

COUNTRY CLUB CONDOMINIUMS

A CONDOMINIUM IN THE NE 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE
MERIDIAN, BENTON COUNTY, OREGON
A REPLAT OF A PORTION OF "FAIRHAVEN HEIGHTS"

SURVEYOR'S AFFIDAVIT

STATE OF OREGON }
COUNTY OF BENTON } ss.
I, **GLENN A. LING**, Registered Professional Land Surveyor in the State of Oregon, do hereby depose and say that during the month of July 1978 and on September 29th, 1978, I did accurately survey the lands and improvements represented on the attached map of "COUNTRY CLUB CONDOMINIUMS", the land of which is described as follows:

PARCEL I: Beginning at a 3/4 inch rod set as the southwest corner of Lot 9, Block 1, Fairhaven Heights, a subdivision of record in Benton County, Oregon; thence S00°02'00"E, along the west line of said subdivision, 47,193 feet to a 3/4 inch rod set as the southwest corner of Lot 2, Block 4, of said subdivision; thence S02°00'47"E, 45,991 feet to a 3/4 inch rod; thence S01°55'33"W, 89,473 feet to a 3/4 inch rod; thence N27°25'10"W, 243,591 feet to a 3/4 inch rod; thence N46°23'39"W, 56,000 feet to a 3/4 inch pipe; thence N32°04'01"W, 336,227 feet to a 3/4 inch rod; thence N1°11'32"E, 349,950 feet to a 3/4 inch pipe; thence N17°17'02"E, 92,422 feet to a 3/4 inch pipe; thence N00°20'34"E, 59,080 feet to a 3/4 inch pipe; thence S01°47'36"E, 222,075 feet to the point of beginning, containing 3,740 acres of land, more or less.

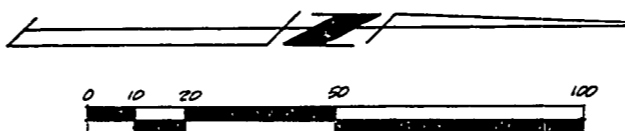
PARCEL II: All of Lot 10, Block 1, Fairhaven Heights, a subdivision of record in Benton County, Oregon, containing 0.0176 acres of land, more or less.

PARCEL III: All of Lot 4, Block 4, Fairhaven Heights, a subdivision of record in Benton County, Oregon, containing 0.0176 acres of land, more or less.

TOGETHER WITH easements as necessary or required to be determined during construction and thereafter as needed to connect to water, sewer, power, natural gas, and storm drainage systems. If Corporation elects to obtain irrigation water from CLUB, it shall be at a reasonable price to be negotiated or, if negotiation is unsuccessful, at a reasonable price to be arbitrated in the manner specified for arbitration in paragraph 16 hereof.

I further depose and say that the attached map is a true and correct representation of the boundary as staked on the ground with 3/8" x 30" steel rods at all points of curvature and boundary line changes of direction, except as otherwise noted. It is also a true and correct representation of the location of the buildings, roadways and other improvements as shown.

Subscribed and sworn to before me this 1st day of August, 1978.

