

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND MONUMENT AS NOTED ON SHEET 2
- FOUND MAGNAIL WITH 1-1/2" ALUMINUM WASHER STAMPED "D.W. HARMS PLS 1079"
- △ CALCULATED POSITION
- R/W RIGHT OF WAY
- CHB CHORD BEARING
- UE UTILITY EASEMENT

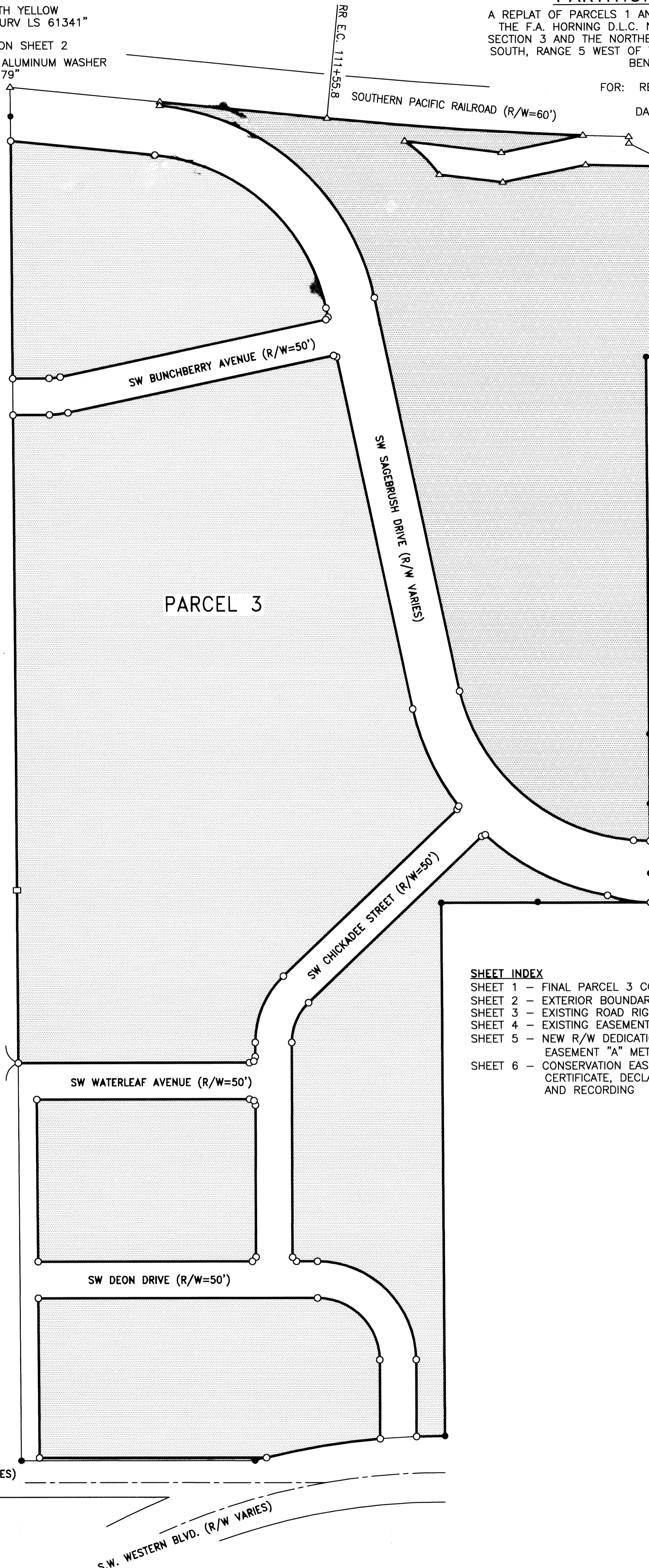
PARTITION PLAT No. 2014-012

A REPLAT OF PARCELS 1 AND 2 OF PARTITION PLAT 2007-21 LOCATED IN THE F.A. HORNING D.L.C. No. 39 AND IN THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: RETREAT AT OAK CREEK, LLC

DATE: MARCH 28, 2014

SHEET 1 OF 6



I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

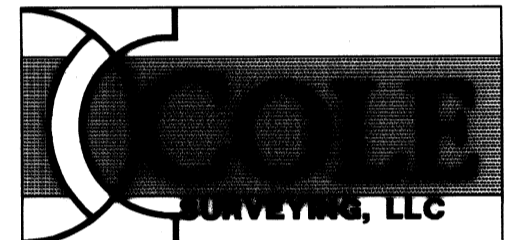
REGISTERED PROFESSIONAL LAND SURVEYOR

B.S.S.

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/14

BRIAN SCOTT SAILOR, P.L.S.
COLE SURVEYING, LLC
P.O. BOX 1211
CORVALLIS, OREGON 97339
(541) 929-5500



SCALE 1"=100'

SHEET INDEX

- SHEET 1 - FINAL PARCEL 3 CONFIGURATION (SHADED AREA)
- SHEET 2 - EXTERIOR BOUNDARY PRIOR TO NEW R/W DEDICATIONS
- SHEET 3 - EXISTING ROAD RIGHTS OF WAY DETAILS
- SHEET 4 - EXISTING EASEMENTS OF RECORD
- SHEET 5 - NEW R/W DEDICATIONS AND NEW EASEMENTS, CONSERVATION EASEMENT "A" METES AND BOUNDS DESCRIPTION
- SHEET 6 - CONSERVATION EASEMENT "B" METES AND BOUNDS DESCRIPTION, CERTIFICATE, DECLARATION, ACKNOWLEDGEMENTS, APPROVALS AND RECORDING

13914PART2

S.W. WEST HILLS ROAD (R/W VARIES)
COUNTY ROAD 25322

S.W. WESTERN BLVD. (R/W VARIES)

