

Book 9 Page 76

STONEYBROOK VILLAGE RETIREMENT COMMUNITY

A REPLAT OF PORTIONS OF LOTS 15, 16, AND 17 OF THE PLAT OF "PLEASANT VIEW FRUIT FARMS" AND A REPLAT OF PORTIONS OF LOTS 28, AND 27 OF THE "SUPPLEMENTAL PLAT OF PLEASANT VIEW FRUIT FARMS" LOCATED IN THE N.W. 1/4 OF SECTION 9, T. 12 S., R. 5 W., W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON. SURVEYED: MARCH 6, 1998

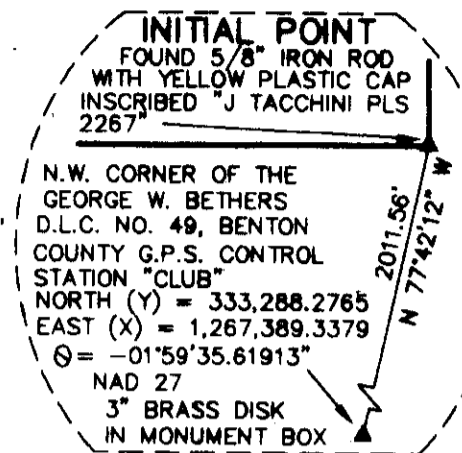
LEGEND

- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "J TACCHINI PLS 2267" UNLESS OTHERWISE NOTED.
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "ALPHA ENG. INC."
- * ○ 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "ALPHA ENG. INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON 2/1/99
- 5/8" x 30" IRON ROD WITH ALUMINUM CAP INSCRIBED "ALPHA ENG. INC." TO BE SET IN STREET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON _____
- * ● BRASS SCREW AND DISK INSCRIBED "ALPHA ENG."

P.S.E. - PUBLIC SIDEWALK EASEMENT
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT
S.F. - SQUARE FEET
(1) RECORD DATA PER C.S. 9096
(SEE EASEMENT NOTES ON SHEET 2)

***AFFIDAVIT OF CORRECTION FOR N.E. 25465-98 SOUTH 45°00'02" EAST 9.44 FEET.**

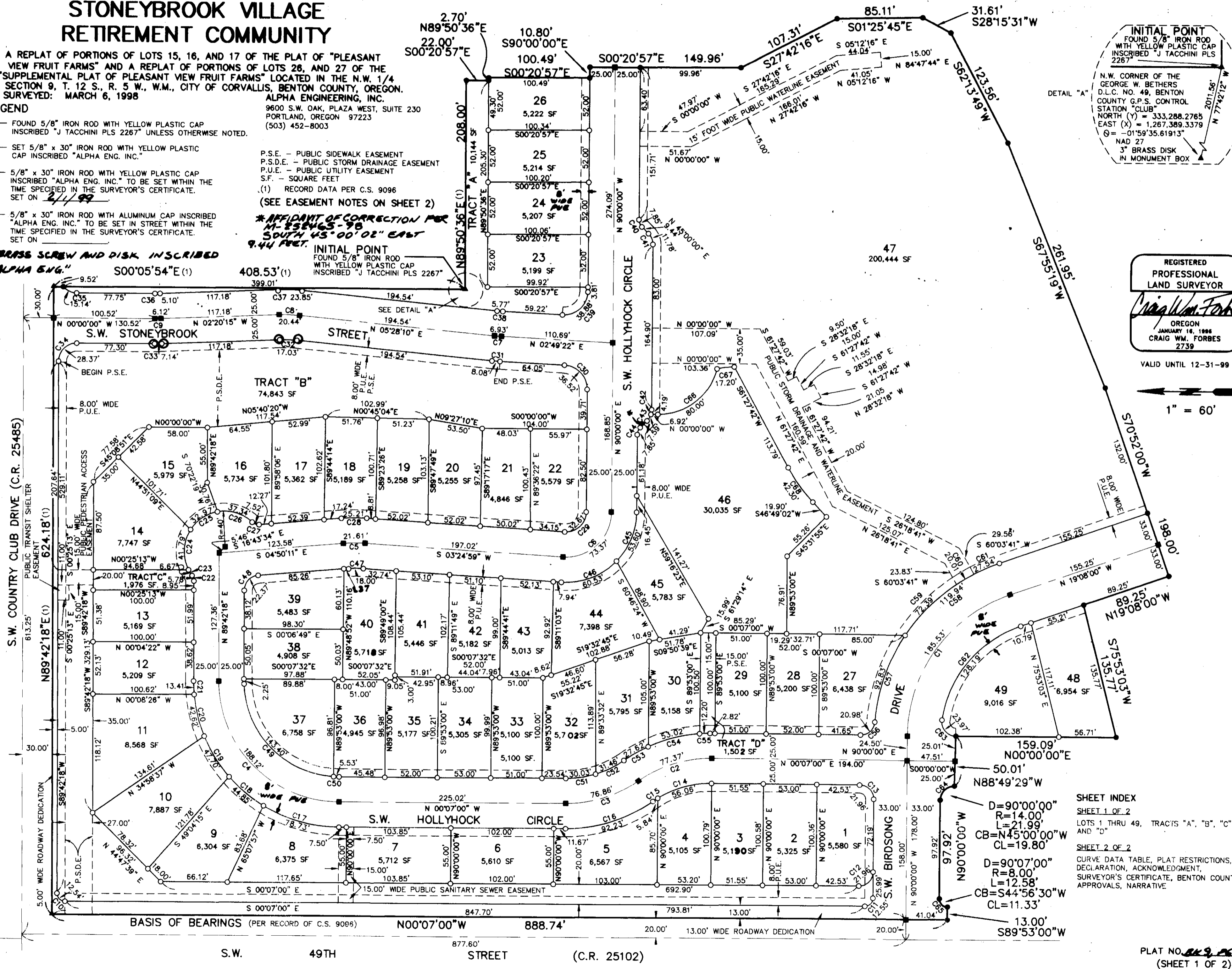
INITIAL POINT
FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "J TACCHINI PLS 2267"



