

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

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Book 10 Page 12

SUNCREST PHASE II "B"
IN THE SW 1/4 SECTION 21,
TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN
CORVALLIS, BENTON COUNTY, OREGON
DATE SET MAY 1999

FILE #
PACWEST ENGINEERING
1600 NINTH AVENUE
ALBANY, OREGON 97321
1-888-926-7634
PREPARED FOR:
DIETER A. SCHINDLER
WOLFGANG O. DILSON

LEGEND

- Ø DENOTES SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED PWE LS 1329 FLUSH WITH SURFACE. POST-MONUMENTED SEE STATEMENT ON SHEET 3.
 - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED PWE LS 1329 FLUSH WITH SURFACE.
 - DENOTES FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE.
 - ⑤ LOT NUMBER
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () INFORMATION OF RECORD SURVEY C.S.8488
 - (()) INFORMATION OF RECORD SURVEY "SUNCREST SUBDIVISION PHASE II "A" BOOK 9 PAGE 80 BENTON COUNTY PLAT RECORDS
 - SF SQUARE FOOT
 - L LINE NUMBER
 - C CURVE NUMBER
- This Subdivision is subject to the covenants filed in M-213502-26
Also Tracts A, B, C, and D shall remain in as Common Area.

THIS IS AN EXACT COPY OF THE ORIGINAL
PLAT
Leonard L. Smith
LEONARD L. SMITH

NUMBER	DELTA	CD	R	L	LC
C38	50°34'51"	N 84°38'28" W	80.00	70.62	68.35
C40	28°36'01"	S 13°35'29" W	95.00	47.42	46.93
C41	90°00'00"	S 45°42'31" E	9.00	14.14	12.73
C42	90°00'00"	N 45°42'31" W	9.00	14.14	12.73
C43	90°00'00"	N 44°17'29" E	9.00	14.14	12.73
C48	08°42'24"	S 25°51'13" W	145.00	22.03	22.01
C49	39°51'41"	S 50°08'16" W	80.00	55.66	54.54
C52	29°41'40"	S 54°43'40" E	200.00	103.65	102.50
C53	30°19'37"	S 54°24'41" E	150.00	79.40	78.47
C54	27°45'42"	S 25°22'02" E	80.00	38.76	38.38
C55	32°39'26"	N 67°04'51" E	125.00	71.25	70.29
C56	38°32'21"	S 70°01'18" W	175.00	117.71	115.50
C57	05°52'55"	N 86°21'01" E	125.00	12.83	12.83
C58	27°07'14"	S 28°41'15" E	130.00	47.92	47.65
C59	06°38'28"	S 14°48'25" E	130.00	15.07	15.06
C60	90°00'00"	N 05°45'08" E	9.00	14.14	12.73
C61	90°00'00"	S 84°14'52" E	9.00	14.14	12.73
C62	89°22'03"	N 84°33'51" W	9.00	14.04	12.66
C63	06°41'01"	N 56°00'32" W	80.00	9.33	9.33
C64	03°36'29"	N 67°09'16" W	130.00	8.19	8.19
C65	40°05'40"	N 32°37'11" W	80.00	55.98	54.85
C66	14°16'34"	N 70°00'35" W	130.00	32.39	32.31
C67	16°48'52"	N 54°06'36" W	130.00	38.15	38.01
C68	15°43'18"	N 34°40'31" W	130.00	35.67	35.56
C69	01°05'10"	N 12°01'46" W	80.00	152	152
C70	04°03'07"	N 12°00'45" W	130.00	2.39	2.39
C71	09°00'41"	N 65°04'09" W	125.00	19.66	19.64
C72	02°02'54"	N 68°33'03" W	175.00	6.26	6.26
C73	00°20'01"	N 59°28'49" W	89.00	0.52	0.52
C74	90°26'33"	S 75°25'42" W	105.00	165.74	149.06
C75	30°54'57"	S 14°44'57" W	120.00	64.75	63.97
C76	38°32'21"	N 70°01'18" E	150.00	100.90	99.00
C77	47°51'51"	N 35°25'06" W	105.00	87.72	85.19
C78	27°45'42"	S 25°22'02" E	105.00	50.88	50.38
C79	30°19'37"	S 52°29'41" E	175.00	92.63	91.55
C80	04°54'45"	N 67°07'07" W	150.00	12.86	12.86
C81	17°16'14"	S 71°35'38" E	130.00	39.19	39.04
C82	17°32'37"	N 89°00'04" W	130.00	39.81	39.65
C83	13°35'52"	N 75°25'42" E	130.00	30.85	30.78
C84	17°43'39"	S 59°45'56" W	130.00	40.22	40.06
C85	15°50'26"	S 42°58'53" W	130.00	35.94	35.83
C86	04°51'15"	S 32°38'03" W	130.00	11.01	11.01
C87	15°10'42"	S 13°54'40" W	145.00	38.41	38.30
C88	07°01'51"	N 02°48'24" E	145.00	17.79	17.78
C89	02°18'55"	N 29°02'58" E	95.00	3.84	3.84

NUMBER	DIRECTION	DISTANCE
L1	S 36°43'30" E	24.67'
L2	N 55°51'34" W	26.87'
L3	N 30°12'25" E	10.18'
L4	S 1°16'10" E	37.42'
L5	S 1°39'25" E	47.58'
L6	N 68°18'11" W	26.45'
L7	S 0°06'56" W	33.89'
L8	S 30°42'52" W	38.30'
L9	N 39°14'52" W	34.20'
L10	N 00°17'03" E	30.86'
L11	N 39°14'52" W	21.48'
L12	N 73°00'44" E	13.96'
L13	S 39°14'52" E	5.94'
L14	N 05°54'05" E	1.98'
L15	S 49°38'14" E	4.07'
L16	N 49°38'14" W	4.355'
L17	S 49°38'14" E	21.00'
L18	N 49°38'14" W	3.75'
L19	N 49°38'14" W	18.81'
L20	N 49°38'14" W	28.33'
L21	S 73°21'07" E	23.52'
L22	S 73°21'07" E	54.48'
L23	S 73°21'07" E	4.45'
L24	N 46°06'10" W	44.69'
L25	N 46°06'10" W	42.64'
L26	N 70°21'15" W	9.1'
L27	N 70°21'15" W	41.26'
L28	N 70°21'15" W	54.10'
L29	N 70°21'15" W	46.18'
L30	N 70°21'15" W	32.72'
L31	N 59°21'02" W	10.10'