2014-012

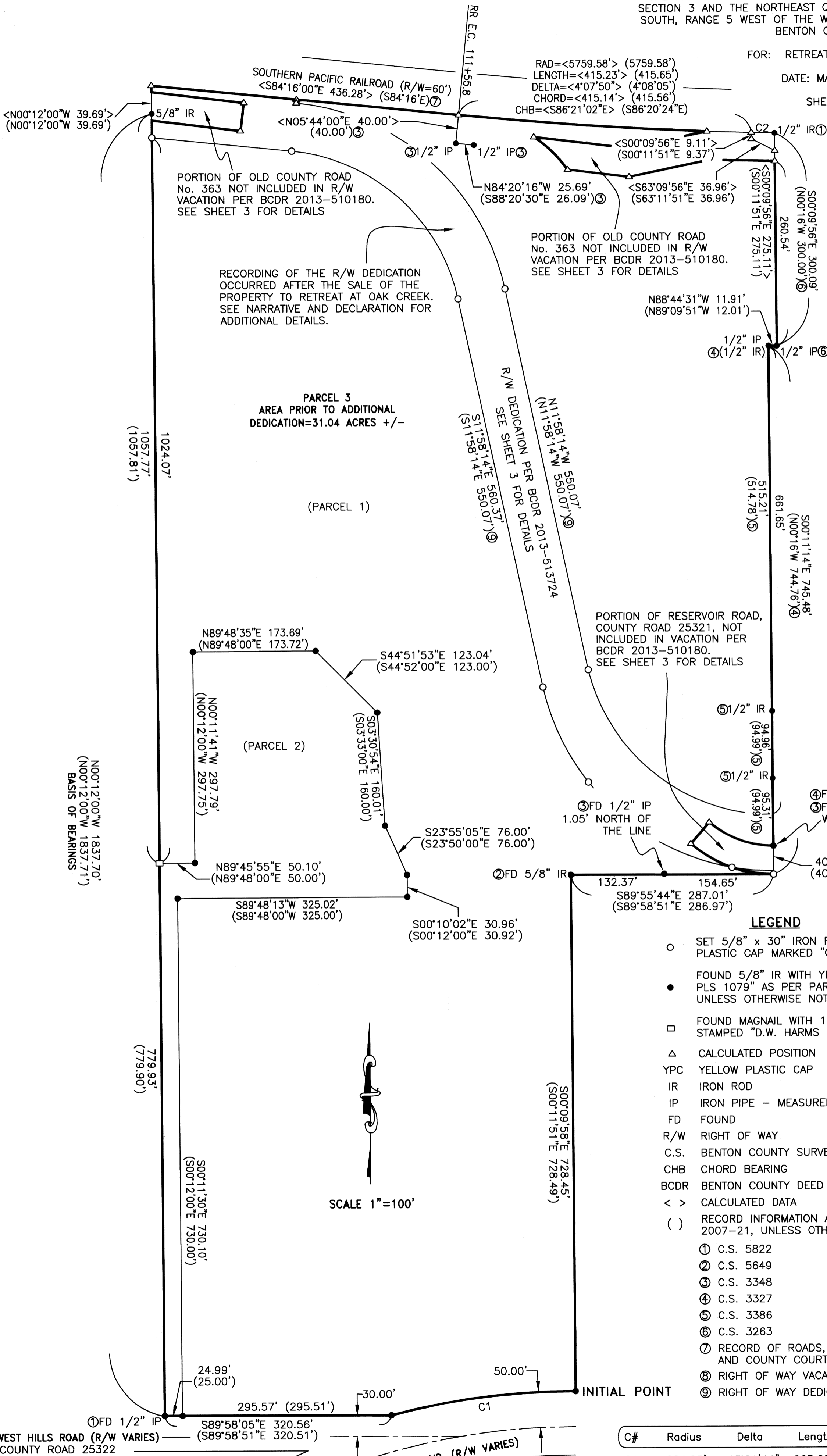
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SHEET 2 OF 6



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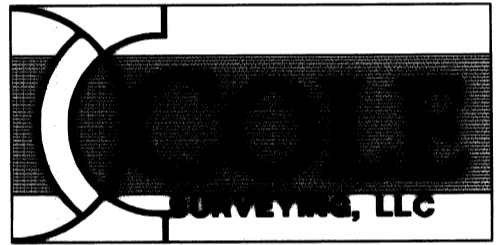
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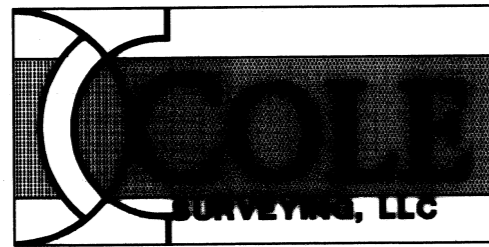


LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND 5/8" IR WITH YPC MARKED "DARRYL HARMS PLS 1079" AS PER PARTITION PLAT 2007-21, UNLESS OTHERWISE NOTED
- FOUND MAGNAIL WITH 1-1/2" ALUMINUM WASHER STAMPED "D.W. HARMS PLS 1079"
- △ CALCULATED POSITION
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE - MEASURED INSIDE DIAMETER
- FD FOUND
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- CHB CHORD BEARING
- BCDR BENTON COUNTY DEED RECORD
- < > CALCULATED DATA
- () RECORD INFORMATION AS PER PARTITION PLAT 2007-21, UNLESS OTHERWISE NOTED
- ① C.S. 5822
- ② C.S. 5649
- ③ C.S. 3348
- ④ C.S. 3327
- ⑤ C.S. 3386
- ⑥ C.S. 3263
- ⑦ RECORD OF ROADS, BOOK 2, PAGES 374-377 AND COUNTY COURT JOURNAL BOOK 10, PAGE 212
- ⑧ RIGHT OF WAY VACATION BCDR 2013-510180
- ⑨ RIGHT OF WAY DEDICATION BCDR 2013-513724

C#	Radius	Delta	Length	Bearing	Chord
C1	1004.93'	15°01'44"	263.60'	N 82°42'45" E	262.84'
(C1	1004.93'	15°01'47"	263.61'	N 82°42'08" E	262.86'
<C2	5759.58'	00°19'41"	32.95'	N 88°34'47" W	32.95'

