

# ASHBROOK VILLAGE CONDOMINIUM UNITS 1 THRU 46

LOCATED IN LOT 10 OF BLOCK 1 OF ASH-BROOK ESTATES IN THE N.P. NEWTON DONATION LAND CLAIM NO. 72 IN THE W 1/2 OF SECTION 7 IN TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN  
BENTON COUNTY, OREGON

MARCH, 1980

## SURVEYOR'S CERTIFICATE

I, JACK R. BURRELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT DURING THE MONTH OF MARCH, 1980 I DID ACCURATELY SURVEY THE LANDS AND IMPROVEMENTS REPRESENTED ON THE ATTACHED MAP OF "ASHBROOK VILLAGE CONDOMINIUM UNITS 1 THRU 46" THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 2"x36" GALVANIZED IRON PIPE SET 6" BELOW THE SURFACE OF THE GROUND AT THE MOST SOUTHWESTERLY CORNER OF LOT 10 IN BLOCK 1 OF ASH-BROOK ESTATES, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON, LOCATED IN THE N.P. NEWTON D.L.C. NO. 72 IN THE W 1/2 OF SEC. 7 IN T. 12 S., R. 5 W., W.M.; THENCE N. 89°54'33"E. 140.01 FEET; THENCE N. 82°40'26"E. 61.45 FEET; THENCE N. 61°28'12"E. 61.27 FEET; THENCE N. 51°17'55"E. 271.35 FEET; THENCE N. 43°28'38"E. 55.06 FEET; THENCE S. 57°27'18"E. 95.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NEWTON ST. (60.00 FT. RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A 290.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS N. 07°41'21"E. 177.10 FT.) A DISTANCE OF 181.38 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 14°02'51"W. 69.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 20; THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY LINE S. 76°01'00"W. 609.79 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S. 00°00'51"W. 291.93 FEET TO THE POINT OF BEGINNING, CONTAINING 3.7806 ACRES OF LAND, MORE OR LESS.

I FURTHER DEPOSE AND SAY THAT THE ATTACHED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY AS STAKED ON THE GROUND WITH 5/8" x 30" IRON 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 24<sup>th</sup> DAY OF March, 1980.

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

*Susan L. Westcott*  
SUSAN L. WESTCOTT  
PUBLIC - OREGON  
My Commission Expires 2-10-81

