

PARTITION PLAT NO. 1998-58

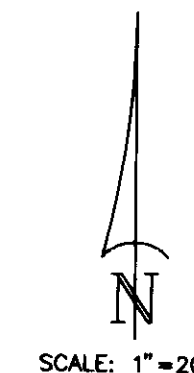
IN THE JOHN TRAPP D.L.C. NO. 38
NE1/4 AND NW1/4 SECTION 5, T.12S., R.5W., W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

SURVEYED NOVEMBER 16, 1998
SHEET 1 OF 3

otak
incorporated
17355 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)635-3618 FAX (503)635-5395

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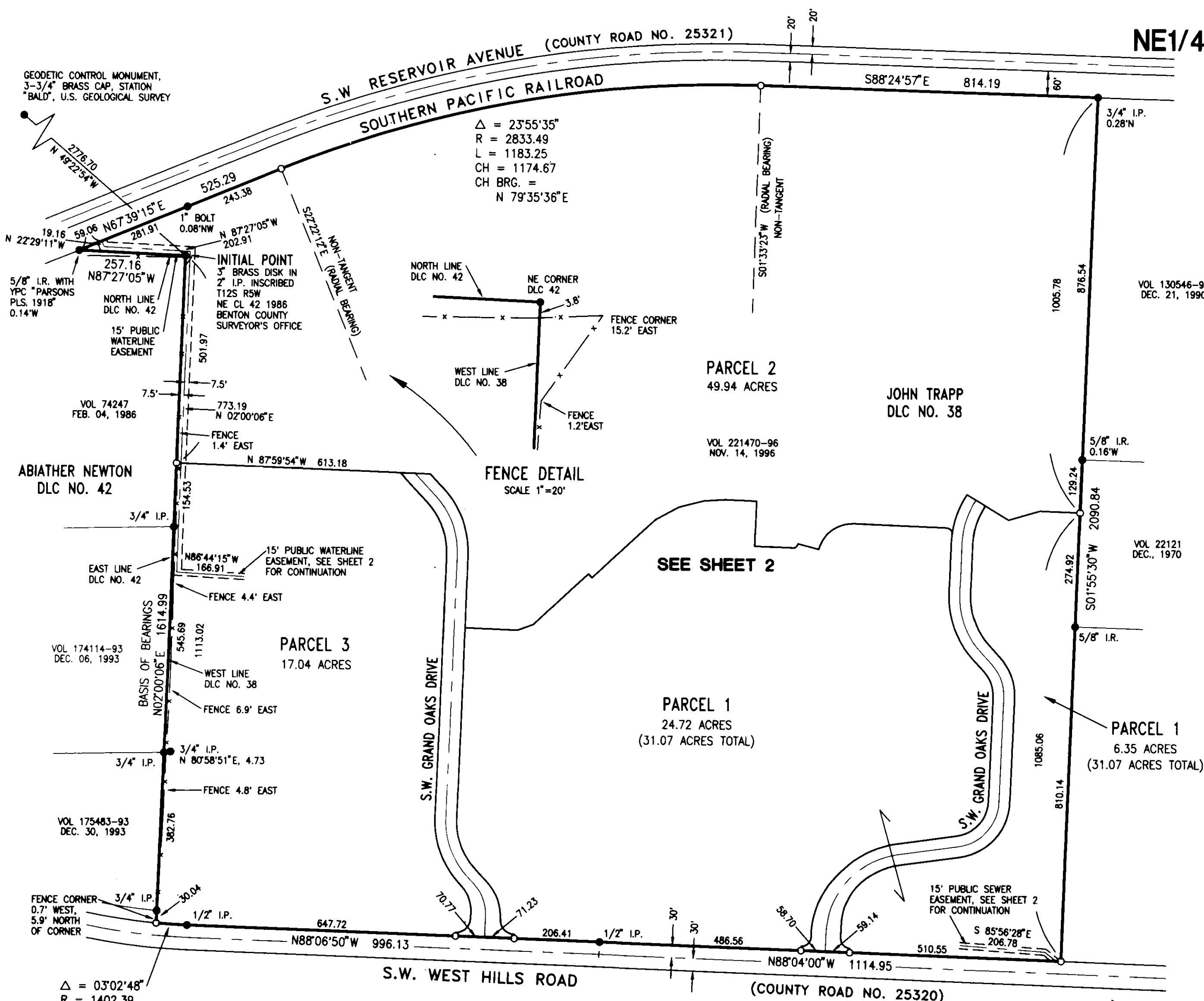


