

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR

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BOOK 10 PAGE 16

# GOODPARK SUBDIVISION

SITUATED IN DAVID BUTTERFIELD D.L.C. No. 47, IN S.E. 1/4, SECTION 11, T. 12 S., R. 5 W., W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON.

FOR: **NORMAN N. McDOUGAL**  
DATE: **NOVEMBER 19, 1999**

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

OREGON  
OCTOBER 28, 1977  
**NEAL L. PETERSON**  
1496

EXPIRES 12/31/00

I, NEAL L. PETERSON, HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

NEAL L. PETERSON  
**DEVCO ENGINEERING**  
P.O. BOX 1211  
CORVALLIS, OR 97339  
(541) 757-8991

## LEGEND

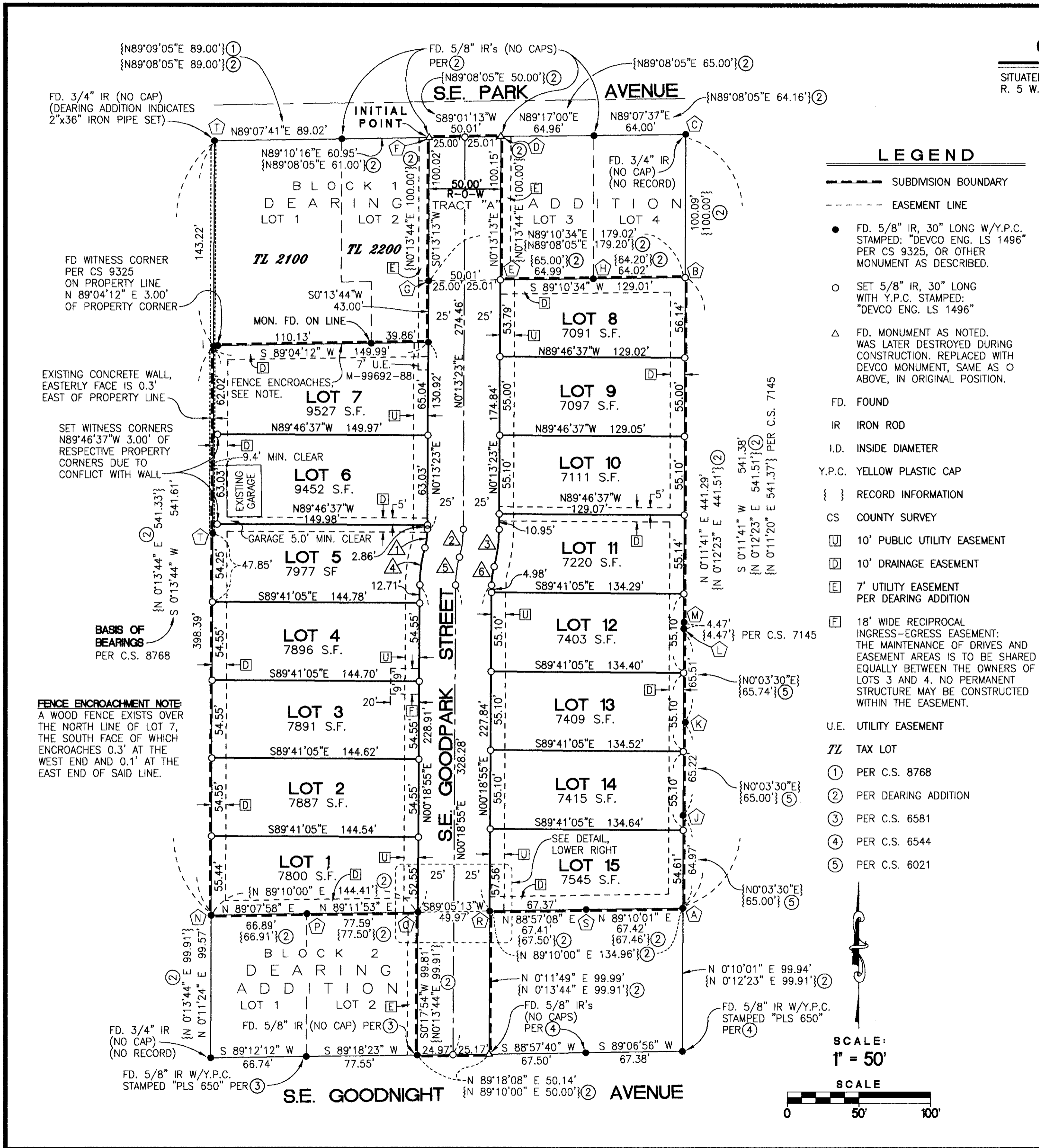
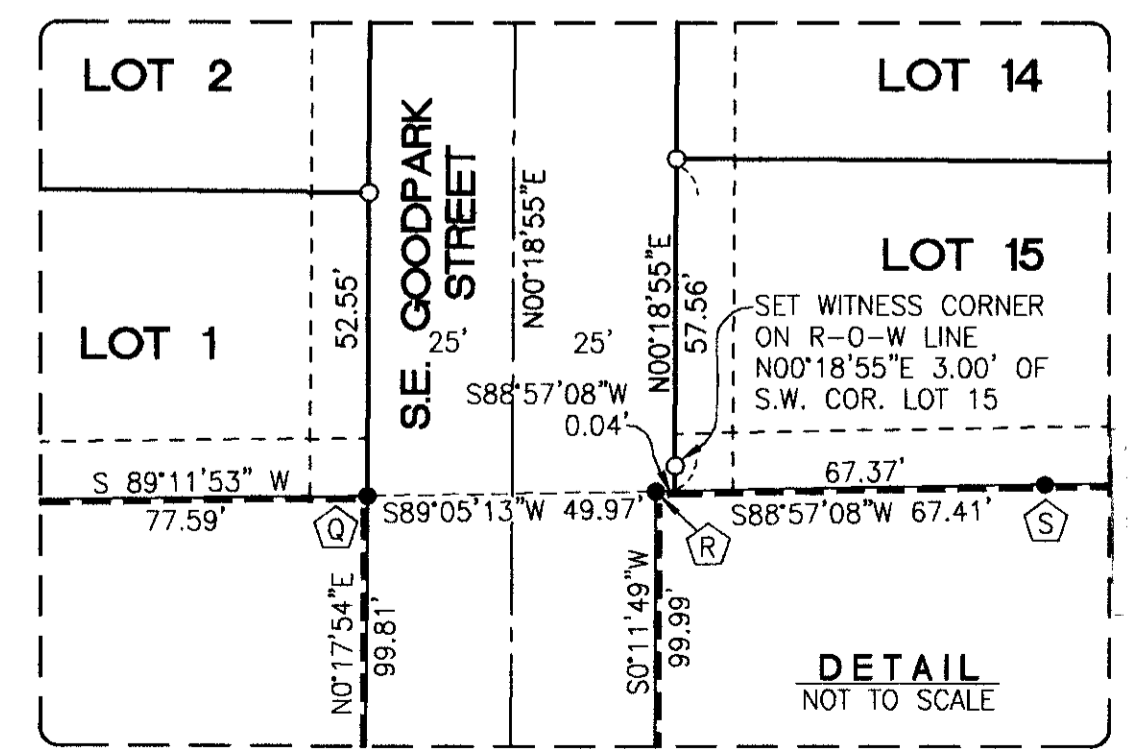
- SUBDIVISION BOUNDARY
- - - EASEMENT LINE
