

CANBERRA ADDITION

A SUBDIVISION LOCATED IN THE WM. MATZGERS DONATION LAND CLAIM NO. 50 LOCATED IN THE N.E. 1/4 OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN

BENTON COUNTY, OREGON
MAY 1979

SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

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

I, PAUL E. GREEN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT DURING MAY, 1979 I DID ACCURATELY SURVEY AND SUBDIVIDE INTO LOTS AND STREETS THE LANDS REPRESENTED ON THE ATTACHED MAP OF "CANBERRA ADDITION", THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, A 2"x36" GALVANIZED IRON PIPE SET 6" BELOW THE SURFACE OF THE GROUND THAT IS THE SOUTHERLY SOUTHWEST CORNER OF THE WAYMAN ST. CLAIR DONATION LAND CLAIM NO. 47, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH, ALONG THE EAST LINE OF THE WILLIAM MATZGERS DONATION LAND CLAIM NO. 50, A DISTANCE OF 1142.81 FEET; THENCE S. 80°13'56" W. 84.03 FEET; THENCE N. 0°05'37" E. 251.58 FEET TO A 1/2" PIPE, THENCE ALONG THE ARC OF A 2587.50 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS S. 81°37'05" W. 138.57 FEET) A DISTANCE OF 138.59 FEET; THENCE N. 10°33'45" W. 122.83 FEET; THENCE N. 39°28'05" E. 78.26 FEET; THENCE NORTH 116.54 FEET; THENCE N. 88°42'01" W. 20.00 FEET; THENCE ALONG THE ARC OF A 365.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS N. 67°13'32" W. 267.25 FEET) A DISTANCE OF 273.61 FEET; THENCE ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS N. 84°59'58" W. 15.82 FEET) A DISTANCE OF 17.13 FEET; THENCE N. 42°52'12" W. 50.57 FEET; THENCE ALONG THE ARC OF A 365.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS N. 10°43'51" E. 17.68 FEET) A DISTANCE OF 19.64 FEET; THENCE ALONG THE ARC OF A 365.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS N. 33°03'51" W. 15.62 FEET) A DISTANCE OF 15.62 FEET; THENCE N. 58°09'42" E. 60.00 FEET; THENCE N. 31°50'18" W. 321.08 FEET; THENCE N. 70°06'51" E. 160.00 FEET; THENCE N. 76°32'54" E. 160.00 FEET; THENCE N. 11°07'49" W. 100.00 FEET; THENCE N. 16°31'32" E. 56.27 FEET; THENCE N. 10°25'34" W. 96.85 FEET; THENCE N. 78°29'44" E. 83.76 FEET; THENCE N. 84°48'14" E. 265.00 FEET TO THE EAST CLAIM LINE; THENCE S. 0°18'31" E. 228.92 FEET TO THE POINT OF BEGINNING, CONTAINING 10.7402 ACRES OF LAND, MORE OR LESS.
I FURTHER DEPOSE AND SAY THAT THE ATTACHED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LOTS 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.

