

**RIVERGREEN ESTATES
 SECOND ADDITION**

AND REPLAT OF TRACT A OF RIVERGREEN ESTATES FIRST ADDITION
 LOCATED IN
 SE 1/4 SEC 11 & NE 1/4 SEC 14,
 T12S, R5W, W.M.
 DAVID BUTTERFIELD DLC No. 47
 CITY OF CORVALLIS
 BENTON COUNTY, OREGON
 AUGUST 29, 1997
 SHEET 1 OF 3

LEGEND

- SET 5/8" x 30" I.R. W/ YPC STAMPED 'SEADERS 1014'
- FD 5/8" I.R. W/ YPC STAMPED 'PARSONS PLS 1918' AS PER C.S.8781 OR 'RIVERGREEN ESTATES FIRST ADDITION', UNLESS OTHERWISE NOTED
- YPC1 FD 5/8" I.R. W/ YPC STAMPED 'SEADERS 1014' AS PER C.S.9223
- NC2 FD 5/8" I.R. AS PER 'VILLA SOUTH'
- NC3 FD 5/8" I.R. AS PER 'RIVERGREEN'
- RPC4 FD 5/8" I.R. W/ RPC STAMPED 'NORTHSTAR PLS 1823' AS PER 'McCANN/KASSMAN TRACTS'

() DATA OF, OR COMPUTED FROM, BENTON COUNTY SURVEY 9223

- C# CURVE NUMBER - SEE CURVE TABLE
- L# LINE NUMBER - SEE LINE TABLE
- EL# EASEMENT LINE NUMBER - SEE TABLE
- EC# EASEMENT CURVE NUMBER - SEE TABLE
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- PUE PUBLIC UTILITY EASEMENT
- RPC RED PLASTIC CAP
- NC NO CAP
- C.S. BENTON COUNTY SURVEY
- PAE PUBLIC ACCESS EASEMENT

PUBLIC UTILITY EASEMENT AS PER BENTON COUNTY DEED RECORD M-203193-95

C#	Radius	Delta	Length	Bearing	Chord
EC1	310.00	2'46"28"	15.01	N 50°12'03" W	15.01
EC2	360.00	6'16"11"	39.39	N 47°39'32" W	39.37

FD 5/8" I.R. W/ 1-1/2" ALUMINUM CAP MARKED 'CORVALLIS CONTROL STA 26'

FD 5/8" I.R. W/ 1-1/2" ALUMINUM CAP MARKED 'CORVALLIS CONTROL STA 27'

**SOLAR ACCESS
 HEIGHT AND SETBACK LIMITATIONS
 AFFECTED LOTS: 1-19**

THE LOTS REFERENCED ABOVE ARE SUBJECT TO A GRADUATED BUILDING HEIGHT RESTRICTION OR SPECIAL SETBACK PROVISIONS THAT HELP PROTECT SOLAR ACCESS FOR ABUTTING 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-236104-97

PUBLIC UTILITY EASEMENT AS PER BENTON COUNTY DEED RECORD M-203193-95

L#	Bearing	Length
EL1	S 13°22'04" W	15.00
EL2	N 76°37'56" W	15.00
EL3	S 13°22'04" W	16.00
EL4	N 80°26'07" W	15.03

FD 5/8" I.R. W/ YPC STAMPED 'LS 1027 MBA' N84°22'10"W 0.08 OF LINE (N84°22'10"W 0.08 OF LINE) ALSO FD 5/8" I.R. N82°28'08"W 1.13 OF LINE (N82°28'08"W 1.13 OF LINE)

FD NC2 EASTERLY NORTHEAST CORNER OF 'VILLA SOUTH' (S5°38'48"W 33.20) S5°38'48"W 33.20

FD NC2 N84°21'12"W 0.22 OF LINE (N84°21'12"W 0.22 OF LINE)

FD NC2 N84°21'12"W 0.22 OF LINE (N84°21'12"W 0.22 OF LINE)

