

BK 10 PG 21

FAIRWAY VIEW ESTATES
LOCATED IN THE SE 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON
FOR: TANCOR, LLC
DATE: JANUARY 11, 2000
SHEET 1 OF 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone
OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2000

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

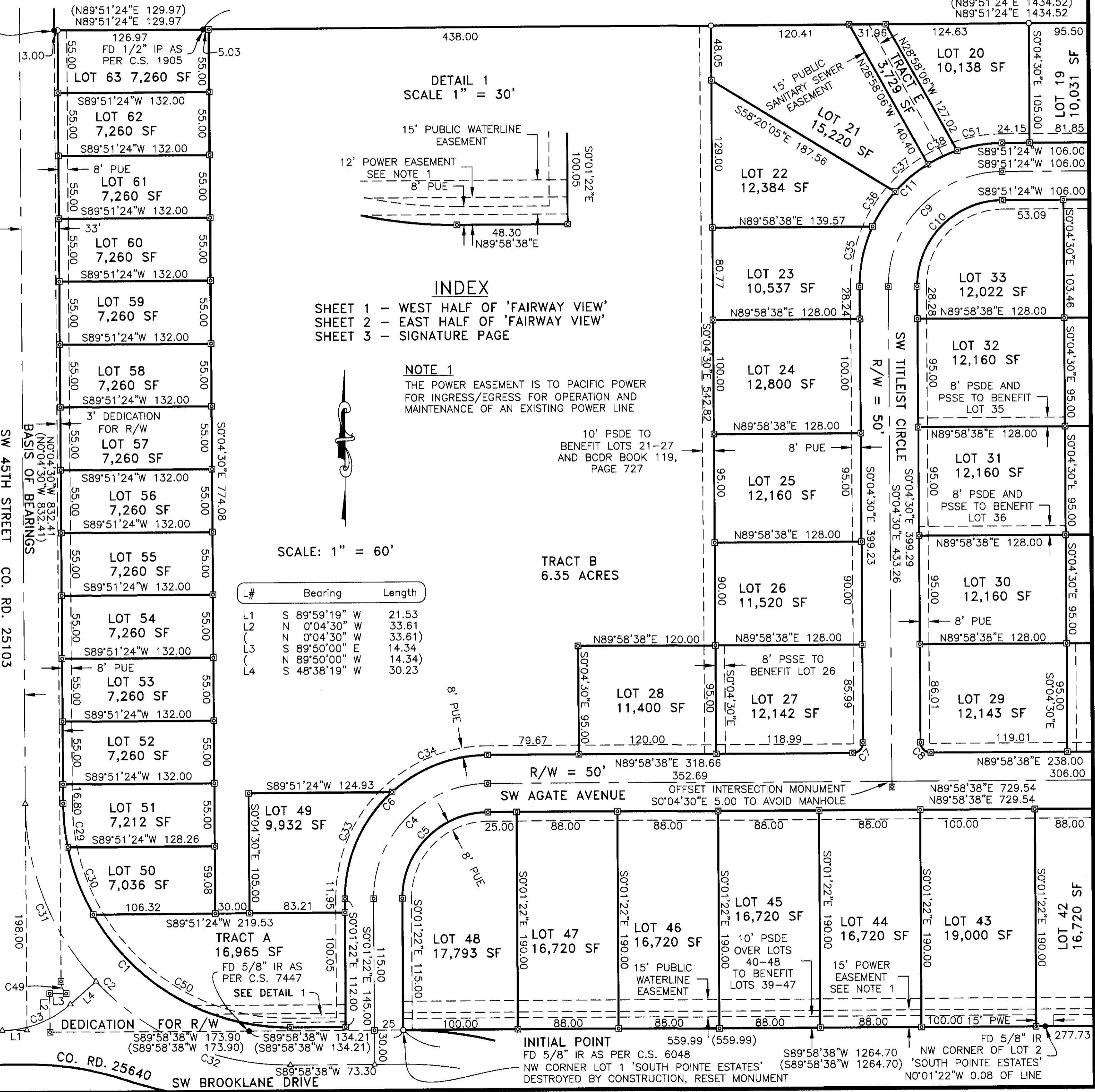


COLE SURVEYING, INC.

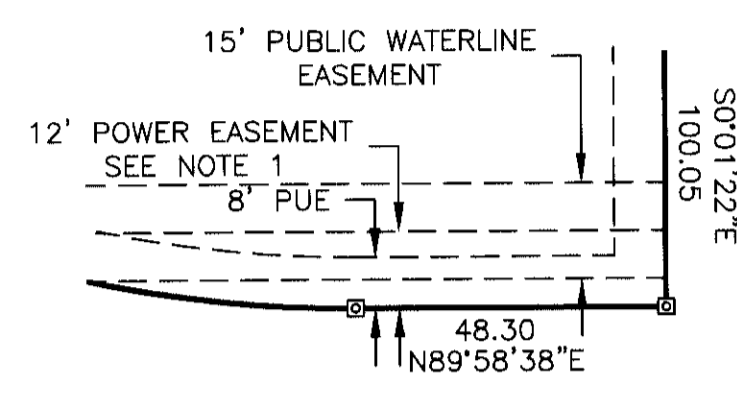
I, DAVID L. MALONE, HEREBY CERTIFY
THAT THIS IS AN EXACT COPY OF THE
ORIGINAL SUBDIVISION PLAT.

