

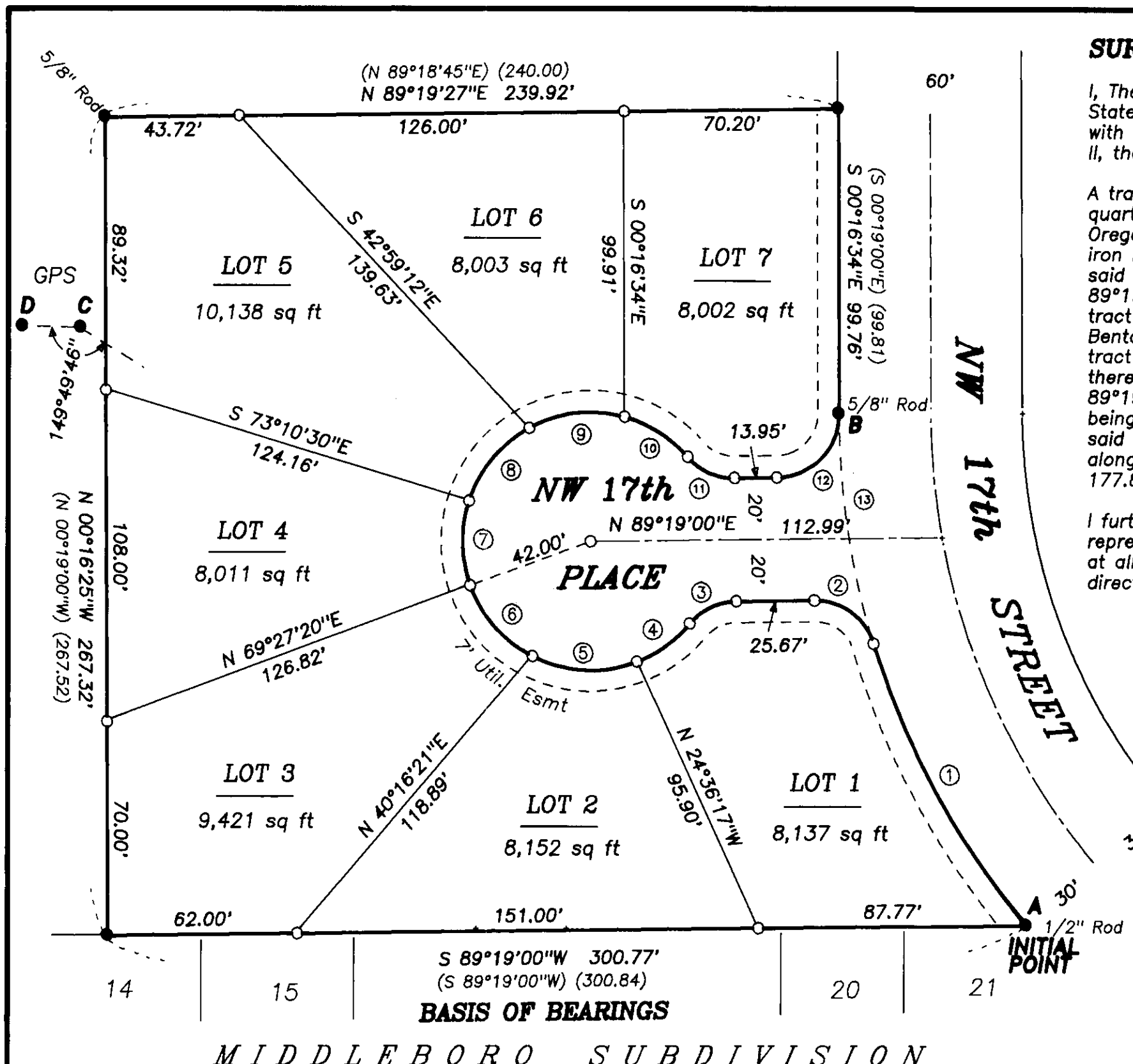
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

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SURVEYOR'S CERTIFICATE

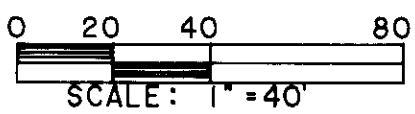
I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I did correctly survey and mark with proper monuments the land represented on the attached map of PARKSIDE II, the boundary of which is described as follows:

A tract of land in the southwest quarter of Section 26 and the southeast quarter of Section 27, T11S, R5W, W.M., City of Corvallis, Benton County, Oregon, being more specifically described as follows: Beginning at a 1/2" iron rod at the northeast corner of Lot 21, MIDDLEBORO, a subdivision in said city and county; thence along the north line of said subdivision S 89°19'00"W 300.77 feet to a 5/8" iron rod at the southwest corner of that tract conveyed to Parkside Associates Inc. per M-145638-92, Deed Records of Benton County; thence along the west line of said Parkside Associates' tract N 00°16'25"W 267.32 feet to a 5/8" iron rod at the northwest corner thereof; thence along the north line of said Parkside Associates tract N 89°19'27"E 239.92 feet to a 5/8" iron rod at the northeast corner thereof being on the westerly right-of-way line of NW 17th Street; thence along said right-of-way line S 00°16'34"E 99.76 feet to a 5/8" iron rod; thence along the arc of a 260.45 foot radius curve left (long chord S 20° 16'48"E 177.83 feet) 181.47 feet to the point of beginning.

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.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Theodore J. Langton
OREGON JULY 13, 1979
THEODORE JAMES LANGTON 1823



GPS tie:
A to C: N 57°51'58"W 1482.58
C to D: N 88°02'12"W
C - City of Corvallis #85, = 5/8" Rod with Al. cap.
D - City of Corvallis #71, Brass Cap in monument box.

DECLARATION

Know all people by these presents that Parkside Associates Incorporated, an Oregon Corporation, is the recorded owner of the lands represented on this subdivision plat and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into lots as shown on the attached plat and to be dedicated "PARKSIDE II". There are no water rights appurtenant to this development. Water for this development is supplied by the City of Corvallis Municipal Water System.

We hereby dedicate to the public use forever the streets as shown on the attached plat.

The utility easements shown and described hereon shall be considered part of this dedication.

by *Thomas T. Roy*
Thomas T. Roy, President,
Parkside Associates Inc.

by *Amy D. Roy*
Amy D. Roy, Secretary,
Parkside Associates Inc.

ACKNOWLEDGEMENT

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

This is to certify that on this 8th day of May, 1992, before me, a Notary Public in and for said State and County, did personally appear Thomas T. Roy and Amy D. Roy, who are known to me to be the identical persons named in the foregoing instrument, and that said instrument was executed on behalf of Parkside Associates Inc., and that they acknowledged to me that they executed said instrument freely and voluntarily.

Robin J. Sullivan
Notary Public for the State of Oregon

My Commission Expires 5/17/94

ROBIN J. SULLIVAN
NOTARY PUBLIC - OREGON
My Commission Expires _____

LEGEND

-Found monument: 5/8" iron rod with Aluminum cap stamped "DEVCO ENG. PLS 1496" unless otherwise noted.
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- ().....Record data from CS 7252.
- [].....Record data from the plat of PARKSIDE.

NARRATIVE

The NE, NW and SW corners of the platted property were monumented by CS 7252. The monument at the SW corner was set on the north line of Lot 14 of MIDDLEBORO. I held the 1/2" rod at A as the intersection of the north line of MIDDLEBORO with the west right-of-way line of NW 17th Street. I used A with the other found rod at B to create the radius point for the 17th Street curve by distance/distance intersection holding record radius from the plat of MIDDLEBORO. Thus the curve is non-tangent at B.

I hereby certify that this tracing is an exact copy of the original plat.
Theodore J. Langton 6-4-92

PARKSIDE II

in

S.M. STOUTS DLC NO. 48
SW 1/4 SEC. 26 and SE 1/4 SEC. 27,
T11S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

APRIL 16, 1992

EASEMENTS

A perpetual easement is reserved for drainage, utility and service installation, maintenance and replacement over and under the ground in strips of land 7 feet in even width adjoining and abutting all public rights-of-way. 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.
This property is subject to a non-specific easement to Pacific Power & Light Company per M-7308, Benton County Deed Records.

APPROVALS

Mil Mann 5-26-92
Corvallis City Engineer date
Jerry [Signature] 5-11-92
Chairperson, Corvallis Planning Commission date
Ray Wilson 5-28-92
FOR Benton County Surveyor date
Kent Daniels 6-1-92
Chairperson, date
Benton County Board of Commissioners

I hereby certify that all assessments against this property have been paid in full as of the 20th day of May, 1992.

Deb Edgington 5/20/92
Corvallis City Finance Director date

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.

Pamela Kay Grant 5-13-92
Director, Benton County Department of Assessment date

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, 1992
Chuck [Signature] 5-13-92
Director, Benton County Department of Finance, date
Auditing and Tax Collection

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

I hereby certify that the attached subdivision plat was received and duly recorded by me in the Benton County Records Book of Subdivision Plats, Volume 9, Page 5, on this 3rd day of June, 1992, at 8:18 o'clock AM.
Hidi Custard Acting Director
Benton County Clerk