13914PART2



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 CORVALLIS, OREGON 97339
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REGISTERED
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 OREGON
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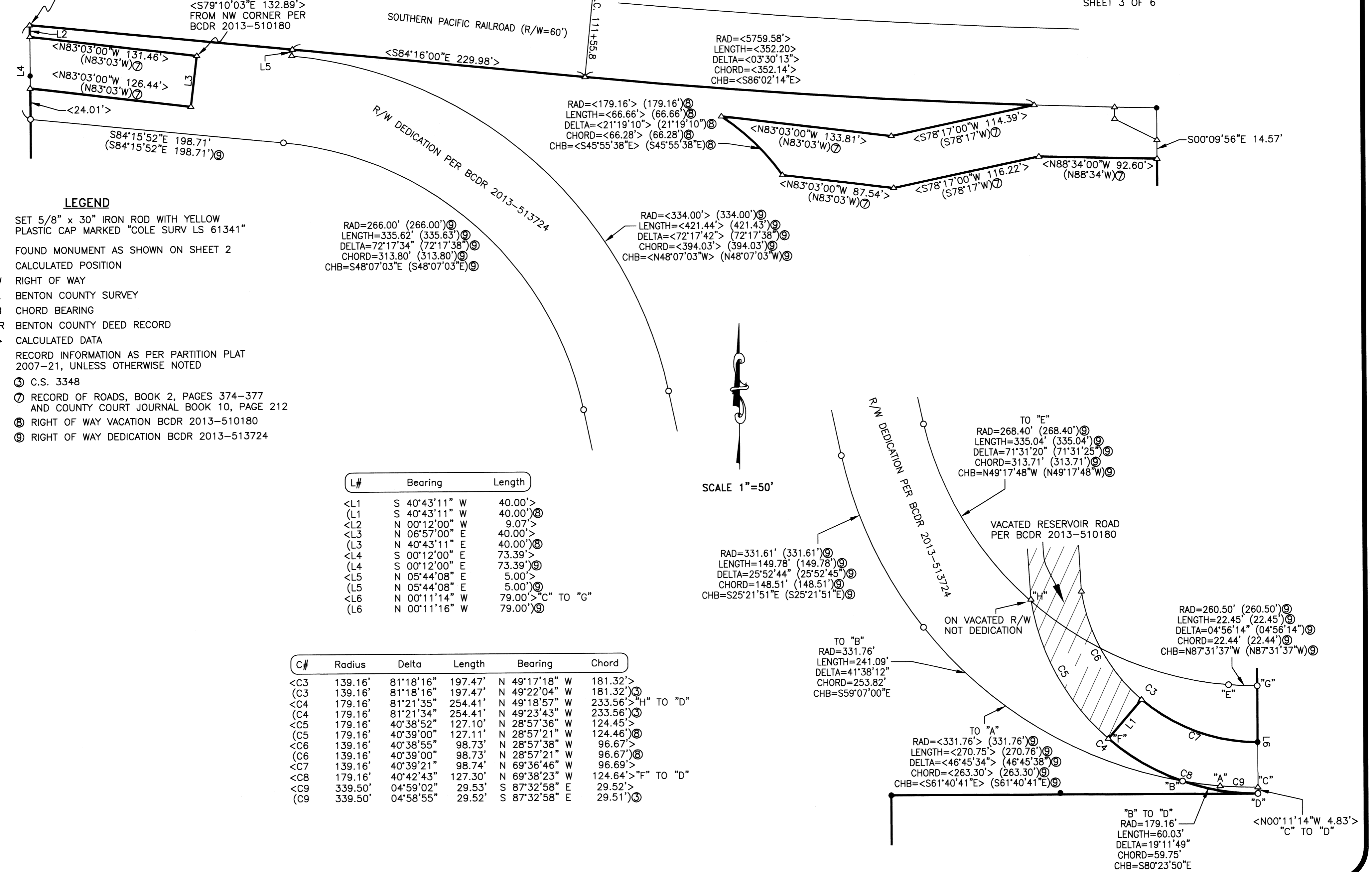
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 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
 BENTON COUNTY, OREGON

FOR: RETREAT AT OAK CREEK, LLC

DATE: MARCH 28, 2014

SHEET 3 OF 6

NW CORNER PARCEL 1
 PARTITION PLAT 2007-21



LEGEND

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- FOUND MONUMENT AS SHOWN ON SHEET 2
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- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
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- < > CALCULATED DATA
- () RECORD INFORMATION AS PER PARTITION PLAT 2007-21, UNLESS OTHERWISE NOTED
- ⓐ C.S. 3348
- ⓑ RECORD OF ROADS, BOOK 2, PAGES 374-377 AND COUNTY COURT JOURNAL BOOK 10, PAGE 212
- ⓒ RIGHT OF WAY VACATION BCDR 2013-510180
- ⓓ RIGHT OF WAY DEDICATION BCDR 2013-513724

RAD=266.00' (266.00')ⓐ
 LENGTH=335.62' (335.63')ⓑ
 DELTA=72°17'34" (72°17'38")ⓑ
 CHORD=313.80' (313.80')ⓑ
 CHB=S48°07'03"E (S48°07'03"E)ⓑ

RAD=179.16' (179.16')ⓐ
 LENGTH=66.66' (66.66')ⓑ
 DELTA=21°19'10" (21°19'10")ⓑ
 CHORD=66.28' (66.28')ⓑ
 CHB=S45°55'38"E (S45°55'38"E)ⓑ

RAD=334.00' (334.00')ⓐ
 LENGTH=421.44' (421.43')ⓑ
 DELTA=72°17'42" (72°17'38")ⓑ
 CHORD=394.03' (394.03')ⓑ
 CHB=N48°07'03"W (N48°07'03"W)ⓑ

SCALE 1"=50'

L#	Bearing	Length
<L1	S 40°43'11" W	40.00'>
(L1)	S 40°43'11" W	40.00')ⓑ
<L2	N 00°12'00" W	9.07'>
<L3	N 06°57'00" E	40.00'>
(L3)	N 40°43'11" E	40.00')ⓑ
<L4	S 00°12'00" E	73.39'>
(L4)	S 00°12'00" E	73.39')ⓑ
<L5	N 05°44'08" E	5.00'>
(L5)	N 05°44'08" E	5.00')ⓑ
<L6	N 00°11'14" W	79.00'>
(L6)	N 00°11'16" W	79.00')ⓑ

C#	Radius	Delta	Length	Bearing	Chord
<C3	139.16'	81°18'16"	197.47'	N 49°17'18" W	181.32'>
(C3)	139.16'	81°18'16"	197.47'	N 49°22'04" W	181.32')ⓑ
<C4	179.16'	81°21'35"	254.41'	N 49°18'57" W	233.56'>
(C4)	179.16'	81°21'34"	254.41'	N 49°23'43" W	233.56')ⓑ
<C5	179.16'	40°38'52"	127.10'	N 28°57'36" W	124.45'>
(C5)	179.16'	40°39'00"	127.11'	N 28°57'21" W	124.46')ⓑ
<C6	139.16'	40°38'55"	98.73'	N 28°57'38" W	96.67'>
(C6)	139.16'	40°39'00"	98.73'	N 28°57'21" W	96.67')ⓑ
<C7	139.16'	40°39'21"	98.74'	N 69°36'46" W	96.69'>
(C7)	139.16'	40°39'21"	98.74'	N 69°38'23" W	96.69')ⓑ
<C8	179.16'	40°42'43"	127.30'	N 69°38'23" W	124.64'>
(C8)	179.16'	40°42'43"	127.30'	N 69°38'23" W	124.64')ⓑ
<C9	339.50'	04°59'02"	29.53'	S 87°32'58" E	29.52'>
(C9)	339.50'	04°58'55"	29.52'	S 87°32'58" E	29.51')ⓑ

