

CONIFER VILLAGE V PHASE TWO

POST MONUMENTATION :

POST MONUMENTATION OF INTERIOR MONUMENTS WAS COMPLETED ON THE 1st DAY OF AUGUST, 1992. AS INDICATED AND CERTIFIED IN A LETTER FILED WITH THE BENTON COUNTY RECORDS OFFICE ON MICROFILM No. **M-204149-95** *
M-146216-92

REPLAT OF A PORTION OF TRACT 2, WILLAMETTEDALE FARM ARCHIMEDES STEWART D.L.C. No. 46 SE 1/4 SECTION 24, NE 1/4 SECTION 25 T 11 S, R 5 W, W.M., BENTON COUNTY, OR.

FEBRUARY 10, 1992
SCALE : 1" = 50'

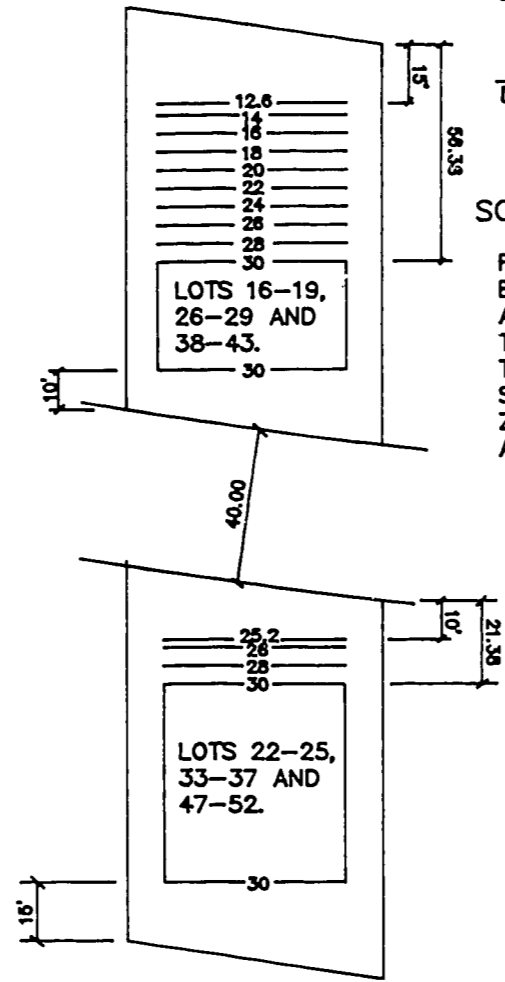
(5/8" ROD)
(CITY CONTROL STA. 112)
(Y=350, 344.600)
(X=1,286, 498.940)
C.C.S.P.C.

I HEREBY CERTIFY THIS PHOTOMYLAR TO BE AN EXACT COPY OF THE ORIGINAL PLAT OF CONIFER VILLAGE V PHASE TWO.

Darryl W. Harms
DARRYL W. HARMS

SOLAR ACCESS HEIGHT LIMITS

FOR THE LOTS REFERENCED THE BUILDING'S ROOF SHALL NOT EXTEND ABOVE THE ENVELOPES SHOWN BY THE CONTOURS AT LEFT. THE 2' ELEVATION CONTOURS ARE SPACED 4.76 FEET APART. ZERO ELEVATION IS FINISHED GRADE AT THE BUILDING'S FOUNDATION.