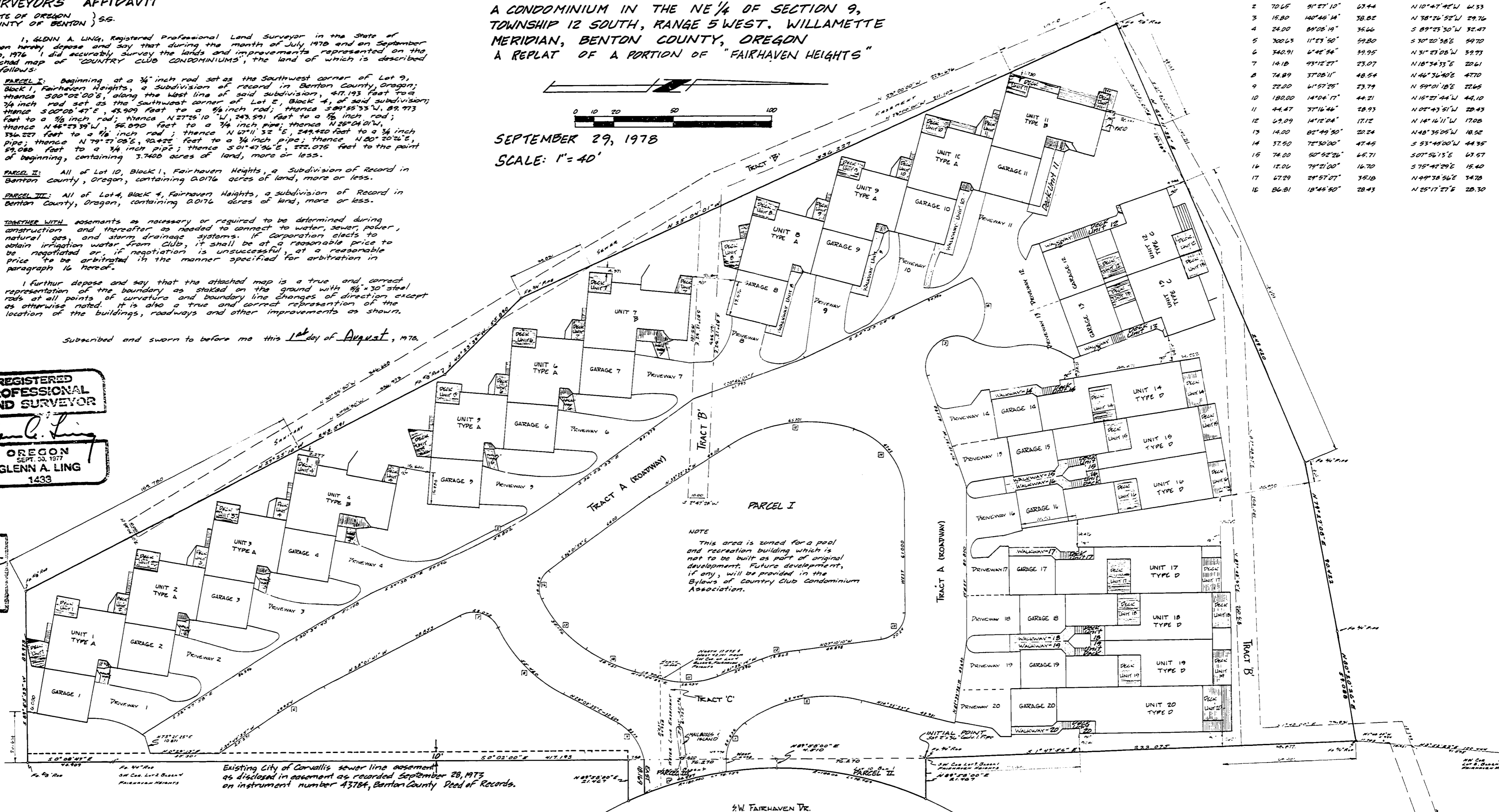


SEPTEMBER 29, 1978
SCALE: 1" = 40'

NO.	RADIUS	DELTA	ARC	CHORD BEARING	DISTANCE
1	23.82	93°28'43"	22.09	N 05°19'39"W	21.88
2	70.65	91°57'10"	27.44	N 10°47'42"W	61.33
3	15.80	140°46'14"	38.02	N 78°26'52"W	29.76
4	24.00	80°08'19"	35.66	S 89°23'30"W	32.47
5	300.63	11°53'50"	29.80	S 70°20'38"E	99.70
6	340.91	6°42'58"	39.95	N 51°23'08"W	59.73
7	14.10	93°12'21"	23.07	N 18°24'33"E	22.61
8	74.89	37°08'11"	48.54	N 46°36'00"E	47.70
9	22.00	61°57'29"	23.79	N 89°01'48"E	22.65
10	180.00	14°04'17"	44.21	N 16°27'44"W	44.10
11	44.47	37°16'46"	28.93	N 08°43'01"W	28.43
12	54.29	14°12'48"	17.12	N 48°16'11"W	17.00
13	14.00	82°40'30"	22.24	N 48°35'09"W	18.52
14	37.00	72°50'00"	47.45	S 53°49'00"W	44.95
15	74.00	50°52'26"	46.71	S 07°56'15"E	63.57
16	15.00	79°21'00"	16.70	S 75°42'29"E	15.40
17	67.29	28°57'07"	39.10	N 49°38'56"E	34.70
18	86.81	18°45'50"	28.43	N 05°17'27"E	28.30

REGISTERED PROFESSIONAL LAND SURVEYOR
Glenn A. Ling
OREGON SEPT. 20, 1977
GLENN A. LING
1439

SUSAN L. WESTCOTT
NOTARY PUBLIC - OREGON
3-10-81



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Country Club Heights Development Corporation, an Oregon corporation, and Country Club, an Oregon corporation, are the owners of the lands represented on the attached map of COUNTRY CLUB CONDOMINIUMS and have caused said lands, which are more particularly described in the Declaration on file hereof to be submitted to the provisions of the Oregon Unit Ownership Law and does hereby dedicate the utility easements as shown on the attached map to the public for their respective uses forever. Tract "A" (roadway) is not hereby dedicated for use by the general public, but is a general common element under the Oregon Unit Ownership Law for common use of the owners of condominium units within the property.

