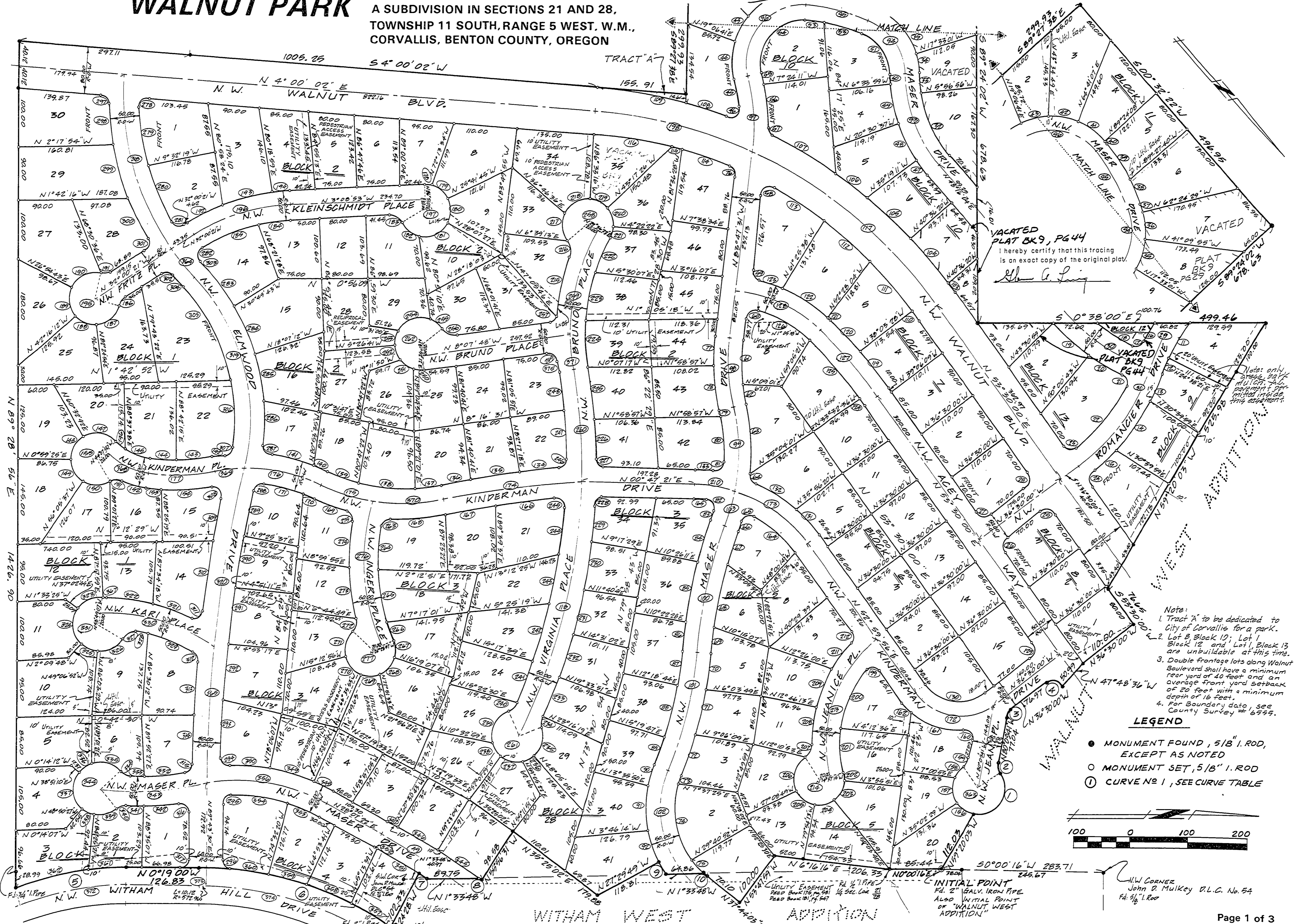


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WALNUT PARK

A SUBDIVISION IN SECTIONS 21 AND 28,
TOWNSHIP 11 SOUTH, RANGE 5 WEST, W.M.,
CORVALLIS, BENTON COUNTY, OREGON



VACATED
PLAT BK 9, PG 44

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

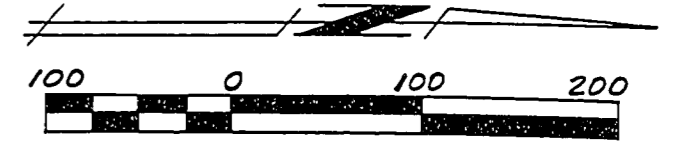
W. G. Long

Note: only
original plat
is correct for
boundary data
within this
subdivision.