MONUMENT TABLE

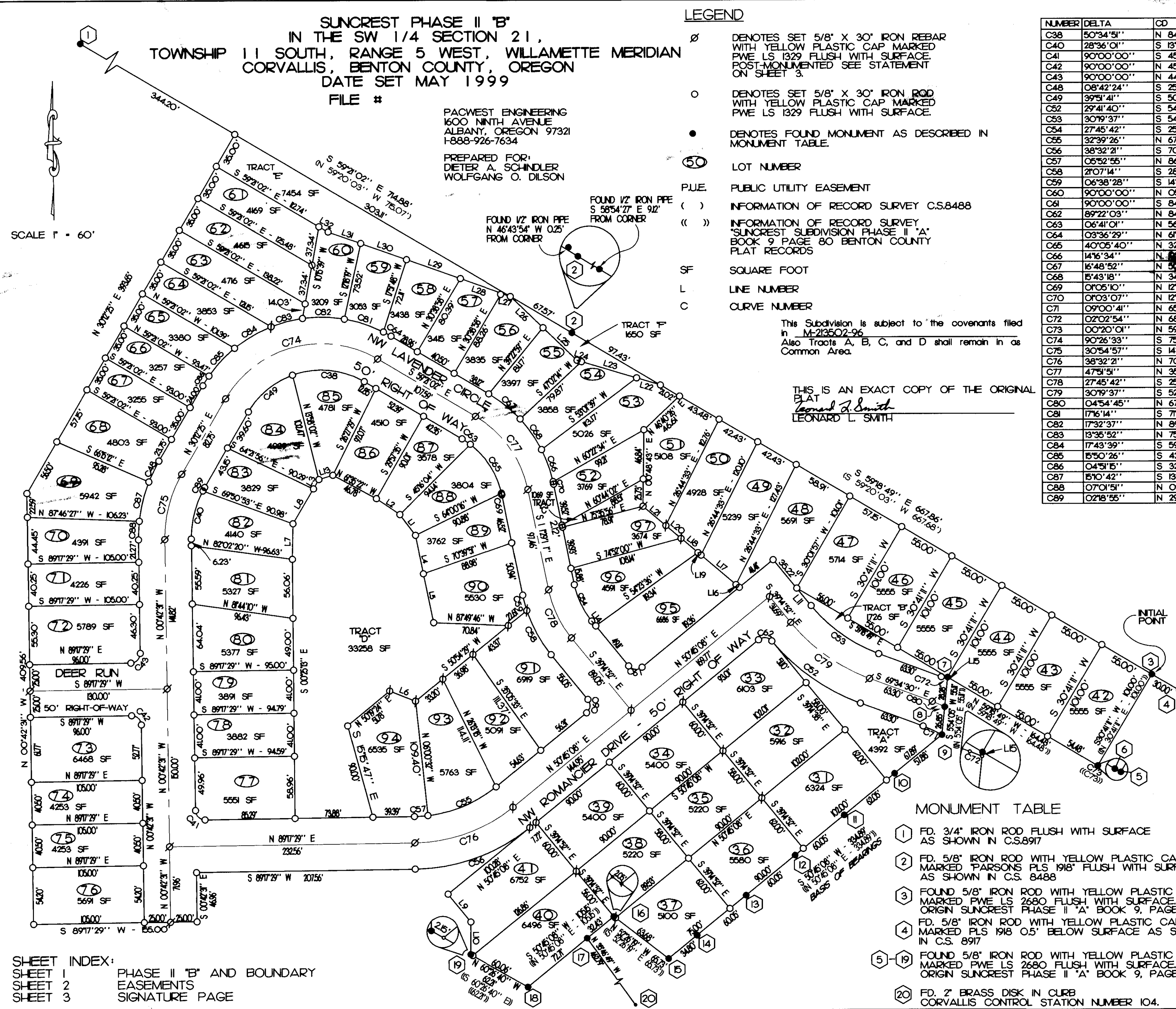
- ① FD. 3/4" IRON ROD FLUSH WITH SURFACE AS SHOWN IN C.S.8917
- ② FD. 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PARSONS PLS 1918 FLUSH WITH SURFACE AS SHOWN IN C.S. 8488
- ③ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PWE LS 2680 FLUSH WITH SURFACE. ORIGIN SUNCREST PHASE II "A" BOOK 9, PAGE 80.
- ④ FD. 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 1918 0.5' BELOW SURFACE AS SHOWN IN C.S. 8917
- ⑤-⑱ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PWE LS 2680 FLUSH WITH SURFACE. ORIGIN SUNCREST PHASE II "A" BOOK 9, PAGE 80.
- ⑳ FD. 2" BRASS DISK IN CURB CORVALLIS CONTROL STATION NUMBER 104.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonard L. Smith
LEONARD L. SMITH
SEPTEMBER 24, 1977

RENEWAL 6/30/2000

SHEET INDEX:
SHEET 1 PHASE II "B" AND BOUNDARY
SHEET 2 EASEMENTS
SHEET 3 SIGNATURE PAGE



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CORVALLIS, BENTON COUNTY, OREGON
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LEGEND

- Ø DENOTES SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED PWE LS 1329 FLUSH WITH SURFACE. POST-MONUMENTED SEE STATEMENT ON SIGNATURE SHEET
- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED PWE LS 1329 FLUSH WITH SURFACE.
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- SF SQUARE FOOT
- L LINE NUMBER
- C CURVE NUMBER

ACCESS AND UTILITY EASEMENT: TO BENEFIT LOTS 90-94

NUMBER	DIRECTION	DISTANCE
L37	S 72°57'42" W	66.46'
L38	S 50°51'56" W	99.83'
L39	S 39°05'31" E	50.00'
L40	N 50°51'56" E	132.30'
L41	N 72°57'42" E	18.79'

ACCESS AND UTILITY EASEMENT: TO BENEFIT LOTS 48-51 AND 95-97

NUMBER	DIRECTION	DISTANCE
L42	N 56°12'49" W	123.09'
L43	S 33°47'11" W	39.61'
L44	S 56°12'49" E	135.17'

ACCESS AND UTILITY EASEMENT: TO BENEFIT LOTS 60-64

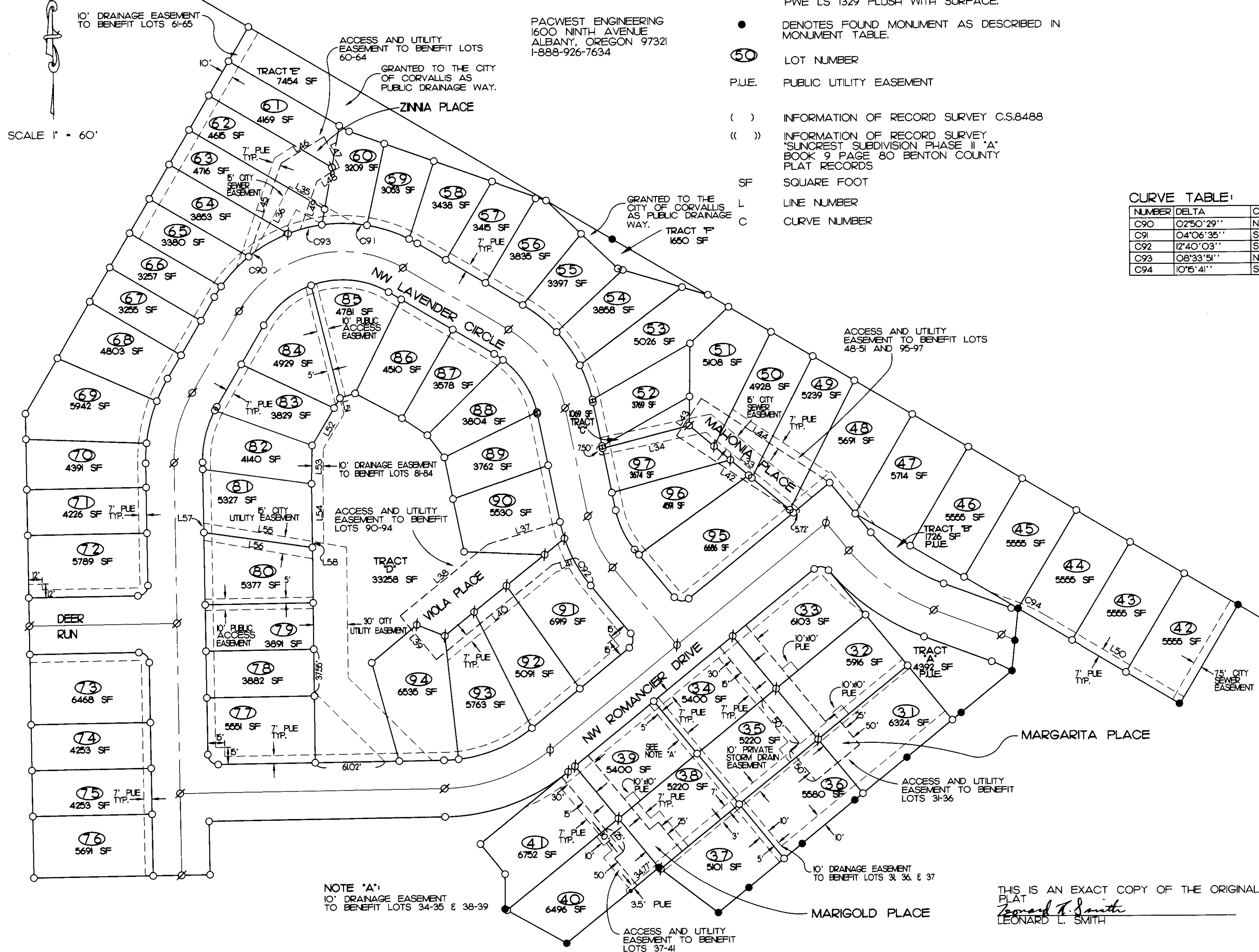
NUMBER	DIRECTION	DISTANCE
L45	S 19°16'00" W	87.20'
L46	N 58°31'27" E	44.42'
L47	S 26°17'47" E	30.12'
L48	N 58°31'27" E	23.10'
L49	N 19°16'00" E	45.11'

CURVE TABLE:

NUMBER	DELTA	CD	R	L	LC
C90	02°50'29"	N 52°19'21" E	130.00	6.45	6.45
C91	04°06'35"	S 82°17'03" E	130.00	9.32	9.32
C92	12°40'03"	S 32°54'51" E	130.00	28.74	28.68
C93	08°33'51"	N 77°56'42" E	130.00	19.43	19.41
C94	10°15'41"	S 64°26'39" E	132.00	32.59	32.55

LINE TABLE:

NUMBER	DIRECTION	DISTANCE
L33	N 50°03'01" W	105.36'
L34	N 78°14'20" E	92.03'
L35	S 60°17'30" E	67.80'
L36	S 27°56'41" W	65.80'
L50	S 59°18'49" E	139.17'
L51	N 13°58'02" W	14.35'
L52	S 30°42'52" W	35.64'
L53	S 01°06'56" W	31.12'
L54	N 00°25'13" W	52.35'
L55	S 80°01'55" E	127.45'
L56	N 80°01'55" W	96.87'
L57	S 00°42'31" E	8.33'
L58	S 00°25'13" E	5.40'



PACWEST ENGINEERING
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NOTE "A":
10' DRAINAGE EASEMENT
TO BENEFIT LOTS 34-35 & 38-39

THIS IS AN EXACT COPY OF THE ORIGINAL
PLAT
Leonard L. Smith
LEONARD L. SMITH

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonard L. Smith
OREGON
SEPTEMBER 28, 1977
LEONARD L. SMITH

RENEWAL 6/30/2000

Book 10 Page 12

SUNCREST PHASE II "B"
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NARRATIVE:

The purpose of this survey is to complete an approved subdivision plat in the City of Corvallis. The boundary of this subdivision was established in county survey no 8917, 8488 and Suncrest Subdivision Phase II "A", on file with the Benton County Surveyor's office. The Basis of Bearing used is the northwest line of said Phase II "A". All found monuments were held.

SURVEYOR'S CERTIFICATE:

I, Leonard L. Smith, registered land surveyor in the state of Oregon, do hereby certify and say that during the month of March, 1999, I did accurately survey, subdivide and plat into lots and street rights of way the lands represented on the attached map of "SUNCREST PHASE II "B", the boundary of which is described as follows:
Beginning at the initial point being a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680 at the Northwest corner of lot 30, Suncrest Subdivision Phase II "A" filed in Book 9, Page 80 of the Plat Records of Benton County, Oregon, thence S 30°41'11" W 101.00 feet to a 5/8" iron rod with yellow plastic cap marked PWE LS 2680, thence along the arc of a 89.00 foot radius curve to the left (the chord of which bears N 59°28'49" W 0.52 feet) 0.52 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence N 59°18'49" W 164.48 feet to 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence S 05°54'05" W 55.11 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence S 50°45'08" W 334.89 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence N 52°26'19" W 65.73 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence S 50°45'08" W 105.15 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence N 60°26'40" W 62.21 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence N 00°17'03" E 30.86 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence N 39°14'52" W 34.20 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence N 50°45'08" E 100.28 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence along the arc of a 175.00 foot radius curve to the right (the chord of which bears S 70°01'08" W 115.50 feet) 117.71 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence S 89°17'29" W 207.56 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence S 00°42'31" E 46.96 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence S 89°17'29" W 155.00 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence N 00°42'31" W 409.56 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence N 30°12'25" E 393.65 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence S 59°21'02" E 370.68 feet to a 5/8" iron rod, thence S 59°18'49" E 667.86 feet to the initial point, lying in the South west quarter of Section 21, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, containing 10.94 acres more or less

POST MONUMENTATION STATEMENTS:

As per O.R.S. 92.070 (2), the post monumentation of the interior monuments, and centerline monuments, within this subdivision will be accomplished within 90 calendar days following completion of the paving improvements or one year following the original plat recordation, whichever occurs first in accordance with O.R.S. 92.060.

Leonard L. Smith
LEONARD L. SMITH
Oregon Registered Land Surveyor No. 1329

In accordance with O.R.S. 92.070, the interior corners of this subdivision have been correctly set with proper monuments on this _____ day of _____, 19____. An affidavit has been prepared regarding the setting of said monuments and is recorded in Microfilm (M- _____), Deed Records of Benton County, Oregon.

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 14th day of June, 1999.

By: *Anna 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 subdivision that are now due and payable have been paid to the date of June 30, 1999.

By: *Mary K. O'Leary*
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 30th DAY OF August, 1999
By: *Ernest Brown*
CORVALLIS CITY ENGINEER

EXAMINED AND APPROVED THIS 21st DAY OF June, 1999
By: *De WES*
CHAIRPERSON OF THE PLANNING COMMISSION

EXAMINED AND APPROVED THIS 1st DAY OF September, 1999
By: *Ray Wilson*
BENTON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 1st DAY OF September, 1999
By: *Bob Specker*
CHAIR BENTON COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS 18th DAY OF JUNE, 1999
By: *Nancy Brown*
CITY OF CORVALLIS FINANCE DIRECTOR

DECLARATION:

Know all persons by these presents that Wolfgang D. Dilson and Dieter A. Schindler are the recorded owners of the lands represented on the attached map and particularly described in the Surveyor's Certificate hereunto attached and have caused same to be surveyed and platted into lots, tracts and streets as shown on the attached plat and to be dedicated "SUNCREST SUBDIVISION PHASE II "B" and do hereby dedicate to the public use forever without reservation or restriction the streets and easements as shown for said purposes respectively.

Tracts "E" and "F" are hereby granted to the city of Corvallis as public drainage way. Tracts "A" and "B" shall be utility easements in their entirety.

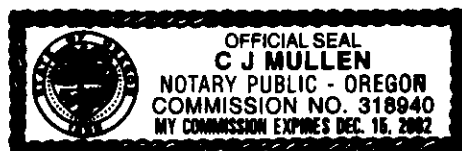
BY: *Wolfgang D. Dilson*
WOLFGANG D. DILSON

BY: *Dieter A. Schindler by Wolfgang Dilson his P.O.A.*
DIETER A. SCHINDLER (SIGNED BY WOLFGANG D. DILSON WHO HOLDS A POWER OF ATTORNEY FOR DIETER A. SCHINDLER)

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF BENTON) s.s.

This is to certify that on this 18th day of May 1999, before me, a notary public in and for said state and county, did personally appear Wolfgang D. Dilson for himself and by power of attorney for Dieter A. Schindler, who being duly sworn, did say he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.



C.J. Mullen
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 12/16/2002

STATE OF OREGON)
COUNTY OF BENTON) s.s.

I hereby certify that the attached subdivision plat was received and duly recorded by me in the Benton County Records Book of Subdivision Plat Book, 10 page 12 on this 13th day of September, 1999, at 1:47 o'clock P.M.

By: *Kathleen Harrington*
BENTON COUNTY CLERK *Senior Deputy Clerk*



Leonard L. Smith
RENEWAL 6/30/2000

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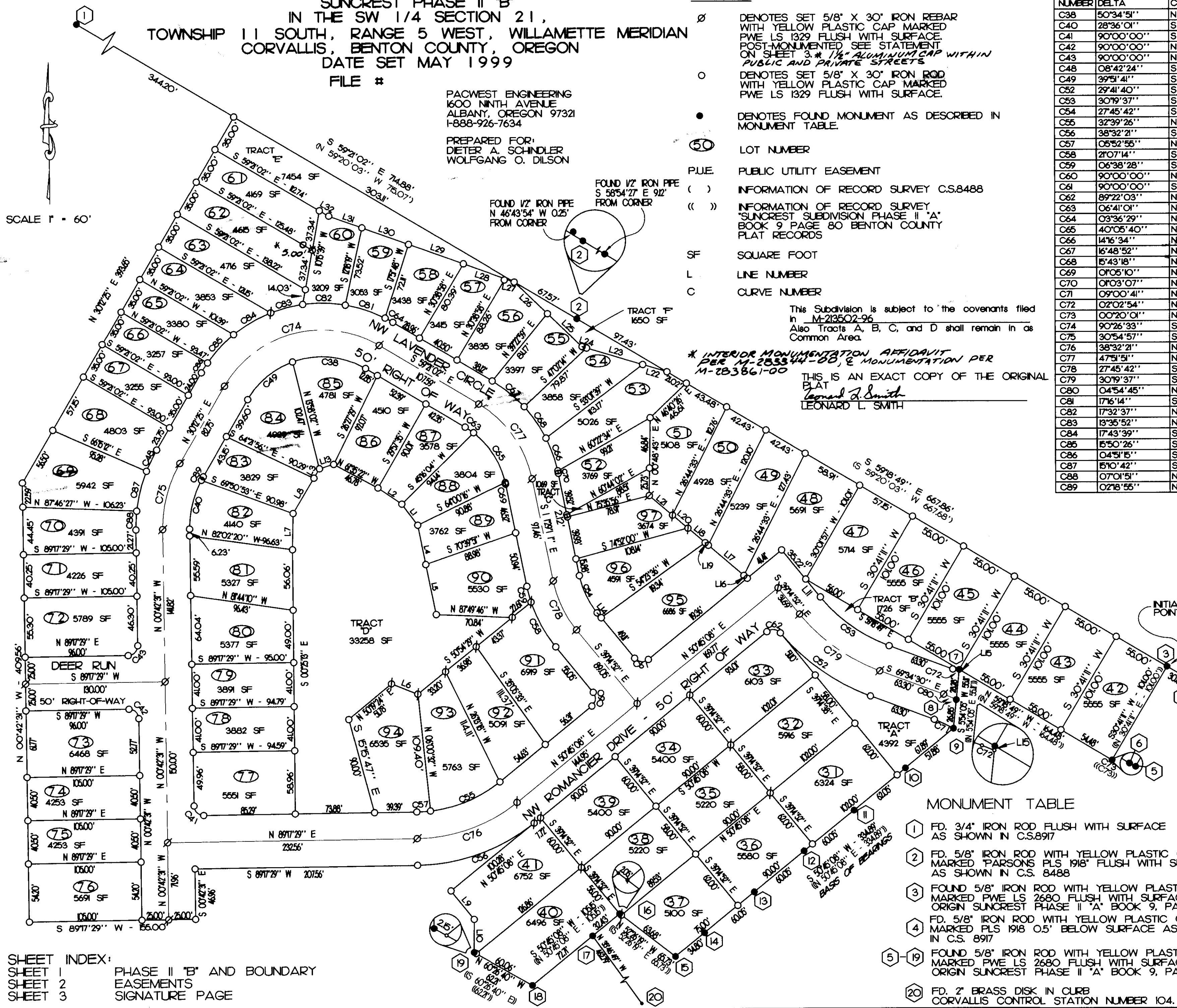
LEGEND

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This Subdivision is subject to the covenants filed in M-213502-96. Also Tracts A, B, C, and D shall remain in as Common Area.

* INTERIOR MONUMENTATION AFFIDAVIT PER M-203344-00, & MONUMENTATION PER M-203861-00

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LEONARD L. SMITH



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C42	90°00'00"	N 45°42'31" W	9.00	14.14	12.73
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C57	05°52'55"	N 86°21'01" E	125.00	12.83	12.83
C58	21°07'14"	S 28°41'15" E	130.00	47.92	47.65
C59	06°38'28"	S 14°48'25" E	130.00	15.07	15.06
C60	90°00'00"	N 05°45'08" E	9.00	14.14	12.73
C61	90°00'00"	S 84°14'52" E	9.00	14.14	12.73
C62	89°22'03"	N 84°33'51" W	9.00	14.04	12.66
C63	06°41'01"	N 56°00'32" W	80.00	9.33	9.33
C64	03°36'29"	N 61°09'16" W	130.00	8.19	8.19
C65	40°05'40"	N 32°37'11" W	80.00	55.98	54.85
C66	14°16'34"	N 71°00'35" W	130.00	32.39	32.31
C67	16°48'52"	N 54°26'36" W	130.00	38.15	38.01
C68	15°43'18"	N 34°40'31" W	130.00	35.67	35.56
C69	01°05'10"	N 12°01'46" W	80.00	15.2	15.2
C70	01°03'07"	N 12°00'45" W	130.00	2.39	2.39
C71	09°00'41"	N 65°04'09" W	125.00	19.66	19.64
C72	02°02'54"	N 68°33'03" W	175.00	6.26	6.26
C73	00°20'01"	N 59°28'49" W	89.00	0.52	0.52
C74	90°26'33"	S 75°25'42" W	105.00	165.74	149.06
C75	30°54'57"	S 14°44'57" W	120.00	64.75	63.97
C76	38°32'21"	N 70°01'18" E	150.00	100.90	99.00
C77	47°51'51"	N 35°25'06" W	105.00	87.72	85.19
C78	27°45'42"	S 25°22'02" E	105.00	50.88	50.38
C79	30°19'37"	S 52°29'41" E	175.00	92.63	91.55
C80	04°54'45"	N 67°07'07" W	150.00	12.86	12.86
C81	17°16'14"	S 71°35'38" E	130.00	39.19	39.04
C82	17°32'37"	N 89°00'04" W	130.00	39.81	39.65
C83	13°35'52"	N 75°25'42" E	130.00	30.85	30.78
C84	17°43'39"	S 59°45'56" W	130.00	40.22	40.06
C85	15°50'26"	S 42°58'53" W	130.00	35.94	35.83
C86	04°51'15"	S 32°38'03" W	130.00	11.01	11.01
C87	15°10'42"	S 13°54'40" W	145.00	38.41	38.30
C88	07°01'51"	N 02°48'24" E	145.00	17.79	17.78
C89	02°18'55"	N 29°02'58" E	95.00	3.84	3.84

NUMBER	DIRECTION	DISTANCE
L1	S 36°43'30" E	24.67'
L2	N 55°51'34" W	26.87'
L3	N 30°12'25" E	10.18'
L4	S 11°16'10" E	37.42'
L5	S 11°39'25" E	47.58'
L6	N 68°18'11" W	26.45'
L7	S 01°06'56" W	33.89'
L8	S 30°42'52" W	38.30'
L9	N 39°14'52" W	34.20'
L10	N 00°17'03" E	30.86'
L11	N 39°14'52" W	21.48'
L13	N 73°00'44" E	13.96'
L14	S 39°14'52" E	5.94'
L15	N 05°54'05" E	1.98'
L16	S 49°38'14" E	4.07'
L17	N 49°38'14" W	43.55'
L18	S 49°38'14" E	21.00'
L19	N 49°38'14" W	3.75'
L20	N 49°38'14" W	18.81'
L21	N 49°38'14" W	28.33'
L22	S 73°21'07" E	23.52'
L23	S 73°21'07" E	54.48'
L24	S 73°21'07" E	4.45'
L25	N 46°06'10" W	44.69'
L26	N 46°06'10" W	42.64'
L27	N 70°21'15" W	9.1'
L28	N 70°21'15" W	41.26'
L29	N 70°21'15" W	54.10'
L30	N 70°21'15" W	46.18'
L31	N 70°21'15" W	32.72'
L32	N 59°21'02" W	10.10'

MONUMENT TABLE

- ① FD. 3/4" IRON ROD FLUSH WITH SURFACE AS SHOWN IN C.S.8917
- ② FD. 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PARSONS PLS 1918" FLUSH WITH SURFACE AS SHOWN IN C.S. 8488
- ③ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PWE LS 2680 FLUSH WITH SURFACE. ORIGIN SUNCREST PHASE II "A" BOOK 9, PAGE 80.
- ④ FD. 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 1918 0.5" BELOW SURFACE AS SHOWN IN C.S. 8917
- ⑤-⑱ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PWE LS 2680 FLUSH WITH SURFACE. ORIGIN SUNCREST PHASE II "A" BOOK 9, PAGE 80.
- ⑳ FD. 2" BRASS DISK IN CURB CORVALLIS CONTROL STATION NUMBER 104.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonard L. Smith
LEONARD L. SMITH

RENEWAL 6/30/2000

SHEET INDEX:
SHEET 1 PHASE II "B" AND BOUNDARY
SHEET 2 EASEMENTS
SHEET 3 SIGNATURE PAGE

Book 10 Page 12

SUNCREST PHASE II "B"
IN THE SW 1/4 SECTION 21,
TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN
CORVALLIS, BENTON COUNTY, OREGON
DATE SET MAY 1999
FILE #

NARRATIVE:

The purpose of this survey is to complete an approved subdivision plat in the City of Corvallis. The boundary of this subdivision was established in county survey no 8917, 8488 and Suncrest Subdivision Phase II "A", on file with the Benton County Surveyor's office. The Basis of Bearing used is the northwest line of said Phase II "A". All found monuments were held.

SURVEYOR'S CERTIFICATE:

I, Leonard L. Smith, registered land surveyor in the state of Oregon, do hereby certify and say that during the month of March, 1999, I did accurately survey, subdivide and plat into lots and street rights of way the lands represented on the attached map of "SUNCREST PHASE II "B", the boundary of which is described as follows:
Beginning at the initial point being a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680 at the Northwest corner of lot 30, Suncrest Subdivision Phase II "A" filed in Book 9, Page 80 of the Plat Records of Benton County, Oregon, thence S 30°41'11" W 101.00 feet to a 5/8" iron rod with yellow plastic cap marked PWE LS 2680, thence along the arc of a 89.00 foot radius curve to the left (the chord of which bears N 59°28'49" W 0.52 feet) 0.52 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence N 59°18'49" W 164.48 feet to 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence S 05°54'05" W 55.11 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence S 50°45'08" W 334.89 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence N 52°26'19" W 65.73 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence S 50°45'08" W 105.15 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence N 60°26'40" W 62.21 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 2680, thence N 00°17'03" E 30.86 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence N 39°14'52" W 34.20 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence N 50°45'08" E 100.28 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence along the arc of a 175.00 foot radius curve to the right (the chord of which bears S 70°01'08" W 115.50 feet) 117.71 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence S 89°17'29" W 207.56 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence S 00°42'31" E 46.96 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence S 89°17'29" W 155.00 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence N 00°42'31" W 409.56 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence N 30°12'25" E 393.65 feet to a 5/8" iron rod with a yellow plastic cap marked PWE LS 1329, thence S 59°21'02" E 370.68 feet to a 5/8" iron rod, thence S 59°18'49" E 667.86 feet to the initial point, lying in the South west quarter of Section 21, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, containing 10.94 acres more or less

POST MONUMENTATION STATEMENTS:

As per O.R.S. 92.070 (2), the post monumentation of the interior monuments, and centerline monuments, within this subdivision will be accomplished within 90 calendar days following completion of the paving improvements or one year following the original plat recordation, whichever occurs first in accordance with O.R.S. 92.060.

Leonard L. Smith
LEONARD L. SMITH
Oregon Registered Land Surveyor No. 1329

In accordance with O.R.S. 92.070, the interior corners of this subdivision have been correctly set with proper monuments on this 2nd day of MAY, 192000. An affidavit has been prepared regarding the setting of said monuments and is recorded in Microfilm (M- 283344-00), Deed Records of Benton County, Oregon. E MONUMENTS MAY 12, 2000 AL 283861-00

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 14th day of June, 1999.
By: [Signature]
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: [Signature]
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,
AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 30th DAY OF August, 1999
By: [Signature]
CORVALLIS CITY ENGINEER

EXAMINED AND APPROVED THIS 21st DAY OF June, 1999
By: [Signature]
CHAIRPERSON OF THE PLANNING COMMISSION

EXAMINED AND APPROVED THIS 1st DAY OF September, 1999
By: [Signature]
BENTON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 1st DAY OF September, 1999
By: [Signature]
CHAIR BENTON COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS 18th DAY OF JUNE, 1999
By: [Signature]
CITY OF CORVALLIS FINANCE DIRECTOR

DECLARATION:

Know all persons by these presents that Wolfgang D. Dilson and Dieter A. Schindler are the recorded owners of the lands represented on the attached map and particularly described in the Surveyor's Certificate hereunto attached and have caused same to be surveyed and platted into lots, tracts and streets as shown on the attached plat and to be dedicated "SUNCREST SUBDIVISION PHASE II "B" and do hereby dedicate to the public use forever without reservation or restriction the streets and easements as shown for said purposes respectively.

Tracts "E" and "F" are hereby granted to the city of Corvallis as public drainage way. Tracts "A" and "B" shall be utility easements in their entirety.

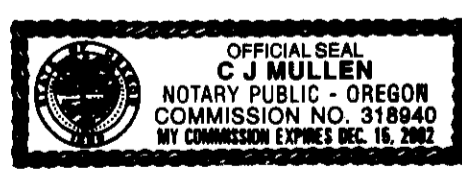
BY: [Signature]
WOLFGANG D. DILSON

BY: [Signature]
DIETER A. SCHINDLER (SIGNED BY WOLFGANG D. DILSON WHO HOLDS A POWER OF ATTORNEY FOR DIETER A. SCHINDLER)

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF BENTON) s.s.

This is to certify that on this 18th day of May, 1998, before me, a notary public in and for said state and county, did personally appear Wolfgang D. Dilson for himself and by power of attorney for Dieter A. Schindler, who being duly sworn, did say he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

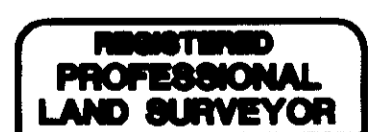


C.J. Mullen
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 12/16/2002

STATE OF OREGON)
COUNTY OF BENTON) s.s.

I hereby certify that the attached subdivision plat was received and duly recorded by me in the Benton County Records Book of Subdivision Plat Book, 10 page 12 on this 1st day of September, 1999, at 1:47 o'clock P.M.

By: [Signature]
BENTON COUNTY CLERK Senior Deputy Clerk



Leonard L. Smith
RENEWAL 6/30/2000

PACWEST ENGINEERING
1600 NINTH AVENUE
ALBANY, OREGON 97321
1-888-926-7634

THIS IS AN EXACT COPY OF THE ORIGINAL
PLAT
Leonard L. Smith
LEONARD L. SMITH

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

REORDER BY NUMBER 075AR

REORDER BY NUMBER 075AR

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POSITION EDGE OF PRINT ON THIS LINE

POSITION EDGE OF PRINT ON THIS LINE

POSITION EDGE OF PRINT ON THIS LINE

POSITION EDGE OF PRINT ON THIS LINE

Book 10 Page 12

SUNCREST PHASE II "B"
IN THE SW 1/4 SECTION 21,
TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN
CORVALLIS, BENTON COUNTY, OREGON
DATE SET MAY 1999

FILE #

PACWEST ENGINEERING
1600 NINTH AVENUE
ALBANY, OREGON 97321
1-888-926-7634

PREPARED FOR:
DIETER A. SCHINDLER
WOLFGANG O. DILSON

LEGEND

- Ø DENOTES SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED PWE LS 1329 FLUSH WITH SURFACE. POST-MONUMENTED SEE STATEMENT ON SHEET 3 * 1/4" ALUMINUM CAP WITHIN PUBLIC AND PRIVATE STREETS.
- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED PWE LS 1329 FLUSH WITH SURFACE.
- DENOTES FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE.
- ⑤⑩ LOT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- () INFORMATION OF RECORD SURVEY C.S.8488
- (()) INFORMATION OF RECORD SURVEY "SUNCREST SUBDIVISION PHASE II "A" BOOK 9 PAGE 80 BENTON COUNTY PLAT RECORDS
- SF SQUARE FOOT
- L LINE NUMBER
- C CURVE NUMBER

This Subdivision is subject to the covenants filed in M-213502-96. Also Tracts A, B, C, and D shall remain in as Common Area.

* INTERIOR MONUMENTATION AFFIDAVIT PER M-283344-00, & MONUMENTATION PER M-283861-00

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
Leonard L. Smith
LEONARD L. SMITH

NUMBER	DELTA	CD	R	L	LC
C38	50°34'51"	N 84°38'28" W	80.00	70.62	68.35
C40	28°36'01"	S 13°35'29" W	95.00	47.42	46.93
C41	90°00'00"	S 45°42'31" E	9.00	14.14	12.73
C42	90°00'00"	N 45°42'31" W	9.00	14.14	12.73
C43	90°00'00"	N 44°17'29" E	9.00	14.14	12.73
C48	08°42'24"	S 25°51'13" W	145.00	22.03	22.01
C49	39°51'41"	S 50°08'16" W	80.00	56.66	54.54
C52	29°41'40"	S 54°43'40" E	200.00	103.65	102.50
C53	30°19'37"	S 54°24'41" E	150.00	79.40	78.47
C54	27°45'42"	S 25°22'02" E	80.00	38.76	38.38
C55	32°39'26"	N 67°04'51" E	125.00	71.25	70.29
C56	38°32'21"	S 70°01'18" W	175.00	117.71	115.50
C57	05°52'55"	N 86°21'01" E	125.00	12.83	12.83
C58	21°07'14"	S 28°41'15" E	130.00	47.92	47.65
C59	06°38'28"	S 14°48'25" E	130.00	15.07	15.06
C60	90°00'00"	N 05°45'08" E	9.00	14.14	12.73
C61	90°00'00"	S 84°14'52" E	9.00	14.14	12.73
C62	89°22'03"	N 84°33'51" W	9.00	14.04	12.66
C63	06°41'01"	N 56°00'32" W	80.00	9.33	9.33
C64	03°36'29"	N 61°09'16" W	130.00	8.19	8.19
C65	40°05'40"	N 32°37'11" W	80.00	55.98	54.85
C66	14°16'34"	N 19°40'35" W	130.00	32.39	32.31
C67	16°48'52"	N 50°56'36" W	130.00	38.15	38.01
C68	15°43'18"	N 34°40'31" W	130.00	35.67	35.56
C69	01°05'10"	N 12°01'46" W	80.00	15.2	15.2
C70	01°03'07"	N 12°00'45" W	130.00	2.39	2.39
C71	09°00'41"	N 65°04'09" W	125.00	19.66	19.64
C72	02°02'54"	N 68°33'03" W	175.00	6.26	6.26
C73	00°20'01"	N 59°28'49" W	89.00	0.52	0.52
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C79	30°19'37"	S 52°29'41" E	175.00	92.63	91.55
C80	04°54'45"	N 67°07'07" W	150.00	12.86	12.86
C81	17°16'14"	S 71°35'38" E	130.00	39.19	39.04
C82	17°32'37"	N 89°00'04" W	130.00	39.81	39.65
C83	13°35'52"	N 75°25'42" E	130.00	30.85	30.78
C84	17°43'39"	S 59°45'56" W	130.00	40.22	40.06
C85	15°50'26"	S 42°58'53" W	130.00	35.94	35.83
C86	04°51'15"	S 32°38'03" W	130.00	11.01	11.01
C87	15°10'42"	S 13°54'40" W	145.00	38.41	38.30
C88	07°01'51"	N 02°48'24" E	145.00	17.79	17.78
C89	02°18'55"	N 29°02'58" E	95.00	3.84	3.84

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L8	S 30°42'52" W	38.30'
L9	N 39°14'52" W	34.20'
L10	N 00°17'03" E	30.86'
L11	N 39°14'52" W	21.48'
L13	N 73°00'44" E	13.96'
L14	S 39°14'52" E	5.94'
L15	N 05°54'05" E	1.98'
L16	S 49°38'14" E	4.07'
L17	N 49°38'14" W	43.55'
L18	S 49°38'14" E	21.00'
L19	N 49°38'14" W	3.75'
L20	N 49°38'14" W	18.81'
L21	N 49°38'14" W	28.33'
L22	S 73°21'07" E	23.52'
L23	S 73°21'07" E	54.48'
L24	S 73°21'07" E	4.45'
L25	N 46°06'10" W	44.69'
L26	N 46°06'10" W	42.64'
L27	N 70°21'15" W	9.11'
L28	N 70°21'15" W	41.26'
L29	N 70°21'15" W	54.10'
L30	N 70°21'15" W	46.18'
L31	N 70°21'15" W	32.72'
L32	N 59°21'02" W	10.10'

MONUMENT TABLE

- ① FD. 3/4" IRON ROD FLUSH WITH SURFACE AS SHOWN IN C.S.8917
- ② FD. 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PARSONS PLS 1918" FLUSH WITH SURFACE AS SHOWN IN C.S. 8488
- ③ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PWE LS 2680 FLUSH WITH SURFACE. ORIGIN SUNCREST PHASE II "A" BOOK 9, PAGE 80.
- ④ FD. 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 1918 0.5" BELOW SURFACE AS SHOWN IN C.S. 8917
- ⑤-⑱ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PWE LS 2680 FLUSH WITH SURFACE. ORIGIN SUNCREST PHASE II "A" BOOK 9, PAGE 80.
- ⑳ FD. 2" BRASS DISK IN CURB CORVALLIS CONTROL STATION NUMBER 104.

REGISTERED PROFESSIONAL LAND SURVEYOR

Leonard L. Smith

OREGON
SEPTEMBER 23, 1977
LEONARD L. SMITH

RENEWAL 6/30/2000

SHEET 1 OF 3

SHEET INDEX:
SHEET 1 PHASE II "B" AND BOUNDARY
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