COUNTRY CLUB HEIGHTS DEVELOPMENT CORPORATION, an Oregon Corporation
Dale Ramsey, President
Frances Ramsey, Secretary

CORVALLIS COUNTRY CLUB, an Oregon Corporation
Scott A. Jewell, Secretary

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF BENTON
This is to certify that on this 29th day of August, 1978 before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Dale Ramsey, President, and Frances Ramsey, Secretary of Country Club Heights Development Corporation, an Oregon corporation, the corporation named in the foregoing instrument, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged their signatures to be the free act and deed of said corporation.

Glenn A. Ling
Notary Public for Oregon
My Commission expires 9-20-81

This is to certify that on this 30th day of August, 1978 before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear S. David Eves, President, and Scott Jewell, Secretary of Country Club Heights Development Corporation, an Oregon corporation, that said instrument was signed and sealed on behalf of said corporation by the authority of its Board of Directors, and they acknowledged their signatures to be the free act and deed of said corporation.

Glenn A. Ling
Notary Public for Oregon
My Commission expires Nov. 2, 1980

UTILITY EASEMENT

A PERPETUAL EASEMENT IS DEDICATED TO THE GENERAL PUBLIC FOR UTILITY INSTALLATION, MAINTENANCE, AND REPLACEMENT OVER ANY UNDER THE GROUND IN THE UTILITY STRIPS AS SHOWN AND INDICATED ON THE MAP AS TRACTS B AND C AND ALSO WITHIN TRACT A (THE ROADWAY). THE DEDICATION FOR UTILITIES DOES NOT INCLUDE A RIGHT OF THE GENERAL PUBLIC TO USE TRACT A FOR RECREATIONAL PURPOSES. THE INSTALLATION OF THE UTILITIES SHALL NOT OBTAIN THE PRIVATE USE OF TRACT A FOR RECREATIONAL PURPOSES. THIS DEDICATION SHALL INCLUDE THE RIGHT OF INSPECTION AND EGRESS TO AND FROM THE UTILITY STRIPS AND EASEMENTS DIRECTLY THEREON IN ANY MANNER NECESSARY FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, OR REMOVAL OF UTILITIES. EQUIPMENT PROVIDED THAT THE UTILITY USING THE EASEMENT SHALL RESTORE THE PROPERTY TO WHOLLY AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION AND MAINTENANCE.

20 FOOT RESERVATION

All the land within the boundaries of COUNTRY CLUB CONDOMINIUMS that is located within 20 feet of a condominium unit is reserved in use for the respective condominium unit owners as provided in the Declaration on file hereof.

NOTES

For dimensions of individual units, garages, decks and walkways see Exhibits "D", "E" and "F".

APPROVALS

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 1978-79 tax roll, which become a lien, or will become a lien during this calendar year on this condominium, but not yet certified to the tax collector for collection have been paid to me by the 31st day of August, 1978.

Dale Ramsey
Director, Benton County Department of Assessment

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this condominium, but not yet due and payable have been paid to me by the 31st day of August, 1978.

Scott A. Jewell
Director, Benton County Department of Finance, Auditing & Tax Collection

I hereby certify that all assessments against this property have been paid in full.

Glenn A. Ling
Date August 3, 1978

Examined and approved this 2nd day of August, 1978.
None present July 20, 1978.

Glenn A. Ling
Notary Public

Examined and approved this 13th day of August, 1978.

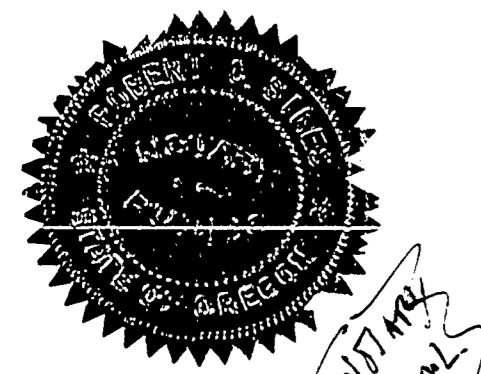
Glenn A. Ling
Notary Public

Examined and approved this 13th day of August, 1978
Benton County Board of Commissioners

Ferry Callahan, Chairman
Barbara Foss, Commissioner
Dale DeShack, Commissioner

I hereby certify that this tracing is a true copy of the original plat.

