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CHARLEMAGNE HEIGHTS

A SUBDIVISION IN LOT 5 BLOCK 3 OF "FIRST ADDITION TO CHARLEMAGNE" IN THE HEMAN C. LEWIS DONATION LAND CLAIM, NO. 47 IN THE SW 1/4 SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN CORVALLIS, BENTON COUNTY, OREGON

MARCH 1980

SURVEYOR'S CERTIFICATE

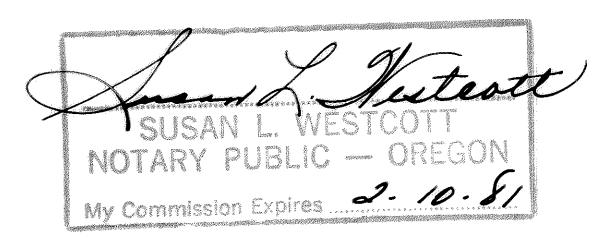
STATE OF OREGON) S.S.
COUNTY OF BENTON)

I, JACK R. BURRELL, Registered Land Surveyor in the State of Oregon, hereby depose and say that during the month of March, 1980 I did accurately survey and subdivide into lots, streets and tracts the lands represented on the attached map of "CHARLEMAGNE HEIGHTS", the boundary of which is described as follows:

Beginning at the INITIAL POINT, a 2" x 36" galvanized iron pipe set 6" below the surface of the ground at the northeast corner of Lot 12 in Block 3 of "First Addition to Charlemagne", a subdivision of record in Benton County, Oregon; thence S 87°46'56" W 74.11 feet to the northwest corner of said Lot 12; thence N 83°39'00" W 159.98 feet to the northeast corner of Lot 9 in said Block 3; thence N 83°47'18" W 53.48 feet to the southeast corner of Lot 7 in said Block 3; thence N 05°11'15" W 152.88 feet to the northeast corner of Lot 6 in said Block 3; thence S 73°19'12" W 120.13 feet to the northwest corner of said Lot 6; thence along the easterly right-of-way line of Angelica Street on the arc of a 150.00 foot radius curve to the left (long chord bears N 24°14'21" W 20.13 feet) a distance of 20.15 feet to the most southerly corner of Lot 4 in said Block 3; thence N 73°16'59" E 122.59 feet to the southeast corner of said Lot 4; thence N 36°01'10" W 102.71 feet to the most northerly corner of said Lot 4; thence N 00°19'37" W 64.20 feet to the northerly boundary line of said "First Addition to Charlemagne"; thence N 88°41'04" E, along said northerly boundary line, 587.36 feet; thence S 00°15'50" E 271.06 feet; thence N 88°40'19" E 178.56 feet to the easterly boundary line of said "First Addition to Charlemagne"; thence S 00°18'30" E, along said easterly boundary line, 171.60 feet to the westerly right-of-way line of N.W. Highland Drive; thence along said westerly right-of-way line on the arc of a 612.96 foot radius curve to the left (long chord bears S 16°00'28" W 56.06 feet) a distance of 56.08 feet; thence N 88°29'14" W 169.08 feet; thence S 01°29'26" W 117.68 feet to the northwest corner of Lot 13 in said Block 3; thence S 00°29'15" W 80.52 feet to the southwest corner of said Lot 13; thence S 89°43'11" W 130.54 feet; thence N 00°16'06" W 99.94 feet to the southeast corner of Lot 14 in said Block 3; thence N 19°17'30" W 247.94 feet to the point of beginning. Containing 6.46 acres of land, more or less.

I further depose and say that the attached map is a true and correct representation of the lots, streets and tracts as marked on the ground by 5/8" x 30" steel rods at all lot corners, points of curvature and boundary line changes of direction, unless otherwise noted.

Subscribed and sworn to before me this 8th day of April, 1980.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we David F. Wagner and Charles F. Kingsley, doing business as Heritage Enterprises, are the owners of the lands represented on the attached map and more particularly described in the Surveyor's Certificate hereunto attached and have caused said lands to be surveyed and platted into lots, streets and tracts as shown on the attached map and to be dedicated CHARLEMAGNE HEIGHTS and do hereby dedicate to the public use forever the street and easements as shown for said purposes respectively, excepting the private driveway easement as shown in Tract "D".

