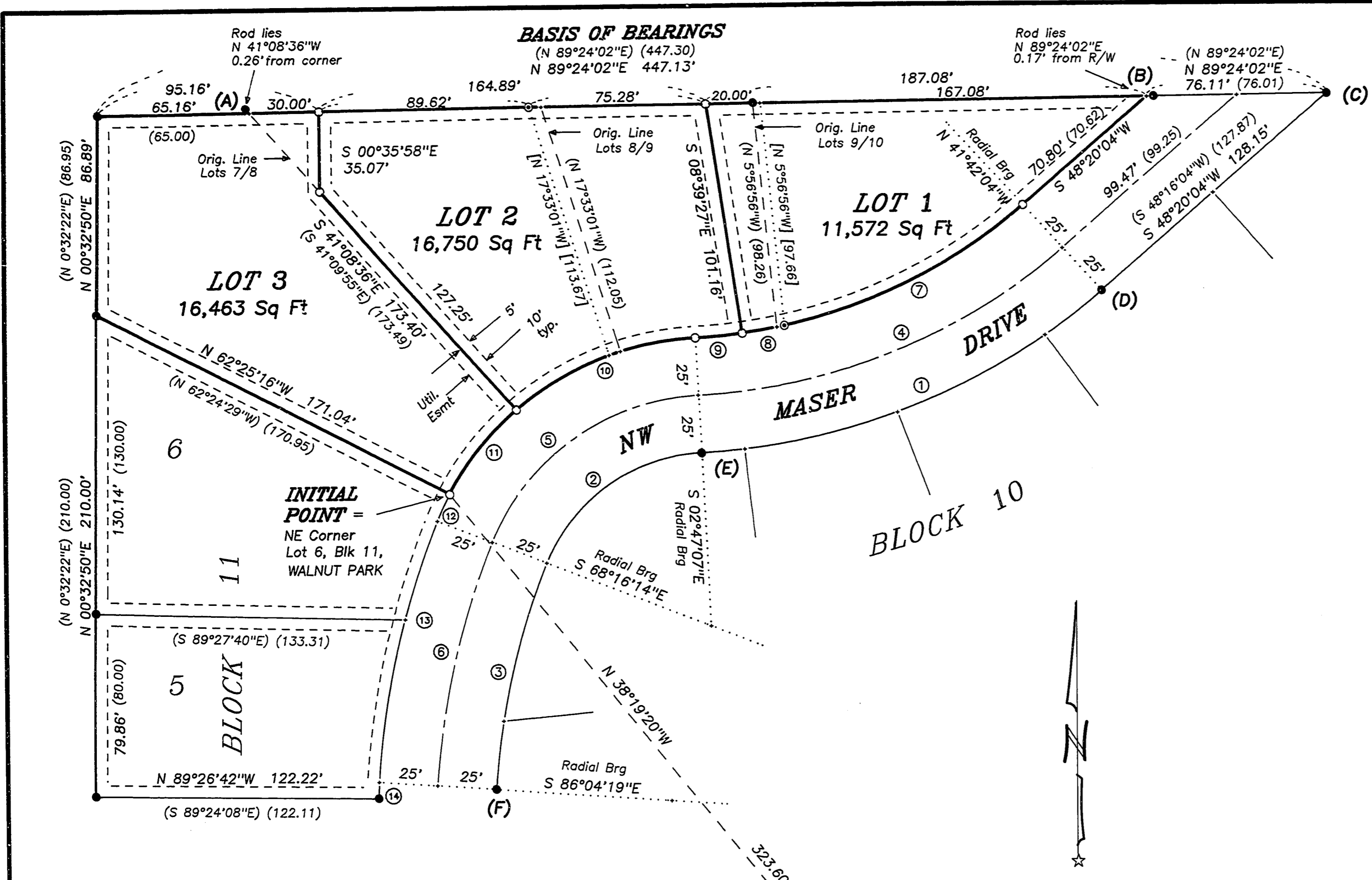


Book 9 Page 29



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	275.00' (275.00)	186.78' (187.21)	38°54'57" (39°00'05")	183.21'	S 67°45'25"W
2	75.00' (75.00)	85.72' (85.81)	65°29'07" (65°33'11")	81.13'	S 54°28'20"W
3	325.00' (325.00)	100.98' (101.05)	17°48'06" (17°48'55")	100.57'	S 12°49'44"W
4	250.00' (250.00)	169.80' (170.18)	38°54'57" (39°00'06")	166.91'	S 67°45'25"W
5	100.00' (100.00)	114.29' (114.41)	65°29'07" (65°33'11")	108.17'	S 54°28'20"W
6	350.00' (350.00)	108.74' (108.83)	17°48'06" (17°48'55")	108.31'	S 12°49'44"W
7	225.00' (225.00)	114.78' (114.83)	29°13'40" (29°13'40")	113.54'	S 62°54'46"W
8	225.00' (225.00)	18.16'	4°37'30"	18.16'	S 79°50'21"W
9	225.00' (225.00)	19.88'	5°03'47"	19.88'	S 84°41'00"W
10	125.00' (125.00)	83.77' (83.85)	38°23'44" (38°26'05")	82.21'	S 68°01'02"W
11	125.00' (125.00)	46.29' (46.34)	21°13'10" (21°14'34")	46.03'	S 38°12'35"W
12	125.00' (125.00)	12.81' (12.82)	5°52'13" (5°52'32")	12.80'	S 24°39'53"W
13	375.00' (375.00)	116.51' (116.60)	17°48'06" (17°48'56")	116.04'	S 12°49'44"W
14	125.00' (125.00)	7.22' (7.21)	3°18'35" (3°18'12")	7.22'	S 2°16'23"W
				(7.21)	(S 2°14'58"W)

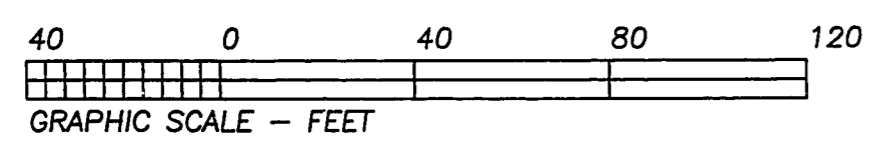
LEGEND

-Found monument: 5/8" iron rod.
- ⊙.....Found monument: 5/8" iron rod with yellow plastic cap stamped "RCI".
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- ().....Record data from plat of WALNUT PARK.
- []..... " " " CS 7417.

NARRATIVE