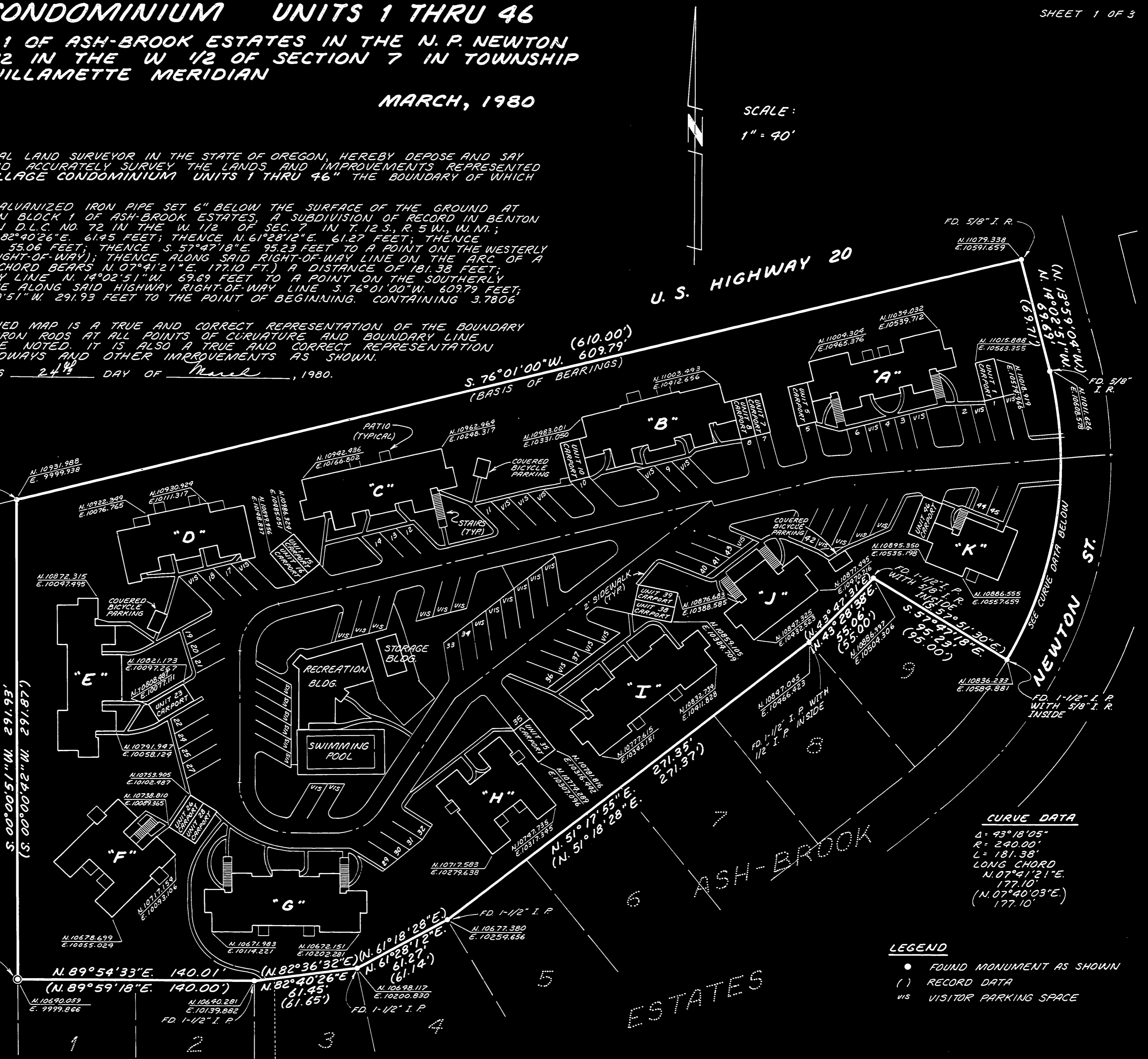
## NOTES

1. UNIT DIMENSIONS FOR BLDGS. "A" THRU "K" ARE SHOWN ON SHEET 2 OF 3.
2. ENTRIES AND SIDEWALKS SHALL BE A PORTION OF THE GENERAL COMMON ELEMENTS.
3. PUBLIC UTILITIES, EXISTING AND FUTURE, SHALL BE LOCATED WITHIN THE AREA AND INDICATED GENERAL COMMON ELEMENTS.
4. PARKING SPACES AND CARPORTS AS SHOWN HEREON, NUMBERED TO THE CORRESPONDING UNIT NUMBER, AND PATIOS SHALL BE LIMITED COMMON ELEMENTS.

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

*Jack R. Burrell*

FD. 1/2" I.P.  
INITIAL POINT  
SET 2"x36" I.P.  
MOST S.W. COR.  
LOT 10, BLK. 1  
"ASHBROOK ESTATES"



SCALE:  
1" = 40'

**CURVE DATA**

Δ	43°18'05"
R	240.00'
L	181.38'
LONG CHORD	N. 07°41'21"E.
	177.10'
	(N. 07°40'03"E.)
	177.10'

- LEGEND**
- FOUND MONUMENT AS SHOWN
  - ( ) RECORD DATA
  - vis VISITOR PARKING SPACE

# ASHBROOK VILLAGE CONDOMINIUM UNITS 1 THRU 46

LOCATED IN LOT 10 OF BLOCK 1 OF ASH-BROOK ESTATES IN THE N. P. NEWTON DONATION LAND CLAIM NO. 72 IN THE W 1/2 OF SECTION 7 IN TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN  
BENTON COUNTY, OREGON

MARCH, 1980

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT W. DALE DYER, PRESIDENT AND CAROLYN R. DYER, SECRETARY OF DOUBLE D CONTRACTORS, INC. AN OREGON CORPORATION, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "ASHBROOK VILLAGE CONDOMINIUM UNITS 1 THRU 46" TO BE A TRUE AND CORRECT MAP OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND FURTHER LAID OUT BY THEM AS A CONDOMINIUM, AND THEY DO HEREBY COMMIT SAID LAND TO THE OPERATION OF THE UNIT OWNERSHIP LAW AS PRESCRIBED IN CHAPTER 91 OF OREGON REVISED STATUTES.

