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NARRATIVE

The perimeter of the parent tract (Tax Lot 1901) is defined by monuments set per Hardcopy Surveys 12-5 #19 and #21, CS 3245, and CS 8743. As part of this subdivision plat I am monumenting a property line adjustment which modifies the line between Tls 1900 (Bjornstad) and 1901 (McElroy Construction) (see City of Corvallis Community Development Case No. S-93-3). (A) represents the tract being transferred from TL 1901 to TL 1900. (B) represents the area being transferred from TL 1900 to TL 1901. The easterly R/W line of SW West Hills Place is the new west line of TL 1900. Proper documents have been recorded with the Benton County Clerk detailing the property transfer.

I computed the northwest corner of the parent tract by projecting the line defined by the found monuments northerly to its intersection with the southerly R/W line of SW West Hills Road. The northerly northeast corner is at the intersection of the north line of the A.G. Hovey DLC with said southerly R/W line. I determined that DLC line by my survey, CS 8472. To determine the R/W I located monuments from Hardcopy Survey 12-5 #21. I computed the intersection of the west line of the Prior Scott DLC with the southerly R/W by proportionate measure between the NW corner of the Scott DLC and the NE corner of the Hovey DLC. I held that intersection point with the 3/4" rod to the northeast to define the southerly R/W line of the tangent section out of the curve. I held the north line of the Hovey DLC to define the centerline of the tangent section into the curve. I held the record radius from Hardcopy Survey 12-5 #21 and 30 ft half width.

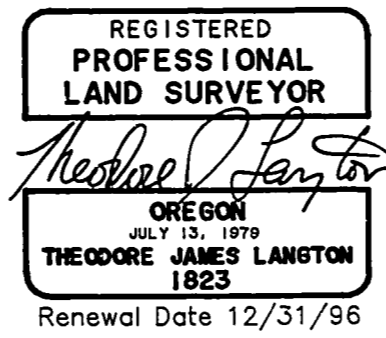
SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I did accurately survey, subdivide into lots and street rights-of-way and mark with proper monuments the land represented on the attached map of WEST HILLS PLACE, the boundary of which is described as follows:

Beginning at a 1-1/4" iron shaft at the Northeast corner of the A.G. Hovey Donation Land Claim No. 43, in the Northwest Quarter of Section 4, T12S, R5W, W.M., in the City of Corvallis, Benton County, Oregon; thence along the east line of said DLC, S 0°04'00"E 592.39 feet to a 3/4" iron rod at the Southeast corner of that tract conveyed to McElroy Construction, Inc. per M-168451-93, Benton County Deed Records being the TRUE POINT OF BEGINNING of this description and the Initial Point of this plat; thence along the south line of said McElroy tract S 69°43'27"W 182.77 feet to a 1/2" iron pipe; thence S 89°55'54"W 112.48 feet to a 1/2" iron pipe at the Southwest corner thereof; thence along the west line of said tract N 0°03' 06"W 627.35 feet to a 5/8" iron rod on the southerly right-of-way line of SW West Hills Road; thence along said right-of-way line on the arc of a 602.96 foot radius curve left (long chord N 78° 23'27"E 140.07 feet) 140.39 feet to a 5/8" iron rod; thence leaving said right-of-way line S 15° 54'11"E 1.82 feet to a 5/8" iron rod; thence along the arc of a 775.00 foot radius curve right (long chord S 15° 47'07"E 3.19 feet) 3.19 feet to a 5/8" iron rod; thence along the arc of a 775.00 foot radius curve right (long chord S 11° 44'59"E 105.90 feet) 105.99 feet to a 5/8" iron rod; thence EAST 123.80 feet to a 5/8" iron rod on the east line of said DLC, being the easterly Northeast corner of said McElroy tract; thence along the east line of said McElroy tract, and the east line of said DLC, S 0°04'00"E 483.56 feet to point of beginning; containing 3.76 acres, more or less.

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

Theodore J. Langton
THEODORE J. LANGTON



NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050

DECLARATION

Know all people by these presents that McElroy Construction, 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 accompanying map and to be dedicated "WEST HILLS PLACE."

There are no water rights appurtenant to this development. Water for this development is to be supplied by the City of Corvallis Municipal Water System.

We hereby create the Public Utility Easements as shown on the accompanying map and dedicate them to public use forever.

We hereby dedicate to public use forever the 5.00 feet of right-of-way along SW West Hills Road as shown on the accompanying map.

We hereby dedicate to public use forever the street right-of-way shown on the accompanying map and referred to as SW West Hills Place.

We hereby dedicate to the City of Corvallis the "Wetland Area" as shown on the accompanying map.

Ian McElroy

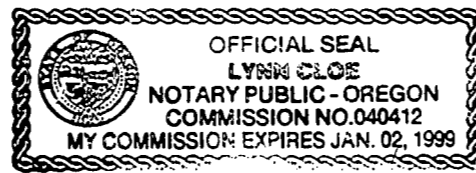
Ian McElroy, President
McElroy Construction, Inc.

ACKNOWLEDGEMENT

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

This instrument was acknowledged before me on June 1, 1995, by Ian McElroy as president of McElroy Construction, Inc.

[Signature]
Notary Public



stamp/seal

EASEMENTS

Easements which may affect the land shown hereon but which are not specific as to location include:

Easement to Mountain States Power Co. to erect and maintain a pole line, recorded in Book 80, Page 421.

APPROVALS

Leonard T. Smith 6-15-95
Corvallis City Engineer date

John Langton 6-9-95
Chairperson, date
Corvallis Planning Commission

Ray Wilson 6-15-95
for Benton County Surveyor date

Kent Davis 6-15-95
Chairperson, date
Benton County Board of Commissioners

I hereby certify that all assessments against this property have been paid in full as of the 30 day of JUNE, 1995.

Wayne Brown 6/15/95
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 1994-1995 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.

Robert K. Williams *Artemus Asserson* 6/5/95
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, 1995.

Clark Ruggles 6-7-95
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 31, on this 16 day of June, 1995, at 9:20 o'clock AM.

[Signature]
Benton County Clerk

WEST HILLS PLACE
in
E 1/2 SECTION 4, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

MARCH 13, 1995

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