PARTITION PLAT No. 2014-012

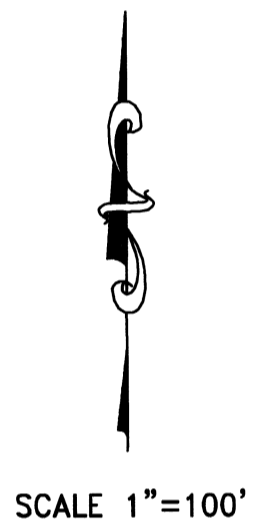
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FOR: RETREAT AT OAK CREEK, LLC

DATE: MARCH 28, 2014

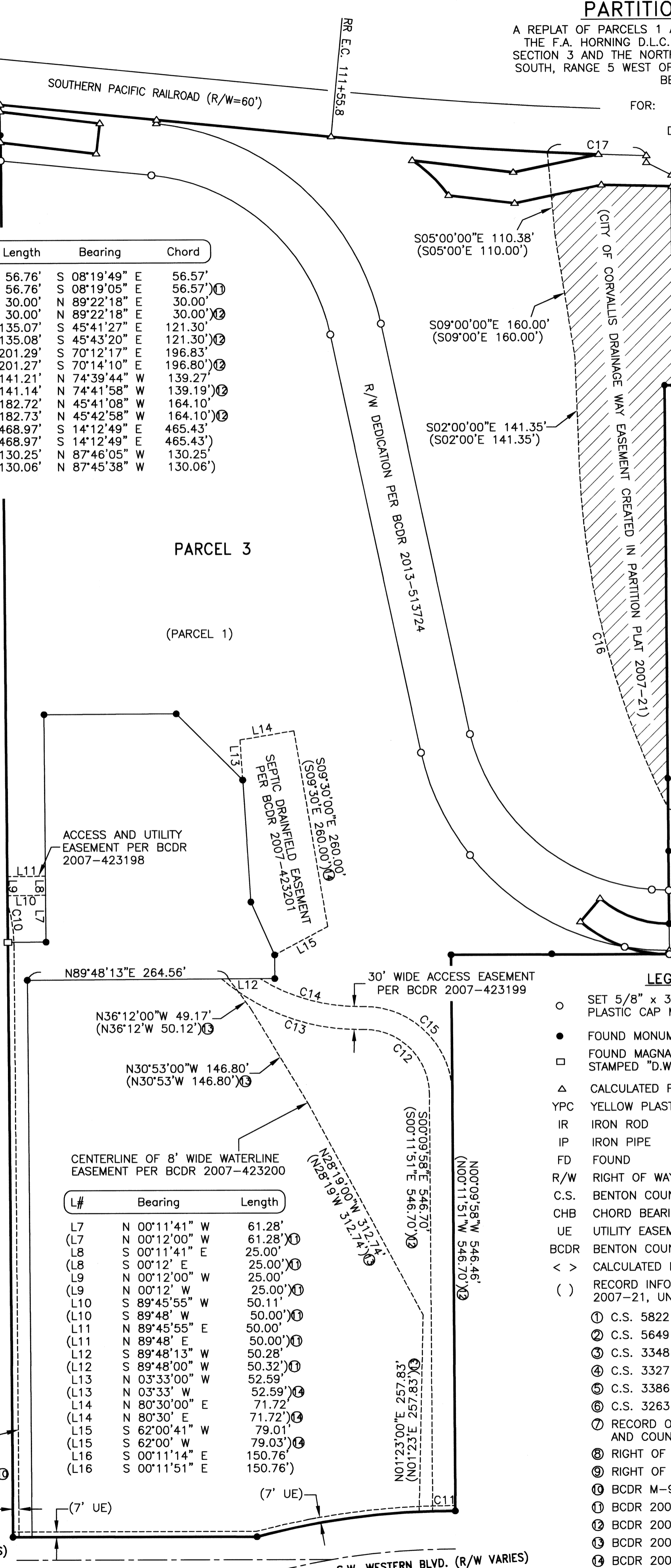
SHEET 4 OF 6

C#	Radius	Delta	Length	Bearing	Chord
C10	200.00'	16°15'38"	56.76'	S 08°19'49" E	56.57'
(C10)	200.00'	16°15'39"	56.76'	S 08°19'05" E	56.57' ①
C11	1003.93'	01°42'38"	30.00'	N 89°22'18" E	30.00'
(C11)	1004.93'	01°42'38"	30.00'	N 89°22'18" E	30.00' ②
C12	85.00'	91°02'44"	135.07'	S 45°41'27" E	121.30'
(C12)	85.00'	91°02'58"	135.08'	S 45°43'20" E	121.30' ②
C13	275.00'	41°56'22"	201.29'	S 70°12'17" E	196.83'
(C13)	275.00'	41°56'00"	201.27'	S 70°14'10" E	196.80' ②
C14	245.00'	33°01'28"	141.21'	N 74°39'44" W	139.27'
(C14)	245.00'	33°00'23"	141.14'	N 74°41'58" W	139.19' ②
C15	115.00'	91°02'44"	182.72'	N 45°41'08" W	164.10'
(C15)	115.00'	91°02'17"	182.73'	N 45°42'58" W	164.10' ②
C16	1100.00'	24°25'38"	468.97'	S 14°12'49" E	465.43'
(C16)	1100.00'	24°25'38"	468.97'	S 14°12'49" E	465.43' ②
C17	5759.58'	01°17'44"	130.25'	N 87°46'05" W	130.25'
(C17)	5759.58'	01°17'38"	130.06'	N 87°45'38" W	130.06' ②



SCALE 1"=100'

EASEMENT RELEASE STATEMENT:
THE RETREAT AT OAK CREEK, LLC, AS BENEFICIARY OF THE EASEMENTS AND OWNER OF PARCEL 1 AND PARCEL 2, RELEASES THE EASEMENTS 2007-423198, 2007-423199, 2007-423200 AND 2007-423201. THIS RELEASE IS AGAIN STATED WITHIN THE DECLARATION.



