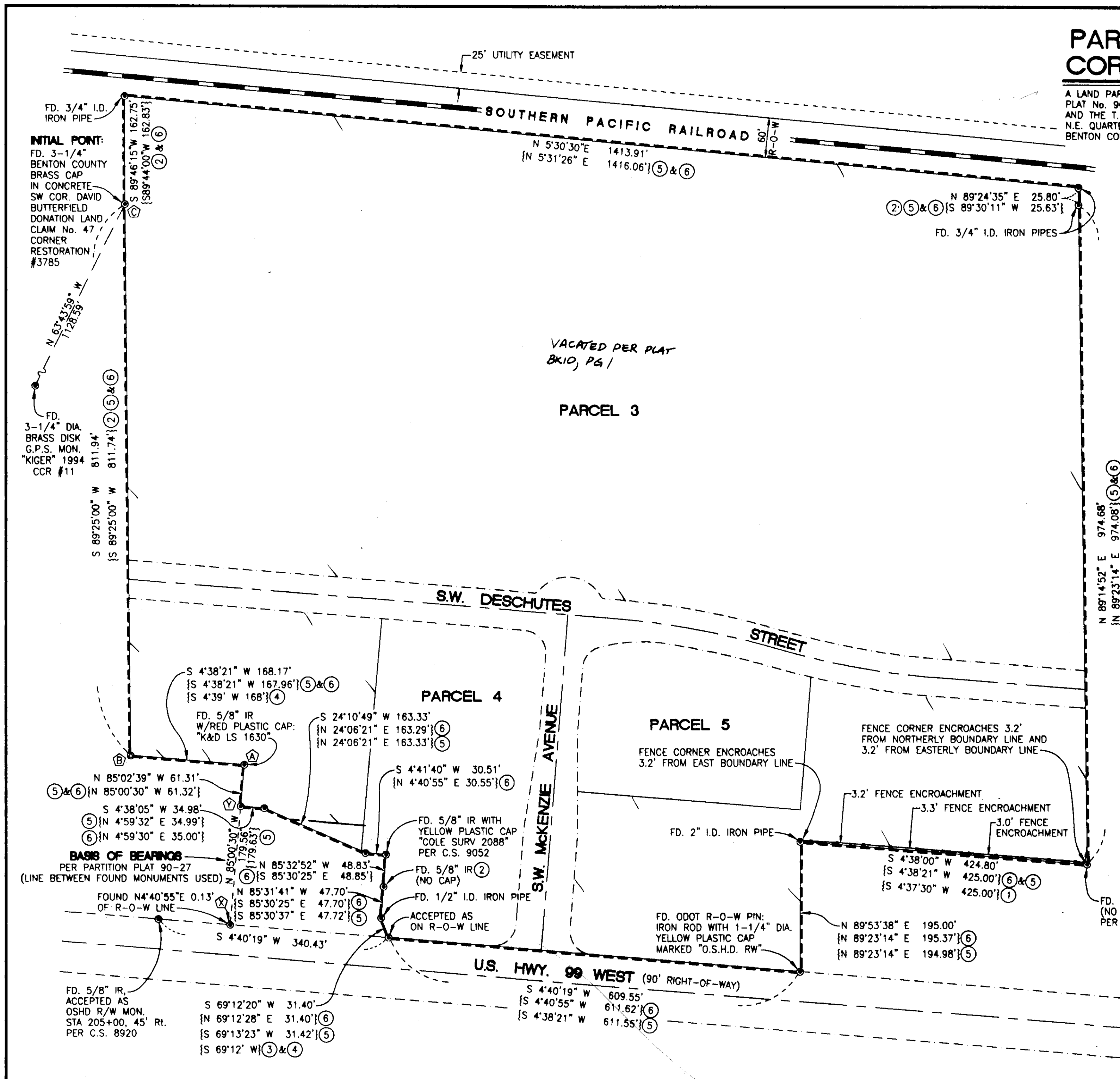
LEGEND

- FOUND 5/8" IR WITH RED PLASTIC CAP MARKED "K&D ENG. LS 1630" PER PARTITION PLAT 90-27, UNLESS NOTED OTHERWISE.
- SET 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496"
- { } RECORD DATA
- - - NEW PUBLIC STREET RIGHT-OF-WAY LINE
- PARTITION BOUNDARY
- IR IRON ROD
- ① DEED: M-115036-89 (OAK HILL PROPERTIES)
- ② C.S. 4103
- ③ DEED: M-42217 (WEISGERBER)
- ④ GALLOWAY HARDBOARD 12-5 #00035
- ⑤ PARTITION PLAT 90-27
- ⑥ CITY OF CORVALLIS PROPERTY LINE ADJUSTMENT C.S. 9052

NOTE: SEE SHEET 2 FOR EASEMENTS AND DATA AND MONUMENTATION FOR NEW PARCELS AND STREET RIGHTS-OF-WAY.



