

# QUEENSVIEW CONDOMINIUM

IN LOT 1 OF BLOCK 2 OF "QUEEN'S VIEW" IN THE  
SE 1/4 OF SECTION 21, T. 11 S., R. 5 W., W. M.

BENTON COUNTY, OREGON SCALE: 1" = 40' NOVEMBER 15, 1981

## 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 NOVEMBER, 1981, I DID ACCURATELY SURVEY THE LANDS AND IMPROVEMENTS REPRESENTED ON THE ATTACHED MAP OF "QUEENSVIEW CONDOMINIUM" THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 2" x 36" GALVANIZED IRON PIPE SET 6" BELOW THE SURFACE OF THE GROUND THAT IS WEST 747.47 FEET, NORTH 241.92 FEET AND N. 18°54'39"E. 10.07 FEET FROM THE SOUTHWEST CORNER OF THE JAMES L. MULKEY, JR. DONATION LAND CLAIM NO. 65 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON, WHICH POINT OF BEGINNING IS THE SOUTHWEST CORNER OF LOT 1 OF BLOCK 2 IN QUEEN'S VIEW, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE N. 18°54'39"E. 150.37 FEET TO A 5/8 INCH ROD AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S. 73°46'39"E. 39.29 FEET TO A 5/8 INCH ROD; THENCE S. 73°56'06"E. 187.06 FEET TO A 5/8 INCH ROD; THENCE S. 73°50'44"E. 199.92 FEET TO A 5/8 INCH ROD; THENCE S. 73°57'39"E. 28.22 FEET TO A 5/8 INCH ROD; THENCE N. 89°55'38"E. 119.91 FEET TO A 5/8 INCH ROD AT THE NORTHEAST CORNER OF SAID LOT 1, WHICH POINT IS ON THE WESTERLY RIGHT-OF-WAY LINE OF N.W. PRINCESS STREET; THENCE S. 0°23'56"W. 22.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A 5/8 INCH ROD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON THE ARC OF A 569.63 FOOT RADIUS CURVE TO RIGHT (CHORD BEARS S. 9°19'06"W. 187.43 FEET) A DISTANCE OF 188.28 FEET TO A 5/8 INCH ROD; THENCE S. 18°47'15"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE 4.86 FEET TO A 5/8 INCH ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. WALNUT BLVD.; THENCE N. 71°09'36"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 600.08 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.28 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" STEEL RODS AT ALL BOUNDARY LINE CHANGES OF DIRECTION EXCEPT AS OTHERWISE NOTED. IT IS ALSO A TRUE AND CORRECT REPRESENTATION OF THE LOCATION OF THE BUILDINGS 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 FLOORS OF THE BUILDINGS OF "QUEENSVIEW CONDOMINIUM": SAID IMPROVEMENTS WERE CONSTRUCTED ABOUT THE 15th OF SEPTEMBER, 1981.