- FD. 5/8" IR, 30" LONG W/Y.P.C. STAMPED: "DEVCO ENG. LS 1496" PER CS 9325, OR OTHER MONUMENT AS DESCRIBED.
- SET 5/8" IR, 30" LONG WITH Y.P.C. STAMPED: "DEVCO ENG. LS 1496"
- △ FD. MONUMENT AS NOTED. WAS LATER DESTROYED DURING CONSTRUCTION. REPLACED WITH DEVCO MONUMENT, SAME AS ○ ABOVE, IN ORIGINAL POSITION.
- FD. FOUND
- IR IRON ROD
- I.D. INSIDE DIAMETER
- Y.P.C. YELLOW PLASTIC CAP
- { } RECORD INFORMATION
- CS COUNTY SURVEY
- U 10' PUBLIC UTILITY EASEMENT
- D 10' DRAINAGE EASEMENT
- E 7' UTILITY EASEMENT PER DEARING ADDITION
- F 18' WIDE RECIPROCAL INGRESS-EGRESS EASEMENT: THE MAINTENANCE OF DRIVES AND EASEMENT AREAS IS TO BE SHARED EQUALLY BETWEEN THE OWNERS OF LOTS 3 AND 4. NO PERMANENT STRUCTURE MAY BE CONSTRUCTED WITHIN THE EASEMENT.
- U.E. UTILITY EASEMENT
- T/L TAX LOT
- ① PER C.S. 8768
- ② PER DEARING ADDITION
- ③ PER C.S. 6581
- ④ PER C.S. 6544
- ⑤ PER C.S. 6021