SCALE: 1" = 200'

SURVEYOR'S CERTIFICATE

I GARY E. PAUL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PARTITION PLAT, SITUATED IN THE NORTHEAST AND NORTHWEST ONE-QUARTERS OF SECTION 5, T.12S., R.5W., W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON AND THAT AT THE INITIAL POINT OF SAID PLAT I FOUND A 3-INCH BRASS DISK, SAID INITIAL POINT BEING THE NORTHEAST CORNER OF THE ABIAATHER NEWTON DLC NO. 42. FROM SAID INITIAL POINT I RAN N.87°27'05"W. ALONG THE NORTH LINE OF SAID DLC NO. 42, 257.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE TRACING SAID SOUTHERLY LINE ALONG THE FOLLOWING COURSES: N.67°39'15"E., 525.29 FEET TO A POINT OF NON-TANGENT CURVATURE; NORTHEASTERLY ALONG THE ARC OF A 2833.49 FOOT RADIUS CURVE RIGHT (THE RADIUS POINT OF WHICH BEARS S.22°22'12"E.) 1183.25 FEET (CHORD BEARS N.79°35'36"E., 1174.67 FEET); AND S.88°24'57"E., 814.19 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 221470-96, RECORDED NOVEMBER 14, 1996, BENTON COUNTY DEED RECORDS; THENCE S.01°55'30"W. ALONG THE EAST LINE OF SAID VOLUME 221470-96 TRACT, 2090.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. WEST HILLS ROAD; THENCE TRACING SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE FOLLOWING COURSES: N.88°04'00"W., 1114.95 FEET; N.88°06'50"W., 996.13 FEET TO THE POINT OF CURVE RIGHT OF A 1402.39 FOOT RADIUS CURVE; AND ALONG THE ARC OF SAID CURVE RIGHT THROUGH A CENTRAL ANGLE OF 03°02'48", 74.57 FEET (CHORD BEARS N.86°35'26"W., 74.57 FEET) TO THE EAST LINE OF SAID DLC NO. 42, SAID EAST LINE BEING IDENTICAL TO THE WEST LINE OF THE JOHN TRAPP DLC NO. 38; THENCE N.02°00'06"E. ALONG SAID EAST LINE, 1614.99 FEET TO THE INITIAL POINT. CONTAINS 101.272 ACRES, MORE OR LESS.

Gary E. Paul
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698

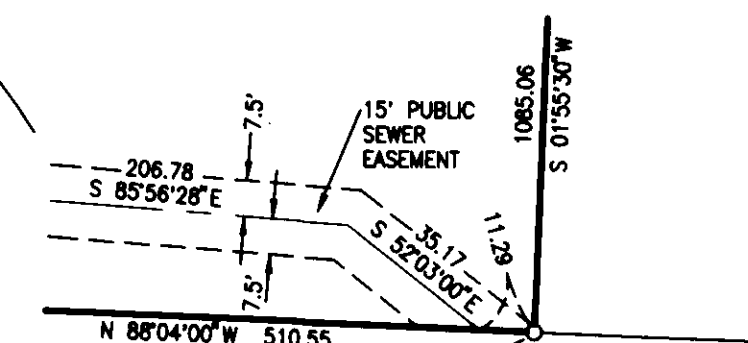


LEGEND

- DENOTES 5/8" x 30" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK, INC." SET.
- DENOTES MONUMENT FOUND AS NOTED
- L DENOTES ARC LENGTH.
- VOL DENOTES DOCUMENT NUMBER, BENTON COUNTY DEED RECORDS
- I.R. DENOTES IRON ROD
- I.P. DENOTES IRON PIPE, INSIDE DIAMETER

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO THREE PARCELS THAT TRACT OF LAND SHOWN AND AS DESCRIBED IN VOLUME 221470-96, RECORDED NOVEMBER 14, 1996, BENTON COUNTY DEED RECORDS. THE BASIS OF BEARINGS IS THE EAST LINE OF THE ABIAATHER NEWTON DLC NO. 42 (N.02°00'06"E.) PER SURVEY NO. 9210, BENTON COUNTY SURVEY RECORDS. ALL BOUNDARY LINES ARE PER SAID SURVEY NO. 9210 AND PARCEL LINES PER THE REQUIREMENTS OF THE DECLARANTS TO THIS PLAT.



