

CAMAS COMMONS

in
NW 1/4 of SECTION 9
T 12 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

MARCH 30, 2001
SHEET 1 OF 3

LEGEND

-Found monument as noted.
-Set N* Rod: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ⊕.....N* Rod to be set after construction - see POST MONUMENTATION STATEMENT on Sheet 3.
- ().....Record data from CS 9419 or below:
 - (A) - CS 9419
 - (B) - plat of SUNSET MEADOWS
 - (C) - plat of STONEYBROOK MEADOWS
 - (D) - CS 9257
 - (E) - CS 8612
 - (F) - CS 9304
 - (G) - CS 5579
 - (H) - CS 7297
 - (I) - Partition Plat 96-22
 - (J) - CS 9195
 - (K) - CS 7676
- YPC.....Yellow Plastic Cap on 5/8" iron rod set per survey shown.
- BCBC.....Benton County Brass Cap.
- BCCRF..Benton County Corner Restoration Form.

INTERIOR LOT LINE BEARINGS

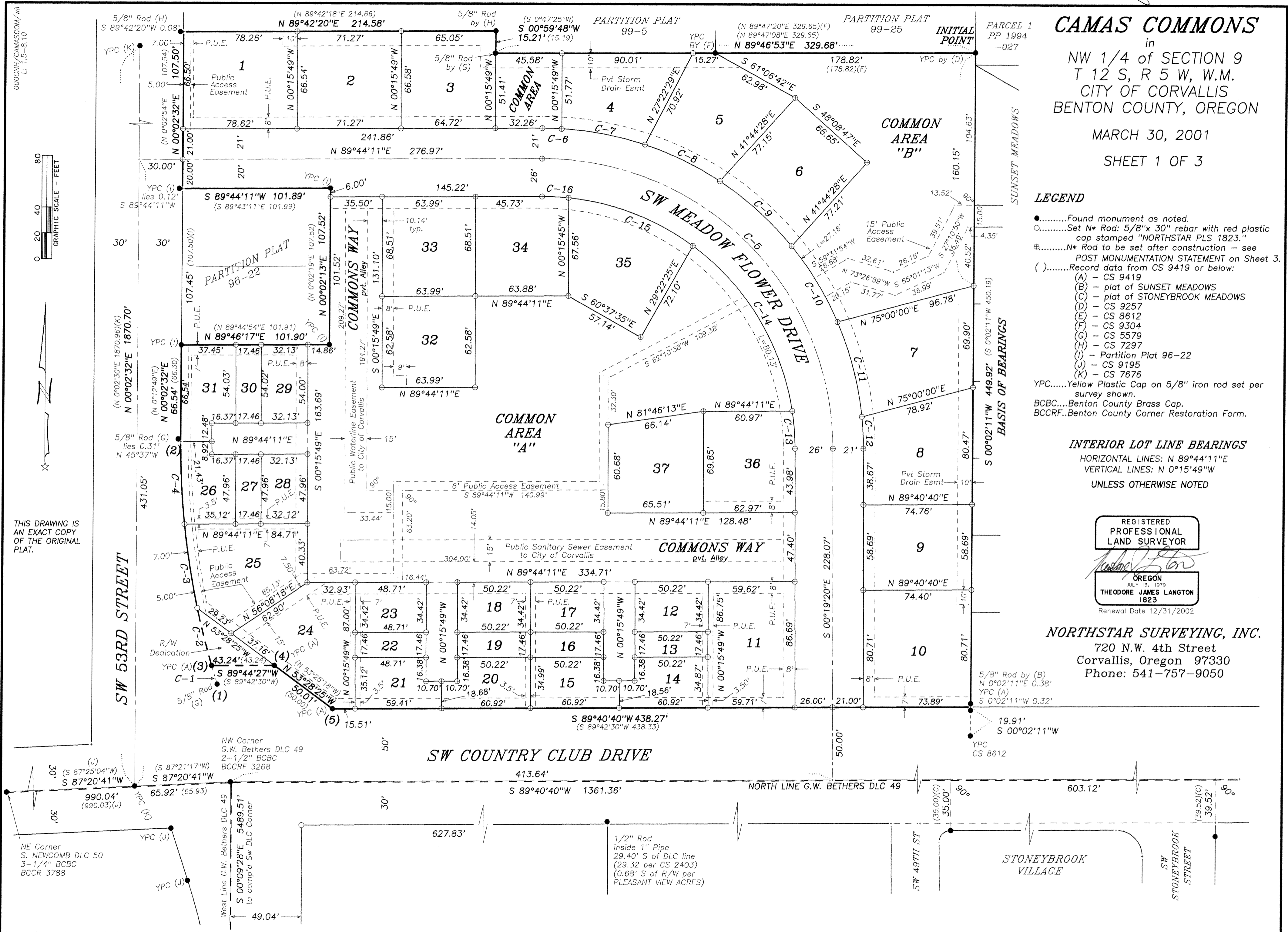
HORIZONTAL LINES: N 89°44'11"E
VERTICAL LINES: N 0°15'49"W
UNLESS OTHERWISE NOTED