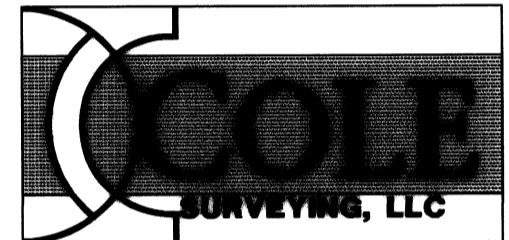
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- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND MONUMENT AS NOTED ON SHEET 2
- FOUND MAGNAIL WITH 1-1/2" ALUMINUM WASHER STAMPED "D.W. HARMS PLS 1079"
- △ CALCULATED POSITION
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE
- FD FOUND
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- < > CALCULATED DATA
- () RECORD INFORMATION AS PER PARTITION PLAT 2007-21, UNLESS OTHERWISE NOTED

L#	Bearing	Length
L7	N 00°11'41" W	61.28'
(L7)	N 00°12'00" W	61.28' ①
L8	S 00°11'41" E	25.00'
(L8)	S 00°12' E	25.00' ①
L9	N 00°12'00" W	25.00'
(L9)	N 00°12' W	25.00' ①
L10	S 89°45'55" W	50.11'
(L10)	S 89°48' W	50.00' ①
L11	N 89°45'55" E	50.00'
(L11)	N 89°48' E	50.00' ①
L12	S 89°48'13" W	50.28'
(L12)	S 89°48'00" W	50.32' ①
L13	N 03°33'00" W	52.59'
(L13)	N 03°33' W	52.59' ④
L14	N 80°30'00" E	71.72'
(L14)	N 80°30' E	71.72' ④
L15	S 62°00'41" W	79.01'
(L15)	S 62°00' W	79.03' ④
L16	S 00°11'14" E	150.76'
(L16)	S 00°11'51" E	150.76' ④

GENERAL NOTES:

- 1.) THERE IS AN EASEMENT OF RECORD IN FAVOR OF PP&L PER BCDR M-130950-91 THAT CANNOT BE LOCATED DUE TO LACK OF INFORMATION.
- 2.) THERE IS AN EASEMENT OF RECORD IN FAVOR OF PP&L PER BCDR M-9922-79 THAT PROVIDES A DESCRIPTION OF WHAT APPEARS TO BE THE PERIMETER OF THE PROPERTY AND THUS HAS NO DEFINATE LOCATION.

LEGEND

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- FOUND MONUMENT AS NOTED ON SHEET 2
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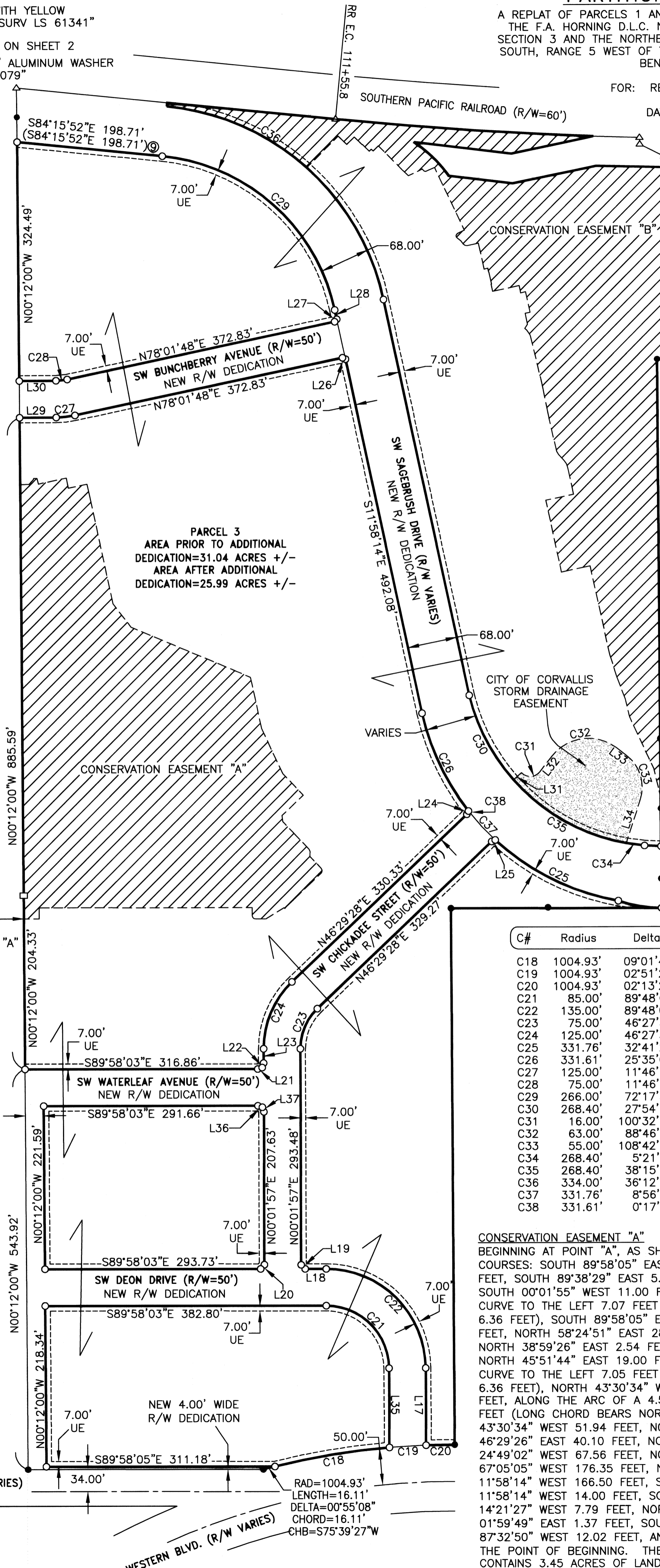
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DATE: MARCH 28, 2014

SHEET 5 OF 6

L#	Bearing	Length
L17	N 00°09'56" W	104.94'
L18	N 89°58'03" W	28.72'
L19	N 44°07'51" W	7.77'
L20	N 41°19'47" E	7.78'
L21	N 72°14'53" E	6.45'
L22	N 17°49'01" E	6.45'
L23	N 00°01'57" E	19.37'
L24	N 26°59'43" E	4.91'
L25	N 66°51'30" E	5.19'
L26	N 64°53'58" W	4.43'
L27	N 40°57'35" E	4.43'
L28	S 11°58'14" E	12.95'
L29	N 89°48'02" E	49.98'
L30	N 89°48'02" E	49.98'
L31	N 48°33'00" E	14.48'
L32	N 38°07'50" E	27.50'
L33	S 53°05'46" E	16.79'
L34	S 18°11'34" W	61.67'
L35	N 00°09'56" W	107.79'
L36	S 72°10'59" E	6.45'
L37	S 17°45'07" E	6.45'

SCALE 1"=100'



