

Book 10 Page 9

Comp. Dev. Admin.

**BROOKLANE PARK
ESTATES PHASE II**
A REPLAT OF TRACT F IN
BROOKLANE PARK ESTATES PHASE I
LOCATED IN
SW 1/4 AND NW 1/4 SEC 10,
T12S, R5W, W.M.
JAMES A. BENNETT DLC No. 45
CITY OF CORVALLIS
BENTON COUNTY, OREGON
MAY 30, 1997
PAGE 1 OF 3

- LEGEND**
- SET 5/8" x 30" I.R. W/ YPC STAMPED 'SEADERS 1014'
 - FD 5/8" I.R. W/ YPC STAMPED 'SEADERS 1014' AS PER PLAT OF BROOKLANE PARK ESTATES PHASE I
 - INITIAL POINT FOR LOT. SET 5/8" x 30" I.R. W/ YPC STAMPED 'SEADERS 1014'. SEE TABLE FOR TIE TO INITIAL POINT OF SUBDIVISION.
 - () DATA OF, OR COMPUTED FROM, THE PLAT OF BROOKLANE PARK ESTATES PHASE I
 - C# CURVE NUMBER - SEE CURVE TABLE PAGE 1
 - L# LINE NUMBER - SEE LINE TABLE PAGE 2
 - L-SS CENTERLINE PUBLIC SANITARY SEWER EASEMENT
 - L-SD CENTERLINE PUBLIC STORM DRAINAGE EASEMENT
 - L-W CENTERLINE PUBLIC WATER LINE EASEMENT
 - I.R. IRON ROD
 - YPC YELLOW PLASTIC CAP
 - BC BRASS CAP
 - PUE PUBLIC UTILITY EASEMENT

LOT TIES TO INITIAL POINT OF SUBDIVISION

LOT#	Direction	Distance
18	S 22°13'33" W	555.71
19	S 24°52'51" W	453.02
20	S 22°47'57" W	408.53
21	S 18°54'37" W	366.79
22	S 17°15'51" W	321.27
23	S 14°29'52" W	277.06
24	S 10°46'27" W	233.60
25	S 5°41'46" W	191.01
26	S 2°28'32" E	151.87
27	S 10°57'44" E	98.65
28	S 42°38'28" E	78.05
29	S 44°47'15" E	122.76
30	S 32°16'02" E	235.96
31	S 35°02'35" E	271.10
32	S 30°11'45" E	314.95
33	S 23°55'58" E	346.82
34	S 17°49'12" E	373.91
35	S 12°35'01" E	404.67
36	S 8°06'11" E	438.22
37	S 3°29'06" E	475.25
38	S 0°23'39" W	509.20
39	S 6°27'46" W	574.08
40	S 13°11'32" W	678.85

MSS INC
531 SW 4TH
CORVALLIS, OR 97333
(541) 753-1320
04/97/DM/Y108PLAT

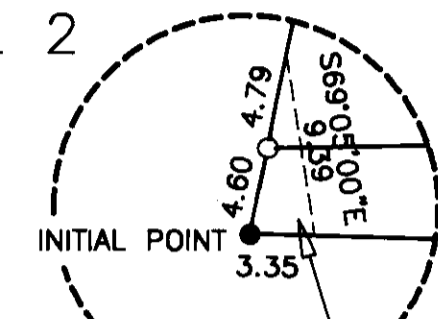
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 22, 1974
JOHN SEADERS
1014

