

142

DRAWING NUMBER

HIDDEN CREEK

DRAWING NUMBER

HIDDEN CREEK

DRAWING NUMBER

of 2

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

Book 8 Page 144

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL PLAT.

John P. Tacchini, P.L.S. 2267

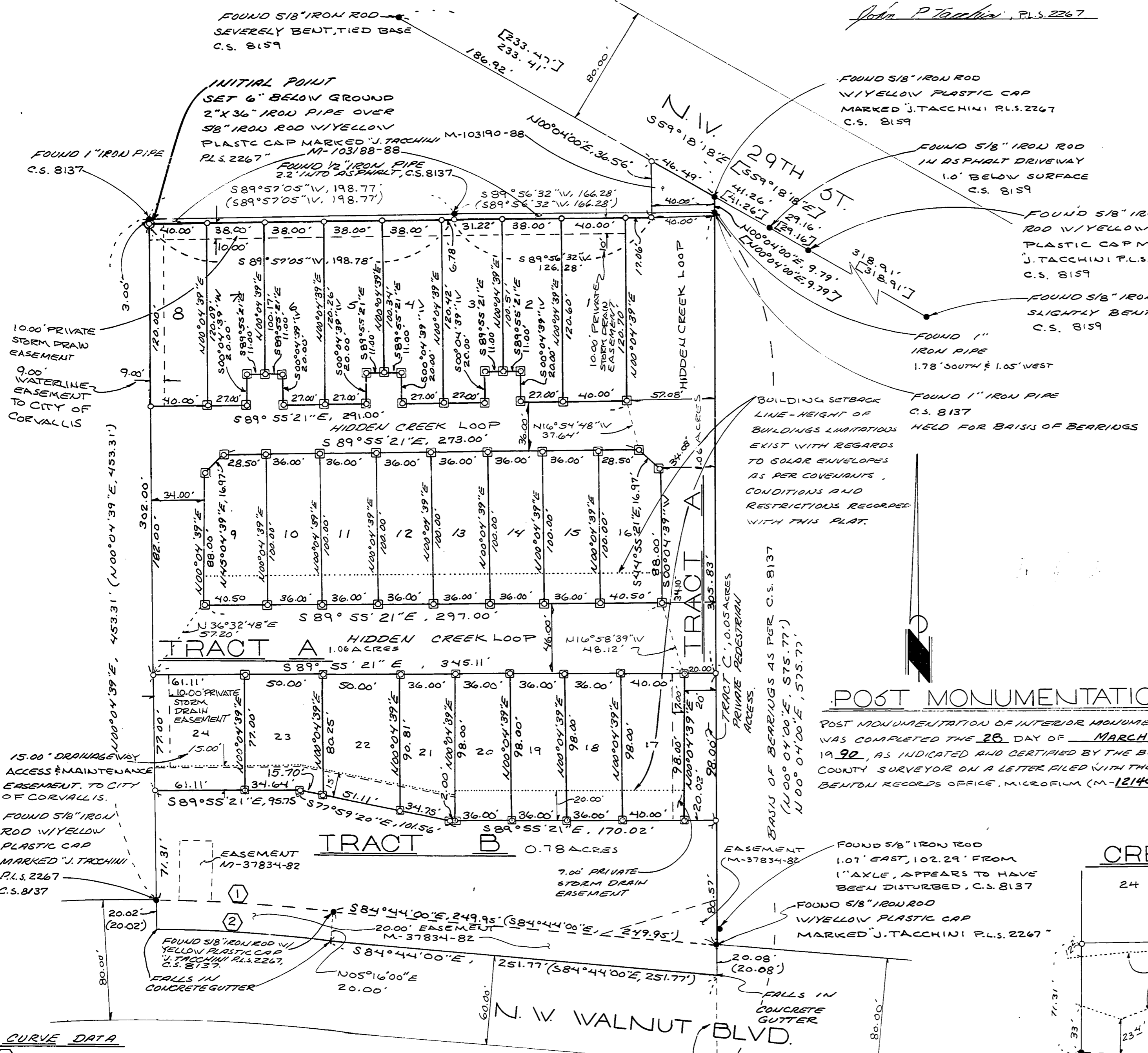
HIDDEN CREEK

A SUBDIVISION IN THE D.B. MULKEY DONATION LAND CLAIM NO. 64, IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

SCALE: 1" = 50'

DATE: MARCH 6, 1989

LIQUID ASSOCIATES ENGINEERING
JOHN P. TACCHINI, P.L.S. 2267
655 A N.W. JACKSON
CORVALLIS, OREGON 97330
(503) 754-7200



LEGEND

PIPE DIMENSIONS SHOWN ARE MEASURED INSIDE DIAMETER.