EASEMENT DETAIL
SCALE 1"=40'

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary E. Paul
OREGON
JANUARY 17, 1996
GARY E. PAUL
2698

RENEWAL 12/31/1998

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Gary E. Paul
P.L.S. NO. 2698

PARTITION PLAT NO. 1998-58

IN THE JOHN TRAPP D.L.C. NO. 38

NE1/4 AND NW1/4 SECTION 5, T.12S., R.5W., W.M.

CITY OF CORVALLIS BENTON COUNTY, OREGON

SURVEYED NOVEMBER 16, 1998

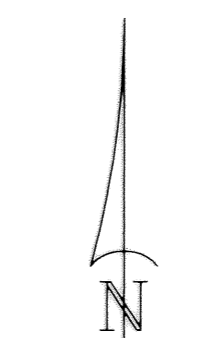
SHEET 1 OF 3



17355 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
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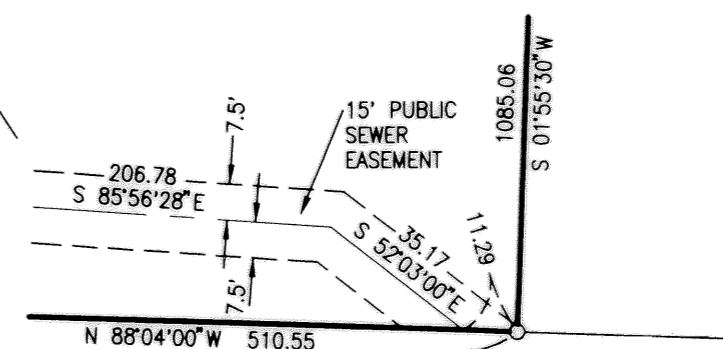
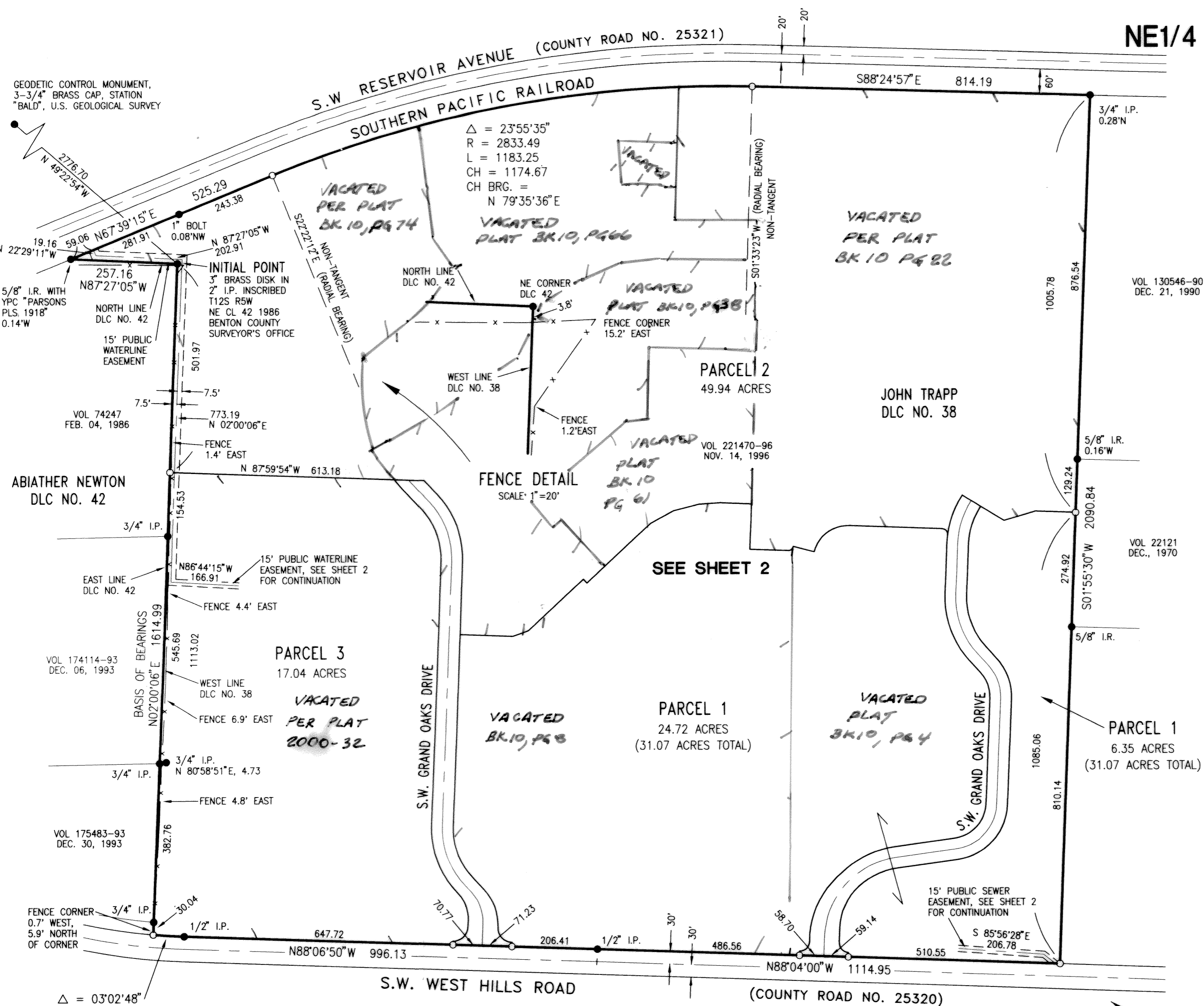


