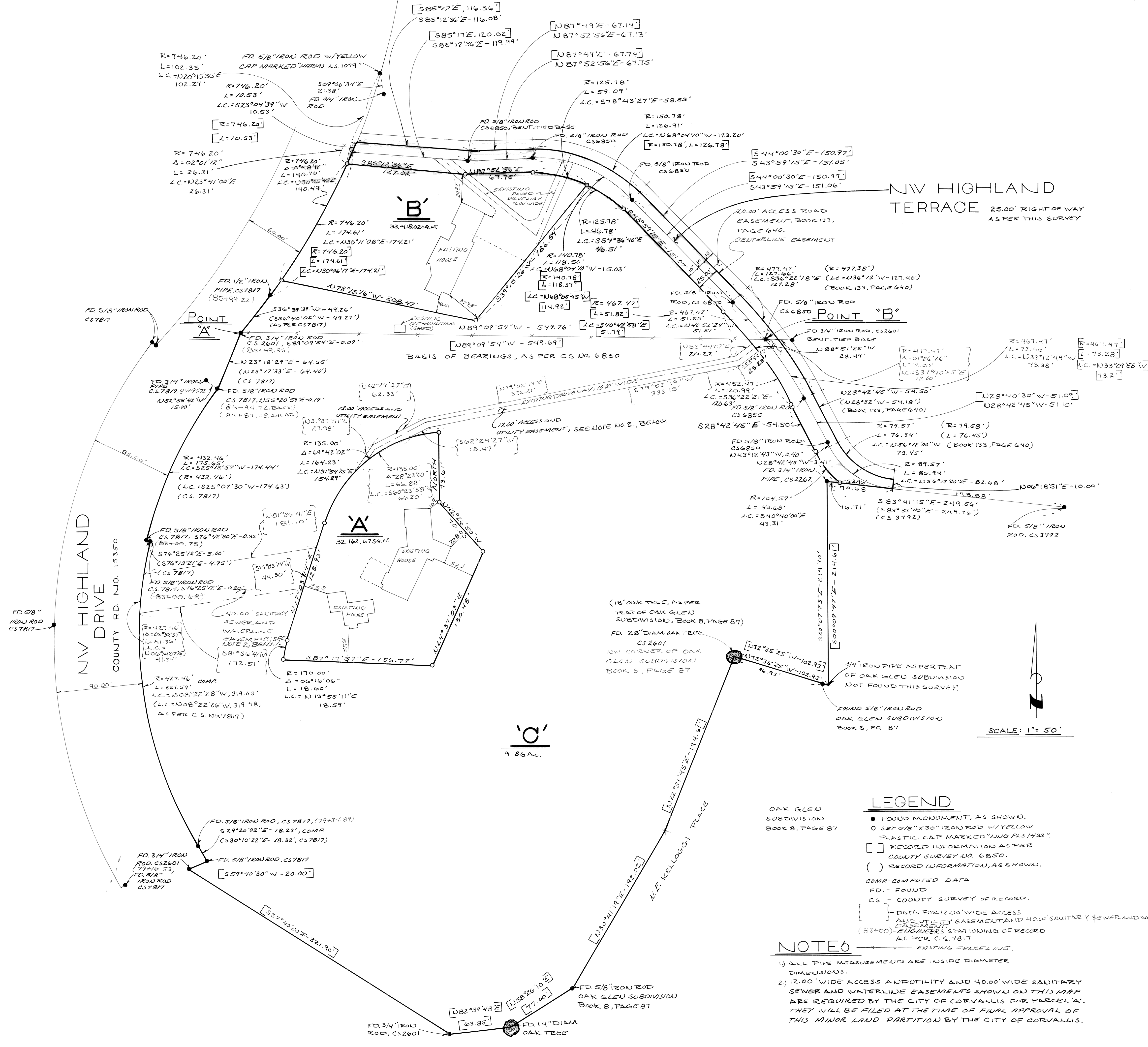


C.S. 7945



RECORD OF SURVEY MINOR LAND PARTITION FOR CHARLES AND JEANNE SUMMY

LOCATED IN THE H.C. LEWIS DONATION LAND CLAIM NO. 47
IN THE NE 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5
WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON
COUNTY, OREGON.

OCTOBER 21, 1986

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A CITY OF
CORVALLIS MINOR LAND PARTITION NO. M.L.P. B-5

THE BASIS OF BEARINGS WAS ESTABLISHED BY HOLDING FOUND
MONUMENTS AT POINT "A" AND POINT "B", AS PER COUNTY
SURVEY NO. 6850, AS SHOWN.

THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 15350 WAS
ESTABLISHED FROM FOUND MONUMENTS, AS SHOWN.

THE NORTH LINE WAS RE-ESTABLISHED FROM COUNTY SURVEY NO. 6850.

THE SOUTH AND WEST LINES WERE SURVEYED BY COUNTY SURVEY NO. 6850 AND
THE SOUTH LINES WERE NOT RE-SURVEYED AT THIS TIME, AS SHOWN.

25.00' RIGHT OF WAY FOR NW HIGHLAND TERRACE TO BE
DEDICATED TO THE CITY OF CORVALLIS WITH THIS PARTITION
SURVEY. SOUTHERLY RIGHT OF WAY LINE IS MONUMENTED AS SHOWN
AND IS THE NORTHERLY LINE OF PARCELS "B" AND "C".

APPROVALS

CITY ENGINEER	DATE
DIRECTOR COMMUNITY DEVELOPMENT	DATE

AFFIDAVIT

I, GLENN A. LING, HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN HEREON
AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

Glenn A. Ling 8/29/86
GLENN A. LING DATE



GLENN A. LING
LING AND ASSOCIATES
655-A. NW JACKSON
CORVALLIS, OR 97330
(503) 754-7200

Benton County
Surveyor's Office
C.S. FILE NO. 7945
FILING DATE 11-4-86
FILE SIZE 24x36" AF

LEGEND

- FOUND MONUMENT, AS SHOWN.
- SET 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP MARKED "LING PLS 1433"
- [] RECORD INFORMATION AS PER COUNTY SURVEY NO. 6850.
- () RECORD INFORMATION, AS SHOWN.

COMP - COMPUTED DATA
FD - FOUND
CS - COUNTY SURVEY OF RECORD
[] DATA FOR 12.00' WIDE ACCESS AND UTILITY EASEMENT AND 40.00' SANITARY SEWER AND WATERLINE EASEMENT
(83+00) - ENGINEER'S STATIONING OF RECORD AS PER C.S. 7817.

NOTE 6

- 1) ALL PIPE MEASUREMENTS ARE INSIDE DIAMETER DIMENSIONS.
- 2) 12.00' WIDE ACCESS AND UTILITY AND 40.00' WIDE SANITARY SEWER AND WATERLINE EASEMENTS SHOWN ON THIS MAP ARE REQUIRED BY THE CITY OF CORVALLIS FOR PARCEL "A". THEY WILL BE FILED AT THE TIME OF FINAL APPROVAL OF THIS MINOR LAND PARTITION BY THE CITY OF CORVALLIS.

Charles and Jeanne Summy
City of Corvallis Minor Land Partition, 86-5

PARCEL 'A'

A tract of land in the H.C. Lewis Donation Land Claim No. 47 in the Northeast 1/4 of Section 23, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon. Being a part of that certain tract recorded in Book 147, Page 638, Benton County Deed Records and being more particularly described as follows:

Beginning at a 5/8" iron rod, said rod being North 66°59'03" West, 284.89 feet from a 28" oak tree at the northeast corner of Oak Glen Subdivision recorded in Book 8, Page 87, Benton County Plat Records; thence South 24°37'03" West, 130.48 feet to a 5/8" iron rod; thence North 87°17'57" West, 156.77 feet to a 5/8" iron rod; thence on the arc of a 170.00 foot radius curve to the right (Long Chord bears North 13° 55'11" East, 18.59 feet) a distance of 18.60 feet to a 5/8" iron rod; thence North 17°03'14" East, 128.93 feet to a 5/8" iron rod; thence on the arc of a 135.00 foot radius curve to the right (Long Chord bears North 51°54'15" East, 154.29 feet) a distance of 164.23 feet to a 5/8" iron rod; thence South, 73.61 feet to a 5/8" iron rod; thence South 42°26'50" East, 70.00 feet to a 5/8" iron rod and the Point of Beginning of this description.

The above described tract contains 0.75 acres of land, more or less.

August 28, 1986

RECEIVED BY _____

FEB 23 1987.

PUBLIC WORKS DEPT.

