

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

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Book 9, Page 34

RIVERGREEN ESTATES FIRST ADDITION

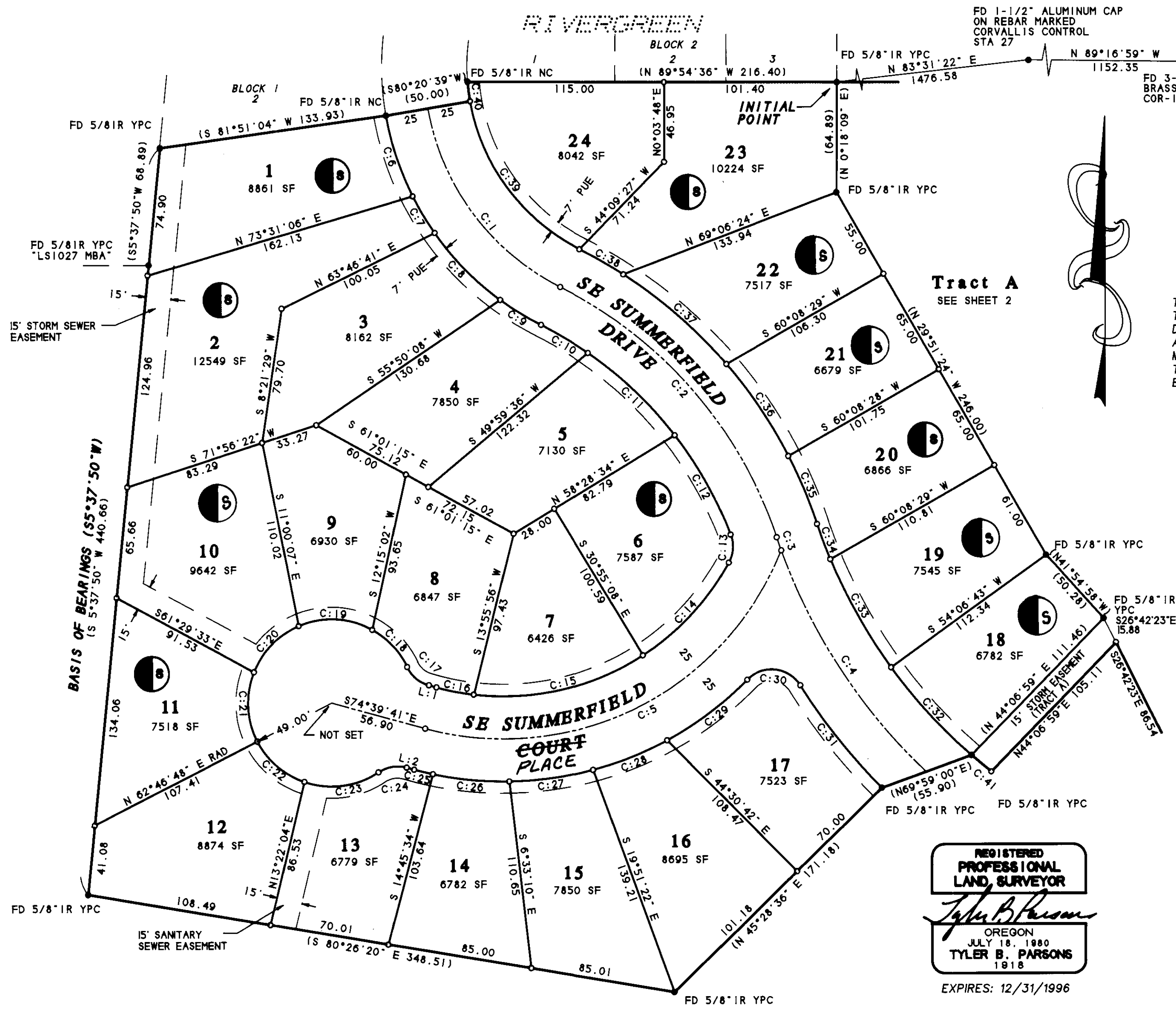
A SUBDIVISION IN THE DAVID BUTTERFIELD DLC NO. 47
SE1/4 SECTION 11, TOWNSHIP 12 SOUTH, RANGE 5 WEST, W.M.
CORVALLIS, BENTON COUNTY, OREGON
JANUARY 1994 SCALE: 1" = 50'