LEGEND

- SET 5/8" x 30" IRON ROD WITH OPC MARKED "COLE SURV. LS 51523"
- ◻ SET 5/8" x 30" IRON ROD WITH OPC MARKED "COLE SURV. LS 51523", TO BE POST-MONUMENTED
- FOUND MONUMENT AS NOTED
- △ CALCULATED POINT
- SF SQUARE FEET
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- FD FOUND
- R/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- PWE PUBLIC WATERLINE EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- L# SEE LINE TABLE
- C# SEE CURVE TABLE SHEET 3
- C.S. BENTON COUNTY SURVEY
- BCDR BENTON COUNTY DEED RECORD
- () RECORD INFORMATION AS PER C.S. 9504



DETAIL 1
SCALE 1" = 30'



INDEX

- SHEET 1 - WEST HALF OF 'FAIRWAY VIEW'
- SHEET 2 - EAST HALF OF 'FAIRWAY VIEW'
- SHEET 3 - SIGNATURE PAGE

NOTE 1

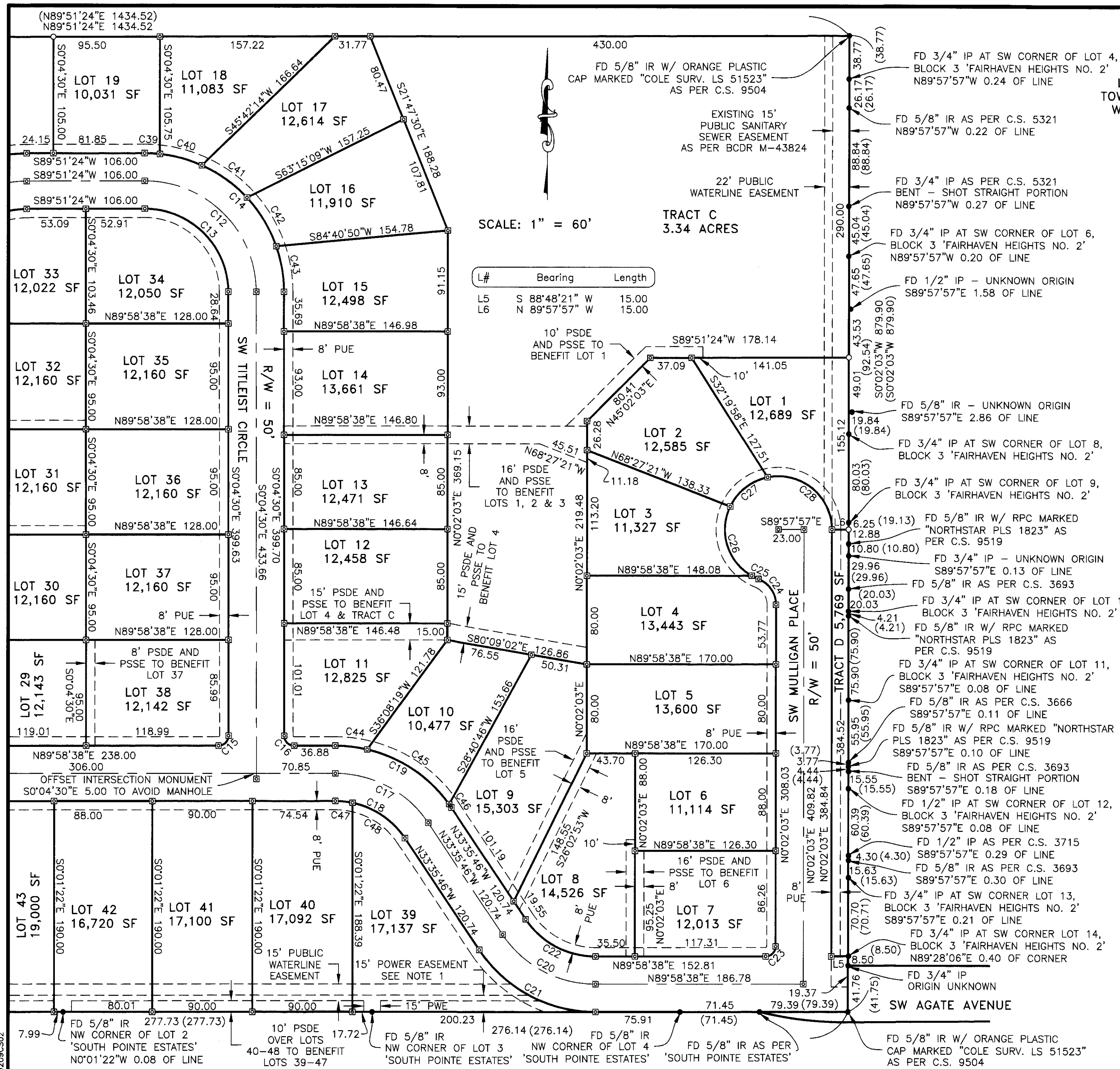
THE POWER EASEMENT IS TO PACIFIC POWER FOR INGRESS/EGRESS FOR OPERATION AND MAINTENANCE OF AN EXISTING POWER LINE

SCALE: 1" = 60'

L#	Bearing	Length
L1	S 89°59'19" W	21.53
L2	N 0°04'30" W	33.61
L3	N 0°04'30" W	33.61
L4	S 89°50'00" E	14.34
	N 89°50'00" W	14.34
	S 48°38'19" W	30.23

202516026

BK 10 PG 21



FAIRWAY VIEW ESTATES
LOCATED IN THE SE 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON
FOR: TANCOR, LLC
DATE: JANUARY 11, 2000
SHEET 2 OF 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2000

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



COLE SURVEYING, INC.