- Note:
1. Tract 'A' to be dedicated to City of Corvallis for a park.
 2. Lot 8 Block 10; Lot 1 Block 13 and Lot 1 Block 13 are unbuildable at this time.
 3. Double frontage lots along Walnut Boulevard shall have a minimum rear yard of 40 feet and an average front yard setback of 20 feet with a minimum depth of 16 feet.
 4. For Boundary data, see County Survey # 6949.

LEGEND

- MONUMENT FOUND, 5/8" I. ROD, EXCEPT AS NOTED
- MONUMENT SET, 5/8" I. ROD
- ① CURVE NO 1, SEE CURVE TABLE



INITIAL POINT
Pd. 2 GALV. IRON PIPE
ALSO INITIAL POINT
OF "WALNUT WEST
ADDITION"

N.W. CORNER
John D. Mulkey D.L.C. No. 54
Pd. 5 1/2" I. Rod

WALNUT PARK

A SUBDIVISION IN SECTIONS 21 AND 28, TOWNSHIP 11 SOUTH,
RANGE 5 WEST, W.M., CORVALLIS, BENTON COUNTY, OREGON
DECEMBER 1977 SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

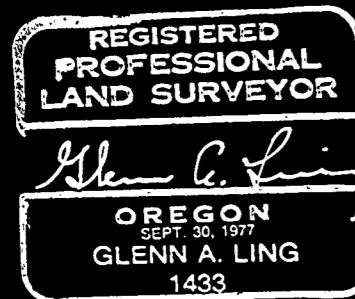
STATE OF OREGON) S.S.
COUNTY OF BENTON)

I, GLENN A. LING, Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that during December, 1977 I did accurately survey into lots, streets, and tracts the lands represented on the attached map of "WALNUT PARK", 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 on the westerly boundary line of the John D. Mulkey Donation Land Claim No. 54, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon that is S 0°00'16"W 283.71 feet from the Northwest corner of said claim; thence N 59°20'03"W 112.03 feet; thence along the arc of a 45.00 foot curve to the left (chord bears N 58°07'51"W 82.50 feet) a distance of 104.37 feet; thence along the arc of a 25.00 foot radius curve to the right (chord bears S 77°37'51"W 18.90 feet) a distance of 19.38 feet; thence N 80°09'41"W 77.04 feet; thence along the arc of a 20.00 foot radius curve to the right (chord bears N 58°19'51"W 14.88 feet) a distance of 15.24 feet; thence N 36°30'00"W 76.97 feet; thence along the arc of a 20.00 foot radius curve to the right (chord bears N 8°30'00"E 28.28 feet) a distance of 31.42 feet; thence N 47°48'36"W 50.99 feet; thence N 36°30'00"W 110.00 feet; thence S 53°30'00"W 76.65 feet; thence N 59°20'03"W 525.98 feet; thence S 0°38'00"E 499.46 feet; thence S 89°24'02"W 678.63 feet; thence S 0°32'22"W 496.95 feet; thence S 89°27'38"E 299.93 feet; thence S 4°00'02"W 155.91 feet to the westerly right-of-way line of N.W. Walnut Boulevard; thence continuing S 4°00'02"W along said westerly right-of-way line 1005.25 feet; thence N 89°28'56"E 1426.90 feet to a point on the westerly right-of-way line of N.W. Witham Hill Drive; thence along said westerly right-of-way line on the arc of a 602.96 foot radius curve to the right (chord bears N 9°13'55"W 186.88 feet) a distance of 187.64 feet; thence N 0°19'00"W along said westerly right-of-way line 126.83 feet; thence along said westerly right-of-way line on the arc of a 602.96 foot radius curve to the right (chord bears N 16°29'49"E 348.82 feet) a distance of 353.88 feet; thence N 62°24'28"W 102.33 feet; thence along the arc of a 1975.00 foot radius curve to the right (chord bears N 30°58'36"E 16.75 feet) a distance of 16.75 feet to a point on the Westerly line of said Donation Land Claim No. 54; thence N 1°33'48"W along said westerly claim line 89.75 feet; thence along the arc of a 2025.00 foot radius curve to the right (chord bears N 33°25'55"E 5.44 feet) a distance of 5.44 feet; thence N 55°56'31"W 98.58 feet; thence N 35°25'02"E 179.88 feet; thence N 27°29'49"W 118.81 feet; thence along the arc of a 200.00 foot radius curve to the left (chord bears N 58°39'16"E 23.93 feet) a distance of 23.95 feet to a point on the said westerly claim line; thence N 1°33'48"W along said westerly claim line 64.86 feet; thence along the arc of a 150.00 foot radius curve to the left (chord bears N 39°37'43"E 9.92 feet) a distance of 9.92 feet; thence N 37°44'03"E 70.10 feet; thence N 53°47'59"W 100.00 feet; thence N 6°16'16"E 206.33 feet to the one-quarter (1/4) section corner common to sections 21 and 28 in said township and range; thence N 0°00'16"E 85.44 feet to the point of beginning. Containing 59.7146 acres of land, more or less.

