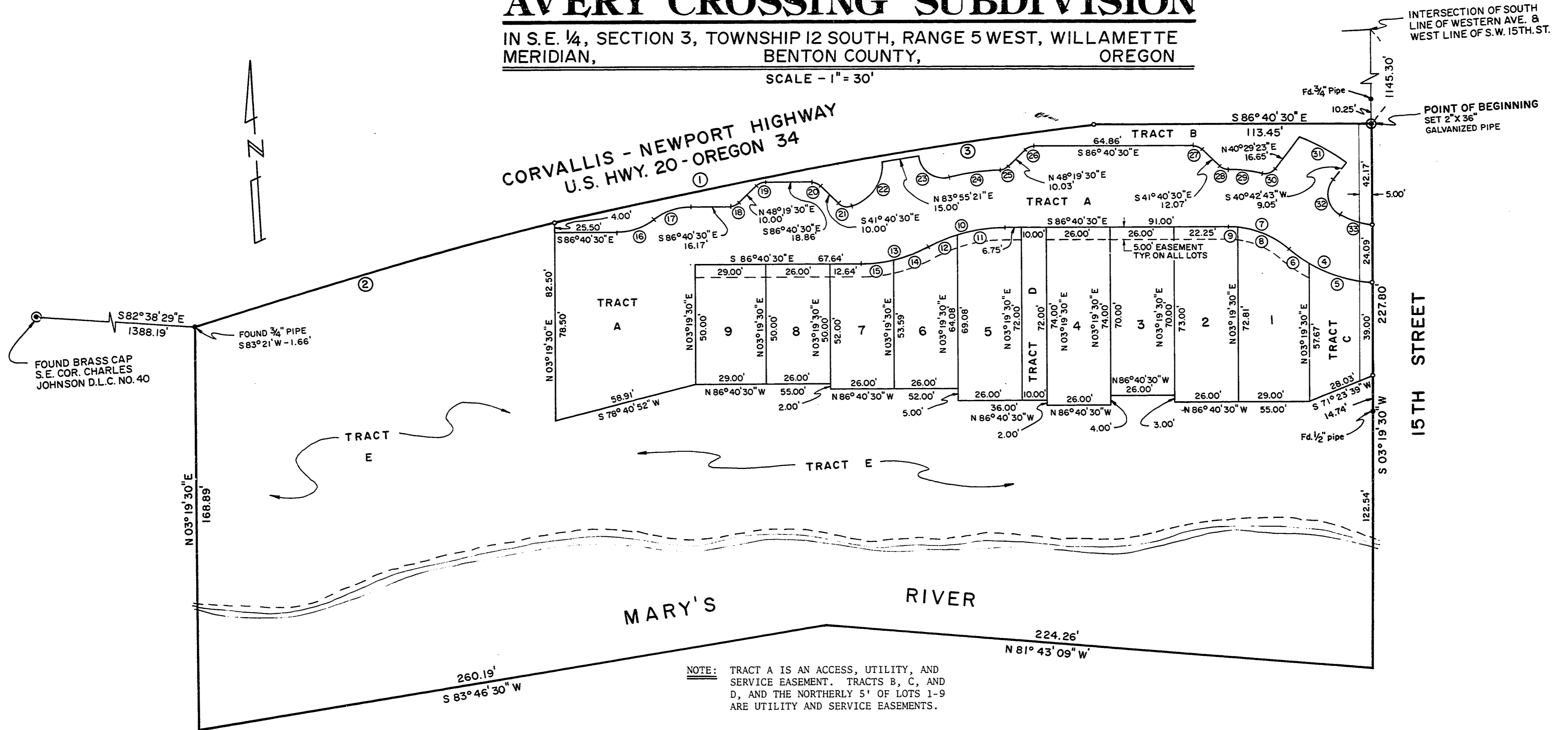


AVERY CROSSING SUBDIVISION

IN S. E. 1/4, SECTION 3, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE
MERIDIAN, BENTON COUNTY, OREGON

SCALE - 1" = 30'



NOTE: TRACT A IS AN ACCESS, UTILITY, AND SERVICE EASEMENT. TRACTS B, C, AND D, AND THE NORTHERLY 5' OF LOTS 1-9 ARE UTILITY AND SERVICE EASEMENTS.