- FOUND MONUMENTS AS NOTED AND SHOWN.
- SET 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP MARKED "J. TACCHINI P.L.S. 2267"
- () RECORD DATA AS PER C.S. 8137
- [] RECORD DATA AS PER C.S. 8159
- ⊠ 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP MARKED "J. TACCHINI P.L.S. 2267" TO BE SET WITHIN 18 MONTHS OF THIS PLAT FILING DATE.

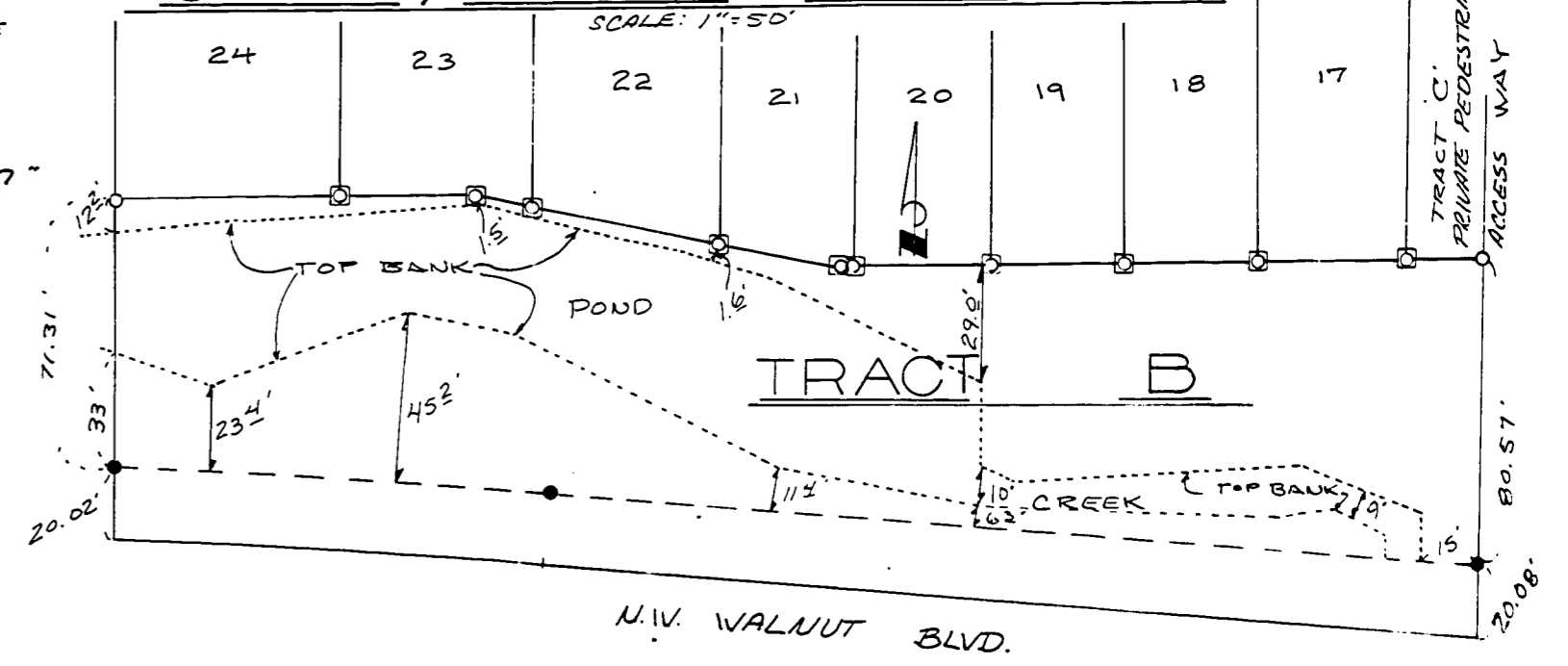
NOTES

- ALL OF TRACT 'A' AND TRACT 'C' IS TO BE DEDICATED TO THE CITY OF CORVALLIS AS A SERVICE, UTILITY AND DRAINAGEWAY ACCESS EASEMENT.
- ALL OF TRACT 'B' IS TO BE DEDICATED TO THE CITY OF CORVALLIS FOR DRAINAGEWAY (NORTH FORK DIXON CREEK)
- THE BOUNDARY OF THIS SUBDIVISION IS AS PER COUNTY SURVEY NO. 8137 AND WAS PERFORMED BY ME JUNE 22, 1988 FOR THE PURPOSE OF ESTABLISHING THE BOUNDARY OF THIS SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN M-