I further depose and say that the attached map is a true and correct representation of the lots, streets and tracts as marked on the ground by 3/8" x 30" steel rods at all lot corners, points of curvature and boundary line changes of direction.

Subscribed and sworn to before me this 12th day of February, 1978.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we Per H. Sjogren, Christine A. Sjogren and Cosmopolitan Land Corporation, an Oregon corporation, 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 "WALNUT PARK" and do hereby dedicate to the public use forever the streets and easements as shown for said purposes respectively.

Per H. Sjogren
Per H. Sjogren

Christine A. Sjogren
Christine A. Sjogren

COSMOPOLITAN LAND CORPORATION, an Oregon Corporation

Arthur Stonehill
Arthur Stonehill, President

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

21st day of August, 1978

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

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

Glenn A. Ling

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 H. Q. Ankarberg, Acting
Director, Benton County Department of Finance, Auditing and Tax Collection.

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

by James M. Johnston Date August 17, 1978
Corvallis City Recorder

Examined and approved this 17th day of AUGUST, 1978

by Robert Best
Corvallis City Engineer

Examined and Approved this 17th day of August, 1978

by George B. Deley
Corvallis Planning Commission

Examined and Approved this 21st day of August, 1978

Benton County Board of Commissioners

Larry Callahan
Chairman

Barbara Ross
Commissioner

Commissioner

ACKNOWLEDGEMENT

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

This is to certify that on this 30th day of March, 1978 before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Per H. Sjogren and Christine A. Sjogren, who are known to me to be the identical persons described in and who executed the above instrument and acknowledged to me that they executed the same freely and voluntarily.

This is to certify that on this 1st day of March, 1978 before me, a Notary Public in and for said county and state, did personally appear Arthur Stonehill, President of the corporation named and described in the foregoing instrument, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he acknowledges his signature to said instrument to be the free act and deed of said corporation.



I hereby certify this to be a true and correct copy of the original now on record in my office.

Janette Anderson
County of Benton

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WALNUT PARK A SUBDIVISION IN SECTIONS 21 AND 28,
TOWNSHIP 11 SOUTH, RANGE 5 WEST, W.M.,
CORVALLIS, BENTON COUNTY, OREGON



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

Note: only utility easements shown on this drawing are those shown on the original plat. Any other utility easements shown on this drawing are those shown on the original plat.

- Note:
1. Tract "A" to be dedicated to City of Corvallis for a park.
 2. Lot 8, Block 10; Lot 1, Block 12 and Lot 1, Block 13 are unbuildable at this time.
 3. Double frontage lots along Walnut Boulevard shall have a minimum rear yard of 40 feet and an average front yard setback of 20 feet with a minimum depth of 16 feet.
 4. For boundary data, see County Survey # 6779.