The purpose of this replat was to modify the configuration of Lots 7, 8, 9 and 10, Block 11, WALNUT PARK, creating only 3 Lots from the original 4. Most of the monuments around the exterior of the original Lots were found in good position as shown. I created "best fit" straight lines for these exterior boundaries from the found monuments. Only monument (A) is off line as shown. The final corner position was computed by intersection of the line between monuments with the "best fit" exterior Block line, and/or street R/W line. I held monuments (C) and (D) to control the E'ly R/W of Maser Drive, maintaining a 50 ft R/W width. Monument (B) is off the R/W as shown. I computed the radius point of curve (1) by distance-distance intersection from (D) and (E), using the record radius, 275.00 feet. I projected the line from that radius point through (E), holding the record radius 75.00 feet from (E), to create the radius point of curve (2). Using the radius point of curve (2) with monument (F) I computed the radius point of curve (3) by distance-distance intersection. I held 250.00 feet from the radius point of curve (2) and 325.00 feet from (F). I then computed the radius point of curve (13) 75.00 feet (record radius) from (F) on the line toward the radius point of curve (3). I computed missing corners on the R/W curves by proportion between computed curve points using arc lengths. I held full measure for street widths.

It should be noted that an adjustment of the lines between Lots 8, 9 and 10, Block 11, was done in 1982 per CS 7417. The lines created by that survey were never used - the land remains vacant.