INDEX TO SHEETS
SHEET 1 - LOTS 1 - 24
SHEET 2 - TRACT A
SHEET 3 - CERTIFICATES, DECLARATIONS,
& APPROVALS

SOLAR ACCESS
HEIGHT AND SETBACK LIMITATIONS
AFFECTED LOTS: 1, 2, 6, 10, 11 & 18 THRU 23

THE LOTS REFERENCED ABOVE ARE SUBJECT TO A GRADUATED BUILDING HEIGHT RESTRICTION OR SPECIAL SETBACK PROVISIONS THAT HELPS PROTECT SOLAR ACCESS FOR ADJACENT PROPERTIES. THE SPECIFIC HEIGHT LIMIT IS DEPICTED ON MATERIALS SUBMITTED WITH THIS PLAT FOR RECORDING AT THE BENTON COUNTY RECORDERS OFFICE AND IS ALSO AVAILABLE AT THE COMMUNITY DEVELOPMENT IN CITY HALL. VEGETATION IS NOT AFFECTED BY THESE HEIGHT LIMITS UNLESS A SOLAR ACCESS PERMIT IS ALSO OBTAINED. (CORVALLIS ORDINANCE 80-10)

SEE DEED RECORDS, M- 203834-95



- LEGEND**
- FOUND 5/8" IRON ROD AS NOTED
 - NC - NO CAP
 - YPC - W/ YELLOW PLASTIC CAP MARKED "PARSONS PLS 1918" UNLESS NOTED
 - SET 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PARSONS PLS 1918"
 - COE CORPS OF ENGINEERS
 - PUE PUBLIC UTILITY EASEMENT
 - L:1 LINE DATA - SEE TABLE
 - C:1 CURVE DATA - SEE CURVE TABLE
 - () INFORMATION OF RECORD, CS 8781
 - RAD RADIAL TO CENTER POINT
 - ⊙ SOLAR ACCESS LIMITATION

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE KENNETH M. COON FAMILY TRUST. THE EXTERIOR BOUNDARY SURVEY FOR THIS SUBDIVISION WAS PERFORMED IN DECEMBER 1993 AND IS RECORDED AT THE BENTON COUNTY SURVEYOR'S OFFICE AS CS 8781. BASIS OF BEARINGS IS THE WEST LINE OF THIS SUBDIVISION AS MONUMENTED IN CS 8781. SURVEY OF TRACTS A AND B ARE SHOWN ON SHEET 3 THE CENTER OF THE SE SUMMERFIELD COURT CUL-DE-SAC BULB WAS NOT MONUMENTED BECAUSE OF OBSTRUCTION BY A MANHOLE.