SCALE:
1" = 100'



INITIAL POINT:
FD. 3-1/4" BENTON COUNTY BRASS CAP IN CONCRETE SW COR. DAVID BUTTERFIELD DONATION LAND CLAIM No. 47 CORNER RESTORATION #3785

FD. 3-1/4" DIA. BRASS DISK C.P.S. MON. "KIGER" 1994 CCR #11

VACATED PER PLAT BK10, PG 1
PARCEL 3

PARCEL 4

PARCEL 5

S 4'38'21" W 168.17'
{S 4'38'21" W 167.96'} ⑤&⑥
{S 4'39' W 168'} ④

FD. 5/8" IR W/RED PLASTIC CAP: "K&D LS 1630"

S 24'10'49" W 163.33'
{N 24'06'21" E 163.29'} ⑥
{N 24'06'21" E 163.33'} ⑤

S 4'41'40" W 30.51'
{N 4'40'55" E 30.55'} ⑥

N 85'02'39" W 61.31'
{N 85'00'30" W 61.32'} ⑤&⑥

S 4'38'05" W 34.98'
{N 4'59'32" E 34.99'} ⑤
{N 4'59'30" E 35.00'} ⑥

BASIS OF BEARINGS
PER PARTITION PLAT 90-27
(LINE BETWEEN FOUND MONUMENTS USED)

FOUND N4'40'55"E 0.13'
OF R-O-W LINE

N 85'32'52" W 48.83'
{S 85'30'25" E 48.85'} ⑥
{N 85'31'41" W 47.70'} ⑥
{S 85'30'25" E 47.70'} ⑥
{S 85'30'37" E 47.72'} ⑤

S 4'40'19" W 340.43'

S 69'12'20" W 31.40'
{N 69'12'28" E 31.40'} ⑥
{S 69'13'23" W 31.42'} ⑤
{S 69'12' W} ③&④

FD. 5/8" IR WITH YELLOW PLASTIC CAP "COLE SURV 2088" PER C.S. 9052

FD. 5/8" IR (NO CAP) ②

FD. 1/2" I.D. IRON PIPE

ACCEPTED AS ON R-O-W LINE

FD. 2" I.D. IRON PIPE

FD. ODOT R-O-W PIN: IRON ROD WITH 1-1/4" DIA. YELLOW PLASTIC CAP MARKED "O.S.H.D. RW"

N 89'53'38" E 195.00'
{N 89'23'14" E 195.37'} ⑥
{N 89'23'14" E 194.98'} ⑤

FENCE CORNER ENCLOSES 3.2' FROM NORTHERLY BOUNDARY LINE AND 3.2' FROM EASTERLY BOUNDARY LINE

3.2' FENCE ENCROACHMENT

3.3' FENCE ENCROACHMENT

3.0' FENCE ENCROACHMENT

S 4'38'00" W 424.80'
{S 4'38'21" W 425.00'} ⑥&⑤
{S 4'37'30" W 425.00'} ①

N 89'14'52" E 974.68'
{N 89'23'14" E 974.08'} ⑤&⑥
{N 89'23'14" E} ②

FD. 3/4" I.D. IRON PIPE

FD. 5/8" IR (NO CAP) PER C.S. 4488

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

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OWNER: BRUCE AND NORA SLAYDEN

DEVELOPER: SLAYDEN CONSTRUCTION, INC.

DATE: JUNE 8, 1998

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

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

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1489

NEAL L. PETERSON
DEVCO ENGINEERING
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CORVALLIS, OR 97339
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EXPIRES 12/31/98

LEGEND

- FOUND MONUMENT AS DESCRIBED ON SHEET 1.
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496".
- SET REFERENCE MONUMENT (SAME AS ABOVE).
- { } RECORD DATA
- PARTITION BOUNDARY
- NEW PUBLIC STREET RIGHT-OF-WAY LINE
- NEW UTILITY EASEMENT LINE
- [1] EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC & COMMUNICATION SERVICE LINES, FIXTURES & FACILITIES FOR STATE OF OREGON DEPARTMENT OF TRANSPORTATION, M-137020-91 (THE ENTIRE EASTERLY 10' OF THE SITE)
- [2] EASEMENT FOR DRAINAGE FACILITIES FOR STATE OF OREGON DEPARTMENT OF TRANSPORTATION, M-137020-91 (10'x15')
- [3] EASEMENT TO CITY OF CORVALLIS FOR PUBLIC STORM DRAINAGE AND EASEMENT TO PROPERTY OWNERS ASSOCIATION FOR PRIVATE STORM DRAINAGE
- [4] EASEMENT TO CITY OF CORVALLIS FOR PUBLIC WATERLINE
- [5] EASEMENT TO PROPERTY OWNERS ASSOCIATION FOR LANDSCAPING
- [6] EASEMENT TO PROPERTY OWNERS ASSOCIATION FOR PRIVATE STORM DRAINAGE
- [7] EASEMENT FOR POWER, TELEPHONE, GAS AND TV CABLE
- [8] INDENTURE OF ACCESS FOR O.D.O.T. PER M-249213-98