WALNUT RIDGE
A REPLAT OF LOTS 7, 8, 9 & 10
BLOCK 11, WALNUT PARK
for
COSMOPOLITAN LAND CORPORATION
in
SW 1/4 SEC 21 & NW 1/4 SEC 28, T11S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON
SEPTEMBER 6, 1994
SHEET 1 of 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore J. Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
RENEWAL DATE 12/31/94

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

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

Book 9 Page 29

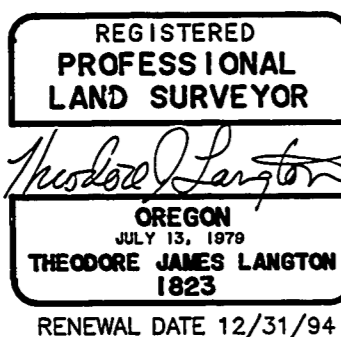
SURVEYOR'S CERTIFICATE

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 7, 8, 9 and 10, Block 11, WALNUT PARK, a legal subdivision in the City of Corvallis, Benton County, Oregon.

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

Theodore J. Langton



NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
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CITY OF CORVALLIS
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SEPTEMBER 6, 1994

SHEET 2 of 2

EASEMENTS

Utility and drainage easements created by the plat of WALNUT PARK along the original lines between and around Lots 7, 8, 9 and 10, Block 11, have been cancelled. Notice of cancellation was served to Benton County Public Works, City of Corvallis, Consumer's Power, NW Natural Gas Co., TCI Cablevision of Oregon, Inc. and U.S. West Communications.

Easements of record which may impact the land platted hereon include:

An easement to Consumer's Power, Inc., indeterminate as to location, for placement and maintenance of electric transmission lines or systems, recorded in Book 175, Page 374, Benton County Deed Records.

An easement to Benton-Lincoln Electric Cooperative, Inc., indeterminate as to location, for placement and maintenance of electric transmission lines or systems, recorded in Book 181, Page 552, Benton County Deed Records.

DECLARATION

Know all people by these presents that Arthur Stonehill, Karie Stonehill and Cosmopolitan Land Corporation, an Oregon Corporation, are the recorded owners of the lands represented on this subdivision replat and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and replatted into lots as shown on the accompanying map and to be dedicated "WALNUT RIDGE". There are no water rights appurtenant to this development.

We hereby create the Public Utility Easements as shown on the accompanying map.

Arthur Stonehill Arthur Stonehill Karie Stonehill

Arthur Stonehill Arthur Stonehill Karie Stonehill
President
Cosmopolitan Land Corp.

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

Signed or attested before me on this 15th day of NOVEMBER, 1994,
by Arthur Stonehill and Karie Stonehill.

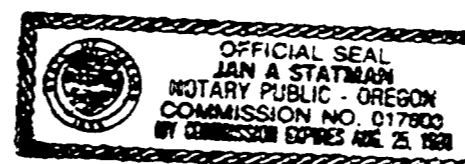
Jan A. Statman
Notary Public



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

This instrument was acknowledged before me on this 15th day of NOVEMBER, 1994, by Arthur Stonehill as president of Cosmopolitan Land Corporation, Inc.

Jan A. Statman
Notary Public



APPROVALS

<i>David Katin</i>	<u>12-16-94</u>
Corvallis City Engineer	date
<i>Lee March</i>	<u>12-16-94</u>
Development Services Manager	date
<i>Ray Wilson</i>	<u>1-3-95</u>
FOR Benton County Surveyor	date
<i>Patricia Jubb</i>	<u>1-4-95</u>
Chairperson,	date
Benton County Board of Commissioners	

I hereby certify that all assessments against this property have been paid in full as of the 15th day of December, 1994.

Robert E. Wainwright 12/15/94
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 1994-1995 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.

Patricia Kay Grant 11-21-94
Director, Benton County Department of Assessment date