EXPIRES 06/30/08 **Leoo**

I HEREBY CERTIFY THIS
TO BE AN EXACT COPY
OF THE ORIGINAL PLAT
BY: *John Seaders*
JOHN SEADERS

SCALE 1"=10'
DETAIL 2



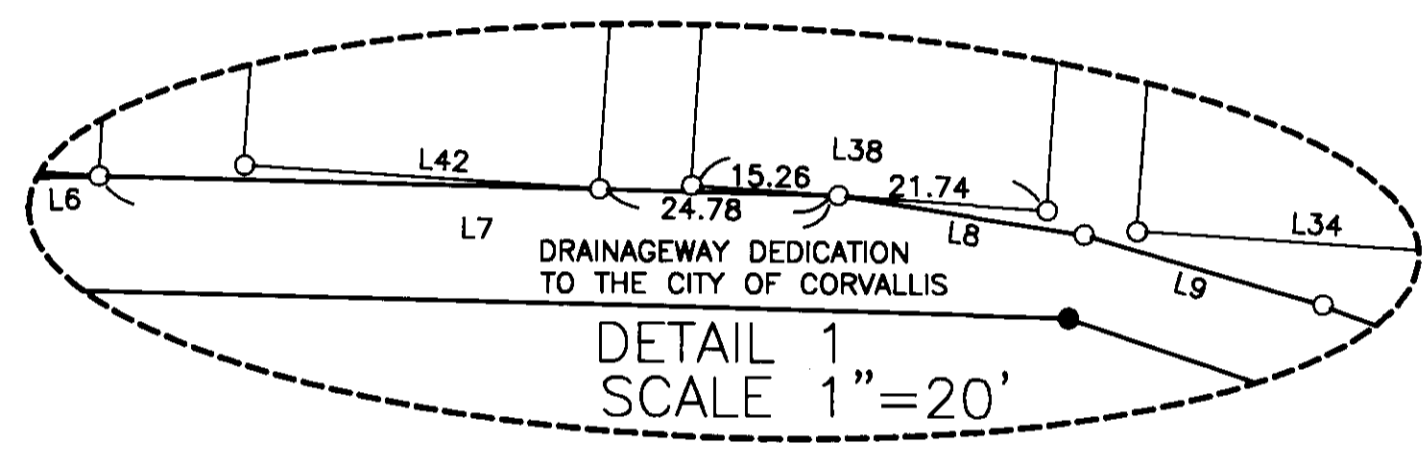
A PORTION OF THAT
20' WIDE RIGHT OF WAY
EASEMENT DESCRIBED
BY BOOK 8 PAGE 481
MISCELLANEOUS RECORDS OF
BENTON COUNTY, OREGON