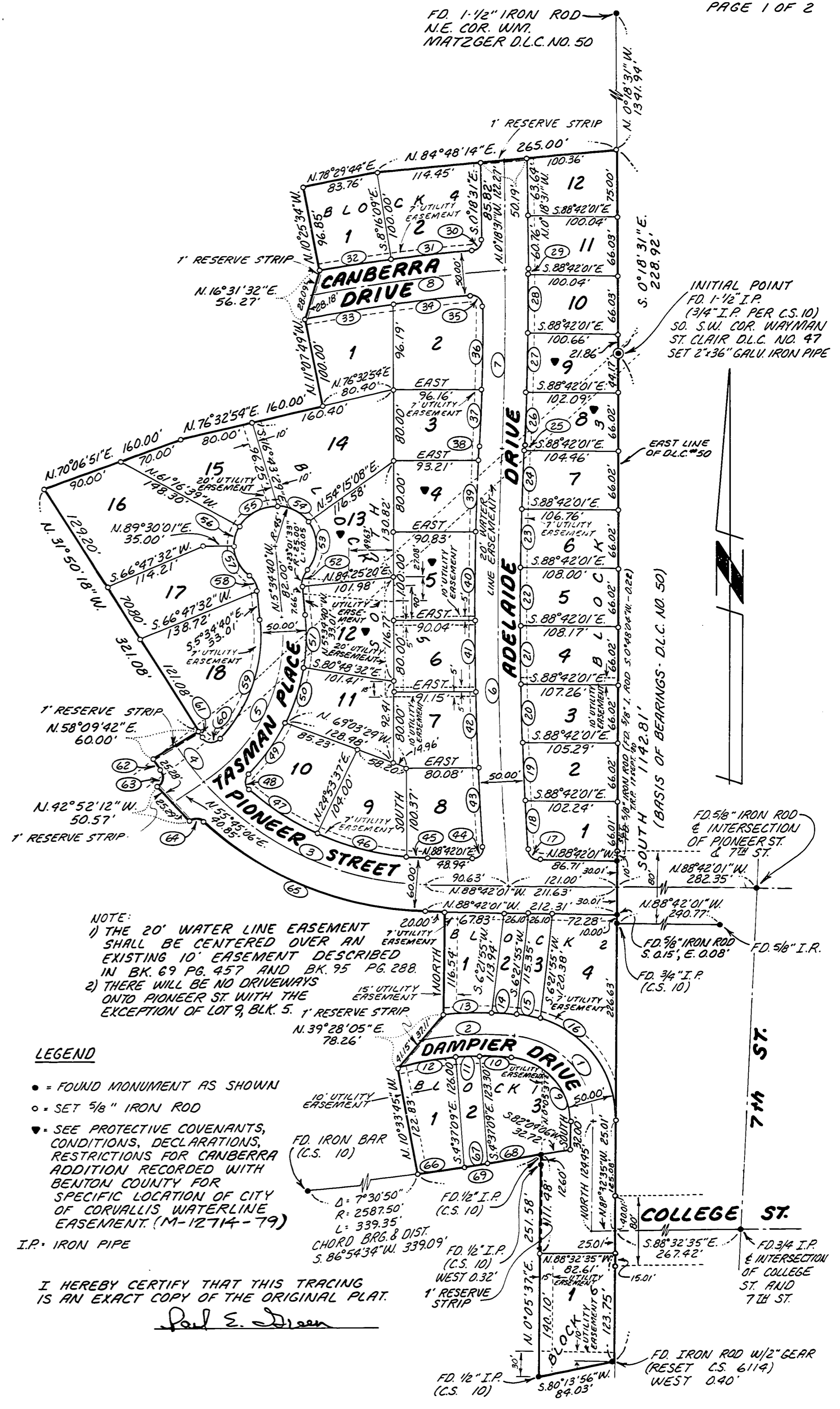
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF November, 1979

REGISTERED PROFESSIONAL LAND SURVEYOR
Paul E. Green
CHIEF OF DIVISION
PAUL E. GREEN
1521

Susan L. Westcott
SUSAN L. WESTCOTT
NOTARY PUBLIC - OREGON
My Commission Expires 2-10-81