NOTES AND CONDITIONS

1. ALL OPEN DRAINAGE SWALES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS. STORM DRAINAGE PIPING AND RELATED STRUCTURES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY WHICH CONNECT OPEN DRAINAGE SWALES ACROSS PUBLIC RIGHTS-OF-WAY, STORM WATER DETENTION BASINS AND STORM WATER DETENTION CONTROL STRUCTURES WHICH ARE LOCATED WITHIN PRIVATE AND PUBLIC STORM DRAINAGE EASEMENTS ALL SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS.

PARCEL 3
28.80 ACRES
(1,246,029 SQ. FT.)

SET REFERENCE MONUMENT: 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496" ON 25.00' OFFSET DUE TO SEWER MANHOLE CONFLICT WITH ACTUAL POSITION.

PARCEL 5
188 ACRES
(73,452 SQ. FT.)

PARCEL 4
250 ACRES
(108,900 SQ. FT.)

PARCEL 4

ROAD CENTERLINE CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
①	1203.00'	11°42'57"	245.99'	N 10°22'14" E 245.56'
②	1197.00'	11°42'57"	244.76'	N 10°22'14" E 244.34'

PROPERTY LINE CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD
①	34.50'	90°09'33"	54.29'	S 40°24'28" E 48.86'
②	186.00'	4°32'37"	14.75'	S 83°12'56" E 14.75'
③	33.00'	90°00'00"	51.84'	N 49°30'46" E 46.67'
④	8.00'	55°38'33"	7.77'	S 23°18'30" E 7.47'
⑤	56.00'	111°21'06"	108.83'	S 4°32'46" W 92.50'
⑥	8.00'	56°16'54"	7.86'	S 32°04'52" W 7.55'
⑦	1231.00'	12°17'18"	264.01'	S 10°05'04" W 263.51'
⑧	1189.00'	11°42'57"	239.04'	S 10°22'14" W 238.62'
⑨	1225.00'	8°48'26"	188.30'	S 8°54'59" W 188.11'
⑩	1225.00'	2°54'32"	62.19'	N 14°46'27" E 62.18'
⑪	1175.00'	7°45'09"	158.99'	N 12°21'08" E 158.86'
⑫	238.00'	23°37'01"	98.10'	N 3°19'56" W 97.41'
⑬	33.00'	70°20'47"	40.52'	N 50°18'51" W 38.02'
⑭	186.00'	4°32'38"	14.75'	N 87°45'33" W 14.75'
⑮	34.50'	89°50'27"	54.10'	S 49°35'33" W 48.72'

SCALE:
1" = 100'

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OWNER: BRUCE AND NORA SLAYDEN

DEVELOPER: SLAYDEN CONSTRUCTION, INC.

DATE: JUNE 9, 1998

APPROVALS:

APPROVED: [Signature] 10-13-98
CORVALLIS CITY ENGINEER DATE

APPROVED: [Signature] 9-30-98
DEVELOPMENT SERVICES MANAGER DATE

APPROVED: [Signature] 11-4-98
BENTON COUNTY SURVEYOR DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, THE OWNERS OF THE LAND REPRESENTED ON THE ATTACHED MAPS AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO ATTACHED HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS, STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE ATTACHED MAPS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER AND WITHOUT RESERVATION OR RESTRICTION THE STREET RIGHTS-OF-WAY AND PUBLIC EASEMENTS SHOWN, AND ALSO CREATE THE NON-PUBLIC EASEMENTS AND RESERVATION FOR FUTURE STREET AS SHOWN HEREON.