LINE TABLE

LOT	LINE NO.	DIRECTION	LENGTH
8	1	S 74°39'41" E	4.60
13	2	S 74°39'41" E	4.60

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
N/A	1	145.00	134.91	72.78	130.09	S 36°24'28" E	53°18'29"
N/A	2	255.00	199.27	105.04	194.24	N 40°40'27" E	44°46'28"
N/A	3	335.00	8.21	4.10	8.21	S 18°59'21" E	1°24'06"
N/A	4	335.00	156.66	79.79	155.24	S 33°05'16" E	26°47'40"
N/A	5	75.00	255.73	127.81	233.57	N 63°28'32" E	83°43'34"
N/A	6	70.00	50.18	25.28	50.00	S 18°06'38" E	16°54'46"
N/A	7	70.00	25.02	12.53	25.00	S 30°47'01" E	8°25'59"
N/A	8	70.00	55.24	27.87	55.00	S 44°18'35" E	18°37'06"
N/A	9	70.00	28.02	14.04	27.99	S 58°20'25" E	9°26'32"
N/A	10	230.00	32.04	16.05	32.02	N 59°04'14" W	7°58'56"
N/A	11	230.00	70.27	35.41	70.00	N 46°19'35" W	17°30'22"
N/A	12	230.00	67.30	33.89	67.06	N 29°17'28" E	16°45'53"
N/A	13	20.00	17.23	9.19	16.70	N 3°51'56" E	49°20'52"
N/A	14	50.00	74.97	38.29	74.19	N 42°51'29" E	28°48'12"
N/A	15	50.00	103.68	54.01	101.63	N 76°58'39" E	39°36'09"
N/A	16	50.00	22.41	11.23	22.39	S 78°56'29" E	8°33'36"
N/A	17	20.00	17.21	9.18	16.68	S 50°00'49" E	49°17'37"
N/A	18	49.00	30.27	15.63	29.79	N 43°03'45" W	39°29'25"
N/A	19	49.00	44.86	24.14	43.31	N 86°59'08" E	5°29'24"
N/A	20	49.00	38.49	20.30	37.51	S 44°17'05" W	45°00'14"
N/A	21	49.00	41.91	22.33	40.64	S 2°45'07" E	49°00'08"
N/A	22	49.00	37.25	19.58	36.36	S 48°59'52" E	43°33'19"
N/A	23	49.00	45.48	24.53	43.87	N 82°38'04" E	53°10'48"
N/A	24	20.00	17.21	9.18	16.68	S 82°47'30" E	49°17'39"
N/A	25	200.00	45.37	22.68	45.36	S 78°17'17" E	3°15'21"
N/A	26	200.00	45.10	22.64	45.00	S 84°22'46" E	1°55'08"
N/A	27	200.00	45.10	22.64	45.00	S 87°01'25" E	1°15'51"
N/A	28	200.00	48.83	24.04	48.66	N 88°11'32" E	3°24'54"
N/A	29	200.00	58.08	29.74	58.48	N 54°40'29" W	18°55'11"
N/A	30	20.00	38.07	19.23	37.34	N 83°50'41" E	103°11'00"
N/A	31	360.00	39.08	19.69	76.93	S 38°53'13" E	19°16'03"
N/A	32	310.00	69.04	34.72	69.79	S 42°50'40" E	19°55'34"
N/A	33	310.00	73.57	36.66	72.81	S 29°08'24" E	15°29'15"
N/A	34	310.00	25.23	12.62	25.23	S 20°20'30" W	4°06'36"
N/A	35	280.00	25.45	12.79	24.41	N 22°43'50" W	8°53'31"
N/A	36	280.00	65.31	32.80	65.16	N 33°51'39" W	13°21'50"
N/A	37	280.00	80.48	40.52	80.21	N 48°46'38" W	18°28'07"
N/A	38	280.00	29.57	14.80	29.55	N 60°02'12" E	6°02'58"
N/A	39	120.00	111.86	60.36	107.85	S 36°21'27" E	53°24'28"
N/A	40	(118.62)	(11.47)	(5.74)	(11.47)	(S 6°55'11" E)	(5°32'23")
TRACT A	41	310.00	15.04	7.52	15.04	S 50°11'59" E	2°46'51"

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

Tyler B. Parsons
TYLER B. PARSONS, PLS 1918

REGISTERED PROFESSIONAL LAND SURVEYOR

Tyler B. Parsons

OREGON
JULY 18, 1980
TYLER B. PARSONS
1918

EXPIRES: 12/31/1996

PARSONS SURVEYING
1915 SE Stone Street
Corvallis, OR 97333
(503) 752-7515
PROJECT 9340