CURVE DATA

NO.	DELTA	RADIUS	ARC	CHORD BEARING & DIST.	NO.	DELTA	RADIUS	ARC	CHORD BEARING & DIST.
1.	83°38'05"	100.00'	145.97'	N. 41°49'03" W. 133.35'	35.	96°20'03"	12.50'	21.02'	S. 47°53'47" E. 18.63'
2.	16°45'28"	350.00'	102.37'	S. 87°59'11" W. 102.00'	36.	1°19'36"	4075.00'	94.36'	S. 0°56'03" W. 94.36'
3.	47°58'39"	335.00'	280.52'	N. 64°42'42" W. 272.39'	37.	0°53'35"	4075.00'	63.51'	S. 2°02'38" W. 63.51'
4.	8°53'04"	335.00'	51.95'	N. 36°16'50" W. 51.90'	38.	0°13'47"	4125.00'	16.54'	S. 2°22'32" W. 16.54'
5.	61°19'46"	200.00'	214.08'	N. 25°05'13" E. 204.01'	39.	1°06'42"	4125.00'	80.04'	S. 1°42'18" W. 80.04'
6.	6°55'03"	4100.00'	495.00'	N. 0°58'06" W. 494.70'	40.	1°23'21"	4125.00'	100.01'	S. 0°27'16" W. 100.00'
7.	2°47'57"	4100.00'	200.30'	N. 1°05'27" E. 200.28'	41.	1°06'41"	4125.00'	80.01'	S. 0°47'45" E. 80.01'
8.	5°50'46"	2100.00'	214.27'	S. 82°08'59" W. 214.17'	42.	1°11'10"	4125.00'	85.40'	S. 1°56'40" E. 85.40'
9.	83°38'05"	75.00'	109.98'	S. 41°49'03" E. 100.01'	43.	1°14'46"	4125.00'	89.72'	S. 3°09'38" E. 89.72'
10.	6°23'45"	325.00'	36.28'	S. 86°49'58" E. 36.26'	44.	95°05'00"	12.50'	20.74'	S. 43°45'29" W. 18.44'
11.	4°35'19"	325.00'	26.03'	N. 87°40'30" E. 26.02'	45.	4°23'35"	305.00'	23.39'	N. 86°30'14" W. 23.38'
12.	11°19'40"	325.00'	64.25'	N. 79°43'01" E. 64.15'	46.	19°12'03"	305.00'	102.21'	N. 74°42'24" W. 101.73'
13.	8°26'35"	375.00'	55.26'	S. 88°10'05" W. 55.21'	47.	16°58'29"	305.00'	90.36'	N. 56°37'08" W. 90.03'
14.	3°58'32"	375.00'	26.02'	N. 85°37'21" W. 26.02'	48.	91°59'55"	12.50'	20.07'	N. 2°07'47" W. 17.98'
15.	12°00'19"	125.00'	26.19'	N. 77°37'56" W. 26.14'	49.	17°52'12"	225.00'	70.18'	N. 34°55'57" E. 69.89'
16.	71°37'46"	125.00'	156.27'	N. 35°48'53" W. 146.29'	50.	16°48'24"	225.00'	66.00'	N. 17°35'40" E. 65.76'
17.	84°49'21"	12.50'	18.50'	N. 46°17'21" W. 16.86'	51.	14°46'08"	225.00'	58.00'	N. 1°48'24" E. 57.84'
18.	0°46'15"	4075.00'	54.82'	N. 3°29'33" W. 54.82'	52.	44°24'55"	25.00'	52.00'	N. 16°37'47" E. 51.93'
19.	0°55'49"	4075.00'	66.16'	N. 2°38'31" W. 66.16'	53.	74°35'07"	45.00'	58.58'	N. 1°32'41" E. 59.53'
20.	0°55'46"	4075.00'	66.10'	N. 1°42'44" W. 66.09'	54.	50°38'05"	45.00'	39.77'	N. 61°03'55" W. 38.49'
21.	0°55'43"	4075.00'	66.05'	N. 0°47'00" W. 66.05'	55.	62°17'11"	45.00'	48.92'	S. 62°28'28" W. 46.55'
22.	0°55'42"	4075.00'	66.02'	N. 0°08'43" E. 66.02'	56.	31°49'52"	45.00'	25.00'	S. 15°24'56" W. 24.68'
23.	0°55'41"	4075.00'	66.00'	N. 1°04'24" E. 66.00'	57.	49°29'36"	45.00'	38.87'	S. 25°14'47" E. 37.68'
24.	0°55'41"	4075.00'	66.01'	N. 2°00'05" E. 66.01'	58.	44°24'55"	25.00'	19.38'	S. 27°47'08" E. 18.90'
25.	0°01'30"	4075.00'	1.78'	N. 2°28'41" E. 1.78'	59.	46°55'58"	175.00'	143.35'	S. 17°53'18" W. 139.37'
26.	0°53'32"	4125.00'	64.23'	N. 2°02'40" E. 64.23'	60.	105°20'33"	12.50'	22.98'	N. 85°58'26" W. 19.88'
27.	0°55'01"	4125.00'	66.01'	N. 1°08'24" E. 66.01'	61.	1°27'52"	305.00'	7.80'	N. 32°34'14" W. 7.80'
28.	0°55'01"	4125.00'	66.02'	N. 0°13'23" E. 66.02'	62.	2°27'06"	365.00'	15.62'	N. 33°03'51" W. 15.62'
29.	0°04'23"	4125.00'	5.26'	N. 0°16'19" W. 5.26'	63.	90°02'30"	12.50'	19.64'	N. 10°43'51" E. 17.68'
30.	84°27'12"	12.50'	18.42'	S. 41°55'05" W. 16.80'	64.	78°29'53"	12.50'	17.13'	N. 84°59'58" W. 15.82'
31.	2°24'50"	2125.00'	89.52'	S. 82°56'16" W. 89.52'	65.	42°57'20"	365.00'	273.61'	N. 67°13'32" W. 267.25'
32.	2°09'25"	2125.00'	80.00'	S. 80°39'09" W. 79.99'	66.	1°08'00"	2587.50'	51.18'	S. 82°35'08" W. 51.18'
33.	2°43'55"	2075.00'	98.94'	N. 80°14'09" E. 98.94'	67.	0°34'37"	2587.50'	26.06'	S. 81°43'51" W. 26.05'
34.	2°20'05"	2075.00'	84.56'	N. 82°46'09" E. 84.55'	68.	1°21'31"	2587.50'	61.35'	S. 80°45'48" W. 61.35'
					69.	3°04'08"	2587.50'	138.59'	S. 81°37'05" W. 138.57'