Glenn A. Ling



Notary Public for Oregon
My Commission Expires 11-2-80

COUNTRY CLUB CONDOMINIUMS

A CONDOMINIUM IN THE NE 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE
MERIDIAN, BENTON COUNTY, OREGON
A REPLAT OF A PORTION OF "FAIRHAVEN HEIGHTS"

SURVEYOR'S AFFIDAVIT

STATE OF OREGON }
COUNTY OF BENTON } ss.

I, GLENN A. LING, Registered Professional Land Surveyor in the State of Oregon hereby depose and say that during the month of July 1978 and on September 29th, 1978 I did accurately survey the lands and improvements represented on the attached map of "COUNTRY CLUB CONDOMINIUMS", the land of which is described as follows:

PARCEL I: Beginning at a 3/4 inch rod set as the southwest corner of Lot 9, Block 1, Fairhaven Heights, a subdivision of record in Benton County, Oregon; thence 300°02'00"E, along the West line of said subdivision, 417.193 feet to a 3/4 inch rod set as the southwest corner of Lot 4, of said subdivision; thence 300°08'47"E, 43.909 feet to a 3/4 inch rod; thence N21°25'10"W, 243.891 feet to a 3/4 inch rod; thence N44°23'39"W, 96.890 feet to a 3/4 inch pipe; thence N28°04'01"W, 136.227 feet to a 3/4 inch rod; thence N67°11'32"E, 249.420 feet to a 3/4 inch pipe; thence N79°21'08"E, 20.432 feet to a 3/4 inch pipe; thence N80°20'26"E, 59.080 feet to a 3/4 inch pipe; thence S01°47'56"E, 222.075 feet to the point of beginning, containing 3.7400 acres of land, more or less.

PARCEL II: All of Lot 10, Block 1, Fairhaven Heights, a Subdivision of Record in Benton County, Oregon, containing 0.0176 acres of land, more or less.

PARCEL III: All of Lot 4, Block 4, Fairhaven Heights, a subdivision of Record in Benton County, Oregon, containing 0.0176 acres of land, more or less.

TOGETHER WITH assessments as necessary or required to be determined during construction and thereafter as needed to connect to water, sewer, power, natural gas, and storm drainage systems. If Corporation elects to obtain irrigation water from Club, it shall be at a reasonable price to be negotiated or, if negotiation is unsuccessful, at a reasonable price to be arbitrated in the manner specified for arbitration in paragraph 16 hereof.

I further depose and say that the attached map is a true and correct representation of the boundary as staked on the ground with 1/8" x 30" steel rods at all points of curvature and boundary line changes of direction except as otherwise noted; it is also a true and correct representation of the location of the buildings, roadways and other improvements as shown.