SCALE: 1"=200'

SURVEYOR'S CERTIFICATE

I GARY E. PAUL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PARTITION PLAT, SITUATED IN THE NORTHEAST AND NORTHWEST ONE-QUARTERS OF SECTION 5, T.12S., R.5W., W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON AND THAT AT THE INITIAL POINT OF SAID PLAT I FOUND A 3-INCH BRASS DISK, SAID INITIAL POINT BEING THE NORTHEAST CORNER OF THE ABIATHER NEWTON DLC NO. 42. FROM SAID INITIAL POINT I RAN N.87°27'05"W. ALONG THE NORTH LINE OF SAID DLC NO. 42, 257.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE TRACING SAID SOUTHERLY LINE ALONG THE FOLLOWING COURSES: N.67°39'15"E., 525.29 FEET TO A POINT OF NON-TANGENT CURVATURE; NORTHEASTERLY ALONG THE ARC OF A 2833.49 FOOT RADIUS CURVE RIGHT (THE RADIUS POINT OF WHICH BEARS S.22°22'12"E.) 1183.25 FEET (CHORD BEARS N.79°35'36"E., 1174.67 FEET); AND S.88°24'57"E., 814.19 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 221470-96, RECORDED NOVEMBER 14, 1996, BENTON COUNTY DEED RECORDS; THENCE S.01°55'30"W. ALONG THE EAST LINE OF SAID VOLUME 221470-96 TRACT, 2090.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. WEST HILLS ROAD; THENCE TRACING SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE FOLLOWING COURSES: N.88°04'00"W., 1114.95 FEET; N.88°06'50"W., 996.13 FEET TO THE POINT OF CURVE RIGHT OF A 1402.39 FOOT RADIUS CURVE; AND ALONG THE ARC OF SAID CURVE RIGHT THROUGH A CENTRAL ANGLE OF 03°02'48", 74.57 FEET (CHORD BEARS N.86°35'26"W., 74.57 FEET) TO THE EAST LINE OF SAID DLC NO. 42, SAID EAST LINE BEING IDENTICAL TO THE WEST LINE OF THE JOHN TRAPP DLC NO. 38; THENCE N.02°00'06"E. ALONG SAID EAST LINE, 1614.99 FEET TO THE INITIAL POINT. CONTAINS 101.272 ACRES, MORE OR LESS.

