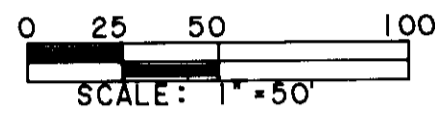


Book 9 Page 21

**BRUNO 34/35**

A REPLAT OF LOTS 34 & 35, BLOCK 2  
WALNUT PARK  
in  
NW 1/4 SECTION 28, T11S, R5W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

AUGUST 16, 1993



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
A-B	45.00'	35.20'	44°48'43"	34.31'	S 27°14'55"W
B-E	45.00'	105.52'	134°21'27"	82.95'	S 62°20'10"E
B-C	45.00'	2.50'	3°10'43"	2.50'	S 03°15'12"W
C-D	45.00'	47.24'	60°09'08"	45.10'	S 28°24'44"E
D-E	45.00'	55.78'	71°01'35"	52.28'	N 85°59'54"E
F-K	770.00'	241.81'	17°59'36"	240.82'	N 12°59'03"E
F-I	770.00'	135.29'	10°04'00"	135.11'	N 09°01'15"E
I-J	770.00'	20.03'	1°29'25"	20.03'	N 14°47'58"E
J-K	770.00'	86.50'	6°26'11"	86.45'	N 18°45'46"E
K-L	15.00'	19.44'	74°14'12"	18.10'	N 59°05'57"E

(A-B)	(45.00)	(35.00)	(44°33'48")	(34.12)	(S 27°31'40"W)
(B-E)	(45.00)	(85.00)	(108°13'31")	(72.92)	
(B-C)	(45.00)	(2.50)	(3°10'43")	(2.50)	(S 3°15'12"W)
(C-D)	(45.00)	(47.24)	(60°09'08")	(45.10)	(S 28°24'44"E)
(D-E)	(45.00)	(55.78)	(71°01'35")	(52.28)	(N 85°59'54"E)
(F-K)	(770.00)	(241.48)	(17°58'08")	(240.50)	(N 12°59'06"E)
(F-I)	(770.00)	(135.10)	(10°03'11")	(134.93)	(N 9°01'38"E)
(I-J)	(770.00)	(20.00)	(1°29'18")	(20.00)	(N 14°47'53"E)
(J-K)	(770.00)	(86.34)	(6°25'39")	(86.34)	(N 18°45'21"E)
(K-L)	(15.00)	(19.44)	(74°14'18")	(18.10)	(N 59°05'20"E)

**NORTHSTAR SURVEYING, INC.**

720 N.W. 4th Street  
Corvallis, Oregon 97330  
Phone: 503-757-9050

**DECLARATION**

Know all people by these presents that Cosmopolitan Land Corporation, an Oregon Corporation, is the recorded owner of the lands represented on this subdivision replat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and replatted into lots as shown on the accompanying map. There are no water rights appurtenant to this property. Plat is dedicated as BRUNO 34/35.

I hereby create the Pedestrian Access Easement across Lot 1 as shown on the accompanying map.

*Arthur Stonehill*  
Cosmopolitan Land Corporation  
Arthur Stonehill, President

SUBDIVISION CONSENT BY  
MICHAEL N. AND SUSAN B.  
BARNETTE PER M-234973-97

**ACKNOWLEDGEMENT**

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

This is to certify that on this 19th day of August, 1993, before me, a Notary Public in and for said State and County, did personally appear Arthur Stonehill, President of Cosmopolitan Land Corporation, who, being duly sworn, did say that he is the identical person named in the foregoing instrument, and that said instrument was executed on behalf of Cosmopolitan Land Corporation, and acknowledged to me that he executed said instrument freely and voluntarily.

Notary Public

*Ann E. Morgan*  
ANN E. MORGAN  
NOTARY PUBLIC - OREGON  
My Commission Expires 2-25-94

**APPROVALS**

*Wendy Katin* 4-4-94  
Corvallis City Engineer date  
*Lee March* 4-4-94  
Development Services Manager date  
*Kay Wilson* 4-5-94  
For Benton County Surveyor date  
*Janet Ols* 4/5/94  
Chairperson, date  
Benton County Board of Commissioners

I hereby certify that all assessments against this property have been paid in full as of the 4 day of APRIL, 1994  
*Nancy B...* 4/4/94  
Corvallis City Finance Director date

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 1993-1994 tax roll, which became a lien or will become a lien during this tax year on this subdivision, but not yet certified to the tax collector for collection have been paid.  
*Ann E. Morgan* 2-14-94  
Director, Benton County Department of Assessment date

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, 1994.  
*Clark Ruppel* 2-17-94  
Director, Benton County Department of Finance, date  
Auditing and Tax Collection

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

I hereby certify that the attached subdivision plat was received and duly recorded by me in the Benton County Records Book of Subdivision Plats, Volume 9 Page 21 on this 16 day of April, 1993, at 1:27 o'clock pm.  
*David...*  
Benton County Clerk

**NARRATIVE**

CS 8716 modified the property line between 4886 and 4893 NW Bruno Place. This replat makes that new property line the legally platted Lot line. This replat procedure was suggested by the City Planning Department as the most expeditious method of moving the 10 foot wide Pedestrian Access Easement created by the original plat of WALNUT PARK. By this replat, the Access Easement is removed from Lot 2 and recreated on Lot 1, adjoining the south line thereof. The north line of the new Access easement is now parallel to and 10 feet from (measured at 90° to) the south line of said Lot 1. \*

The right-of-way line of NW Bruno Place was computed from the 3 found monuments A, B and E, holding the record radius = 45 feet. The NW corner of Lot 33, point "D", was then computed on the R/W between "B" and "E" by proportionate arc length.