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore James Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/2002

NORTHSTAR SURVEYING, INC.

720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050



THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

CAMAS COMMONS
in
NW 1/4 of SECTION 9
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CITY OF CORVALLIS
BENTON COUNTY, OREGON

MARCH 30, 2001
SHEET 2 OF 3

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	542.96' (542.96)	13.40' (13.40)	1°24'51" (1°24'50")	13.40' (13.40)	N 17°09'32"W (N 17°13'52"W)
C-2	542.96'	40.99'	4°19'31"	40.98'	N 14°17'21"W
C-3	542.96'	58.35'	6°09'27"	58.32'	N 09°02'52"W
C-4	542.96'	56.97'	6°00'41"	56.94'	N 02°57'48"W
2+3+4	542.96' (542.96)	156.31' (156.55)	16°29'39" (16°31'12")	155.77' (156.01)	N 08°12'17"W (N 08°15'51"W)
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C-16	174.00'	18.18'	5°59'17"	18.18'	S 87°16'10"E

LOT AREAS

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Lot 2: 4,744 SqFt	Lot 15: 1,955 SqFt	Lot 28: 1,541 SqFt
Lot 3: 4,312 SqFt	Lot 16: 877 SqFt	Lot 29: 1,735 SqFt
Lot 4: 4,233 SqFt	Lot 17: 1,729 SqFt	Lot 30: 943 SqFt
Lot 5: 5,074 SqFt	Lot 18: 1,729 SqFt	Lot 31: 2,299 SqFt
Lot 6: 5,032 SqFt	Lot 19: 877 SqFt	Lot 32: 4,005 SqFt
Lot 7: 5,814 SqFt	Lot 20: 1,958 SqFt	Lot 33: 4,384 SqFt
Lot 8: 5,302 SqFt	Lot 21: 1,909 SqFt	Lot 34: 4,371 SqFt
Lot 9: 4,377 SqFt	Lot 22: 850 SqFt	Lot 35: 5,317 SqFt
Lot 10: 5,984 SqFt	Lot 23: 1,677 SqFt	Lot 36: 4,379 SqFt
Lot 11: 5,174 SqFt	Lot 24: 4,690 SqFt	Lot 37: 4,275 SqFt
Lot 12: 1,729 SqFt	Lot 25: 4,866 SqFt	
Lot 13: 877 SqFt	Lot 26: 1,956 SqFt	

NARRATIVE

This plat is the result of Corvallis Planning Commission Case: Camas Commons (PD99-000014, S99-00003). This plat subdivides the property described per M-241279-98.

The exterior boundary of this plat was surveyed by Tyler Parsons per CS 9419. I located monuments found and set by him. My work supports Mr. Parsons' except for the exact location of the easterly right-of-way line of SW 53rd Street and the northerly right-of-way line of SW Country Club Drive.

