

**RIDGEVIEW PROFESSIONAL CENTER**

A REPLAT OF A PORTION OF BLOCKS 3, 4 AND 5 OF "ELKS ADDITION" LOCATED IN THE HERMAN C. LEWIS D.L.C. NO. 47 IN THE NW 1/4 OF SECTION 24 AND THE NE 1/4 OF SECTION 23, T. 11 S., R. 5 W., W.M.

CORVALLIS, BENTON COUNTY, OREGON  
NOVEMBER 4, 1992

**NOTE:**

1. THE BOUNDARY CORNERS AND BEARINGS AND DISTANCES WERE ESTABLISHED BY OUT BOUNDS SURVEY C.S. 7499.
2. THERE ARE NO WATER RIGHTS ASSOCIATED WITH THIS PROPERTY.
3. TRACT "B" IS ENCRONCHED UPON BY IMPROVEMENTS OF THE OWNER OF LOT 9 IN NOVARE.

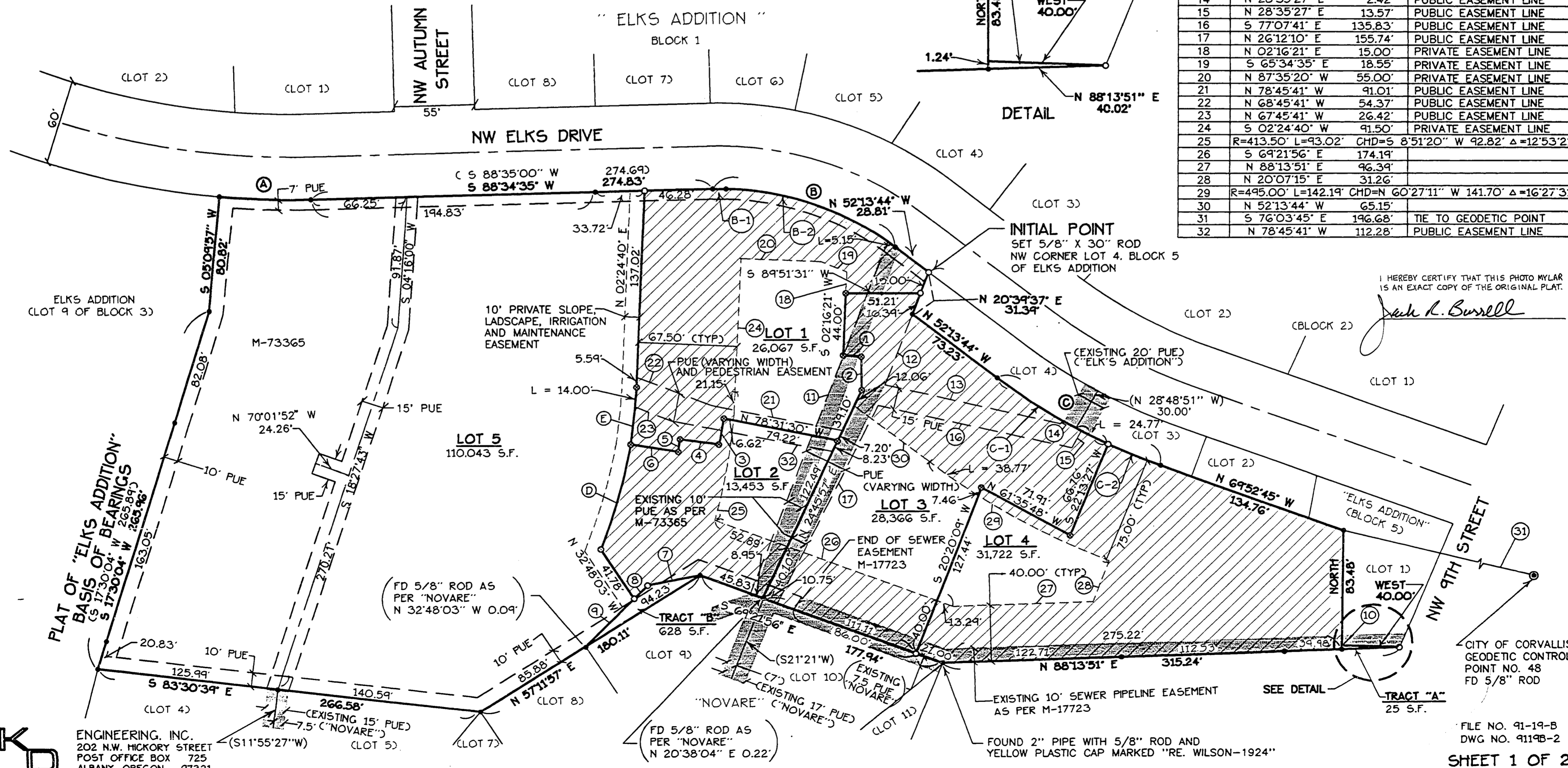


**LEGEND**

- PRIVATE EASEMENT LIMITS
- - - PUBLIC UTILITY EASEMENT, CREATED BY THIS PLAT
- ▨ EXISTING PUBLIC UTILITY EASEMENTS OF RECORD
- ▨ COMMON AREA FOR PRIVATE DRIVEWAYS, SIDEWALKS, EASEMENT, UTILITIES AND OTHER USES
- PUE PUBLIC UTILITY EASEMENT
- FOUND 5/8" ROD SET BY CS 7499, UNLESS OTHERWISE NOTED.
- SET 5/8" X 30" ROD WITH YELLOW PLASTIC CAP MARKED "K + D ENGR. L.S. 1630"
- ⊙ 5/8" X 30" ROD WITH YELLOW PLASTIC CAP MARKED "K + D ENGR. L.S.1630 "TO BE POST MONUMENTED"
- ( ) RECORD DATA

**CURVE AND COURSE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
A	555.00'	63.40'	63.36'	N 88°10'15" W	06°32'42"
B	195.00'	133.37'	130.79'	N 71°53'53" W	39°11'16"
B-1	195.00'	9.12'	9.12'	S 89°50'51" W	02°40'43"
B-2	195.00'	124.25'	122.16'	N 70°33'31" W	36°30'34"
C	420.00'	128.68'	128.17'	N 61°00'02" W	17°33'13"
C-1	420.00'	90.24'	90.06'	N 58°22'43" W	12°18'36"
C-2	420.00'	38.44'	38.42'	N 67°04'20" W	05°14'37"
D	346.00'	76.96'	76.80'	N 15°36'58" E	12°44'39"
F	346.00'	41.26'	41.24'	N 05°49'39" E	06°49'59"
NO.	BEARING AND DISTANCE	NOTES			
1	S 85°26'13" E 12.51'				
