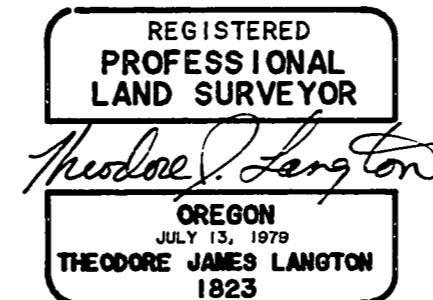


NORTHSTAR SURVEYING, INC.
402 N.W. 5th Street
Corvallis, Oregon 97330
Phone: 503-757-9050



I hereby certify that this tracing is an exact copy of the original plat.
Theodore J. Langton
4-7-92

UTOPIA
A REPLAT OF LOTS 28-35
CHARLEMAGNE HEIGHTS
in
HEMAN LEWIS DLC NO. 47
SW 1/4 SEC. 23, T11S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON
MARCH 25, 1992

APPROVALS

Examined and approved this 14th day of April, 1992
by Neil Mann
Corvallis City Engineer

Examined and approved this 14th day of APRIL, 1992
by Lee Mann
Development Services Manager

I hereby certify that all assessments against this property have been paid in full as of the 15th day of APRIL, 1992.
by Deb Edgington
Corvallis City Finance Director

Examined and approved this 23rd day of April, 1992
by Danna S. Jehrenbacher
Benton County Surveyor

Examined and approved this 23rd day of April, 1992
by Kurt Davis
Benton County Board of Commissioners
Chairperson

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 1991-1992 tax roll, which became a lien or will become a lien during this tax year on this subdivision, but not yet certified to the tax collector for collection have been paid to me this 9th day of APRIL, 1992.

by Robert N. Rondeau
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 subdivision that are now due and payable have been paid to 6-30-, 1992.

by Chick Rogers 4-14-92
Director, Benton County Department of Finance,
Auditing and Tax Collection

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

I hereby certify that the attached partition plat was received and duly recorded by me in the Benton County Records Book of Partition Plats as Plat No. 9-4 on this 24th day of April, 1992, at 7:37 o'clock AM.

by [Signature]
Benton County Clerk

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I did accurately survey and mark with proper monuments the land represented on the attached map of UTOPIA, the boundary of which is described as follows:

Lots 28 through 35, inclusive, of CHARLEMAGNE HEIGHTS a recorded subdivision in the City of Corvallis, in the Heman Lewis DLC No. 47, T11S, R5W, W.M., Benton County, Oregon.

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

DECLARATION

Know all people by these presents that Randy M. Boyd, Melissa D. Boyd, John R. Carnes and Terri T. Carnes are the recorded owners of the lands represented on this subdivision plat and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into lots as shown on the attached plat and to be dedicated "UTOPIA". The utility easements described hereon shall be considered part of this dedication. There are no water rights appurtenant to this development. Water for this development is supplied by the City of Corvallis Municipal Water System.

Randy M. Boyd
Randy M. Boyd
John R. Carnes
John R. Carnes

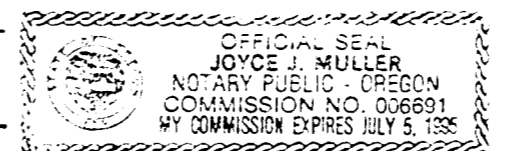
Melissa D. Boyd
Melissa D. Boyd
Terri T. Carnes
Terri T. Carnes

ACKNOWLEDGEMENT

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

This is to certify that on this 27th day of March, 1992, before me, a Notary Public in and for said State and County, did personally appear Randy M. Boyd, Melissa D. Boyd, John R. Carnes and Terri T. Carnes, who are known to me to be the identical persons named in the foregoing instrument, and that they acknowledged to me that they executed said instrument freely and voluntarily.

Joyce J. Muller
Notary Public for the State of Oregon
My Commission Expires 07-05-95



CURVE TABLE

| CURVE | RADIUS | ARC | DELTA | CHORD BEARING & DIST. |
|-------|------------------|------------------|--------------------------|--|
| 1-2 | 20.00 (20.00) | 10.46 (10.44) | 29°58'44" (29°53'51") | S 74°38'25"W 10.35 (S 74°46'21"W) (10.32) |
| 3-4 | 20.00 (20.00) | 11.91 (11.93) | 34°07'28" (34°09'57") | N 73°28'29"W 11.74 (N 73°11'41"W) (11.75) |
| 4-5 | 45.00 (45.00) | 15.03 (15.03) | 19°08'12" (19°08'16") | N 65°40'24"W 14.96 (N 65°40'54"W) (14.96) |
| 5-6 | 45.00 (45.00) | 25.97 (26.00) | 33°04'14" (33°06'21") | S 88°13'23"W 25.61 (S 88°11'49"W) (25.64) |
| 6-7 | 45.00 (45.00) | 23.98 (24.00) | 30°31'36" (30°33'28") | S 56°25'28"W 23.69 (S 56°21'53"W) (23.72) |
| 7-8 | 45.00 (45.00) | 47.08 (47.00) | 59°56'50" (59°50'32") | S 11°11'15"W 44.96 (S 11°09'48"W) (44.89) |
| 8-9 | 45.00 (45.00) | 14.48 (14.45) | 18°25'50" (18°23'36") | S 28°00'06"E 14.41 (S 27°57'11"E) (14.38) |

LEGEND

-Found monument: 5/8" iron rod with yellow plastic cap stamped "J.BURRELL OR 1630" unless otherwise noted.
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- ⊙.....Set monument: Brass washer stamped "PLS 1823" in lead plug.
- ().....Record data from the plat of CHARLEMAGNE HEIGHTS.

NARRATIVE

The purpose of this replat is to combine Lots 28, 29, 30 and 31, CHARLEMAGNE HEIGHTS into a single Lot, hereon called Lot 1, UTOPIA, and, similarly, combine Lots 32, 33, 34 and 35 of CHARLEMAGNE HEIGHTS into Lot 2, UTOPIA. In 1988, per CS 8177, I created 3 Parcels from these same original lots. I was able to find the survey control I used for that previous job and retied several monuments to confirm that my control was still tight. I then found and tied other monuments which define the entire boundary. Since my previous survey all but one of the monuments found or set by me on the right-of-way (R/W) at the south line of the original lots 28-30 have been destroyed. Since I had tied original monuments and used them for my previous computations and since I am using my original control network, I am holding my previous ties and calculations to recreate that portion of the R/W. In 1988 I found the original monument at ⑤, the SW corner of the original Lot 30. The center of the cul-de-sac was computed by distance-distance intersection from that position and the found monument at ⑦. I recomputed the point of reverse curve, ④, on the curve by holding the record arc length from ⑤. I computed the SW corner of the original Lot 31 by proportionate arc length between ⑤ and ⑦. Similarly, I computed ⑧, the SE corner of the original Lot 35, by proportionate arc length between ⑦ and ⑨.

GPS Monument:
(City of Corvallis Control
Station No. 90)
3" Brass Cap in curb at
SW corner Highland & Walnut.