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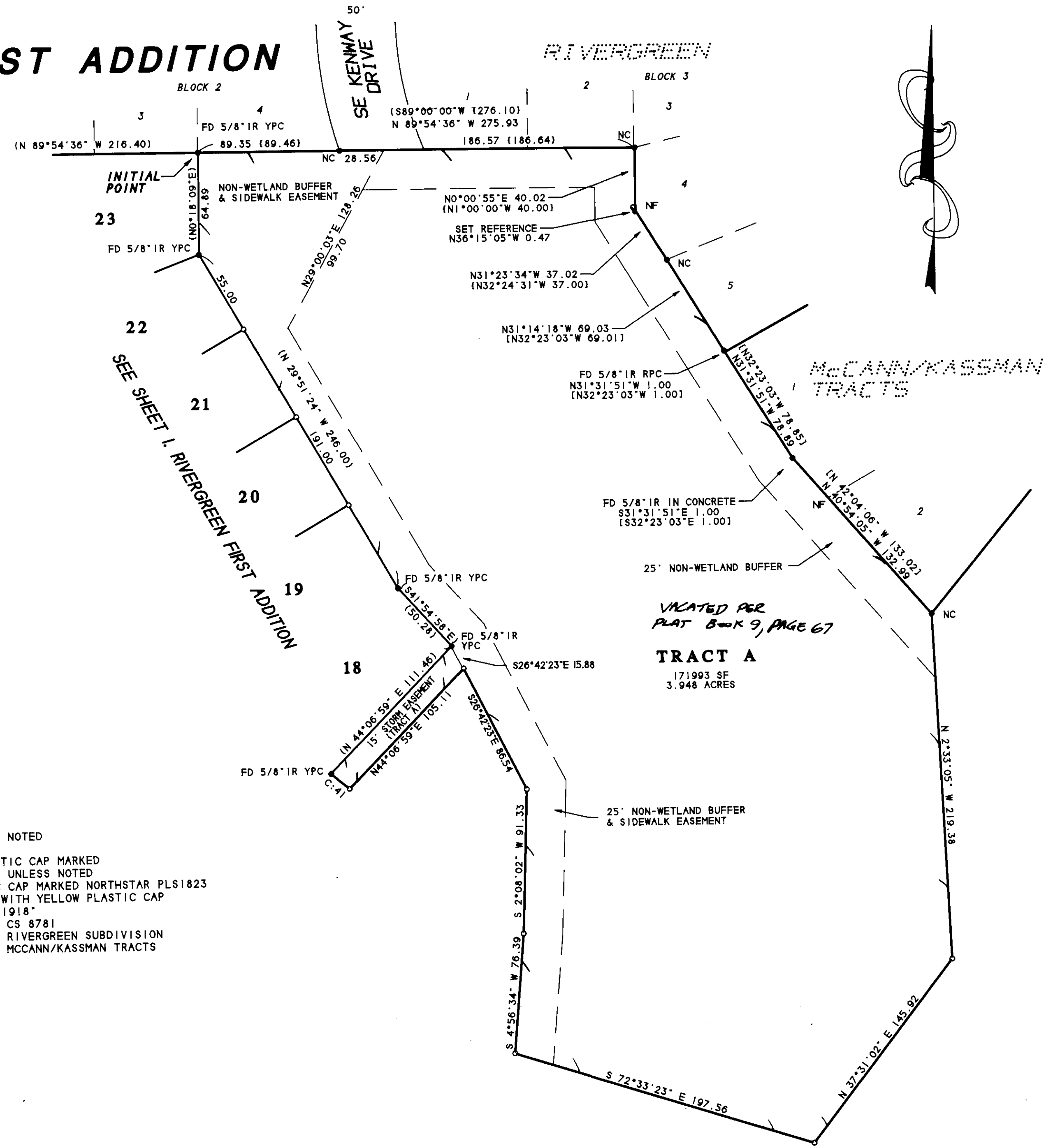
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CORVALLIS, BENTON COUNTY, OREGON
JANUARY 1994 SCALE: 1" = 50'