CENTERLINE 15 FOOT PUBLIC SANITARY
SEWER EASEMENT DESCRIBED BY M-67208

L#	Bearing	Length
L1-EXSS	S 22°43'52" W	546.60

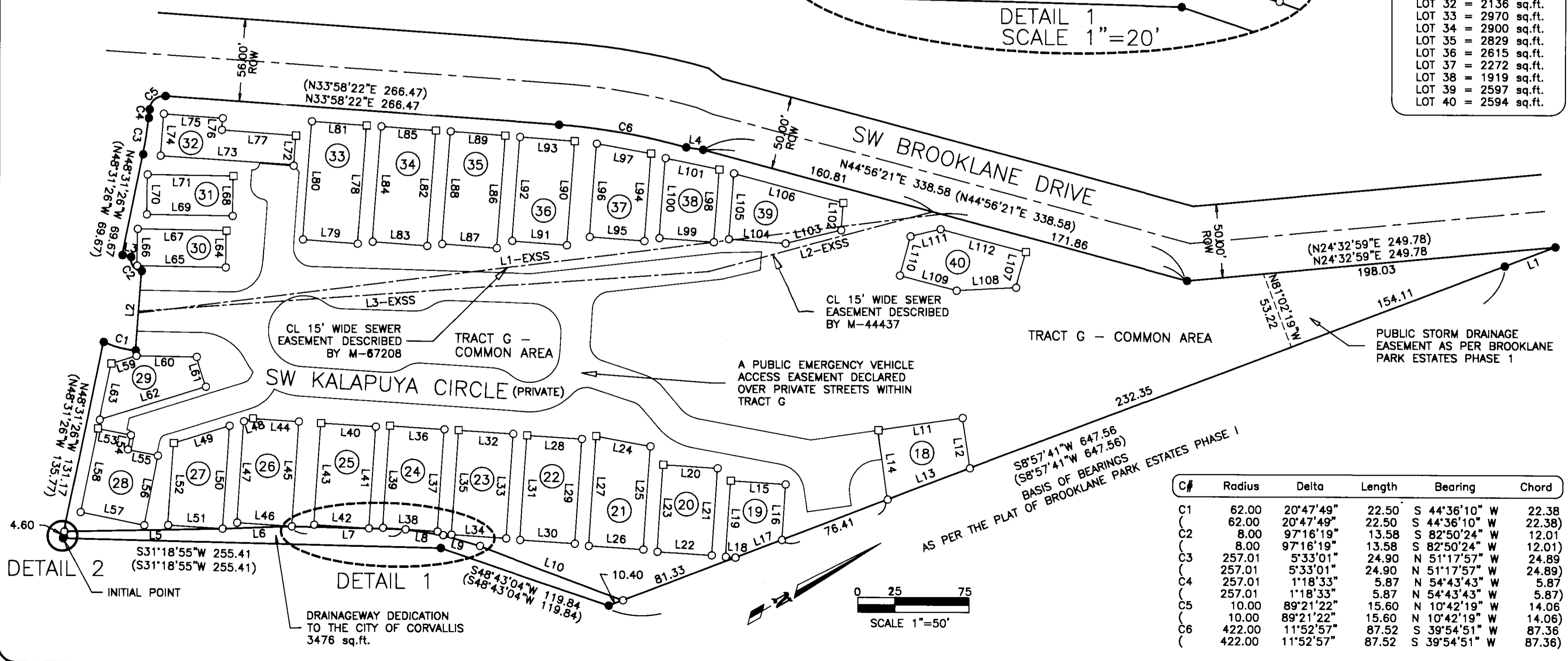
CENTERLINE 15 FOOT PUBLIC SANITARY
SEWER EASEMENT DESCRIBED BY M-44437

L#	Bearing	Length
L2-EXSS	S 14°45'00" W	156.48
L3-EXSS	S 25°47'00" W	386.49



LOT AREAS

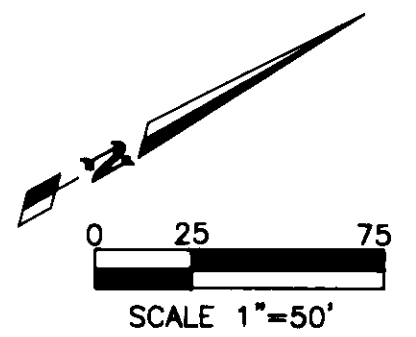
LOT 18 =	2369 sq.ft.
LOT 19 =	1692 sq.ft.
LOT 20 =	2183 sq.ft.
LOT 21 =	2674 sq.ft.
LOT 22 =	2627 sq.ft.
LOT 23 =	2627 sq.ft.
LOT 24 =	2568 sq.ft.
LOT 25 =	2558 sq.ft.
LOT 26 =	2630 sq.ft.
LOT 27 =	2325 sq.ft.
LOT 28 =	2328 sq.ft.
LOT 29 =	1990 sq.ft.
LOT 30 =	1500 sq.ft.
LOT 31 =	1566 sq.ft.
LOT 32 =	2136 sq.ft.
LOT 33 =	2970 sq.ft.
LOT 34 =	2900 sq.ft.
LOT 35 =	2829 sq.ft.
LOT 36 =	2615 sq.ft.
LOT 37 =	2272 sq.ft.
LOT 38 =	1919 sq.ft.
LOT 39 =	2597 sq.ft.
LOT 40 =	2594 sq.ft.



C#	Radius	Delta	Length	Bearing	Chord
C1	62.00	20°47'49"	22.50	S 44°36'10" W	22.38
(	62.00	20°47'49"	22.50	S 44°36'10" W	22.38
C2	8.00	97°16'19"	13.58	S 82°50'24" W	12.01
(	8.00	97°16'19"	13.58	S 82°50'24" W	12.01
C3	257.01	5°33'01"	24.90	N 51°17'57" W	24.89
(	257.01	5°33'01"	24.90	N 51°17'57" W	24.89
C4	257.01	1°18'33"	5.87	N 54°43'43" W	5.87
(	257.01	1°18'33"	5.87	N 54°43'43" W	5.87
C5	10.00	89°21'22"	15.60	N 10°42'19" W	14.06
(	10.00	89°21'22"	15.60	N 10°42'19" W	14.06
C6	422.00	11°52'57"	87.52	S 39°54'51" W	87.36
(422.00	11°52'57"	87.52	S 39°54'51" W	87.36

Book 10 Page 9

BROOKLANE PARK ESTATES PHASE II
A REPLAT OF TRACT F IN
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JAMES A. BENNETT DLC No. 45
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PAGE 2 OF 3