[Signature] BRUCE SLAYDEN
[Signature] NORA SLAYDEN

NOTE: AFFIDAVIT OF CONSENT OF FIRST SECURITY BANK, N.A. BY SEPARATE DOCUMENT RECORDED IN M-255946 - 98

SURVEYOR'S CERTIFICATE

I, NEAL L. PETERSON, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE DAVID BUTTERFIELD DONATION LAND CLAIM NO. 47 IN T.12 S., R.5 W., 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°46'15" WEST 162.75 FEET TO A 3/4" IRON PIPE ON THE EASTERLY LINE OF A 60 FOOT SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 5°30'30" EAST 1413.91 FEET TO A 3/4" IRON PIPE; THENCE NORTH 89°24'35" EAST 25.80 FEET TO A 3/4" IRON PIPE; THENCE NORTH 89°14'52" EAST 974.68 FEET TO A 5/8" IRON ROD; THENCE SOUTH 4°38'00" WEST 424.80 FEET TO A 2" IRON PIPE; THENCE NORTH 89°53'38" EAST 195.00 FEET TO AN OREGON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 99 WEST; THENCE SOUTH 4°40'19" WEST 609.55 FEET ALONG SAID RIGHT-OF-WAY LINE TO A 5/8" IRON ROD; THENCE SOUTH 69°12'20" WEST 31.40 FEET TO A 1/2" IRON PIPE; THENCE NORTH 85°31'41" WEST 47.70 FEET TO AN IRON ROD; THENCE NORTH 85°32'52" WEST 48.83 FEET TO A 5/8" IRON ROD; THENCE SOUTH 4°41'40" WEST 30.51 FEET TO A 5/8" IRON ROD; THENCE SOUTH 24°10'49" WEST 163.33 FEET TO A 5/8" IRON ROD; THENCE SOUTH 4°38'05" WEST 34.98 FEET TO 5/8" IRON ROD; THENCE NORTH 85°02'39" WEST 61.31 FEET TO A 5/8" IRON ROD; THENCE SOUTH 4°38'21" WEST 168.17 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°25'00" WEST 811.94 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE "INITIAL POINT" SHOWN ON THE MAP.

NARRATIVE

THE BOUNDARY OF THIS PARTITION PLAT AS ESTABLISHED BY ACCEPTING MONUMENTS FOUND AS AS NOTED ON SHEET 2 AND CALCULATING THE POSITION FOR POINT (B) AS THE INTERSECTION OF A LINE PROJECTED FROM POINT (A) AT THE BEARING SHOWN ON PARTITION PLAT NUMBER 90-27 AND A LINE PROJECTED FROM POINT (C) (BEING THE S.W. CORNER OF BUTTERFIELD DONATION LAND CLAIM NO. 47) AT THE BEARING SHOWN ON C.S. 4103 (THE SAME BEARING BEING USED ON PARTITION PLAT 90-27).

THE BASIS OF BEARINGS IS THE LINE FROM (X) TO (Y), BEARING NORTH 85°00'30" WEST PER PARTITION PLAT 90-27.

I CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL VALOREM TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1998-99 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION PLAT DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 23RD DAY OF SEPTEMBER, 1998.

BY [Signature] ACTING ASSESSOR
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

I CERTIFY THAT ALL VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF JUNE 30, 1998

BY [Signature]
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Marion } S.S.

THIS CERTIFIES THAT ON THIS 7TH DAY OF July, 1998, BEFORE ME PERSONALLY APPEARED BRUCE SLAYDEN AND NORA SLAYDEN WHO ARE PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS A FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 7TH OF July, 1998.

[Signature]
(PRINT NOTARY NAME) JENNIFER PEWORTH
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
RESIDING AT P.O. BOX 625, STATION 2
MY APPOINTMENT EXPIRES March 19, 2001



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

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-9881

STATE OF OREGON }
COUNTY OF BENTON } S.S.

I HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS BOOK OF PARTITION PLATS AS PLAT No. 98-51 ON THIS 4TH DAY OF NOVEMBER, 1998, AT 11:41 O'CLOCK AM.

BY [Signature]
BENTON COUNTY CLERK
Sr. Deputy Co. Clerk

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OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1000

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P.O. BOX 1211
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(541) 757-8991

EXPIRES 12/31/98

LEGEND

- FOUND MONUMENT AS DESCRIBED ON SHEET 1.
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496".
- SET REFERENCE MONUMENT (SAME AS ABOVE).
- { } RECORD DATA
- PARTITION BOUNDARY
- NEW PUBLIC STREET RIGHT-OF-WAY LINE
- NEW UTILITY EASEMENT LINE
- 1 EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC & COMMUNICATION SERVICE LINES, FIXTURES & FACILITIES FOR STATE OF OREGON DEPARTMENT OF TRANSPORTATION, M-137020-91 (THE ENTIRE EASTERLY 10' OF THE SITE)
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PARCEL 3
28.00 ACRES
(1,246,029 SQ. FT.)

SET REFERENCE MONUMENT: 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496" ON 25.00' OFFSET DUE TO SEWER MANHOLE CONFLICT WITH ACTUAL POSITION.