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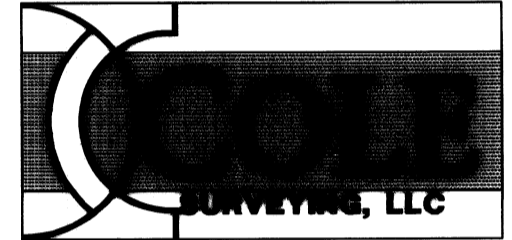
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C18	1004.93'	09°01'49"	158.39'	S 80°37'55" W	158.22'
C19	1004.93'	02°51'20"	50.09'	S 86°34'30" W	50.08'
C20	1004.93'	02°13'27"	39.01'	S 89°06'54" W	39.01'
C21	85.00'	89°48'07"	133.22'	N 45°04'00" W	120.00'
C22	135.00'	89°48'07"	211.59'	N 45°04'00" W	190.59'
C23	75.00'	46°27'31"	60.81'	N 23°15'42" E	59.16'
C24	125.00'	46°27'31"	101.36'	N 23°15'42" E	98.60'
C25	331.76'	32°41'21"	189.28'	S 63°35'25" E	186.72'
C26	331.61'	25°35'06"	148.08'	N 25°13'02" W	146.85'
C27	125.00'	11°46'14"	25.68'	N 83°54'55" E	25.63'
C28	75.00'	11°46'14"	15.41'	N 83°54'55" E	15.38'
C29	266.00'	72°17'34"	335.62'	N 48°07'03" W	313.80'
C30	268.40'	27°54'16"	130.72'	S 27°29'16" E	129.43'
C31	16.00'	100°32'56"	28.08'	N 88°24'18" E	24.61'
C32	63.00'	88°46'24"	97.61'	N 82°31'02" E	88.14'
C33	55.00'	108°42'40"	68.43'	S 17°27'06" E	64.10'
C34	268.40'	5°21'25"	25.09'	S 82°22'46" E	25.08'
C35	268.40'	38°15'39"	179.23'	N 60°34'13" W	175.92'
C36	334.00'	36°12'35"	211.08'	N 66°09'36" W	207.59'
C37	331.76'	8°56'51"	51.81'	N 42°46'20" W	51.76'
C38	331.61'	0°17'38"	1.70'	N 38°09'24" W	1.70'

CONSERVATION EASEMENT "A"

BEGINNING AT POINT "A", AS SHOWN ON THIS SHEET; THENCE THE FOLLOWING COURSES: SOUTH 89°58'05" EAST 20.84 FEET, NORTH 00°21'31" EAST 15.03 FEET, SOUTH 89°38'29" EAST 5.91 FEET, SOUTH 89°58'05" EAST 284.00 FEET, SOUTH 00°01'55" WEST 11.00 FEET, ALONG THE ARC OF A 4.50 FOOT RADIUS CURVE TO THE LEFT 7.07 FEET (LONG CHORD BEARS SOUTH 44°58'05" EAST 6.36 FEET), NORTH 58°24'51" EAST 28.03 FEET, SOUTH 51°00'34" EAST 1.48 FEET, NORTH 38°59'26" EAST 2.54 FEET, NORTH 46°29'26" EAST 47.67 FEET, NORTH 45°51'44" EAST 19.00 FEET, ALONG THE ARC OF A 4.55 FOOT RADIUS CURVE TO THE LEFT 7.05 FEET (LONG CHORD BEARS NORTH 01°29'26" EAST 6.36 FEET), NORTH 43°30'34" WEST 22.21 FEET, NORTH 01°29'26" EAST 6.62 FEET, ALONG THE ARC OF A 4.50 FOOT RADIUS CURVE TO THE LEFT 3.53 FEET (LONG CHORD BEARS NORTH 21°00'34" WEST 3.44 FEET), NORTH 43°30'34" WEST 51.94 FEET, NORTH 06°53'45" WEST 8.21 FEET, NORTH 46°29'26" EAST 40.10 FEET, NORTH 43°30'34" WEST 40.23 FEET, NORTH 24°49'02" WEST 67.56 FEET, NORTH 11°58'14" WEST 71.29 FEET, NORTH 67°05'05" WEST 176.35 FEET, NORTH 37°44'46" WEST 39.88 FEET, NORTH 11°58'14" WEST 166.50 FEET, SOUTH 78°01'46" WEST 25.92 FEET, NORTH 11°58'14" WEST 14.00 FEET, SOUTH 78°01'46" WEST 38.83 FEET, NORTH 14°21'27" WEST 7.79 FEET, NORTH 87°23'58" WEST 4.77 FEET, SOUTH 01°59'49" EAST 1.37 FEET, SOUTH 42°35'34" WEST 9.12 FEET, SOUTH 87°32'50" WEST 12.02 FEET, AND SOUTH 00°12'00" EAST 590.00 FEET TO THE POINT OF BEGINNING. THE AREA OF THE DESCRIBED EASEMENT "A" CONTAINS 3.45 ACRES OF LAND, MORE OR LESS.

PARTITION PLAT No. 2014-012

A REPLAT OF PARCELS 1 AND 2 OF PARTITION PLAT 2007-21 LOCATED IN THE F.A. HORNING D.L.C. No. 39 AND IN THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: RETREAT AT OAK CREEK, LLC

DATE: MARCH 28, 2014

SHEET 6 OF 6

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT PLANNING DIVISION CASE No. MRP13-00003.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE PROPERTY PER PARTITION PLAT 2007-21, AS SHOWN ON ATTACHED MAP.

BOUNDARY DETERMINATION

MONUMENTS FOUND WERE HELD FOR THE WEST, SOUTH AND EAST LINES OF THE PROPERTY. MOST EASTERLY SOUTHEAST CORNER OF THE PROPERTY WAS DETERMINED BY HOLDING THE RECORD 40.00 FEET FROM THE MONUMENT FOUND TO THE NORTH. THE ROAD RIGHT OF WAYS WERE DETERMINED BY HOLDING RECORD DATA FOR THE VACATION OF PORTIONS OF RESERVOIR ROAD AND OLD COUNTY ROAD 363 AND THE SUBSEQUENT RIGHT OF WAY DEDICATION. THIS RESULTED IN A SLIGHT OVERLAP IN THE ABOVE REFERENCED EASTERLY SOUTHEAST CORNER OF THE PROPERTY AS SHOWN IN DETAIL ON SHEET 2. THE RAILROAD RIGHT OF WAY WAS DETERMINED BY FIRST ESTABLISHING THE END OF CURVE (E.C. 111+55.8) BY HOLDING 40.00 FEET FROM THE IRON PIPE FOUND TO THE SOUTH THAT WAS SET IN C.S. 3348. THE RECORD RADIUS WAS THEN HELD FROM THE END OF CURVE AND THE IRON ROD FOUND TO THE EAST. RECORD DATA WAS THEN HELD TO DETERMINE THE NORTHEAST AND NORTHWEST CORNER OF THE PROPERTY. MONUMENTS WERE NOT ABLE TO BE SET ALONG THE NORTH LINE OF THE PROPERTY DUE TO A SIGNIFICANT DRAINAGE DITCH ALONG THE RAILROAD THAT IS FULL OF WATER. THE RIGHT-OF-WAY DEDICATION PER BCDR 2013-513724 WAS SIGNED OFF AND ACCEPTED BY THE CITY OF CORVALLIS ON MAY 6, 2013 BUT WAS NOT RECORDED UNTIL OCTOBER 24, 2013 WHICH WAS AFTER THE SALE OF THE PROPERTY TO THE RETREAT ON SEPTEMBER 6, 2013. BECAUSE THE PROPERTY WAS NO LONGER OWNED BY THE SATHERS, THE ORIGINAL GRANTORS OF THE RIGHT OF WAY, THE DEDICATION OF THE ROAD IS IN QUESTION. THUS, THE RETREAT AT OAK CREEK, LLC, BY VIRTUE OF THE EXECUTED DECLARATION, WILL BE REDEDICATING THIS RIGHT OF WAY IN THE SAME LOCATION AS THAT DESCRIBED IN BCDR 2013-513724.

SURVEYOR'S CERTIFICATE:

I, BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCEL AND ROAD RIGHT OF WAY SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

PARCEL 1 AND PARCEL 2 OF PARTITION PLAT 2007-21, A PARTITION PLAT OF RECORD LOCATED IN F.A. HORNING D.L.C. No. 39 AND IN THE NORTHWEST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 4 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

TOGETHER AND WITH THAT PORTION OF THE VACATED COUNTY ROAD No. 363 AND THAT PORTION OF VACATED RESERVOIR ROAD (COUNTY ROAD 25321), VACATED BY ORDER 2013-056, RECORDED IN BENTON COUNTY DEED RECORD 2013-510180.

REGISTERED PROFESSIONAL LAND SURVEYOR

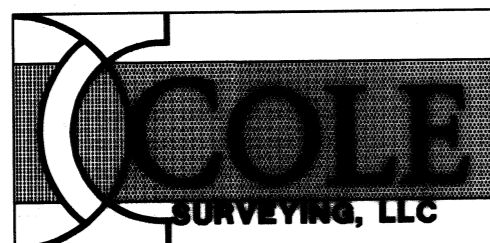
Brian Scott Sailor

OREGON JANUARY 11, 2005 BRIAN SCOTT SAILOR 61341

EXPIRES 6/30/14

BRIAN SCOTT SAILOR, P.L.S. COLE SURVEYING, LLC P.O. BOX 1211 CORVALLIS, OREGON 97339 (541) 929-5500

I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.



DECLARATION: KNOW ALL PERSONS BY THESE PRESENTS,

THAT RETREAT AT OAK CREEK, LLC, A GEORGIA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO THE PARCEL, EASEMENTS, AND STREET RIGHTS-OF-WAY (INCLUDING THAT WHICH IS DESCRIBED IN BENTON COUNTY DEED RECORD 2013-513724) AS SHOWN ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, A PORTION OF THE LAND FOR STREET RIGHTS-OF-WAY AS SHOWN ON SHEET 5.

RETREAT AT OAK CREEK, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE STORM DRAINAGE EASEMENT AS SHOWN ON THE ATTACHED MAP. THE CITY RESERVES THE RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND/OR REMOVE A STORM DRAIN IMPROVEMENTS WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, ON, UNDER AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID EASEMENT ANY TREES AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE CONSTRUCTION, USE, INGRESS AND EGRESS TO, OVER, AND FROM THE ABOVE DESCRIBED PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT. THE CITY SHALL UPON EACH AND EVERY OCCASION THAT SUCH STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED, MAINTAINED, REPLACED, RECONSTRUCTED, OR REMOVED, RESTORE THE PREMISES OF THE OWNER, AND ANY BUILDINGS OR IMPROVEMENTS DISTURBED BY THE CITY, TO A CONDITION AS NEAR AS PRACTICABLE AS THEY WERE PRIOR TO ANY SUCH INSTALLATION OR WORK, AND IF NOT PRACTICABLE, THEN PAY TO THE OWNER A REASONABLE COMPENSATION FOR SUCH CONDITIONS, THAT CANNOT BE REASONABLY OR PRACTICABLY RESTORED. THE OWNER RESERVES THE RIGHT TO USE THE SURFACE OF THE PREMISES FOR WALKWAYS, DRIVEWAYS, PLANTING AND RELATED PURPOSES TO THE EXTENT THAT SUCH IS CONSISTENT WITH THE CITY'S CONSTRUCTION, USE AND MAINTENANCE OF SAID FACILITY ON THE PREMISES. NO BUILDING OR OTHER PERMANENT STRUCTURE THAT WOULD ENJOIN THE CITY FROM THE INTENDED PURPOSE OF THE EASEMENT SHALL BE PLACED UPON THE PREMISES WITHOUT THE WRITTEN PERMISSION OF THE CITY.

RETREAT AT OAK CREEK, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE CONSERVATION EASEMENTS, AS SHOWN ON THE ATTACHED MAP. THE RESTRICTIONS AND AFFIRMATIVE MEASURES REQUIRED BY THIS EASEMENT ARE THOSE SET OUT IN BENTON COUNTY DEED RECORDS 2014-519880 ("DECLARATION OF A CONSERVATION EASEMENT"), AND INCORPORATED BY THIS REFERENCE AS IF SET IN WHOLE.

RETREAT AT OAK CREEK, LLC, DOES ALSO HEREBY CREATE AND GRANT THE 7 FOOT WIDE UTILITY EASEMENTS AS SHOWN TO BENEFIT FRANCHISE UTILITIES. FRANCHISE UTILITIES INCLUDE THOSE OPERATING POWER, GAS, TELECOMMUNICATIONS SYSTEMS, AS WELL AS ANY OTHER COMPANIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS AND/OR BENTON COUNTY.

RETREAT AT OAK CREEK, LLC, DOES ALSO HEREBY RESERVE THE RIGHT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR AND REPLACE PRIVATE UTILITY LINES IN THE PORTIONS OF THE PROPERTY BEING DEDICATED TO THE CITY OF CORVALLIS.

