

Book 8 Page 123

SHEET 1 OF 2

MAPLE TREE VILLAGE STAGE II

LOCATED IN THE JOSEPH AVERY DONATION LAND CLAIM NO. 41 IN THE NW 1/4 OF SEC. 2 AND THE NE 1/4 OF SEC. 3 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN BENTON COUNTY, OREGON MAY 29, 1981

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

Jack R. Burrell

LEGEND

- FOUND 5/8"x30" IRON ROD AS PER C.S. 7195 EXCEPT AS NOTED
- NOTHING SET, NOTHING FOUND
- () RECORD DATA
- N. 5129.988 E. 5385.985 COORDINATES

NOTE

REFERENCE TIE (AS DEPICTED BY PARENTHESIS) IS FROM RECORD INFORMATION AS SHOWN ON THE PLAT OF "J.B. & P. AVERY'S SECOND ADDITION TO CORVALLIS"

SURVEYOR'S CERTIFICATE

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

I, JACK R. BURRELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT DURING THE MONTH OF MAY 1981, I DID ACCURATELY SURVEY THE LANDS AND IMPROVEMENTS REPRESENTED ON THE ATTACHED MAP OF "MAPLE TREE VILLAGE STAGE II" THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE CHARLES JOHNSON DONATION LAND CLAIM NO. 40 IN SECTION 3 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE N. 83°25' E. 2610.60 FEET (RECORD COURSE FROM "J.B. & P. AVERY'S SECOND ADDITION TO CORVALLIS", A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON); THENCE N. 8°56' W. 951.50 FEET (RECORD COURSE FROM SAID SUBDIVISION); THENCE S. 81°04' W. 3900.00 FEET (RECORD COURSE FROM SAID SUBDIVISION) TO A 3/4 INCH PIPE AT THE NORTHEAST CORNER OF LOT 12 IN BLOCK 7 OF SAID SUBDIVISION; THENCE S. 82°23'30" W. 245.18 FEET TO THE INITIAL POINT, WHICH IS THE TRUE POINT OF BEGINNING AND MARKED BY A 2" x 36" GALVANIZED IRON PIPE SET 6" BELOW THE SURFACE OF THE GROUND, SAID POINT ALSO BEING THE INITIAL POINT OF "MAPLE TREE VILLAGE STAGE I"; THENCE S. 7°36'30" E. 107.25 FEET TO A 5/8 INCH IRON ROD; THENCE S. 82°23'30" W. 68.85 FEET TO A 5/8 INCH ROD; THENCE ALONG THE ARC OF A 408.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S. 13°43'15" E. 85.50 FEET) A DISTANCE OF 85.66 FEET; THENCE ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N. 81°46'52" E. 98.79 FEET) A DISTANCE OF 99.08 FEET; THENCE ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N. 79°28'49" E. 68.86 FEET) A DISTANCE OF 68.96 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N. 38°33'45" E. 14.93 FEET) A DISTANCE OF 16.12 FEET; THENCE S. 7°37'24" E. 122.14 FEET TO A 5/8 INCH ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF "C" AVENUE; THENCE N. 82°23'30" E. ALONG SAID RIGHT-OF-WAY LINE, 127.00 FEET TO A 3/4 INCH PIPE AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 7 OF "J.B. & P. AVERY'S 2ND ADDITION TO CORVALLIS", A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE N. 7°37'24" W. 299.86 FEET TO A 3/4 INCH PIPE AT THE NORTHEAST CORNER OF LOT 12, BLOCK 7 IN SAID SUBDIVISION, WHICH POINT IS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. WESTERN BLVD.; THENCE S. 82°23'30" W. ALONG SAID RIGHT-OF-WAY LINE, 245.18 FEET TO THE POINT OF BEGINNING. CONTAINING 1.5205 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.

I FURTHER DEPOSE AND SAY THAT 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 THE FLOORS OF THE BUILDINGS OF "MAPLE TREE VILLAGE STAGE II". SAID IMPROVEMENTS WERE CONSTRUCTED IN CORVALLIS, BENTON COUNTY, OREGON AND WERE COMPLETED ON OR ABOUT THE 30th DAY OF APRIL, 1981.