PARCEL 4
2.50 ACRES
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PARCEL 5
1.00 ACRES
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PARCEL 4

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PROPERTY LINE CURVE DATA TABLE

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12	238.00'	23°37'01"	98.10'	N 3°19'56" W 97.41'
13	33.00'	70°20'47"	40.52'	N 50°18'51" W 38.02'
14	186.00'	4°32'38"	14.75'	N 87°45'33" W 14.75'
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- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496".
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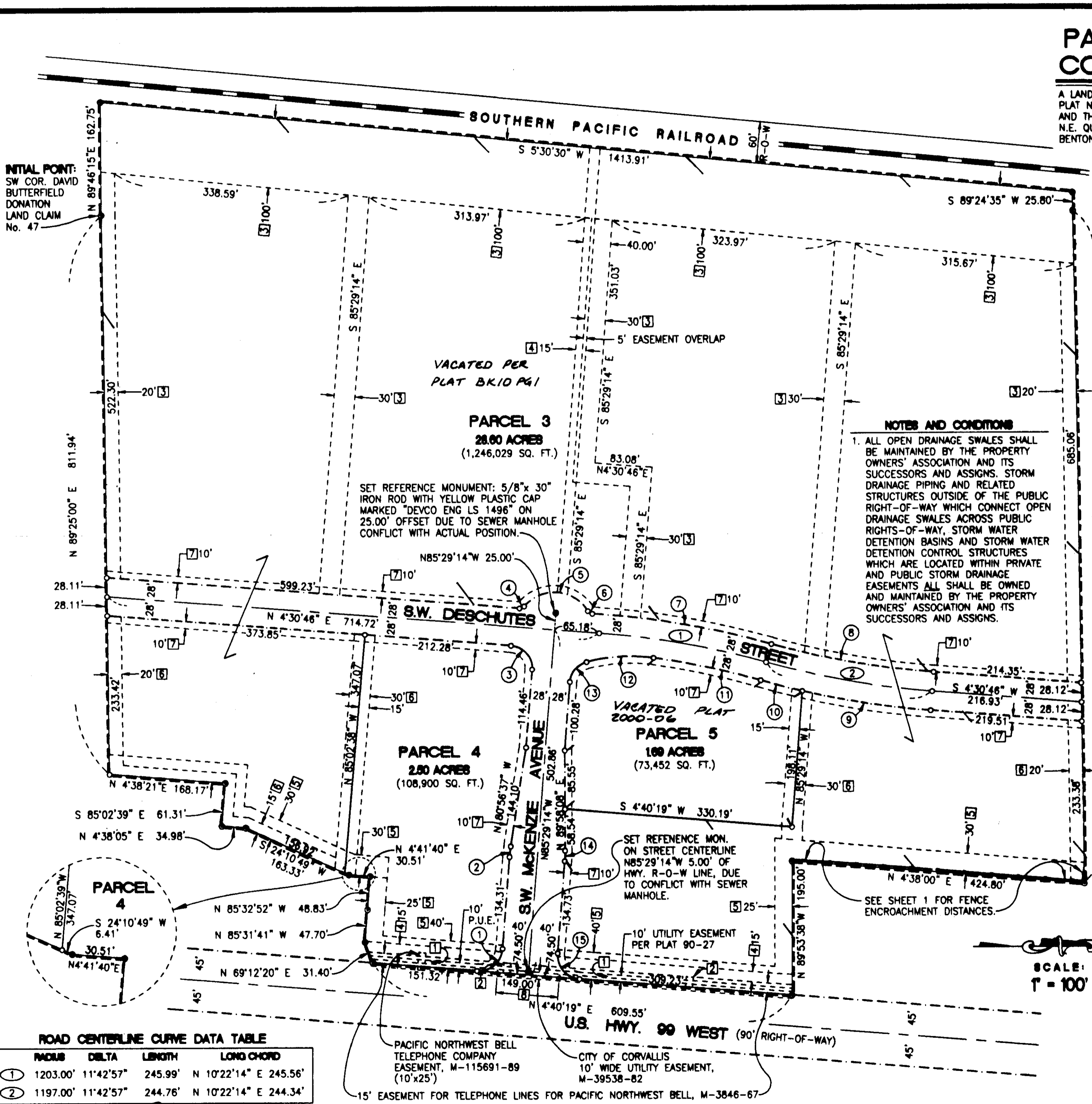
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- ⑤ EASEMENT TO PROPERTY OWNERS ASSOCIATION FOR LANDSCAPING
- ⑥ EASEMENT TO PROPERTY OWNERS ASSOCIATION FOR PRIVATE STORM DRAINAGE
- ⑦ EASEMENT FOR POWER, TELEPHONE, GAS AND TV CABLE
- ⑧ INDENTURE OF ACCESS FOR O.D.O.T. PER M-249213-98

