

PINOT GRIS ESTATES

LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 13,
AND IN THE SE 1/4 OF SECTION 12,
TOWNSHIP 11 SOUTH, RANGE 5 WEST
OF THE WILLAMETTE MERIDIAN AND IN
THE SW 1/4 OF SECTION 7 AND THE
NW 1/4 OF SECTION 18, TOWNSHIP 11
SOUTH, RANGE 4 WEST, OF THE
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: KYLE L. AND HOLLY J. DUNNING
DATE: JANUARY 19, 2001

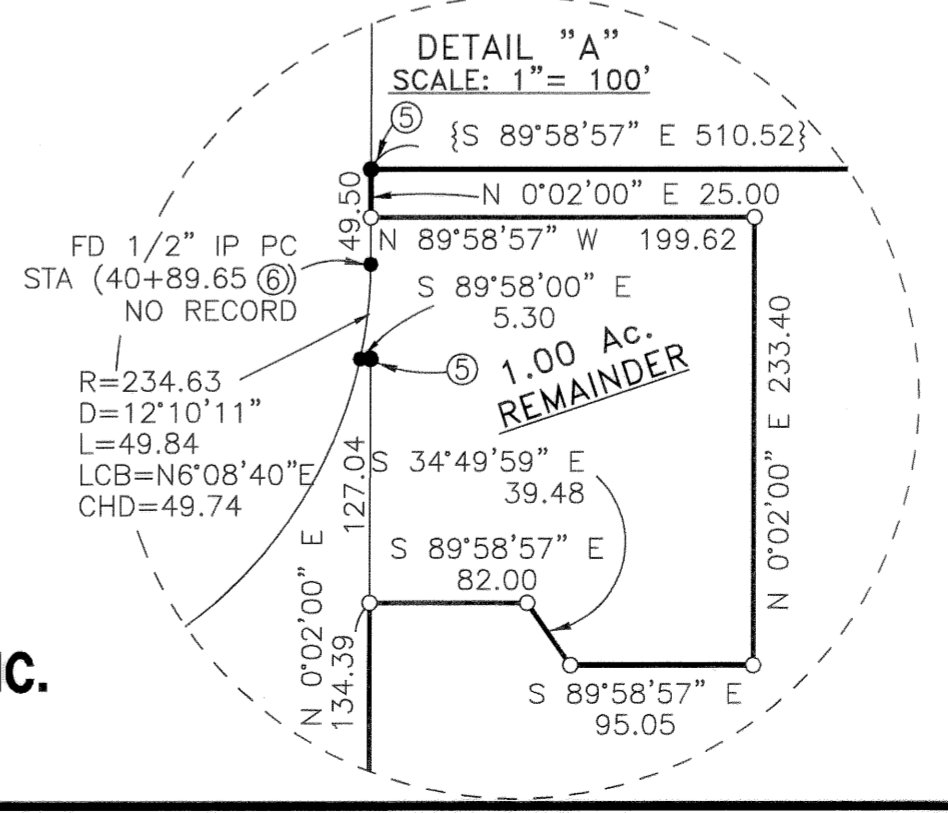
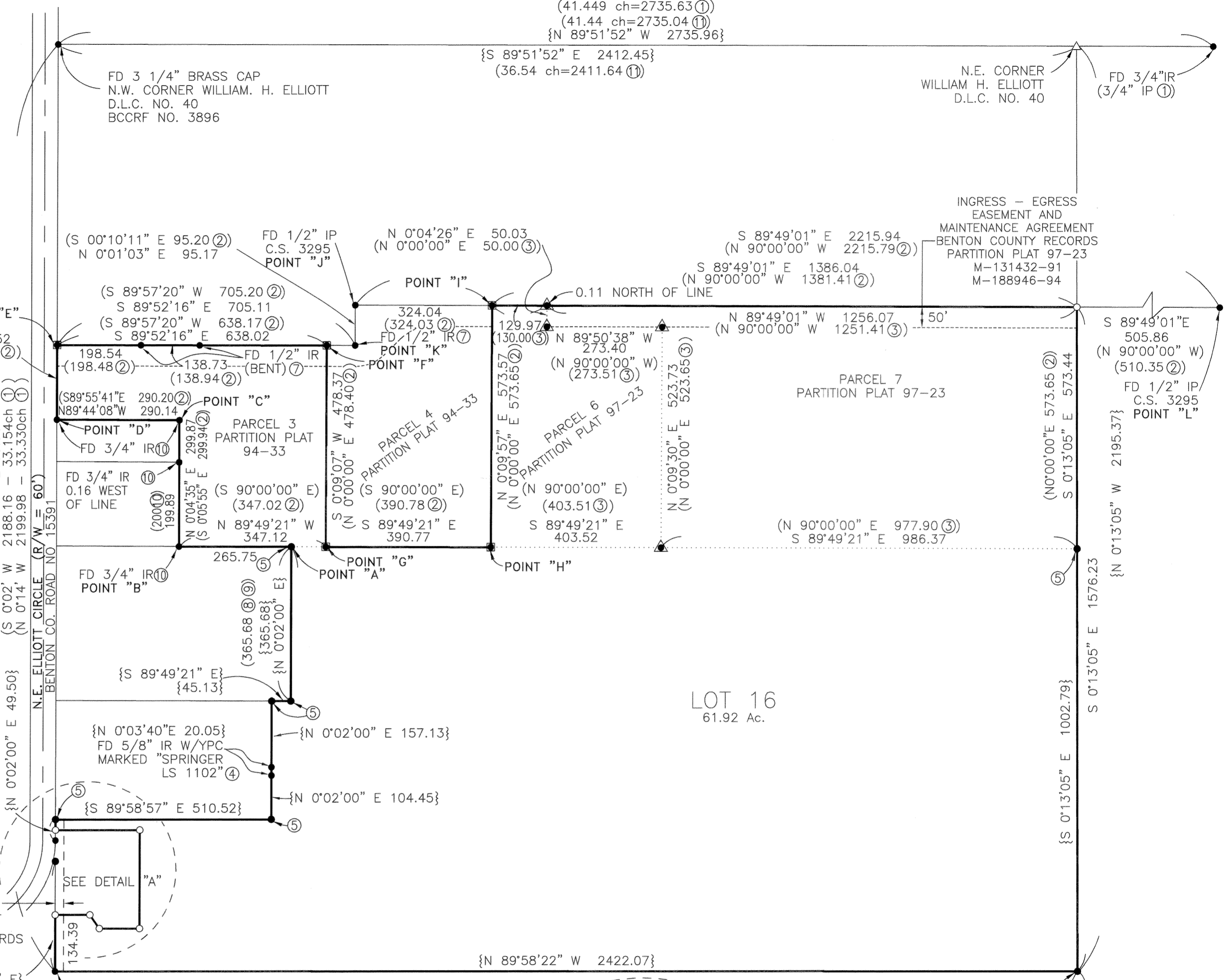
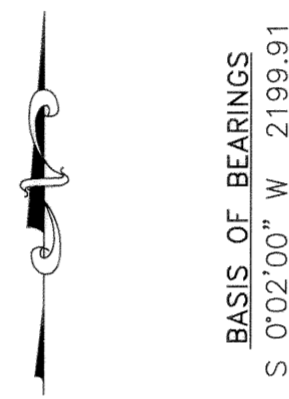
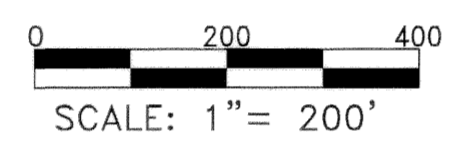
SHEET INDEX:
SHEET 1 - SUBDIVISION BOUNDARY & LOT 16
SHEET 2 - LOTS 1 through 9
SHEET 3 - LOTS 10 through 15
SHEET 4 - EASEMENTS
SHEET 5 - SIGNATURE PAGE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE WILLIAM
H. ELLIOTT DONATION LAND CLAIM NO. 40 AS DETERMINED
BY BENTON COUNTY SURVEY HARDCOPY 11-5-00008

LEGEND

- SET 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088"
- FD 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 2088" ②
- ▲ FD 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088" ③
- FD 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088" UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- IP IRON PIPE - INSIDE DIAMETER
- IR IRON ROD
- [] CALCULATED INFORMATION
- FD FOUND
- C.S. COUNTY SURVEY
- R/W RIGHT OF WAY
- PVT PRIVATE
- ESMT EASEMENT
- YPC YELLOW PLASTIC CAP
- BCCRF BENTON COUNTY CORNER RESTORATION FORM
- { } MEASURED AND RECORD INFORMATION PER C.S. 9562 PERFORMED BY COLE SURVEYING JULY 12, 2000
- () RECORD INFORMATION



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

REGISTERED PROFESSIONAL LAND SURVEYOR
C. Henry Cole
OREGON JULY 13, 1984
C. HENRY COLE 2088
EXPIRES 12/31/01

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



S.E. CORNER WILLIAM H. ELLIOTT D.L.C. NO. 40
⑤ FD 5/8" IR W/YPC MARKED "COLE SURV LS 2088" 18" BELOW GROUND SURFACE
D.L.C. CORNER REFERENCE MONUMENTS
FD 5/8" IR W/YPC MARKED "COLE SURV LS 2088" 18" BELOW GROUND SURFACE
S 47°02'30" E 20.91
N 36°51'12" E 21.22
N 53°41'39" W 23.17
S 49°13'00" W 22.01

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FOR: KYLE L. AND HOLLY J. DUNNING
DATE: JANUARY 19, 2001

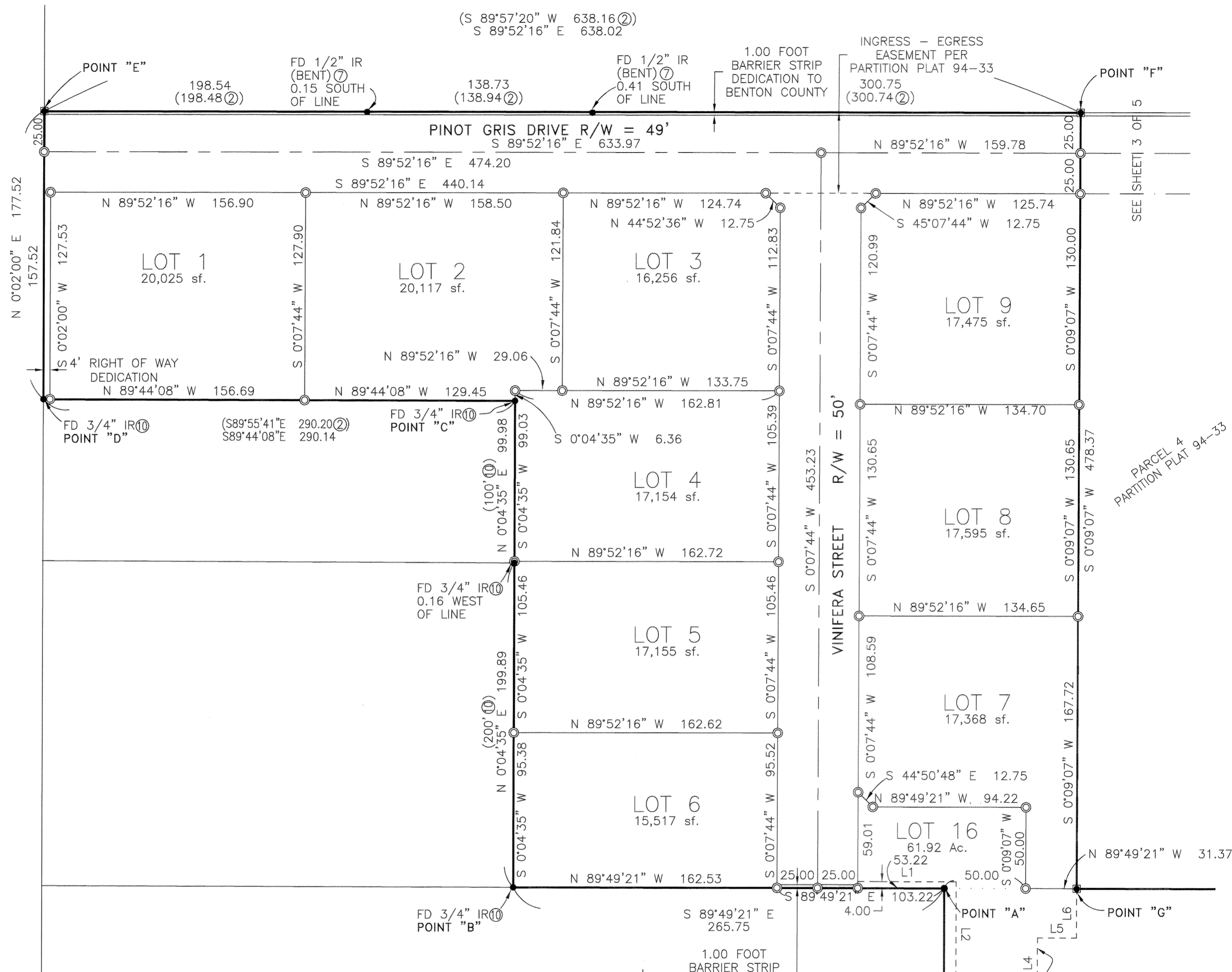
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③ BENTON COUNTY PARTITION PLAT 97-23
④ C.S. 9513
⑤ C.S. 9562
⑥ BENTON COUNTY ENGINEERING DEPARTMENT ROUTE 39-01 PLAN & PROFILE DRAWING
⑦ C.S. 4192
⑧ BENTON COUNTY DEED RECORDS M 162789-93
⑨ BENTON COUNTY DEED RECORDS BOOK 104, PAGE 154
⑩ C.S. 3903
⑪ G.L.O. MAP OF TOWNSHIP 11 SOUTH, RANGE 5 WEST DATED DECEMBER 11, 1929

N.E. ELLIOTT CIRCLE (R/W = 60')
BENTON CO. ROAD NO. 15391



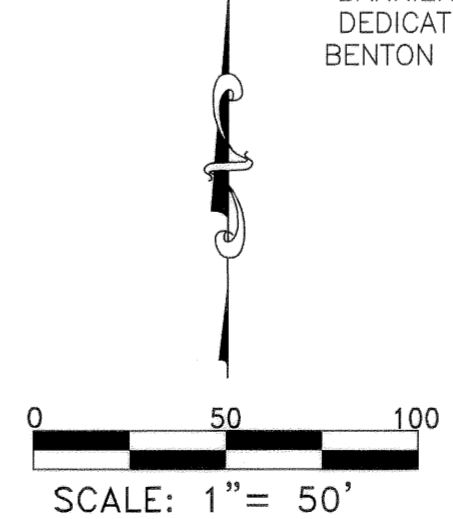
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C. Henry Cole
OREGON JULY 13, 1984
C. HENRY COLE 2088
EXPIRES 12/31/01

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



COLE SURVEYING, INC.



L#	Bearing	Length
L1	N 89°49'21" W	60.50
L2	N 0°02'00" W	65.16
L3	N 89°49'21" W	50.00
L4	S 0°02'00" W	30.60
L5	N 89°49'21" W	24.00
L6	S 0°02'00" W	30.50

EMERGENCY VEHICLE TURN-A-ROUND EASEMENT IN FAVOR OF BENTON COUNTY FOR INGRESS AND EGRESS. THIS EASEMENT IS EXTINGUISHED WHEN THE EXTENSION OF "VINIFERA STREET" IS DEDICATED AS A PUBLIC ROAD AND IS CONSTRUCTED TO BENTON COUNTY OR CITY OF CORVALLIS STANDARDS.

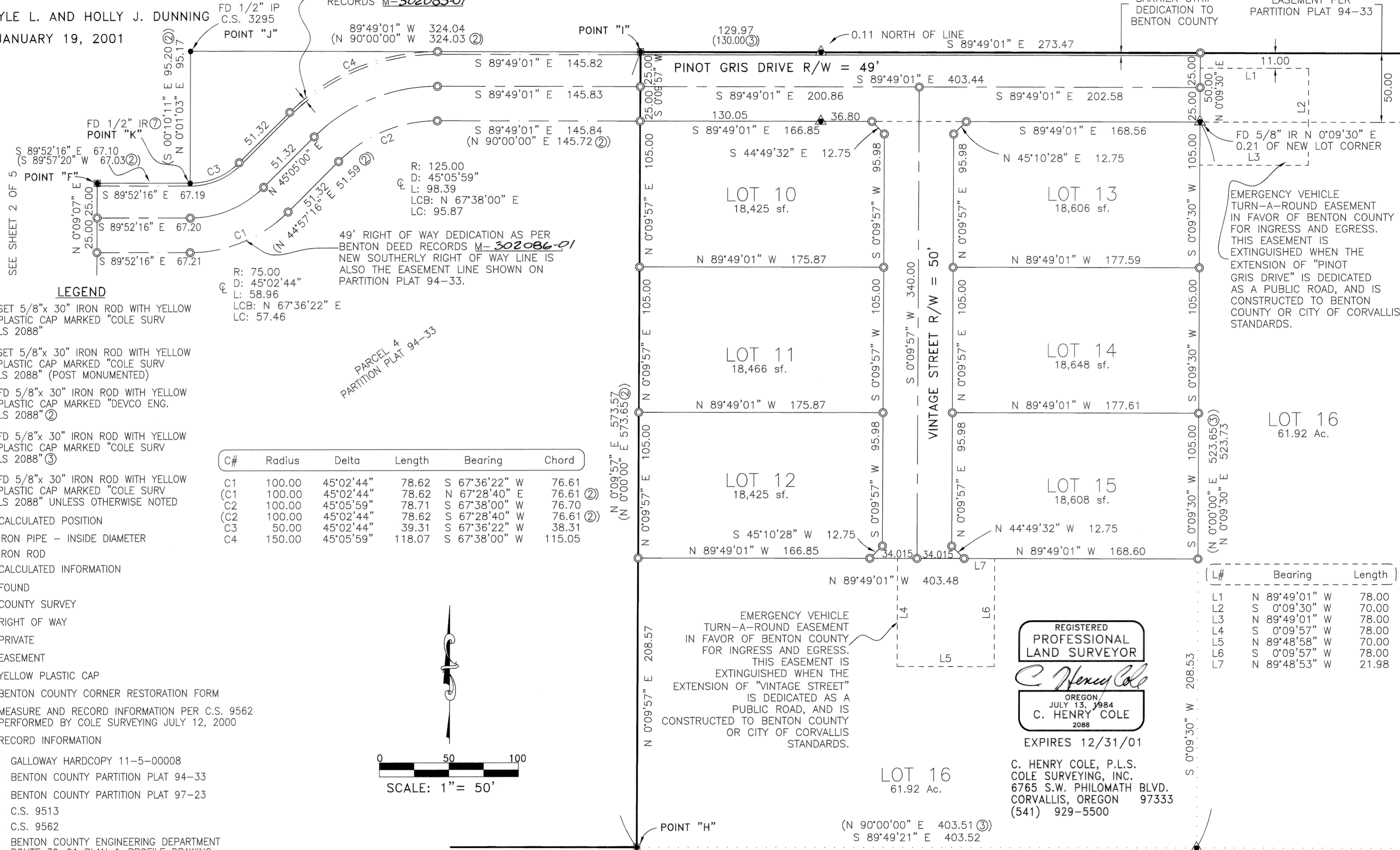
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FOR: KYLE L. AND HOLLY J. DUNNING
DATE: JANUARY 19, 2001

1.00 FOOT
BARRIER STRIP DEDICATION
TO BENTON COUNTY
PER BENTON COUNTY DEED
RECORDS M-302085-01

1.00 FOOT
BARRIER STRIP DEDICATION
TO BENTON COUNTY
INGRESS - EGRESS
EASEMENT PER
PARTITION PLAT 94-33

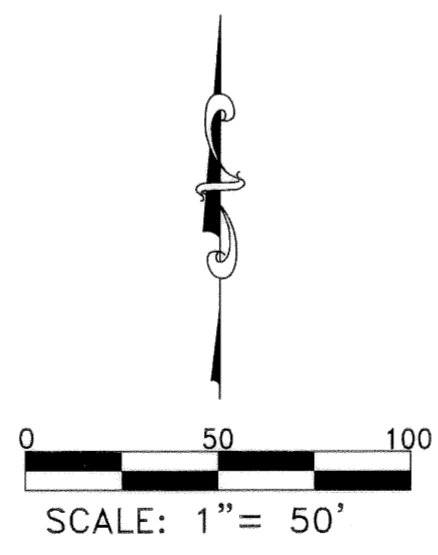


SEE SHEET 2 OF 5

LEGEND

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- () RECORD INFORMATION

C#	Radius	Delta	Length	Bearing	Chord
C1	100.00	45°02'44"	78.62	S 67°36'22" W	76.61
(C1)	100.00	45°02'44"	78.62	N 67°28'40" E	76.61 ②
C2	100.00	45°05'59"	78.71	S 67°38'00" W	76.70
(C2)	100.00	45°02'44"	78.62	S 67°28'40" W	76.61 ②
C3	50.00	45°02'44"	39.31	S 67°36'22" W	38.31
C4	150.00	45°05'59"	118.07	S 67°38'00" W	115.05



L#	Bearing	Length
L1	N 89°49'01" W	78.00
L2	S 0°09'30" W	70.00
L3	N 89°49'01" W	78.00
L4	S 0°09'57" W	78.00
L5	N 89°48'58" W	70.00
L6	S 0°09'57" W	78.00
L7	N 89°48'53" W	21.98

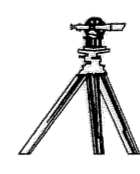
REGISTERED
PROFESSIONAL
LAND SURVEYOR

C. Henry Cole
OREGON
JULY 13, 1984
C. HENRY COLE
2088

EXPIRES 12/31/01

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

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**COLE
SURVEYING, INC.**

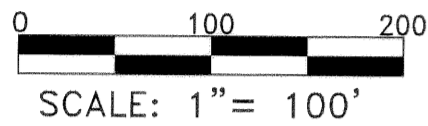
9186PLAT2

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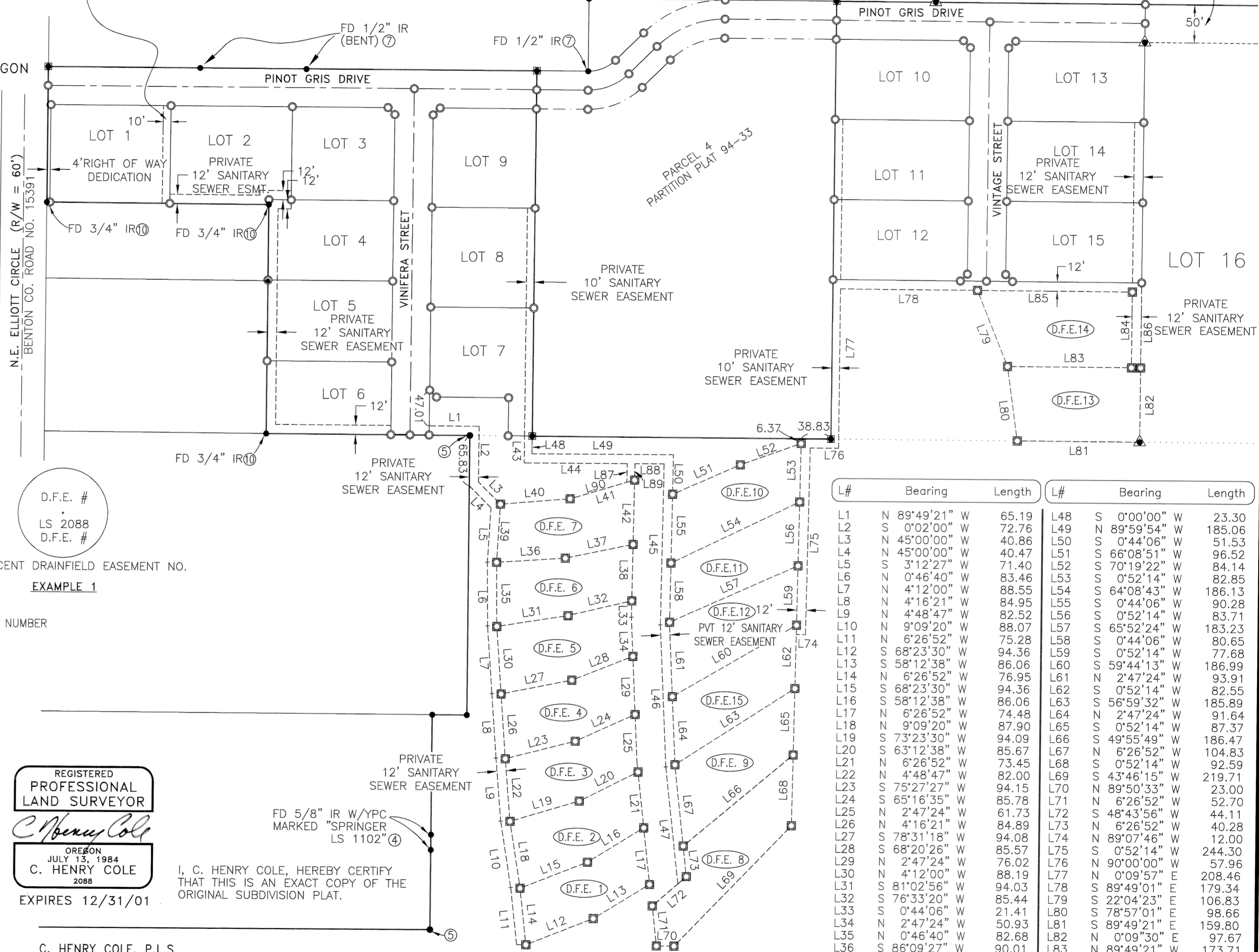
(D.F.E.6) SEPTIC DRAIN FIELD EASEMENT FOR CORRESPONDING LOT NUMBER

- IP IRON PIPE - INSIDE DIAMETER
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- ⑪ G.L.O. MAP OF TOWNSHIP 11 SOUTH, RANGE 5 WEST DATED DECEMBER 11, 1929

10' WIDE PRIVATE SANITARY SEWER EASEMENT TO BENEFIT LOT 2 FD 1/2" IP FOR THE PROTECTION OF SANITARY DRAINFIELD. THE OWNER OF C.S. 3295 LOT 1 IS RESTRICTED FROM PLANTING OR CONSTRUCTING ANYTHING WITHIN THE RESTRICTED AREA WHICH WOULD INTERFERE WITH THE OPERATION, USE OR MAINTENANCE OF THE SANITARY DRAINFIELD ON LOT 2.

INGRESS - EGRESS EASEMENT PER PARTITION PLAT 94-33



= ADJACENT DRAINFIELD EASEMENT NO.

EXAMPLE 1

REGISTERED PROFESSIONAL LAND SURVEYOR
C. Henry Cole
OREGON JULY 13, 1984
C. HENRY COLE 2088
EXPIRES 12/31/01

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- 1.) **BLANKET EASEMENT**
BLANKET EASEMENT OVER LOT 16 BENEFITING THE HOMEOWNER'S ASSOCIATION OF PINOT GRIS ESTATES FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAINAGE STRUCTURES, LINES AND DITCHES.
- 2.) **BLANKET EASEMENT**
BLANKET EASEMENT OVER LOT 16 BENEFITING THE HOMEOWNER'S ASSOCIATION OF PINOT GRIS ESTATES FOR THE INSTALLATION AND MAINTENANCE OF WATERLINES, TANKS AND ASSOCIATED EQUIPMENT

L#	Bearing	Length	L#	Bearing	Length
L1	N 89°49'21" W	65.19	L48	S 0°00'00" W	23.30
L2	S 0°02'00" W	72.76	L49	N 89°59'54" W	185.06
L3	N 45°00'00" W	40.86	L50	S 0°44'06" W	51.53
L4	N 45°00'00" W	40.47	L51	S 66°08'51" W	96.52
L5	S 3°12'27" W	71.40	L52	S 70°19'22" W	84.14
L6	N 0°46'40" W	83.46	L53	S 0°52'14" W	82.85
L7	N 4°12'00" W	88.55	L54	S 64°08'43" W	186.13
L8	N 4°16'21" W	84.95	L55	S 0°44'06" W	90.28
L9	N 4°48'47" W	82.52	L56	S 0°52'14" W	83.71
L10	N 9°09'20" W	88.07	L57	S 65°52'24" W	183.23
L11	N 6°26'52" W	75.28	L58	S 0°44'06" W	80.65
L12	S 68°23'30" W	94.36	L59	S 0°52'14" W	77.68
L13	S 58°12'38" W	86.06	L60	S 59°44'13" W	186.99
L14	N 6°26'52" W	76.95	L61	N 2°47'24" W	93.91
L15	S 68°23'30" W	94.36	L62	S 0°52'14" W	82.55
L16	S 58°12'38" W	86.06	L63	S 56°59'32" W	185.89
L17	N 6°26'52" W	74.48	L64	N 2°47'24" W	91.64
L18	N 9°09'20" W	87.90	L65	S 0°52'14" W	87.37
L19	S 73°23'30" W	94.09	L66	S 49°55'49" W	186.47
L20	S 63°12'38" W	85.67	L67	N 6°26'52" W	104.83
L21	N 6°26'52" W	73.45	L68	S 0°52'14" W	92.59
L22	N 4°48'47" W	82.00	L69	S 43°46'15" W	219.71
L23	S 75°27'27" W	94.15	L70	N 89°50'33" W	23.00
L24	S 65°16'35" W	85.78	L71	N 6°26'52" W	52.70
L25	N 2°47'24" W	61.73	L72	S 48°43'56" W	44.11
L26	N 4°16'21" W	84.89	L73	N 6°26'52" W	40.28
L27	S 78°31'18" W	94.08	L74	N 89°07'46" W	12.00
L28	S 68°20'26" W	85.57	L75	S 0°52'14" W	244.30
L29	N 2°47'24" W	76.02	L76	N 90°00'00" W	57.96
L30	N 4°12'00" W	88.19	L77	N 0°09'57" E	208.46
L31	S 81°02'56" W	94.03	L78	S 89°49'01" E	179.34
L32	S 76°33'20" W	85.44	L79	S 22°04'23" E	106.83
L33	S 0°44'06" W	21.41	L80	S 78°57'01" E	98.66
L34	N 2°47'24" W	50.93	L81	S 89°49'21" E	159.80
L35	N 0°46'40" W	82.68	L82	N 0°09'30" E	97.67
L36	S 86°09'27" W	90.01	L83	N 89°49'21" W	173.71
L37	S 78°02'32" W	90.30	L84	N 0°09'30" W	98.86
L38	S 0°44'06" W	74.05	L85	S 89°49'01" E	202.13
L39	S 3°12'27" W	76.35	L86	N 0°09'30" E	110.82
L40	S 85°09'38" W	91.27	L87	N 0°44'06" E	24.28
L41	S 73°19'20" W	87.70	L88	N 90°00'00" E	38.13
L42	S 0°44'06" W	84.37	L89	S 0°44'06" W	21.28
L43	S 0°00'00" W	35.33	L90	S 73°19'20" W	77.22
L44	S 90°00'00" W	134.71			
L45	S 0°44'06" W	210.68			
L46	N 2°47'24" W	186.30			
L47	N 6°26'52" W	153.85			

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FOR: KYLE L. AND HOLLY J. DUNNING

DATE: JANUARY 19, 2001

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 DAY OF June, 2001.

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, 2001

BY: [Signature] DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED [Signature] 6/28/01 CHAIRPERSON, BENTON COUNTY PLANNING COMMISSION DATE

APPROVED [Signature] 7-17-01 BENTON COUNTY ENGINEER DATE

APPROVED [Signature] 7-17-01 BENTON COUNTY SURVEYOR DATE

APPROVED [Signature] 07-17-01 CHAIRPERSON BENTON COUNTY BOARD OF COMMISSIONERS DATE

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE BENTON COUNTY FILE NUMBER PC-00-07.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE WILLIAM H. ELLIOTT DONATION LAND CLAIM NO. 40 AS DETERMINED BY BENTON COUNTY SURVEY HARDCOPY 11-5-00008

BOUNDARY DETERMINATION

THE EAST, SOUTH AND A PORTION OF WEST BOUNDARY ARE AS BENTON COUNTY SURVEY NO. 9562 AND REFERENCED ON THE ATTACHED MAP. THE EASTERLY RIGHT OF WAY OF ELLIOTT CIRCLE WAS ESTABLISHED BY HOLDING THE NORTHWEST AND SOUTHWEST CORNERS OF THE WILLIAM H. ELLIOTT DONATION LAND CLAIM NO. 40. THE REMAINING PORTION OF THE WESTERLY BOUNDARY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT POINTS "A", "B", "C" AND "D". THE NORTHERLY BOUNDARY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT POINTS "E" & "K" AND "J" & "L". THE FOUND MONUMENTS AT POINTS "F", "G", "H" AND "I" WERE HELD TO ESTABLISH THE COMMON BOUNDARY LINES BETWEEN PARCEL 4 OF PARTITION PLAT 94-33 AND THIS SUBDIVISION. THE 1.00 ACRE REMAINDER (DETAIL "A" / SHEET 1) IS PER THE OWNER'S REQUEST AND REFERENCED BY THE PENDING COMMUNITY DEVELOPMENT FILE NUMBER LD-00-10 (PRELIMINARY APPROVAL MAY 9, 2000).

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT KYLE L. DUNNING AND HOLLY J. DUNNING, ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, EASEMENTS, AND STREET RIGHTS-OF-WAYS AS SHOWN AND NOTED ON THE ATTACHED MAP AND TO BE DEDICATED AS "PINOT GRIS ESTATES" AND DO HEREBY DEDICATE WITHOUT RESERVATION OR RESTRICTION THE STREET RIGHTS-OF-WAYS AS SHOWN AND NOTED ON THE ATTACHED MAP AND DO ALSO HEREBY CREATE THE SEPTIC DRAINFIELD EASEMENTS AND PRIVATE SANITARY EASEMENTS TO BENEFIT EACH LOT AS SHOWN AND NOTED ON THE ATTACHED MAP, AND DO ALSO HEREBY CREATE THE BLANKET EASEMENTS AS NOTED ON THE ATTACHED MAP. IN ADDITION, WE DO HEREBY DEDICATE TO BENTON COUNTY THE BARRIER STRIPS AS SHOWN AND NOTED ON THE ATTACHED MAP. FURTHERMORE, WE ALSO CERTIFY THAT WATER WILL BE AVAILABLE TO THE LOT LINE OF LOTS 1 THROUGH 15 AS DEPICTED ON THE ATTACHED MAP.

[Signature] KYLE L. DUNNING

[Signature] HOLLY J. DUNNING

ACKNOWLEDGMENT:

STATE OF OREGON } SS
COUNTY OF BENTON }

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF June, 2001, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR KYLE L. DUNNING AND HOLLY J. DUNNING, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR FREE ACT AND DEED.

[Signature] REBECCA COLE
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 10-1-04



THIS SUBDIVISION PLAT IS SUBJECT TO A SUBDIVISION CONSENT AFFIDAVIT BY CITIZENS BANK, THE RECORDED TRUST DEED HOLDER, AND RECORDED IN THE BENTON COUNTY DEED RECORDS AS M- 302083-01

THIS SUBDIVISION PLAT IS SUBJECT TO A SUBDIVISION CONSENT AFFIDAVIT BY THE COMMERCIAL BANK NKA WEST COAST BANK, THE RECORDED TRUST DEED HOLDER, AND RECORDED IN THE BENTON COUNTY DEED RECORDS AS M- 302084-01

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LOTS, EASEMENTS, AND STREET RIGHT-OF-WAY SHOWN ON THE ATTACHED MAP OF "PINOT GRIS ESTATES", BEING A TRACT OF LAND LOCATED WITHIN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 13, AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 5 WEST AND IN THE SOUTHWEST QUARTER OF SECTION 7 AND NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 3 1/4 INCH BRASS CAP AT THE SOUTHWEST CORNER OF THE WILLIAM H. ELLIOTT DONATION LAND CLAIM NO. 40: THENCE NORTH 0°02'00" EAST 134.39 FEET ALONG THE WEST LINE OF SAID DONATION LAND CLAIM TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°58'57" EAST 82.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 34°49'59" EAST 39.48 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°58'57" EAST 95.05 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 0°02'00" EAST 233.40 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°58'57" WEST 199.62 FEET TO THE AFOREMENTIONED WEST LINE OF SAID DONATION LAND CLAIM AND THE EASTERLY RIGHT OF WAY OF N.E. ELLIOTT CIRCLE (COUNTY ROAD NO. 15391) AND A 5/8 INCH IRON ROD; THENCE NORTH 0°02'00" EAST 25.00 FEET ALONG SAID WEST CLAIM LINE AND EASTERLY RIGHT OF WAY TO 5/8 INCH IRON ROD; THENCE SOUTH 89°58'57" EAST 510.52 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 0°02'00" EAST 104.45 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 0°03'40" EAST 20.05 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 0°02'00" EAST 157.13 FEET TO THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN BENTON COUNTY DEED RECORDS M-279047-00 AND A 5/8 INCH IRON ROD; THENCE SOUTH 89°49'21" EAST 45.13 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND AND A 5/8 INCH IRON ROD; THENCE NORTH 0°02'00" EAST 365.68 FEET ALONG THE EAST LINE OF SAID TRACT AND ALSO THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN BENTON COUNTY DEED RECORDS M-3939-79 TO THE NORTHEAST CORNER OF SAID TRACT AND A 5/8 INCH IRON ROD; THENCE NORTH 89°49'21" WEST 265.75 FEET ALONG THE NORTH LINE OF LAST SAID TRACT OF LAND TO A 3/4 INCH IRON ROD; THENCE NORTH 0°04'35" EAST 299.87 FEET TO A 3/4 INCH IRON ROD; THENCE NORTH 89°44'08" WEST 290.14 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY OF N.E. ELLIOTT CIRCLE AND THE AFOREMENTIONED WEST LINE OF THE WILLIAM H. ELLIOTT DONATION LAND CLAIM LINE AND A 3/4 INCH IRON ROD; THENCE NORTH 0°02'00" EAST 177.52 FEET ALONG SAID EASTERLY RIGHT OF WAY AND WEST CLAIM LINE TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°52'16" EAST 638.02 FEET TO THE WESTERLY NORTHWEST CORNER OF PARCEL 4 OF BENTON COUNTY PARTITION PLAT 94-33 AND A 5/8 INCH IRON ROD; THENCE SOUTH 0°09'07" WEST 478.37 FEET ALONG THE WEST LINE OF SAID PARCEL 4 TO THE SOUTHWEST CORNER OF SAID PARCEL 4 AND A 5/8 INCH IRON ROD; THENCE SOUTH 89°49'21" EAST 390.77 FEET ALONG THE SOUTH LINE OF SAID PARCEL 4 TO THE SOUTHEAST CORNER OF SAID PARCEL 4 AND A 5/8 INCH IRON ROD; THENCE NORTH 0°09'57" EAST 573.57 FEET ALONG THE EAST LINE OF SAID PARCEL 4 TO THE NORTHEAST CORNER OF SAID PARCEL 4 AND A 5/8 INCH IRON ROD; THENCE SOUTH 89°49'01" EAST 1386.04 FEET ALONG THE NORTH LINE OF PARCELS 6 AND 7 OF BENTON COUNTY PARTITION PLAT 97-23 TO THE EAST LINE OF THE AFOREMENTIONED WILLIAM H. ELLIOTT DONATION LAND CLAIM NO. 40 AND A 5/8 INCH IRON ROD; THENCE SOUTH 0°13'05" EAST 1576.23 FEET ALONG SAID EAST CLAIM LINE TO THE SOUTHEAST CORNER OF SAID CLAIM AND A 5/8 INCH IRON ROD; THENCE NORTH 89°58'22" WEST ALONG THE SOUTH LINE OF SAID CLAIM 2422.07 FEET TO THE INITIAL POINT.

POST-MONUMENTATION STATEMENT

I, C. HENRY COLE, 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.

C. HENRY COLE - PLS 2088

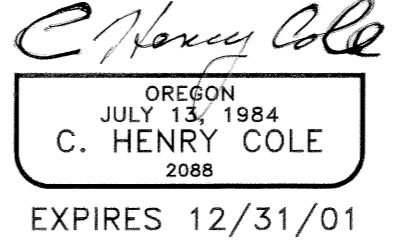
POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE DAY OF July, 2001, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS MICROFILM NO. M-

RECORDING:

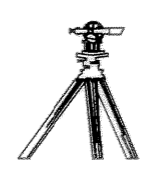
STATE OF OREGON }
COUNTY OF BENTON }

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS IN M- 302082-01, ON THIS 17th DAY OF July, 2001, AT 4:34 O'CLOCK P.M.

BY: [Signature] BENTON COUNTY CLERK Senior Deputy Clerk



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



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

Book 10 Page 32

PINOT GRIS ESTATES

LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 13, AND IN THE SE 1/4 OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN AND IN THE SW 1/4 OF SECTION 7 AND THE NW 1/4 OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: KYLE L. AND HOLLY J. DUNNING

DATE: JANUARY 19, 2001

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 DAY OF June, 2001.

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, 2001 July 17, 2001 VH

BY: [Signature]
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED [Signature] 0/28/01
CHAIRPERSON, BENTON COUNTY PLANNING COMMISSION DATE

APPROVED [Signature] 7-17-01
BENTON COUNTY ENGINEER DATE

APPROVED [Signature] 7-17-01
BENTON COUNTY SURVEYOR DATE

APPROVED [Signature] 07-17-01
CHAIRPERSON BENTON COUNTY BOARD OF COMMISSIONERS DATE

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE BENTON COUNTY FILE NUMBER PC-00-07.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE WILLIAM H. ELLIOTT DONATION LAND CLAIM NO. 40 AS DETERMINED BY BENTON COUNTY SURVEY HARDCOPY 11-5-00008

BOUNDARY DETERMINATION

THE EAST, SOUTH AND A PORTION OF WEST BOUNDARY ARE AS BENTON COUNTY SURVEY NO. 9562 AND REFERENCED ON THE ATTACHED MAP. THE EASTERLY RIGHT OF WAY OF ELLIOTT CIRCLE WAS ESTABLISHED BY HOLDING THE NORTHWEST AND SOUTHWEST CORNERS OF THE WILLIAM H. ELLIOTT DONATION LAND CLAIM NO. 40. THE REMAINING PORTION OF THE WESTERLY BOUNDARY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT POINTS "A","B","C" AND "D". THE NORTHERLY BOUNDARY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT POINTS "E"&"K" AND "J"&"L". THE FOUND MONUMENTS AT POINTS "F","G","H" AND "I" WERE HELD TO ESTABLISH THE COMMON BOUNDARY LINES BETWEEN PARCEL 4 OF PARTITION PLAT 94-33 AND THIS SUBDIVISION. THE 1.00 ACRE REMAINDER (DETAIL "A" / SHEET 1) IS PER THE OWNER'S REQUEST AND REFERENCED BY THE PENDING COMMUNITY DEVELOPMENT FILE NUMBER LD-00-10 (PRELIMINARY APPROVAL MAY 9, 2000).

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT KYLE L. DUNNING AND HOLLY J. DUNNING, ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, EASEMENTS, AND STREET RIGHTS-OF-WAYS AS SHOWN AND NOTED ON THE ATTACHED MAP AND TO BE DEDICATED AS "PINOT GRIS ESTATES" AND DO HEREBY DEDICATE WITHOUT RESERVATION OR RESTRICTION THE STREET RIGHTS-OF-WAYS AS SHOWN AND NOTED ON THE ATTACHED MAP AND DO ALSO HEREBY CREATE THE SEPTIC DRAINFIELD EASEMENTS AND PRIVATE SANITARY EASEMENTS TO BENEFIT EACH LOT AS SHOWN AND NOTED ON THE ATTACHED MAP, AND DO ALSO HEREBY CREATE THE BLANKET EASEMENTS AS NOTED ON THE ATTACHED MAP. IN ADDITION, WE DO HEREBY DEDICATE TO BENTON COUNTY THE BARRIER STRIPS AS SHOWN AND NOTED ON THE ATTACHED MAP. FURTHERMORE, WE ALSO CERTIFY THAT WATER WILL BE AVAILABLE TO THE LOT LINE OF LOTS 1 THROUGH 15 AS DEPICTED ON THE ATTACHED MAP.

[Signature]
KYLE L. DUNNING

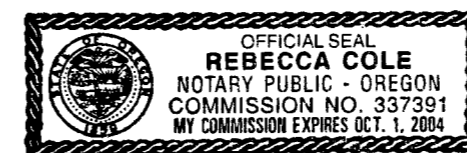
[Signature]
HOLLY J. DUNNING

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF June, 2001, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR KYLE L. DUNNING AND HOLLY J. DUNNING, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR FREE ACT AND DEED.

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 0-1-04



THIS SUBDIVISION PLAT IS SUBJECT TO A SUBDIVISION CONSENT AFFIDAVIT BY CITIZENS BANK, THE RECORDED TRUST DEED HOLDER, AND RECORDED IN THE BENTON COUNTY DEED RECORDS AS M- 302083-01

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SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LOTS, EASEMENTS, AND STREET RIGHT-OF-WAY SHOWN ON THE ATTACHED MAP OF "PINOT GRIS ESTATES", BEING A TRACT OF LAND LOCATED WITHIN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 13, AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 5 WEST AND IN THE SOUTHWEST QUARTER OF SECTION 7 AND NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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POST-MONUMENTATION STATEMENT

I, C. HENRY COLE, 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.

C. HENRY COLE - PLS 2088

* POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE 5th DAY OF FEBRUARY, 2004, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS MICROFILM NO. 2004-361706

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- 302083-01, ON THIS 17th DAY OF July, 2001, AT 4:34 O'CLOCK PM.

BY: [Signature]
FOR BENTON COUNTY CLERK Senior Deputy Clerk

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JULY 13, 1984 C. HENRY COLE 2088

EXPIRES 12/31/01

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



COLE SURVEYING, INC.

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

PINOT GRIS ESTATES

LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 13,
AND IN THE SE 1/4 OF SECTION 12,
TOWNSHIP 11 SOUTH, RANGE 5 WEST
OF THE WILLAMETTE MERIDIAN AND IN
THE SW 1/4 OF SECTION 7 AND THE
NW 1/4 OF SECTION 18, TOWNSHIP 11
SOUTH, RANGE 4 WEST, OF THE
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: KYLE L. AND HOLLY J. DUNNING
DATE: JANUARY 19, 2001

SHEET INDEX:

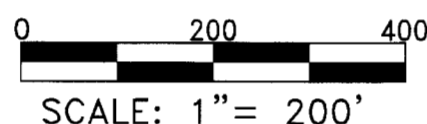
- SHEET 1 - SUBDIVISION BOUNDARY & LOT 16
- SHEET 2 - LOTS 1 through 9
- SHEET 3 - LOTS 10 through 15
- SHEET 4 - EASEMENTS
- SHEET 5 - SIGNATURE PAGE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE WILLIAM
H. ELLIOTT DONATION LAND CLAIM NO. 40 AS DETERMINED
BY BENTON COUNTY SURVEY HARDCOPY 11-5-00008

LEGEND

- SET 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088"
- FD 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 2088" ②
- ▲ FD 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088" ③
- FD 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088" UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- IP IRON PIPE - INSIDE DIAMETER
- IR IRON ROD
- [] CALCULATED INFORMATION
- FD FOUND
- C.S. COUNTY SURVEY
- R/W RIGHT OF WAY
- PVT PRIVATE
- ESMT EASEMENT
- YPC YELLOW PLASTIC CAP
- BCCRF BENTON COUNTY CORNER RESTORATION FORM
- { } MEASURED AND RECORD INFORMATION PER C.S. 9562 PERFORMED BY COLE SURVEYING JULY 12, 2000
- () RECORD INFORMATION



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

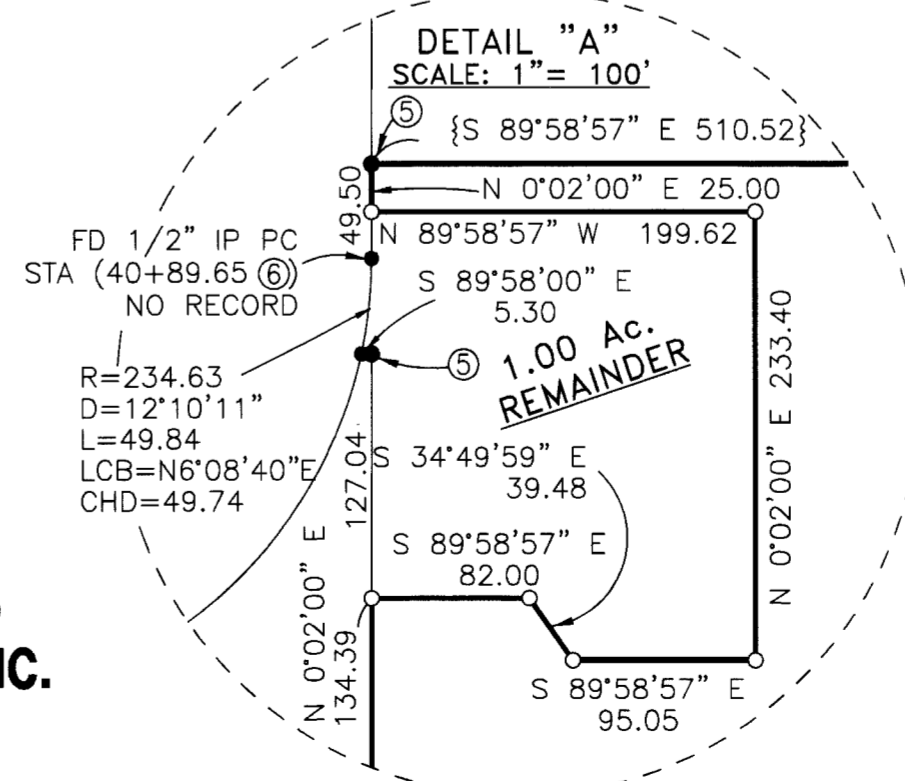
REGISTERED
PROFESSIONAL
LAND SURVEYOR
C. Henry Cole
OREGON
JULY 13, 1984
C. HENRY COLE
2088

EXPIRES 12/31/01



COLE
SURVEYING, INC.

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



S.E. CORNER
WILLIAM H. ELLIOTT
D.L.C. NO. 40
⑤ FD 5/8" IR W/YPC
MARKED "COLE SURV LS 2088"
18" BELOW GROUND SURFACE
D.L.C. CORNER REFERENCE MONUMENTS
FD 5/8" IR W/YPC MARKED "COLE SURV LS 2088"
18" BELOW GROUND SURFACE
S 47°02'30" E 20.91
N 36°51'12" E 21.22
N 53°41'39" W 23.17
S 49°13'00" W 22.01

PINOT GRIS ESTATES

LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 13,
AND IN THE SE 1/4 OF SECTION 12,
TOWNSHIP 11 SOUTH, RANGE 5 WEST
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THE SW 1/4 OF SECTION 7 AND THE
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SOUTH, RANGE 4 WEST, OF THE
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: KYLE L. AND HOLLY J. DUNNING
DATE: JANUARY 19, 2001

BASIS OF BEARINGS

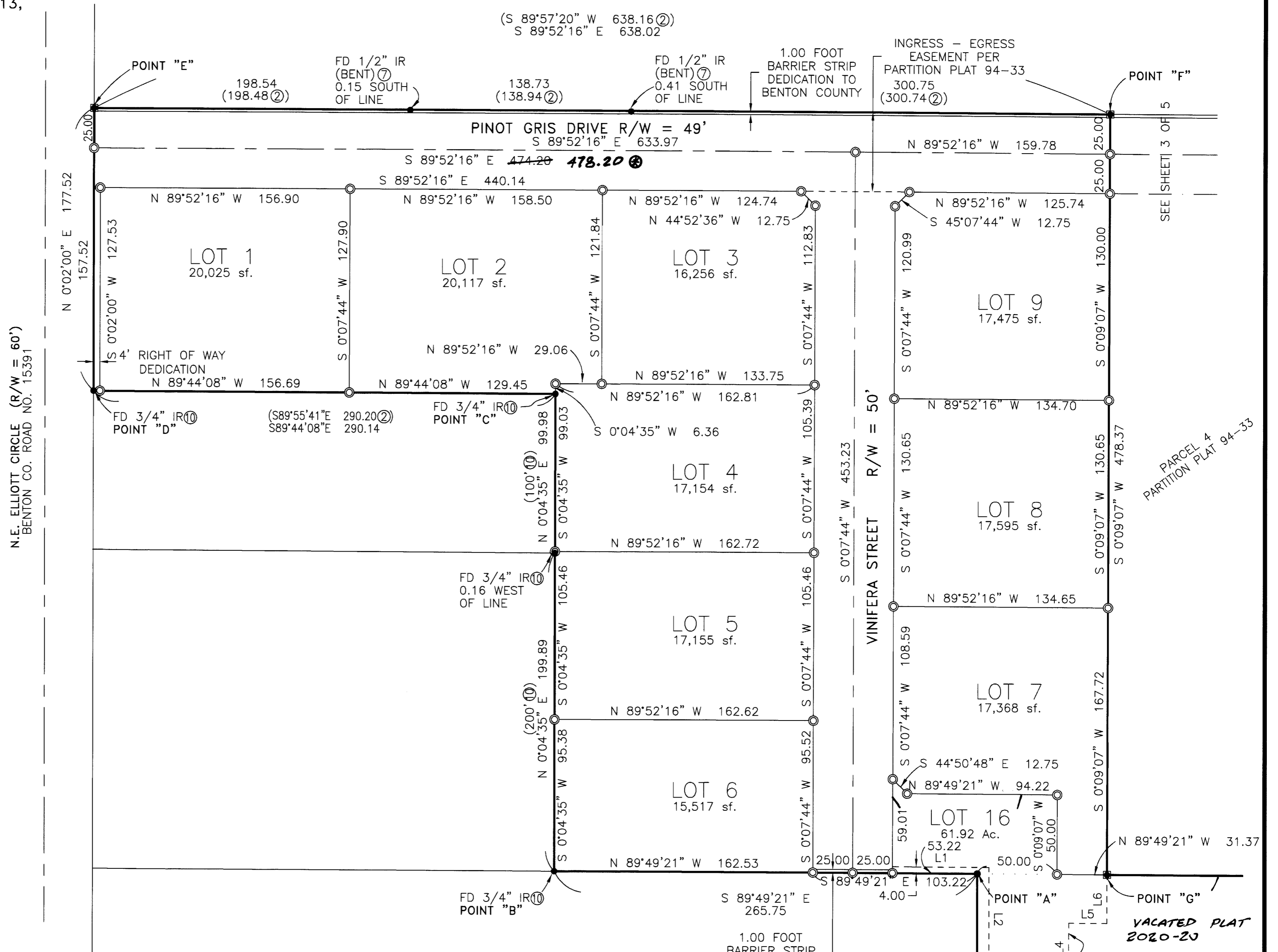
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LEGEND

- SET 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088"
- ⊙ SET 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088" (POST MONUMENTED)
- FD 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 2088" ②
- ▲ FD 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088" ③
- FD 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088" UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- IP IRON PIPE - INSIDE DIAMETER
- IR IRON ROD
- [] CALCULATED INFORMATION
- FD FOUND
- C.S. COUNTY SURVEY
- R/W RIGHT OF WAY
- PVT PRIVATE
- ESMT EASEMENT
- YPC YELLOW PLASTIC CAP
- BCCRF BENTON COUNTY CORNER RESTORATION FORM
- { } MEASURED AND RECORD INFORMATION PER C.S. 9562 PERFORMED BY COLE SURVEYING JULY 12, 2000
- () RECORD INFORMATION

- ① GALLOWAY HARDCOPY 11-5-00008
- ② BENTON COUNTY PARTITION PLAT 94-33
- ③ BENTON COUNTY PARTITION PLAT 97-23
- ④ C.S. 9513
- ⑤ C.S. 9562
- ⑥ BENTON COUNTY ENGINEERING DEPARTMENT ROUTE 39-01 PLAN & PROFILE DRAWING
- ⑦ C.S. 4192
- ⑧ BENTON COUNTY DEED RECORDS M 162789-93
- ⑨ BENTON COUNTY DEED RECORDS BOOK 104, PAGE 154
- ⑩ C.S. 3903
- ⑪ G.L.O. MAP OF TOWNSHIP 11 SOUTH, RANGE 5 WEST DATED DECEMBER 11, 1929

⊙ AFFIDAVIT OF CORRECTION PER 2004-361707



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

REGISTERED PROFESSIONAL LAND SURVEYOR

C. Henry Cole

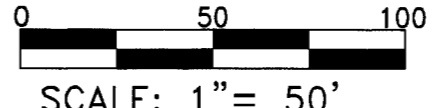
OREGON JULY 13, 1984 C. HENRY COLE 2088

EXPIRES 12/31/01

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



COLE SURVEYING, INC.



SCALE: 1" = 50'

L#	Bearing	Length
L1	N 89°49'21" W	60.50
L2	N 0°02'00" W	65.16
L3	N 89°49'21" W	50.00
L4	S 0°02'00" W	30.60
L5	N 89°49'21" W	24.00
L6	S 0°02'00" W	30.50

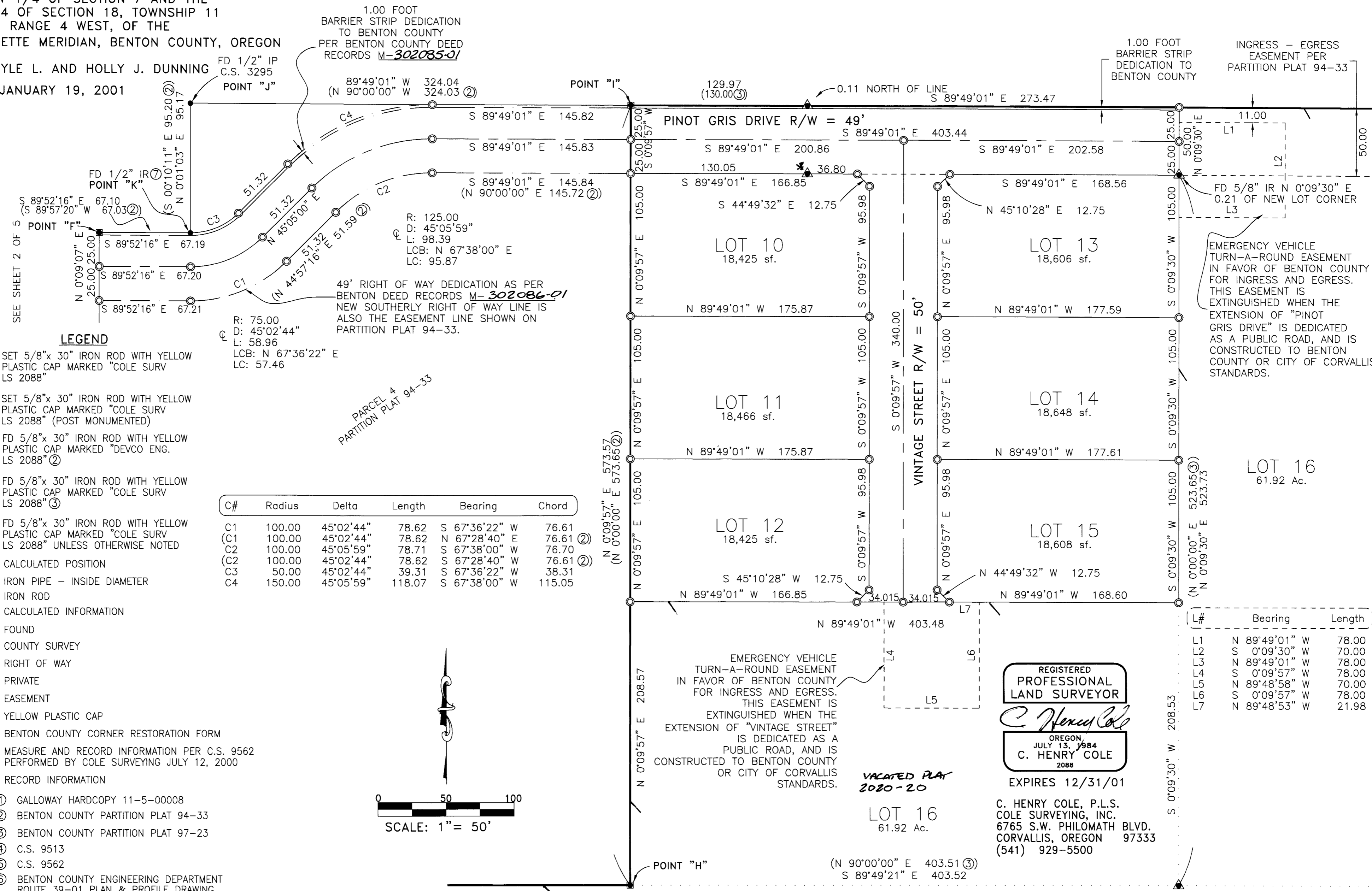
EMERGENCY VEHICLE TURN-A-ROUND EASEMENT IN FAVOR OF BENTON COUNTY FOR INGRESS AND EGRESS. THIS EASEMENT IS EXTINGUISHED WHEN THE EXTENSION OF "VINIFERA STREET" IS DEDICATED AS A PUBLIC ROAD AND IS CONSTRUCTED TO BENTON COUNTY OR CITY OF CORVALLIS STANDARDS.

LOT 16 61.92 Ac. SHEET 2 OF 5

PINOT GRIS ESTATES

LOCATED IN THE NW 1/4 & NE 1/4 OF SECTION 13,
AND IN THE SE 1/4 OF SECTION 12,
TOWNSHIP 11 SOUTH, RANGE 5 WEST
OF THE WILLAMETTE MERIDIAN AND IN
THE SW 1/4 OF SECTION 7 AND THE
NW 1/4 OF SECTION 18, TOWNSHIP 11
SOUTH, RANGE 4 WEST, OF THE
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

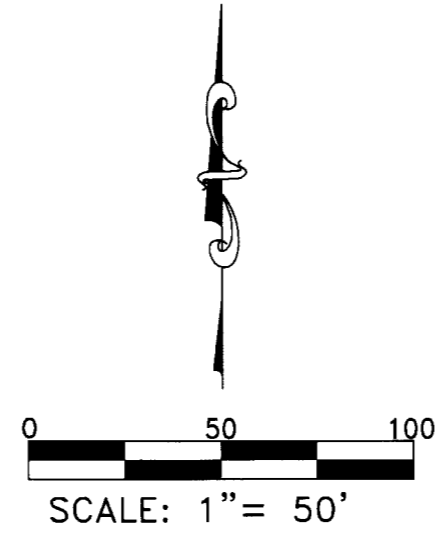
FOR: KYLE L. AND HOLLY J. DUNNING
DATE: JANUARY 19, 2001



LEGEND

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- { } MEASURE AND RECORD INFORMATION PER C.S. 9562 PERFORMED BY COLE SURVEYING JULY 12, 2000
- () RECORD INFORMATION

C#	Radius	Delta	Length	Bearing	Chord
C1	100.00	45°02'44"	78.62	S 67°36'22" W	76.61
(C1)	100.00	45°02'44"	78.62	N 67°28'40" E	76.61 ②
C2	100.00	45°05'59"	78.71	S 67°38'00" W	76.70
(C2)	100.00	45°02'44"	78.62	S 67°28'40" W	76.61 ②
C3	50.00	45°02'44"	39.31	S 67°36'22" W	38.31
C4	150.00	45°05'59"	118.07	S 67°38'00" W	115.05



L#	Bearing	Length
L1	N 89°49'01" W	78.00
L2	S 0°09'30" W	70.00
L3	N 89°49'01" W	78.00
L4	S 0°09'57" W	78.00
L5	N 89°48'58" W	70.00
L6	S 0°09'57" W	78.00
L7	N 89°48'53" W	21.98

REGISTERED PROFESSIONAL LAND SURVEYOR
C. Henry Cole
OREGON
JULY 13, 1984
C. HENRY COLE
2088

EXPIRES 12/31/01
C. HENRY COLE, P.L.S.
COLE SURVEYING, INC.
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500

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COLE SURVEYING, INC.