I, DAVID L. MALONE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

LEGEND

- SET 5/8" x 30" IRON ROD WITH OPC MARKED "COLE SURV. LS 51523"
- ⊠ SET 5/8" x 30" IRON ROD WITH OPC MARKED "COLE SURV. LS 51523", TO BE POST-MONUMENTED
- FOUND MONUMENT AS NOTED
- △ CALCULATED POINT
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- YPC YELLOW PLASTIC CAP
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- L# SEE LINE TABLE
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NOTE 1
THE POWER EASEMENT IS TO PACIFIC POWER FOR INGRESS/EGRESS FOR OPERATION AND MAINTENANCE OF AN EXISTING POWER LINE

SCALE: 1" = 60'

L#	Bearing	Length
L5	S 88°48'21" W	15.00
L6	N 89°57'57" W	15.00

TRACT C
3.34 ACRES

FD 3/4" IP AT SW CORNER OF LOT 4,
BLOCK 3 'FAIRHAVEN HEIGHTS NO. 2'
N89°57'57"W 0.24 OF LINE

FD 5/8" IR AS PER C.S. 5321
N89°57'57"W 0.22 OF LINE

FD 3/4" IP AS PER C.S. 5321
BENT - SHOT STRAIGHT PORTION
N89°57'57"W 0.27 OF LINE

FD 3/4" IP AT SW CORNER OF LOT 6,
BLOCK 3 'FAIRHAVEN HEIGHTS NO. 2'
N89°57'57"W 0.20 OF LINE

FD 1/2" IP - UNKNOWN ORIGIN
S89°57'57"E 1.58 OF LINE

FD 5/8" IR - UNKNOWN ORIGIN
S89°57'57"E 2.86 OF LINE

FD 3/4" IP AT SW CORNER OF LOT 8,
BLOCK 3 'FAIRHAVEN HEIGHTS NO. 2'

FD 3/4" IP AT SW CORNER OF LOT 9,
BLOCK 3 'FAIRHAVEN HEIGHTS NO. 2'

FD 5/8" IR W/ RPC MARKED
"NORTHSTAR PLS 1823" AS
PER C.S. 9519

FD 3/4" IP - UNKNOWN ORIGIN
S89°57'57"E 0.13 OF LINE

FD 5/8" IR AS PER C.S. 3693

FD 3/4" IP AT SW CORNER OF LOT 10,
BLOCK 3 'FAIRHAVEN HEIGHTS NO. 2'

FD 5/8" IR W/ RPC MARKED
"NORTHSTAR PLS 1823" AS
PER C.S. 9519

FD 3/4" IP AT SW CORNER OF LOT 11,
BLOCK 3 'FAIRHAVEN HEIGHTS NO. 2'

FD 5/8" IR AS PER C.S. 3666
S89°57'57"E 0.11 OF LINE

FD 5/8" IR W/ RPC MARKED "NORTHSTAR
PLS 1823" AS PER C.S. 9519
S89°57'57"E 0.10 OF LINE

FD 5/8" IR AS PER C.S. 3693
BENT - SHOT STRAIGHT PORTION
S89°57'57"E 0.18 OF LINE

FD 1/2" IP AT SW CORNER OF LOT 12,
BLOCK 3 'FAIRHAVEN HEIGHTS NO. 2'

FD 5/8" IR AS PER C.S. 3715
S89°57'57"E 0.29 OF LINE

FD 5/8" IR AS PER C.S. 3693
S89°57'57"E 0.30 OF LINE

FD 3/4" IP AT SW CORNER LOT 13,
BLOCK 3 'FAIRHAVEN HEIGHTS NO. 2'

FD 3/4" IP AT SW CORNER LOT 14,
BLOCK 3 'FAIRHAVEN HEIGHTS NO. 2'

FD 5/8" IR W/ ORANGE PLASTIC
CAP MARKED "COLE SURV. LS 51523"
AS PER C.S. 9504

BK 10, PG. 21

FAIRWAY VIEW ESTATES

LOCATED IN THE SE 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: TANCOR, LLC

DATE: JANUARY 11, 2000

SHEET 3 OF 3

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 2000-2001 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 29TH DAY OF SEPTEMBER, 2000.

BY: Douglas Hillier
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, 2000.

BY: Velda Holseth
for 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: Nay B... 8/30/00
CITY OF CORVALLIS FINANCE DIRECTOR DATE

APPROVED Eugene J. Brown 9-12-00
CITY OF CORVALLIS ENGINEER DATE

APPROVED Scott Sanders 21 Aug 2000
CHAIRPERSON, CITY OF CORVALLIS PLANNING COMMISSION DATE

APPROVED Ray Wilson 10-4-00
BENTON COUNTY SURVEYOR DATE

APPROVED Bob Speaker 10-4-00
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE

BENTON COUNTY GRANTS PERMISSION TO CROSS A 1 FOOT RESERVE STRIP AS SHOWN ON THE PLAT OF SOUTH POINTE ESTATES SUBDIVISION RECORDED IN THE PLAT RECORDS OF BENTON COUNTY, OREGON, ABUTTING THE DEDICATED STREETS AS DEPICTED ON THIS PLAT.