2	S 00°29'15" E 23.53'				
3	S 09°54'03" W 18.76'				
4	N 82°07'02" W 27.08'				
5	S 07°52'58" W 9.00'				
6	N 80°45'22" W 32.86'				
7	S 78°30'41" W 36.68'				
8	S 44°41'12" W 13.15'				
9	S 44°41'12" W 48.38'				
10	NORTH 1.24'				
11	S 20°59'19" W 264.52'	PUBLIC EASEMENT LINE			
12	S 20°39'37" W 53.15'	PUBLIC EASEMENT LINE			
13	S 77°07'41" E 123.16'	PUBLIC EASEMENT LINE			
14	N 28°35'27" E 2.42'	PUBLIC EASEMENT LINE			
15	N 28°35'27" E 13.57'	PUBLIC EASEMENT LINE			
16	S 77°07'41" E 135.83'	PUBLIC EASEMENT LINE			
17	N 26°12'10" E 155.74'	PUBLIC EASEMENT LINE			
18	N 02°16'21" E 15.00'	PRIVATE EASEMENT LINE			
19	S 65°34'35" E 18.55'	PRIVATE EASEMENT LINE			
20	N 87°35'20" W 55.00'	PRIVATE EASEMENT LINE			
21	N 78°45'41" W 91.01'	PUBLIC EASEMENT LINE			
22	N 68°45'41" W 54.37'	PUBLIC EASEMENT LINE			
23	N 67°45'41" W 26.42'	PUBLIC EASEMENT LINE			
24	S 02°24'40" W 91.50'	PRIVATE EASEMENT LINE			
25	R=413.50' L=93.02' CHD=S 8°51'20" W 92.82' Δ=12°53'21"				
26	S 69°21'56" E 174.19'				
27	N 88°13'51" E 96.39'				
28	N 20°07'15" E 31.26'				
29	R=495.00' L=142.19' CHD=N 60°27'11" W 141.70' Δ=16°27'31"				
30	N 52°13'44" W 65.15'				
31	S 76°03'45" E 196.68'	TIE TO GEODETIC POINT			
32	N 78°45'41" W 112.28'	PUBLIC EASEMENT LINE			



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

*Jack R. Burrell*

*Book 9 Page 11*

**NARRATIVE**

THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED BY COUNTY SURVEY NO. C.S.7499. WITH THE EXCEPTION OF THE INITIAL POINT, ALL BOUNDARY CORNERS WERE HELD AS SHOWN IN SAID C.S. 7499. THE INITIAL POINT WAS RESET AS PER C.S. 7499 BECAUSE UTILITY WORK HAD CAUSED THIS CORNER TO BE LOST.