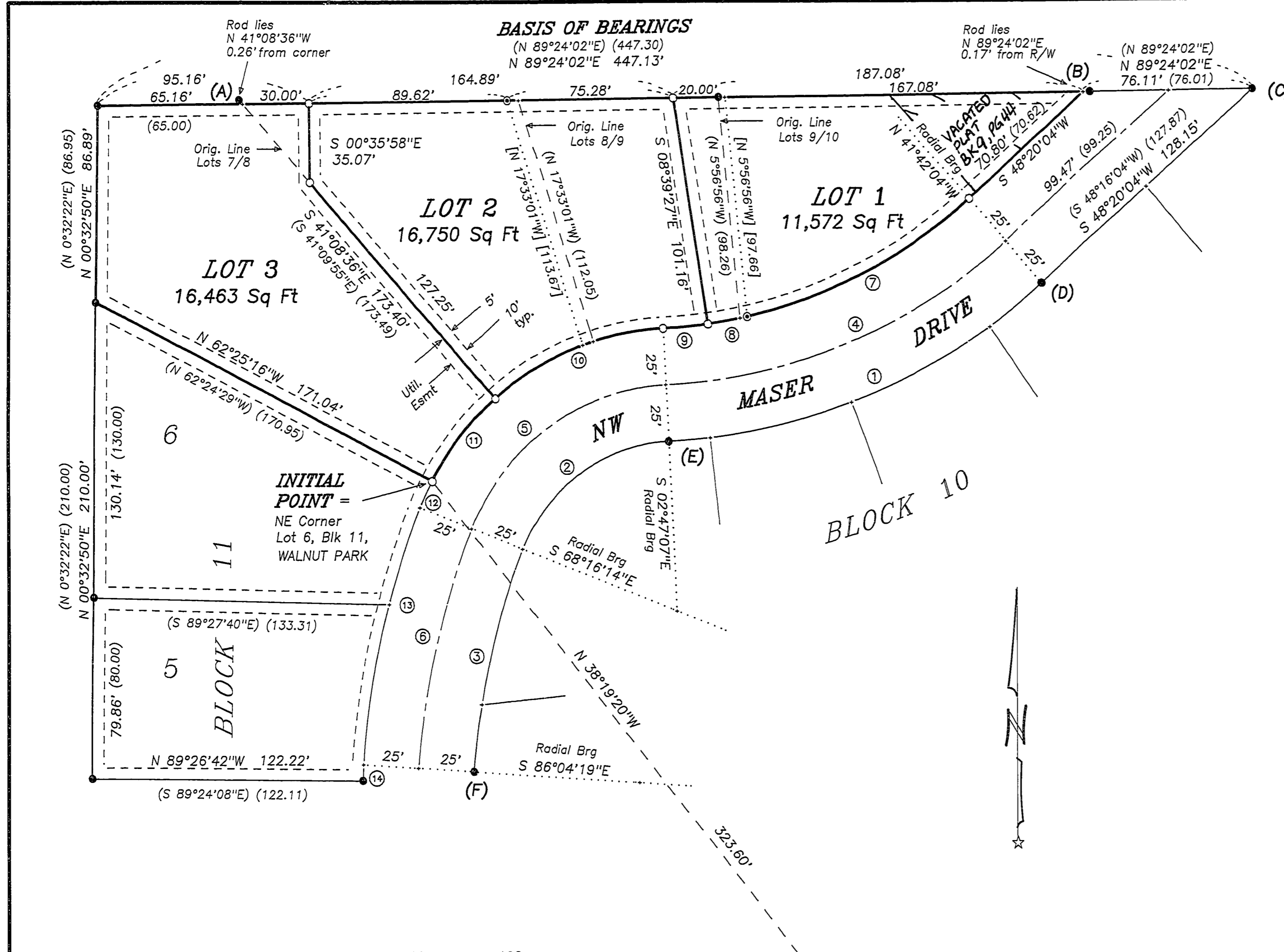
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this subdivision that are now due and payable have been paid to June 30, 1995.

Chick Ruggles 11-23-94
Director, Benton County Department of Finance, Auditing and Tax Collection date

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

I hereby certify that the attached subdivision plat was received and duly recorded by me in the Benton County Records Book of Subdivision Plat, Volume 174, Page 29, on this 4th day of January, 1995, at 9:59 o'clock AM.

Walt J. Bueh
Benton County Clerk



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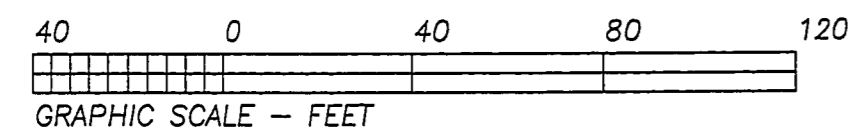
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SEPTEMBER 6, 1994
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Theodore J. Langton

City of Corvallis
Control Pt. #101
2" brass cap
in curb.