THE EASEMENTS HEREIN CREATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT FOR THE PURPOSES AS SHOWN ON THE ATTACHED MAP.

RETREAT AT OAK CREEK, LLC, AS BENEFICIARY OF THE EASEMENTS 2007-423198, 2007-423199, 2007-423200 AND 2007-423201, AND OWNER OF PARCEL 1 AND PARCEL 2, DOES HEREBY RELEASE SAID EASEMENTS.

ACKNOWLEDGMENT:

STATE OF } SS
COUNTY OF }

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF May, 2014, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR BLAIR SWEENEY, AS AUTHORIZED SIGNATORY FOR RETREAT AT OAK CREEK, LLC, AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

PARTITION PLAT CONSENT AFFIDAVIT BY WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORDED IN BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NUMBER 2014-519879

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2014.

BY: Jami Woodward 6-6-2014
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

BY: J. Wood 06/06/14
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED J. M... 6-9-14
BENTON COUNTY SURVEYOR DATE

CITY OF CORVALLIS CASE MRP13-00003

APPROVED Kerin Young 6-2-2014
CITY OF CORVALLIS PLANNING DIVISION MANAGER DATE

APPROVED Greg A. Gecker 06-04-14
CITY OF CORVALLIS ENGINEER DATE

RECORDING:

STATE OF OREGON }
COUNTY OF BENTON }

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2014-012 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2014-519878 ON THIS DAY OF 9 JUNE, 2014, AT 9:20 O'CLOCK AM.

BY: [Signature]
BENTON COUNTY CLERK

CONSERVATION EASEMENT "B", THE WEST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "B", AS SHOWN ON SHEET 5; THENCE THE FOLLOWING COURSES: NORTH 13°07'23" WEST 40.60 FEET, NORTH 24°47'35" WEST 77.72 FEET, NORTH 12°44'37" WEST 23.28 FEET, NORTH 22°08'03" WEST 1.41 FEET, NORTH 20°35'45" WEST 31.66 FEET, NORTH 18°03'02" WEST 31.93 FEET, NORTH 12°04'17" WEST 123.74 FEET, SOUTH 78°14'13" WEST 3.16 FEET, SOUTH 78°01'48" WEST 36.93 FEET, NORTH 11°58'12" WEST 99.67 FEET, NORTH 78°01'48" EAST 38.54 FEET, NORTH 11°58'12" WEST 37.14 FEET, ALONG THE ARC OF A 20.50 FOOT RADIUS CURVE TO THE LEFT 10.73 FEET (LONG CHORD BEARS NORTH 26°58'12" WEST 10.61 FEET), NORTH 41°58'12" WEST 10.68 FEET, NORTH 34°28'12" WEST 5.09 FEET, NORTH 12°41'19" WEST 52.97 FEET, NORTH 11°15'17" WEST 37.45 FEET, NORTH 13°03'14" WEST 71.69 FEET, NORTH 29°24'20" WEST 2.72 FEET, NORTH 38°11'59" WEST 5.72 FEET, NORTH 47°57'32" WEST 3.64 FEET, NORTH 33°01'48" EAST 6.88 FEET, NORTH 11°58'12" WEST 15.04 FEET, NORTH 78°01'48" EAST 7.00 FEET, NORTH 11°48'12" WEST 28.50 FEET, SOUTH 78°01'48" WEST 7.00 FEET, NORTH 11°58'12" WEST 10.00 FEET, SOUTH 78°01'48" WEST 36.86 FEET, NORTH 11°58'12" WEST 10.00 FEET, NORTH 78°01'48" EAST 0.50 FEET, NORTH 11°58'12" WEST 17.00 FEET, SOUTH 78°01'48" WEST 0.50 FEET, NORTH 11°58'12" WEST 5.00 FEET, SOUTH 78°01'48" WEST 5.00 FEET, NORTH 11°58'12" WEST 36.00 FEET, SOUTH 78°01'48" WEST 15.95 FEET, ALONG THE ARC OF A 4.50 FOOT RADIUS CURVE TO THE RIGHT 5.46 FEET (LONG CHORD BEARS NORTH 67°11'42" WEST 5.13 FEET), ALONG THE ARC OF A 26.50 FOOT RADIUS CURVE TO THE LEFT 11.99 FEET (LONG CHORD BEARS NORTH 45°22'36" WEST 11.88 FEET, ALONG THE ARC OF A 3.50 FOOT RADIUS CURVE TO THE RIGHT 7.53 FEET (LONG CHORD BEARS NORTH 03°16'36" EAST 6.16 FEET), NORTH 64°53'14" EAST 10.28 FEET, NORTH 25°06'46" WEST 94.50 FEET, SOUTH 64°53'14" WEST 10.77 FEET, ALONG THE ARC OF A 4.55 FOOT RADIUS CURVE TO THE RIGHT 4.38 FEET (LONG CHORD BEARS SOUTH 83°52'53" WEST 4.22 FEET), ALONG THE ARC OF A 4.66 FOOT RADIUS CURVE TO THE RIGHT 3.44 FEET (LONG CHORD BEARS NORTH 46°49'00" WEST 3.37 FEET), NORTH 25°06'46" WEST 0.50 FEET, SOUTH 64°53'14" WEST 21.00 FEET, NORTH 46°15'17" WEST 11.33 FEET, NORTH 45°01'19" WEST 46.43 FEET, SOUTH 44°58'41" WEST 10.00 FEET, NORTH 45°01'19" WEST 3.50 FEET, SOUTH 44°58'41" WEST 3.79 FEET, NORTH 45°01'19" WEST 13.29 FEET, SOUTH 44°58'41" WEST 0.50 FEET, NORTH 45°49'27" WEST 14.88 FEET, SOUTH 45°47'56" WEST 14.54 FEET, NORTH 45°01'19" WEST 16.29 FEET, SOUTH 44°58'41" WEST 60.65 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SW SAGEBRUSH DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF A 334.00 FOOT RADIUS CURVE TO THE LEFT 211.08 FEET (LONG CHORD BEARS NORTH 66°09'36" EAST 207.59 FEET); THENCE NORTH 5°44'08" EAST 5.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AND THE POINT OF TERMINUS. EXCEPTING THEREFROM THAT PORTION OF OLD COUNTY ROAD No. 363 NOT INCLUDED IN RIGHT OF WAY VACATION PER BENTON COUNTY DEED RECORD 2013-510180. THE AREA OF THE DESCRIBED EASEMENT "B" CONTAINS 3.06 ACRES OF LAND, MORE OR LESS.

Nancy R. Edwards
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 418292
MY COMMISSION EXPIRES 3-10-17