Benton County defined the centerline of 53rd Street north of Country Club Drive in 1984 (CS 7676) and set monuments at the intersection of that centerline with the centerlines of Country Club Drive and Highway 34. I tied those monuments and held 30 feet easterly of that line to define the easterly right-of-way line up to the beginning of the curve created by the Plan & Profile for Route 48-05/25485 by C.C. Hanson and monumented by Neal Peterson in 1973 per CS 5579. Since the monument at the northerly curve point had been disturbed and replaced per CS 9419, I recomputed the curve holding the record radius plus 30 feet as an offset from the road centerline and intersected that offset line with a 542.96 foot arc (= record radius) from Mr. Peterson's monument at (1) to compute the radius point. I then forced the curve to be tangent at point (2). I found the monuments from CS 7297 and Partition Plat 96-22 to be slightly off the right-of-way line as shown but held them as closing corners defining the property lines. I found Mr. Parson's monuments at (3), (4) and (5) to be in good position.

John Tacchini surveyed CS 8612, CS 9096 and platted SUNSET MEADOWS. He followed CS 6712, CS 3074 and CS 3254, holding the north line of the G.W. Beathers DLC No. 49 as the centerline of SW Country Club Drive. CS 8612 relied on CS 6712 which set monuments on the northerly R/W 30 feet north of the DLC line as determined by monuments by CS 3074. Mr Tacchini actually tied into the NW and NE Claim corners per CS 9096 to compute the southerly R/W line parallel to and 30 feet south of the DLC line. Mr. Parsons held Mr. Tacchini's CS 8612 monument to compute the R/W but I found it to be only 29.75 feet north of the DLC line instead of 30.00 feet. I recomputed the R/W and show Mr. Parson's monument to be slightly off of it.

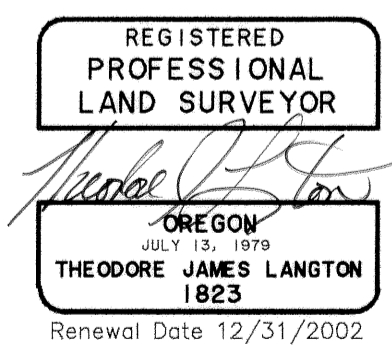
The portion of 53rd Street south of Country Club Drive was dedicated per the plat of PLEASANT VIEW FRUIT FARMS (PVFF). That plat showed the R/W to have variable width. Hard Copy Survey 12-5 #00025 defined the westerly R/W line as being 3.5 ft west of the west line of the G.W. Beathers DLC 49 (PVFF shows 13 links = 8.68 ft) and the easterly R/W line to be 56.5 feet easterly of the DLC line (PVFF shows 56.5 ft near the south end of the Subdivision but only 49.04 ft at the north end). CS 2026 and 2403 held 49.04 feet to a point 428.6 feet south of the NW DLC corner but 56.5 feet south of that. The Benton County Surveyor's Office honors that interpretation and holds the westerly R/W as a constant 3.5 feet west of the DLC line. In 1988 the County Surveyor located monuments by previous surveys along this section of the road and showed their relationship to the NW and SW DLC corners. I found many of the same monuments and used County data to compute the DLC line. I computed the easterly R/W line parallel to and 49.04 feet easterly of the DLC line. I intersected that R/W line with the southerly R/W line of Country Club Drive, which is parallel to and 30.00 feet southerly of the north line of the Beathers DLC.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and found proper monuments at the corners or at reference points to the corners of the land represented on this partition plat. The boundary of the property is described as follows:

Beginning at a 5/8" iron rod at the northeast corner of that tract conveyed to Linn Benton Housing Authority per M-241279-98, Deed records of Benton County, in the Northwest Quarter of Section 9, T 12 S, R 5 W, W.M., City of Corvallis, Benton County, Oregon, said rod also being the Southeast corner of Parcel 3 of Partition Plat 99-25 and lying on the west line of Parcel 1 of Partition Plat 94-27; thence along the line common to said Housing Authority tract and said Parcel 1 and SUNSET MEADOWS, a recorded subdivision in said City of Corvallis, S 0°02'11"W 449.92 feet to the southeast corner of said Housing Authority tract on the northerly right-of-way line of SW Country Club Drive, from which a 5/8" iron rod lies N 0°02'11"E 0.38 feet and a 5/8" iron rod lies S 0°02'11"W 0.32 feet; thence along said right-of-way line S 89°40'40"W 438.27 feet to a 5/8" iron rod; thence N 53°28'25"W 50.01 feet to a 5/8" iron rod; thence S 89°44'27"W 43.24 feet to a 5/8" iron rod on the easterly right-of-way line of SW 53rd Street; thence along said 53rd Street right-of-way line on the arc of a 542.96 foot radius curve right (chord bears N 8°12'17"W 155.77 feet) 156.31 feet to a point from which a 5/8" iron rod lies N 45°37'W 0.31 feet; thence continuing along said right-of-way line N 0°02'32"E 66.54 feet to a 5/8" iron rod at the southwest corner of Parcel 2 of Partition Plat 96-22; thence leaving said right-of-way line N 89°46'17"E 101.90 feet to a 5/8" iron rod at the southeast corner of said Parcel; thence N 0°02'13"E 107.52 feet to a 5/8" iron rod at the northeast corner of Parcel 1 of said Partition Plat; thence S 89°44'11"W 101.89 feet to the northwest corner of said Parcel 1 on said 53rd Street right-of-way line, from which a 5/8" iron rod lies S 89°44'11"W 0.12 feet; thence along said right-of-way line N 0°02'32"E 107.50 feet to the northwest corner of said Housing Authority tract, from which a 5/8" iron rod lies S 89°42'20"W 0.08 feet; thence along the north line of said tract N 89°42'20"E 214.58 feet to a 5/8" iron rod; thence S 0°59'48"W 15.21 feet to a 5/8" iron rod; thence N 89°46'53"E 329.68 feet to the point of beginning; containing 233,607 square feet (5.36 acres), more or less.

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.



NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

POST-MONUMENTATION STATEMENT

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that the monuments for this subdivision will be set within 90 days following completion of the street and utility improvements.

Post-monumentation was verified as complete the _____ day of _____, 200__, as indicated and certified by the Benton County Surveyor on an affidavit filed with the Benton County Records Office as Microfilm No. M-_____.

CAMAS COMMONS
in
NW 1/4 of SECTION 9
T 12 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

MARCH 30, 2001
SHEET 3 OF 3

DECLARATION

Know all men by these presents that Camas Common Limited Partnership, an Oregon limited partnership, is the recorded owner of the land represented on the attached map, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into Lots as shown hereon, and to be dedicated "CAMAS COMMONS."

We hereby dedicate to public use forever the right-of-way of SW Meadow Flower Drive as shown hereon.

We hereby dedicate to public use forever the additional right-of-way on SW 53rd Street as shown hereon.

We hereby create the Public Access, Public Utilities, Public Sanitary Sewer, and Public Waterline Easements as shown hereon.

We hereby create the Private Storm Drain Easements as shown hereon and reserve for the Partnership control of same for the stated purpose.

We hereby dedicate to the tenants of CAMAS COMMONS the Common Areas as shown hereon, and any improvements or facilities placed thereon, for mutual access and use.

We hereby create a Private Storm Drain Easement over and across the entire areas designated COMMON AREA "A" and COMMON AREA "B" and reserve for the Partnership control of same for the stated purpose.

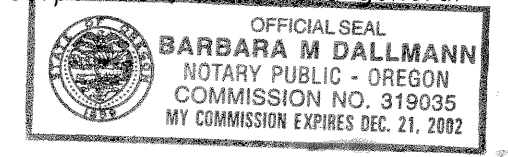
Jim Moorefield
Jim Moorefield, Exec. Director
Corvallis Neighborhood Housing Services

James Hackett
James Hackett, Exec. Director
Linn-Benton Housing Authority

STATE OF OREGON)
S.S.
COUNTY OF BENTON)

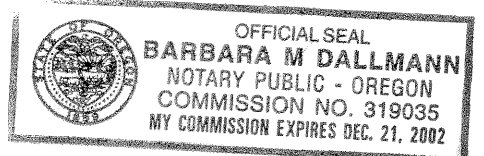
This instrument was acknowledged before me this 9 day of May, 2001, by Jim Moorefield as Executive Director of Corvallis Neighborhood Housing Services, Inc., an Oregon nonprofit corporation which is the sole member of 53rd and Country Club LLC, an Oregon limited liability corporation, which is a general partner of Camas Commons Limited Partnership.

Barbara M. Dallmann
Notary Public



This instrument was acknowledged before me this 9th day of May, 2001, by James Hackett as Executive Director of Linn-Benton Housing Authority, an Oregon corporation, which is a general partner of Camas Commons Limited Partnership.

Barbara M. Dallmann
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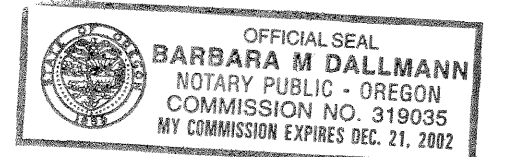
Linn-Benton Housing Authority is the beneficiary of that Trust Deed recorded as M-291928-00, Benton County Deed Records, which encumbers this land, and does hereby consent to this plat.

James Hackett
James Hackett, Exec. Director
Linn-Benton Housing Authority

STATE OF OREGON)
SS
COUNTY OF BENTON)

This instrument was acknowledged before me this 9th day of May, 2001, by James Hackett as Executive Director of Linn-Benton Housing Authority.

Barbara M. Dallmann
Notary Public



The State of Oregon, by and through Oregon Housing and Community Services Department, is the beneficiary of that Trust Deed recorded as M-291927-00, Benton County Deed Records, which encumbers this land, and has given consent to this plat via affidavit recorded as Microfilm No. 299310-01, said Deed Records.

EASEMENTS OF RECORD

The following easements are recorded as encumbrances on the property but are not specific enough to plot:

Book 55, Page 74; to Idaho and Montana Power Company for an electric transmission line anchor and appurtenances.

Book 101, Page 582; to The Pacific Telephone and Telegraph Company for anchors and appurtenances.

EASEMENTS TO CITY OF CORVALLIS

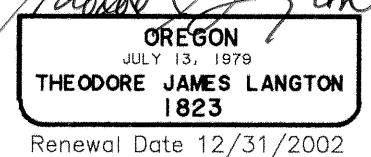
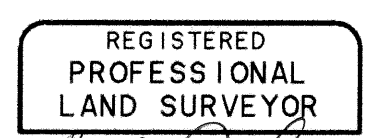
KNOW ALL PERSONS BY THESE PRESENTS, that Camas Commons Limited Partnership, hereinafter referred to as Grantor, does hereby and forever grant unto the CITY OF CORVALLIS, an Oregon municipal corporation, referred to herein as City, a permanent easement and right-of-way over and along the full length and width of the premises delineated on the attached map;

With the right, privilege, and authority, to said City, to construct, maintain, replace, reconstruct, and/or remove a Public Waterline and a Public Sanitary Sewer, with all appurtenances incident thereto or necessary therewith, on, under and across the said premises, and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the construction, use, or maintenance of said Public Waterline and said Public Sanitary Sewer and the right of ingress and egress to, over, and from the above described premises at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted.

THE CITY SHALL, upon each and every occasion that such Public Waterline and such Public Sanitary Sewer is constructed, maintained, replaced, reconstructed, or removed, restore the premises of the Grantor, and any buildings or improvements disturbed by the City, to a condition as near as practicable as they were prior to any such installation or work, and if not practicable, then pay the Grantor a reasonable compensation for such conditions that cannot be reasonably or practicably restored.

GRANTOR RESERVES THE RIGHT to use the surface of the premises for walkways, driveways, planting and related purposes to the extent that such use is consistent with the City's construction, use and maintenance of said facility on the premises. No building or other permanent structure that would enjoin the City from the intended purpose of this easement shall be placed upon the premises without the written permission of the City.

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APPROVALS

Eugene J. Brown 5-21-01
Corvallis City Engineer date

Debra Wilson 22 May 2001
Chair, Corvallis Planning Commission date

Ray Wilson 5-24-01
Benton County Surveyor date

Debra MacNeill 05-24-01
Chair, Benton County Board of Commissioners date

I hereby certify that all assessments against this property have been paid in full as of the 25 day of May, 2001.

Jeffrey Brown 5/23/01
City of Corvallis Finance Director date

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 during this tax year on this subdivision, but not yet certified to the tax collector for collection have been paid.

Doreen Hillpot 5-17-2001
Director, Benton County Dept. of Assessment date

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this subdivision that are now due and payable have been paid to June 30, 2001.

Jelda Holath 5-18-2001
Director, Benton Co. Dept. of Finance, Auditing and Tax Collection date

STATE OF OREGON)
S.S.
COUNTY OF BENTON)

I hereby certify that this subdivision plat was received and duly recorded by me in Benton County Deed Records M-299309-01 on this 25 day of May, 2001, at 1:35 o'clock PM.

By: Kathleen Haring
For Benton County Clerk Senior Deputy Clerk

Book 10 Page 30

CAMAS COMMONS

in
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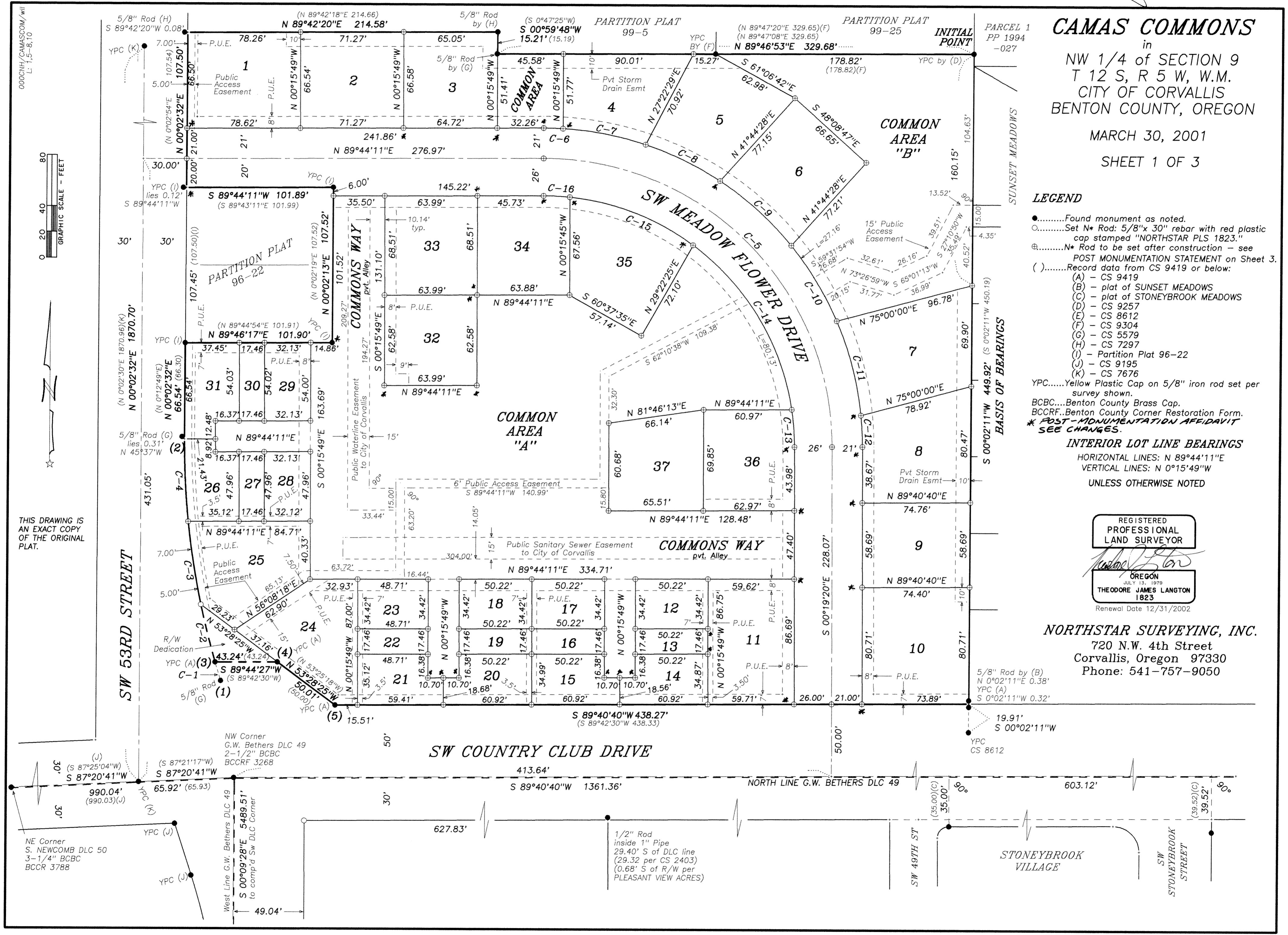
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This plat is the result of Corvallis Planning Commission Case: Camas Commons (PD99-000014, S99-00003). This plat subdivides the property described per M-241279-98.

The exterior boundary of this plat was surveyed by Tyler Parsons per CS 9419. I located monuments found and set by him. My work supports Mr. Parsons' except for the exact location of the easterly right-of-way line of SW 53rd Street and the northerly right-of-way line of SW Country Club Drive.

Benton County defined the centerline of 53rd Street north of Country Club Drive in 1984 (CS 7676) and set monuments at the intersection of that centerline with the centerlines of Country Club Drive and Highway 34. I tied those monuments and held 30 feet easterly of that line to define the easterly right-of-way line up to the beginning of the curve created by the Plan & Profile for Route 48-05/25485 by C.C. Hanson and monumented by Neal Peterson in 1973 per CS 5579. Since the monument at the northerly curve point had been disturbed and replaced per CS 9419, I recomputed the curve holding the record radius plus 30 feet as an offset from the road centerline and intersected that offset line with a 542.96 foot arc (= record radius) from Mr. Peterson's monument at (1) to compute the radius point. I then forced the curve to be tangent at point (2). I found the monuments from CS 7297 and Partition Plat 96-22 to be slightly off the right-of-way line as shown but held them as closing corners defining the property lines. I found Mr. Parson's monuments at (3), (4) and (5) to be in good position.

John Tacchini surveyed CS 8612, CS 9096 and platted SUNSET MEADOWS. He followed CS 6712, CS 3074 and CS 3254, holding the north line of the G.W. Beathers DLC No. 49 as the centerline of SW Country Club Drive. CS 8612 relied on CS 6712 which set monuments on the northerly R/W 30 feet north of the DLC line as determined by monuments by CS 3074. Mr. Tacchini actually tied into the NW and NE Claim corners per CS 9096 to compute the southerly R/W line parallel to and 30 feet south of the DLC line. Mr. Parsons held Mr. Tacchini's CS 8612 monument to compute the R/W but I found it to be only 29.75 feet north of the DLC line instead of 30.00 feet. I recomputed the R/W and show Mr. Parson's monument to be slightly off of it.

The portion of 53rd Street south of Country Club Drive was dedicated per the plat of PLEASANT VIEW FRUIT FARMS (PVFF). That plat showed the R/W to have variable width. Hard Copy Survey 12-5 #00025 defined the westerly R/W line as being 3.5 ft west of the west line of the G.W. Beathers DLC 49 (PVFF shows 13 links = 8.68 ft) and the easterly R/W line to be 56.5 feet easterly of the DLC line (PVFF shows 56.5 ft near the south end of the Subdivision but only 49.04 ft at the north end). CS 2026 and 2403 held 49.04 feet to a point 428.6 feet south of the NW DLC corner but 56.5 feet south of that. The Benton County Surveyor's Office honors that interpretation and holds the westerly R/W as a constant 3.5 feet west of the DLC line. In 1988 the County Surveyor located monuments by previous surveys along this section of the road and showed their relationship to the NW and SW DLC corners. I found many of the same monuments and used County data to compute the DLC line. I computed the easterly R/W line parallel to and 49.04 feet easterly of the DLC line. I intersected that R/W line with the southerly R/W line of Country Club Drive, which is parallel to and 30.00 feet southerly of the north line of the Beathers DLC.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and found proper monuments at the corners or at reference points to the corners of the land represented on this partition plat. The boundary of the property is described as follows:

Beginning at a 5/8" iron rod at the northeast corner of that tract conveyed to Linn Benton Housing Authority per M-241279-98, Deed records of Benton County, in the Northwest Quarter of Section 9, T 12 S, R 5 W, W.M., City of Corvallis, Benton County, Oregon, said rod also being the Southeast corner of Parcel 3 of Partition Plat 99-25 and lying on the west line of Parcel 1 of Partition Plat 94-27; thence along the line common to said Housing Authority tract and said Parcel 1 and SUNSET MEADOWS, a recorded subdivision in said City of Corvallis, S 0°02'11"W 449.92 feet to the southeast corner of said Housing Authority tract on the northerly right-of-way line of SW Country Club Drive, from which a 5/8" iron rod lies N 0°02'11"E 0.38 feet and a 5/8" iron rod lies S 0°02'11"W 0.32 feet; thence along said right-of-way line S 89°40'40"W 438.27 feet to a 5/8" iron rod; thence N 53°28'25"W 50.01 feet to a 5/8" iron rod; thence S 89°44'27"W 43.24 feet to a 5/8" iron rod on the easterly right-of-way line of SW 53rd Street; thence along said 53rd Street right-of-way line on the arc of a 542.96 foot radius curve right (chord bears N 8°12'17"W 155.77 feet) 156.31 feet to a point from which a 5/8" iron rod lies N 45°37'W 0.31 feet; thence continuing along said right-of-way line N 0°02'32"E 66.54 feet to a 5/8" iron rod at the southwest corner of Parcel 2 of Partition Plat 96-22; thence leaving said right-of-way line N 89°46'17"E 101.90 feet to a 5/8" iron rod at the southeast corner of said Parcel; thence N 0°02'13"E 107.52 feet to a 5/8" iron rod at the northeast corner of Parcel 1 of said Partition Plat; thence S 89°44'11"W 101.89 feet to the northwest corner of said Parcel 1 on said 53rd Street right-of-way line, from which a 5/8" iron rod lies S 89°44'11"W 0.12 feet; thence along said right-of-way line N 0°02'32"E 107.50 feet to the northwest corner of said Housing Authority tract, from which a 5/8" iron rod lies S 89°42'20"W 0.08 feet; thence along the north line of said tract N 89°42'20"E 214.58 feet to a 5/8" iron rod; thence S 0°59'48"W 15.21 feet to a 5/8" iron rod; thence N 89°46'53"E 329.68 feet to the point of beginning; containing 233,607 square feet (5.36 acres), more or less.

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

Theodore J. Langton
THEODORE JAMES LANGTON
1823

Renewal Date 12/31/2002

NORTHSTAR SURVEYING, INC.

720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

*** POST-MONUMENTATION STATEMENT**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that the monuments for this subdivision will be set within 90 days following completion of the street and utility improvements.

Post-monumentation was verified as complete the 10th day of MARCH, 2003, as indicated and certified by the Benton County Surveyor on an affidavit filed with the Benton County Records Office as Microfilm No. M-2003 - 336392