REGISTERED PROFESSIONAL LAND SURVEYOR

Jack R. Burrell

OREGON
JULY 12 1979
JACK R. BURRELL
1630

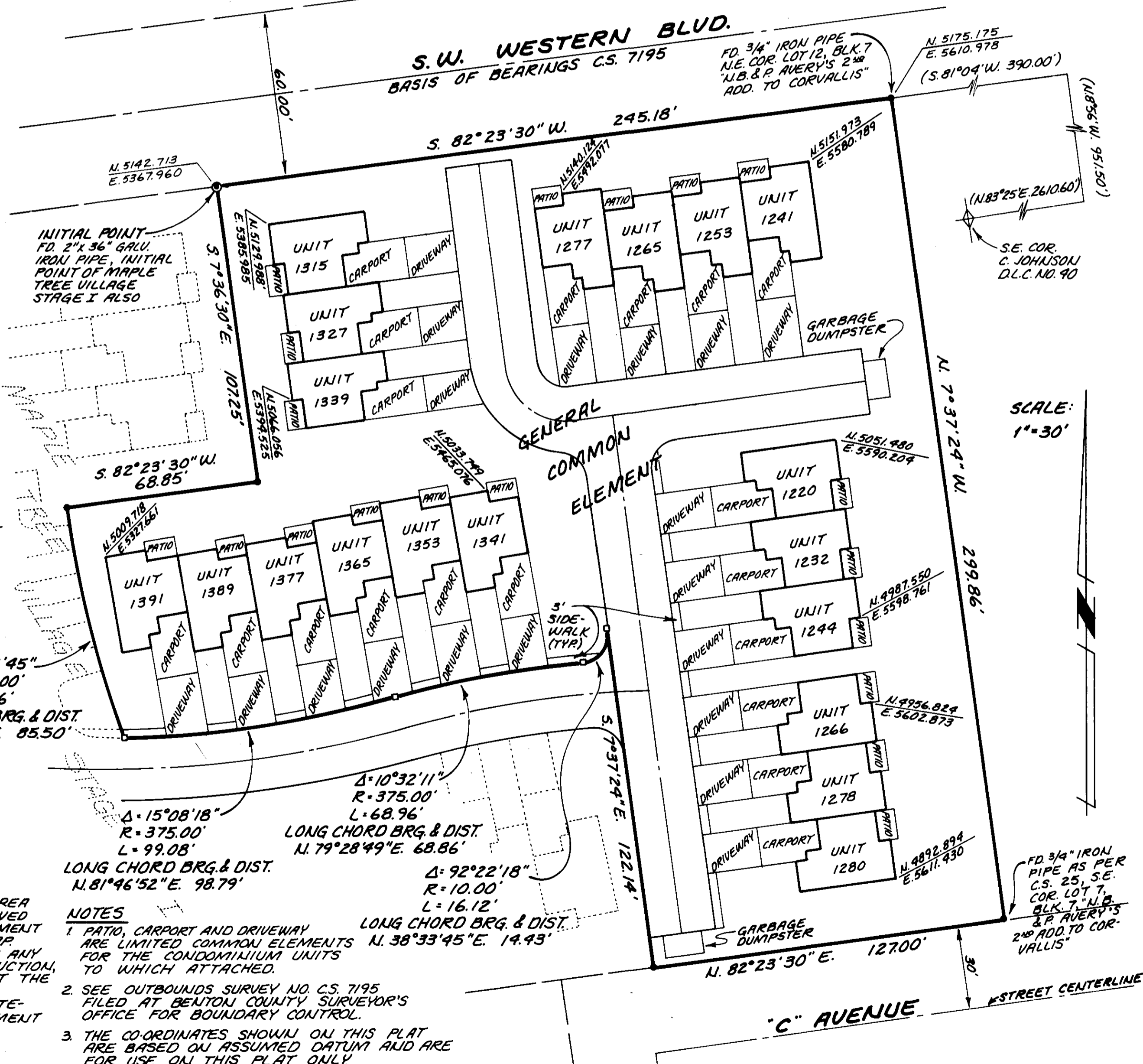
Susan L. Westcott
SUSAN L. WESTCOTT
NOTARY PUBLIC - OREGON
My Commission Expires 2-10-85

UTILITY EASEMENT

PUBLIC UTILITIES, EXISTING AND FUTURE, SHALL BE LOCATED WITHIN THE OPEN AREA AND INDICATED GENERAL COMMON ELEMENT. A PERPETUAL EASEMENT IS RESERVED FOR DRAINAGE, UTILITY AND SERVICE INSTALLATION, MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND WITHIN THE AREA SHOWN 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 THE EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE. WHERE UTILITIES FALL UNDER DRIVEWAY OR CARPORT AREAS, AN EASEMENT IS ALSO RESERVED. IT IS UNDERSTOOD THAT THE UTILITY OR SERVICE SHALL RESTORE DRIVEWAY OR CARPORT AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

NOTES

- PATIO, CARPORT AND DRIVEWAY ARE LIMITED COMMON ELEMENTS FOR THE CONDOMINIUM UNITS TO WHICH ATTACHED.
- SEE OUTBOUNDS SURVEY NO. C.S. 7195 FILED AT BENTON COUNTY SURVEYOR'S OFFICE FOR BOUNDARY CONTROL.
- THE CO-ORDINATES SHOWN ON THIS PLAT ARE BASED ON ASSUMED DATUM AND ARE FOR USE ON THIS PLAT ONLY.