POST MONUMENTATION

POST MONUMENTATION OF INTERIOR MONUMENTS WAS COMPLETED THE 28 DAY OF MARCH 19 90, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON A LETTER FILED WITH THE BENTON RECORDS OFFICE, MICROFILM (M-121402-90).

CREEK / POND LOCATION



CURVE DATA

- ① R=2341.83, Δ=02°51'00", L=116.48', L.C.=S86°09'30"E, 116.47'
(R=2341.83', Δ=02°51'00", L=116.48', L.C.=S86°09'30"E, 116.47')
- ② R=2321.83', Δ=02°49'47", L=114.67', L.C.=S86°08'54"E, 114.66'
(R=2321.83', Δ=02°49'47", L=114.67', L.C.=S86°08'54"E, 114.66')

FOUND 1" AXLE SE CORNER D.B. MULKEY DONATION LAND CLAIM HELD FOR BASIS OF BEARINGS C.S. 8137, INITIAL POINT FOR THIS SUBDIVISION BEARS U32°28'45" W, 678.57'

242

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

HIDDEN CREEK

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

DRAWING NUMBER

HIDDEN CREEK

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

DRAWING NUMBER

242

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

Book 8 Page 144

SURVEYORS CERTIFICATE

STATE OF OREGON } S.S.
COUNTY OF BENTON }

I, JOHN P. TACCHINI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING FIRST DULY SWORN HEREBY DEPOSE AND SAY THAT DURING THE MONTH OF MARCH 1989, I DID ACCURATELY SURVEY AND SUBDIVIDE INTO LOTS AND TRACTS THE LANDS REPRESENTED ON THE ATTACHED MAP OF "HIDDEN CREEK". THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 2" X 36" IRON PIPE OVER A 5/8" IRON ROD, THE INITIAL POINT FOR THIS SUBDIVISION, SAID INITIAL POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AND RECORDED IN M-103188-88, BENTON COUNTY DEED RECORDS, SAID INITIAL POINT ALSO BEING 678.57 FEET, NORTH 32°28'45" WEST OF A 1" AXLE AT THE SOUTHEAST CORNER OF THE D. B. MULKEY DONATION LAND CLAIM NO. 64; THENCE ALONG THE SOUTHLINE OF SAID M-103188-88, NORTH 89°57'05" EAST, 198.78 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°56'32" EAST, 126.28 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH LINE, ALONG THE EAST LINE OF SAID M-103188-88 AND THE WEST LINE OF M-103190-88, BENTON COUNTY DEED RECORDS, NORTH 00°04'00" EAST, 36.47 FEET TO A 5/8" IRON ROD ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF N.W. 29TH STREET, A DEDICATED 80.00 FOOT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 59°18'18" EAST, 46.49 FEET TO A 5/8" IRON ROD ON SAID RIGHT OF WAY LINE, SAID ROD BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AND RECORDED IN M-85492-86, BENTON COUNTY DEED RECORDS; THENCE LEAVING SAID N.W. 29TH STREET RIGHT OF WAY LINE, ALONG THE WEST LINE OF SAID M-85492-86, SOUTH 00°04'00" WEST, 514.27 FEET TO A POINT WHICH IS 20.08 FEET, SOUTH 00°04'00" WEST OF A 5/8" IRON ROD WITNESS CORNER, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF N.W. WALNUT BOULEVARD, A 60.00 FOOT RIGHT OF WAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 24°44'00" WEST, 251.77 FEET TO A POINT ON SAID RIGHT OF WAY LINE, SAID POINT BEING 20.00 FEET, SOUTH 05°16'00" WEST OF A 5/8" IRON ROD WITNESS CORNER; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ON THE ARC OF A 2321.83 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 86°08'54" WEST, 114.66 FEET) A DISTANCE OF 114.67 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE, SAID POINT BEING 20.02 FEET, SOUTH 00°04'39" WEST OF A 5/8" IRON ROD WITNESS CORNER; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF SAID N.W. WALNUT BOULEVARD ALONG THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED AND RECORDED IN M-90505-87, BENTON COUNTY DEED RECORDS, NORTH 00°04'39" EAST, 470.33 FEET TO A 2" X 36" IRON PIPE, THE INITIAL POINT OF THIS SUBDIVISION AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THE ABOVE DESCRIBED SUBDIVISION CONTAINS 4.09 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 TRACTS AS MARKED ON THE GROUND BY FOUND MONUMENTS OF RECORD OR 5/8" X 30" IRON RODS W/ YELLOW PLASTIC CAPS MARKED "J. TACCHINI P.L.S. 2267 AT ALL LOT CORNERS, TRACT CORNERS, POINTS OF CURVATURE AND BOUNDARY LINE CHANGES IN DIRECTION.