REGISTERED PROFESSIONAL LAND SURVEYOR
Craig W. Forbes
OREGON
JANUARY 16, 1998
CRAIG W. FORBES
2739

VALID UNTIL 12-31-99

1" = 60'



SHEET INDEX
SHEET 1 OF 2
LOTS 1 THRU 49, TRACTS "A", "B", "C", AND "D"
SHEET 2 OF 2
CURVE DATA TABLE, PLAT RESTRICTIONS, DECLARATION, ACKNOWLEDGMENT, SURVEYOR'S CERTIFICATE, BENTON COUNTY APPROVALS, NARRATIVE

PLAT NO. 849-1676
(SHEET 1 OF 2)

Book 9 Page 76

STONEYBROOK VILLAGE RETIREMENT COMMUNITY

A REPLAT OF PORTIONS OF LOTS 15, 16, AND 17 OF THE PLAT OF "PLEASANT VIEW FRUIT FARMS"
AND A REPLAT OF PORTIONS OF LOTS 26, AND 27 OF THE "SUPPLEMENTAL PLAT OF PLEASANT VIEW FRUIT FARMS"
LOCATED IN THE N.W. 1/4 OF SECTION 9, T. 12 S., R. 5 W., W.M.,
CITY OF CORVALLIS, BENTON COUNTY, OREGON.

ALPHA ENGINEERING, INC.
9600 S.W. OAK PLAZA WEST, SUITE 230
PORTLAND, OREGON 97223
(503) 452-8003

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT DORIS CONGER CALDWELL, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF WILLIAM E. CALDWELL, DECEASED, THE OWNER OF THE LANDS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED MAP OF "STONEYBROOK VILLAGE RETIREMENT COMMUNITY" TO BE A TRUE AND CORRECT PLAT THEREOF, ALL LOT LINES BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREIN SET FORTH AND DO HEREBY DEDICATE TO THE PUBLIC AS RIGHT-OF-WAY FOREVER ALL STREETS AND HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON.

Doris Conger Caldwell
DORIS CONGER CALDWELL

SURVEYED: MARCH 6, 1998

RECORDING

STATE OF OREGON }
BENTON COUNTY } SS

I HEREBY CERTIFY THIS SUBDIVISION PLAT WAS DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF PLATS, BOOK 9, PAGE 76, ON THIS 13 DAY OF Aug, 1998, AT 9:50 O'CLOCK A.M.