MAPLE TREE VILLAGE STAGE II

LOCATED IN THE JOSEPH AVERY DONATION LAND CLAIM NO. 41 IN THE NW 1/4 OF SEC. 2 AND THE NE 1/4 OF SEC. 3 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN BENTON COUNTY, OREGON

NOTES

1. ALL DIMENSIONS SHOWN ON BUILDING FLOOR PLANS ARE EXTERIOR.
2. PATIO, CARPORT AND DRIVEWAY ARE LIMITED COMMON ELEMENTS FOR THE CONDOMINIUM UNITS TO WHICH ATTACHED.
3. THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON AN ASSUMED DATUM AND ARE FOR USE ON "MAPLE TREE VILLAGE" PLATS.
4. BENCH MARK IS A NAIL IN A 30" MAPLE TREE LOCATED SOUTH OF UNIT 1390 AS DEPICTED ON PLAT OF "MAPLE TREE VILLAGE STAGE I". ELEV. = 228.85

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CHARLES F. KINGSLEY, DAVID F. WAGNER AND MARTIN J. CHAVES, DOING BUSINESS AS CKW PROPERTIES, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "MAPLE TREE VILLAGE STAGE II" 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.

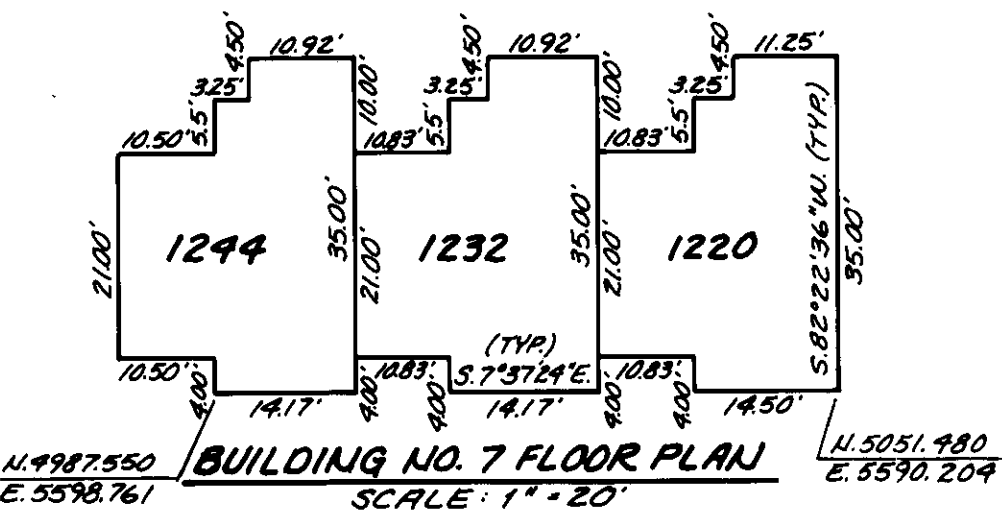
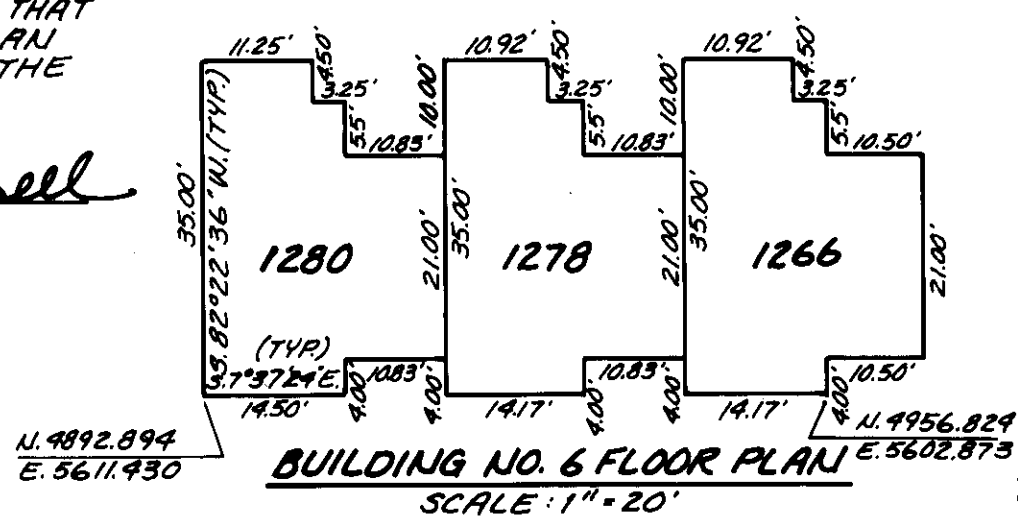
I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

