

Book 9 Page 28

FOUND MONUMENT TABLE

- A. FOUND 3/4" IRON PIPE PER C.S. 5579 & C.S. 2140, 29.63' NORTH OF ESTABLISHED CENTERLINE OF SW COUNTRY CLUB DRIVE.
- B. FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'J TACCHINI PLS 2267' PER C.S. 8612.
- C. FOUND 5/8" IRON ROD MARKED 'J TACCHINI PLS 2267' PER C.S. 8612.
- D. FOUND 3/8" IRON ROD PER C.S. 6712, HELD AS FOUND.
- E. FOUND 3/8" IRON ROD PER C.S. 6712, HELD AS FOUND.
- F. FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'J TACCHINI PLS 2267' PER C.S. 8612.
- G. - I. FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'LING, GREEN & ASSOC' PER C.S. 6712.
- J. FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'J TACCHINI PLS 2267' PER C.S. 8612.
- K. FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'J TACCHINI PLS 2267' PER PARTITION PLAT No. 94-27.
- L. FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'J TACCHINI PLS 2267' PER PARTITION PLAT No. 94-27.
- M. FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'J TACCHINI PLS 2267' PER PARTITION PLAT No. 94-27.

NOTE: INITIAL POINT IS [N 45°40'55"E, 709.26'] OF THE NW CORNER OF THE GEORGE W. BETHERS D.L.C. No. 49, BENTON COUNTY G.P.S. CONTROL STATION "CLUB".
NORTH (Y) = 333,288.2765
EAST (X) = 1,267,389.3379
θ = -01°59'35.61913"

INDEX TO SHEETS

- SHEET 1 of 4 - COVER SHEET & BOUNDARY
- SHEET 2 of 4 - SUBDIVISION PLAT, LOTS 1-18, 40-60 & 75-83
- SHEET 3 of 4 - SUBDIVISION PLAT, LOTS 19-39 & 61-74
- SHEET 4 of 4 - NARRATIVE, SURVEYORS CERTIFICATE, ACKNOWLEDGEMENT, DECLARATION and APPROVALS

SUNSET MEADOWS

RS-9 SUBDIVISION
CITY OF CORVALLIS CASE No. S-93-4
IN THE NORTHWEST 1/4 SECTION 9
TOWNSHIP 12 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

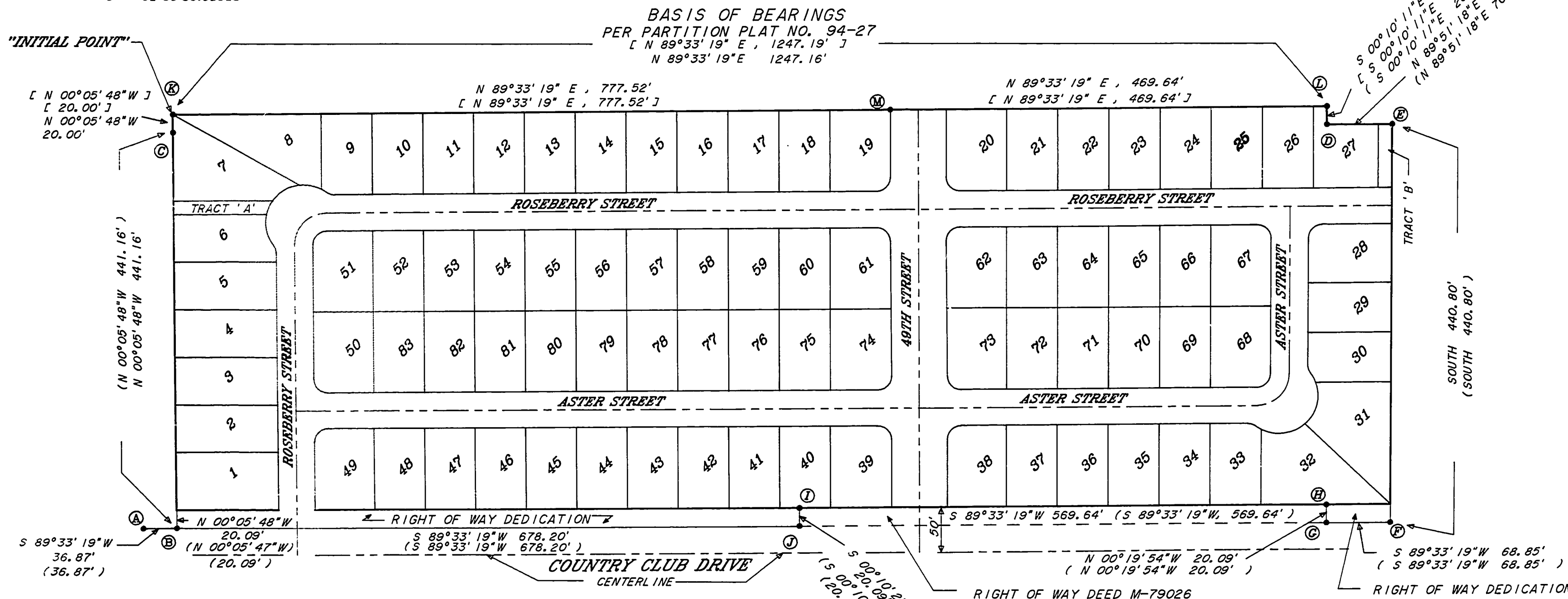
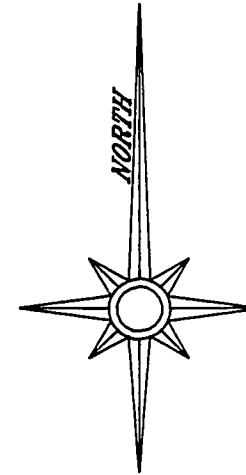
AUGUST 25, 1994