W. Dale Dyer

W. DALE DYER, PRESIDENT  
DOUBLE-D CONTRACTORS, INC.

Carolyn R. Dyer

CAROLYN R. DYER, SECRETARY  
DOUBLE-D CONTRACTORS, INC.

### ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF BENTON } S.S.

THIS IS TO CERTIFY THAT ON THIS 2<sup>nd</sup> DAY OF April, 1980 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR W. DALE DYER, PRESIDENT AND CAROLYN R. DYER, SECRETARY OF DOUBLE D CONTRACTORS, INC. THE CORPORATION NAMED AND DESCRIBED 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 ACKNOWLEDGE THEIR SIGNATURES TO SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

### SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT THE FLOOR PLANS SET OUT ON THE PLAT, ATTACHED HERETO, ACCURATELY DEPICT THE BOUNDARIES OF THE UNITS AND FLOORS OF THE BUILDINGS OF ASHBROOK VILLAGE CONDOMINIUM. SAID IMPROVEMENTS WERE CONSTRUCTED IN PHILOMATH, BENTON COUNTY, OREGON, AND WERE COMPLETED ON OR ABOUT THE 1ST DAY OF SEPTEMBER, 1977.

Jack R. Burrell

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24<sup>th</sup> DAY OF March, 1980

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

### 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 FISCAL YEAR ON THIS CONDOMINIUM, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 22<sup>nd</sup> DAY OF April, 1980.

Charles L. Anderson

DIRECTOR, BENTON CO. 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 CONDOMINIUM THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO June 30, 1980.

Charles Ruyter

DIRECTOR, BENTON COUNTY DEPT. OF  
FINANCE, AUDITING & TAX COLLECTION

EXAMINED AND APPROVED THIS 23<sup>rd</sup> DAY OF June, 1980.

BY: Jeanette Hendrickson  
BENTON COUNTY RECORDER

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

Jack R. Burrell

I hereby certify this copy to be a true, full and correct copy of the original now on record in my office.