Gary E. Paul
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698



REGISTERED PROFESSIONAL LAND SURVEYOR

Gary E. Paul
OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/1998

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CITY OF CORVALLIS BENTON COUNTY, OREGON

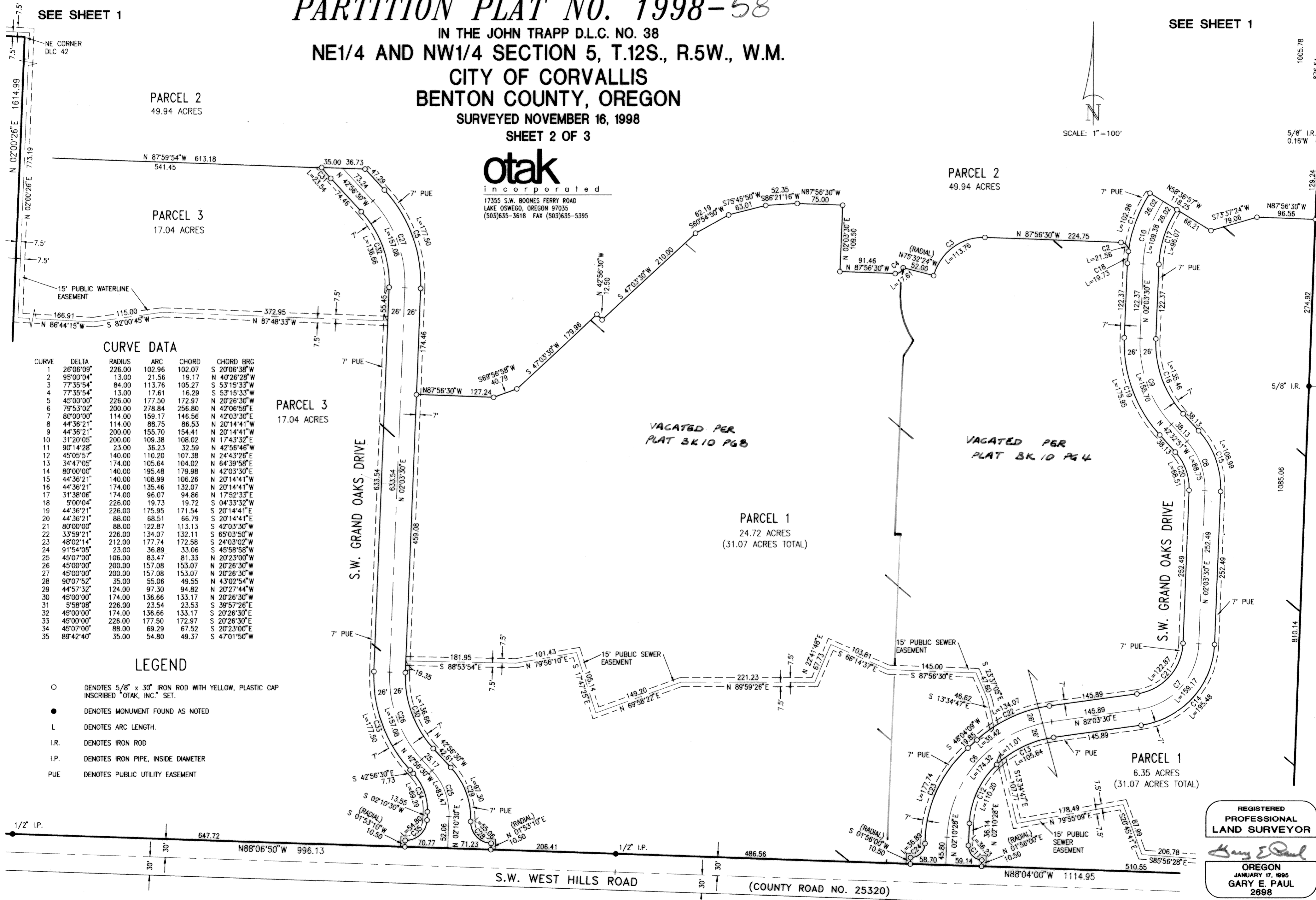
SURVEYED NOVEMBER 16, 1998

SHEET 2 OF 3

otak

INCORPORATED

17355 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)635-3618 FAX (503)635-5395