CURVE DATA				
CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	LONG CHORD
1	11°35'45"	1859.86'	376.41'	375.77' @ N 80°36'38" E
2	04°42'58"	1859.86'	153.09'	153.05' @ N 77°10'15" E
3	06°52'47"	1859.86'	223.32'	223.19' @ N 82°58'07" E
4	37°39'16"	57.50'	37.79'	37.11' @ N 64°03'47" W
5	27°25'32"	57.50'	27.52'	27.26' @ N 69°10'38" W
6	10°13'44"	57.50'	10.27'	10.25' @ N 50°21'05" W
7	41°26'22"	37.00'	26.76'	26.18' @ N 65°57'19" W
8	35°37'37"	37.00'	23.01'	22.64' @ N 63°02'57" W
9	05°48'45"	37.00'	3.75'	3.75' @ N 83°46'08" W
10	28°42'42"	65.00'	32.57'	32.23' @ S 78°58'09" W
11	17°13'46"	65.00'	19.54'	19.47' @ S 84°42'37" W
12	11°28'56"	65.00'	13.03'	13.00' @ S 70°21'16" W
13	28°42'42"	57.00'	28.56'	28.27' @ S 78°58'09" W
14	15°09'37"	57.00'	15.08'	15.04' @ S 72°11'37" W
15	13°33'05"	57.00'	13.48'	13.45' @ S 86°32'58" W
16 & 17	38°25'18"	24.00'	16.09'	15.79' @ N 74°06'51" E

CURVE DATA				
CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	LONG CHORD
18 & 19	45°00'00"	5.00'	3.93'	3.83' @ N 70°49'30" E
20	45°00'00"	5.00'	3.93'	3.83' @ S 64°10'30" E
21	62°17'42"	5.00'	5.44'	5.17' @ S 72°49'21" E
22	74°49'00"	18.00'	23.50'	21.87' @ N 38°37'18" E
23	98°56'51"	10.00'	17.27'	15.20' @ S 52°16'37" E
24	15°04'22"	89.00'	23.41'	23.35' @ N 85°47'19" E
25	43°43'24"	5.00'	3.82'	3.72' @ N 70°11'12" E
26	45°00'00"	5.00'	3.93'	3.83' @ N 70°49'30" E
27	45°00'00"	5.00'	3.93'	3.83' @ S 64°10'30" E
28	44°56'20"	5.00'	3.92'	3.82' @ S 64°08'40" E
29	13°16'47"	61.00'	14.14'	14.11' @ S 80°02'07" E
30	66°06'54"	5.00'	5.77'	5.46' @ N 73°32'50" E
31	15°41'42"	80.00'	21.91'	21.85' @ S 57°25'09" E
32	97°09'08"	10.00'	16.96'	15.00' @ S 07°51'51" E
33	23°43'43"	33.50'	13.87'	13.78' @ S 68°18'05" E

