



SCALE: 1" = 40'
DATE: JULY 1, 1982

THE CORVALLIS CLINIC

LEASE AREA - PARCEL I

(CLINIC BUILDING)

BEGINNING AT A POINT, SAID POINT BEING 1011.98 FEET SOUTH AND 393.70 FEET EAST OF THE SOUTHWEST CORNER OF THE WM. KNOTT'S D.L.C. NO. 45 IN SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE BASE AND MERIDIAN, BENTON COUNTY, OREGON, RUNNING THENCE SOUTH 36°45'30" WEST 82.54 FEET TO THE TRUE POINT OF BEGINNING FOR THE LEASE AREA; THENCE SOUTH 63°14'30" EAST, 10 FEET; THENCE SOUTH 36°45'30" WEST, 168.21 FEET; THENCE NORTH 53°14'30" WEST, 214.58 FEET; THENCE NORTH 36°45'30" EAST, 58.40 FEET; THENCE NORTH 53°14'30" WEST, 54.00 FEET; THENCE NORTH 36°45'30" EAST, 38.33 FEET TO THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BENTON COUNTY MICROFILM RECORDS M-39214; THENCE NORTH 58°19'13" EAST ALONG SAID SOUTHERLY LINE 62.76 FEET; THENCE SOUTH 53°14'30" EAST, 16.97 FEET; THENCE NORTH 36°45'30" EAST, 33.33 FEET; THENCE SOUTH 53°14'30" EAST, 158.83 FEET; THENCE SOUTH 36°45'30" WEST, 20.21 FEET; THENCE SOUTH 63°14'30" EAST, 39.91 FEET TO THE TRUE POINT OF BEGINNING.

LEASE AREA - PARCEL II

(CANOPY OVERHANG AND SUPPORT AND ACCESS)

BEGINNING AT A POINT, SAID POINT BEING 986.62 FEET SOUTH AND 94.37 FEET EAST OF THE SOUTHWEST CORNER OF THE WM. KNOTT'S DONATION LAND CLAIM NO. 45 IN SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE BASE AND MERIDIAN, BENTON COUNTY, OREGON, SAID POINT BEING ON THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN BENTON COUNTY MICROFILM RECORDS M-39214; RUNNING THENCE NORTH 58°19'13" EAST ALONG SAID LINE 62.76 FEET; THENCE NORTH 53°14'30" WEST, 23.07 FEET; THENCE SOUTH 36°45'30" WEST, 58.35 FEET TO THE POINT OF BEGINNING.

LEASE AREA - PARCEL III

(65-CAR PARKING LOT AND ACCESS ROAD)

BEGINNING AT A POINT, SAID POINT BEING 1011.98 FEET SOUTH AND 393.70 FEET EAST OF THE SOUTHWEST CORNER OF THE WM. KNOTT'S D.L.C. NO. 45 IN SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE BASE AND MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 58°04'30" WEST, 12.00 FEET; THENCE SOUTH 31°55'30" EAST, 15.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 36°45'30" WEST, 233.97 FEET; THENCE NORTH 53°14'30" WEST, 214.58 FEET; THENCE NORTH 36°45'30" EAST, 58.40 FEET; THENCE NORTH 53°14'30" WEST, 54.00 FEET; THENCE SOUTH 36°45'30" WEST, 174.78 FEET; THENCE SOUTH 53°14'30" EAST, 19.19 FEET; THENCE NORTH 88°46'31" EAST, 275.61 FEET; THENCE NORTH 36°45'30" EAST, 128.58 FEET; THENCE NORTH 31°55'30" WEST, 156.72 FEET TO THE TRUE POINT OF BEGINNING.

LEASE AREA - PARCEL IV

(285-CAR PARKING LOT)

BEGINNING AT A POINT BEING 1201.43 FEET SOUTH AND 85.55 FEET WEST OF THE SOUTHWEST CORNER OF THE WM. KNOTT'S D.L.C. NO. 45 IN SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE BASE AND MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 53°24'29" WEST, 12.00 FEET; THENCE NORTH 36°45'30" EAST, 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 53°24'29" WEST, 17.13 FEET; THENCE ALONG A CURVE TO THE LEFT OF THE RADIUS OF WHICH IS 440 FEET A DISTANCE OF 197.54 FEET (THE LONG CHORD OF WHICH IS NORTH 66°16'09" WEST 195.88 FEET); THENCE NORTH 79°07'51" WEST 16.33 FEET; THENCE NORTH 10°52'09" EAST, 55.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 468.00 FEET A DISTANCE OF 211.47 FEET (THE LONG CHORD OF WHICH IS NORTH 25°48'50" EAST 209.67 FEET); TO THE POINT OF TANGENCY; THENCE NORTH 36°45'30" EAST, 181.74 FEET; THENCE SOUTH 53°14'30" EAST 234.00 FEET TO A CURVE CONVEYED NORTHWESTELY, THE RADIUS OF WHICH IS 178.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 12.80 FEET TO A POINT OF TANGENCY (THE LONG CHORD OF WHICH IS SOUTH 38°48'06" WEST 12.80 FEET); THENCE SOUTH 36°45'30" WEST, 332.20 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF LAND DEEDED TO GOOD SAMARITAN HOSPITAL AND RECORDED IN BENTON COUNTY MICROFILM RECORDS M-39214; SAID PORTION BEING A 20'-FOOT WIDE STRIP OF LAND FOR A SANITARY SEWER.

