

**COURTSIDE CONDOMINIUMS**

LOCATED IN THE SE 1/4 OF SECTION 26,  
TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE  
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,  
BENTON COUNTY, OREGON

FOR: RAND W. COOPER AND  
THE COOPER FAMILY LIMITED PARTNERSHIP

DATE: NOVEMBER 5, 1998

I, C. HENRY COLE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL CONDOMINIUM PLAT.

*C. Henry Cole*  
C. HENRY COLE DATE 1/19/99

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*C. Henry Cole*

OREGON  
JULY 13, 1984  
C. HENRY COLE  
2088

EXPIRES 12/31/99

C. HENRY COLE, P.L.S.  
COLE SURVEYING, INC.  
6765 S.W. PHILOMATH BLVD.  
CORVALLIS, OREGON 97333  
(541) 929-5500



**COLE**  
SURVEYING, INC.

C#	Radius	Delta	Length	Bearing	Chord
C1	38.00	23°19'52"	15.47	S 11°10'56" W	15.37
(	38.00	23°19'52"	15.47	S 11°10'56" W	15.37
C2	38.00	46°39'49"	30.95	S 46°10'47" W	30.10
(	38.00	46°39'49"	30.95	S 46°10'47" W	30.10

NOTE 1: THE SQUARE FOOTAGE SHOWN IS THE ACTUAL SQUARE FOOTAGE (FIRST AND SECOND FLOOR COMBINED) FOR EACH UNIT.

SCALE: 1" = 10'

