

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR  
POSITION EDGE OF PRINT ON THIS LINE

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Book 8 Page 158

### FREEMAN/RYAN TRACTS

A REPLAT OF LOTS 7, 8 & 9,  
BLOCK 4, LONGHILL HEIGHTS  
in

JAMES A. BENNETT DLC No. 45,  
NW 1/4 OF SECTION 10,  
T12S, R5W, W.M.,  
CITY OF CORVALLIS,  
BENTON COUNTY, OREGON

JULY 31, 1990

#### SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, being first duly sworn, hereby depose and say that during the month of July, 1990, I did accurately survey and subdivide into lots the lands represented on the annexed map of "FREEMAN RYAN TRACTS", the boundary of which is described as follows: All of Lots 7, 8 & 9, Block 4, Longhill Heights, a subdivision in the City of Corvallis, lying in the Northwest 1/4 of section 10, T12S, R5W, W.M., Benton County, Oregon.  
Beginning at a 2"x36" galvanized iron pipe set 6" below the ground for the initial point at the southeast corner of said Lot 7; thence along the south lines of said Lots 7, 8 and 9, S 89°54'47"W 218.91 feet to a 5/8" rod at the southwest corner of said Lot 9; thence along the west line of said Lot N 0°31'45"E 142.88 feet to a 3/4" pipe at the northwest corner thereof; thence along the north line of said Lot 9, N 89°45'55"E 71.82 feet to a 3/4" rod at the northwest corner of said Lot 8; thence along the north line of said Lot 8, N 89°55'48"E 74.06 feet to a 3/4" rod at the northwest corner of said Lot 7; thence along the north line of said Lot 7, N 89°56'04"E 71.99 feet to a 3/4" iron pipe at the northeast corner thereof; thence along the east line of said Lot 7, S 0°07'00"W 143.01 feet to the point of beginning.

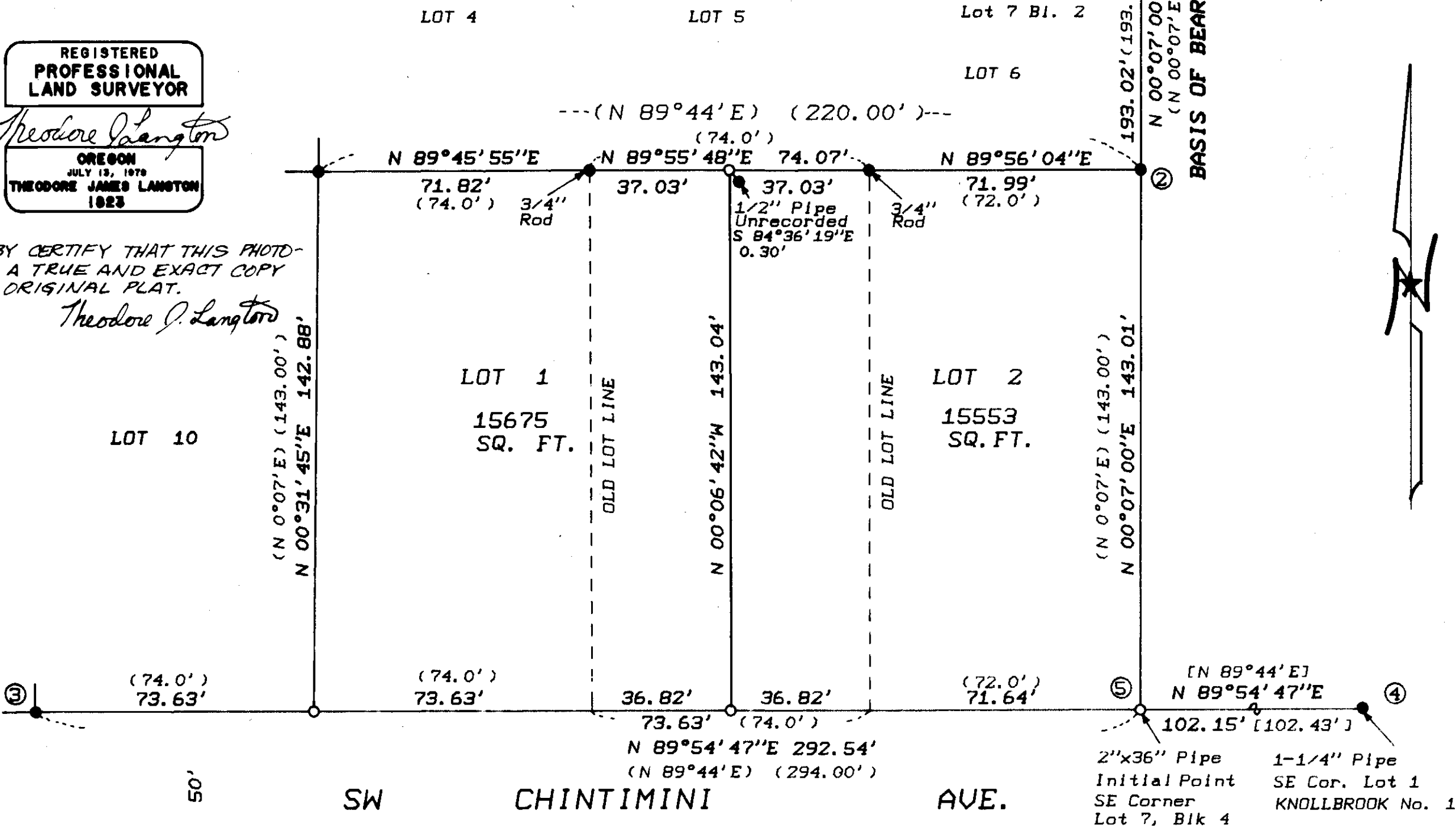
I further depose and say that the annexed map is a true and correct representation of the lots as marked on the ground by 5/8" x 30" iron rods or proper monuments as shown on plat at all lot corners.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Theodore J. Langton*  
OREGON  
JULY 12, 1972  
THEODORE JAMES LANGTON  
1823