RECORDING:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS IN M- 289577-00, ON THIS 4th DAY OF OCTOBER, 2000, AT 2:37 O'CLOCK PM

BY: W. Miller
BENTON COUNTY CLERK
Sr. Deputy Co. Clerk

THIS SUBDIVISION PLAT IS SUBJECT TO A SUBDIVISION CONSENT AFFIDAVIT BY SECURITY BANK, THE RECORDED TRUST DEED HOLDER, AND RECORDED IN THE BENTON COUNTY RECORDS AS M- 289578-00

THIS SUBDIVISION PLAT IS SUBJECT TO A SUBDIVISION CONSENT AFFIDAVIT BY EDWARD GORDON PACKER, TRUSTEE OF THE EDWARD GORDON PACKER TRUST AND NANCY A. PACKER, TRUSTEE OF THE NANCY A. PACKER TRUST, THE RECORDED MORTGAGE HOLDER, AND RECORDED IN THE BENTON COUNTY RECORDS AS M- 289579-00

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone
OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523
EXPIRES 12/31/2000



COLE
SURVEYING, INC.

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

I, DAVID L. MALONE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS FILE#S-98-00009.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS SW 45TH STREET AS DETERMINED BY BENTON COUNTY SURVEY 9504.

BOUNDARY DETERMINATION

THE BOUNDARY OF THE SUBDIVISION WAS HELD AS DETERMINED BY BENTON COUNTY SURVEY 9504. PROPERTY AT THE INTERSECTION OF SW 45TH STREET, BROOKLANE DRIVE, AND SW NASH AVENUE IS BEING DEDICATED FOR THE RE-ALIGNMENT OF THE INTERSECTION.

POST-MONUMENTATION STATEMENT

I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE MONUMENTS FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS.

David L. Malone
DAVID L. MALONE - PLS 51523

POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE DAY OF 2000, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS MICROFILM NO. M-

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT TANCOR, LLC, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS, EASEMENTS, AND STREET RIGHTS-OF-WAY AS SHOWN AND NOTED ON THE ATTACHED MAP AND TO BE DEDICATED AS "FAIRWAY VIEW ESTATES" AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE PUBLIC EASEMENTS AND STREET RIGHTS-OF-WAY AS SHOWN, AND DOES ALSO HEREBY CREATE THE PRIVATE EASEMENTS FOR THE PURPOSES AS SHOWN. THE ENTIRETY OF TRACT E IS BLANKETED BY A PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 20, LOT 21, AND THE 1 ACRE PROPERTY DESCRIBED BY BENTON COUNTY DEED RECORDS M-287674-00. THE EASEMENTS HEREIN DEDICATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT FOR THE PURPOSES AS SHOWN ON THE ATTACHED MAP.

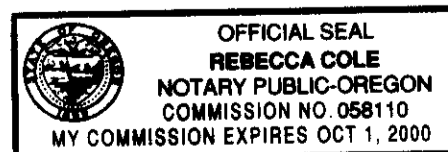
Scott Sanders
SCOTT SANDERS AS PRESIDENT
FOR TANCOR, LLC

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF August, 2000, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR SCOTT SANDERS, AS PRESIDENT FOR TANCOR, LLC, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

Rebecca Cole
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: Oct. 1, 2000



SURVEYOR'S CERTIFICATE:

I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LOTS, TRACTS, AND STREET RIGHTS-OF-WAY SHOWN ON THE ATTACHED MAP OF "FAIRWAY VIEW ESTATES", BEING A TRACT OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, ALSO BEING WITHIN THE GEORGE W. BETHERS DONATION LAND CLAIM No. 49, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 1 OF 'SOUTH POINTE ESTATES', A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BROOKLANE DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°58'38" WEST 134.21 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING SOUTH 89°58'38" WEST 173.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW 45TH STREET, SAID SW 45TH STREET RIGHT-OF-WAY BEING 40 FEET WIDE AND DESCRIBED IN COUNTY COURT JOURNAL VOLUME 11, PAGE 504; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF SW 45TH STREET NORTH 0°04'30" WEST 33.61 FEET TO THE SOUTH LINE OF THAT PROPERTY DEEDED TO C.G. BLAKELY AND LULA E. BLAKELY BY BENTON COUNTY DEED RECORD BOOK 123, PAGE 38; THENCE ALONG SAID BLAKELY SOUTH LINE SOUTH 89°50' EAST 14.34 FEET TO THE EAST LINE OF THAT PROPERTY DEEDED TO RONALD E. HARTZ, EARL H. LEE, AND GERARD A. WALL, DOING BUSINESS AS ERG ASSOCIATES, BY BENTON COUNTY DEED RECORD M-11642-79; THENCE ALONG SAID ERG ASSOCIATES EAST LINE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 11.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW 45TH STREET (THE LONG CHORD OF WHICH BEARS NORTH 22°15'29" WEST 11.49 FEET), SAID SW 45TH STREET RIGHT-OF-WAY BEING 60 FEET WIDE AND DESCRIBED IN BENTON COUNTY DEED RECORD BOOK 160, PAGE 547; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF SW 45TH STREET NORTH 0°04'30" WEST 832.41 FEET TO THE NORTH LINE OF THAT PROPERTY DEEDED TO THE E. GORDON PACKER TRUST AND THE NANCY A. PACKER TRUST BY BENTON COUNTY DEED RECORD M-241212-98; THENCE ALONG SAID PACKER NORTH LINE NORTH 89°51'24" EAST 1564.49 FEET TO A 5/8 INCH IRON ROD ON THE WEST LINE OF 'FAIRHAVEN HEIGHTS NO. 2', A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID 'FAIRHAVEN HEIGHTS NO. 2' AND ITS EXTENSION SOUTH 0°02'03" WEST 879.90 FEET TO THE NORTH LINE OF THE AFOREMENTIONED 'SOUTH POINTE ESTATES'; THENCE ALONG SAID NORTH LINE OF 'SOUTH POINTE ESTATES' SOUTH 89°58'38" WEST 1264.70 FEET TO THE INITIAL POINT.