PROPERTY LINE CURVE DATA TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	LONG CHORD
1	34.50'	90°09'33"	54.29'	S 40°24'28" E 48.86'
2	186.00'	4°32'37"	14.75'	S 83°12'56" E 14.75'
3	33.00'	90°00'00"	51.84'	N 49°30'46" E 46.67'
4	8.00'	55°38'33"	7.77'	S 23°18'30" E 7.47'
5	56.00'	111°21'06"	108.83'	S 4°32'46" W 92.50'
6	8.00'	56°16'54"	7.86'	S 32°04'52" W 7.55'
7	1231.00'	12°17'18"	264.01'	S 10°05'04" W 263.51'
8	1169.00'	11°42'57"	239.04'	S 10°22'14" W 238.62'
9	1225.00'	8°48'28"	188.30'	S 8°54'59" W 188.11'
10	1225.00'	2°54'32"	62.19'	N 14°46'27" E 62.18'
11	1175.00'	7°45'09"	158.99'	N 12°21'08" E 158.86'
12	238.00'	23°37'01"	98.10'	N 3°19'56" W 97.41'
13	33.00'	70°20'47"	40.52'	N 50°18'51" W 38.02'
14	186.00'	4°32'38"	14.75'	N 87°45'33" W 14.75'
15	34.50'	89°50'27"	54.10'	S 49°35'33" W 48.72'

ROAD CENTERLINE CURVE DATA TABLE

CURVE NO.	RADIUS	DELTA	LENGTH	LONG CHORD
1	1203.00'	11°42'57"	245.99'	N 10°22'14" E 245.56'
2	1197.00'	11°42'57"	244.76'	N 10°22'14" E 244.34'



NOTES AND CONDITIONS

1. ALL OPEN DRAINAGE SWALES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS. STORM DRAINAGE PIPING AND RELATED STRUCTURES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY WHICH CONNECT OPEN DRAINAGE SWALES ACROSS PUBLIC RIGHTS-OF-WAY, STORM WATER DETENTION BASINS AND STORM WATER DETENTION CONTROL STRUCTURES WHICH ARE LOCATED WITHIN PRIVATE AND PUBLIC STORM DRAINAGE EASEMENTS ALL SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS.

SCALE:
1" = 100'

PARTITION PLAT No. 98-51 CORVALLIS INDUSTRIAL PARK

A LAND PARTITION AND PARTIAL REPLAT OF A PORTION OF PARCEL 2 OF PARTITION PLAT No. 90-27, LOCATED IN THE DAVID BUTTERFIELD DONATION LAND CLAIM No. 47 AND THE T. P. ADAMS D.L.C. No. 48, IN THE N.W. QUARTER OF SECTION 14 AND N.E. QUARTER OF SECTION 15, T. 12 S., R. 5 W., W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON

OWNER: BRUCE AND NORA SLAYDEN

DEVELOPER: SLAYDEN CONSTRUCTION, INC.

DATE: JUNE 8, 1998

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1000

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-8991

EXPIRES 12/31/98

LEGEND

- FOUND MONUMENT AS DESCRIBED ON SHEET 1.
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496".
- SET REFERENCE MONUMENT (SAME AS ABOVE).