DANIEL G. BURK

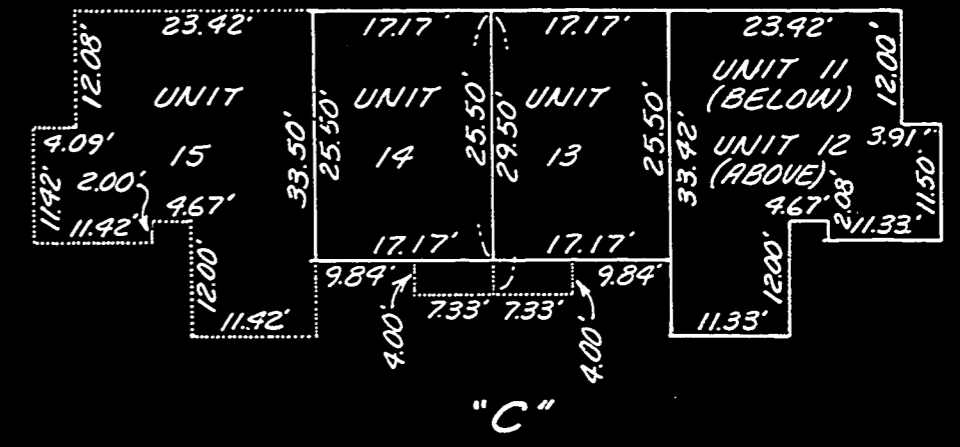
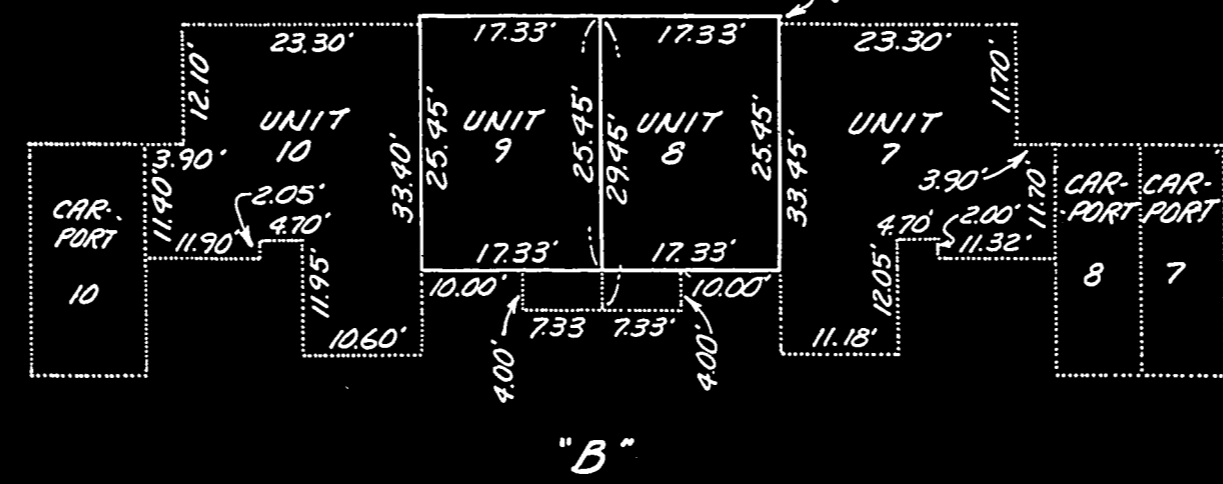
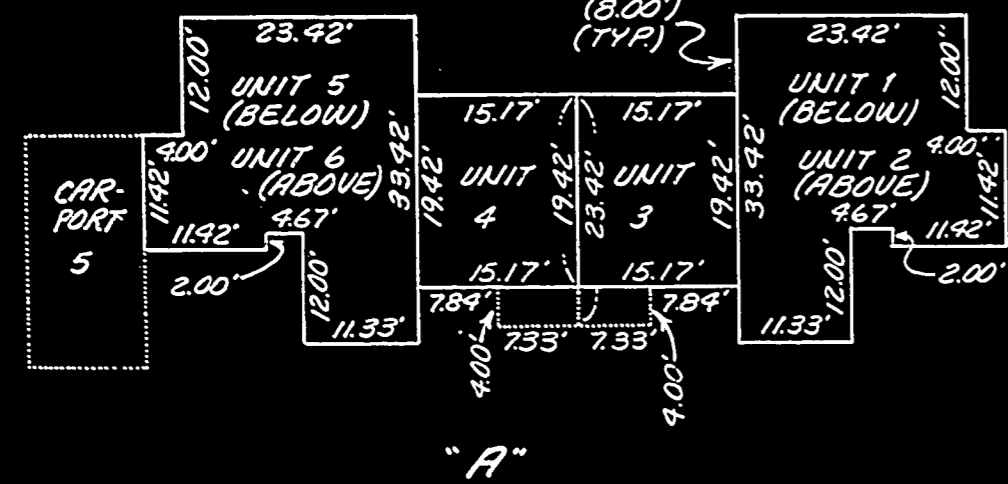
Director of Records and Elections