LEGEND

- MONUMENT FOUND, 5/8" I. ROD, EXCEPT AS NOTED
- MONUMENT SET, 5/8" I. ROD
- ① CURVE NO 1, SEE CURVE TABLE



NW CORNER John P. Mulkey D.L.C. No 54
Pd. 3/6" I. Rod

WALNUT PARK

A SUBDIVISION IN SECTIONS 21 AND 28, TOWNSHIP 11 SOUTH,
RANGE 5 WEST, W.M., CORVALLIS, BENTON COUNTY, OREGON

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

John G. Long

CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE	NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE	NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE	NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE
1	45.00	132°53'30"	104.37	N 58°07'51"W 82.50	100	800.00	15°48'23"	220.70	S 77°29'50"E 220.00	200	200.00	31°30'46"	110.00	S 67°17'45"E 108.62	300	475.00	8°59'02"	74.48	N 63°09'40"E 74.40
2	25.00	44°24'55"	19.38	S 77°37'51"W 18.97	101	700.00	16°50'24"	205.74	S 76°58'49"E 205.00	201	200.00	21°34'07"	75.29	S 86°09'49"W 74.84	301	15.00	89°09'29"	23.38	S 76°40'10"E 21.09
3	20.00	43°39'41"	15.24	N 58°19'51"W 14.87	102	175.00	61°45'30"	188.63	N 80°33'38"E 179.63	202	45.00	18°33'06"	14.57	S 84°39'18"W 14.51	302	15.00	81°17'13"	21.28	N 8°38'15"E 19.54
4	20.00	30°00'00"	31.42	N 8°30'00"E 28.28	103	850.00	1°17'25"	19.14	S 52°51'18"W 19.14	203	45.00	46°07'49"	36.23	N 63°00'14"W 35.26	303	425.00	1°32'17"	11.41	N 46°47'36"E 11.41
5	602.56	17°49'49"	187.64	S 9°13'55"E 186.88	104	850.00	6°44'26"	100.00	N 48°50'22"E 99.94	204	45.00	50°02'08"	39.30	S 14°55'16"E 38.06	304	475.00	1°32'17"	27.00	N 47°39'10"E 27.00
6	602.56	33°37'38"	353.88	S 16°29'49"W 348.82	105	850.00	7°04'40"	105.00	S 41°55'48"W 104.99	205	45.00	5°24'52"	41.44	S 36°29'25"W 39.99	305	325.00	31°29'28"	305.00	N 61°46'11"E 176.39
7	1975.00	0°29'09"	16.75	S 30°58'36"W 16.75	106	850.00	4°22'53"	65.00	N 36°12'03"E 64.98	206	45.00	84°20'55"	66.25	S 74°58'21"E 60.43	306	325.00	20°20'56"	115.43	S 87°41'23"W 114.82
8	2025.00	0°09'14"	5.44	S 33°25'55"W 5.44	107	850.00	8°45'46"	130.00	S 29°37'43"W 129.87	207	25.00	57°49'40"	25.23	N 61°42'42"W 24.18	307	15.00	74°27'47"	19.49	N 44°54'15"W 18.15
9	200.00	6°51'38"	23.95	S 58°39'16"W 23.93	108	850.00	8°42'41"	69.90	N 16°59'09"E 69.88	208	250.00	14°00'46"	61.14	N 83°37'09"W 60.99	308	15.00	112°27'58"	29.44	S 45°29'57"W 24.94
10	150.00	3°47'20"	9.92	S 39°37'43"W 9.92	109	850.00	10°37'46"	157.69	S 9°18'55"E 157.46	209	250.00	16°54'43"	73.80	N 68°09'21"W 73.53	309	2325.00	1°50'54"	75.00	N 79°11'32"W 75.00
11	325.00	12°15'23"	69.52	N 59°07'22"W 69.39	110	770.00	1°29'18"	20.00	N 52°45'21"E 20.00	210	250.00	16°05'12"	70.23	N 08°50'12"E 70.00	310	2325.00	2°56'30"	119.37	S 81°35'13"E 119.35
12	325.00	5°12'18"	30.09	N 67°47'20"W 30.08	111	770.00	8°11'06"	110.00	N 47°55'09"E 109.91	211	250.00	12°36'18"	55.00	N 53°23'48"W 54.89	311	15.00	106°50'50"	27.37	S 29°38'03"E 24.09
13	375.00	7°47'28"	50.99	N 66°39'45"W 50.95	112	770.00	7°48'47"	105.00	N 39°55'12"E 104.92	212	15.00	79°54'25"	20.92	N 87°02'51"W 19.27	312	15.00	66°13'15"	17.34	N 61°46'42"E 16.39
