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NUT TREE VILLAGE

A SUBDIVISION IN SECTION 27,
TOWNSHIP 11 SOUTH, RANGE 5 WEST, W.M.
CORVALLIS, BENTON COUNTY, OREGON
FEBRUARY, 1978

SURVEYOR'S CERTIFICATE

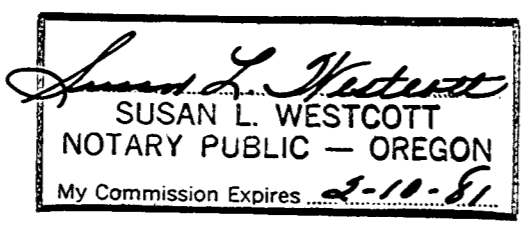
STATE OF OREGON) S.S.
COUNTY OF OREGON)

I, GLENN A. LING, Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that during February, 1978 I did accurately survey and subdivide into lots, tracts and streets the lands represented on the attached map of "NUT TREE VILLAGE," the boundary of which is described as follows:

Beginning at the INITIAL POINT, a 2" x 36" galvanized iron pipe set 6" below the surface of the ground that is N 00°20'00" W 1,494.90 feet (22.65 chains) and N 89°59'26"E 142.00 feet from the Southwest corner of S. M. Stout Donation Land Claim No. 48, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon; thence N 0°20'00"W, parallel to the west boundary line of said claim, 222.63 feet to a point on southerly right-of-way line of N.W. Arthur Avenue; thence S 84°02'30"E, along said southerly right-of-way line, 64.90 feet; thence N 5°57'30"E 50.00 feet to a point on the northerly right-of-way line of said avenue; thence N 84°02'30"W, along said northerly right-of-way line, 92.94 feet; thence N 0°20'00"W 111.91 feet to a point on the south boundary line of DIXON DEVELOPMENT ADDITION, a subdivision of record in Benton County, Oregon; thence S 86°37'08"E, along said south boundary line, 336.66 feet to a point on the westerly boundary line of HARMAN THIRD ADDITION, a subdivision of record in Benton County, Oregon; thence S 0°20'00"E, along said westerly boundary line, 427.31 feet; thence S 89°58'59"W 149.96 feet; thence S 0°25'04"E 55.09 feet; thence N 89°58'57"W 100.69 feet; thence N 0°20'00"W 115.10 feet; thence S 89°59'26"W 63.00 feet to the point of beginning. Containing 3.1635 acres of land, more or less.

I further depose and say that the attached map is a true and correct representation of the lots, tracts and streets as marked on the ground by 5/8" x 30" steel rods at all lot corners, points of curvature and boundary line changes of direction.

Subscribed and sworn to before me this 23rd day of February 1978.



DEDICATION

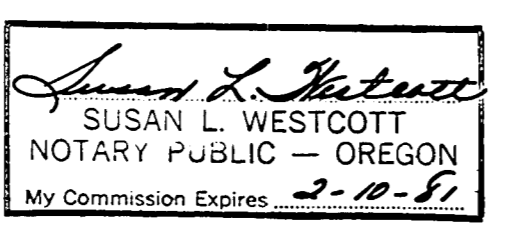
KNOW ALL MEN BY THESE PRESENTS THAT we Wayne Souza, Jeanette Souza and Myron Cropsey, are owners of the lands represented on the attached map and more particularly described in the Surveyor's Certificate hereunto attached and have caused said lands to be surveyed and platted into lots, streets and tracts as shown on the attached map and to be dedicated "NUT TREE VILLAGE" and do hereby dedicate to the public use forever the streets and easements as shown for said purposes respectfully.

Wayne Souza Jeanette Souza Myron Cropsey
Wayne Souza Jeanette Souza Myron Cropsey

ACKNOWLEDGEMENT

STATE OF OREGON) S.S.
COUNTY OF BENTON)

This is to certify that on this 24th day of February 1978 before me a Notary Public for the State of Oregon in the County of Benton did personally appear Wayne Souza, Jeanette Souza, and Myron Cropsey who are known to me to be the identical persons described in and who executed the foregoing dedication and who acknowledged to me that said execution was their free act and deed.