Heather Horney
BENTON COUNTY CLERK

APPROVALS

APPROVED THIS 6th DAY OF August, 1998

Engstrom
CITY ENGINEER

APPROVED THIS 5 DAY OF August, 1998

Chairman
CHAIRMAN, CITY OF CORVALLIS
PLANNING COMMISSION

APPROVED THIS 13 DAY OF August, 1998

BENTON COUNTY COMMISSIONERS, CHAIRPERSON

Chairperson
CHAIRPERSON

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

Finance Director
CITY OF CORVALLIS
FINANCE DIRECTOR

APPROVED THIS 13th DAY OF August, 1998

Ray Wilson
BENTON COUNTY SURVEYOR

* INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED AS PER 26/13-99, BENTON COUNTY DEED RECORDS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AND REPLAT PORTIONS OF LOTS 15, 16, AND 17 OF "PLEASANT VIEW FRUIT FARMS" AND PORTIONS OF LOTS 26 AND 27 OF THE "SUPPLEMENTAL PLAT OF PLEASANT VIEW FRUIT FARMS", AS SHOWN PER CITY OF CORVALLIS CASE NO. CPA-97-4. THE BASIS OF BEARINGS AND BOUNDARY WERE BASED ON BENTON COUNTY SURVEY NO. 9096.

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Benton } SS

THIS CERTIFIES THAT ON THIS 28th DAY OF July, 1998, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DORIS CONGER CALDWELL WHO, BEING FIRST DULY SWORN, DID SAY THAT SHE IS THE TRUSTEE FOR THE ESTATE OF WILLIAM E. CALDWELL AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID ESTATE AND DOES ACKNOWLEDGE SAID INSTRUMENT TO BE OF HER OWN FREE ACT AND DEED.

Notary Public
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, CRAIG WM. FORBES, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LOT CORNERS, CURVE POINTS AND BOUNDARY LINE CHANGES IN DIRECTION OF THE LANDS REPRESENTED ON THE ANNEXED MAP OF "STONEYBROOK VILLAGE RETIREMENT COMMUNITY"; BEING A PORTION OF LOTS 15, 16, AND 17 "PLEASANT VIEW FRUIT FARMS" AND A PORTION OF LOTS 26, AND 27 OF THE "SUPPLEMENTAL PLAT OF PLEASANT VIEW FRUIT FARMS" LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON; THAT AS THE INITIAL POINT OF SAID SURVEY I FOUND AND HELD A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "J TACCHINI PLS 2267" AT THE SOUTHEAST CORNER OF LOT 15 "PLEASANT VIEW FRUIT FARMS" ALSO BEING THE NORTHWEST CORNER LOT 27 OF THE "SUPPLEMENTAL PLAT OF PLEASANT VIEW FRUIT FARMS"; THENCE ALONG THE NORTH LINE OF SAID LOT 27, NORTH 89°50'36" EAST, 208.00 FEET; THENCE LEAVING SAID LINE SOUTH 00°20'57" EAST, 22.00 FEET; THENCE NORTH 89°50'36" EAST, 2.70 FEET; THENCE SOUTH 00°20'57" EAST, 100.49 FEET; THENCE SOUTH 90°00'00" EAST, 10.80 FEET; THENCE SOUTH 00°20'57" EAST, 149.96 FEET; THENCE SOUTH 27°42'16" EAST, 107.31 FEET; THENCE SOUTH 01°25'45" EAST, 85.11 FEET; THENCE SOUTH 28°15'31" WEST, 31.61 FEET; THENCE SOUTH 62°13'49" WEST, 123.58 FEET; THENCE SOUTH 67°55'19" WEST, 281.95 FEET; THENCE SOUTH 70°52'00" WEST, 198.00 FEET; THENCE NORTH 19°08'00" WEST, 89.25 FEET; THENCE SOUTH 75°53'03" WEST, 135.77 FEET; THENCE NORTH 00°00'00" EAST, 159.09 FEET; THENCE NORTH 88°49'29" WEST, 50.01 FEET; THENCE 21.99 FEET ALONG A 14.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 90°00'00" THE CHORD OF WHICH BEARS NORTH 45°00'00" WEST, 19.80 FEET; THENCE NORTH 90°00'00" WEST, 97.92 FEET; THENCE 12.58 FEET ALONG A 8.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 90°00'00", THE CHORD OF WHICH BEARS SOUTH 44°56'30" WEST, 11.33 FEET; THENCE SOUTH 89°53'00" WEST, 13.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF S.W. 49TH STREET (COUNTY ROAD 25102) BEING 20.00 FEET FROM CENTERLINE WHEN MEASURED AT RIGHT ANGLES TO SAID CENTERLINE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°07'00" WEST, 888.74 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.W. COUNTRY CLUB DRIVE, (COUNTY ROAD 25485); THENCE NORTH 89°42'18" EAST, 624.18 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTRY ROAD SAID LINE BEING 30.00 FEET FROM CENTERLINE WHEN MEASURED AT RIGHT ANGLES TO SAID CENTERLINE; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00°05'54" EAST, 408.53 FEET TO THE INITIAL POINT.

CONTAINING APPROXIMATELY 17.37 ACRES.

AS PER O.R.S. 92.070 (2), I, CRAIG WM. FORBES ALSO SAY THE POST MONUMENTATION OF THE INTERIOR MONUMENTS WITHIN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE PAVING IMPROVEMENTS AND UTILITIES OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST IN ACCORDANCE WITH O.R.S. 92.060.

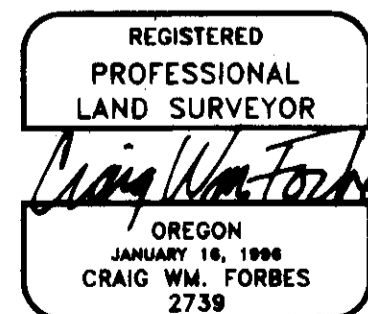
NOTES:

- TRACT "A" IS SUBJECT TO A BLANKET LANDSCAPE EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE DECLARANT THEIR SUCCESSORS AND ASSIGNS.
- TRACT "B" IS SUBJECT TO A PUBLIC STORM DRAIN EASEMENT AND TO A BLANKET LANDSCAPE EASEMENT AND IS TO BE OWNED AND MAINTAINED BY THE DECLARANT, THEIR SUCCESSORS AND ASSIGNS.
- TRACT "C" IS SUBJECT TO A BLANKET PUBLIC PEDESTRIAN ACCESS EASEMENT AND CITY PUBLIC UTILITY EASEMENT OVER ITS ENTIRETY, AND IS TO BE OWNED AND MAINTAINED BY THE DECLARANT, THEIR SUCCESSORS AND ASSIGNS.
- TRACT "D" IS SUBJECT TO A BLANKET PUBLIC PEDESTRIAN ACCESS EASEMENT OVER ITS ENTIRETY, AND IS TO BE OWNED AND MAINTAINED BY THE DECLARANT, THEIR SUCCESSORS AND ASSIGNS.

PLAT RESTRICTIONS:

- SUBJECT TO CONDITIONS COVENANTS AND RESTRICTIONS AS RECORDED AS PER 4-251291-98, BENTON COUNTY DEED RECORDS.
- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF CORVALLIS CASE FILE NO. PD-97-7, S-97-5

CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	150.00'	185.53'	173.93'	N54°34'00"W	70°52'00"
C2	125.00'	77.37'	76.14'	N17°36'55"W	35°27'50"
C3	125.00'	76.86'	75.66'	S17°43'55"E	35°13'50"
C4	120.00'	188.12'	169.44'	S44°47'39"W	89°49'18"
C5	150.00'	21.61'	21.59'	N00°42'36"W	08°15'10"
C6	45.00'	73.37'	65.51'	S43°17'31"E	93°24'59"
C7	150.00'	6.93'	6.93'	S04°08'46"W	02°38'49"
C8	150.00'	20.44'	20.42'	N01°33'57"E	07°48'26"
C9	150.00'	6.12'	6.12'	S01°10'08"E	02°20'15"
C10	8.00'	12.54'	11.30'	S44°47'39"W	89°49'18"
C11	8.00'	12.55'	11.30'	S45°03'30"E	89°53'00"
C12	14.00'	21.96'	19.78'	S45°03'30"E	89°53'00"
C13	14.00'	21.96'	19.78'	N45°03'30"E	89°53'00"
C14	100.00'	56.06'	55.33'	N15°56'35"W	32°07'10"
C15	100.00'	5.84'	5.84'	N33°40'30"W	03°20'41"
C16	150.00'	92.23'	90.79'	S17°43'55"E	35°13'50"
C17	145.00'	78.73'	77.76'	S15°26'15"W	31°06'29"
C18	145.00'	44.85'	44.68'	S39°51'13"W	17°43'27"
C19	145.00'	47.70'	47.49'	S58°08'26"W	18°51'01"
C20	145.00'	42.62'	42.47'	S75°59'13"W	16°50'32"
C21	145.00'	13.41'	13.40'	S87°03'23"W	05°17'49"
C22	9.00'	5.78'	5.68'	N71°18'35"E	36°47'26"
C23	40.00'	6.67'	6.66'	S57°41'23"W	09°33'02"
C24	40.00'	41.79'	39.91'	N87°36'27"W	59°51'19"
C25	40.00'	32.97'	32.04'	N34°04'05"W	47°13'24"
C26	40.00'	37.34'	36.00'	N16°17'06"E	53°28'59"
C27	9.00'	7.52'	7.30'	S19°05'42"W	47°51'47"
C28	175.00'	25.21'	25.19'	N00°42'36"W	08°15'10"
C29	20.00'	32.61'	29.11'	S43°17'31"E	93°24'59"
C30	24.00'	36.52'	33.09'	N46°24'41"E	87°10'38"
C31	175.00'	8.08'	8.08'	S04°08'46"W	02°38'49"
C32	125.00'	17.03'	17.02'	N01°33'57"E	07°48'26"
C33	175.00'	7.14'	7.14'	S01°10'08"E	02°20'15"
C34	18.00'	28.37'	25.52'	N45°08'51"W	90°17'42"
C35	18.00'	15.14'	14.70'	S24°06'07"W	48°12'14"
C36	125.00'	5.10'	5.10'	S01°10'08"E	02°20'15"
C37	175.00'	23.85'	23.83'	N01°33'57"E	07°48'26"
C38	125.00'	5.77'	5.77'	S04°08'46"W	02°38'49"
C39	24.00'	38.88'	34.77'	N43°35'19"W	92°49'22"
C40	10.00'	7.85'	7.65'	S67°30'00"W	45°00'00"
C41	15.00'	11.78'	11.48'	S67°30'00"W	45°00'00"
C42	15.00'	4.19'	4.17'	S82°00'06"E	15°59'49"
C43	15.00'	7.59'	7.51'	S59°30'06"E	29°00'11"
C44	10.00'	7.85'	7.65'	S67°30'00"E	45°00'00"
C45	70.00'	53.60'	52.30'	S68°03'48"E	43°52'24"
C46	70.00'	60.53'	58.66'	S21°21'18"E	49°32'34"
C47	125.00'	18.00'	17.99'	N00°42'36"W	08°15'10"
C48	15.00'	22.37'	20.36'	N47°33'57"W	85°27'31"
C49	95.00'	143.40'	130.17'	S46°27'39"W	86°29'18"
C50	95.00'	5.53'	5.53'	S01°33'00"W	03°20'00"
C51	100.00'	30.03'	29.92'	S08°43'13"E	17°12'27"
C52	100.00'	31.46'	31.33'	S26°20'09"E	18°01'23"
C53	150.00'	27.62'	27.59'	N30°04'17"W	10°33'06"
C54	150.00'	53.02'	52.75'	N14°40'08"W	20°15'11"
C55	150.00'	12.20'	12.19'	N02°12'47"W	04°39'33"
C56	14.00'	20.98'	19.07'	S42°49'02"E	85°52'05"
C57	183.00'	92.83'	91.84'	N71°13'09"W	29°03'52"
C58	183.00'	119.94'	117.81'	N37°54'36"W	37°33'13"
C59	183.00'	72.39'	71.92'	N45°21'17"W	22°39'51"
C60	183.00'	20.01'	20.00'	N30°53'23"W	06°15'57"
C61	183.00'	27.54'	27.52'	N23°26'42"W	08°37'25"
C62	117.00'	128.19'	121.87'	N50°31'13"W	62°46'26"
C63	14.00'	23.97'	21.15'	S49°02'47"W	98°05'34"
C64	14.00'	21.99'	19.80'	N45°00'00"W	90°00'00"
C65	8.00'	12.58'	11.33'	S44°56'30"W	90°07'00"
C66	60.00'	80.00'	74.20'	S38°11'51"E	76°23'42"
C67	99.00'	17.20'	17.18'	N06°53'02"W	09°57'10"
C68	165.50'	42.30'	42.19'	S54°08'22"W	14°38'40"



VALID UNTIL 12-31-99