NOTE:
1) THE 20' WATER LINE EASEMENT SHALL BE CENTERED OVER AN EXISTING 10' EASEMENT DESCRIBED IN BK. 69 PG. 457 AND BK. 95 PG. 288.
2) THERE WILL BE NO DRIVEWAYS ONTO PIONEER ST. WITH THE EXCEPTION OF LOT 9, BLK. 5. 1' RESERVE STRIP

- LEGEND**
- = FOUND MONUMENT AS SHOWN
 - = SET 5/8" IRON ROD
 - ▲ = SEE PROTECTIVE COVENANTS, CONDITIONS, DECLARATIONS, RESTRICTIONS FOR CANBERRA ADDITION RECORDED WITH BENTON COUNTY FOR SPECIFIC LOCATION OF CITY OF CORVALLIS WATERLINE EASEMENT (M-12714-79)
- I.P. = IRON PIPE

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.
Paul E. Green

CANBERRA ADDITION

A SUBDIVISION LOCATED IN THE WM. MATZGERS DONATION LAND CLAIM NO. 50 LOCATED IN THE N.E. 1/4 OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN

BENTON COUNTY, OREGON

MAY 1979

APPROVALS

EXAMINED AND APPROVED THIS 21st DAY OF December, 1979
BENTON COUNTY BOARD OF COMMISSIONERS
Richard Schock CHAIRMAN
Larry Callahan COMMISSIONER

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 21st DAY OF December, 1979
BY Charles L. Anderson
DIRECTOR,
BENTON COUNTY DEPT. 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 A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO June 30th, 1980
BY Clark Kuyper 12/20/79
DIRECTOR
BENTON COUNTY DEPT. OF FINANCE,
AUDITING AND TAX COLLECTION

I HEREBY CERTIFY THAT ALL ASSESSMENTS AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.
BY _____ DATE _____
BENTON COUNTY CLERK