I hereby certify this copy to be a true, full and correct copy of the original now on record in my office.
WILLIAM E. PLYMER
Director of Records
County

APPROVALS

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 1978-1979 tax roll, which became a lien, or will become a lien during this calendar year on this subdivision, but not yet certified to the tax collector for collection, have been paid to me this

16th day of May 1978

by Charles S. Anderson
Director, Benton County Department of Assessment

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become alien on this subdivision that are now due and payable have been paid to

June 30 1978

by Dale H. Olson
Director, Benton County Department of Finance, Auditing and Tax Collection.

I hereby certify that all assessments against this property have been paid in full.

Examined and approved this 15th day of MAY 1978

by Ronald Baxter
Corvallis City Engineer

Examined and Approved this 2nd day of May 1978

by George B. Veilj
Corvallis Planning Commission

Examined and Approved this 17th day of May 1978

Benton County Board of Commissioners

Chairman
Dale D. Schrock
Commissioner
Bernard Ross
Commissioner

I hereby certify that this tracing is an exact copy of the original plat.

Glenn A. Ling

UTILITY EASEMENTS

A perpetual easement is reserved for drainage and utility installation, maintenance and replacement over and under the ground in strips of land 5 feet in even width adjoining and abutting all public rights-of-way and also in the utility easements 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 equipment provided that the utility using this easement shall restore the property as near as practicable to its condition prior to said installation or maintenance.

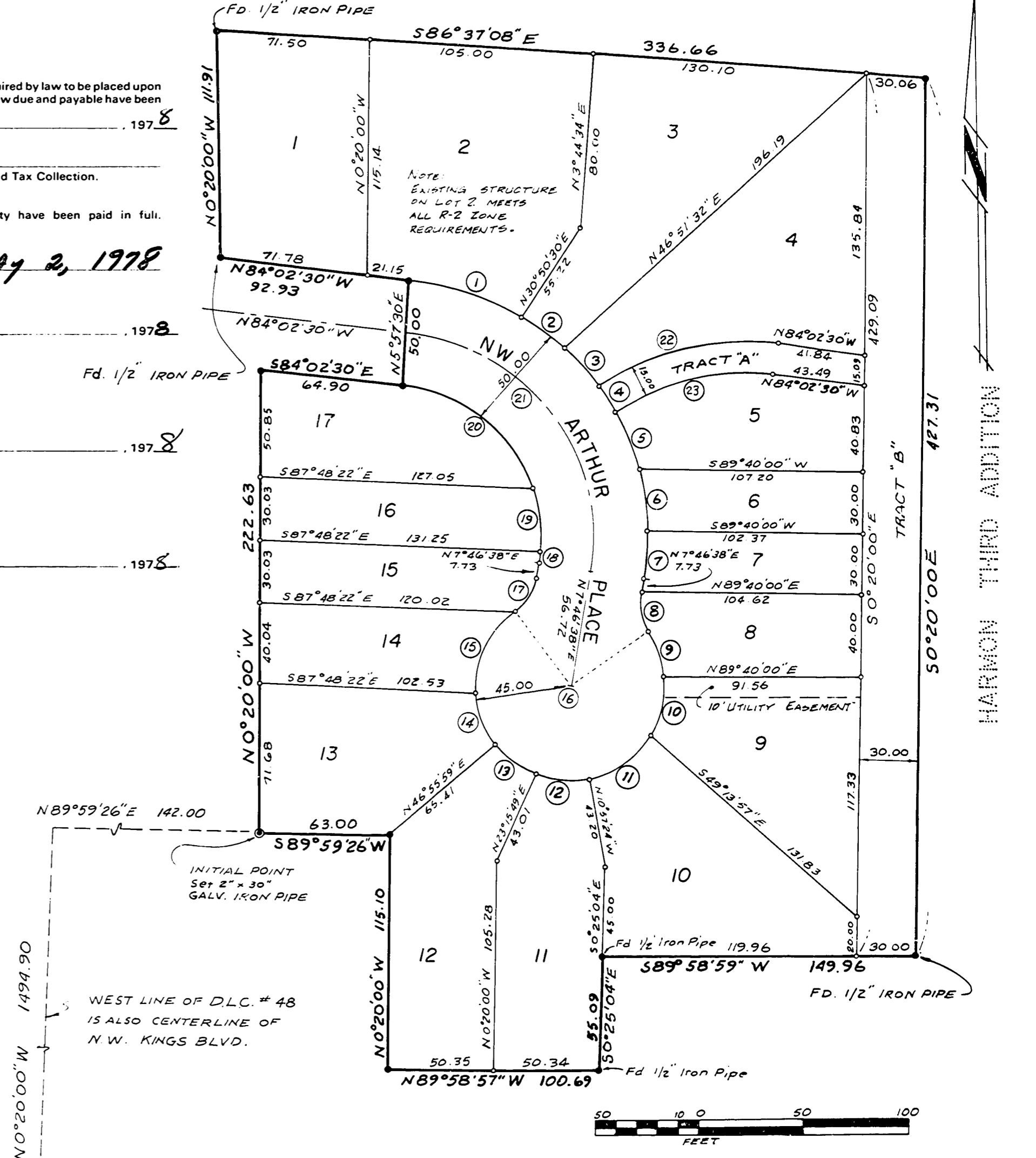
NOTE:

1. Tract "A" to be dedicated to City of Corvallis for pedestrian walkway purposes.
2. Tract "B" to be dedicated to City of Corvallis for drainage way purposes.
3. For boundary survey data, see C.S. # 6576

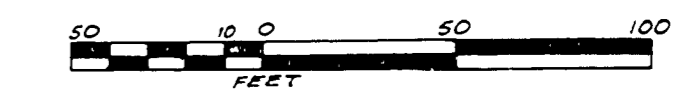
CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE
1	125.00	24°04'07"	52.51	N 72°00'26"W 52.12
2	125.00	11°27'33"	25.00	N 54°14'36"W 24.96
3	125.00	11°27'33"	25.00	N 42°47'04"W 24.96
4	125.00	6°52'47"	15.01	N 33°36'54"W 15.00
5	125.00	13°43'07"	29.93	N 23°18'57"W 29.86
6	125.00	13°57'45"	30.46	N 9°28'31"W 30.39
7	125.00	10°16'16"	22.41	N 2°38'29"E 22.38
8	25.00	44°24'55"	19.38	N 14°25'49"W 18.90
9	45.00	29°57'37"	23.53	N 21°39'29"W 23.26
10	45.00	41°09'29"	32.33	N 13°54'04"E 31.64
11	45.00	44°33'48"	35.00	N 56°45'42"E 34.12
12	45.00	32°25'49"	25.47	S 84°44'29"E 25.13
13	45.00	31°49'52"	25.00	S 52°36'39"E 24.68
14	45.00	31°49'52"	25.00	S 20°46'48"E 24.68
15	45.00	57°03'25"	44.81	S 23°39'50"W 42.98
16	45.00	268°49'50"	211.14	S 82°13'22"E 64.29
17	25.00	44°24'49"	19.38	S 29°59'08"W 18.90
18	75.00	4°16'45"	5.60	S 5°38'15"W 5.60
19	75.00	23°28'04"	30.72	S 8°14'09"E 30.51
20	75.00	64°04'20"	83.87	S 52°00'20"E 79.57
21	100.00	91°49'08"	160.25	S 38°07'56"E 143.65
22	130.00	39°31'41"	89.69	S 76°11'39"W 87.92
23	115.00	39°31'20"	79.33	N 76°11'50"E 77.76

DIXON DEVELOPMENT ADDITION



SW COR S.M. STOUT D.L.C. # 48
T.11S., R.5 W., W.M., BENTON CO., ORE.



LEGEND

- FOUND 5/8" IRON ROD, EXCEPT AS NOTED
- 5/8" IRON ROD, SET