John P. Tacchini
JOHN P. TACCHINI, P.L.S. 2267

REGISTERED PROFESSIONAL LAND SURVEYOR

John P. Tacchini

OREGON
JOHN P. TACCHINI
JAN. 15, 1987
2267

Glenn A. Ling
GLENN A. LING
NOTARY PUBLIC - OREGON
My Commission Expires 4/12/93

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RONALD R. RICHARDSON IS THE OWNER OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE HERE UNTO ATTACHED AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AS SHOWN ON THE ATTACHED MAP AND TO BE DEDICATED AS "HIDDEN CREEK" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER TRACTS A & C FOR SERVICE, UTILITY AND DRAINAGE WAY ACCESS EASEMENT, TRACT B, DEDICATED TO THE CITY OF CORVALLIS FOR DRAINAGE WAY ALL EASEMENTS AS SHOWN ON THE ATTACHED MAP FOR THE PURPOSES SHOWN RESPECTIVELY.

Ronald R. Richardson
RONALD R. RICHARDSON

ACKNOWLEDGEMENT

STATE OF OREGON } S.S.
COUNTY OF BENTON }
THIS IS TO CERTIFY THAT ON THIS 17th DAY OF May, 1989, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR RON RICHARDSON IN THE CAPACITY SHOWN IN THE ABOVE DEDICATION AND WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

Glenn A. Ling
MY COMMISSION EXPIRES 4/12/93

Glenn A. Ling
GLENN A. LING
NOTARY PUBLIC - OREGON
My Commission Expires 4/12/93

HIDDEN CREEK

A SUBDIVISION IN THE D.B. MULKEY DONATION LAND CLAIM NO. 64, IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

DATE: MARCH 6, 1989

LING ASSOCIATES ENGINEERING
JOHN P. TACCHINI, P.L.S. 2267
655 A N.W. JACKSON
CORVALLIS, OREGON 97330
(503) 754-7200

I, JOHN P. TACCHINI HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

John P. Tacchini

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 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 30th DAY OF MAY, 1989.

BY Robert H. Pender
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 DATE OF June 30, 1989.

BY Paul Kuppel 5-30-89
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING AND TAX COLLECTION

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

M. Sheek 6/20/89
CORVALLIS CITY RECORDER DATE

EXAMINED AND APPROVED THIS 16th DAY OF June, 1989.

BY Neil Mann
CORVALLIS CITY ENGINEER

EXAMINED AND APPROVED THIS 22nd DAY OF JUNE, 1989.

BY Danna O. Ingelbrechts
BENTON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 17th DAY OF June, 1989.

BY John P. Tacchini
CHAIRMAN, CORVALLIS PLANNING COMMISSION

EXAMINED AND APPROVED THIS _____ DAY OF _____, 19____.

BY BENTON COUNTY BOARD OF COMMISSIONERS
Paul DeLoach 6/23/89 James L. ... 6/23/89 John R. ... 6/23/89
CHAIRMAN COMMISSIONER COMMISSIONER

STATE OF OREGON } S.S.
COUNTY OF BENTON }
I HEREBY CERTIFY THAT THE WITHIN PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS OF PLATS, VOLUME 8 PAGE 144 ON THIS DAY OF _____, 19____, AT _____ O'CLOCK _____.

POST MONUMENTATION

POST MONUMENTATION OF INTERIOR MONUMENTS WAS COMPLETED THE 28th DAY OF MARCH, 1990, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON A LETTER FILED WITH THE BENTON COUNTY RECORDS OFFICE, MICROFILM (M-121402-90).