C#	Radius	Delta	Length	Bearing	Chord
C1	197.00	89°56'52"	309.27	N 45°02'56" W	278.47
C2	230.00	89°56'52"	361.07	N 45°02'56" W	325.12
C3	90.00	41°21'00"	64.95	S 69°18'49" W	63.55
C4	100.00	90°00'00"	157.08	S 44°58'38" W	141.42
C5	75.00	90°00'00"	117.81	S 44°58'38" W	106.07
C6	125.00	90°00'00"	196.35	S 44°58'38" W	176.78
C7	9.00	90°03'08"	14.15	S 44°57'04" W	12.73
C8	9.00	89°56'52"	14.13	N 45°02'56" W	12.72
C9	100.00	89°55'54"	156.96	S 44°53'27" W	141.34
C10	75.00	89°55'54"	117.72	S 44°53'27" W	106.00
C11	125.00	89°55'54"	196.20	S 44°53'27" W	176.67
C12	100.00	90°04'06"	157.20	N 45°06'33" W	141.51
C13	75.00	90°04'06"	117.90	N 45°06'33" W	106.13
C14	125.00	90°04'06"	196.50	N 45°06'33" W	176.88
C15	9.00	90°03'08"	14.15	S 44°57'04" W	12.73
C16	9.00	89°56'52"	14.13	N 45°02'56" W	12.72
C17	100.00	56°25'37"	98.48	N 61°48'34" W	94.55
C18	75.00	56°25'37"	73.86	N 61°48'34" W	70.91
C19	125.00	56°25'37"	123.10	N 61°48'34" W	118.19
C20	100.00	56°25'37"	98.48	N 61°48'34" W	94.55
C21	125.00	56°25'37"	123.10	N 61°48'34" W	118.19
C22	75.00	56°25'37"	73.86	N 61°48'34" W	70.91
C23	9.00	89°56'35"	14.13	S 45°00'20" W	12.72
C24	25.00	68°17'34"	29.80	N 34°06'44" W	28.07
C25	48.00	8°11'00"	6.86	N 64°10'01" W	6.85
C26	48.00	85°40'35"	71.78	N 17°14'13" W	65.27
C27	48.00	52°40'05"	44.12	S 51°56'07" W	42.59
C28	48.00	101°45'54"	85.25	N 50°50'54" W	74.48
C29	197.00	11°10'50"	38.44	N 5°39'55" W	38.38
C30	197.00	18°24'10"	63.27	N 20°27'24" W	63.00
C31	230.00	42°35'26"	170.97	N 21°22'13" W	167.06
C32	230.00	47°21'26"	190.10	N 66°20'39" W	184.74
C33	125.00	48°10'05"	105.09	S 24°03'40" W	102.02
C34	125.00	41°49'55"	91.26	S 69°03'40" W	89.25
C35	125.00	24°50'38"	54.20	S 12°20'49" W	53.78
C36	125.00	16°44'52"	36.54	S 33°08'34" W	36.41
C37	125.00	17°12'25"	37.54	S 50°07'13" W	37.40
C38	125.00	12°53'42"	28.13	S 65°10'16" W	28.07
C39	125.00	6°16'06"	13.68	N 87°00'33" W	13.67
C40	125.00	18°01'50"	39.34	N 74°51'35" W	39.17
C41	125.00	22°59'31"	50.16	N 54°20'55" W	49.82
C42	125.00	23°32'38"	51.37	N 31°04'50" W	51.00
C43	125.00	19°14'01"	41.96	N 9°41'31" W	41.76
C44	125.00	13°14'26"	28.89	N 83°24'09" W	28.82
C45	125.00	41°32'04"	90.61	N 56°00'54" W	88.64
C46	125.00	1°39'06"	3.60	N 34°25'19" W	3.60
C47	75.00	11°53'43"	15.57	N 84°04'31" W	15.54
C48	75.00	44°31'54"	58.29	N 55°51'43" W	56.84
C49	15.00	45°03'08"	11.79	N 22°15'29" W	11.49
C50	197.00	60°21'53"	207.55	N 59°50'26" W	198.09
C51	125.00	18°14'16"	39.79	S 80°44'16" W	39.62

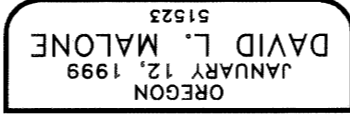
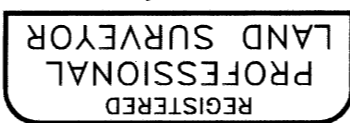
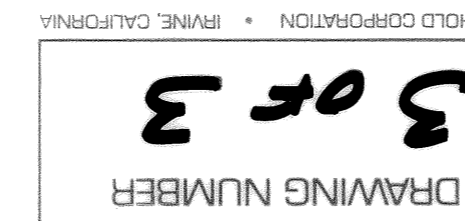
FAIRWAY VIEW ESTATES

LOCATED IN THE SE 1/4 OF SECTION 9,
WILLAMETTE MERIDIAN, RANGE 5 WEST OF THE
BENTON COUNTY, OREGON

FOR: TANCOR, LLC

DATE: JANUARY 11, 2000

SHEET 3 OF 3



EXPIRES 12/31/2000



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

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 THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS
29TH DAY OF SEPTEMBER, 2000.