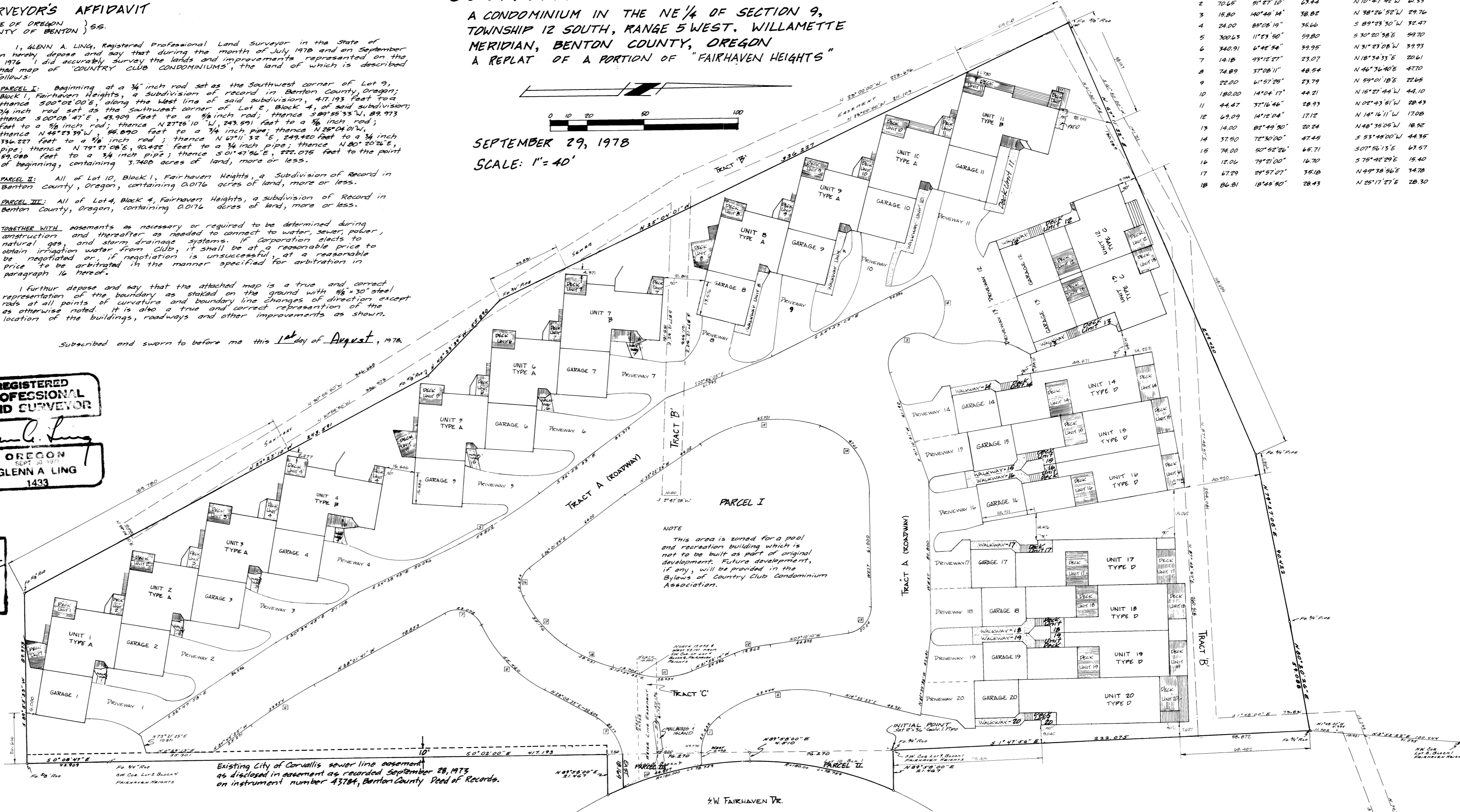
Subscribed and sworn to before me this 1st day of August, 1978.

SEPTEMBER 29, 1978
SCALE: 1" = 40'

CURVE TABLE				
NO.	RADIUS	DELTA	ARC	CHORD BEARING & DISTANCE
1	23.82	75°28'43"	22.29	N 05°18'39"W 21.43
2	70.45	91°27'10"	67.44	N 10°47'46"W 61.33
3	15.80	140°46'14"	38.82	N 38°26'52"W 39.76
4	24.00	85°08'19"	35.64	S 89°25'30"W 32.47
5	300.63	11°23'50"	99.80	S 30°20'38"E 99.70
6	340.91	6°42'54"	99.95	N 31°23'08"W 99.73
7	14.18	93°12'27"	23.07	N 18°34'35"E 22.61
8	74.89	37°08'11"	48.54	N 46°36'40"E 47.70
9	22.00	61°57'29"	23.79	N 59°01'18"E 22.65
10	180.00	14°04'17"	44.21	N 16°27'44"W 44.10
11	44.47	37°16'46"	28.93	N 08°43'51"W 28.43
12	69.09	14°12'04"	17.12	N 14°16'11"W 17.08
13	14.00	82°44'30"	20.24	N 48°36'06"W 18.92
14	37.90	78°30'00"	47.45	S 53°48'00"W 44.35
15	74.00	50°42'36"	46.71	S 07°56'13"E 63.57
16	12.06	78°02'00"	16.70	S 78°48'29"E 15.40
17	47.29	28°57'27"	39.18	N 49°38'56"E 34.78
18	86.81	18°48'50"	78.43	N 05°17'27"E 28.30

