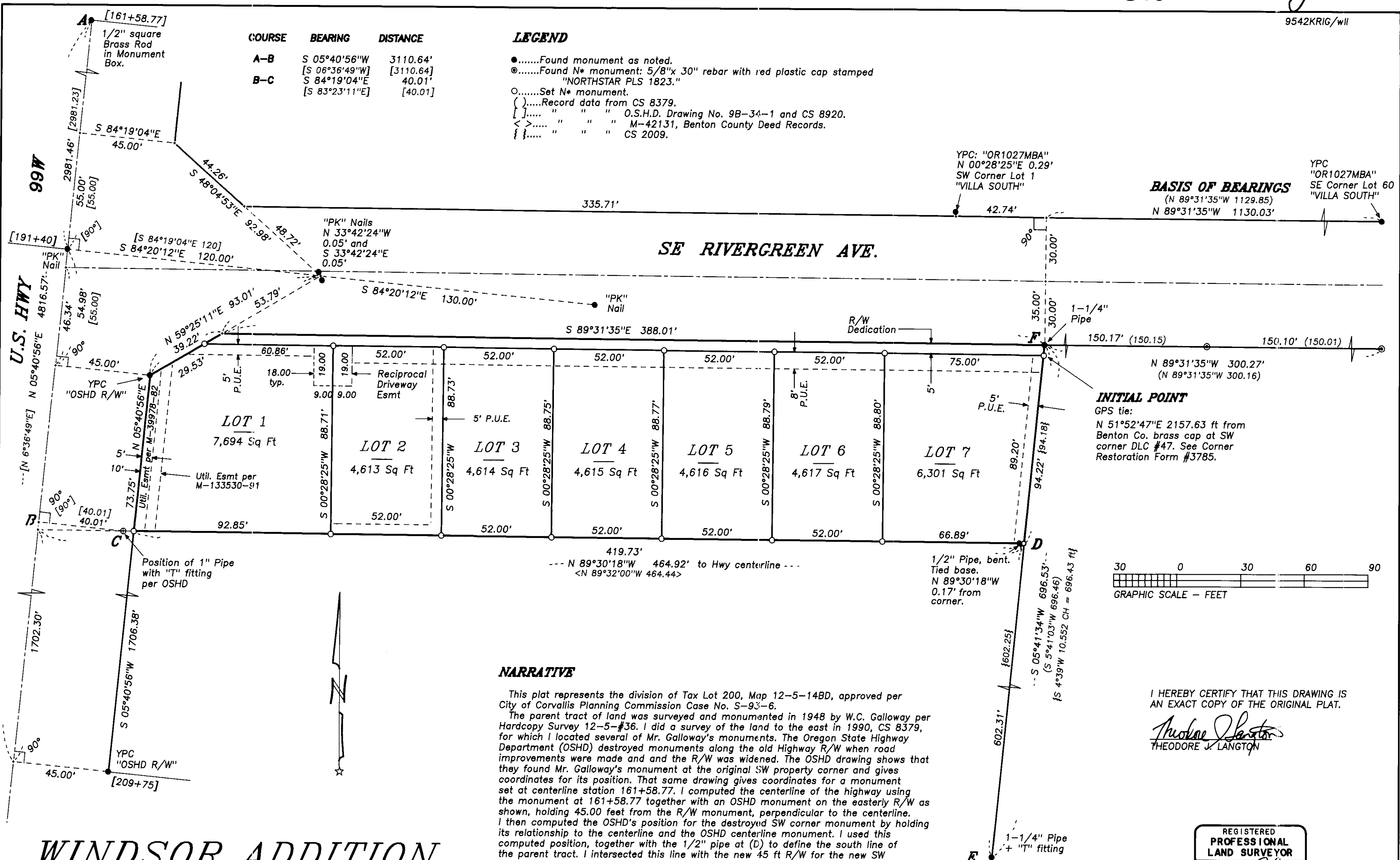


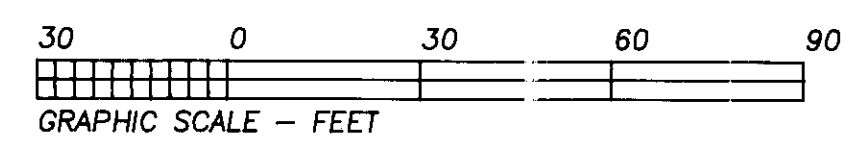
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9542KRIG/wil



WINDSOR ADDITION
in
NW 1/4 SECTION 14, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON
APRIL 6, 1995
SHEET 1 OF 2

INITIAL POINT
GPS tie:
N 51°52'47"E 2157.63 ft from
Benton Co. brass cap at SW
corner DLC #47. See Corner
Restoration Form #3785.



I HEREBY CERTIFY THAT THIS DRAWING IS
AN EXACT COPY OF THE ORIGINAL PLAT.
Theodore J. Langton
THEODORE J. LANGTON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore J. Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/96

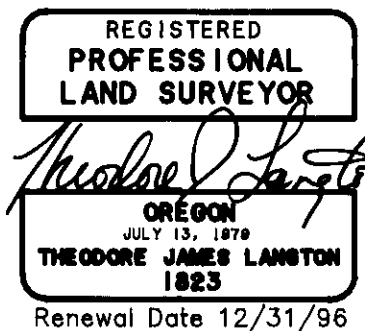
NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050

Book 9 Page 33

9542KRIG/wil

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

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, subdivide into lots and street right-of-way and mark with proper monuments the land represented on the subdivision plat of WINDSOR ADDITION, the boundary of which is described as follows:

A tract of land lying in the Northwest quarter of Section 14, T12S, R5W, W.M., Benton County, Oregon, being more specifically described as follows:

Beginning at a 1-1/4" Iron Pipe on the southerly right-of-way line of SE Rivergreen Ave., said pipe being the Northeast corner of that tract of land conveyed to Timothy E. Hennessey by deed recorded as M-186466-94, Benton County Deed Records; thence S 5°41'34"W 94.22 feet to the Southeast corner thereof, from which a 1/2" iron pipe lies N 89°30'18"W 0.17 feet; thence along the south line of said Hennessey tract N 89°30'18"W 419.73 feet to a 5/8" iron rod on the easterly right-of-way line of U.S. Highway 99W; thence along said right-of-way line N 5°40'56"E 73.75 feet to a 5/8" iron rod; thence N 59°25'11"E 39.22 feet to the intersection of said Highway right-of-way line with the southerly right-of-way line of said Rivergreen Avenue; thence along said Rivergreen Avenue right-of-way line S 89°31'35"E 388.01 feet to the point of beginning.

DECLARATION

Know all people by these presents that *Alfred C. Begin III* 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 "WINDSOR ADDITION."

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 create the Reciprocal Driveway Easement as shown on the accompanying map, for the benefit of of Lots 1 and 2.

We hereby dedicate to public use forever the 5.00 feet of right-of-way along SE Rivergreen Ave. as shown on the accompanying map.

Alfred C. Begin III
Alfred C. Begin III

ACKNOWLEDGEMENT

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

This instrument was acknowledged before me on August 14, 1995, by *Alfred C. Begin III*.

Daniel Keif
Notary Public



SUBDIVISION PLAT CONSENT

A subdivision plat consent affidavit from First Security Bank of Oregon, recorded beneficiary of the lands represented on this subdivision plat under deed of trust recorded per M-201215-95, Benton County Deed Records, been recorded in M- 202244-95, said County Records.

APPROVALS

Leonard T. Smith 7-21-95
Corvallis City Engineer date

John Layton 6-21-95
Chairperson, date
Corvallis Planning Commission

Ray Wilson 8-7-95
Benton County Surveyor date

Kent Davis 8-8-95
Chairperson, date
Benton County Board of Commissioners

I hereby certify that all assessments against this property have been paid in full as of the 19th day of JUNE, 1995.

Nay Brown 6/19/95
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 1995 - 1995 & 1995 - 1996 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.

Ronald Yamell ACTING ASSESSOR 6-15-95
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.
Chris Ruppel 6-16-95
Director, Benton County Department of Finance, Auditing and Tax Collection date

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 33, on this 15th day of August, 1995, at 11:39 o'clock AM.

For *Ann Patterson*, Deputy
Benton County Clerk

WINDSOR ADDITION
in
NW 1/4 SECTION 14, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

APRIL 6, 1995
SHEET 2 OF 2