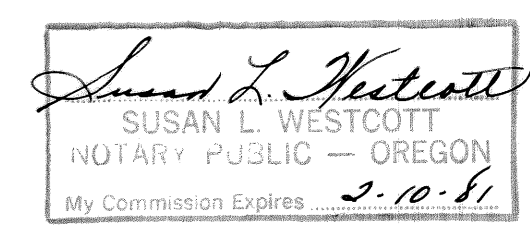
David F. Wagner
David F. Wagner

Charles F. Kingsley
Charles F. Kingsley

ACKNOWLEDGEMENT

STATE OF OREGON) S.S.
COUNTY OF BENTON)

This is to certify that on this 8th day of April, 1980 before me, a Notary Public for the State of Oregon in the County of Benton did personally appear David F. Wagner and Charles F. Kingsley who are known to me to be the identical persons described in and who executed the foregoing dedication and who acknowledged to me that said execution was their free act and deed.



I hereby certify this copy to be a true, full and correct copy of the original now on record in my office.
DANIEL C. BURK
Deputy of Records and Elections
Daniel C. Burk
Deputy

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 1980-1981 tax roll, which became a lien, or will become a lien during this calendar year on this subdivision, but not yet certified to the tax collector for collection have been paid to me this 2nd day of June, 19 80.

By Charles L. Anderson
Director, Benton County Dept. 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 subdivision that are now due and payable have been paid to

June 30, 19 80
By Clark Ruggles by Jan K. Middleburg
Director, Benton County Dept. of Finance/Auditing & Tax Collection Chief Tax Deputy 6-2-80
I hereby certify that all assessments against this property have been paid in full.