REGISTERED PROFESSIONAL LAND SURVEYOR
Glenn A. Ling
OREGON
SEPT 20 1978
GLENN A. LING
1433

Susan L. Westcott
SUSAN L. WESTCOTT
NOTARY PUBLIC - OREGON
2-10-81



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Country Club Heights Development Corporation, an Oregon corporation, and Corvallis Country Club, an Oregon corporation, are the owners of the lands represented on the attached map of "COUNTRY CLUB CONDOMINIUMS" and have caused said declaration on file hereon to be submitted to the provisions of the Oregon Unit Ownership Law and does hereby dedicate the utility easements as shown on the attached map to the public for their respective uses forever. Tract "A" (roadway) is not hereby dedicated for use by the general public, but is a general common element under the Oregon Unit Ownership Law for common use of the owners of condominium units within the property.

COUNTRY CLUB HEIGHTS DEVELOPMENT CORPORATION, an Oregon Corporation
Frances Ramsey, Secretary
CORVALLIS COUNTRY CLUB, an Oregon Corporation
Scott A. Fennell, Secretary

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF BENTON

This is to certify that on this 21 day of Aug, 1978 before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Dale Ramsey, President, and Frances Ramsey, Secretary of Country Club Heights Development Corporation, an Oregon corporation, the corporation named in the foregoing instrument, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged their signatures to be the free act and deed of said corporation.

Jay A. Marlin, Notary Public for Oregon, My Commission expires 9-20-81.

This is to certify that on this 30 day of August, 1978 before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear S. David Eves, President, and Scott Fennell, Secretary of Corvallis Country Club, Inc., the corporation named in the foregoing instrument, that said instrument was signed and sealed on behalf of said corporation by the authority of its Board of Directors, and they acknowledged their signatures to be the free act and deed of said corporation.

Robert C. Shinn, Notary Public for Oregon, My Commission expires Nov. 2, 1980.

UTILITY EASEMENT

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE GENERAL PUBLIC FOR UTILITY INSTALLATION, MAINTENANCE, AND REPLACEMENT OVER AND UNDER THE GROUND IN THE UTILITY STRIPS SHOWN AND MARKED ON THIS MAP AS TRACTS "B" AND "C" AND ALSO WITHIN TRACT "A" (THE ROADWAY). THE DEDICATION FOR UTILITIES DOES NOT INCLUDE A RIGHT OF THE GENERAL PUBLIC TO USE TRACT "A" FOR RECREATIONAL PURPOSES. THE INSTALLATION OF THE UTILITIES SHALL NOT OBSTRUCT THE PRIVATE USE OF TRACT "A" FROM RECREATIONAL PURPOSES. THIS DEDICATION SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE UTILITY STRIPS AND EASEMENTS OVER THE PROPERTY IN ANY MANNER NECESSARY FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, OR REMOVAL OF UTILITY EQUIPMENT PROVIDED THAT THE UTILITY USING THE EASEMENT SHALL RESTORE THE PROPERTY AS NEARLY AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION AND MAINTENANCE.

20 FOOT RESERVATION

All the land within the boundaries of COUNTRY CLUB CONDOMINIUMS that is located within 20 feet of a condominium unit is reserved in use for the respective condominium unit owners as provided in the Declaration on file hereon.

NOTES

For dimensions of individual units, garages, decks and walkways see Exhibits "D", "E" and "F".

APPROVALS

I hereby certify that pursuant to ORS 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 1978-79 tax roll, which became a lien, or will become a lien during this calendar year on this condominium, but not yet certified to the tax collector for collection have been paid to me this 1st day of August, 1978.

By: [Signature], Director, Benton County Department of Assessment

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this condominium, have been paid and payable have been paid to me this 1st day of August, 1978.

By: [Signature], Director, Benton County Department of Finance, Auditing & Tax Collection

I hereby certify that all assessments against this property have been paid in full.

By: [Signature], Assessor

Examined and approved this 2 day of August, 1978.
Nunc pro tunc July 29, 1978.

By: [Signature], Corvallis City Engineer

Examined and approved this 13 day of August, 1978.

By: [Signature], Corvallis City Engineer

Examined and approved this 21 day of August, 1978
Benton County Board of Commissioners

Jerry Callahan, Chairman
Barbara Foss, Commissioner
Dale D. Schrock, Commissioner

I hereby certify that this tracing is a true copy of the original.

Glenn A. Ling

I hereby certify that this is a true and correct copy of the original.
Susan L. Westcott
SUSAN L. WESTCOTT
NOTARY PUBLIC - OREGON
2-10-81