NARRATIVE

BASIS OF BEARINGS - SEE NARRATIVE ON SHEET 1. THE EXTERIOR OF THIS PORTION OF RIVERGREEN ADDITION WAS NOT SURVEYED AS PART OF CS 8781. THE NORTHERLY BOUNDARY WAS DETERMINED FROM FOUND MONUMENTS OF RIVERGREEN SUBDIVISION, AND THE MCCANN/KASSMAN TRACTS. THE MONUMENT AT THE ANGLE POINT OF LOT 4 BLOCK 3, RIVERGREEN WAS NOT FOUND AND IS BELIEVED TO HAVE BEEN DESTROYED DURING THE INSTALLATION OF A FENCE CORNER. THE POSITION OF THIS CORNER WAS REESTABLISHED BY ROTATION AND SCALING BETWEEN THE FOUND MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNER OF THE LOT, AND IS REFERENCED BY AN IRON ROD AS SHOWN.

LEGEND

- FOUND 5/8" IRON ROD AS NOTED
- NC - NO CAP
- YPC - W/ YELLOW PLASTIC CAP MARKED "PARSONS PLS 1918" UNLESS NOTED
- RPC - W/ RED PLASTIC CAP MARKED NORTHSTAR PLS1823
- SET 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PARSONS PLS 1918"
- () INFORMATION OF RECORD. CS 8781
- { } INFORMATION OF RECORD. RIVERGREEN SUBDIVISION
- [] INFORMATION OF RECORD. MCCANN/KASSMAN TRACTS
- NF NOT FOUND

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Tyler B. Parsons
OREGON
JULY 18, 1980
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Book 9, Page 34

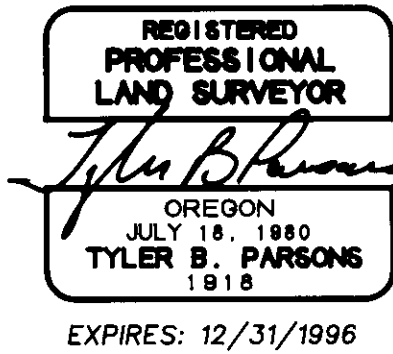
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CORVALLIS, BENTON COUNTY, OREGON
JANUARY 1994

SURVEYOR'S CERTIFICATE:

I, TYLER B. PARSONS, a Registered Professional Land Surveyor in the State of Oregon, hereby certify that during the period January 4, 1994 to October 6, 1994, I did accurately survey, subdivide, and plat into lots, tracts, and street rights of way the lands represented on the attached map of RIVERGREEN ESTATES FIRST ADDITION, the boundary of which is described as follows:

Beginning at the "INITIAL POINT", a 5/8" iron rod at the southeast corner of Lot 3, Block 2, RIVERGREEN, a subdivision of record in the City of Corvallis, Benton County, Oregon; thence along the South line of RIVERGREEN, North 89°54'36" West 216.40 feet to a 5/8" iron rod; thence on a 118.62 foot (record 120.00 foot) radius curve left (the long chord of which bears South 6°55'11" East 11.47 feet) a distance of 11.47 feet to a 5/8" iron rod; thence South 80°20'39" West 50.00 feet to a 5/8" iron rod; thence South 81°51'04" West 133.93 feet to a 5/8" iron rod on the south line of RIVERGREEN and on the west line of that property described in the deed to Kenneth M. Coon recorded as M-138012-91, Deed Records of Benton County; thence along said west line, South 5°37'50" West 440.86 feet to a 5/8" iron rod; thence South 80°26'20" East 348.51 feet to a 5/8" iron rod; thence North 45°28'36" East 171.18 feet to a 5/8" iron rod; thence North 69°59'00" East 55.90 feet to a 5/8" iron rod; thence on a 310.00 foot radius curve left (the long chord of which bears South 50°11'59" East 15.04 feet) a distance of 15.04 feet to a 5/8" iron rod; thence North 44°06'59" East 105.11 feet to a 5/8" iron rod; thence South 26°42'23" East 86.54 feet to a 5/8" iron rod; thence South 2°08'02" West 91.33 feet to a 5/8" iron rod; thence South 4°56'34" West 76.39 feet to a 5/8" iron rod; thence South 72°33'23" East 197.56 feet to a 5/8" iron rod; thence North 37°31'02" East 145.92 feet to a 5/8" iron rod; thence North 2°33'05" West 218.38 feet to a 5/8" iron rod at the south corner of the McCANN/KASSMAN TRACTS, a subdivision of record in the City of Corvallis; thence along the west line of said tracts North 40°54'05" West 132.99 feet to a point, said point being referenced by a 5/8" iron rod lying South 37°31'51" East 1.00 feet; thence North 31°31'51" West 78.89 feet to a point at the southwest corner of Lot 5, Block 3, RIVERGREEN, said point being referenced by a 5/8" iron rod lying North 31°31'51" West 1.00 feet; thence along the southerly line of RIVERGREEN, North 31°14'18" West 69.03 feet to a 5/8" iron rod; thence North 31°23'34" West 37.02 feet to a point, said point being referenced by a 5/8" iron rod lying North 36°15'05" West 0.47 feet; thence North 0°00'55" East 40.02 feet to a 5/8" iron rod; thence North 89°54'36" West 275.93 feet to the Initial Point.