L#	Bearing	Length
L1	S 08°57'41" W	36.63
L2	N 55°47'45" W	54.00
L3	S 41°28'34" W	6.00
L4	N 37°46'51" E	11.55
L5	S 28°48'28" W	106.99
L6	S 27°53'13" W	46.74
L7	S 31°18'55" W	76.83
L8	S 38°35'02" W	25.85
L9	S 46°07'25" W	25.83
L10	S 50°31'49" W	103.35
L11	N 21°34'16" E	57.50
L12	S 68°25'44" E	34.56
L13	S 8°57'41" W	59.43
L14	N 67°49'34" W	47.53
L15	N 33°38'43" E	37.00
L16	S 56°21'17" E	37.50
L17	S 8°57'41" W	33.52
L18	S 33°38'43" W	6.54
L19	N 56°21'17" E	51.50
L20	N 33°38'43" E	37.00
L21	S 56°21'17" E	59.00
L22	S 33°38'43" W	37.00
L23	N 56°21'17" W	59.00
L24	N 40°39'31" E	37.28
L25	S 56°21'17" E	69.99
L26	S 33°38'43" W	37.00
L27	N 56°21'17" W	74.54
L28	N 33°38'43" E	37.00
L29	S 56°21'17" E	71.00
L30	S 33°38'43" W	37.00
L31	N 56°21'17" W	71.00
L32	N 33°38'43" E	37.00
L33	S 56°21'17" E	71.00
L34	S 33°38'43" W	37.00
L35	N 56°21'17" W	71.00
L36	N 33°38'43" E	37.00

L#	Bearing	Length
L37	S 56°21'17" E	69.40
L38	S 33°38'43" W	37.00
L39	N 56°21'17" W	69.40
L40	N 33°38'43" E	37.00
L41	S 56°21'17" E	69.14
L42	S 33°38'43" W	37.00
L43	N 56°21'17" W	69.14
L44	N 33°38'43" E	31.06
L45	S 56°21'17" E	71.26
L46	S 33°38'43" W	37.00
L47	N 56°21'17" E	68.96
L48	N 12°32'00" E	6.37
L49	N 12°32'00" E	39.66
L50	S 56°21'17" E	69.99
L51	S 33°38'43" W	37.00
L52	N 56°21'17" W	55.70
L53	N 41°28'34" E	22.76
L54	S 48°31'26" E	10.00
L55	N 41°28'34" E	20.74
L56	S 49°07'15" E	48.00
L57	S 41°28'34" W	44.00
L58	N 48°31'26" W	58.00
L59	N 12°32'00" E	17.82
L60	N 30°54'34" E	40.66
L61	S 77°28'00" E	21.18
L62	S 12°32'00" W	75.21
L63	N 48°31'26" W	38.85
L64	S 59°05'26" E	25.00
L65	S 30°54'34" W	60.00
L66	N 59°05'26" W	25.00
L67	N 30°54'34" E	60.00
L68	S 59°05'26" E	27.00
L69	S 30°54'34" W	58.00
L70	N 59°05'26" W	27.00
L71	N 30°54'34" E	58.00
L72	S 55°57'43" E	19.78
L73	S 33°42'46" W	90.20
L74	N 55°49'36" W	28.50
L75	N 34°10'24" E	40.00
L76	S 55°49'36" E	8.00

L#	Bearing	Length
L77	N 34°10'24" E	50.15
L78	S 55°49'36" E	80.28
L79	S 34°10'24" W	37.00
L80	N 55°49'36" W	80.28
L81	N 34°10'24" E	37.00
L82	S 55°49'36" E	78.37
L83	S 34°10'24" W	37.00
L84	N 55°49'36" W	78.37
L85	N 34°10'24" E	37.00
L86	S 55°49'36" E	76.47
L87	S 34°10'24" W	37.00
L88	N 55°49'36" W	76.47
L89	N 34°10'24" E	37.00
L90	S 55°49'36" E	70.68
L91	S 34°10'24" W	37.00
L92	N 55°49'36" W	70.68
L93	N 34°10'24" E	37.00
L94	S 55°49'36" E	59.44
L95	S 34°10'24" W	37.00
L96	N 55°49'36" W	63.37
L97	N 40°14'14" E	37.21
L98	S 55°49'36" E	49.40
L99	S 34°10'24" W	37.00
L100	N 55°49'36" W	54.32
L101	N 41°44'18" E	37.32
L102	S 55°49'36" E	18.56
L103	S 16°17'59" W	38.51
L104	S 34°10'24" W	38.35
L105	N 55°49'36" W	44.64
L106	N 44°56'21" E	76.34
L107	S 45°03'39" E	25.00
L108	S 28°53'07" W	40.33
L109	S 44°56'21" W	39.65
L110	N 45°03'39" W	27.50
L111	N 16°17'59" E	20.86
L112	N 44°56'21" E	59.69