By: Jeanette Hendrickson  
Deputy

FIN. FL. ELEV.		FIN. FL. ELEV.	
UNIT 1	271.76	UNIT 4	271.81
UNIT 2	280.76	UNIT 5	271.81
UNIT 3	271.81	UNIT 6	280.81

FIN. FL. ELEV.	
UNIT 7	270.73
UNIT 8	270.63
UNIT 9	270.61
UNIT 10	270.65

FIN. FL. ELEV.	
UNIT 11	271.72
UNIT 12	280.72
UNIT 13	271.72
UNIT 14	271.70
UNIT 15	271.70

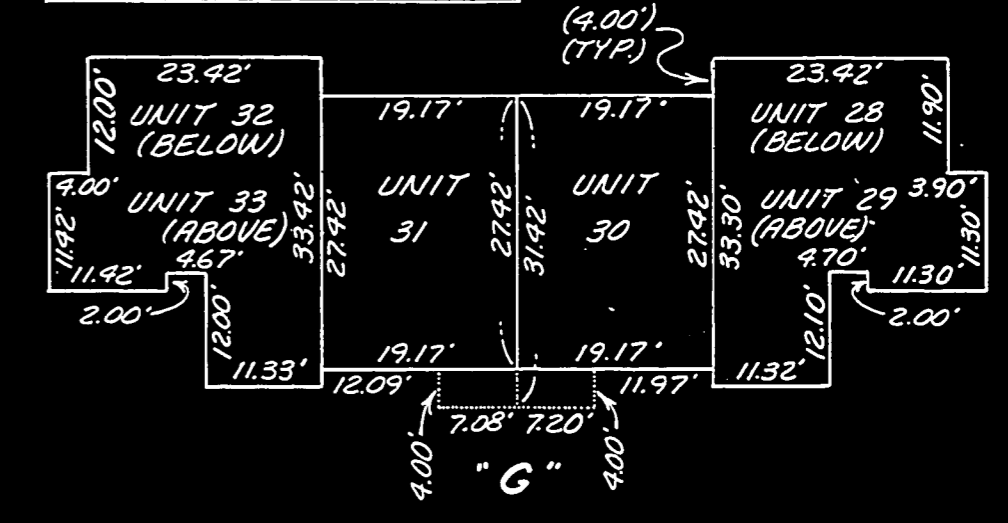
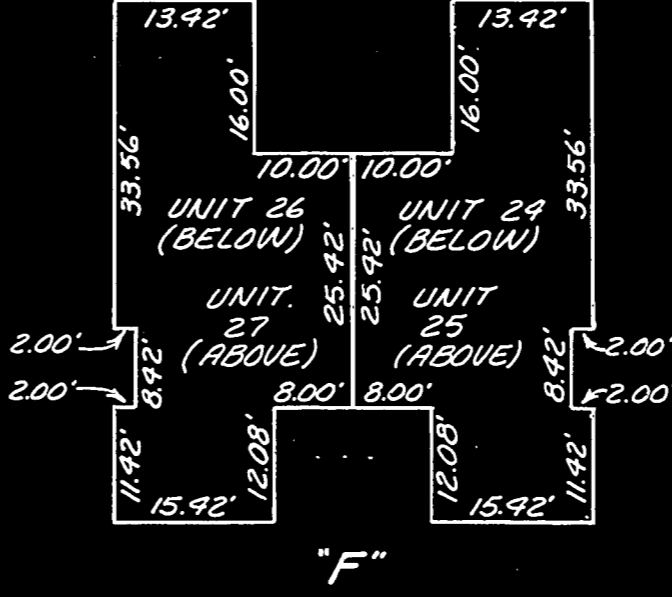
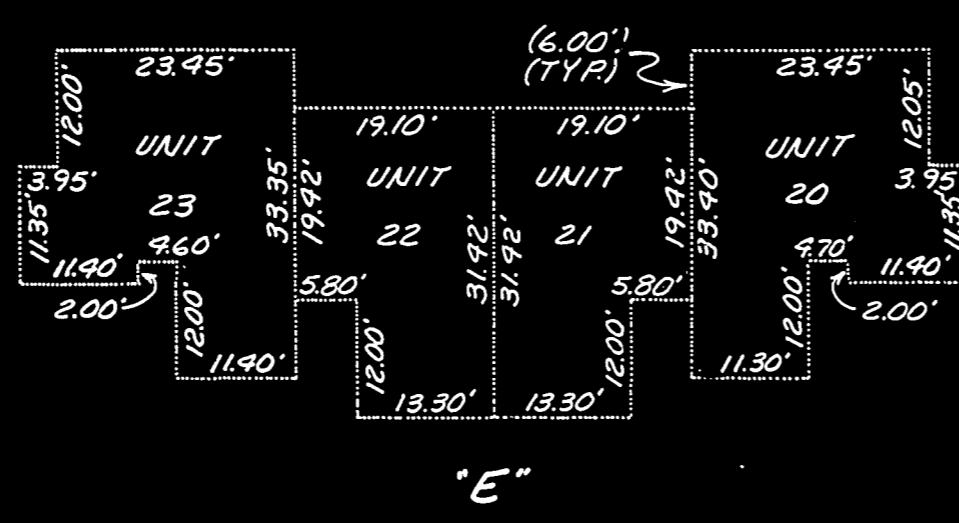
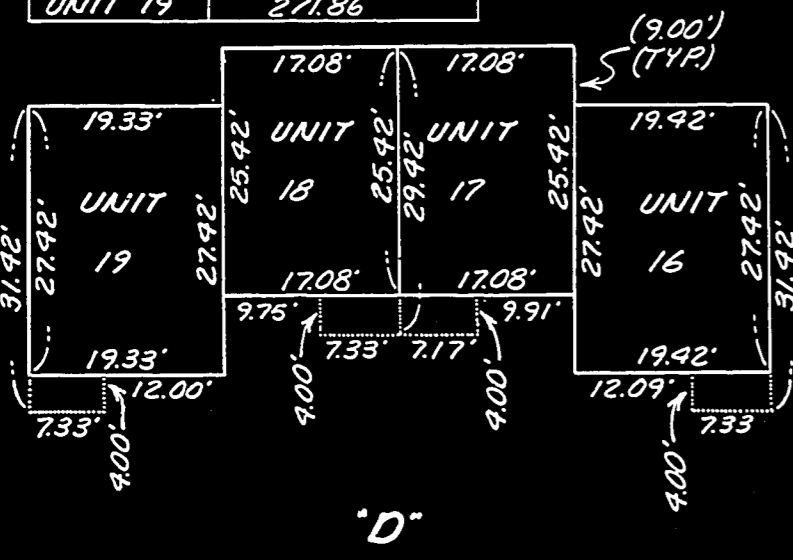