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darryl W. Harms

OREGON
DARRYL W. HARMS
1079

I HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY OF THE ORIGINAL

Darryl W. Harms

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

WILLIAM E. CLINE
Director of Records
and Statistics
William E. Cline

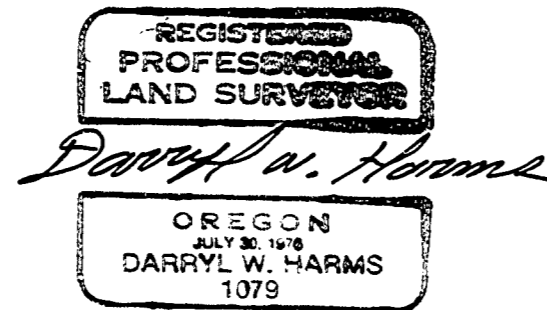
AVERY CROSSING SUBDIVISION

IN S.E. 1/4, SECTION 3, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

I, DARRYL W. HARMS, REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OREGON, BEING DULY SWORN, DO HEREBY DEPOSE AND SAY THAT I ACCURATELY SURVEYED AND PLATTED INTO LOTS AND STREETS THE LANDS OF "AVERY CROSSING SUBDIVISION", THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 2" X 36" GALVANIZED IRON PIPE SET 6" BENEATH THE SURFACE OF THE GROUND AT A POINT ON THE WEST LINE OF SW 15TH STREET WHICH POINT IS SOUTH 03°19'30" WEST 1145.30 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF WESTERN AVENUE (AS ORIGINALLY ESTABLISHED) AND THE WEST LINE OF SW 15TH STREET SAID INITIAL POINT ALSO BEING SOUTH 82°38'29" EAST 1388.19 FEET FROM THE SOUTHEAST CORNER OF THE CHARLES JOHNSON DONATION LAND CLAIM NO. 40, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON; THENCE SOUTH 03°19'30" WEST ALONG SAID SW 15TH STREET WEST LINE 227.80 FEET TO THE CENTERLINE OF THE MARY'S RIVER; THENCE WESTERLY (UPSTREAM) ALONG SAID MARY'S RIVER CENTERLINE NORTH 81°43'09" WEST 224.26 FEET AND SOUTH 83°46'30" WEST 260.19 FEET; THENCE NORTH 03°19'30" EAST 168.89 FEET TO THE SOUTH LINE OF THE CORVALLIS-NEWPORT STATE HIGHWAY; THENCE ALONG SAID STATE HIGHWAY SOUTH LINE, ALONG THE ARC OF A 1859.86 FT RADIUS CURVE CONCAVE SOUTH (THE LONG CHORD OF WHICH BEARS NORTH 80°36'38" EAST 375.77 FEET) 376.41 FEET; THENCE SOUTH 86°40'30" EAST 113.45 FEET TO THE POINT OF BEGINNING. BEARINGS USED HEREIN ARE BASED UPON THE OREGON COORDINATE SYSTEM, NORTH ZONE.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PETERSON-WRIGHT, INC., THE RECORDED OWNER OF THE LANDS REPRESENTED ON THE MAP, AND PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THE ATTACHED PLAT, AND TO BE DEDICATED: "AVERY CROSSING SUBDIVISION", AND DO HEREBY DEDICATE THE EASTERLY FIVE (5) FEET OF EVEN WIDTH OF TRACTS A, B AND C AS SHOWN THEREON TO THE PUBLIC FOR PUBLIC USE FOREVER. TRACT E IS HEREBY DEDICATED TO THE CITY OF CORVALLIS FOR DRAINAGEWAY AND OPEN SPACE PURPOSES.

THE UTILITY AND SERVICE EASEMENTS AS DESCRIBED ON THE ATTACHED MAP SHALL BE PART OF THIS DEDICATION. TRACTS A, B, C AND D ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE OF THE OWNERS OF THE LOTS IN SAID SUBDIVISION EXCEPT THE EASTERLY FIVE (5) FEET OF TRACTS A, B AND C AS NOTED ABOVE.

Russel B. Peterson
RUSSEL B. PETERSON
PRESIDENT
PETERSON-WRIGHT, INC.

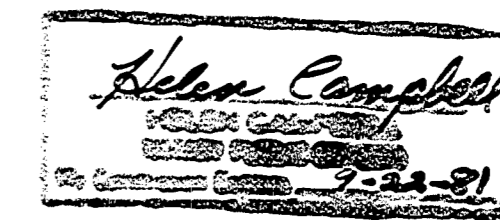
Fred Wright
FRED WRIGHT
SECRETARY/TREASURER
PETERSON-WRIGHT, INC.

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL
Darryl W. Harms

ACKNOWLEDGMENT:

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

THIS IS TO CERTIFY THAT ON THE 9 DAY OF March, 1979, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON IN THE COUNTY OF BENTON, RUSSEL B. PETERSON AND FRED WRIGHT, PRESIDENT AND SECRETARY/TREASURER RESPECTIVELY OF PETERSON-WRIGHT, INC. AN OREGON CORPORATION, WHO ARE PERSONALLY KNOWN TO ME AND 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.



APPROVALS:

EXAMINED AND APPROVED THIS 18th DAY OF APRIL, 1979.

Reel Bost
CORVALLIS CITY ENGINEER

EXAMINED AND APPROVED THIS 20 DAY OF April, 1979.

George ...
CORVALLIS PLANNING COMMISSION

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 1979-1980 TAX ROLL WHICH HAVE BECOME A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE 30th DAY OF June, 1979.

Mark ...
DIRECTOR OF FINANCE AND TAX COLLECTION

I HEREBY CERTIFY THAT ALL ASSESSMENTS AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL THIS 20th DAY OF April, 1979.

James ...
CORVALLIS CITY RECORDER

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 1979-1980 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 20th DAY OF April, 1979.

Charles L. Anderson
BENTON COUNTY ASSESSOR

EXAMINED AND APPROVED ON THIS 23rd DAY OF April, 1979.

BENTON COUNTY BOARD OF COMMISSIONERS

Barbara ...
CHAIRMAN

Paul ...
COMMISSIONER

Larry ...
COMMISSIONER