MSS INC
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REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

OREGON
JULY 22, 1874
JOHN SEADERS
1014

EXPIRES 06/30/98 *2000*

I HEREBY CERTIFY THIS
TO BE AN EXACT COPY
OF THE ORIGINAL PLAT
BY: *John Seaders*
JOHN SEADERS

CENTERLINE 15 FOOT PUBLIC
STORM DRAINAGE EASEMENT

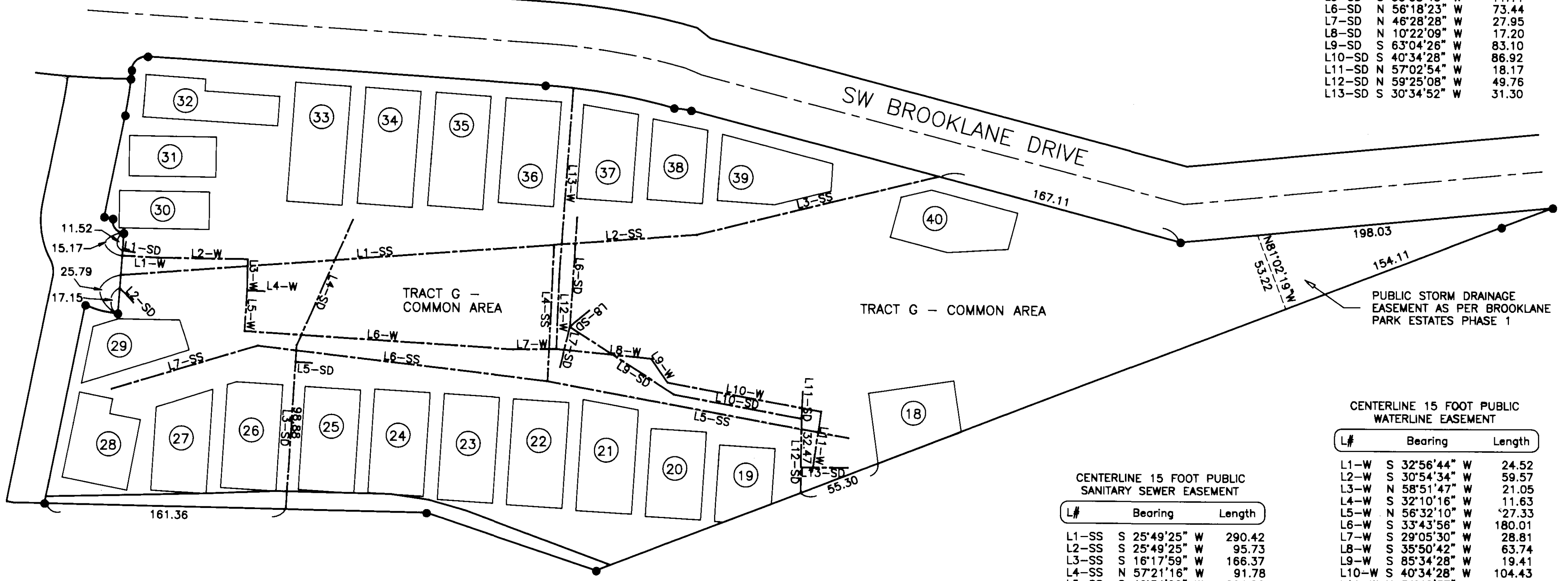
L#	Bearing	Length
L1-SD	S 39°23'58" W	8.42
L2-SD	S 76°39'11" W	13.40
L3-SD	N 56°21'17" W	110.25
L4-SD	N 35°57'40" W	92.16
L5-SD	S 33°38'43" W	11.11
L6-SD	N 56°18'23" W	73.44
L7-SD	N 46°28'28" W	27.95
L8-SD	N 10°22'09" W	17.20
L9-SD	S 63°04'26" W	83.10
L10-SD	S 40°34'28" W	86.92
L11-SD	N 57°02'54" W	18.17
L12-SD	N 59°25'08" W	49.76
L13-SD	S 30°34'52" W	31.30