FIN. FL. ELEV.	
UNIT 16	271.79
UNIT 17	271.91
UNIT 18	271.83
UNIT 19	271.86

FIN. FL. ELEV.	
UNIT 20	271.92
UNIT 21	271.74
UNIT 22	271.78
UNIT 23	271.86

FIN. FL. ELEV.	
UNIT 24	270.86
UNIT 25	279.86
UNIT 26	270.86
UNIT 27	279.86

FIN. FL. ELEV.	
UNIT 28	270.66
UNIT 29	279.66
UNIT 30	270.66
UNIT 31	270.66
UNIT 32	270.66
UNIT 33	279.66

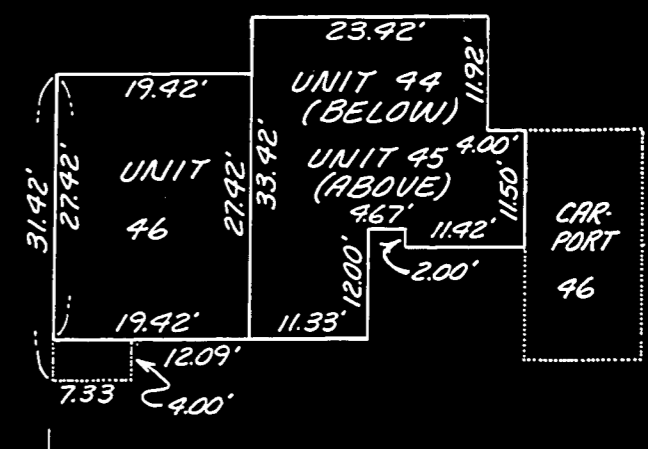
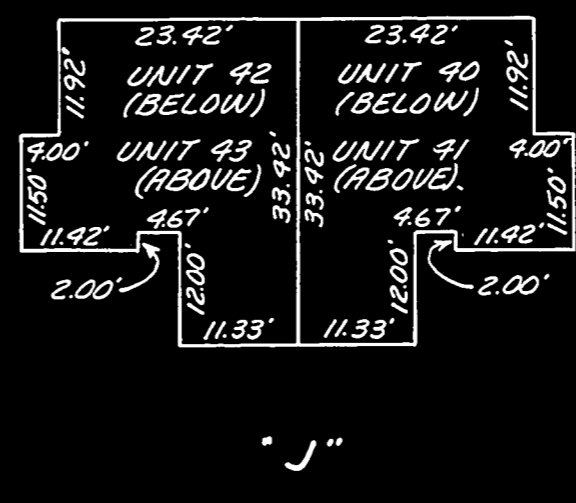
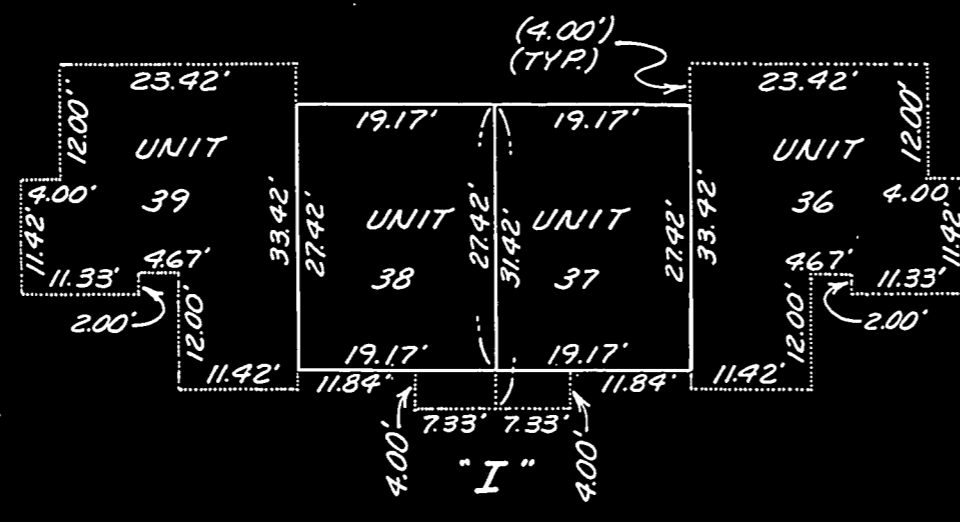
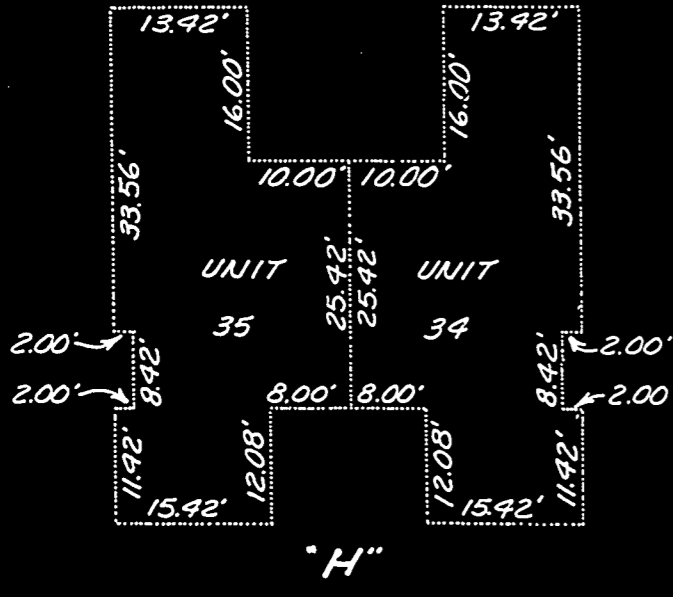