## CURVE DATA TABLE

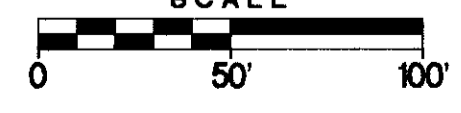
RADIUS	DELTA	LENGTH	LONG CHORD
△ 50.00'	15°05'59"	13.18'	S 7°46'22" W 13.14'
△ 75.00'	15°05'59"	19.77'	S 7°46'22" W 19.71'
△ 100.00'	15°05'59"	26.35'	S 7°46'22" W 26.28'
△ 100.00'	15°00'27"	26.19'	N 7°49'08" E 26.12'
△ 75.00'	15°00'27"	19.65'	N 7°49'08" E 19.59'
△ 50.00'	15°00'27"	13.10'	N 7°49'08" E 13.06'

## MONUMENT TABLE

(A)	FD. 2" GALVANIZED IRON PIPE WITH 1/2" I.D. IRON PIPE INSIDE (NO RECORD).
(C)	FD. 3/4" IR W/NO CAP (NO RECORD).
(E)	FD. BENT 5/8" IR (NO CAP) N31°32'21"W 0.18' OF CALCULATED POSITION (NOT ACCEPTED).
(G)	FD. 5/8" IR (NO CAP) PER ②
(H)	FD. 5/8" IR (NO CAP) PER ②
(J)	FD. BENT 1/2" IR (NO CAP) N89°48'19"W 0.06' OF LINE (CS 6021 INDICATES 5/8" IR SET).
(K)	FD. BENT 1/2" IR (NO CAP) S89°48'19"E 1.36' OF LINE (CS 6021 INDICATES 3/4" IP SET).
(L)	FD. 1/2" IR (NO CAP) ON-LINE (MID-VALLEY ADDITION INDICATES 3/4" IR SET).
(M)	FD. 5/8" IR (NO CAP) PER CS 7145 S89°48'19"E 0.21' OF LINE.
(N)	FD. 5/8" IR W/WHITE PLASTIC CAP STAMPED "PLS 650" PER ③
(P)	FD. 5/8" IR W/WHITE PLASTIC CAP STAMPED "PLS 650" PER ③
(Q)	FD. 5/8" IR W/WHITE PLASTIC CAP STAMPED "PLS 650" PER ③
(R)	FD. 5/8" IR W/WHITE PLASTIC CAP STAMPED "PLS 650" PER ④
(S)	FD. 5/8" IR W/WHITE PLASTIC CAP STAMPED "PLS 650" PER ④
(T)	FD. 5/8" IR W/RED PLASTIC CAP STAMPED "NORTHSTAR PLS 1823" (NO RECORD), S89°46'16"E 0.07' OF WEST BOUNDARY OF SUBDIVISION.



SCALE:  
1" = 50'



# GOODPARK SUBDIVISION

SITUATED IN DAVID BUTTERFIELD D.L.C. No. 47, IN S.E. 1/4, SECTION 11,  
T. 12 S., R. 5 W., W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON.

FOR: **NORMAN N. McDOUGAL**

DATE: **NOVEMBER 19, 1999**

## NARRATIVE

### PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE THE MONUMENTATION FOR THE ADJUSTED BOUNDARY FOR TAX LOT 600, AS DETERMINED BY ME PER COUNTY SURVEY No. 9325, AND TO MONUMENT THE NEW LOTS AND RIGHT-OF-WAY CREATED WITHIN SAID PROPERTY BY THIS PLAT.

### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE FROM **N** TO **T**, WHICH BEARS N 0°13'44" E PER C.S. 8768.

### BOUNDARY DETERMINATION:

THE BOUNDARY OF THE SITE SHOWN IS BASED ON LOCATIONS OF FOUND MONUMENTS, WITH THE FOLLOWING EXCEPTIONS:

THE LINE FROM **A** TO **B** IS A PORTION OF THE LINE FROM **A** TO **C**. **C** AND **H** ARE USED TO DETERMINE A PORTION OF THE BOUNDARY, AND THE LINE CONNECTING THEM IS EXTENDED TO THE LINE FROM **A** TO **C** TO DETERMINE POINT **B**. THE FOUND MONUMENT FOR POINT **E** IS BADLY BENT, HENCE NOT ACCEPTED. POINT **E** IS DETERMINED BY PRODUCING A LINE FROM **D**, PARALLEL TO THE LINE FROM **F** TO **G**, TO ITS POINT OF INTERSECTION WITH THE LINE FROM **G** TO **B**.