C.S. 7545

CHARLES and JEANNE SUMMY

CITY of CORVALLIS MINOR LAND PARTITION NO. 86 - 5

PARCEL 'B'

A TRACT OF LAND IN THE H.C. LEWIS DONATION LAND CLAIM NO. 47 IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON. BEING A PART OF THAT RECORDED IN BOOK 137, PAGE 216, BENTON COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT A 5/8" IRON ROD ON THE EAST LINE OF NW HIGHLAND DRIVE (COUNTY ROAD NO. 15350) SAID ROD BEING NORTH 36°11'35" EAST, 18.13 FEET FROM A 1/2" IRON PIPE ON SAID EAST LINE AT ENGINEERS STREET STATION 85+99.22; THENCE ALONG SAID EAST LINE ON THE ARC OF A 746.20 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 30° 05'42" EAST, 140.49 FEET) A DISTANCE OF 140.70 FEET TO A 5/8" IRON ROD ON SAID EAST LINE, SAID ROD ALSO BEING ON THE SOUTH LINE OF NW HIGHLAND TERRACE; THENCE LEAVING SAID EAST LINE OF SAID NW HIGHLAND DRIVE ALONG THE SOUTH LINE OF SAID NW HIGHLAND TERRACE, SOUTH 85°12'36" EAST, 127.02 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 87°52'56" EAST, 67.75 FEET TO A 5/8" IRON ROD; THENCE ON THE ARC OF A 125.78 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 78°43'27" EAST, 58.55 FEET) A DISTANCE OF 59.09 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH LINE OF SAID NW HIGHLAND TERRACE, SOUTH 39°15'26" WEST, 186.54 FEET TO A 5/8" IRON ROD; THENCE NORTH 78°15'16" WEST, 208.47 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID NW HIGHLAND DRIVE (COUNTY ROAD NO. 15350) AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED TRACT CONTAINS 0.77 ACRES OF LAND, MORE OR LESS.

OCT. 17, 1986

RECEIVED BY _____

FEB 23 1987

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FEB 23 1987

CHARLES and JEANNE SUMMY

CITY of CORVALLIS MINOR LAND PARTITION NO. 86 - 5

PUBLIC WORKS DEPT.

PARCEL 'C'

A TRACT OF LAND IN THE H.C. LEWIS DONATION LAND CLAIM NO. 47 IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON. BEING A PART OF THOSE TRACTS RECORDED IN BOOK 147, PAGE 638 AND BOOK 137, PAGE 216, BENTON COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE ON THE EAST LINE OF NW HIGHLAND DRIVE (COUNTY ROAD NO. 15350) AT ENGINEERS STREET STATION 85+99.22; THENCE ALONG SAID EAST LINE ON THE ARC OF A 746.20 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 36°11'35" EAST, 18.13 FEET) A DISTANCE OF 18.14 FEET TO A 5/8" IRON ROD ON SAID EAST LINE; THENCE LEAVING SAID LINE, SOUTH 78°15'16" EAST, 208.47 FEET TO A 5/8" IRON ROD; THENCE NORTH 39°15'26" EAST, 186.54 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF NW HIGHLAND TERRACE; THENCE ALONG SAID SOUTH LINE OF SAID NW HIGHLAND TERRACE, ON THE ARC OF A 125.78 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 54°36'40" EAST, 46.51 FEET) A DISTANCE OF 46.78 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 43°59'15" EAST, 151.07 FEET TO A 5/8" IRON ROD; THENCE ON THE ARC OF A 452.47 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 36°22'21" EAST, 120.63 FEET) A DISTANCE OF 120.99 FEET TO A 5/8" IRON ROD ; THENCE SOUTH 28°42'45" EAST, 54.50 FEET TO A 5/8" IRON ROD ; THENCE ON THE ARC OF A 104.57 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 40°40'00" EAST, 43.31 FEET) A DISTANCE OF 43.63 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH LINE OF SAID NW HIGHLAND TERRACE, NORTH 83°41'15" WEST 16.71 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 00°07'23" EAST, 214.70 FEET TO A POINT; THENCE NORTH 72°35'25" WEST, 102.93 FEET TO A 28" OAK TREE AT THE NORTHWEST CORNER OF " OAK GLEN SUBDIVISION," A SUBDIVISION OF RECORD IN BOOK 8, PAGE 87, BENTON COUNTY PLAT RECORDS; THENCE SOUTH 22°31'45" WEST, 194.61 FEET TO A POINT; THENCE SOUTH 30°41'19" WEST, 192.02 FEET TO A 5/8" IRON ROD ; THENCE SOUTH 58°26'10" WEST, 77.00 FEET TO A 14" OAK TREE; THENCE SOUTH 82°39'48" WEST, 63.85 FEET TO A 3/4" IRON ROD; THENCE NORTH 57°40'00" WEST, 321.90 FEET TO A 3/4" IRON ROD ON THE EAST LINE OF SAID NW HIGHLAND DRIVE (COUNTY ROAD NO. 15350) AT ENGINEERS STREET STATION 79+16.53; THENCE ALONG SAID EAST LINE OF SAID NW HIGHLAND DRIVE, NORTH 59°40'30" EAST, 20.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 29°20'02" WEST, 18.23 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID LINE ON THE ARC OF A 427.46 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 08°22'28" WEST, 319.63 FEET) A DISTANCE OF 327.59 FEET TO A POINT; THENCE NORTH 76°25'12" WEST, 5.00 FEET TO A POINT; THENCE ON THE ARC OF A 432.46 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 25°12'57" EAST, 174.44 FEET) A DISTANCE OF 175.65 FEET TO A POINT; THENCE NORTH 23°18'29" EAST, 64.55 FEET TO A 3/4" IRON ROD; THENCE NORTH 36°39'39" EAST, 49.26 FEET TO A 1/2" IRON PIPE ON SAID EAST LINE OF SAID NW HIGHLAND DRIVE AT ENGINEERS STREET STATION 85+99.22 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