By Kenneth M. Thompson Date 5/30/80
Corvallis City Recorder

Examined and approved this 30th day of MAY, 1980

By Robert Bost
Corvallis City Engineer

Examined and approved this 30th day of MAY, 1980

By Robert Bost
Corvallis City Surveyor

Examined and approved this 2nd day of June, 1980

By John A. Stone
Corvallis Planning Commission

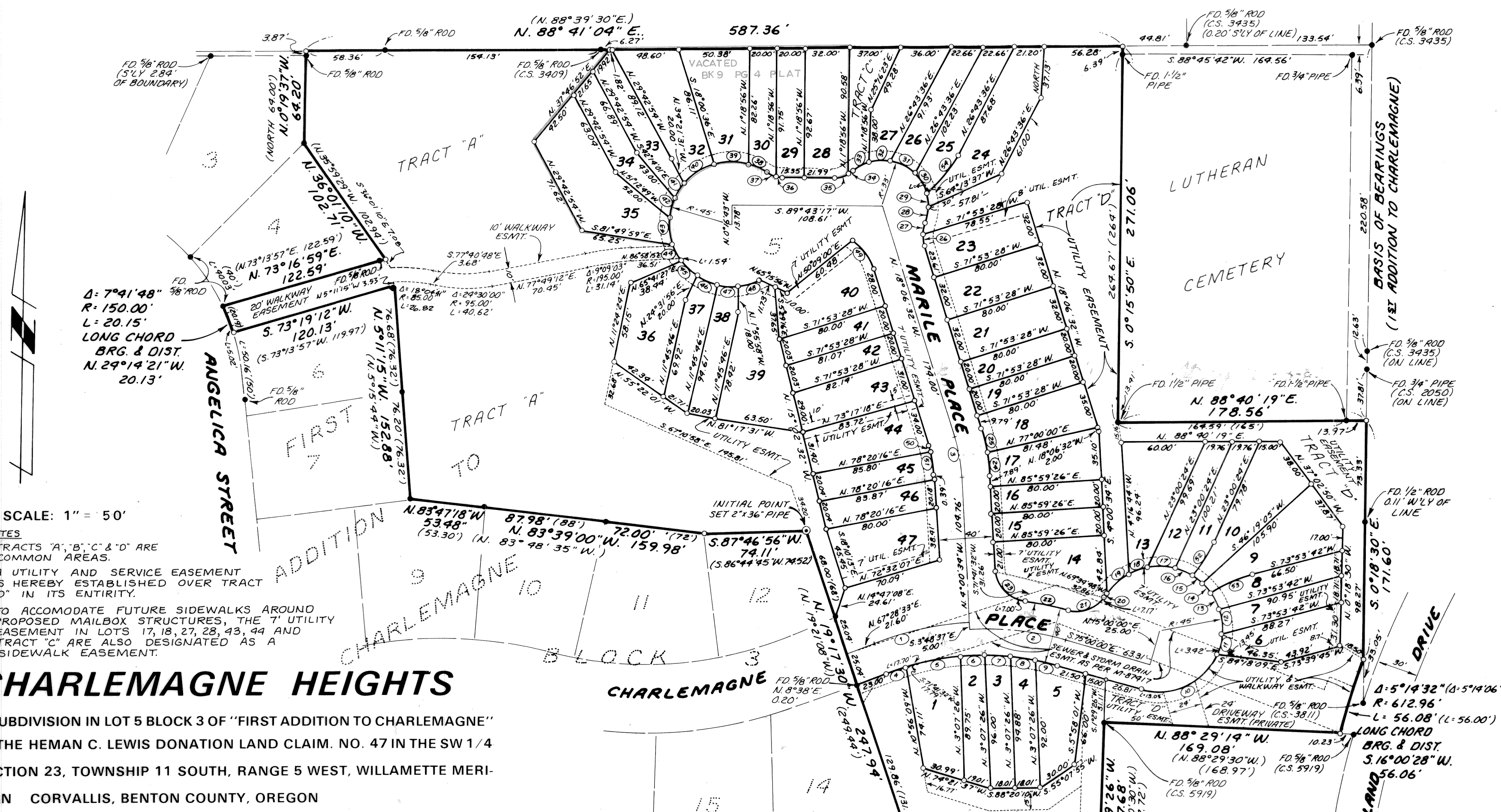
Examined and approved this 3rd day of June, 1980
Benton County Board of Commissioners

Larry Callahan
Chairman
Barbara How
Commissioner
Dale D. Schrook
Commissioner

I hereby certify that this tracing is an exact copy of the original plat.

Jack R. Burrell

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SCALE: 1" = 50'

- NOTES**
1. TRACTS "A", "B", "C" & "D" ARE COMMON AREAS.
 2. A UTILITY AND SERVICE EASEMENT IS HEREBY ESTABLISHED OVER TRACT "D" IN ITS ENTIRETY.
 3. TO ACCOMMODATE FUTURE SIDEWALKS AROUND PROPOSED MAILBOX STRUCTURES, THE 7' UTILITY EASEMENT IN LOTS 17, 18, 27, 28, 43, 44 AND TRACT "C" ARE ALSO DESIGNATED AS A SIDEWALK EASEMENT.