BASIS OF BEARINGS

(S89°20'18"W 163.11)  
S89°20'18"W 163.11

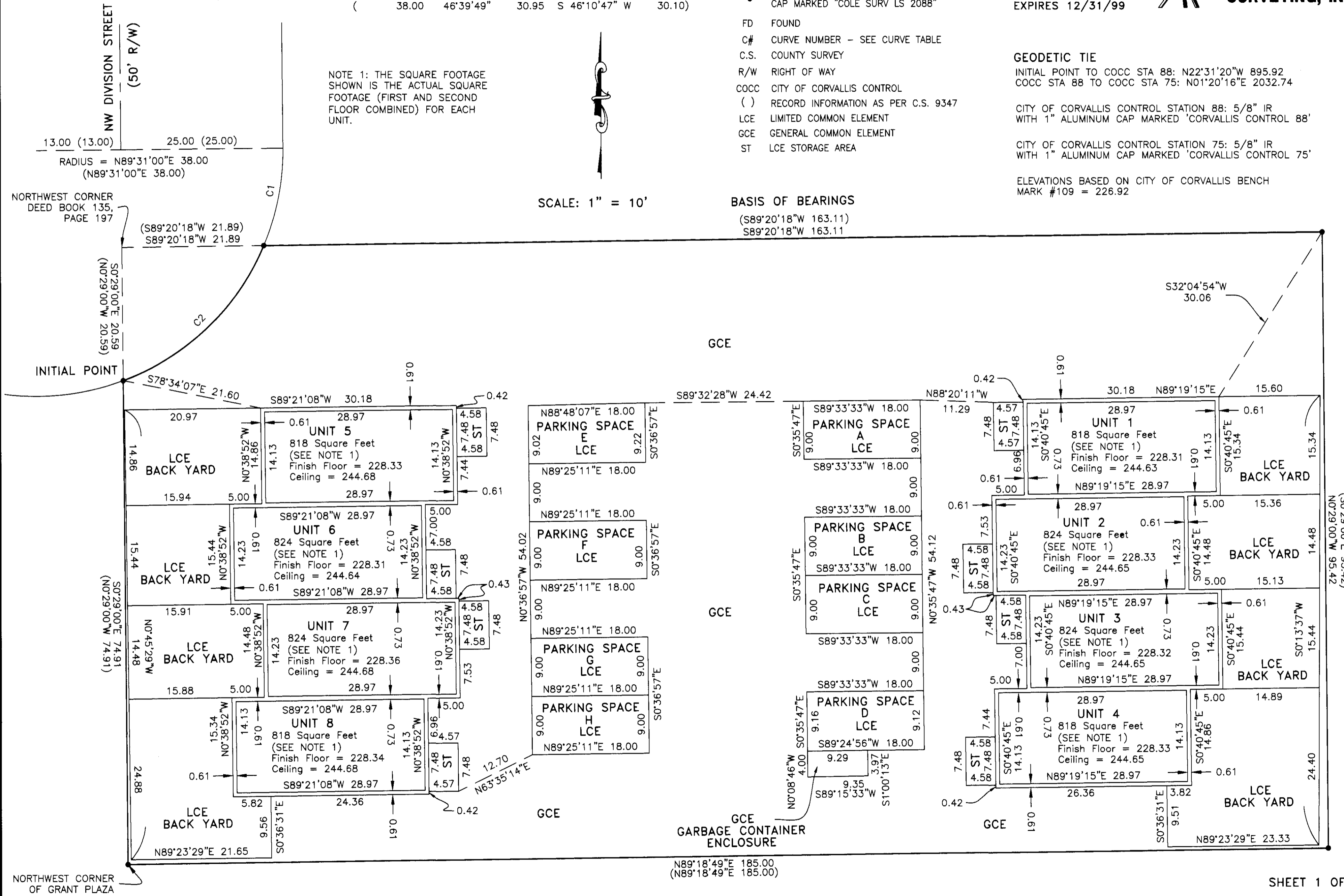
**GEODETIC TIE**

INITIAL POINT TO COCC STA 88: N22°31'20"W 895.92  
COCC STA 88 TO COCC STA 75: N01°20'16"E 2032.74

CITY OF CORVALLIS CONTROL STATION 88: 5/8" IR WITH 1" ALUMINUM CAP MARKED 'CORVALLIS CONTROL 88'

CITY OF CORVALLIS CONTROL STATION 75: 5/8" IR WITH 1" ALUMINUM CAP MARKED 'CORVALLIS CONTROL 75'

ELEVATIONS BASED ON CITY OF CORVALLIS BENCH MARK #109 = 226.92

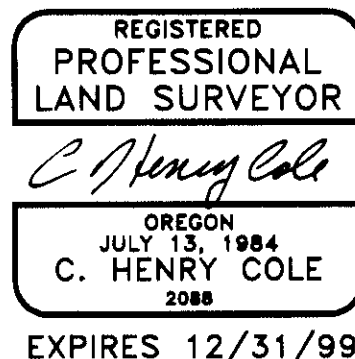


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I, C. HENRY COLE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL CONDOMINIUM PLAT.

*C. Henry Cole*  
C. HENRY COLE  
1/19/99  
DATE

**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 1998-1999 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS CONDOMINIUM DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 31st DAY OF March, 1999.

BY: *Conrad Smith*  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS CONDOMINIUM THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1999.

BY: *Maury K. Alley*  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,  
AUDITING, AND TAX COLLECTION

APPROVED *Roy Wilson* April 2, 1999  
BENTON COUNTY SURVEYOR DATE

**RECORDING:**

STATE OF OREGON }  
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF SUBDIVISION PLATS, BOOK 10, PAGE 1, ON THIS 24 DAY OF April, 1999, AT 3:33 O'CLOCK PM.

BY: *William Harrison*  
BENTON COUNTY CLERK *senior deputy clerk*

**SURVEYOR'S NARRATIVE:**

**PURPOSE**

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE EXISTING BUILDINGS INTO CONDOMINIUMS.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE PROPERTY AS MARKED ON THE ATTACHED MAP.

**BOUNDARY DETERMINATION**

THE BOUNDARY OF THE PROPERTY WAS ESTABLISHED BY BENTON COUNTY SURVEY 9347.