BY: *George H. Miller*
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, 2000.

BY: *Colleen Abolath*
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: *Wayne B...*
CITY OF CORVALLIS FINANCE DIRECTOR
8/30/00

APPROVED
CITY OF CORVALLIS ENGINEER
DATE: 9-12-00

APPROVED
CHAIRPERSON, CITY OF CORVALLIS PLANNING COMMISSION
DATE: 7/20/00

APPROVED
BENTON COUNTY SURVEYOR
DATE: 10-9-00

APPROVED
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS
DATE: 10-17-00
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS IN M-289577-00 ON THIS 4th DAY OF OCTOBER 2000, AT 2:37 O'CLOCK PM

STATE OF OREGON }
COUNTY OF BENTON }
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS IN M-289577-00 ON THIS 4th DAY OF OCTOBER 2000, AT 2:37 O'CLOCK PM

BENTON COUNTY CLERK
BY: *Wendy G. Clark*
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS IN M-289578-00 AND RECORDED IN THE BENTON COUNTY RECORDS AS M-289578-00

AFFIDAVIT BY EDWARD GORDON PACKER, TRUSTEE OF THE EDWARD GORDON PACKER TRUST AND NANCY A. PACKER, TRUSTEE OF THE NANCY A. PACKER TRUST, THE RECORDED MORTGAGE HOLDER, AND RECORDED IN THE BENTON COUNTY RECORDS AS M-289579-00

SURVEYOR'S NARRATIVE:

I, DAVID L. MALONE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS FILE#S-98-00009.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS SW 45TH STREET AS DETERMINED BY BENTON COUNTY SURVEY 9504.

BOUNDARY DETERMINATION

THE BOUNDARY OF THE SUBDIVISION WAS HELD AS DETERMINED BY BENTON COUNTY SURVEY 9504. PROPERTY AT THE INTERSECTION OF SW 45TH STREET, BROOKLAKE DRIVE, AND SW NASH AVENUE IS BEING DEDICATED FOR THE RE-ALIGNMENT OF THE INTERSECTION.

POST-MONUMENTATION STATEMENT

I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE MONUMENTARY DAYS FOLLOWING SUBDIVISION WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE STREET AND UTILITY IMPROVEMENTS.

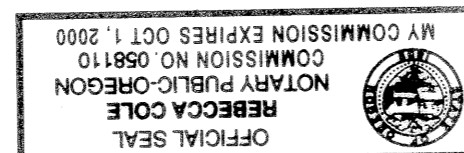
POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE 5th DAY OF JANUARY 2007, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS MICROFILM NO. M-293415-01

DECLARATION:

LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND NOTED INTO LOTS, TRACTS, EASEMENTS, AND STREET RIGHTS-OF-WAY AS SHOWN AND PUBLIC ON THE ATTACHED MAP AND TO BE DEDICATED AS "FAIRWAY VIEW ESTATES" AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE PUBLIC EASEMENTS AND STREET RIGHTS-OF-WAY AS SHOWN, AND DOES ALSO HEREBY CREATE THE PRIVATE EASEMENTS FOR THE PURPOSES AS SHOWN, THE ENTIRETY OF TRACT E, IS BLANKETTED BY A PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 20, LOT 21, AND THE 1 ACRE PROPERTY DESCRIBED BY BENTON COUNTY DEED RECORDS M-287674-00. THE EASEMENTS HEREIN DEDICATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT FOR THE PURPOSES AS SHOWN ON THE ATTACHED MAP.

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON }
THIS IS TO CERTIFY THAT ON THIS 28 DAY OF AUGUST, 2002, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR SCOTT SANDERS, AS PRESIDENT FOR TANCOR, LLC, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.



NOTARY PUBLIC FOR THE STATE OF OREGON
REBECCA COLE
MY COMMISSION EXPIRES: Oct. 1, 2003

#	Radius	Delta	Length	Bearing	Chord
C1	197.00	89.56'52"	309.27	N 45°02'56" W	278.47
C2	230.00	89.56'52"	361.07	N 45°02'56" W	325.12
C3	90.00	41°21'00"	64.95	S 69°18'49" W	63.55
C4	100.00	157.08	17.81	S 44°58'38" W	141.42
C5	75.00	90°00'00"	117.81	S 44°58'38" W	106.07
C6	125.00	196.35	44.58	S 44°58'38" W	176.78
C7	9.00	90°03'08"	14.15	S 44°57'04" W	12.73
C8	9.00	89.56'52"	14.13	N 45°02'56" W	12.72
C9	100.00	89.56'52"	156.96	N 44°53'27" W	141.34
C10	75.00	89.56'52"	117.72	N 44°53'27" W	106.00
C11	125.00	89.56'52"	196.20	S 44°53'27" W	176.67
C12	100.00	157.20	45.06	S 45°06'33" W	141.51
C13	75.00	90°04'06"	117.90	N 45°06'33" W	106.13
C14	125.00	196.50	45.06	S 45°06'33" W	176.88
C15	9.00	90°03'08"	14.15	S 44°57'04" W	12.73
C16	9.00	89.56'52"	14.13	N 45°02'56" W	12.72
C17	100.00	89.56'52"	156.96	N 44°53'27" W	141.34
C18	75.00	89.56'52"	117.72	N 44°53'27" W	106.00
C19	125.00	89.56'52"	196.20	S 44°53'27" W	176.67
C20	100.00	157.20	45.06	S 45°06'33" W	141.51
C21	125.00	196.50	45.06	S 45°06'33" W	176.88
C22	75.00	90°04'06"	117.90	N 45°06'33" W	106.13
C23	9.00	90°03'08"	14.15	S 44°57'04" W	12.73
C24	25.00	68°17'34"	29.80	N 34°00'20" W	28.07
C25	48.00	8.88	64.11	N 01°00'00" W	6.85
C26	48.00	85°40'35"	71.78	N 17°14'13" W	65.27
C27	48.00	52°40'05"	44.12	S 51°56'07" W	42.59
C28	48.00	101°45'54"	85.25	N 50°50'54" W	74.48
C29	197.00	111°10'50"	38.44	N 5°39'55" W	38.38
C30	197.00	18°27'10"	63.27	N 20°27'24" W	63.00
C31	230.00	42°35'26"	170.97	N 21°22'13" W	167.06
C32	230.00	47°21'26"	190.10	N 66°20'39" W	184.74
C33	125.00	48°10'05"	105.09	S 24°03'40" W	102.02
C34	125.00	41°49'55"	91.26	S 69°03'40" W	89.25
C35	125.00	24°50'38"	54.20	S 12°20'49" W	53.78
C36	125.00	16°44'52"	36.54	S 33°08'54" W	36.41
C37	125.00	17°12'25"	37.54	S 50°07'13" W	37.40
C38	125.00	12°53'42"	28.13	S 65°10'16" W	28.07
C39	125.00	6°16'06"	13.68	N 87°00'33" W	13.67
C40	125.00	18°01'50"	39.34	N 74°51'35" W	39.17
C41	125.00	22°59'31"	50.16	N 54°20'55" W	49.82
C42	125.00	23°32'38"	51.37	N 31°04'50" W	51.00
C43	125.00	19°14'01"	41.96	N 9°41'31" W	41.76
C44	125.00	13°14'26"	47.28	N 83°24'09" W	47.82
C45	125.00	41°32'04"	90.81	N 56°00'54" W	88.64
C46	125.00	1°39'06"	3.60	N 34°25'19" W	3.60
C47	75.00	11°53'43"	15.57	N 84°04'31" W	15.54
C48	75.00	44°31'43"	58.29	N 55°51'43" W	56.84
C49	15.00	45°03'08"	11.79	N 22°15'29" W	11.49
C50	197.00	60°21'53"	207.55	N 59°50'26" W	198.09
C51	125.00	18°14'16"	39.79	S 80°44'16" W	39.62

OF LOT 1 OF SOUTH POINTE ESTATES, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BROOKLAKE DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°58'38" WEST 134.21 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW 45TH STREET, SAID SW 45TH STREET RIGHT-OF-WAY BEING 40 FEET WIDE AND DESCRIBED IN COUNTY COURT JOURNAL VOLUME 11, PAGE 504; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF SW 45TH STREET NORTH 0°44'30" WEST 33.61 FEET TO THE SOUTH LINE OF THAT PROPERTY DEDED TO C.G. BLAKELY BY BENTON COUNTY DEED RECORD BOOK 123, PAGE 58; THENCE ALONG SAID BLAKELY SOUTH LINE SOUTH 89°50' EAST 14.34 FEET TO THE EAST LINE OF THAT PROPERTY DEDED TO RONALD E. HARZL, EARL H. LEE, AND GERARD A. WALL, DOING BUSINESS AS ERG ASSOCIATES, BY BENTON COUNTY DEED RECORD M-11642-79; THENCE ALONG SAID ERG ASSOCIATES EAST LINE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 11.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW 45TH STREET (THE LONG CHORD OF WHICH BEARS NORTH 22°15'29" WEST 11.49 FEET), SAID SW 45TH STREET RIGHT-OF-WAY BEING 60 FEET WIDE AND DESCRIBED IN BENTON COUNTY DEED RECORD BOOK 160, PAGE 547; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF SW 45TH STREET NORTH 0°44'30" WEST 832.41 FEET TO THE NORTH LINE OF THAT PROPERTY DEDED TO THE E. GORDON PACKER TRUST AND THE NANCY A. PACKER TRUST BY BENTON COUNTY DEED RECORD M-241212-98; THENCE ALONG SAID PACKER NORTH LINE NORTH 89°51'24" EAST 1564.49 FEET TO A 5/8 INCH IRON ROD ON THE WEST LINE OF FAIRHAVEN HEIGHTS WEST LINE OF SAID FAIRHAVEN HEIGHTS NO. 2, AND ITS EXTENSION SOUTH 0°02'03" WEST 879.90 FEET TO THE NORTH LINE OF THE AFOREMENTIONED SOUTH POINTE ESTATES; THENCE ALONG SAID NORTH LINE OF SOUTH POINTE ESTATES SOUTH 89°58'38" WEST 1264.70 FEET TO THE INITIAL POINT.

BK 10 PG 21

FD 3/4" IP UNKNOWN ORIGIN
N45°21'05"W 0.11 OF CORNER

FAIRWAY VIEW ESTATES
LOCATED IN THE SE 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: TANCOR, LLC
DATE: JANUARY 11, 2000
SHEET 1 OF 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2000

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

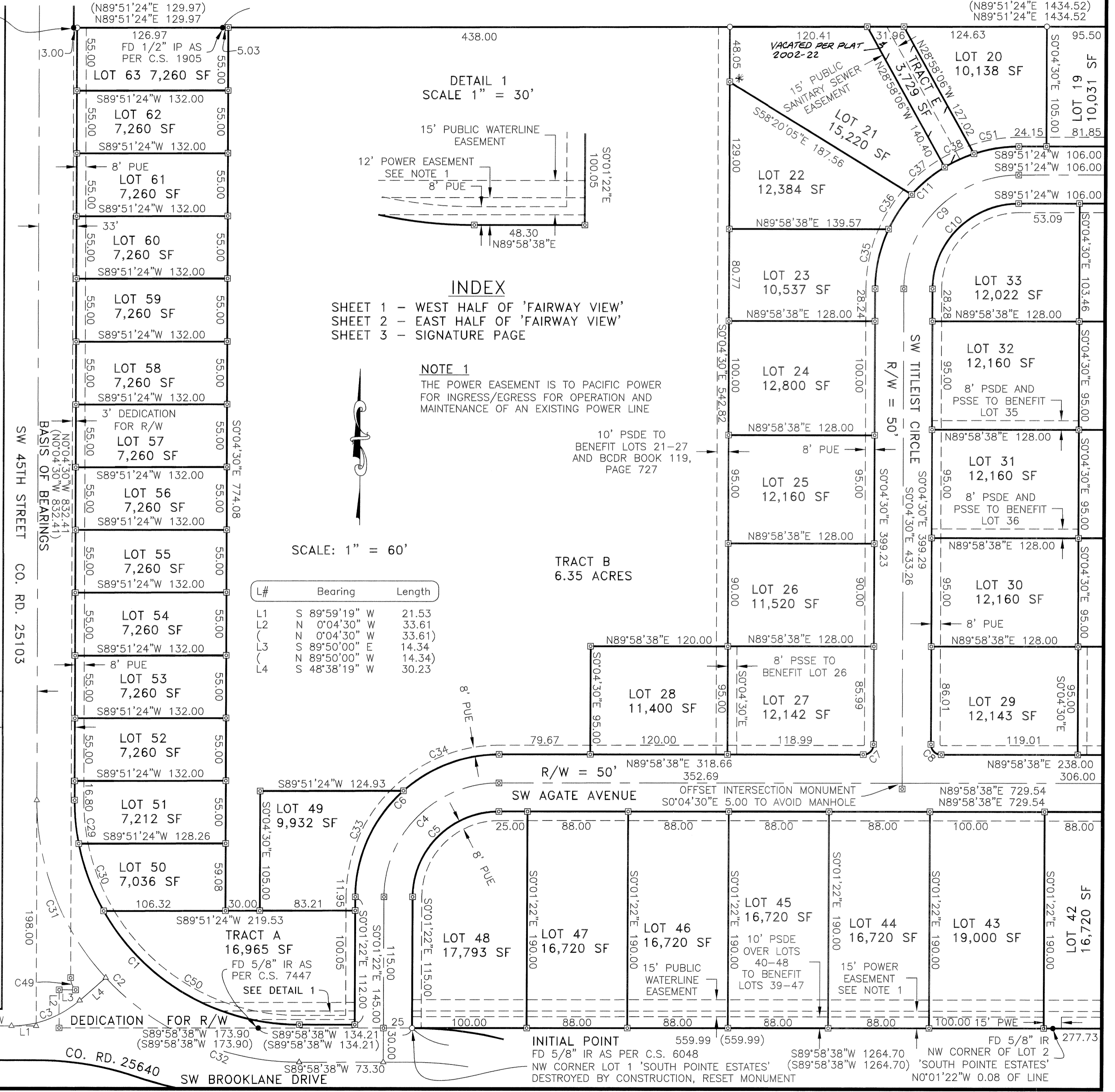


COLE SURVEYING, INC.

I, DAVID L. MALONE, HEREBY CERTIFY
THAT THIS IS AN EXACT COPY OF THE
ORIGINAL SUBDIVISION PLAT.

LEGEND

- SET 5/8" x 30" IRON ROD WITH OPC MARKED "COLE SURV. LS 51523"
- ⊠ SET 5/8" x 30" IRON ROD WITH OPC MARKED "COLE SURV. LS 51523", TO BE POST-MONUMENTED
- * REESTABLISHMENT AFFIDAVIT M321302-02
- FOUND MONUMENT AS NOTED
- △ CALCULATED POINT
- SF SQUARE FEET
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- FD FOUND
- R/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- PWE PUBLIC WATERLINE EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- L# SEE LINE TABLE
- C# SEE CURVE TABLE SHEET 3
- C.S. BENTON COUNTY SURVEY
- BCDR BENTON COUNTY DEED RECORD
- () RECORD INFORMATION AS PER C.S. 9504



9209CS02