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"CLUB 35 A REPLAT OF LOTS 11 THROUGH 42 OF SQUAW CREEK"

A SUBDIVISION LOCATED IN THE PRIOR SCOTT DONATION LAND CLAIM NO. 44, SOUTHWEST 1/4 OF SEC. 3, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN

BENTON COUNTY, OREGON

JULY, 1989

REGISTERED PROFESSIONAL LAND SURVEYOR
Jack R. Burrell
OREGON JULY 14 1979
JACK R. BURRELL
1630

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

Jack R. Burrell

K & D ENGINEERING, INC.
PO BOX 725
ALBANY OREGON 97321

GENERAL NOTES

- Tracts "B" and "C" were dedicated to the City of Corvallis for Pedestrian Walkway purposes in the original SQUAW CREEK plat.
- Tracts "D" and "E" are for the purposes of a Common Driveway and Utility Easement. Both tracts shall be owned jointly by the respective lot owners benefiting by the use of the Common Driveway. Access and Maintenance provisions for the Common Driveway shall be specified in amended Conditions, Covenants and Restrictions (C.C.&R.'s). Common driveways on Tracts "D" and "E" shall be fully improved prior to granting occupancy to any structure accessing the respective driveway.
- Outside boundary of this Plat surveyed as per C.S. 8308



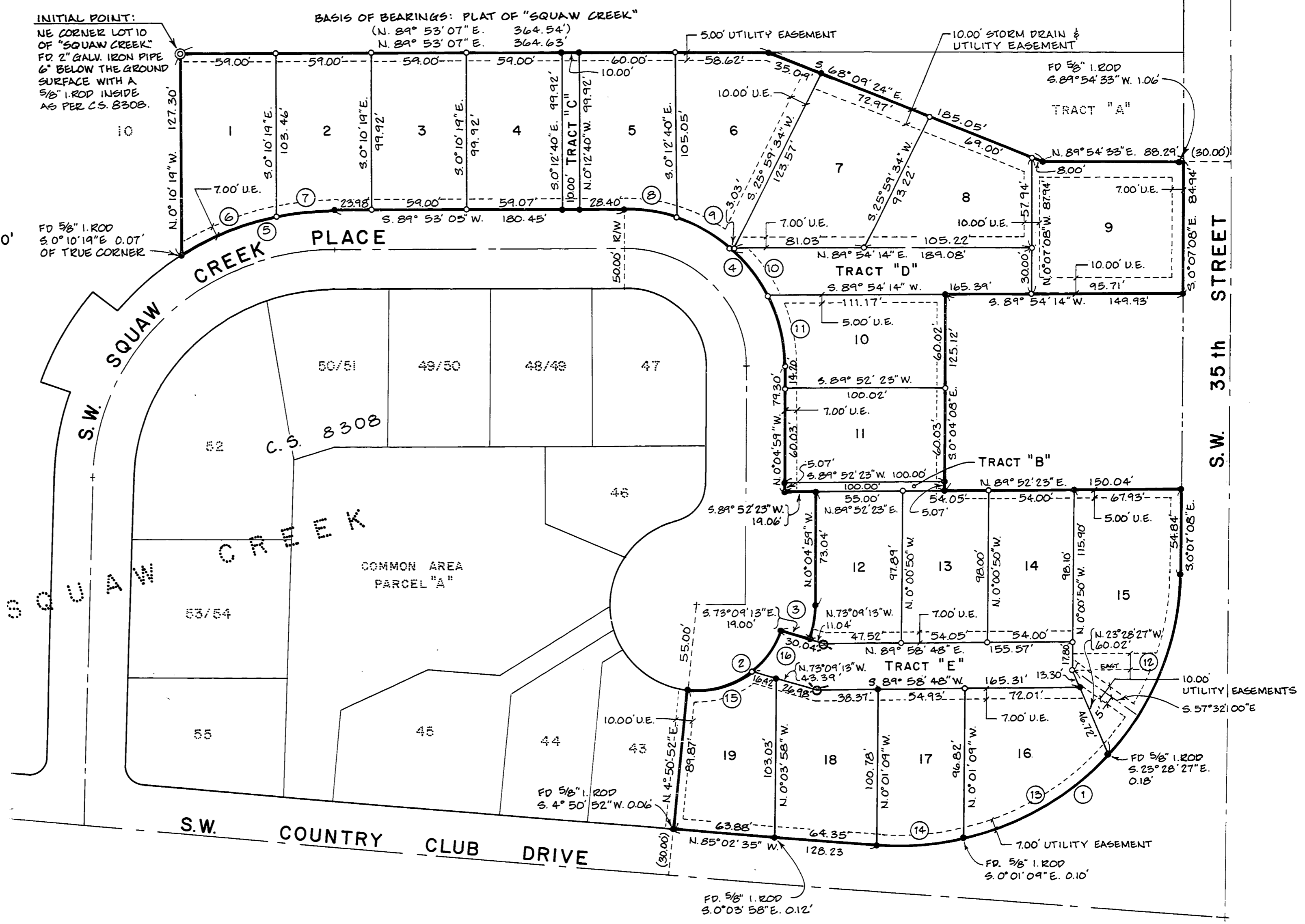
SCALE: 1" = 50'

