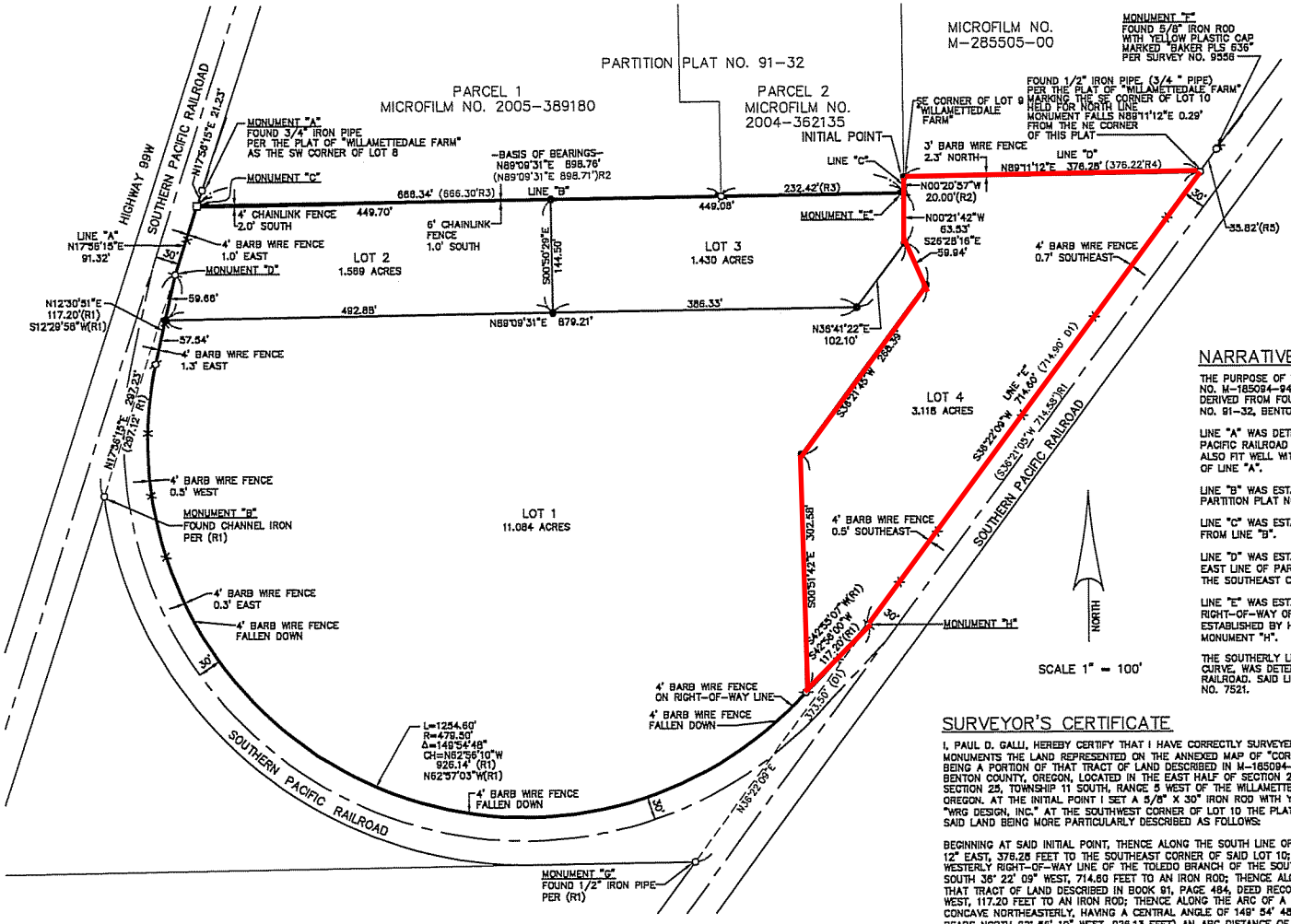
CORVALLIS STATION SUBDIVISION

LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 26,
AND THE NORTHWEST AND SOUTHWEST ONE-QUARTERS OF SECTION 25,
TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN
CITY CORVALLIS, BENTON COUNTY, OREGON

JANUARY 27, 2006



LEGEND:

- ● – DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WRG DESIGN, INC."
- ○ – DENOTES FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED
- ⌀ – DENOTES FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "R E WILSON OR 1924" PER SURVEY NO. 7521 – HELD.
- ⌑ – DENOTES FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COLE SURV. LS 51523" PER SURVEY NO. 9513 – HELD.
- □ – DENOTES FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "D.W. HARMS, P.L.S. 1079" PER SURVEY NO. 8341 – HELD.
- (D1) – DENOTES RECORD DEED MICROFILM NO. M-185094-94
- (R1) – DENOTES RECORD DATA PER SURVEY NO. 7521
- (R2) – DENOTES RECORD DATA PER PARTITION PLAT NO. 91-32
- (R3) – DENOTES RECORD DATA PER SURVEY NO. 9613
- (R4) – DENOTES RECORD DATA PER DEED BOOK 81, PAGES 484-485
- (R5) – DENOTES RECORD DATA PER SURVEY NO. 9556
- —X— – FENCE LINE, TYPE AS NOTED