LEASE AREA - PARCEL V

(43-CAR PARKING LOT)

BEGINNING AT A POINT, SAID POINT BEING 746.70 FEET SOUTH AND 181.78 FEET EAST OF THE SOUTHWEST CORNER OF THE WM. KNOTT'S D.L.C. NO. 45 IN SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE BASE AND MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 13°01'21" EAST, 75.06 FEET; THENCE ALONG A CURVE TO THE RIGHT WHICH IS CONVEYED NORTHEASTERLY, THE RADIUS OF WHICH IS 207.00 FEET A DISTANCE OF 122.51 FEET (THE LONG CHORD OF WHICH IS NORTH 61°15'26" WEST 121.44 FEET); TO A POINT OF TANGENCY; THENCE NORTH 48°06'45" WEST, 86.12 FEET; THENCE SOUTH 41°53'15" WEST, 78.00 FEET; THENCE SOUTH 48°06'45" WEST, 86.24 FEET; THENCE ALONG A CURVE TO THE LEFT THE RADIUS OF WHICH IS 342.00 FEET A DISTANCE OF 160.29 FEET (THE LONG CHORD OF WHICH IS SOUTH 61°31'23" EAST 156.25 FEET); TO THE POINT OF BEGINNING.

ACCESS EASEMENT B

A STRIP OF LAND 24 FEET WIDE BEING 12 FEET WIDE ON EACH SIDE WHEN MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTER LINE BEGINNING AT A POINT BEING 1201.43 FEET SOUTH AND 85.55 FEET WEST OF THE SOUTHWEST CORNER OF THE WM. KNOTT'S D.L.C. NO. 45 IN SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE BASE AND MERIDIAN, BENTON COUNTY, OREGON; SAID POINT BEING ON THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN BENTON COUNTY MICROFILM RECORDS M-39214; RUNNING THENCE NORTH 58°19'13" EAST ALONG SAID LINE 62.76 FEET; THENCE NORTH 53°14'30" WEST, 23.07 FEET; THENCE SOUTH 36°45'30" WEST, 58.35 FEET TO THE POINT OF BEGINNING.

ACCESS EASEMENT B-1

BEGINNING AT A POINT, SAID POINT BEING 933.86 FEET SOUTH AND 129.29 FEET EAST OF THE SOUTHWEST CORNER OF THE WM. KNOTT'S D.L.C. NO. 45 IN SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE BASE AND MERIDIAN, BENTON COUNTY, OREGON; SAID POINT BEING ON THE SOUTHERLY LINE OF A 24 FEET WIDE ACCESS EASEMENT; THENCE NORTH 36°45'30" EAST, 33.20 FEET; THENCE SOUTH 53°14'30" EAST 46.00 FEET; THENCE NORTH 53°14'30" WEST, 33.04 FEET TO THE POINT OF BEGINNING.

LEASE DESCRIPTION FOR THE ADDITION TO THE CORVALLIS CLINIC

A PORTION OF LAND IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; SAID PARCEL ALSO BEING IN THE H.C. LEWIS DONATION LAND CLAIM NO. 47.

COMMENCING AT A 1" BAR WHICH IS THE SOUTHWEST CORNER OF THE WILLIAM KNOTT'S DONATION LAND CLAIM NO. 45; THENCE SOUTH 21°15'28" EAST, 108.86 FEET TO A 5/8" IRON ROD WHICH IS A REFERENCE POINT FOR THIS LEASE DESCRIPTION; THENCE NORTH 79°06'43" WEST, 64.33 FEET TO A POINT WHICH IS THE NORTHEAST CORNER OF THIS LEASE DESCRIPTION AND THE POINT OF BEGINNING; THENCE NORTH 53°14'30" WEST, 149.50 FEET TO A POINT ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BENTON COUNTY MICROFILM RECORDS M-39214; THENCE SOUTH 58°19'13" WEST ALONG SAID LINE 24.84 FEET; THENCE SOUTH 31°45'30" WEST, 10.23 FEET; THENCE SOUTH 53°14'30" EAST, 158.63 FEET PARALLEL TO AND 33.33 FEET FROM THE MOST NORTHERLY LINE OF THIS LEASE DESCRIPTION; THENCE NORTH 36°45'30" EAST, 33.33 FEET TO THE POINT OF BEGINNING OF THIS LEASE DESCRIPTION. THE LEASE DESCRIPTION ABOVE CONTAINS 5181.69 SQUARE FEET OF LAND, MORE OR LESS.

Benton County
Surveyor's Office
C.S. FILE NO. 7419
FILING DATE: 7-6-82
REEL NO. 24 X 36
P.M.

RECORD of SURVEY
for
THE CORVALLIS CLINIC

IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH,
RANGE 5 WEST, BENTON COUNTY, OREGON AND ALSO IN THE
H.C. LEWIS DONATION LAND CLAIM NO. 47.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE, VERIFY AND RECORD THE LOCATION OF A FOUND 5/8" IRON ROD AS SHOWN AT THE NORTHERLY END OF ACCESS EASEMENT A. THIS POINT IS USED AS A REFERENCE IN THE LEASE DESCRIPTIONS THAT HAVE BEEN WRITTEN IN THE HOSPITAL AREA AND IT IS ALSO USED IN THE DESCRIPTION WRITTEN FOR THE NEW LEASE AREA FOR THE CORVALLIS CLINIC.
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE AS DEFINED BY A 1" BAR WHICH IS THE SOUTH WEST CORNER OF THE WM. KNOTT'S DONATION LAND CLAIM NO. 45 AND A 1" PIPE FOUND ON THE SOUTH LINE OF DONATION LAND CLAIM NO. 45 AND ALSO LOCATED ON THE MOST WESTERLY RIGHT-OF-WAY OF HIGHWAY 99 WEST AS RECORDED AND SHOWN ON COUNTY SURVEY 5013.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
GLENN A. LING
1433

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