FIN. FL. ELEV.	
UNIT 34	270.12
UNIT 35	270.14

FIN. FL. ELEV.	
UNIT 36	270.21
UNIT 37	270.17
UNIT 38	270.17
UNIT 39	270.17

FIN. FL. ELEV.	
UNIT 40	269.55
UNIT 41	278.55
UNIT 42	269.55
UNIT 43	278.55

FIN. FL. ELEV.	
UNIT 44	271.09
UNIT 45	280.09
UNIT 46	271.09



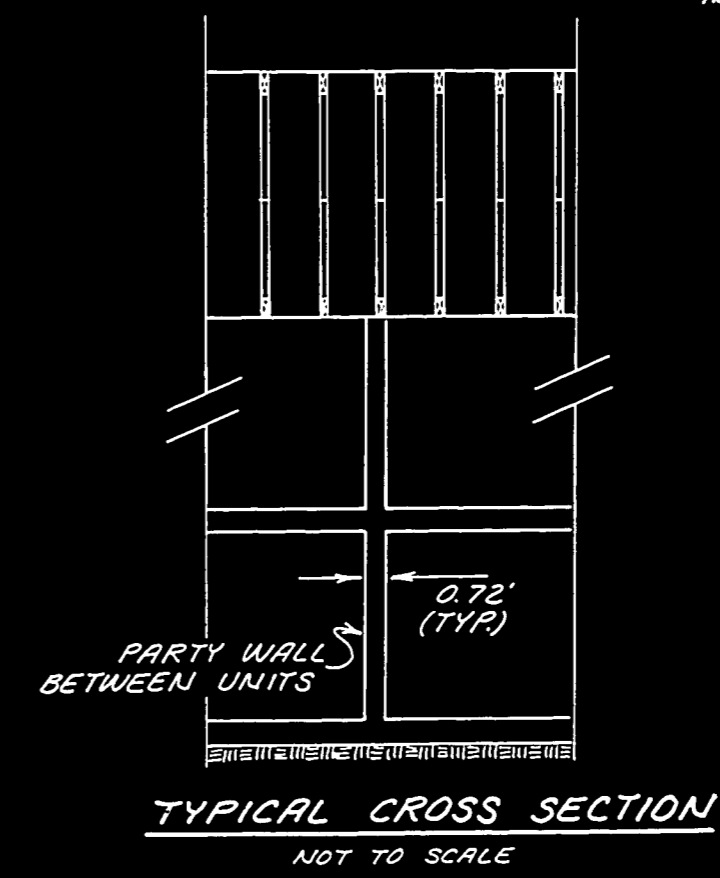
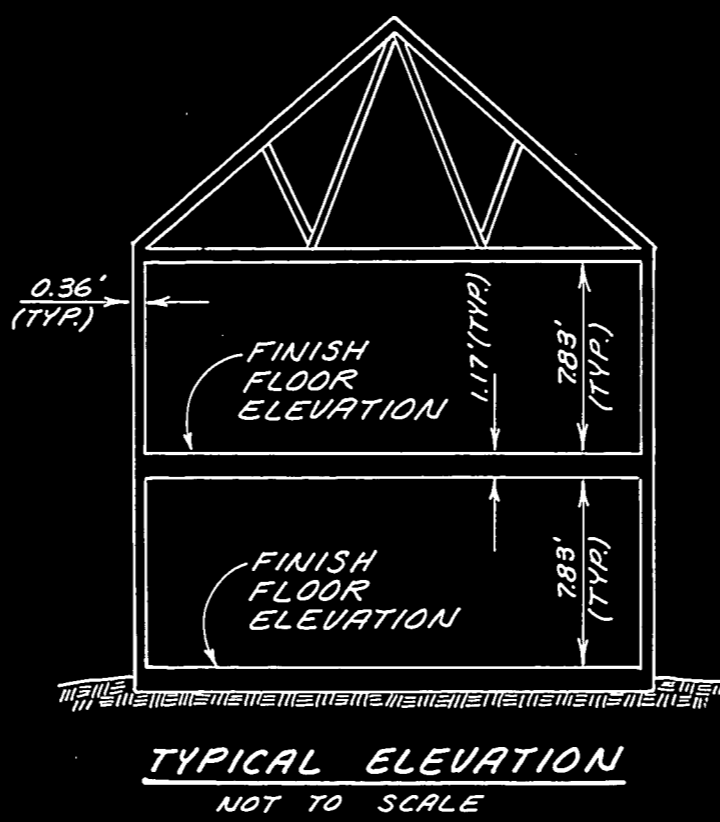
# ASHBROOK VILLAGE CONDOMINIUM

## UNITS 1 THRU 46

LOCATED IN LOT 10 OF BLOCK 1 OF ASH-BROOK ESTATES IN THE N.P. NEWTON DONATION LAND CLAIM NO. 72 IN THE W. 1/2 OF SECTION 7 IN TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN

BENTON COUNTY, OREGON

MARCH, 1980



**NOTES**

- TWO STORY STRUCTURES SHOWN BY SOLID LINES. ONE STORY STRUCTURES SHOWN BY DOTTED LINES.
- DISTANCES IN PARENTHESES ARE EXTERIOR MEASUREMENTS. ALL OTHER DISTANCES ARE INTERIOR MEASUREMENTS.
- FINISH FLOOR ELEVATIONS ARE RELATIVE TO MEAN SEA LEVEL DATUM (U.S.G.S.).

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

*Jack R. Burrell*