CENTERLINE 15 FOOT PUBLIC
WATERLINE EASEMENT

L#	Bearing	Length
L1-W	S 32°56'44" W	24.52
L2-W	S 30°54'34" W	59.57
L3-W	N 58°51'47" W	21.05
L4-W	S 32°10'16" W	11.63
L5-W	N 56°32'10" W	27.33
L6-W	S 33°43'56" W	180.01
L7-W	S 29°05'30" W	28.81
L8-W	S 35°50'42" W	63.74
L9-W	S 85°34'28" W	19.41
L10-W	S 40°34'28" W	104.43
L11-W	N 51°42'37" W	40.35
L12-W	N 57°52'49" W	47.15
L13-W	N 55°49'36" W	128.61

CENTERLINE 15 FOOT PUBLIC
SANITARY SEWER EASEMENT

L#	Bearing	Length
L1-SS	S 25°49'25" W	290.42
L2-SS	S 25°49'25" W	95.73
L3-SS	S 16°17'59" W	166.37
L4-SS	N 57°21'16" W	91.78
L5-SS	S 40°34'28" W	204.88
L6-SS	S 36°49'48" W	194.91
L7-SS	S 13°20'00" W	101.96



Book 10 Page 9

BROOKLANE PARK ESTATES PHASE II
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PAGE 3 OF 3

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 22, 1974
JOHN SEADERS
1014

EXPIRES 06/30/98 2000

I HEREBY CERTIFY THIS
TO BE AN EXACT COPY
OF THE ORIGINAL PLAT
BY: *[Signature]*
JOHN SEADERS

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 SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 11th DAY OF JANUARY, 1998.9

BY: *Clifford F. Boren for Pamela K. Grant, Assessor*
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 SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1999

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

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

BY: *Nancy B...* 1/13/99
CITY OF CORVALLIS FINANCE DIRECTOR DATE

APPROVED *[Signature]* 2-18-99
CITY OF CORVALLIS ENGINEER DATE

APPROVED *Ray Wilson* 6-21-99
BENTON COUNTY SURVEYOR DATE

APPROVED *[Signature]* 23 Feb, 99
CHAIRPERSON, CITY OF CORVALLIS PLANNING COMMISSION DATE

APPROVED *Carole R. Adam* June 22, 99
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE

STATE OF OREGON)
)SS
COUNTY OF BENTON)

I HEREBY CERTIFY THAT THE PLAT OF BROOKLANE PARK ESTATES PHASE II WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF SUBDIVISION PLATS, BOOK 10, PAGE 9, ON THIS 23rd DAY OF June, 1998, AT 11:51 O'CLOCK AM.

BY: *Kathleen Haring*
FOR BENTON COUNTY CLERK Senior Deputy Clerk

SURVEYOR'S CERTIFICATE

I, JOHN SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I DID ACCURATELY SURVEY, SUBDIVIDE, AND PLAT INTO LOTS AND TRACT THE LANDS REPRESENTED ON THE ATTACHED MAP OF "BROOKLANE PARK ESTATES PHASE II", THE BOUNDARY OF WHICH IS AS FOLLOWS:

ALL OF TRACT F, BROOKLANE PARK ESTATES PHASE I, IN THE SOUTHWEST AND NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, AND BEING IN THE JAMES A. BENNETT DONATION LAND CLAIM No. 45, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE TRACT F OF BROOKLANE PARK ESTATES PHASE I INTO 23 LOTS. THE REMAINING AREA OUTSIDE OF INDIVIDUAL LOTS IS COMMON AREA IDENTIFIED AS TRACT G AND WILL BE CONVEYED TO THE BROOKLANE PARK ESTATES HOMEOWNERS ASSOCIATION. THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED BY BROOKLANE PARK ESTATES PHASE I. EXISTING SANITARY SEWER EASEMENTS DESCRIBED BY BENTON COUNTY DEED RECORDS M-67208 AND M-44437 ARE TO BE VACATED BY THE CITY OF CORVALLIS IN FAVOR OF THE PUBLIC SANITARY SEWER EASEMENTS DEDICATED BY THIS PLAT.