INDEX TO SHEETS
 SHEET 1 - LOTS 1-19
 SHEET 2 - TRACTS A-B, CURVE TABLE, LINE TABLE
 SHEET 3 - CERTIFICATES, DECLARATIONS, AND APPROVALS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 22, 1974
JOHN SEADERS
 1014

EXPIRES 06/30/98

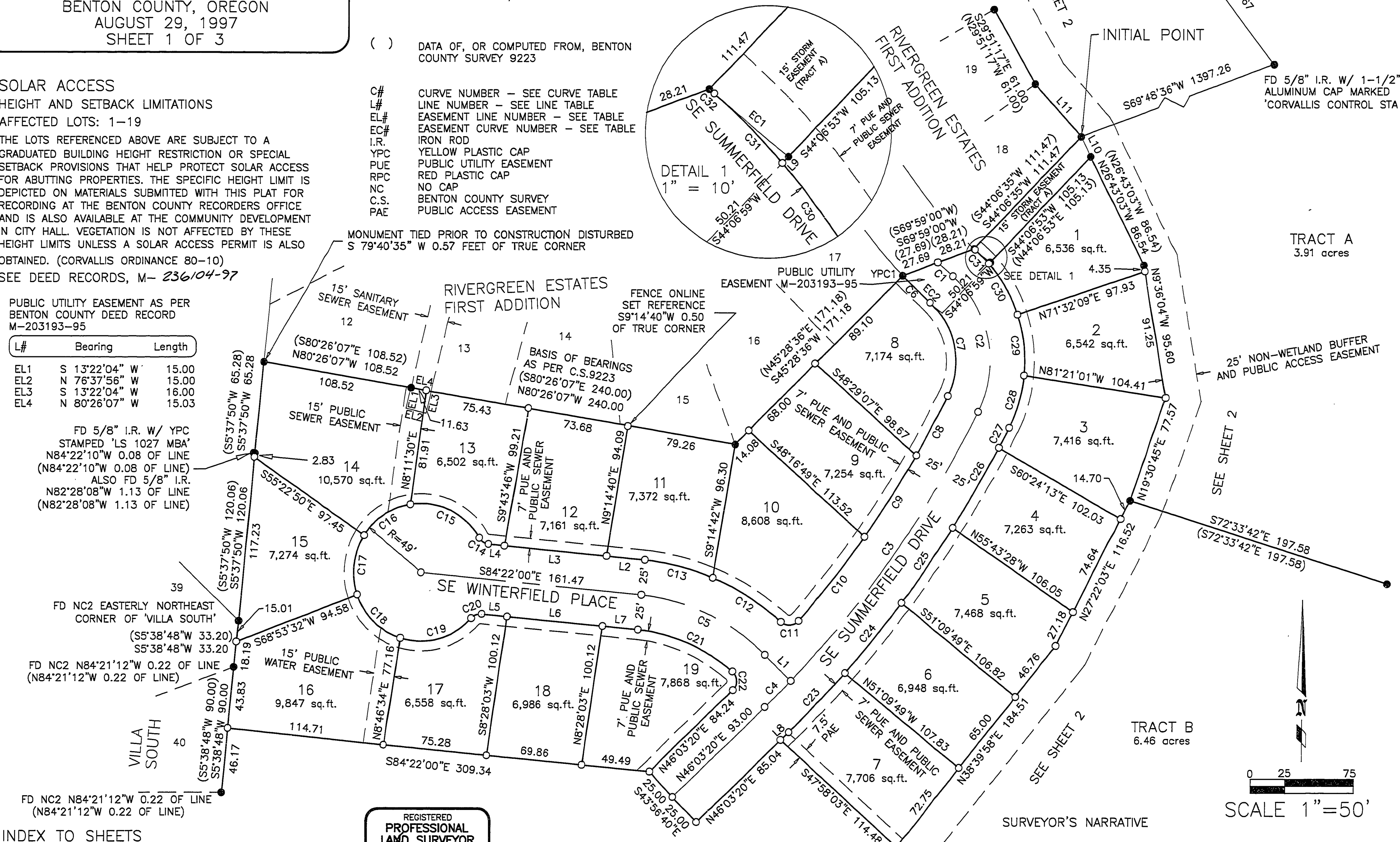
I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT
 BY: *John Seaders*
 JOHN SEADERS