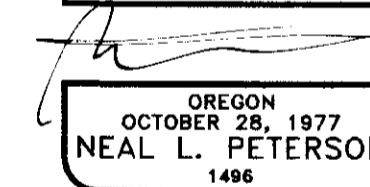
### SURVEYOR'S CERTIFICATE:

I, NEAL L. PETERSON, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON ROD MARKING THE NORTHWEST CORNER OF LOT 1 OF BLOCK 1 OF DEARING ADDITION; THENCE N89°07'41"E 89.02' TO A 5/8" IRON ROD; THENCE N89°10'16"E 60.95' TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 2 OF BLOCK 1 OF DEARING ADDITION, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE S0°13'13"W 100.02' TO A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S0°13'44"W 43.00' TO A 5/8" IRON ROD; THENCE S89°04'12"W 149.99' (3.00' BEYOND A 5/8" IRON ROD REPRESENTING A WITNESS CORNER); THENCE S0°13'44"W 398.39' TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF LOT 1 OF BLOCK 2 OF DEARING ADDITION; THENCE N89°07'58"E 66.89' TO A 5/8" IRON ROD; THENCE N89°11'53"E 77.59' TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF LOT 2 OF BLOCK 2 OF DEARING ADDITION; THENCE S0°17'54"W 99.81' TO A 5/8" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF S.E. GOODNIGHT AVENUE; THENCE N89°18'08"E 50.14', ALONG SAID RIGHT-OF-WAY LINE TO A 5/8" IRON ROD; THENCE N0°11'49"E 99.99' TO A 5/8" IRON ROD; THENCE N88°57'08"E 67.41' TO A 5/8" IRON ROD; THENCE N89°10'01"E 67.42' TO A 2" INSIDE-DIAMETER GALVANIZED IRON PIPE WITH A 1/2" INSIDE-DIAMETER IRON PIPE INSIDE; THENCE N0°11'41"E 441.29' TO THE SOUTHEAST CORNER OF LOT 4 OF BLOCK 1 OF DEARING ADDITION; THENCE S89°10'34"W 129.01' TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DEVCO ENG. LS 1496"; THENCE N0°13'13"E 100.15' TO A 5/8" IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF S.E. PARK AVENUE; THENCE S89°01'13"W 50.01', ALONG SAID RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING 3.42 ACRES, MORE OR LESS.

I, NEAL L. PETERSON, HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.



NEAL L. PETERSON  
DEVCO ENGINEERING  
P.O. BOX 1211  
CORVALLIS, OR 97339  
(541) 757-8991

### EASEMENTS NOT SHOWN ON MAP:

THE FOLLOWING EASEMENTS MAY AFFECT THE PROPERTIES SHOWN HEREON, BUT ARE NOT PLOTTED BECAUSE THE EXACT LOCATIONS ARE NOT SPECIFIED:

- EASEMENT FOR ELECTRIC LINES FOR MOUNTAIN STATES POWER COMPANY, BOOK 81, PAGE 295, DEED RECORDS, BENTON COUNTY, OREGON.
- EASEMENT FOR ELECTRIC LINES FOR MOUNTAIN STATES POWER COMPANY, BOOK 122, PAGE 280, DEED RECORDS, BENTON COUNTY, OREGON.

### RECORDER'S CERTIFICATE

STATE OF OREGON } S.S.  
COUNTY OF BENTON }

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS IN M-281986-00 ON THIS 31 DAY OF MARCH, 2000, AT 2:02 O'CLOCK PM.

BY [Signature]  
FOR BENTON COUNTY CLERK se. Deputy

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, NORMAN N. McDOUGAL, AS OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED, HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO LOTS, STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE ATTACHED MAP AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER AND WITHOUT RESERVATION OR RESTRICTION THE STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

[Signature]  
NORMAN N. McDOUGAL

### APPROVALS:

- APPROVED: [Signature] 3/20/2000  
CITY ENGINEER, CITY OF CORVALLIS DATE
- APPROVED: [Signature] 3/16/00  
CITY OF CORVALLIS FINANCE DIRECTOR DATE
- APPROVED: [Signature] 3/22/00  
CHAIRPERSON, CORVALLIS PLANNING COMMISSION DATE
- APPROVED: [Signature] 3/30/00  
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE
- APPROVED: [Signature] 3/30/00  
BENTON COUNTY SURVEYOR DATE

I CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL VALOREM TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1999-2000 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

13th DAY OF March, 2000

BY [Signature]  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

I CERTIFY THAT ALL VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF

June 30, 2000

BY [Signature]  
for DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION

### ACKNOWLEDGEMENTS:

STATE OF OREGON } S.S.  
COUNTY OF LANE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF DECEMBER, 1999 BY NORMAN N. McDOUGAL.

WITNESS MY HAND AND SEAL:

[Signature]  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES 4-30-2001