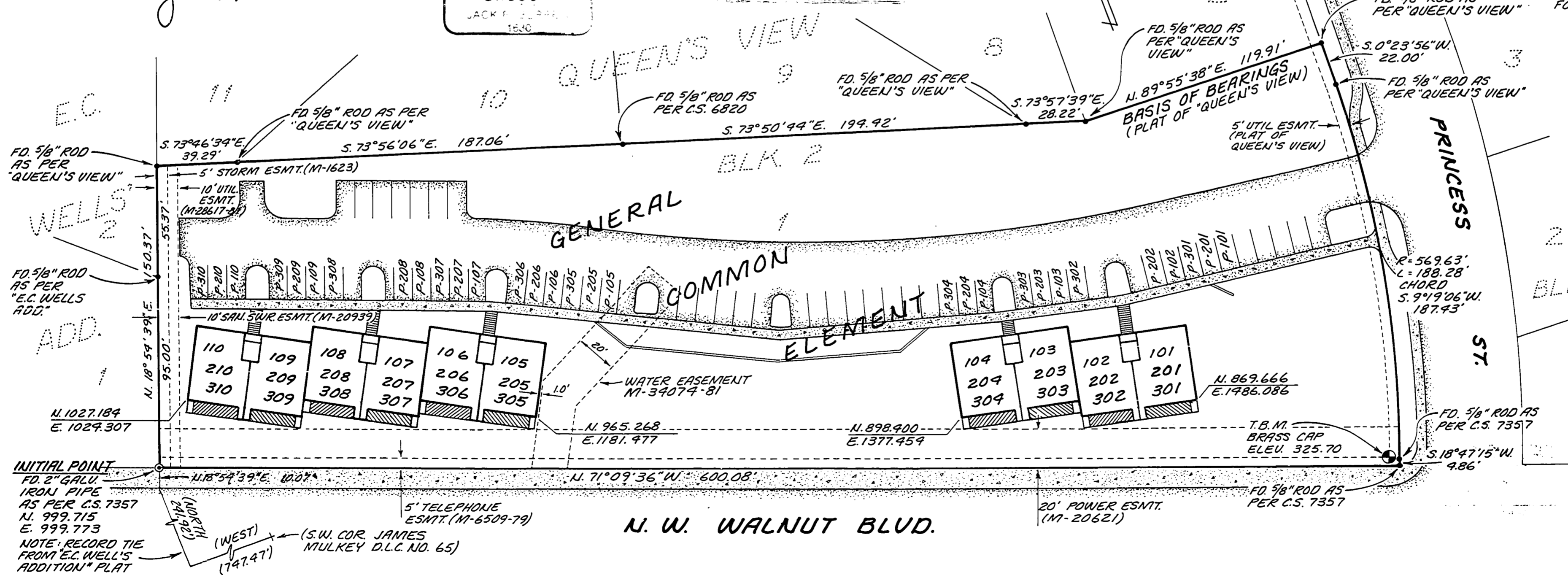
SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF December, 1981.

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

*Jack R. Burrell*

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jack R. Burrell*  
OREGON  
JACK R. BURRELL  
1640

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



## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CHARLES F. KINGSLEY AND DAVID F. WAGNER, DOING BUSINESS AS HERITAGE ENTERPRISES, DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP "QUEENSVIEW CONDOMINIUM" TO BE A TRUE AND CORRECT MAP OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND FURTHER LAID OUT BY THEM TO BE 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.

*Charles F. Kingsley*  
CHARLES F. KINGSLEY

*David F. Wagner*  
DAVID F. WAGNER

## ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF BENTON } S.S.

THIS IS TO CERTIFY THAT ON THIS 16th DAY OF December, 1981 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR CHARLES F. KINGSLEY AND DAVID F. WAGNER 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

## 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.

## NOTES:

- EACH OF THE NUMBERED PARKING SPACES IS A LIMITED COMMON ELEMENT APPERTAINING TO THE UNIT BEARING CORRESPONDING NUMERATION.
- SEE C.S. 7357 FOR BOUNDARY SURVEY.
- CO-ORDINATES SHOWN ON THIS PLAT ARE BASED ON AN ASSUMED DATUM AND ARE FOR USE ON THIS PLAT ONLY.

## LEGEND

- FOUND MONUMENT AS SHOWN
- ( ) RECORD DATA
- TEMPORARY BENCH MARK, CITY OF CORVALLIS BRASS CAP, USGS DATUM

**QUEENSVIEW CONDOMINIUM**

IN LOT 1 OF BLOCK 2 OF "QUEEN'S VIEW" IN THE SE 1/4 OF SECTION 21, T. 11 S., R. 5 W., W. M.

BENTON COUNTY, OREGON NOVEMBER 15, 1981

**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 29th DAY OF December, 1981.

Charles J. Anderson 12/16/81  
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

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, 1982.

Clark Ruppberg 12/29/81  
 DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING & TAX COLLECTION

EXAMINED AND APPROVED THIS 31st DAY OF December, 1981.