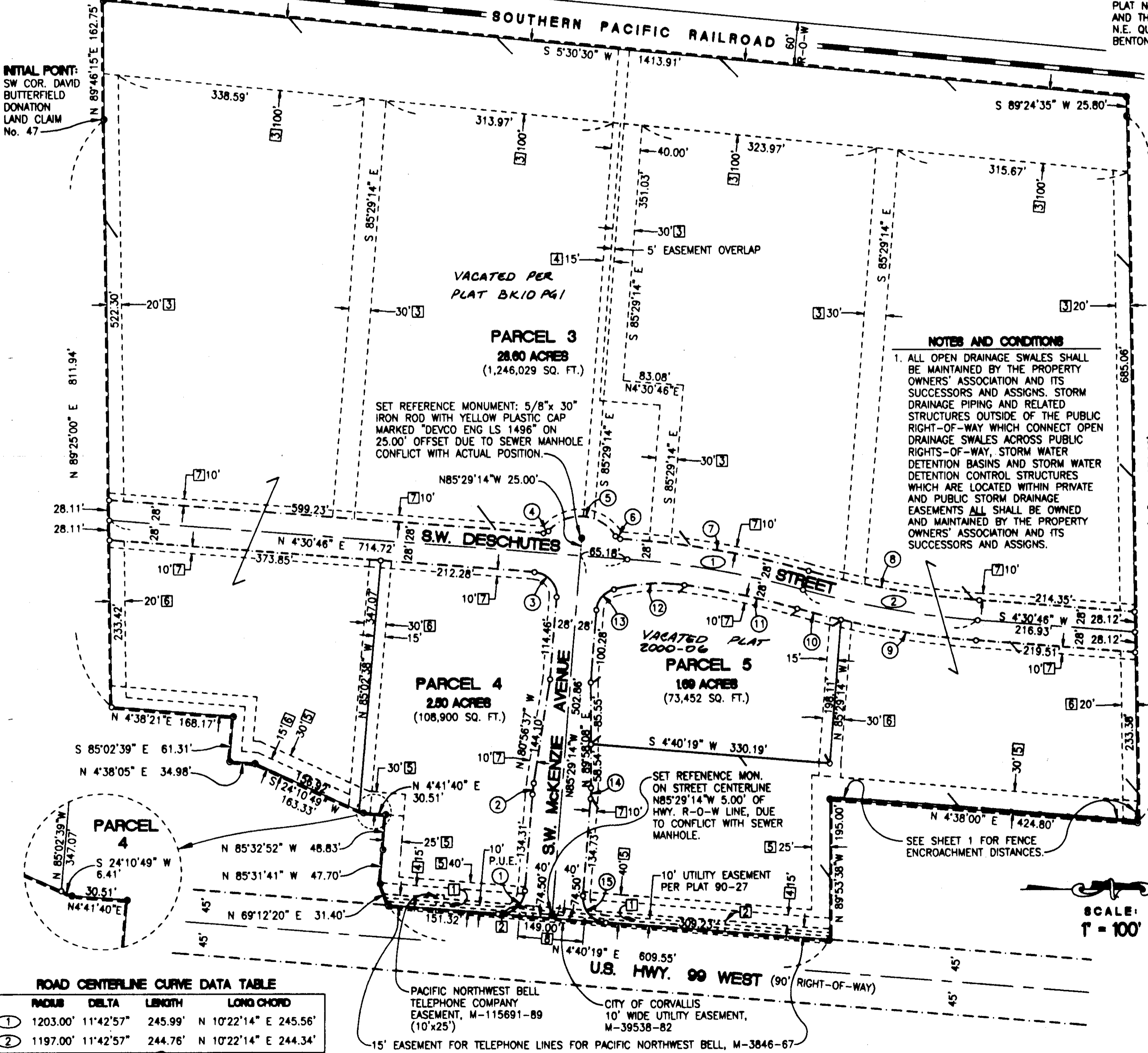
{ } RECORD DATA

- PARTITION BOUNDARY
- NEW PUBLIC STREET RIGHT-OF-WAY LINE
- NEW UTILITY EASEMENT LINE
- 1 EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC & COMMUNICATION SERVICE LINES, FIXTURES & FACILITIES FOR STATE OF OREGON DEPARTMENT OF TRANSPORTATION, M-137020-91 (THE ENTIRE EASTERLY 10' OF THE SITE)
- 2 EASEMENT FOR DRAINAGE FACILITIES FOR STATE OF OREGON DEPARTMENT OF TRANSPORTATION, M-137020-91 (10'x15')
- 3 EASEMENT TO CITY OF CORVALLIS FOR PUBLIC STORM DRAINAGE AND EASEMENT TO PROPERTY OWNERS ASSOCIATION FOR PRIVATE STORM DRAINAGE
- 4 EASEMENT TO CITY OF CORVALLIS FOR PUBLIC WATERLINE
- 5 EASEMENT TO PROPERTY OWNERS ASSOCIATION FOR LANDSCAPING
- 6 EASEMENT TO PROPERTY OWNERS ASSOCIATION FOR PRIVATE STORM DRAINAGE
- 7 EASEMENT FOR POWER, TELEPHONE, GAS AND TV CABLE
- 8 INDENTURE OF ACCESS FOR O.D.O.T. PER M-249213-98

PROPERTY LINE CURVE DATA TABLE

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1	34.50'	90°09'33"	54.29'	S 40°24'28" E 48.86'
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INITIAL POINT:
SW COR. DAVID
BUTTERFIELD
DONATION
LAND CLAIM
No. 47



NOTES AND CONDITIONS

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PARTITION PLAT No. 98-51 CORVALLIS INDUSTRIAL PARK

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OWNER: BRUCE AND NORA SLAYDEN

DEVELOPER: SLAYDEN CONSTRUCTION, INC.

DATE: JUNE 9, 1998

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

NEAL L. PETERSON
DEVCO ENGINEERING
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 757-8991

EXPIRES 12/31/98

LEGEND

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SCALE:
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NOTES AND CONDITIONS

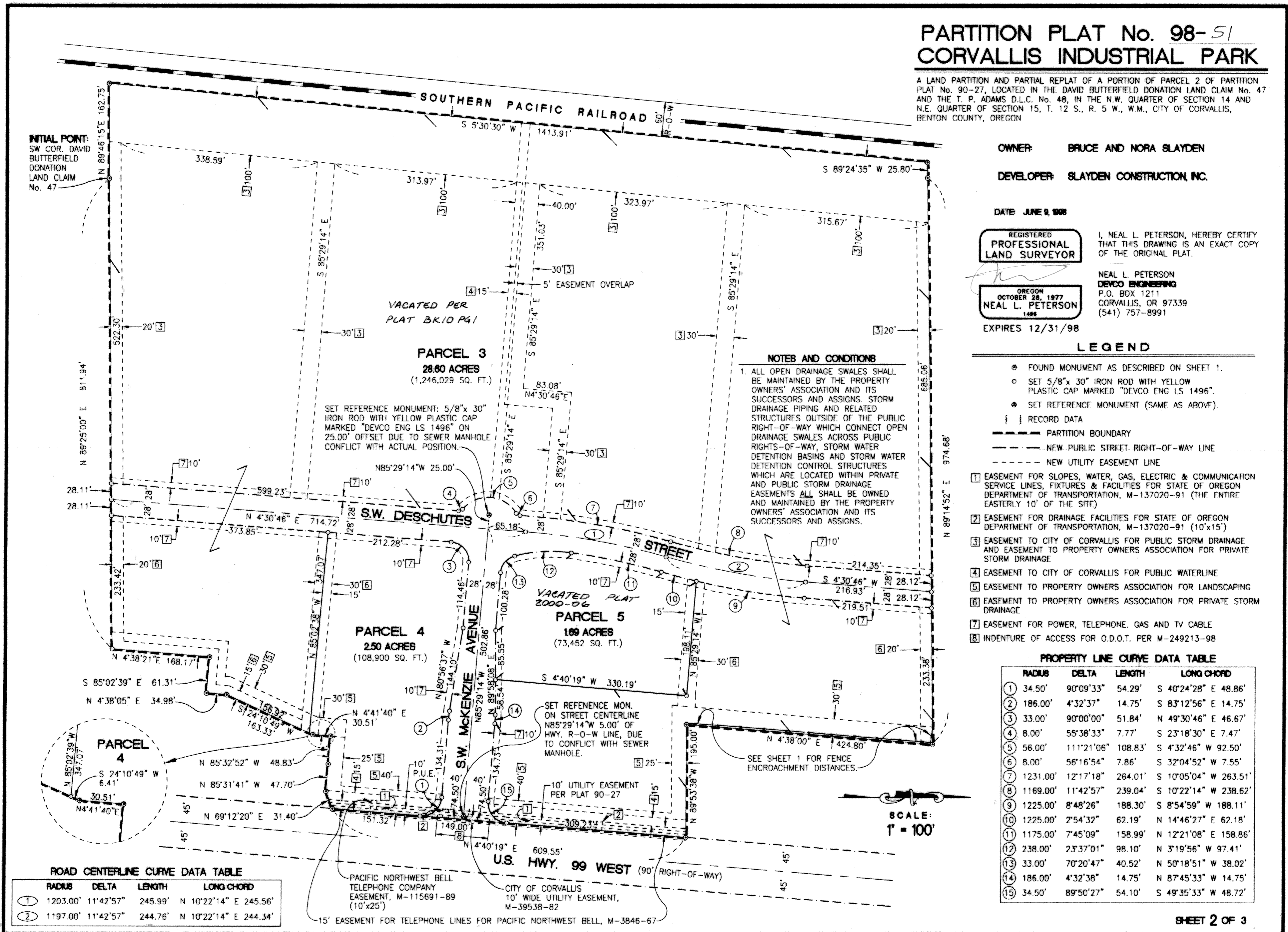
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SET REFERENCE MONUMENT: 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496" ON 25.00' OFFSET DUE TO SEWER MANHOLE CONFLICT WITH ACTUAL POSITION.

SET REFERENCE MON. ON STREET CENTERLINE N85°29'14"W 5.00' OF HWY. R-O-W LINE, DUE TO CONFLICT WITH SEWER MANHOLE.

SEE SHEET 1 FOR FENCE ENCROACHMENT DISTANCES.

INITIAL POINT:
SW. COR. DAVID BUTTERFIELD DONATION LAND CLAIM No. 47



ROAD CENTERLINE CURVE DATA TABLE

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