I HEREBY CERTIFY THAT THIS PHOTO-COPY IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

*Theodore J. Langton*



#### DEDICATION

Know all men by these presents that Peter Freeman, Marilyn Freeman, and Dr. T. A. Ryan, are the recorded owners of the lands represented on the annexed map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned and surveyed into parcels as shown on the annexed map. There are no water rights appurtenant to this property.

*Peter Freeman Marilyn J. Freeman T. Antoinette Ryan*  
Peter Freeman Marilyn Freeman T. Antoinette Ryan  
by Jack Ostenson P.O.A.

#### ACKNOWLEDGEMENT

STATE OF OREGON )  
                          ) s.s.  
COUNTY OF BENTON )

This is to certify that on this 26<sup>th</sup> day of September, 1990, before me, a notary public for the State of Oregon, in the County of Benton, did personally appear Peter Freeman and Marilyn Freeman, 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, and also appeared Jack Ostenson as Power of Attorney for T. Antoinette Ryan per M-127404-90, Benton County Deed Records.

*Robin J. Sullivan*  
ROBIN J. SULLIVAN  
NOTARY PUBLIC - OREGON  
My Commission Expires 5/17/94

NORTHSTAR SURVEYING INC.  
402 NW 5th ST.  
CORVALLIS, OREGON 97330  
PH: 757-9050

#### APPROVALS

Examined and approved this 3<sup>rd</sup> day of October, 1990  
by *Mil Mann*  
Corvallis City Engineer

Examined and approved this 3<sup>rd</sup> day of October, 1990  
by *Lawrence*  
Development Services Manager

I hereby certify that all assessments against this property have been paid in full as of the 24<sup>th</sup> day of October, 1990.  
by *Mark J. Kason*  
Corvallis City Finance Director

Examined and approved this 16<sup>th</sup> day of October, 1990  
by *Deanna S. Tebrunbacher*  
Benton County Surveyor

Examined and approved this 19<sup>th</sup> day of October, 1990  
by Benton County Board of Commissioners  
*John R. Alworth Pamela J. Orth Dale D. Johnson*  
Chairman Commissioner 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 1990-1991 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 11<sup>th</sup> day of OCTOBER, 1990.

by *Robert H. Penland*  
Director, Benton County Department 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, 1990.

by *Chick Ruppel* 10-18-90  
Director, Benton County Department of Finance,  
Auditing and Tax Collection

STATE OF OREGON )  
                          ) s.s.  
COUNTY OF BENTON )

I hereby certify that the attached partition plat was received and duly recorded by me in the Benton County Records, Book of Partition Plats as Plat No. 8-158, on this 19<sup>th</sup> day of October, 1990, at 11:00 o'clock a.m.

by *Neil K. Burk*  
Benton County Clerk

#### LEGEND

- ....Found monument: 3/4" (ID) Pipe unless otherwise noted.
  - ....Set monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823" unless otherwise noted.
  - ( )...Record data from the plat of Longhill Heights.
  - [ ]...Record data from the plat of Knollbrook No. 1.
  - ...Old lot lines.
  - ...Line created this survey.
- Note: All pipe dementions are inside diameter.

#### NARRATIVE

This "replat" is a condition of City of Corvallis Case No. MR-90-1. The purpose of this "replat" is to effectively eliminate the common line between lots 8 and 9 and also between lots 7 and 8, block 4 of Longhill Heights. We therefore end up with 2 lots. The north line of each of these lots was well defined as shown. We did find a unrecorded pipe near the midpoint of the north line of lot 8 but chose not to hold it. The SW corner of lot 10 was in but not the SE of lot 7 (5). I computed (5) by intersecting a projection of the line between (1) and (2) with the line between (3) and (4). I chose to hold (4) even though it was outside the Longhill plat because both plats show a common bearing basis and are the same vintage. I proportion the missing lot corners between (3) and (5), and then computed the new division line of lot 8 at the midpoint along the north and south lines. My basis of bearings is (1) to (2).