PIPE DIAMETERS ARE MEASURED INSIDE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN MICROFILM NO. M-185094-94 AND AS SHOWN HEREON. THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM FOUND AND HELD MONUMENTS MARKING THE SOUTHERLY LINE OF PARTITION PLAT NO. 91-32, BENTON COUNTY PLAT RECORDS, AS SOUTH 89°09' 31" WEST, AS SHOWN HEREON.

LINE "A" WAS DETERMINED TO BE THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AND WAS ESTABLISHED BY HOLDING MONUMENTS "A" AND "B". SAID ALIGNMENT ALSO FIT WELL WITH MONUMENTS "C" AND "D". MONUMENT "D" WAS HELD AS THE SOUTHERLY END OF LINE "A".

LINE "B" WAS ESTABLISHED BY HOLDING PLAT MONUMENTS MARKING THE SOUTHERLY LINE OF PARTITION PLAT NO. 91-32, AS SHOWN HEREON.

LINE "C" WAS ESTABLISHED BY HOLDING MONUMENT "E" AND TURNING PLAT ANGLE OF 90°29'32" FROM LINE "B".

LINE "D" WAS ESTABLISHED BY HOLDING A RECORD DISTANCE OF 20 FEET NORTHERLY ALONG THE EAST LINE OF PARTITION PLAT NO. 91-32 AND THE FOUND 1/2" IRON PIPE HELD FOR LINE NEAR THE SOUTHEAST CORNER OF THE PLAT OF "WILLAMETTEDALE FARM".

LINE "E" WAS ESTABLISHED BY HOLDING MONUMENTS "F" AND "G" FOR THE NORTHWEST RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD. THE SOUTHWEST END OF LINE "E" WAS ESTABLISHED BY HOLDING RECORD DEED DISTANCE FROM MONUMENT "G", WHICH FIT WELL WITH MONUMENT "H".

THE SOUTHERLY LINE, WHICH INCLUDES THE CURVE AND THE LINES GOING INTO AND OUT OF THE CURVE, WAS DETERMINED TO BE THE NORTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD. SAID LINE WAS ESTABLISHED BY HOLDING MONUMENTS AND RECORD DATA PER SURVEY NO. 7521.

SURVEYOR'S CERTIFICATE

I, PAUL D. GALLI, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "CORVALLIS STATION SUBDIVISION", BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN M-185094-94, MICROFILM RECORDS OF BENTON COUNTY, OREGON, LOCATED IN THE EAST HALF OF SECTION 26 AND THE WEST HALF OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON. AT THE INITIAL POINT I SET A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WRG DESIGN, INC." AT THE SOUTHWEST CORNER OF LOT 10 THE PLAT OF "WILLAMETTEDALE FARM" SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID INITIAL POINT, THENCE ALONG THE SOUTH LINE OF SAID LOT 10 NORTH 89° 11' 12" EAST, 376.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE TOLEDO BRANCH OF THE SOUTHERN PACIFIC RAILROAD SOUTH 36° 22' 09" WEST, 714.60 FEET TO AN IRON ROD; THENCE ALONG THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 81, PAGE 484, DEED RECORDS, SOUTH 42° 56' 00" WEST, 117.20 FEET TO AN IRON ROD; THENCE ALONG THE ARC OF A 479.50 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 149° 54' 48" (THE LONG CHORD OF WHICH BEARS NORTH 82° 56' 10" WEST, 926.13 FEET) AN ARC DISTANCE OF 1254.60 FEET TO AN IRON ROD; THENCE NORTH 12° 30' 51" EAST, 117.20 FEET TO AN IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY'S WEST SIDE BRANCH; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 17° 56' 15" EAST, 91.32 FEET TO AN IRON ROD ON THE SOUTH LINE OF THOSE PARCELS DESCRIBED IN M-117225-89 AND M-117226-89, MICROFILM RECORDS OF BENTON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID PARCELS NORTH 89° 09' 31" EAST, 898.76 FEET TO AN IRON ROD; THENCE NORTH 00° 20' 57" WEST, 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10 AND THE POINT OF BEGINNING;

CONTAINS 17.202 ACRES, MORE OR LESS.

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY

OREGON JANUARY 10, 2006 PAUL D. GALLI 51523

DRAFT

SHEET 1 OF 2
JOB NO. HOD4683

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