EXAMINED AND APPROVED THIS 19th DAY OF December, 1979
BY James E. Blair
BENTON COUNTY DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 20th DAY OF December, 1979
BY John Samuelson
BENTON COUNTY PLANNING COMMISSION

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 LOT LINES 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. THIS PERPETUAL EASEMENT SHALL NOT APPLY TO INTERIOR LOT LINES OF LOTS 1, 2, AND 3 OF BLOCK 1 AND ALSO LOTS 1, 2, 3, AND 4 OF BLOCK 2.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BERTON E. McMULLEN, MIMMA M. McMULLEN, W.O. CHRISTENSEN AND CYNTHIA A. CHRISTENSEN ARE THE 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 SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THE ATTACHED MAP AND TO BE DEDICATED "CANBERRA ADDITION" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER WITHOUT RESERVATION THE STREETS AND EASEMENTS AS SHOWN FOR SAID PURPOSES RESPECTIVELY.

Berton E. McMullen BERTON E. McMULLEN
Mimma M. McMullen MIMMA M. McMULLEN
W.O. Christensen W.O. CHRISTENSEN
Cynthia A. Christensen CYNTHIA A. CHRISTENSEN

ACKNOWLEDGEMENT

STATE OF OREGON } s.s.
COUNTY OF BENTON }
THIS IS TO CERTIFY THAT ON THIS 19th DAY OF November, 1979 BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON IN THE COUNTY OF BENTON DID PERSONALLY APPEAR BERTON E. McCULLEN, MIMMA M. McCULLEN, W. O. CHRISTENSEN AND CYNTHIA A. CHRISTENSEN 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.

Susan L. Westcott
SUSAN L. WESTCOTT
NOTARY PUBLIC - OREGON
My Commission Expires 2-10-81

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

Paul E. Duem

LOT AREAS

BLOCK 1	LOT 1	7232	SQ. FT.
	LOT 2	3246	SQ. FT.
	LOT 3	10020	SQ. FT.
BLOCK 2	LOT 1	7027	SQ. FT.
	LOT 2	2977	SQ. FT.
	LOT 3	3053	SQ. FT.
	LOT 4	12109	SQ. FT.
BLOCK 3	LOT 1	6590	SQ. FT.
	LOT 2	6855	SQ. FT.
	LOT 3	7020	SQ. FT.
	LOT 4	7115	SQ. FT.
	LOT 5	7140	SQ. FT.
	LOT 6	7093	SQ. FT.
	LOT 7	6976	SQ. FT.
	LOT 8	6810	SQ. FT.
	LOT 9	6688	SQ. FT.
	LOT 10	6618	SQ. FT.
	LOT 11	6603	SQ. FT.
	LOT 12	6732	SQ. FT.
BLOCK 4	LOT 1	8034	SQ. FT.
	LOT 2	10516	SQ. FT.
BLOCK 5	LOT 1	8745	SQ. FT.
	LOT 2	9928	SQ. FT.
	LOT 3	7583	SQ. FT.
	LOT 4	7351	SQ. FT.
	LOT 5	9023	SQ. FT.
	LOT 6	7237	SQ. FT.
	LOT 7	7853	SQ. FT.
	LOT 8	8414	SQ. FT.
	LOT 9	8234	SQ. FT.
	LOT 10	8725	SQ. FT.
	LOT 11	8737	SQ. FT.
	LOT 12	10258	SQ. FT.
	LOT 13	9387	SQ. FT.
	LOT 14	14754	SQ. FT.
	LOT 15	10186	SQ. FT.
	LOT 16	16119	SQ. FT.
	LOT 17	9648	SQ. FT.
	LOT 18	12852	SQ. FT.
BLOCK 6	LOT 1	10909	SQ. FT.

I hereby certify this copy to be a true, full and correct copy of the original now on file in my office.
Notary Public
State of Oregon
Paul E. Duem
County