MSS INC
 531 SW 4TH
 CORVALLIS, OR 97333
 (541) 753-1320
 08/97/DM/Y206PLAT

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF PROPERTY AT THE REQUEST OF THE COON FAMILY LIMITED PARTNERSHIP AS PER CITY OF CORVALLIS CASE S-96-5. I HELD THE MONUMENTS FOUND AS PER BENTON COUNTY SURVEY 9223 TO DETERMINE THE NORTH AND WEST BOUNDARIES OF THE SUBDIVISION. THE BASIS OF BEARINGS IS THAT LINE SHOWN ON THE ATTACHED MAP AS PER BENTON COUNTY SURVEY 9223.

SCALE 1"=50'



L#	Bearing	Length
L1	N 45°20'09" W	26.35
L2	N 84°22'00" W	27.78
L3	N 84°22'00" W	74.67
L4	N 84°22'00" W	12.03
L5	N 84°22'00" W	18.94
L6	N 84°22'00" W	69.86
L7	N 84°22'00" W	25.69
L8	S 46°03'20" W	7.96
L9	S 44°06'53" W	1.25
L10	N 26°43'03" W	15.86
(	N 26°43'03" W	15.86)
L11	S 41°55'01" E	50.29
(	N 41°55'01" W	50.29)
L12	N 0°00'57" W	40.02
(	N 0°00'57" W	40.02)
L13	N 31°20'24" W	36.97
(	N 31°20'24" W	36.97)
L14	N 31°15'35" W	69.04
(	N 31°15'35" W	69.04)

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

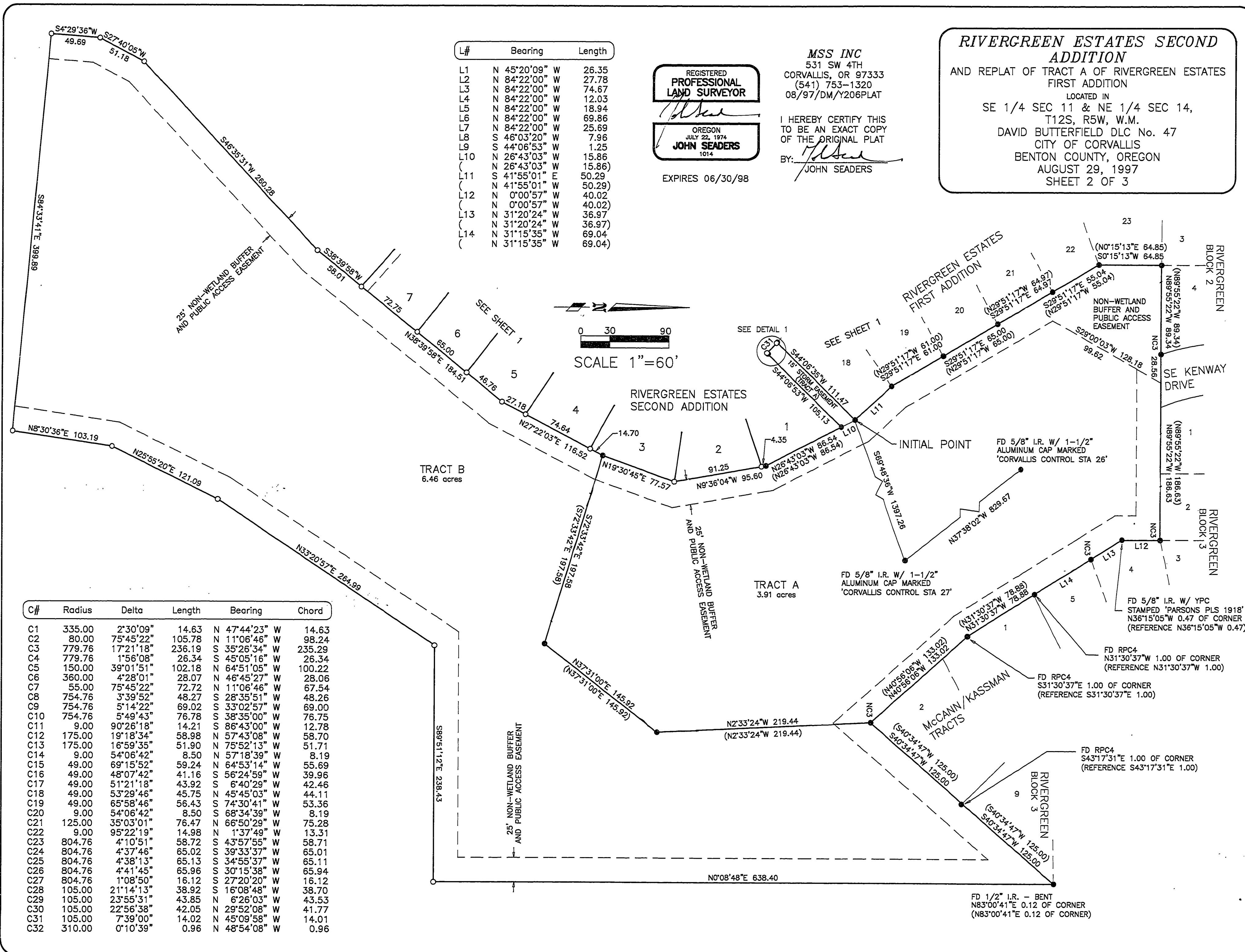
 OREGON
 JULY 22, 1974
 JOHN SEADERS
 1014