John R. Bussell

Charles F. Kingsley
CHARLES F. KINGSLEY

David F. Wagner
DAVID F. WAGNER

Martin J. Chaves
MARTIN J. CHAVES

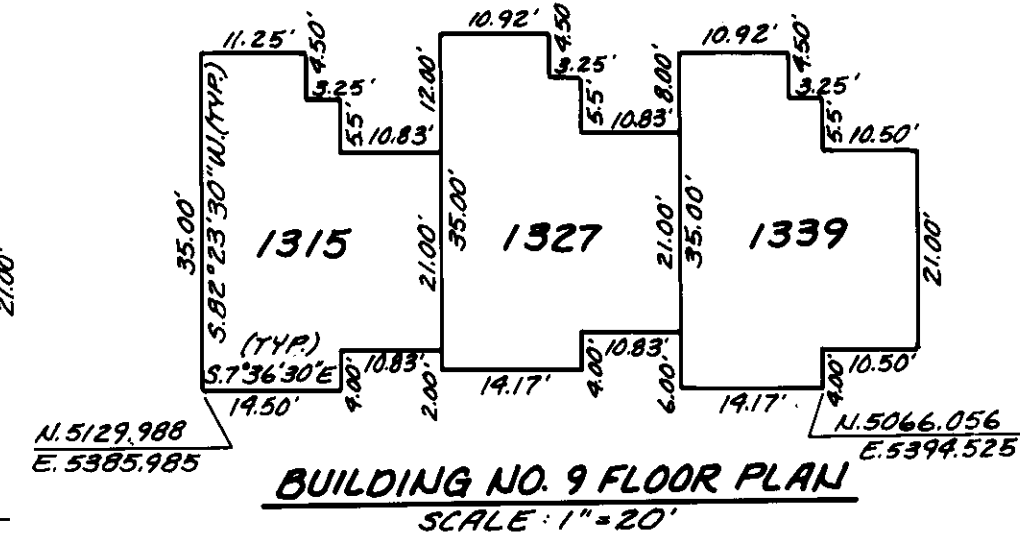
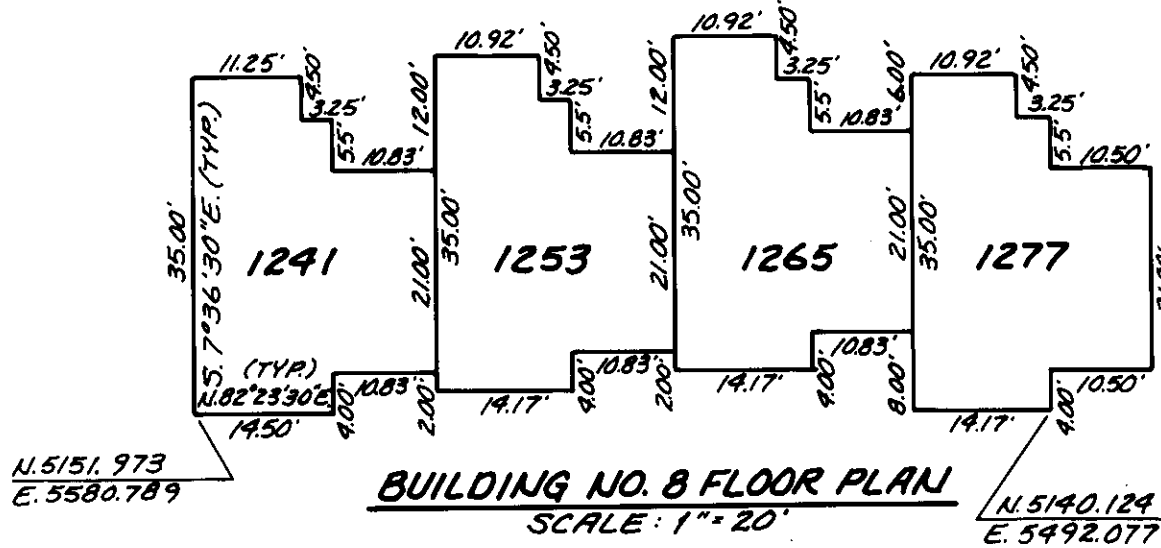


ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF June, 1981, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR CHARLES F. KINGSLEY, DAVID F. WAGNER AND MARTIN J. CHAVES WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

Susan L. Westcott
SUSAN L. WESTCOTT
NOTARY PUBLIC - OREGON
My Commission Expires 2-10-85



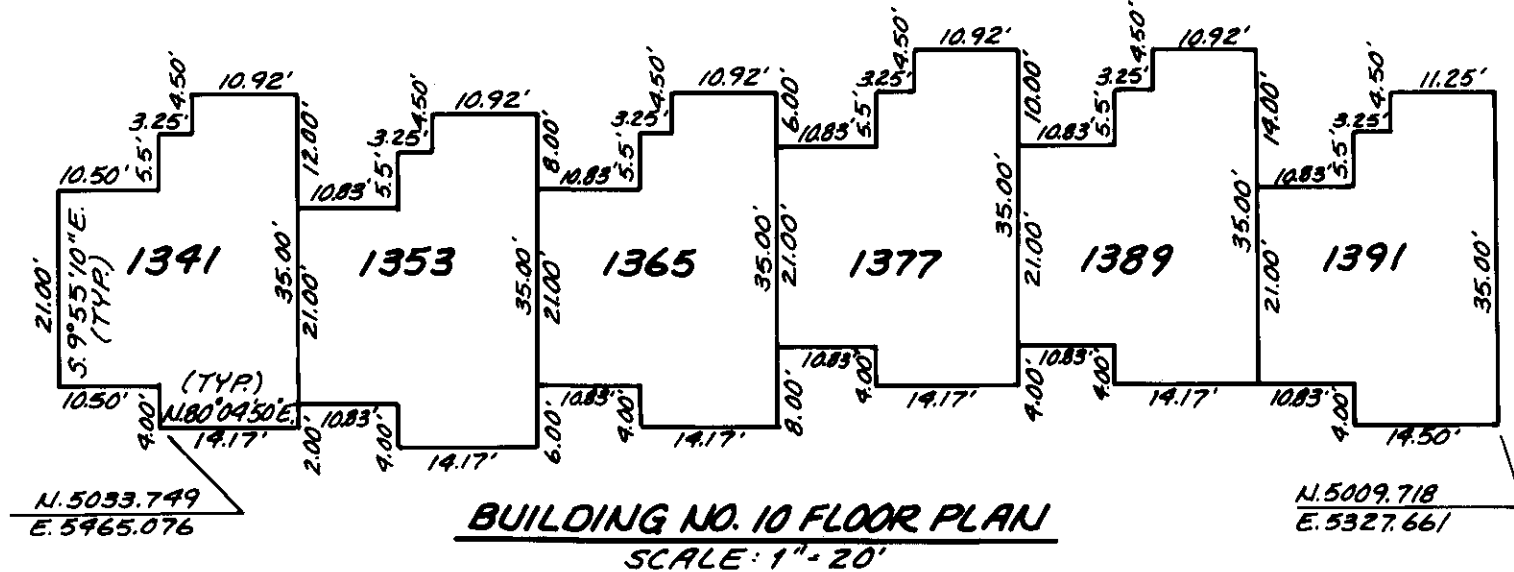
APPROVALS

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 91.512 ALL AD VALOREM TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1981-1982 TAX ROLL, WHICH HAVE BECOME A LIEN, HAVE BEEN PAID TO ME THIS 25th DAY OF June, 1981.

Charles L. Anderson
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

FINISHED FLOOR ELEVATIONS	
ELEV. 229.04	UNITS: 1220, 1232, 1244, 1266, 1278, & 1280
ELEV. 229.29	UNITS: 1241, 1253, 1265, 1277, 1341, 1353, 1365, 1377, 1389 & 1391
ELEV. 230.04	UNITS 1315, 1327, & 1339

ELEVATIONS BASED ON USC&GS DATUM (1947 ADJUSTMENT) SEE NOTE NO. 4 (THIS SHEET)



I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED 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, 1981.

Clark Ruggles Director by *Jan K. Muddelburg*
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING & TAX COLLECTION
6-25-81

EXAMINED AND APPROVED THIS 30th DAY OF June, 1981.

BY *Jeanette Lindquist*
BENTON COUNTY RECORDER

I HEREBY CERTIFY THAT THE PLAT BOUNDARY AGREES WITH THE OUTBOUNDS SURVEY (C.S. 7195) AND CONFORMS TO O.R.S. 209.250.

BY *James F. B...*
BENTON COUNTY SURVEYOR