Together with a strip of land 25 feet in width in the H.C. Lewis Donation Land Claim No. 47 in the northeast 1/4 of section 23, Township 11, South, Range 5 West, Willamette Meridian, Benton County, Oregon. Being a part of those certain tracts recorded in book 147, page 638 and book 137, page 216, Benton County Deed Records and being more particularly described as follows:

CS 7945

CHARLES and JEANNE SUMMY
CITY of CORVALLIS MINOR LAND PARTITION NO. 86 - 5
PARCEL 'C' Continued

Beginning at a 5/8" iron rod on the east line of N.W. Highland Drive (County Road No. 15350) said rod being North 30°47'29" East, 158.54 feet from a 1/2" iron pipe on said east line of said N.W. Highland Drive at Engineers Street Station 85+99.22; thence leaving said east line, along the south line of this Right-of-Way description (N.W. Highland Terrace) South 85°12'36" East, 127.02 feet to a 5/8" iron rod; thence continuing along said line, North 87°52'56" East, 67.75 feet to a 5/8" iron rod; thence on the arc of a 125.78 foot radius curve to the right (long chord bears South 68°04'10" East, 102.77 feet) a distance of 105.87 feet to a 5/8" iron rod; thence South 43°59'15" East, 151.07 feet to a 5/8" iron rod; thence on the arc of a 452.47 foot radius curve to the right (long chord bears South 36°22'21" East, 120.63 feet) a distance of 120.99 feet to a 5/8" iron rod; thence South 28°42'45" East, 54.50 feet to a 5/8" iron rod; thence on the arc of a 104.57 foot radius curve to the left (long chord bears South 40°40'00" East, 43.31 feet) a distance of 43.63 feet to a 5/8" iron rod; thence South 83°41'15" East, 53.96 feet to a point; thence leaving said south line of said N.W. Highland Terrace, North 06°18'51" East, 10.00 feet to a point on the north line of said N.W. Highland Terrace, said point also being on the centerline of that certain roadway easement recorded in book 133, page 640, Benton County Deed Records; thence along said line on the arc of a 79.57 foot radius curve to the right (long chord bears North 56°12'00" West, 73.45 feet) a distance of 76.34 feet; thence North 28°42'45" West, 54.50 feet; thence on the arc of a 477.47 foot radius curve to the left (long chord bears North 36°22'18" West, 127.28 feet) a distance of 127.66 feet; thence North 43°59'15" West, 151.05 feet; thence on the arc of a 150.78 foot radius curve to the left (long chord bears North 68°04'10" West, 123.20 feet) a distance of 126.91 feet; thence South 87°52'56" West, 67.13 feet; thence North 85°12'36" West, 116.08 feet to a point on the east line of said N.W. Highland Drive (County Road No. 15350); thence along said east line on the arc of a 746.20 foot radius curve to the right (long chord bears South 23°41'00" West, 26.31 feet) a distance of 26.31 feet to a 5/8" iron rod on said east line and the point of beginning of this description.

The above described tracts contain 10.26 acres of land more or less.

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FEB 23 1987

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