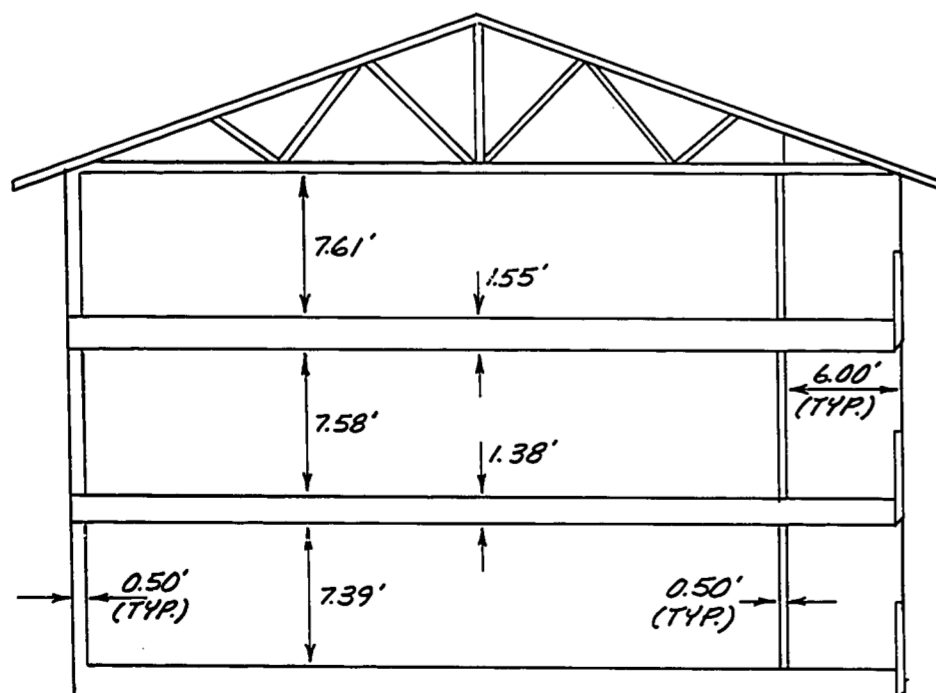
BY David S. Burk  
 BENTON COUNTY RECORDER

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 E. Blain  
 BENTON COUNTY SURVEYOR