EXPIRES 06/30/98

MSS INC
 531 SW 4TH
 CORVALLIS, OR 97333
 (541) 753-1320
 08/97/DM/Y206PLAT

I HEREBY CERTIFY THIS
 TO BE AN EXACT COPY
 OF THE ORIGINAL PLAT
 BY:
 JOHN SEADERS

**RIVERGREEN ESTATES SECOND
 ADDITION**
 AND REPLAT OF TRACT A OF RIVERGREEN ESTATES
 FIRST ADDITION
 LOCATED IN
 SE 1/4 SEC 11 & NE 1/4 SEC 14,
 T12S, R5W, W.M.
 DAVID BUTTERFIELD DLC No. 47
 CITY OF CORVALLIS
 BENTON COUNTY, OREGON
 AUGUST 29, 1997
 SHEET 2 OF 3



C#	Radius	Delta	Length	Bearing	Chord
C1	335.00	2°30'09"	14.63	N 47°44'23" W	14.63
C2	80.00	75°45'22"	105.78	N 11°06'46" W	98.24
C3	779.76	17°21'18"	236.19	S 35°26'34" W	235.29
C4	779.76	1°56'08"	26.34	S 45°05'16" W	26.34
C5	150.00	39°01'51"	102.18	N 64°51'05" W	100.22
C6	360.00	4°28'01"	28.07	N 46°45'27" W	28.06
C7	55.00	75°45'22"	72.72	N 11°06'46" W	67.54
C8	754.76	3°39'52"	48.27	S 28°35'51" W	48.26
C9	754.76	5°14'22"	69.02	S 33°02'57" W	69.00
C10	754.76	5°49'43"	76.78	S 38°35'00" W	76.75
C11	9.00	90°26'18"	14.21	S 86°43'00" W	12.78
C12	175.00	19°18'34"	58.98	N 57°43'08" W	58.70
C13	175.00	16°59'35"	51.90	N 75°52'13" W	51.71
C14	9.00	54°06'42"	8.50	N 57°18'39" W	8.19
C15	49.00	69°15'52"	59.24	N 64°53'14" W	55.69
C16	49.00	48°07'42"	41.16	S 56°24'59" W	39.96
C17	49.00	51°21'18"	43.92	S 6°40'29" W	42.46
C18	49.00	53°29'46"	45.75	N 45°45'03" W	44.11
C19	49.00	65°58'46"	56.43	S 74°30'41" W	53.36
C20	9.00	54°06'42"	8.50	S 68°34'39" W	8.19
C21	125.00	35°03'01"	76.47	N 66°50'29" W	75.28
C22	9.00	95°22'19"	14.98	N 1°37'49" W	13.31
C23	804.76	4°10'51"	58.72	S 43°57'55" W	58.71
C24	804.76	4°37'46"	65.02	S 39°33'37" W	65.01
C25	804.76	4°38'13"	65.13	S 34°55'37" W	65.11
C26	804.76	4°41'45"	65.96	S 30°15'38" W	65.94
C27	804.76	1°08'50"	16.12	S 27°20'20" W	16.12
C28	105.00	21°14'13"	38.92	S 16°08'48" W	38.70
C29	105.00	23°55'31"	43.85	N 6°26'03" W	43.53
C30	105.00	22°56'38"	42.05	N 29°52'08" W	41.77
C31	105.00	7°39'00"	14.02	N 45°09'58" W	14.01
C32	310.00	0°10'39"	0.96	N 48°54'08" W	0.96

RIVERGREEN ESTATES SECOND ADDITION

AND REPLAT OF TRACT A OF RIVERGREEN ESTATES FIRST ADDITION
LOCATED IN

SE 1/4 SEC 11 & NE 1/4 SEC 14,
T12S, R5W, W.M.

DAVID BUTTERFIELD DLC No. 47
CITY OF CORVALLIS
BENTON COUNTY, OREGON
AUGUST 29, 1997
SHEET 3 OF 3



EXPIRES 06/30/98

MSS INC
531 SW 4TH
CORVALLIS, OR 97333
(541) 753-1320
08/97/DM/Y206PLAT

I HEREBY CERTIFY THIS
TO BE AN EXACT COPY
OF THE ORIGINAL PLAT
BY: John Seaders
JOHN SEADERS

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 1997 -1998 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 7th DAY OF October, 1997

BY: John E. Kerrett 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
October 7, 1997

BY: Margaret Coon
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: Robert E. Winters 10/1/97
CITY OF CORVALLIS FINANCE DIRECTOR DATE

APPROVED William A. ... 10-10-97
CITY OF CORVALLIS ENGINEER DATE

APPROVED Ray Wilson 10-13-97
FOR BENTON COUNTY SURVEYOR DATE

APPROVED James ... 10/1/97
CHAIRPERSON, CITY OF CORVALLIS PLANNING COMMISSION DATE

APPROVED Orvil ... 10/13/97
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE

STATE OF OREGON)
COUNTY OF BENTON)

I HEREBY CERTIFY THAT THE PLAT OF RIVERGREEN ESTATES SECOND ADDITION WAS
RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF
SUBDIVISION PLATS, BOOK 9, PAGE 67, ON THIS
13th DAY OF October, 1997, AT
1:47 O'CLOCK pm

BY: William ...
BENTON COUNTY CLERK Sr. Deputy Clerk

DECLARATION

KNOW ALL PERSONS 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 HEREUNTO ATTACHED AND HAS 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 SECOND
ADDITION" AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER,
WITHOUT RESERVATION OR RESTRICTION, THE EASEMENTS AND STREET
RIGHTS-OF-WAY AS SHOWN, FOR SAID PURPOSES RESPECTIVELY. ALSO
CREATED IS THE 25 FOOT WIDE NON-WETLAND BUFFER WITHIN TRACTS A AND
B, AS SHOWN.