THIS SUBDIVISION PLAT IS SUBJECT TO A SUBDIVISION PLAT CONSENT AFFIDAVIT EXECUTED BY **JOHN SEADERS AS PRESIDENT OF MSS INC** AND RECORDED IN THE BENTON COUNTY DEED RECORDS AS M-269178-99

THIS SUBDIVISION PLAT IS SUBJECT TO A SUBDIVISION PLAT CONSENT AFFIDAVIT EXECUTED BY **AS** FOR CITIZENS BANK AND RECORDED IN THE BENTON COUNTY DEED RECORDS AS M-269179-99

FOR ADDITIONAL COVENANTS, CONDITIONS, AND RESTRICTIONS SEE M-229143-97 AND M-256412-98 OF THE BENTON COUNTY DEED RECORDS

FOR ADDITIONAL DEED RESTRICTIONS WHICH RESTRICT BUILDING SETBACKS SEE M-256413-98 OF THE BENTON COUNTY DEED RECORDS

THIS SUBDIVISION PLAT IS SUBJECT TO A SUBDIVISION PLAT CONSENT AFFIDAVIT EXECUTED BY **WOLFGANG DILSON AS A PRIVATE PERSON AND AS PRESIDENT OF AKRO CONSTRUCTION CORP.** AND RECORDED IN THE BENTON COUNTY DEED RECORDS AS M-269180-99 AND M-269181-99

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BROOKLANE PARK ESTATES, L.L.C., IS RECORDED OWNER OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND PARTICULARLY DESCRIBED ON THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AND TRACT AS SHOWN ON THE ATTACHED PLAT AND TO BE DEDICATED AS "BROOKLANE PARK ESTATES PHASE II" AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, WITHOUT RESERVATION OR RESTRICTION, THE PUBLIC EASEMENTS AS SHOWN, FOR SAID PURPOSES RESPECTIVELY, AND DOES HEREBY DEDICATE TO THE CITY OF CORVALLIS THAT AREA LABELED AS A DRAINAGEWAY DEDICATION ON THE ATTACHED PLAT. ALL LAND OUTSIDE OF INDIVIDUAL LOTS IS RESERVED AS COMMON AREA IDENTIFIED AS TRACT G AND WILL BE CONVEYED TO THE BROOKLANE PARK ESTATES HOMEOWNERS ASSOCIATION. A PRIVATE ACCESS EASEMENT TO INDIVIDUAL LOT OWNERS IS HEREBY CREATED OVER TRACT G, SUBJECT TO THE RULES AND REGULATIONS OF THE BROOKLANE PARK ESTATES HOMEOWNERS ASSOCIATION. PRIVATE UTILITY EASEMENTS TO INDIVIDUAL LOTS ARE HEREBY CREATED OVER TRACT G FOR THE PURPOSE OF WATER AND SANITARY SEWER SERVICES FROM EACH LOT TO PUBLIC WATER AND SANITARY SEWER LINES, SUBJECT TO THE RULES AND REGULATIONS OF THE BROOKLANE PARK ESTATES HOMEOWNERS ASSOCIATION. A PRIVATE EASEMENT IS GRANTED FOR FRANCHISE UTILITY AND SERVICE INSTALLATION OVER TRACT G, MORE OR LESS GENERALLY LOCATED ALONG PRIVATE STREETS WITHIN TRACT G AND BETWEEN LOTS 37 AND 38 AND BETWEEN LOTS 30 AND 31. THIS EASEMENT SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS FROM ANY AND ALL PUBLIC EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF UTILITY AND SERVICE EQUIPMENT PROVIDED THAT THE UTILITY OR SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

BY: *[Signature]*
GARY BOMAN BLAKE AS MEMBER FOR BROOKLANE PARK ESTATES, L.L.C.

BY: *Wolfgang O. Dilson*
WOLFGANG O. DILSON AS MEMBER FOR BROOKLANE PARK ESTATES, L.L.C.

ACKNOWLEDGEMENT

STATE OF OREGON)
)SS
COUNTY OF BENTON)

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF June, 1998, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR GARY BOMAN BLAKE AND WOLFGANG O. DILSON, AS MEMBERS FOR BROOKLANE PARK ESTATES, L.L.C., WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY DID SO FREELY AND VOLUNTARILY.

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON