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

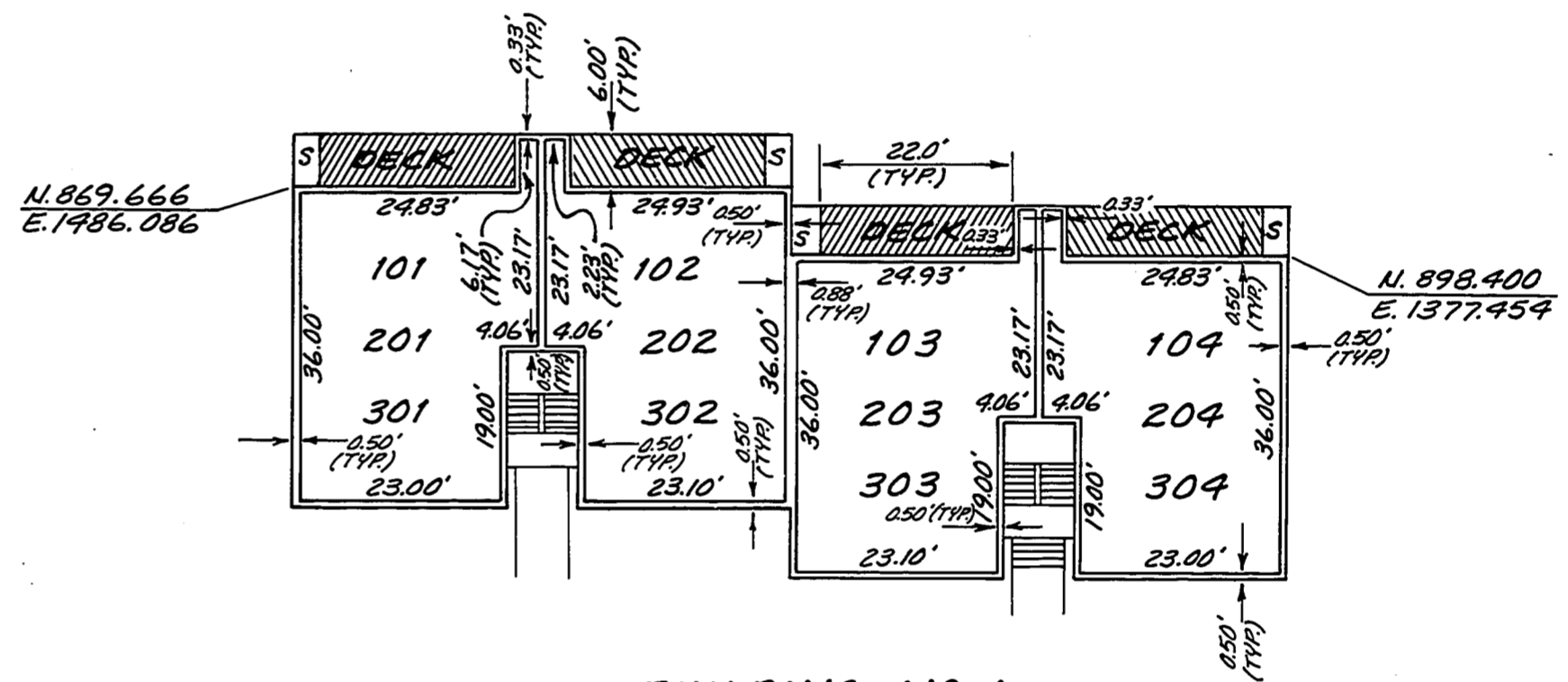
James R. Burrell



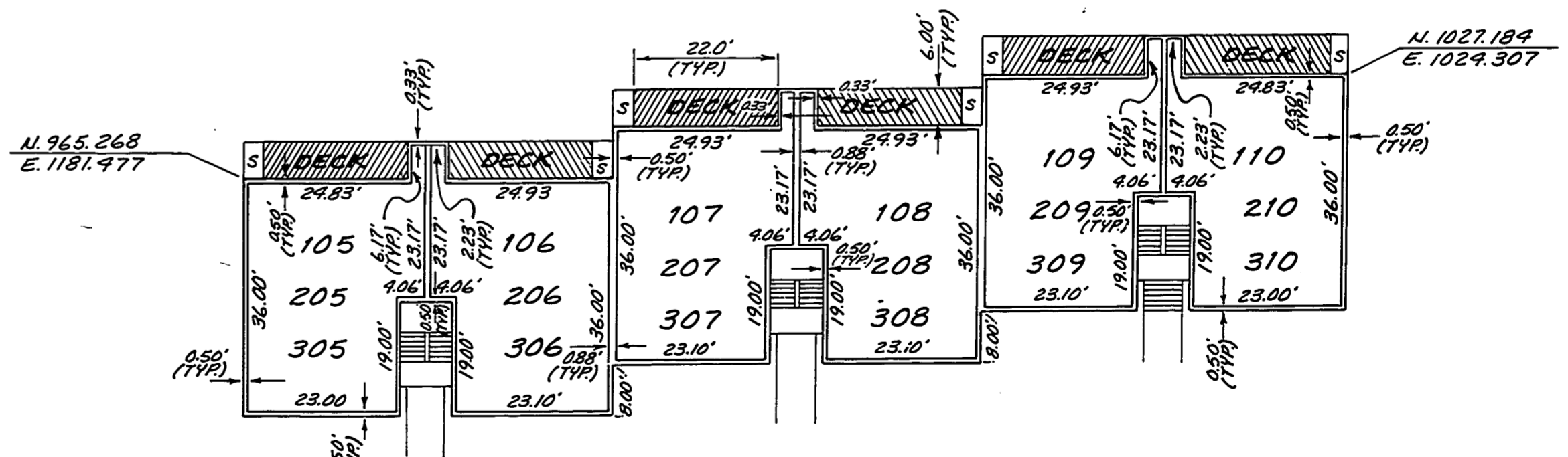
**TYPICAL CROSS SECTION**  
 SCALE: 1" = 10'

**FINISHED FLOOR ELEVATION**

UNITS	ELEVATION	UNITS	ELEVATION
101, 102	337.32	305, 306	366.45
201, 202	346.09	107, 108	346.20
301, 302	355.22	207, 208	359.97
103, 104	341.27	307, 308	364.10
203, 204	350.04	109, 110	341.98
303, 304	359.17	209, 210	350.75
105, 106	348.55	309, 310	359.88
205, 206	357.32		



**BUILDING NO. 1**  
 SCALE: 1" = 20'



**BUILDING NO. 2**  
 SCALE: 1" = 20'

**NOTES:**

- EACH OF THE DECKS AND STORAGE AREAS IS A LIMITED COMMON ELEMENT APPERTAINING TO THE UNIT WHICH IT ADJOINS.
- UNITS DESIGNATED 101 TO 110 ARE LOWER FLOOR UNITS. UNITS DESIGNATED 201 TO 210 ARE MIDDLE FLOOR UNITS. UNITS DESIGNATED 301 TO 310 ARE UPPER FLOOR UNITS.

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  
 Director of Records and Elections  
 By James R. Burrell  
 Deputy

Filed Dec 31, 1981  
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