BY: Kenneth M. Coon
KENNETH M. COON, GENERAL PARTNER

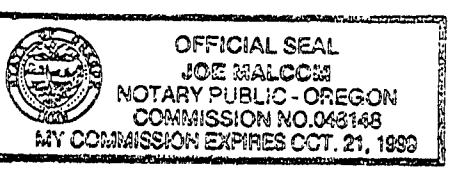
BY: M. Margaret Coon
M. MARGARET COON, GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF BENTON)

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF SEPTEMBER
1997, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE
COUNTY OF BENTON, DID PERSONALLY APPEAR KENNETH M. COON AND M.
MARGARET COON, AS GENERAL PARTNERS FOR THE COON FAMILY LIMITED
PARTNERSHIP, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS
DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT THEY DID SO FREELY AND VOLUNTARILY.

Joe Malcom
NOTARY PUBLIC FOR THE STATE OF OREGON



THIS SUBDIVISION PLAT IS SUBJECT TO A
SUBDIVISION CONSENT AFFIDAVIT EXECUTED BY
DEAN M. QUICK, ATTORNEY AT LAW, AS
TRUSTEE FOR LINN-BENTON BANK, THE
RECORDED TRUST DEED HOLDER, AND
RECORDED IN THE BENTON COUNTY DEED
RECORDS AS M-236102-97

FOR FURTHER DEED RESTRICTIONS SEE M-236103-97
OF THE BENTON COUNTY DEED RECORDS

SURVEYOR'S CERTIFICATE

I, JOHN SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF OREGON, HEREBY CERTIFY THAT 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
SECOND ADDITION', THE BOUNDARY OF WHICH IS AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD LOCATED AT THE
SOUTHEAST CORNER OF LOT 18 OF 'RIVERGREEN ESTATES FIRST ADDITION', A
SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON, SAID CORNER ALSO
BEING IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE
5 WEST, WILLAMETTE MERIDIAN, AND BEING IN THE DAVID BUTTERFIELD
DONATION LAND CLAIM No. 47, CITY OF CORVALLIS, BENTON COUNTY, OREGON;
THENCE ALONG THE SOUTH LINE OF SAID LOT 18 SOUTH 44°06'35" WEST
111.47 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE SOUTH LINE OF
SAID 'RIVERGREEN ESTATES FIRST ADDITION' THE FOLLOWING COURSES: SOUTH
69°59'00" WEST 55.90 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST
CORNER OF LOT 17 OF SAID 'RIVERGREEN ESTATES FIRST ADDITION', SOUTH
45°28'36" WEST 171.18 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST
CORNER OF LOT 16 OF SAID 'RIVERGREEN ESTATES FIRST ADDITION', AND
NORTH 80°26'07" WEST 348.52 FEET TO A 5/8 INCH IRON ROD AT THE
SOUTHWEST CORNER OF LOT 12 OF SAID 'RIVERGREEN ESTATES FIRST
ADDITION' AND ON THE WEST LINE OF THAT PROPERTY DESCRIBED IN THE
DEED TO THE COON FAMILY LIMITED PARTNERSHIP RECORDED IN THE BENTON
COUNTY DEED RECORDS AS M-198926-95; THENCE ALONG SAID WEST LINE
SOUTH 5°37'50" WEST 185.34 FEET TO A 5/8 INCH IRON ROD AT THE
EASTERLY NORTHEAST CORNER OF 'VILLA SOUTH', A SUBDIVISION OF RECORD
IN BENTON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID 'VILLA
SOUTH' SOUTH 5°38'48" WEST 77.03 FEET TO A 5/8 INCH IRON ROD;
THENCE SOUTH 84°22'00" EAST 309.34 FEET TO A 5/8 INCH IRON ROD;
THENCE SOUTH 43°56'40" EAST 50.00 FEET TO A 5/8 INCH IRON ROD;
THENCE NORTH 46°03'20" EAST 85.04 FEET TO A 5/8 INCH IRON ROD;
THENCE SOUTH 47°58'03" EAST 114.48 FEET TO A 5/8 INCH IRON ROD;
THENCE SOUTH 38°39'58" WEST 58.01 FEET TO A 5/8 INCH IRON ROD;
THENCE SOUTH 46°35'31" WEST 260.28 FEET TO A 5/8 INCH IRON ROD;
THENCE SOUTH 27°40'05" WEST 51.18 FEET TO A 5/8 INCH IRON ROD;
THENCE SOUTH 4°29'36" WEST 49.69 FEET TO A 5/8 INCH IRON ROD;
THENCE SOUTH 84°33'41" EAST 399.89 FEET TO A 5/8 INCH IRON ROD;
THENCE NORTH 8°30'36" EAST 103.19 FEET TO A 5/8 INCH IRON ROD;
THENCE NORTH 25°55'20" EAST 121.09 FEET TO A 5/8 INCH IRON ROD;
THENCE NORTH 33°20'57" EAST 264.99 FEET TO A 5/8 INCH IRON ROD;
THENCE SOUTH 89°51'12" EAST 238.43 FEET TO A 5/8 INCH IRON ROD;
THENCE NORTH 0°08'48" EAST 638.40 FEET TO THE NORTHEAST CORNER OF
LOT 9, BLOCK 3 OF 'RIVERGREEN', A SUBDIVISION OF RECORD IN BENTON
COUNTY OREGON; THENCE ALONG THE SOUTH LINE OF SAID 'RIVERGREEN'
SOUTH 40°34'47" WEST 125.00 FEET TO THE SOUTHEAST CORNER OF LOT 2
OF 'McCANN/KASSMAN TRACTS', A SUBDIVISION OF RECORD IN BENTON
COUNTY, OREGON, SAID CORNER BEING REFERENCED BY A 5/8 INCH IRON
ROD LYING SOUTH 43°17'31" EAST 1.00 FEET; THENCE ALONG THE SOUTH
LINE OF SAID 'McCANN/KASSMAN TRACTS' SOUTH 40°34'47" WEST 125.00
FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE ALONG THE WEST LINE OF SAID 'McCANN/KASSMAN TRACTS' THE
FOLLOWING COURSES: NORTH 40°56'06" WEST 133.02 FEET TO A CORNER,
SAID CORNER BEING REFERENCED BY A 5/8 INCH IRON ROD LYING SOUTH 31
°30'37" EAST 1.00 FEET, AND NORTH 31°30'37" WEST 78.88 FEET TO THE
SOUTHWEST CORNER OF LOT 5, BLOCK 3 OF THE AFOREMENTIONED
'RIVERGREEN', SAID CORNER BEING REFERENCED BY A 5/8 INCH IRON ROD
LYING NORTH 31°30'37" WEST 1.00 FEET; THENCE ALONG THE SOUTH LINE OF
SAID 'RIVERGREEN' THE FOLLOWING COURSES: NORTH 31°15'35" WEST 69.04
FEET TO A 5/8 INCH IRON ROD, NORTH 31°20'24" WEST 36.97 FEET TO A
CORNER, SAID CORNER BEING REFERENCED BY A 5/8 INCH IRON ROD LYING
NORTH 36°15'05" WEST 0.47 FEET, NORTH 0°00'57" WEST 40.02 FEET TO A
5/8 INCH IRON ROD, AND NORTH 89°55'22" WEST 275.97 FEET TO A 5/8
INCH IRON ROD AT THE NORTHEAST CORNER OF LOT 23 OF THE
AFOREMENTIONED 'RIVERGREEN ESTATES FIRST ADDITION'; THENCE ALONG THE
EAST LINE OF SAID 'RIVERGREEN ESTATES FIRST ADDITION' THE FOLLOWING
COURSES: SOUTH 0°15'13" WEST 64.85 FEET TO A 5/8 INCH IRON ROD,
SOUTH 29°51'17" EAST 246.01 FEET TO A 5/8 INCH IRON ROD, AND SOUTH
41°55'01" EAST 50.29 FEET TO THE INITIAL POINT.