SEE SHEET 1

SEE SHEET 1

PARCEL 2
49.94 ACRES

PARCEL 3
17.04 ACRES

PARCEL 2
49.94 ACRES

PARCEL 1
24.72 ACRES
(31.07 ACRES TOTAL)

PARCEL 1
6.35 ACRES
(31.07 ACRES TOTAL)

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG
1	26°06'09"	226.00	102.96	102.07	S 20°06'38"W
2	95°00'04"	13.00	21.56	19.17	N 40°26'28"W
3	77°35'54"	84.00	113.76	105.27	S 5°15'33"W
4	77°35'54"	13.00	17.61	16.29	S 5°15'33"W
5	45°00'00"	226.00	177.50	172.97	N 20°26'30"E
6	79°53'02"	200.00	278.84	256.80	N 42°06'59"E
7	80°00'00"	114.00	159.17	146.56	N 42°03'30"E
8	44°36'21"	114.00	88.75	86.53	N 20°14'41"W
9	44°36'21"	200.00	155.70	154.41	N 20°14'41"W
10	31°20'05"	200.00	109.38	108.02	N 17°43'32"E
11	90°14'28"	23.00	36.23	32.59	N 42°56'46"W
12	45°05'57"	140.00	110.20	107.38	N 24°43'26"E
13	34°47'05"	174.00	105.64	104.02	N 64°39'58"E
14	80°00'00"	140.00	195.48	179.98	N 42°03'30"E
15	44°36'21"	140.00	108.99	106.26	N 20°14'41"W
16	44°36'21"	174.00	135.46	132.07	N 20°14'41"W
17	31°38'06"	174.00	96.07	94.86	N 17°52'33"E
18	5°00'04"	226.00	19.73	19.72	S 04°33'32"W
19	44°36'21"	226.00	175.95	171.54	S 20°14'41"E
20	44°36'21"	88.00	68.51	66.79	S 20°14'41"E
21	80°00'00"	88.00	122.87	113.13	S 42°03'30"W
22	33°59'21"	226.00	134.07	132.11	S 65°03'50"W
23	48°02'14"	212.00	177.74	172.58	S 24°03'02"W
24	91°54'05"	23.00	36.89	33.06	S 45°58'58"W
25	45°07'00"	106.00	83.47	81.33	N 20°23'00"W
26	45°00'00"	200.00	157.08	153.07	N 20°26'30"W
27	45°00'00"	200.00	157.08	153.07	N 20°26'30"W
28	90°07'52"	35.00	55.06	49.55	N 43°02'54"W
29	44°57'32"	124.00	97.30	94.82	N 20°27'44"W
30	45°00'00"	174.00	136.66	133.17	N 20°26'30"W
31	5°58'08"	226.00	23.54	23.53	S 39°57'26"E
32	45°00'00"	174.00	136.66	133.17	S 20°26'30"E
33	45°00'00"	226.00	177.50	172.97	S 20°26'30"E
34	45°07'00"	88.00	69.29	67.52	S 20°23'00"E
35	89°42'40"	35.00	54.80	49.37	S 47°01'50"W

LEGEND

- DENOTES 5/8" x 30" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK, INC." SET.
- DENOTES MONUMENT FOUND AS NOTED
- L DENOTES ARC LENGTH.
- I.R. DENOTES IRON ROD
- I.P. DENOTES IRON PIPE, INSIDE DIAMETER
- PUE DENOTES PUBLIC UTILITY EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

Gary E Paul

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/1998

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CITY OF CORVALLIS
BENTON COUNTY, OREGON

SURVEYED NOVEMBER 16, 1998

SHEET 3 OF 3

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incorporated
17355 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)635-3618 FAX (503)635-5395

DECLARATION

KNOWN ALL PERSONS BY THESE PRESENTS: THAT ELINOR MCKEE, CHARLES F. INGHAM AND KBG, INVESTMENT CO., INC., AN OREGON CORPORATION, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED PARTITION PLAT AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, THE PARTITION PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, ALL PARCELS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND WE DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER AS PUBLIC WAYS ALL STREETS AS SHOWN ON SAID PLAT, AND WE DO HEREBY CREATE ALL EASEMENTS AS SHOWN OR DESCRIBED IN THIS PLAT.