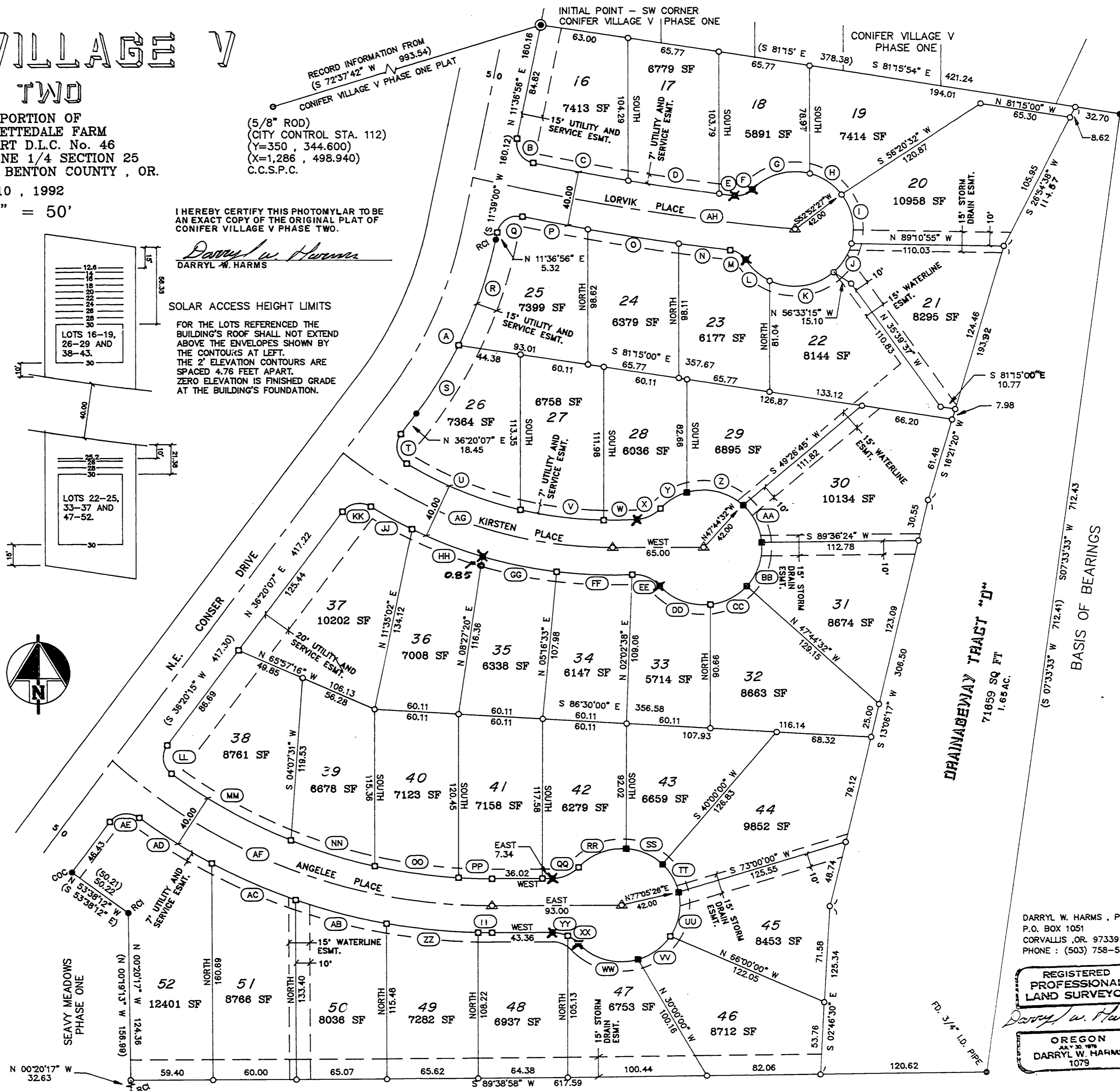
No	DELTA	RADIUS	ARC	CHORD
(A)	24°41'16"	325.00	140.04	N 24°03'57" E 138.96
(B)	(24°41'15")	(325.00)	(140.04)	(S 23°59'37" W) (138.96)
(C)	89°25'12"	15.00	23.41	S 33°02'20" E 21.11
(D)	02°40'30"	1480.00	69.10	S 79°05'05" E 69.09
(E)	02°32'36"	1480.00	65.70	S 81°41'39" E 65.69
(F)	00°26'15"	1480.00	11.30	S 83°11'06" E 11.30
(G)	52°59'33"	15.00	13.87	N 70°06'02" E 13.38
(H)	61°16'27"	42.00	44.92	N 74°14'28" E 42.81
(I)	37°59'46"	42.00	27.85	N 56°07'26" W 27.35
(J)	51°35'42"	42.00	37.82	N 11°19'41" W 36.56
(K)	34°06'15"	42.00	25.00	N 31°31'17" E 24.63
(L)	67°04'26"	42.00	49.17	N 82°06'37" E 46.41
(M)	32°11'00"	42.00	23.59	S 48°15'40" E 23.28
(N)	51°16'26"	15.00	13.42	S 57°48'23" E 12.98
(O)	01°23'33"	1520.00	36.94	S 82°44'51" E 36.94
(P)	02°28'57"	1520.00	65.86	S 80°48'34" E 65.85
(Q)	01°47'32"	1520.00	47.55	S 78°40'20" E 47.55
(R)	90°36'29"	15.00	23.72	N 56°55'14" E 21.33
(S)	14°22'47"	325.00	81.57	N 18°54'43" E 81.35
(T)	10°18'29"	325.00	58.47	S 31°15'22" W 58.39
(U)	94°44'33"	15.00	24.80	S 11°02'10" W 22.07
(V)	17°59'54"	280.00	87.95	S 67°24'11" E 87.59
(W)	12°17'04"	280.00	60.03	S 82°32'42" E 59.92
(X)	04°52'00"	280.00	23.78	N 88°53'13" E 23.78
(Y)	43°40'55"	25.00	19.06	N 64°36'08" E 18.60
(Z)	30°28'12"	42.00	22.46	N 58°04'24" W 22.19
(AA)	59°12'38"	42.00	43.41	N 76°59'36" W 41.50
(AB)	41°54'32"	42.00	30.72	N 26°26'13" W 30.04
(AC)	47°44'25"	42.00	35.00	N 18°23'16" E 33.99