PARSONS SURVEYING
1915 SE Stone Street
Corvallis, OR 97333
(503) 752-7515
PROJECT 9340

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 1995-1996 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 23 day of AUGUST, 1995.

By: Don E. Smith ACTING ASSESSOR
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, 1995.

By: Chad Kuebler 8-24-95
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: Nay B... 8/21/95
City of Corvallis Finance Director Date

Examined and Approved this 14th day of SEPTEMBER, 1995.

By: Leonard J. Smith
City of Corvallis Engineer

Examined and Approved this 25th day of Sept, 1995.

By: Ray Wilson
FOR Benton County Surveyor

Examined and Approved this 17th day of AUGUST, 1995.

By: Charles R. Gil
Chairperson, City of Corvallis Planning Commission

Examined and Approved this 25th day of Sept, 1995.

By: John Delworth
Chairperson, Benton County Board of Commissioners

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS that the COON FAMILY LIMITED PARTNERSHIP is recorded owner of the lands represented on the attached map and particularly described on the Surveyor's Certificate, and have caused the same to be surveyed and platted into Lots, Tracts and Streets as shown on the attached plat and to be dedicated as RIVERGREEN ESTATES FIRST ADDITION and do hereby dedicate to the public use forever, without reservation or restriction, the streets and easements as shown for said purposes respectively. Also created is the 25 foot wide non-wetland buffer within TRACT A, as shown.

Kenneth M. Coon
KENNETH M. COON, GENERAL PARTNER

ACKNOWLEDGEMENT:



STATE OF OREGON)SS
COUNTY OF BENTON)

This is to certify that on this 18th day of September, 1995, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear KENNETH M. COON, 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 on behalf of the COON FAMILY LIMITED PARTNERSHIP.

Paulette Moeller
Notary Public - Oregon

STATE OF OREGON)SS
COUNTY OF BENTON)

I hereby certify that the plat of RIVERGREEN FIRST ADDITION was received and duly recorded by me in the Benton County Record of Subdivision Plats, Book 9, Page 34, on this 23 day of September, 1995, at 11:10 o'clock A M.

By: Paul J. Link
Benton County Clerk

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

Tyler B. Parsons
TYLER B. PARSONS

Subdivision Plat Consent Affidavit from M. Margaret Coon, the recorded General Partner, COON FAMILY LIMITED PARTNERSHIP as been recorded in M-203836-95, Benton County Deed Records

Subdivision Plat Consent Affidavit from Linn-Benton Bank, the recorded trust deed holder, Dean M. Quick, Attorney at Law, Trustee, as been recorded in M-203835-95, Benton County Deed Records.