KBG, INVESTMENT CO., INC.

Elinor McKee
ELINOR MCKEE

Charles F. Ingham
CHARLES F. INGHAM

Herb D. Koss
HERB D. KOSS
PRESIDENT

APPROVALS

APPROVED THIS 20th DAY OF NOVEMBER, 1998
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER

BY *Lee Mank*

APPROVED THIS 25th DAY OF November, 1998
CITY OF CORVALLIS ENGINEER

BY *Eynoff*

APPROVED THIS 25th DAY OF November, 1998

BY *Ron Wilson*
BENTON COUNTY SURVEYOR

I HEREBY CERTIFY THAT ALL ASSESSMENTS AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

APPROVED THIS _____ DAY OF _____, 1998
CITY OF CORVALLIS FINANCE DIRECTOR

BY _____

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES, FEES, AND OTHER CHARGES AS REQUIRED BY LAW TO BE PLACED ON THE 1998-1999 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 19 DAY OF November, 1998.

DIRECTOR
BENTON COUNTY DEPARTMENT OF ASSESSMENT

BY *Conna Smith*

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID AS OF November 19, 1998.

DIRECTOR
BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

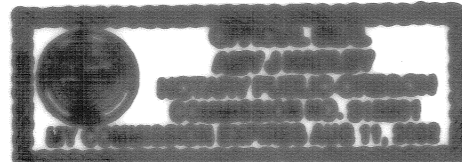
BY *Mary K. Kelly*

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Benton }SS

THIS IS TO CERTIFY: THAT ON THIS 18 DAY OF November, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ELINOR MCKEE, WHO BEING FIRST DULY SWORN DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN AND DESCRIBED IN THE FOREGOING INSTRUMENT AND THIS, THE CERTIFICATE THERETO, AND SHE DID DECLARE THE ACT OF AFFIXING HER SIGNATURE TO THE SAID INSTRUMENT TO BE HER OWN FREE ACT AND DEED.

Cory J. Hadley
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

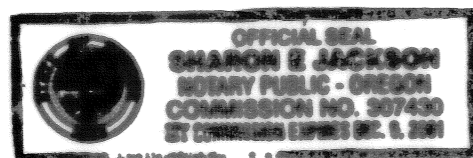


ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Clackamas }SS

THIS IS TO CERTIFY: THAT ON THIS 17th DAY OF November, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHARLES F. INGHAM, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN AND DESCRIBED IN THE FOREGOING INSTRUMENT AND THIS, THE CERTIFICATE THERETO, AND HE DID DECLARE THE ACT OF AFFIXING HIS SIGNATURE TO THE SAID INSTRUMENT TO BE HIS OWN FREE ACT AND DEED.

Sharon E. Jackson
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

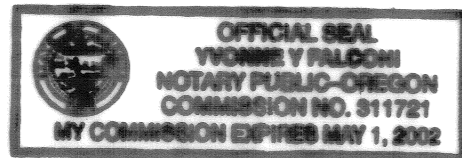


ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Clackamas }SS

THIS IS TO CERTIFY: THAT ON THIS 16th DAY OF November, 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HERB D. KOSS, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF SAID KBG INVESTMENT CO., INC., AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY THE AUTHORITY AND APPROVAL OF ITS BOARD OF DIRECTORS, AND HE DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS OWN FREE ACT AND DEED.

Thomas Falconi
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE



STATE OF OREGON }
COUNTY OF BENTON }SS

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. 98-58, ON THIS 25th DAY OF NOVEMBER, 1998 AT 1:35 O'CLOCK PM.

BY *Dan E. Duna*
BENTON COUNTY CLERK
Deputy Clerk

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/1998

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