(AD)	40°47'34"	42.00	29.90	N 62°39'10" E 29.28
(AE)	55°07'58"	42.00	40.42	S 69°22'55" E 38.87
(AF)	50°41'17"	25.00	22.12	S 67°09'38" E 21.40
(AG)	09°40'51"	320.00	54.07	S 87°39'51" E 54.00
(AH)	09°40'49"	320.00	54.07	S 77°59'00" E 54.00
(AI)	09°40'50"	320.00	54.07	S 68°18'12" E 54.00
(AJ)	01°21'54"	420.00	10.01	S 89°13'10" E 10.01
(AK)	06°02'54"	320.00	33.78	S 60°25'59" E 33.77
(AL)	86°15'01"	15.00	22.58	N 79°27'37" E 20.51
(AM)	89°05'29"	15.00	23.32	S 08°12'37" E 21.04
(AN)	14°51'45"	380.00	98.57	S 60°11'15" E 98.30
(AO)	09°30'11"	380.00	63.03	S 72°22'12" E 62.96
(AP)	09°09'07"	380.00	60.70	S 81°41'24" E 60.63
(AQ)	03°37'04"	380.00	24.00	S 88°05'24" E 23.99
(AR)	47°48'29"	25.00	20.86	N 66°05'45" E 20.26
(AS)	51°55'41"	42.00	38.06	N 68°09'37" E 36.78
(AT)	39°58'18"	42.00	29.30	N 65°53'58" W 28.71
(AU)	32°59'57"	42.00	24.19	N 29°24'32" E 23.86
(AV)	46°29'56"	42.00	34.08	N 10°20'24" E 33.16
(AW)	40°11'00"	42.00	29.46	N 53°40'53" E 28.86
(AX)	64°02'03"	42.00	46.94	S 74°12'20" E 44.53
(AY)	21°40'07"	25.00	9.45	S 53°01'40" E 9.40
(AZ)	28°08'17"	25.00	11.41	S 76°55'51" E 11.31
(BA)	08°00'55"	420.00	66.04	S 84°01'58" E 65.98
(BB)	08°12'07"	420.00	67.45	S 74°55'32" E 67.38
(BC)	08°58'48"	420.00	65.83	S 65°50'14" E 65.76
(BD)	08°26'37"	420.00	61.89	S 57°07'35" E 61.84
(BE)	90°45'45"	15.00	23.76	N 81°42'59" E 21.35
(BF)	39°12'41"	400.00	273.75	S 70°17'26" E 268.44
(BG)	35°01'04"	300.00	183.35	S 72°29'37" E 180.51
(BH)	07°57'11"	1500.00	208.21	S 81°09'56" E 208.05