**SURVEYOR'S CERTIFICATE**

I, Jack Burrell, a registered professional land surveyor in the State of Oregon, have correctly surveyed and marked with 5/8-inch monuments the lands as represented and have set a proper monument to indicate the initial point and have accurately described the tract of land upon which the lots and tract are laid out as follows:

Beginning at the initial point, a 5/8" x 30" rod located at the northwest corner of Lot 4, Block 5 of "ELKS ADDITION", a subdivision of record in Benton County, Oregon, which point is on the southerly right-of-way line of Elk Drive (a 60.00 foot wide right-of-way); thence North 52°13'44" West, along said right-of-way line, 28.81 feet; thence along said right-of-way line on the arc of a 195.00 foot radius curve to the left (chord bears North 71°53'53" West 130.79 feet) a distance of 133.37 feet; thence South 88°34'35" West, along said right-of-way line, 274.83 feet; thence along said right-of-way line on the arc of a 555.00 foot radius curve to the right (chord bears North 88°10'15" West 63.36 feet) a distance of 63.40 feet to the northwest corner of the former Lot 1, Block 3 of said "ELKS ADDITION", which point is also the most easterly northeast corner of Lot 9, Block 3 of said "ELKS ADDITION"; thence South 5°09'57" West, along the easterly line of said Lot 9, a distance of 80.82 feet; thence South 17°30'04" West, along said east line of said Lot 9, a distance of 265.96 feet to the northwest corner of "NOVARE", a subdivision of record in Benton County, Oregon; thence South 83°30'39" East, along the north line of said "NOVARE", 266.58 feet; thence North 57°11'57" East, along the said north line, 180.11 feet; thence South 69°21'56" East 177.94 feet to the northeast corner of said "NOVARE"; thence North 88°13'51" East 315.24 feet to the southeast corner of Lot 1, Block 5 of said "ELKS ADDITION"; thence WEST 40.00 feet; thence NORTH 83.48 feet to a point 30.00 feet southerly of the said south right-of-way line of Elk Drive; thence northwesterly parallel to and 30 feet from said south right-of-way line, the following three (3) courses: (1) North 69°52'45" West 134.76 feet; thence (2) on the arc of a 420.00 foot radius curve to the right (chord bears North 61°00'02" West 128.17 feet) a distance of 128.68 feet; (3) thence North 52°13'44" West 73.23 feet to the west line of said Lot 4, Block 5 of "ELKS ADDITION"; thence North 20°39'37" East 31.39 feet to the Point of Beginning; Containing 4.83 acres of land, more or less.



**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BERNARD M. WOLFE, TRUSTEE OF EFLOW INVESTMENT TRUST I, AM THE OWNER OF THE LANDS SHOWN ON THE ATTACHED PLAT AND DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AND TRACTS AS SHOWN ON SAID PLAT IN ACCORDANCE WITH ORS CHAPTER 92.

THE PUBLIC UTILITY EASEMENTS, AS SHOWN ON THE ATTACHED MAP, ARE HEREBY DEDICATED TO THE PUBLIC FOREVER AND ARE SUBJECT TO THE TERMS SHOWN HEREON.

THE EXISTING 10 FOOT SEWER PIPELINE EASEMENT AS PER M-17723 IS HEREBY ACKNOWLEDGED AND SHOWN ON THE ATTACHED PLAT. STREET VACATION AS PER M-73365 RESERVED 10' WIDE PUBLIC UTILITY EASEMENTS LYING WITHIN THE VACATED STREETS AS SHOWN.

A 10 FOOT WIDE PRIVATE SLOPE, LANDSCAPE, IRRIGATION AND MAINTENANCE EASEMENT OVER THE EASTERLY 10 FEET OF EVEN WIDTH OF LOT 5, SHOWN HEREON, SHALL BE CONVEYED TO THE "RIDGEVIEW PROFESSIONAL CENTER UNIT OWNER'S ASSOCIATION".

THE COMMON AREA EASEMENT FOR PRIVATE DRIVEWAYS, SIDEWALKS, LANDSCAPING, UTILITIES AND OTHER USES SHALL BE CONVEYED TO AND RESERVED FOR THE USE OF THE "RIDGEVIEW PROFESSIONAL CENTER UNIT OWNER'S ASSOCIATION".

TRACT "A" AND TRACT "B" SHALL BE RETAINED BY THE OWNER OF THE PROPERTY FOR FUTURE CONVEYANCE TO ABUTTING PROPERTY OR THE OWNER'S ASSOCIATION OF RIDGEVIEW PROFESSIONAL CENTER.

BY Bernard M. Wolfe DATE 7/24/92  
BERNARD M. WOLFE, TRUSTEE OF  
EFLOW INVESTMENT TRUST I

**NOTE:**

1. THERE ARE NO WATER RIGHTS ON THE SUBJECT PROPERTY.

**PUBLIC UTILITY AND SERVICE EASEMENTS**

A PERPETUAL EASEMENT IS RESERVED FOR PUBLIC UTILITY AND FRANCHISE SERVICE INSTALLATION, MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND AS SHOWN AND MARKED ON THE ATTACHED MAP. THIS RESERVATION SHALL INCLUDE THE RIGHT OF INGRESS TO AND EGRESS FROM ANY AND ALL EASEMENTS IN ANY MANNER NECESSARY UTILITY AND SERVICE EQUIPMENT PROVIDED THAT UNDER THE TERMS OF THE CITY FRANCHISE AGREEMENT THE UTILITY OR SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

**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 1992-1993 TAX ROLL, WHICH BECAME A LIEN, OR WILL BECOME A LIEN, DURING THIS CALENDAR YEAR ON THIS SUBDIVISION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 18 DAY OF NOVEMBER, 1992.

BY Robert H. Rankin  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I 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.

BY Clark Ruppel 11-19-92  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE  
AUDITING AND TAX COLLECTION

I HEREBY CERTIFY THAT ALL ASSESSMENTS AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

BY James C. Jolly DATE 11/17/92  
CITY FINANCE DIRECTOR

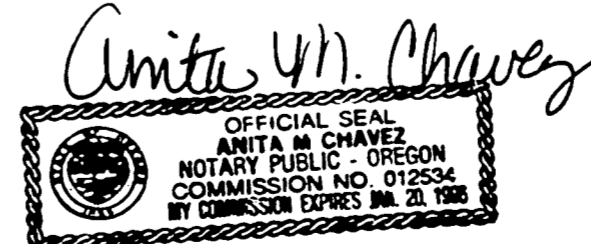
I HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF SUBDIVISION PLATS, BOOK 9 PAGE 11 ON THIS 2nd DAY OF December, 1992, AT 2:17 O'CLOCK, P.M.

BY [Signature]  
BENTON COUNTY CLERK

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
COUNTY OF Linn ) S.S.

THIS IS TO CERTIFY THAT ON THIS 24 DAY OF July, 1992, BEFORE ME, A NOTARY PUBLIC IN AND IN SAID STATE AND COUNTY, DID PERSONALLY APPEAR BERNARD M. WOLFE, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



I HEREBY CERTIFY THAT THIS PHOTO MYLAR IS AN EXACT COPY OF THE ORIGINAL PLAT.  
Jack R. Burrell

EXAMINED AND APPROVED THIS 30<sup>th</sup> DAY OF November, 1992

BY Neil Mann  
CORVALLIS CITY ENGINEER

EXAMINED AND APPROVED THIS 18<sup>th</sup> DAY OF November, 1992

BY Stan [Signature]  
CORVALLIS PLANNING COMMISSION CHAIRMAN

EXAMINED AND APPROVED THIS 1<sup>st</sup> DAY OF December, 1992

BENTON COUNTY BOARD OF COMMISSIONERS  
BY Kent Daniel  
CHAIRMAN

EXAMINED AND APPROVED THIS 1<sup>st</sup> DAY OF December, 1992

BY Danna G. Barnhart  
BENTON COUNTY SURVEYOR

**POST-MONUMENTATION BLOCKS ON THE PLAT**

1. CERTIFICATION BLOCK FOR SPECIFIED DATE TO SET POST-MONUMENTATION  
I, JACK R. BURRELL A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY THAT THE INTERIOR CORNERS FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 18 MONTHS OF THE RECORDING OF THIS SUBDIVISION PLAT.  
Jack R. Burrell  
JACK R. BURRELL #1630
2. AFFIDAVIT OF POST-MONUMENTATION RECORDING BLOCK  
POST-MONUMENTATION OF INTERIOR MONUMENTS WAS COMPLETED THE 10<sup>th</sup> DAY OF APRIL, 1995, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE IN MICROFILM NO. M-128471-25