CHARLEMAGNE HEIGHTS

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CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD	CHORD
1	215.00	18°42'49"	70.22	N 76°49'58" E	69.91
2	210.00	18°48'38"	69.94	S 84°24'19" W	68.64
3	120.00	14°05'58"	29.53	N 11°03'33" W	29.46
4	190.00	4°11'58"	13.93	N 69°34'32" E	13.92
5	190.00	12°03'44"	40.00	N 77°42'23" E	39.93
6	190.00	5°25'49"	18.01	N 86°27'09" E	18.00
7	190.00	5°27'04"	18.08	S 88°06'25" E	18.07
8	190.00	5°31'22"	18.31	S 82°37'12" E	18.31
9	190.00	4°51'32"	16.11	S 77°25'46" E	16.11
10	45.00	82°43'54"	64.98	N 63°38'03" E	59.48
11	45.00	19°05'55"	15.00	N 12°43'08" E	14.93
12	45.00	23°16'59"	18.29	N 8°28'19" W	18.16
13	45.00	16°31'42"	12.98	N 28°22'39" W	12.94
14	45.00	11°27'33"	9.00	N 42°22'17" W	8.98
15	45.00	11°27'33"	9.00	N 53°49'50" W	8.98
16	45.00	17°49'31"	14.00	N 68°28'22" W	13.94
17	45.00	25°05'07"	19.70	N 89°55'40" W	19.54
18	45.00	19°05'55"	15.00	S 67°58'48" W	14.93
19	45.00	24°50'24"	19.51	S 46°00'38" W	19.36
20	45.00	2°00'47"	1.58	S 32°34'56" W	1.58
21	25.00	72°34'21"	31.67	S 67°51'49" W	29.59
22	230.00	7°49'29"	31.41	N 79°45'45" W	31.38
23	25.00	79°39'55"	34.76	N 43°50'31" W	32.03
24	140.00	6°43'58"	16.45	N 7°22'33" W	16.44
25	140.00	7°22'00"	18.00	N 14°25'32" W	17.99
26	25.00	19°35'57"	8.55	N 8°18'34" W	8.51
27	25.00	19°31'03"	8.52	N 11°14'57" E	8.48
28	33.00	20°13'50"	11.65	N 10°53'33" E	11.59
29	33.00	17°21'44"	10.00	N 7°54'14" W	9.96
30	33.00	30°02'05"	17.30	N 31°36'08" W	17.10
31	33.00	35°17'05"	20.32	N 64°15'44" W	20.00
32	33.00	26°02'37"	15.00	S 85°04'25" W	14.87
33	33.00	23°19'47"	13.44	S 60°23'13" W	13.34
34	20.00	11°06'07"	3.88	S 54°16'23" W	3.87
35	20.00	29°53'51"	10.44	S 74°46'21" W	10.32
36	20.00	13°29'37"	4.71	N 83°31'55" W	4.70
37	20.00	20°40'20"	7.22	N 66°26'56" W	7.18
38	45.00	19°08'16"	15.03	N 65°40'54" W	14.96
39	45.00	33°06'21"	26.00	S 88°11'49" W	25.64
40	45.00	30°33'28"	24.00	S 56°21'53" W	23.72
41	45.00	17°49'31"	14.00	S 32°10'24" W	13.94
42	45.00	19°05'55"	15.00	S 13°42'41" W	14.93
43	45.00	22°55'06"	18.00	S 7°17'50" E	17.88
44	45.00	18°23'36"	14.45	S 27°57'11" E	14.38
45	45.00	19°05'55"	15.00	S 46°41'57" E	14.93
46	45.00	20°22'19"	16.00	S 66°26'04" E	15.92
47	45.00	20°22'19"	16.00	S 86°48'23" E	15.92
48	45.00	20°22'19"	16.00	N 72°49'18" E	15.92
49	40.00	37°29'34"	26.18	S 36°51'19" E	25.71
50	100.00	2°50'17"	4.95	S 16°41'23" E	4.95
51	100.00	11°15'40"	19.66	S 9°38'24" E	19.62
52	100.00	16°23'06"	28.60	N 31°11'57" E	28.50
53	100.00	18°50'31"	32.89	N 64°28'27" E	32.74
54	110.00	18°06'13"	34.76	N 35°46'42" E	34.61

REGISTERED PROFESSIONAL LAND SURVEYOR
 Jack R. Burrell
 OREGON
 JACK R. BURRELL
 1630

I hereby certify that this tracing is an exact copy of the original plat.
 Jack R. Burrell

LEGEND
 FOUND 5/8" ROD AS PER THE PLAT OF "FIRST ADDITION TO CHARLEMAGNE", EXCEPT AS NOTED
 SET 5/8" STEEL ROD, EXCEPT AS NOTED

UTILITY AND SERVICE EASEMENTS
 A perpetual easement is reserved for drainage, utility and service installation, maintenance and replacement over and under the ground as shown and marked on the attached map. This reservation shall include the right of ingress to and egress from any and all easements in any manner necessary for the purpose of construction maintenance or removal of utility and service equipment provided that the utility or service using this easement shall restore the property as near as practicable to its condition prior to said installation or maintenance.