CURVE DATA TABLE

CURVE NO	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
①	95-00-21	174.63	289.57	S 47-25-19 W 257.51
②	78-09-23	55.00	75.02	N 55-55-28 E 69.34
③	16-55-46	74.00	21.87	N 8-22-54 E 21.79
④	90-01-56	100.00	157.14	N 45-05-57 W 141.46
⑤	32-29-16	175.00	99.23	S 73-38-35 W 97.90
⑥	20-56-38	175.00	63.97	S 67-57-17 W 63.61
⑦	11-32-38	175.00	35.26	S 84-06-54 W 35.20
⑧	18-25-35	100.00	32.16	N 80-54-07 W 32.02
⑨	22-15-20	100.00	38.84	N 60-33-40 W 38.60
⑩	22-02-35	100.00	38.47	N 38-24-42 W 38.24
⑪	27-18-26	100.00	47.66	N 13-44-12 W 47.21
⑫	41-42-44	174.63	127.13	S 20-46-31 W 124.34
⑬	35-08-58	174.63	107.13	S 59-12-22 W 105.46
⑭	18-08-39	174.63	55.30	S 85-51-10 W 55.06
⑮	45-06-02	55.00	43.29	N 72-27-09 E 42.18
⑯	33-03-21	55.00	31.73	N 33-22-27 E 31.29

LEGEND

- FOUND MONUMENT AS PER C.S. 8308
- SET 3/8" x 30" IRON REBAR ROD WITH RED PLASTIC CAP STAMPED: "K & D ENG. L.S. 1630"
- () DENOTES RECORD DATA FROM PLAT OF "SQUAW CREEK"
- ⑬ CURVE NO., SEE CURVE DATA TABLE
- EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT (U.E.)



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A SUBDIVISION LOCATED IN THE PRIOR SCOTT DONATION LAND CLAIM NO. 44, SOUTHWEST 1/4 OF SEC. 3, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN

BENTON COUNTY, OREGON JULY, 1989

SURVEYOR'S CERTIFICATE

STATE OF OREGON } s.s.
COUNTY OF BENTON }

I, **JACK R. BURRELL**, REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT DURING THE MONTH OF JULY, 1989 I DID ACCURATELY SURVEY AND SUBDIVIDE INTO LOTS AND TRACTS THE LANDS REPRESENTED ON THE ATTACHED MAP OF **CLUB 35 A REPLAT OF LOTS 11 THROUGH 42 OF SQUAW CREEK**, 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 AT THE NORTHEAST CORNER OF LOT 10 OF "SQUAW CREEK"; A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE NORTH 89° 53' 07" EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, 364.63 FEET TO A 1/2 INCH ROD AT THE MOST WESTERLY CORNER OF TRACT "A" OF SAID SUBDIVISION; THENCE SOUTH 68° 09' 24" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", 185.05 FEET TO A 1/2 INCH ROD; THENCE NORTH 89° 54' 33" EAST, ALONG SAID SOUTHERLY LINE, 88.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 35TH STREET; THENCE SOUTH 00° 07' 08" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 84.94 FEET TO A 1/2 INCH ROD AT THE SOUTHEAST CORNER OF LOT 27 OF SAID SUBDIVISION; THENCE SOUTH 89° 54' 14" WEST, ALONG THE SOUTH LINE OF SAID LOT 27, A DISTANCE OF 149.93 FEET TO A 1/2 INCH ROD AT THE NORTHEAST CORNER OF LOT 28 IN SAID SUBDIVISION; THENCE SOUTH 00° 04' 08" EAST 125.12 FEET TO A 1/2 INCH ROD AT THE SOUTHEAST CORNER OF TRACT "B" IN SAID SUBDIVISION; THENCE NORTH 89° 52' 23" EAST 150.04 FEET TO A 1/2 INCH ROD AT THE NORTHEAST CORNER OF LOT 38 IN SAID SUBDIVISION, WHICH POINT IS LOCATED ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF S.W. 35TH STREET; THENCE SOUTH 00° 07' 08" EAST; ALONG SAID RIGHT-OF-WAY LINE, 54.84 FEET TO A 1/2 INCH ROD; THENCE ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A 174.63 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 47° 25' 19" WEST 257.51 FEET) AN ARC DISTANCE OF 289.57 FEET TO A 1/2 INCH ROD ON THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE; THENCE NORTH 85° 02' 35" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 128.23 FEET TO THE SOUTHEAST CORNER OF LOT 43 IN SAID SUBDIVISION; THENCE NORTH 4° 50' 52" EAST 89.87 FEET TO A 1/2 INCH ROD AT THE NORTHEAST CORNER OF SAID LOT 43, WHICH POINT BEING ON THE RIGHT-OF-WAY LINE OF S.W. SQUAW CREEK PLACE; THENCE CONTINUING ON THE SAID RIGHT-OF-WAY LINE OF S.W. SQUAW CREEK PLACE, THE FOLLOWING NINE (9) COURSES:

(1) THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 55° 5' 28" EAST 69.34 FEET) AN ARC DISTANCE OF 75.02 FEET TO A 1/2 INCH ROD; (2) THENCE SOUTH 73° 09' 13" EAST 19.00 FEET TO A 1/2 INCH ROD; (3) THENCE ALONG THE ARC OF A 74.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 8° 22' 54" EAST 21.79 FEET) AN ARC DISTANCE OF 21.87 FEET TO A 1/2 INCH ROD; (4) THENCE NORTH 0° 04' 59" WEST 73.04 FEET TO A 1/2 INCH ROD; (5) THENCE SOUTH 89° 52' 23" WEST 19.06 FEET TO A 1/2 INCH ROD; (6) THENCE NORTH 0° 04' 59" WEST 79.30 FEET TO A 1/2 INCH ROD; (7) THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 45° 05' 57" WEST 141.46 FEET) AN ARC DISTANCE OF 157.14 FEET TO A 1/2 INCH ROD; (8) THENCE SOUTH 89° 53' 05" WEST 180.45 FEET TO A 1/2 INCH ROD; (9) THENCE ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 73° 38' 35" WEST 97.90 FEET) AN ARC DISTANCE OF 99.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 00° 10' 19" WEST, LEAVING LAST SAID RIGHT-OF-WAY LINE, 127.30 FEET TO THE POINT OF BEGINNING. CONTAINING 3.0943 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 1/2" x 30" IRON RODS AT ALL LOT CORNERS, POINTS OF CURVATURE, AND BOUNDARY LINE CHANGES OF DIRECTION, UNLESS OTHERWISE NOTED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF AUGUST, 1989.

Margie A. Ponzora
MARGIE A. PONZORA
NOTARY PUBLIC OREGON
My Commission Expires 03-13-90

REGISTERED PROFESSIONAL LAND SURVEYOR
Jack R. Burrell
OREGON
JULY 14 1978
JACK R. BURRELL
1630

K & D ENGINEERING, INC.
PO BOX 725
ALBANY OREGON 97321

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STARKER FORESTS, INC, AN OREGON CORPORATION IS THE OWNER 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 AND TRACTS AS SHOWN ON THE ATTACHED MAP AND TO BE DEDICATED "CLUB 35 A REPLAT OF LOTS 11 THROUGH 42 OF SQUAW CREEK" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AS SHOWN FOR SAID PURPOSES RESPECTIVELY.

STARKER FORESTS, INC.
AN OREGON CORPORATION

by: B. Bond Starker
B. BOND STARKER, PRESIDENT

by: Barte B. Starker
BARTE B. STARKER
EXEC. VICE-PRESIDENT AND ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF OREGON } s.s.
COUNTY OF BENTON }

THIS IS TO CERTIFY THAT ON THE 11th DAY OF AUGUST, 1989 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON IN THE COUNTY OF BENTON DID PERSONALLY APPEAR BEFORE THE ABOVE NAMED B. BOND STARKER AND BARTE B. STARKER WHO BEING DULY SWORN SAY THAT THEY ARE THE PRESIDENT AND EXECUTIVE VICE-PRESIDENT, RESPECTIVELY OF STARKER FORESTS, INC., AN OREGON CORPORATION AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY THE ABOVE OFFICERS AND THEY ACKNOWLEDGED SAID INSTRUMENT TO BE ITS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC
My COMMISSION EXPIRES _____

Jack R. Burrell
JACK R. BURRELL
NOTARY PUBLIC OREGON
My Commission Expires 4-2-92

UTILITY AND SERVICE EASEMENTS

A PERPETUAL EASEMENT IS RESERVED FOR DRAINAGE, UTILITY AND SERVICE INSTALLATION, MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND 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 AND SERVICE EQUIPMENT PROVIDED THAT THE UTILITY OR SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

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

Jack R. Burrell

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 1989-1990 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

14th DAY OF AUGUST, 1989

BY: Robert N. Royce
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 30, 1989

BY: Clark Ruggles 8-14-89
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING & TAX COLLECTION

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

BY: M. Shirk DATE 8-14-89
CORVALLIS CITY FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 15th DAY OF August, 1989

BY: Neil Mann
CORVALLIS CITY ENGINEER

EXAMINED AND APPROVED THIS 15th DAY OF August, 1989

BY: Yvonne Parker
CORVALLIS PLANNING COMMISSION, CHAIRMAN

EXAMINED AND APPROVED BY BENTON COUNTY BOARD OF COMMISSIONERS:

Dale H. Schook Aug 17, 1989
CHAIRMAN DATE

Pamela Stolt Aug. 17, 1989
COMMISSIONER DATE

John R. Dilworth Aug 17, 1989
COMMISSIONER DATE

EXAMINED AND APPROVED THIS 16th DAY OF August, 1989

BY: Danna H. Sigfjornsbacher
BENTON COUNTY SURVEYOR

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 Book of Plats, Volume 3, Page 145 on this 25th day of August at 9:32 o'clock a.m.

Samuel G. Bunker Deputy
Benton County Clerk