**SURVEYOR'S CERTIFICATE:**

I, C. HENRY COLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE LAND REPRESENTED ON THE ATTACHED MAP OF 'COURTSIDE CONDOMINIUMS', THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD ON THE RIGHT OF WAY OF NW DIVISION STREET LOCATED SOUTH 0°29'00" EAST 20.59 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO JOHN H. LYDA AND AQUILA T. LYDA BY DEED RECORDED IN THE BENTON COUNTY DEED RECORDS BOOK 135, PAGE 197; THENCE ALONG THE WEST LINE OF SAID LYDA TRACT SOUTH 0°29'00" EAST 74.91 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LYDA TRACT; THENCE ALONG THE SOUTH LINE OF SAID LYDA TRACT NORTH 89°18'49" EAST 185.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 0°29'00" WEST 95.42 FEET TO A 5/8 INCH IRON ROD ON THE NORTH LINE OF SAID LYDA TRACT; THENCE ALONG SAID NORTH LINE SOUTH 89°20'18" WEST 163.11 FEET TO A 5/8 INCH IRON ROD ON THE RIGHT OF WAY OF NW DIVISION STREET; THENCE ALONG SAID RIGHT OF WAY ON A 38.00 FOOT RADIUS CURVE TO THE RIGHT 30.95 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 46°10'47" WEST 30.10 FEET) TO THE INITIAL POINT.

I FURTHER CERTIFY THAT THIS MAP ACCURATELY REPRESENTS THE BOUNDARIES OF THE UNITS AND BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS, THAT RAND W. COOPER AND THE COOPER FAMILY LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP OF 'COURTSIDE CONDOMINIUMS' AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND DO HEREBY COMMIT SAID LAND TO THE OPERATION OF THE OREGON CONDOMINIUM ACT AS PRESCRIBED IN SECTIONS 100.005 TO 100.625 OF OREGON REVISED STATUTES.

WE HEREBY ALSO DECLARE THE FOLLOWING:

1. EACH UNIT OWNER SHALL HAVE EXCLUSIVE USE OF LIMITED COMMON ELEMENTS (LCE) CONSISTING OF A PARKING SPACE, A BACKYARD AREA, AND AN ATTACHED STORAGE AREA.
2. GENERAL COMMON ELEMENTS (GCE) SHALL INCLUDE ALL THE AREA NOT INCLUDED IN NOTE 1 OF THIS LIST, OR NOT PART OF A UNIT.
3. GARBAGE CONTAINER ENCLOSURE SHALL BE PART OF GENERAL COMMON ELEMENTS.
4. PUBLIC UTILITIES, EXISTING AND FUTURE, SHALL BE LOCATED IN THE GENERAL COMMON ELEMENTS.
5. ENTRIES, GUEST PARKING AND WALKWAYS SHALL BE A PART OF THE GENERAL COMMON ELEMENTS.

*Rand W. Cooper*  
RAND W. COOPER

*Jack C. Cooper*  
JACK C. COOPER, AS TRUSTEE OF THE JACK C. COOPER REVOCABLE LIVING TRUST DATED DECEMBER 22, 1993, GENERAL PARTNER OF THE COOPER FAMILY LIMITED PARTNERSHIP