The curve point "F" was computed using "G", the curve point on the westerly R/W, and "H", the SW corner of Lot 8 (also being on the easterly R/W of Walnut Blvd). I held the record R/W width (80 feet) and made the line G-F perpendicular to the line F-H as I did for CS 8716. The NW corner of Lot 8 was then computed by proportion between F and H.

To compute the missing NW corner of Lot 1 I had to recreate the curve portion of Walnut Blvd north to Maser Drive. First I recreated the centerline and R/W of Maser Dr using found monuments "L", "M" and "N". From "L" I then went perpendicular to the R/W the record radius distance (15 feet) to establish the radius point "O". Finally, I used "O" with the found curve point "G" to compute the radius point of Walnut Blvd by distance-distance intersection (755 ft and 850 ft respectively). I projected the line between the two radius points northwesterly from "O" 15 feet to the curve point "K". I then computed Lot corners on the R/W of Walnut Blvd by proportion along the arc between "F" and "K". Resultant data matches the platted data nicely.

\* The 10' Utility Easement remains as originally platted.

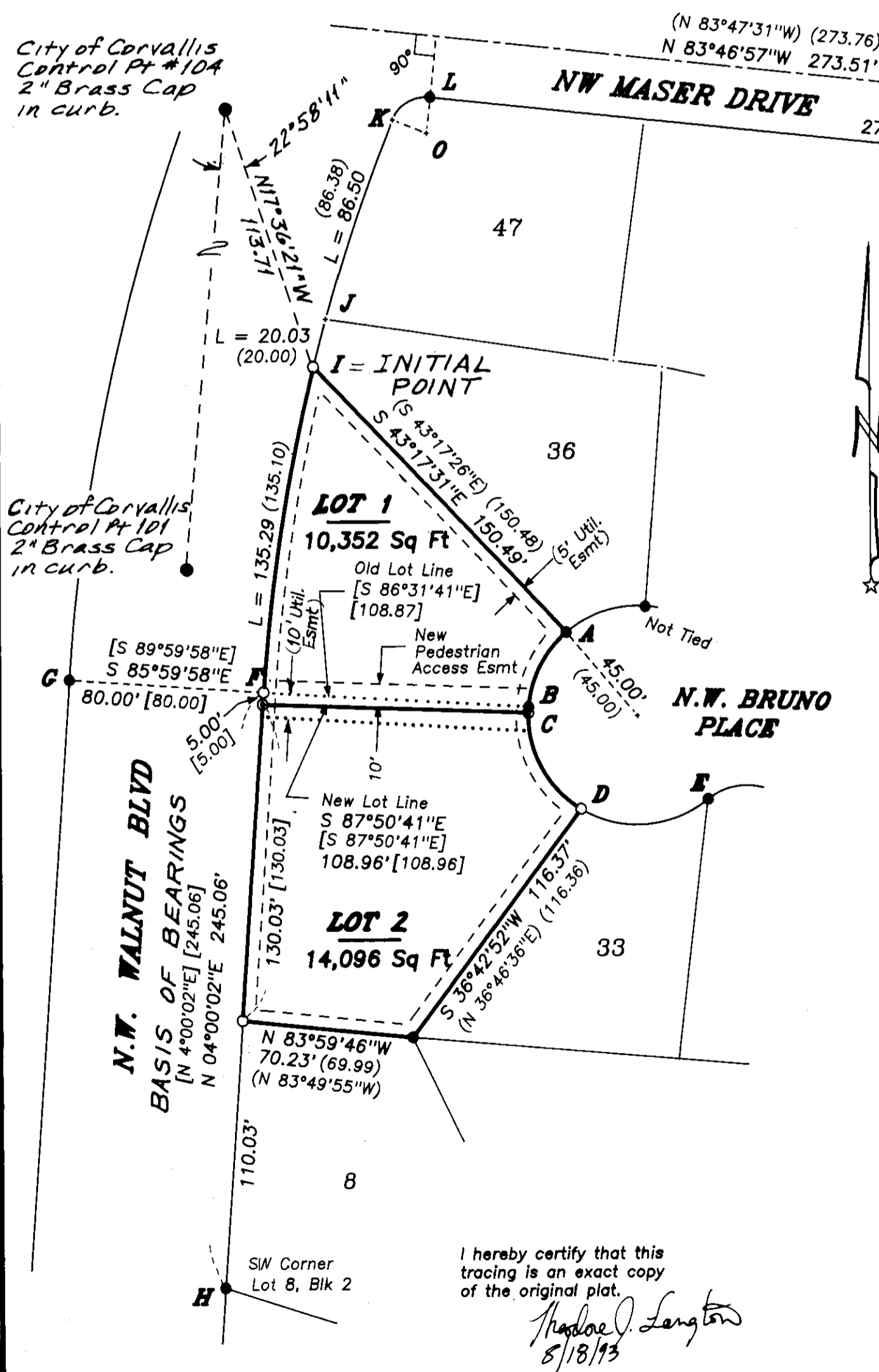
**LEGEND**

- .....Found monument: 5/8" iron rod.
- ⊙.....Found N\* monument: 5/8" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- .....Set N\* monument.
- ( ).....Record data from the plat of WALNUT PARK.
- [ ].....Record data from CS 8716.

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I have correctly surveyed and marked with proper monuments the land represented on this subdivision replat, the boundary of which is described as follows:

Lots 34 and 35, inclusive, of WALNUT PARK, a recorded subdivision in the City of Corvallis, Section 28, T11S, R5W, W.M., Benton County, Oregon.



I hereby certify that this tracing is an exact copy of the original plat.

*Theodore J. Langton*  
5/18/93