LEGEND

- () RECORD INFORMATION FROM C.S. 7497
- FOUND 5/8" ROD (EXCEPT AS NOTED)
- RCI - W/YELLOW PLASTIC CAP STAMPED "RCI LS 1079"
- COC - W/YELLOW PLASTIC CAP STAMPED "CITY OF CORVALLIS"
- SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "DARRYL HARMS PLS 1079"
- SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "DARRYL HARMS PLS 1079" TO BE SET AS PER POST MONUMENTATION
- △ SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "DARRYL HARMS PLS 1079" IN STREET CENTERLINE MONUMENT BOX

C.C.S.P.C. CITY OF CORVALLIS STATE PLANE COORDINATES

* NOT SET ■ OFF TRUE POSITION



DARRYL W. HARMS, PLS
P.O. BOX 1051
CORVALLIS, OR. 97339
PHONE: (503) 758-5579

REGISTERED PROFESSIONAL LAND SURVEYOR

Darryl W. Harms
OREGON
DARRYL W. HARMS
1079

CONIFER VILLAGE V

Phase Two

REPLAT OF A PORTION OF
TRACT 2, WILLAMETTEDALE FARM
ARCHIMEDES STEWART D.L.C. No. 46
SE 1/4 SECTION 24, NE 1/4 SECTION 25
T 11 S, R 5 W, W.M., BENTON COUNTY, OR.

SURVEYOR'S CERTIFICATE :

I, DARRYL W. HARMS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT DURING THE MONTH OF FEBRUARY, 1992 I DID ACCURATELY SURVEY, SUBDIVIDE AND PLAT INTO LOTS, TRACT AND STREET RIGHTS OF WAY THE LANDS REPRESENTED ON THE ATTACHED MAP OF 'CONIFER VILLAGE V PHASE TWO', THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS :

BEGINNING AT THE 'INITIAL POINT', A FOUND 2 INCH INSIDE DIAMETER IRON PIPE WITH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED 'R.C.I. L.S. 1079' INSIDE SAID PIPE. SAID INITIAL POINT BEING THE INITIAL POINT AND SOUTHWEST CORNER OF 'CONIFER VILLAGE V PHASE ONE', A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON, SAID INITIAL POINT ALSO BEING ON THE NORTH LINE OF TRACT 2, WILLAMETTEDALE FARM, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE SOUTH 81°15'54" EAST, ON THE NORTH LINE OF SAID TRACT 2, WILLAMETTEDALE FARM, 421.25 FEET TO A 5/8 INCH IRON ROD REPRESENTING THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN DEED BOOK 181, PAGE 156, BENTON COUNTY DEED RECORDS; THENCE SOUTH 01°33'33" WEST, ON THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 181, PAGE 156, A DISTANCE OF 712.43 FEET TO A 3/4 INCH INSIDE DIAMETER IRON PIPE; THENCE SOUTH 89°38'58" WEST 611.59 FEET TO A 5/8 INCH IRON ROD ON THE EAST LINE OF SEAVY MEADOWS PHASE ONE, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE NORTH 00°20'18" WEST 124.36 FEET TO A 5/8 INCH IRON ROD MARKING AN ANGLE POINT IN THE EAST LINE OF SAID SEAVY MEADOWS PHASE ONE; THENCE NORTH 53°38'13" WEST 50.22 FEET TO A 5/8 INCH IRON ROD MARKING THE MOST NORTHERLY NORTHEAST CORNER OF SAID SEAVY MEADOWS PHASE ONE, ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF N.E. CONSER DRIVE; THENCE, ON SAID EASTERLY RIGHT OF WAY, NORTH 36°20'01" EAST 417.22 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 24°03'51" EAST 138.96 FEET) 140.04 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 11°36'56" EAST 160.16 FEET TO THE INITIAL POINT.