SCALE: 1" = 100'

SHEET 1 of 4

NOTE: THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN M - 191003-94

NOTE: THERE IS AN EXISTING EASEMENT OF RECORD TO PACIFIC TELEPHONE AND TELEGRAPH CO. DATED OCTOBER 23, 1942, BOOK 101, PAGE 582. THIS EASEMENT AFFECTS THE SOUTH LINE OF THAT TRACT DESCRIBED IN BOOK 95, PAGE 616. THIS TRACT INCLUDES THIS SUBDIVISION AND IS PRIOR TO THE DEDICATION OR DEEDING OF ADDITIONAL RIGHT OF WAY ALONG S.W. COUNTRY CLUB DRIVE. ADDITIONAL RIGHT OF WAY WAS DEEDED IN M-79026 AND DEDICATED WITH THIS PLAT, AS SHOWN AND NOTED



LEGEND

- FOUND MONUMENT AS SHOWN AND NOTED IN THE FOUND MONUMENT TABLE
- SET 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'J TACCHINI PLS 2267'
- SET 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'J TACCHINI PLS 2267' IN STREET MONUMENT CASE
- Ⓢ REFERENCE TO FOUND MONUMENT TABLE
- () DENOTES RECORDED SURVEY DATA PER C.S. 8612
- [] DENOTES RECORDED SURVEY DATA PER PARTITION PLAT NO. 94-27

REGISTERED PROFESSIONAL LAND SURVEYOR
John P. Tacchini
OREGON
JOHN P. TACCHINI
JAN. 15, 1987
2267
RENEWAL: 12/31/94

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
John P. Tacchini
JOHN P. TACCHINI, PLS 2267

NOTE: FOUND BOUNDARY CORNERS AT POINTS 'B', 'F', 'G', 'I' AND 'J' WERE DESTROYED DURING CONSTRUCTION. THESE MONUMENTS WERE REFERENCED TO HORIZONTAL CONTROL AND RE-SET AS PER C.S. 8612. A SURVEY FILED BY ME ON 5/21/92. 5/8" ± 30" IRON RODS W/YELLOW PLASTIC CAPS MARKED 'J TACCHINI PLS 2267' WERE SET TO REPLACE LOST MONUMENTS.

Book 9 Page 28

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	15.00'	23.68'	90°26'41"	21.30'	N 45°13'20"W	15	15.00'	23.45'	89°33'19"	21.13'	N 44°46'40"E
2	15.00'	23.45'	89°33'19"	21.13'	N 44°46'40"E	16	15.00'	23.68'	90°26'41"	21.30'	N 45°13'20"W
3	15.00'	23.68'	90°26'41"	21.30'	S 45°13'20"E	17	15.00'	23.45'	89°33'19"	21.13'	N 44°46'40"E
4	15.00'	23.45'	89°33'19"	21.13'	N 44°46'40"E	18	15.00'	23.68'	90°26'41"	21.30'	N 45°13'20"W
5	15.00'	9.63'	36°47'24"	9.47'	S 72°02'59"E	19	4327.25'	75.00'	0°59'35"	75.00'	N 00°29'48"W
6	42.00'	6.61'	9°00'47"	6.60'	S 58°09'40"E	20	4327.25'	75.00'	0°59'35"	75.00'	N 00°29'48"W
7	42.00'	50.80'	69°18'07"	47.76'	N 82°40'53"E						
8	42.00'	50.18'	68°27'34"	47.25'	N 13°48'02"E						
9	42.00'	11.99'	16°21'39"	11.95'	N 28°36'34"W	32	4297.25'	74.48'	0°59'35"	74.48'	N 00°29'48"W
10	15.00'	9.63'	36°47'24"	9.47'	N 18°23'42"W	33	4357.25'	74.83'	0°59'02"	74.82'	N 00°30'04"W
11	35.00'	53.71'	87°55'53"	48.60'	N 43°57'14"E	34	4297.25'	75.17'	1°00'08"	75.17'	N 00°29'31"W
12	15.00'	23.45'	89°33'19"	21.13'	N 44°46'40"E	35	4357.25'	75.51'	0°59'35"	75.51'	N 00°29'48"W
13	15.00'	23.45'	89°33'19"	21.13'	N 44°46'40"E	36	42.00'	15.12'	20°37'30"	15.04'	N 48°05'44"E EASEMENT
14	15.00'	23.68'	90°26'41"	21.30'	N 45°13'20"W						

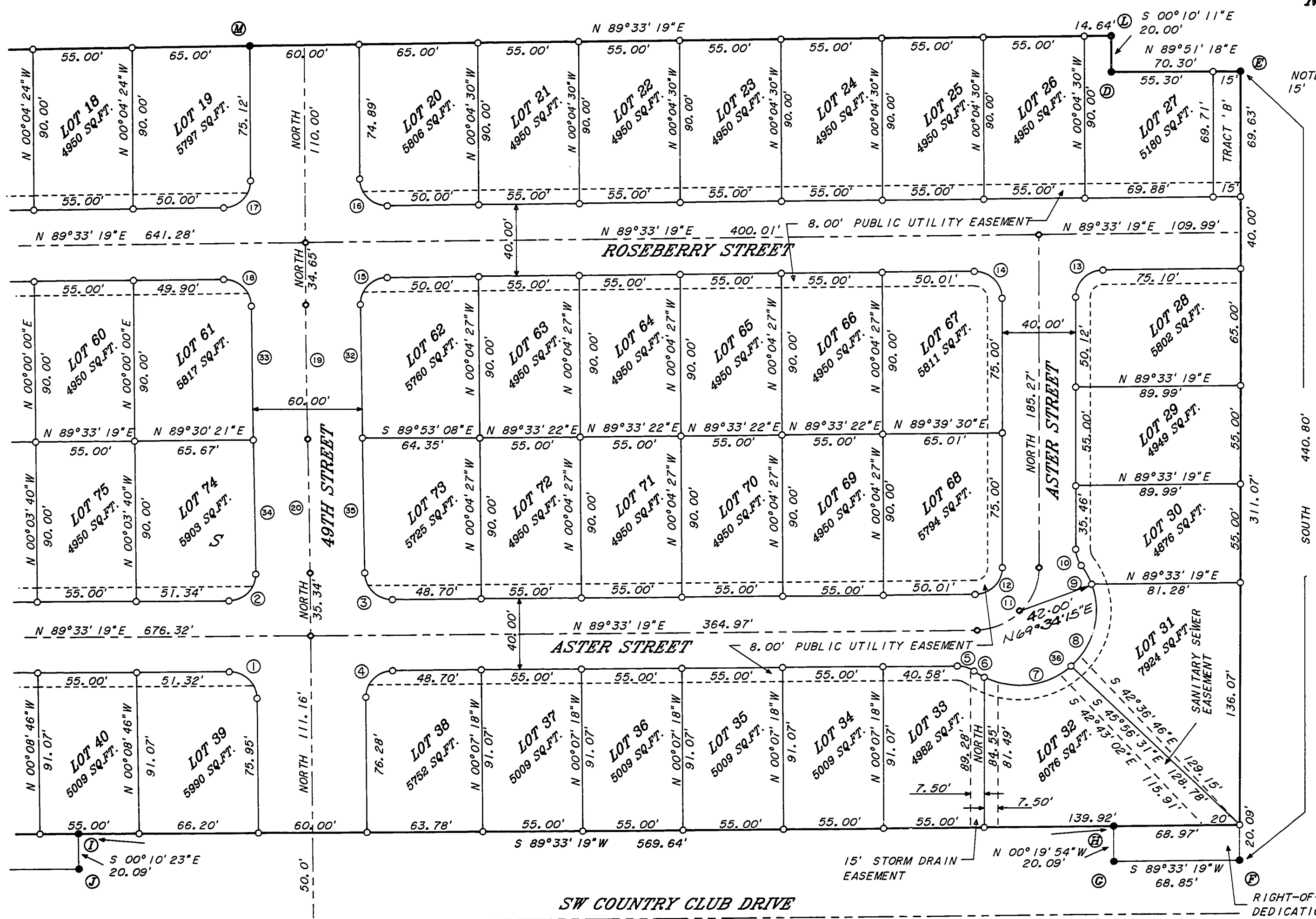
SUNSET MEADOWS

RS-9 SUBDIVISION
CITY OF CORVALLIS CASE No. S-93-4
IN THE NORTHWEST 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST,
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BENTON COUNTY, OREGON

AUGUST 25, 1994 SCALE: 1" = 50'
SHEET 2 of 4

NOTE: THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN M - 191003-94

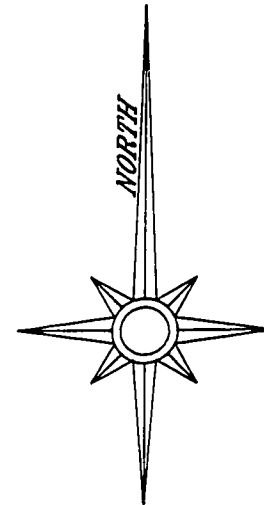
CONT'D ON SHEET 3 of 4



NOTE TRACT "B" IS A 15' PEDESTRIAN ACCESS.

LEGEND

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- SET 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'J TACCHINI PLS 2267' IN STREET MONUMENT CASE
- Ⓜ REFERENCE TO FOUND MONUMENT TABLE
- Ⓒ REFERENCE TO CURVE DATA TABLE
- S SEE C.C.&R.'S FOR SOLAR ACCESS HEIGHT RESTRICTIONS



REGISTERED PROFESSIONAL LAND SURVEYOR
John P. Tacchini
JOHN P. TACCHINI
JAN. 15, 1987
2267

RENEWAL: 12/31/94

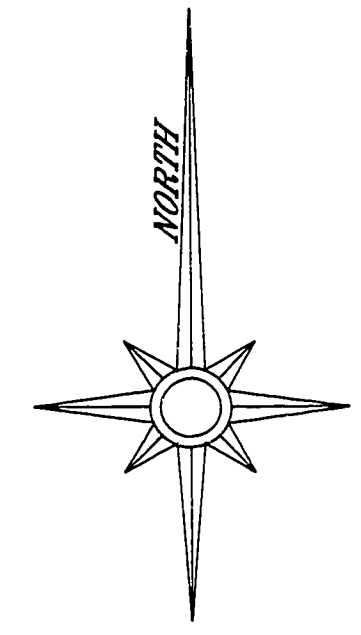
I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

John P. Tacchini
JOHN P. TACCHINI, PLS 2267

Book 9 Page 28

SUNSET MEADOWS

RS-9 SUBDIVISION
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SHEET 3 of 4

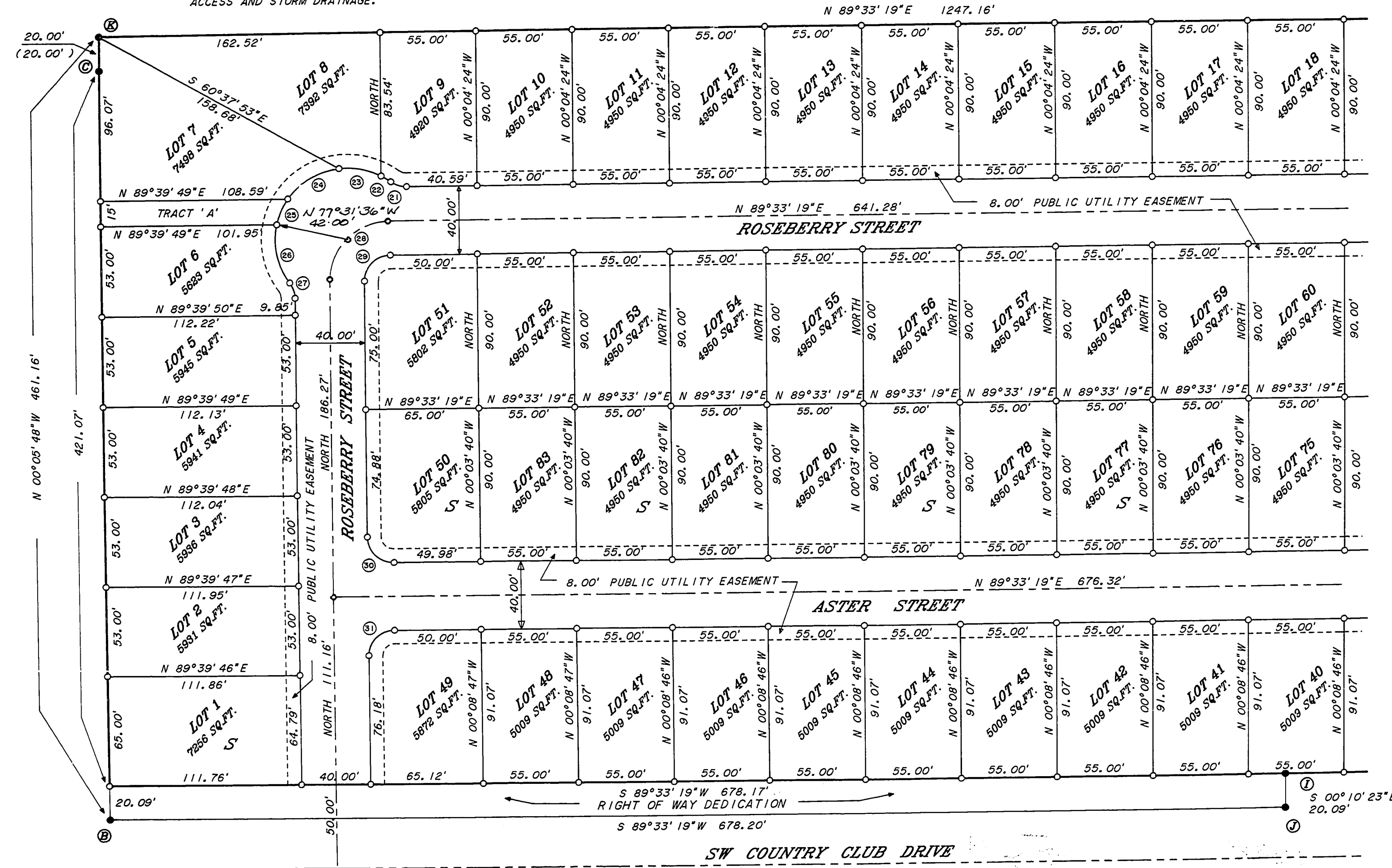


CURVE DATA TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
21	15.00'	9.63'	36°47'24"	9.47'	N 72°02'59"W
22	42.00'	257.39'	351°07'17"	6.50'	N 58°05'39"W
23	42.00'	25.00'	34°06'17"	24.63'	N 79°35'08"W
24	42.00'	35.43'	48°19'42"	34.39'	S 59°11'52"W
25	42.00'	16.54'	22°33'37"	16.43'	S 23°45'12"W
26	42.00'	36.11'	49°15'48"	35.01'	S 12°09'30"E
27	15.00'	9.52'	36°20'43"	9.36'	S 18°37'02"E
28	35.01'	52.74'	86°18'29"	47.90'	N 44°46'40"E
29	15.00'	23.68'	90°26'41"	21.30'	N 44°46'40"E
30	15.00'	23.68'	90°26'41"	21.30'	N 45°13'20"W
31	15.00'	23.45'	89°33'19"	21.13'	N 44°46'40"E

NOTE: THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN M - 191003-94

NOTE: TRACT 'A' IS A PEDESTRIAN ACCESS AND STORM DRAINAGE.



CONT'D ON SHEET 2 of 4

LEGEND

- FOUND MONUMENT AS SHOWN AND NOTED IN THE FOUND MONUMENT TABLE
- SET 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'J TACCHINI PLS 2267'
- SET 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED 'J TACCHINI PLS 2267' IN STREET MONUMENT CASE
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REGISTERED PROFESSIONAL LAND SURVEYOR
John P. Tacchini
OREGON
JOHN P. TACCHINI
JAN. 15, 1987
2267
RENEWAL: 12/31/94

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John P. Tacchini
JOHN P. TACCHINI, PLS 2267

Book 9 Page 28

NARRATIVE

THE PURPOSE OF THIS SURVEY/SUBDIVISION IS TO SUBDIVIDE AND PLAT THAT CERTAIN TRACT DESCRIBED AND RECORDED IN DEED, M-173623-93. THE BASIS OF BEARINGS IS THE NORTH LINE, THE SOUTH LINE OF PARTITION PLAT No. 94-27. FOUND MONUMENTS WERE HELD AT ALL BOUNDARY CORNERS, AS SHOWN AND NOTED PER PARTITION PLAT No. 94-27 AND C.S. 8612.

SURVEYOR'S CERTIFICATE

STATE OF OREGON } S.S.
COUNTY OF BENTON

I, JOHN P. TACCHINI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DEPOSE AND SAY THAT DURING THE MONTH OF AUGUST 1994, I DID CORRECTLY SURVEY AND MONUMENT, WITH THE PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED MAP, THE BOUNDARY OF WHICH IS DESCRIBED AS SUCH:

BEGINNING AT THE 'INITIAL POINT', A 5/8" x 30" IRON ROD WHICH IS THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT No. 94-27, SAID ROD ALSO BEING 709.26 FEET, NORTH 45°40'55" EAST OF THE GEORGE W. BETHERS DONATION LAND CLAIM No. 49; THENCE ALONG THE SOUTH LINE OF SAID PARTITION PLAT No. 94-27, NORTH 89°33'19" EAST, 1247.16 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH LINE, SOUTH 00°10'11" EAST, 20.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°51'18" EAST, 70.30 FEET TO A 3/8" IRON ROD; THENCE SOUTH, 440.80 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°33'19" WEST, 68.85 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°19'54" WEST, 20.09 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°33'19" WEST, 569.64 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°10'23" EAST, 20.09 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°33'19" WEST, 678.20 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°05'48" WEST, 461.16 FEET TO A 5/8" IRON ROD, THE 'INITIAL POINT AND THE POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 13.65 ACRES OF LAND, MORE OR LESS.

I, JOHN P. TACCHINI, FURTHER DEPOSE AND SAY THAT THE ATTACHED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LOTS, TRACTS AND RIGHT OF WAYS AS STAKED ON THE GROUND WITH 5/8" x 30" IRON RODS WITH YELLOW PLASTIC CAPS MARKED 'J TACCHINI PLS 2267' OR WITH FOUND MONUMENTS AS SHOWN AND NOTED ON THE ATTACHED MAP, AT ALL LOT CORNERS, POINTS OF CURVATURE AND BOUNDARY LINE CHANGES IN DIRECTION.

John P. Tacchini
JOHN P. TACCHINI, PLS 2267
LINC AND ASSOCIATES ENGINEERING
605 NW 5TH STREET, SUITE 1A
CORVALLIS, OREGON 97330
(503) 754-7200

REGISTERED PROFESSIONAL LAND SURVEYOR
John P. Tacchini
OREGON
JOHN P. TACCHINI
JAN. 15, 1987
2267
RENEWAL: 12/31/94

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BREADNER PARKER & ASSOCIATES, LTD., AN OREGON CORPORATION AND UNITED STATES NATIONAL BANK OF OREGON, AN OREGON CORPORATION AS MORTGAGE ASSIGNEE, ARE THE OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH CHAPTER 92, OREGON REVISED STATUTES, 1993 EDITION, INTO LOTS, TRACTS, STREET RIGHT OF WAYS AND EASEMENTS AS SHOWN AND NOTED ON THE ATTACHED MAP AND TO BE DEDICATED AS "SUNSET MEADOWS" AND DO HEREBY DEDICATE FOR THE PUBLIC USE FOREVER TRACTS 'A' AND 'B', ALL STREET RIGHT OF WAY AND EASEMENTS FOR THE PURPOSES SHOWN AND NOTED ON THE ATTACHED MAP. FURTHER, THERE ARE NO WATER RIGHTS APPURTENANT TO THIS SUBDIVISION AND THEREFORE WE MAKE NO CLAIM FOR SAID WATER RIGHTS. THIS DEVELOPMENT IS TO BE SERVED BY THE CITY OF CORVALLIS MUNICIPAL WATER SYSTEM.

Michael R. Stillely
MICHAEL R. STILLEY
ASSISTANT VICE PRESIDENT
for UNITED STATES NATIONAL BANK,
AN OREGON CORPORATION

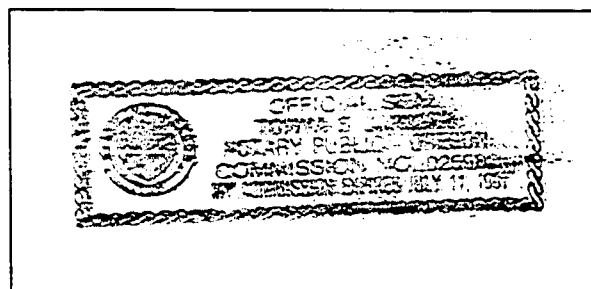
Myles Breadner
MYLES BREADNER
for BREADNER, PARKER AND ASSOCIATES, LTD.

ACKNOWLEDGEMENTS

STATE OF OREGON } S.S.
COUNTY OF BENTON

THIS IS TO CERTIFY THAT ON THIS 26th DAY OF September, 1994, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR MYLES BREADNER AND MICHAEL R. STILLEY IN THE CAPACITY AS SHOWN IN THE DECLARATION AND WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE DECLARATION FREELY AND VOLUNTARILY.

Joseph S. Carman
SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON.



SUNSET MEADOWS

RS-9 SUBDIVISION
CITY OF CORVALLIS CASE No. S-93-4
IN THE NORTHWEST 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

AUGUST 25, 1994 SCALE: 1" = 50'

SHEET 4 of 4

NOTE: THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN M - 191003-94

RECORDING

STATE OF OREGON } S.S.
COUNTY OF BENTON

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF PLATS, BOOK 9, PAGE 28 ON THIS 10 DAY OF October, 1994, AT 11:24 O'CLOCK A.M.

Neil J. Duda
BENTON COUNTY CLERK

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 1994 - 1995 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 26th DAY OF SEPT., 1994.

Jan E. Junich ACTING ASSESSOR
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO DATE OF June 30, 1994

Mary K. O'Leary
AUDITING AND TAX COLLECTING
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE,

APPROVED THIS 7th DAY OF October, 1994
David R. Keri
CITY ENGINEER

APPROVED THIS 7th DAY OF Oct, 1994
Ray Wilson
FOR BENTON COUNTY SURVEYOR

APPROVED THIS 28th DAY OF September, 1994
Frank R. Shaddad
CHAIRMAN, CITY OF CORVALLIS PLANNING COMMISSION

APPROVED THIS 10 DAY OF October, 1994
BENTON COUNTY COMMISSIONERS, CHAIRPERSON
Funch A. Joth
CHAIRPERSON

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

Nancy B... 9/30/94
CITY OF CORVALLIS FINANCE DIRECTOR DATE

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

John P. Tacchini
JOHN P. TACCHINI, PLS 2267