**ACKNOWLEDGMENT:**

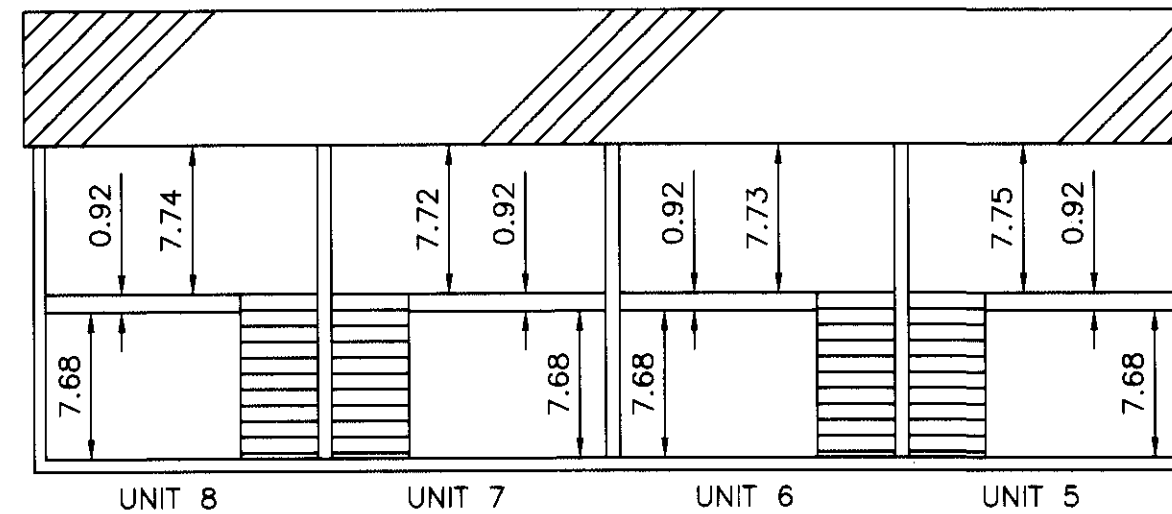
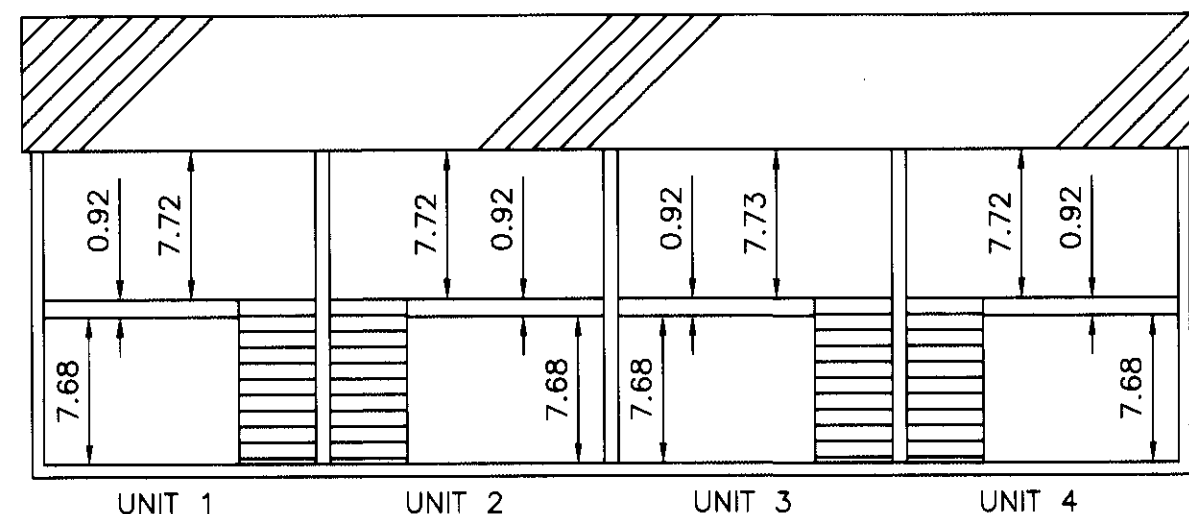
STATE OF OREGON }  
COUNTY OF Benton } SS

THIS IS TO CERTIFY THAT ON THIS 27th DAY OF January, 1999, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR RAND W. COOPER AND DID APPEAR JACK C. COOPER, AS TRUSTEE OF THE JACK C. COOPER REVOCABLE LIVING TRUST DATED DECEMBER 22, 1993, GENERAL PARTNER OF THE COOPER FAMILY LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

*Rebecca Cole*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES:



**CROSS-SECTIONS**  
NOT TO SCALE



UNIT NO.	ELEVATION	
	LOWER FLOOR	UPPER CEILING
1	228.31	244.63
2	228.33	244.65
3	228.32	244.65
4	228.33	244.65
5	228.33	244.68
6	228.31	244.64
7	228.36	244.68
8	228.34	244.68