14	375.00	15°22'01"	100.58	N 55°05'00"W 100.28	113	770.00	7°37'15"	102.42	N 32°12'12"E 102.34	213	225.00	66°58'47"	259.10	N 77°07'52"W 245.02	313	2325.00	2°14'52"	91.21	S 85°16'07"E 91.21
15	375.00	7°59'51"	52.34	N 43°24'04"W 52.30	114	770.00	6°25'38"	66.38	S 18°45'21"W 66.34	214	45.00	25°19'49'23"	127.79	N 21°17'26"E 127.89	314	2325.00	2°04'55"	84.48	N 89°26'00"W 84.48
16	375.00	5°45'25"	37.68	S 61°33'30"E 37.66	115	770.00	1°29'18"	20.00	S 14°47'53"W 20.00	215	375.00	16°38'21"	102.36	N 77°38'37"W 102.04	315	15.00	78°15'59"	20.49	N 50°20'28"W 18.93
17	15.00	89°46'12"	23.50	S 19°33'06"E 21.17	116	770.00	10°03'11"	135.10	S 9°01'38"W 134.93	216	25.00	60°00'00"	26.18	S 80°10'34"W 25.00	316	15.00	98°30'45"	25.79	N 40°28'08"E 22.73
18	325.00	13°04'45"	74.19	S 31°52'22"W 74.03	117	810.00	29°40'47"	419.59	N 38°39'37"E 414.91	217	45.00	71°24'29"	56.08	N 85°52'48"E 52.52	317	15.00	89°57'30"	23.55	S 45°17'45"E 21.21
19	375.00	12°13'23"	80.00	N 40°56'57"E 79.85	118	1000.00	25°39'19"	447.77	N 76°29'03"W 444.04	218	45.00	63°39'43"	50.00	N 26°35'06"W 47.47	318	450.00	40°22'07"	317.06	N 73°48'58"E 310.54
20	375.00	11°04'48"	65.69	N 29°49'02"E 65.61	119	850.00	5°23'33"	80.00	S 50°48'14"W 79.97	219	45.00	44°33'48"	35.00	N 27°31'40"E 34.12	319	350.00	57°07'17"	348.93	N 74°35'06"E 334.66
21	15.00	31°04'48"	24.02	N 70°40'27"E 21.53	120	850.00	5°02'22"	74.76	S 45°35'16"W 74.74	220	45.00	44°33'48"	35.00	N 72°05'28"E 34.12	320	2300.00	7°40'10"	307.88	S 80°41'21"E 307.65
22	325.00	24°10'45"	137.15	S 51°21'47"E 136.14	121	275.00	1°13'22"	5.87	S 42°27'24"W 5.87	221	45.00	25°14'00"	19.82	S 75°00'38"E 19.66	321	375.00	10°44'10"	70.27	S 18°25'17"W 70.17
23	15.00	92°46'24"	24.29	S 7°06'48"W 21.72	122	275.00	17°42'00"	84.95	S 32°59'43"W 84.62	222	325.00	11°29'11"	82.95	S 78°10'35"E 82.72	322	375.00	12°38'43"	82.76	S 6°43'51"W 82.60
24	20.00	87°05'52"	30.40	N 82°57'04"W 27.56	123	275.00	10°38'39"	59.84	S 19°38'55"W 59.77	223	325.00	14°37'23"	82.95	S 78°10'35"E 82.72	323	45.00	62°42'00"	49.24	S 21°36'16"E 46.82
25	20.00	90°00'00"	31.42	N 8°30'00"E 28.28	124	800.00	1°04'27"	15.00	S 12°57'47"E 15.00	224	325.00	13°40'18"	77.55	N 86°40'36"E 77.36	324	45.00	86°09'36"	67.67	N 83°57'56"E 61.47
26	20.00	90°00'00"	31.42	N 8°30'00"E 28.28	125	800.00	9°21'28"	130.66	S 47°44'49"W 130.51	225	1025.00	5°00'30"	89.60	N 82°20'41"E 89.57	325	45.00	37°28'09"	29.43	N 22°09'04"E 28.91
27	20.00	90°00'00"	31.42	N 8°30'00"E 28.28	126	225.00	26°41'33"	104.82	S 29°43'18"W 103.88	226	1025.00	3°39'17"	65.38	N 86°40'35"E 65.37	326	45.00	63°00'30"	49.49	N 28°05'16"W 47.03
28	20.00	90°00'00"	31.42	S 8°30'00"W 28.28	127	825.00	10°25'55"	150.21	N 48°17'02"E 150.00	227	15.00	87°42'52"	22.96	N 44°38'47"E 20.79	327	25.00	69°27'04"	30.30	N 24°51'58"W 28.48
29	350.00	14°23'12"	89.28	S 81°20'00"W 88.15	128	250.00	37°31'53"	163.76	N 24°18'08"E 160.85	228	15.00	87°52'37"	23.01	N 43°08'58"W 20.82	328	325.00	3°31'33"	20.00	N 11°37'21"E 20.00
30	350.00	24°44'26"	151.18	N 30°50'28"E 150.01	129	20.00	90°00'00"	31.42	N 81°30'00"W 28.28	229	1025.00	3°25'44"	61.34	N 85°22'42"W 61.33	329	325.00	15°14'56"	86.50	N 21°00'26"E 86.24
31	350.00	34°03'29"	208.05	N 53°31'45"W 205.00	130	75.00	89°29'56"	117.15	S 19°38'55"W 105.60	230	1025.00	4°28'19"	80.00	N 81°23'42"W 80.98	330	350.00	32°35'54"	199.13	N 16°42'26"E 196.46
32	225.00	30°05'55"	118.20	S 63°19'02"W 116.84	131	275.00	12°30'03"	60.00	S 46°44'54"W 59.88	231	1025.00	4°28'19"	80.00	N 81°23'42"W 80.98	331	45.00	245°20'15"	195.83	N 65°04'36"E 74.02
33	225.00	8°54'12"	34.96	N 82°49'04"E 34.93	132	275.00	16°47'44"	80.61	N 32°08'01"E 80.33	232	1025.00	4°13'24"	75.56	N 72°32'51"W 75.54	332	425.00	10°04'56"	74.79	N 6°10'00"W 74.69
34	125.00	14°39'11"	32.33	N 79°51'35"E 32.24	133	275.00	6°43'45"	32.30	N 4°09'13"E 32.28	233	1025.00	4°03'23"	72.57	N 68°24'28"W 72.55	333	425.00	2°43'53"	20.26	S 0°14'24"W 20.26
35	125.00	23°36'54"	51.52	S 60°38'32"W 51.16	134	2025.00	1°55'25"	67.99	N 6°25'36"W 67.98	234	25.00	43°03'44"	18.79	N 87°54'38"W 18.35	334	25.00	47°49'21"	20.87	S 25°31'01"W 20.27
36	125.00	21°52'12"	46.24	S 68°12'08"W 45.08	135	2025.00	2°24'19"	85.01	N 8°35'30"W 85.00	235	45.00	67°31'35"	53.04	N 75°40'43"W 50.02	335	45.00	67°28'16"	52.99	S 15°41'33"W 49.98
37	125.00	5°52'32"	12.82	S 24°39'15"W 12.81	136	2025.00	1°31'05"	53.65	N 10°33'12"W 53.65	236	45.00	31°49'52"	25.00	N 25°59'53"W 24.88	336	45.00	87°41'37"	68.97	N 85°00'22"E 63.95
38	375.00	6°53'00"	45.05	S 18°16'30"W 45.02	137	325.00	8°07'14"	46.06	N 7°15'08"W 46.02	237	45.00	47°57'23"	37.67	N 11°33'43"W 36.58	337	45.00	87°41'37"	68.97	N 85°00'22"E 63.95
39	375.00	3°58'56"	71.55	S 9°22'02"W 71.44	138	325.00	17°06'54"	97.08	N 5°21'58"E 96.72	238	45.00	38°11'50"	20.00	N 56°58'24"W 19.45	338	45.00	33°06'15"	26.00	N 34°36'26"E 25.64
40	125.00	3°18'12"	7.21	S 2°14'58"W 7.21	139	325.00	10°19'10"	58.55	N 19°59'04"E 58.47	239	45.00	83°16'54"	65.41	S 62°17'14"E 59.80	339	45.00	47°16'59"	37.14	N 15°35'11"W 36.09
41	125.00	24°54'45"	56.53	S 12°21'31"E 56.05	140	325.00	4°55'01"	27.89	N 21°47'13"E 27.88	240	25.00	45°52'26"	20.00	N 41°32'00"	19.49	N 18°27'41"W 17.73			
42	125.00	22°34'58"	49.27	S 36°36'22"E 48.95	141	325.00	13°21'45"	75.80	N 12°38'50"E 75.62	241	975.00	4°33'17"	77.51	S 68°47'51"E 77.49	340	25.00	3°37'07"	30.00	N 0°29'45"E 29.99
43	125.00	22°59'28"	50.16	S 59°23'35"E 48.92	142	325.00	4°22'30"	24.82	N 9°51'37"W 24.81	242	975.00	5°52'35"	100.00	S 74°00'46"E 99.95	341	475.00	7°28'26"	61.96	N 5°03'02"W 61.92
44	325.00	39°22'53"	72.86	N 87°35'15"W 71.84	143	325.00	10°34'40"	60.00	N 6°46'32"W 59.92	243	975.00	4°59'42"	85.00	S 79°26'55"E 84.97	342	450.00	21°20'22"	167.60	S 2°26'40"E 166.63
45	325.00	7°00'4																	