DARRYL W. HARMS, P.L.S.
P.O. BOX 1051
CORVALLIS, OR 97339
PHONE: (503) 758-5579

NARRATIVE :

ALL MONUMENTS MARKING THE BOUNDARIES OF THIS SUBDIVISION, WITH EXCEPTION TO THE SOUTHWEST CORNER, WERE FOUND OR SET IN C.S. 1491. THE CITY OF CORVALLIS REPLACED MISSING MONUMENTS ON THE CONSER DRIVE RIGHT OF WAY. I HELD IN POSITION ALL FOUND MONUMENTS AND SET THE SOUTHWEST CORNER ON THE EAST LINE OF SEAVY MEADOWS PHASE ONE AND AT THE DEED (M-141288-91) DISTANCE OF 124.36 FEET FROM AN ANGLE POINT IN THE EAST LINE OF SEAVY MEADOWS PHASE ONE.

POST MONUMENTATION :

POST MONUMENTATION OF INTERIOR MONUMENTS WAS COMPLETED ON THE 13th DAY OF AUGUST, 1992, AS INDICATED AND CERTIFIED IN A LETTER FILED WITH THE BENTON COUNTY RECORDS OFFICE ON MICROFILM No. M-204149-95
M-146216-92

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

I HEREBY CERTIFY THAT THE WITHIN PLAT WAS RECIEVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF SUBDIVISION PLATS, BOOK 9, PAGE 2, ON THIS 31st DAY OF MARCH, 1992, AT 9:31 O'CLOCK A.M.

Hia Custard, acting director
BENTON COUNTY CLERK

I HEREBY CERTIFY THIS PHOTOCOPY TO BE AN EXACT COPY OF THE ORIGINAL PLAT OF CONIFER VILLAGE V PHASE TWO.

Darryl W. Harms
DARRYL W. HARMS

DECLARATION :

KNOW ALL MEN BY THESE PRESENTS THAT STEVEN L. KING IS THE RECORDED OWNER OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED AND HAS CAUSED SAME TO BE SURVEYED AND PLATTED INTO LOTS, STREETS AND DRAINAGEWAY TRACT "C" AS SHOWN ON THE ATTACHED PLAT AND TO BE DEDICATED 'CONIFER VILLAGE V, PHASE TWO' AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER WITHOUT RESERVATION OR RESTRICTION THE STREETS AND EASEMENTS AS SHOWN FOR SAID PURPOSES RESPECTIVELY. I MAKE NO CLAIM FOR WATER RIGHTS. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS DEVELOPMENT. WATER FOR THIS DEVELOPMENT IS SUPPLIED BY THE CITY OF CORVALLIS MUNICIPAL WATER SYSTEM.

Steven L. King
STEVEN L. KING

ACKNOWLEDGEMENT :

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

THIS IS TO CERTIFY THAT ON THIS 13th DAY OF August, 1992, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR STEVEN L. KING, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DID SO FREELY AND VOLUNTARILY.

Darryl W. Harms
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES _____

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 1991-1992 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 9th DAY OF MARCH, 1992.

BY: Robert H. Rasmussen
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 ROLLS WHICH HAVE BECOME A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1992

BY: Clark Rasmussen 3-12-92
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: Out Edging 3/12/92
CITY OF CORVALLIS FINANCE DIRECTOR DATE

EXAMINED AND APPROVED THIS 13th DAY OF March, 1992

BY: Neil Mann
CITY OF CORVALLIS ENGINEER

EXAMINED AND APPROVED THIS 25th DAY OF March, 1992

BY: Denma G. Lehmbacher
BENTON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 5th DAY OF March, 1992

BY: Terry Carlson
CHAIRPERSON, CITY OF CORVALLIS PLANNING COMMISSION

EXAMINED AND APPROVED THIS 25th DAY OF March, 1992

BY: Kurt R. Davis
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS