

# GRAND OAKS SUMMIT NO. 6

BEING A REPLAT OF A PORTION OF PARCEL 2, PARTITION PLAT NO. 1998-58,  
IN THE JOHN TRAPP D.L.C. NO. 38  
NE1/4 AND NW1/4 SECTION 5, T.12S., R.5W., W.M.

CITY OF CORVALLIS  
BENTON COUNTY, OREGON

SURVEYED JUNE 27, 2003  
SHEET 1 OF 2



## SURVEYOR'S CERTIFICATE

I GARY E. PAUL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "GRAND OAKS SUMMIT NO. 6" SITUATED IN THE NORTHEAST AND NORTHWEST ONE-QUARTERS OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, AND AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8-INCH IRON ROD WITH A YELLOW, PLASTIC CAP INSCRIBED "OTAK INC.", SAID POINT BEING THE SOUTHWEST CORNER OF LOT 187, "GRAND OAKS SUMMIT NO. 3", A DULY RECORDED PLAT IN BENTON COUNTY. FROM SAID INITIAL POINT I RAN N.02°03'30"E. ALONG THE WEST LINE OF SAID "GRAND OAKS SUMMIT NO. 3", A DISTANCE OF 172.00 FEET TO THE SOUTHWEST CORNER OF TRACT "V", "GRAND OAKS SUMMIT NO. 4", A DULY RECORDED PLAT IN BENTON COUNTY; THENCE TRACING THE BOUNDARY OF SAID TRACT "V" ALONG THE FOLLOWING COURSES: N.87°56'30"W., 18.15 FEET TO THE POINT OF CURVE LEFT OF A 500.00 FOOT RADIUS CURVE; ALONG THE ARC OF SAID CURVE LEFT THROUGH A CENTRAL ANGLE OF 11°35'25", 101.14 FEET (CHORD BEARS S.86°15'47"W., 100.97 FEET); N.09°31'55"W., 100.00 FEET; AND N.87°01'03"E., 139.24 FEET TO THE WEST LINE OF SAID "GRAND OAKS SUMMIT NO. 3"; THENCE N.02°03'30"E. ALONG SAID WEST LINE, 47.09 FEET TO THE NORTH LINE OF PARCEL 2, PARTITION PLAT NO. 1998-58, BENTON COUNTY PLAT RECORDS AND A POINT OF NON-TANGENT CURVATURE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE ON THE ARC OF A 2833.49 FOOT RADIUS CURVE LEFT (THE RADIUS POINT OF WHICH BEARS S.01°59'12"E.) THROUGH A CENTRAL ANGLE OF 12°57'24", 640.76 FEET (CHORD BEARS S.81°32'06"W., 639.40 FEET); THENCE LEAVING SAID NORTH LINE S.14°56'36"E., 265.91 FEET; THENCE S.63°02'08"E., 87.92 FEET TO THE POINT OF CURVE LEFT OF A 13.00 FOOT RADIUS CURVE; THENCE ALONG THE ARC OF SAID CURVE LEFT THROUGH A CENTRAL ANGLE OF 85°38'24", 19.43 FEET (CHORD BEARS N.74°08'40"E., 17.67 FEET) TO A POINT OF NON-TANGENT CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE LEFT (THE RADIUS POINT OF WHICH BEARS S.50°48'32"E.) THROUGH A CENTRAL ANGLE OF 11°47'33", 102.91 FEET (CHORD BEARS S.25°25'42"W., 102.73 FEET) TO THE POINT OF CURVE RIGHT OF A 174.00 FOOT RADIUS CURVE; THENCE ALONG THE ARC OF SAID CURVE RIGHT THROUGH A CENTRAL ANGLE OF 27°32'15", 83.63 FEET (CHORD BEARS S.33°18'03"W., 82.83 FEET); THENCE S.47°04'10"W., 137.68 FEET TO THE POINT OF CURVE LEFT OF A 226.00 FOOT RADIUS CURVE; THENCE ALONG THE ARC OF SAID CURVE LEFT THROUGH A CENTRAL ANGLE OF 67°44'11", 267.18 FEET (CHORD BEARS S.13°12'05"W., 251.89 FEET) TO THE MOST WESTERLY CORNER OF SAID "GRAND OAKS SUMMIT NO. 4"; THENCE TRACING THE BOUNDARY OF SAID "GRAND OAKS SUMMIT NO. 4" ALONG THE FOLLOWING COURSES: N.60°59'11"E., 52.73 FEET; N.58°08'47"E., 107.02 FEET; N.46°43'32"E., 264.18 FEET; N.24°35'34"E., 42.37 FEET; N.22°58'11"E., 111.53 FEET; N.22°16'16"E., 43.90 FEET; N.52°28'42"E., 62.26 FEET; N.50°11'19"E., 52.04 FEET; N.66°31'17"E., 108.23 FEET; N.84°41'34"E., 99.61 FEET; AND S.87°56'30"E., 10.00 FEET TO THE INITIAL POINT. CONTAINS 6.420 ACRES, MORE OR LESS.

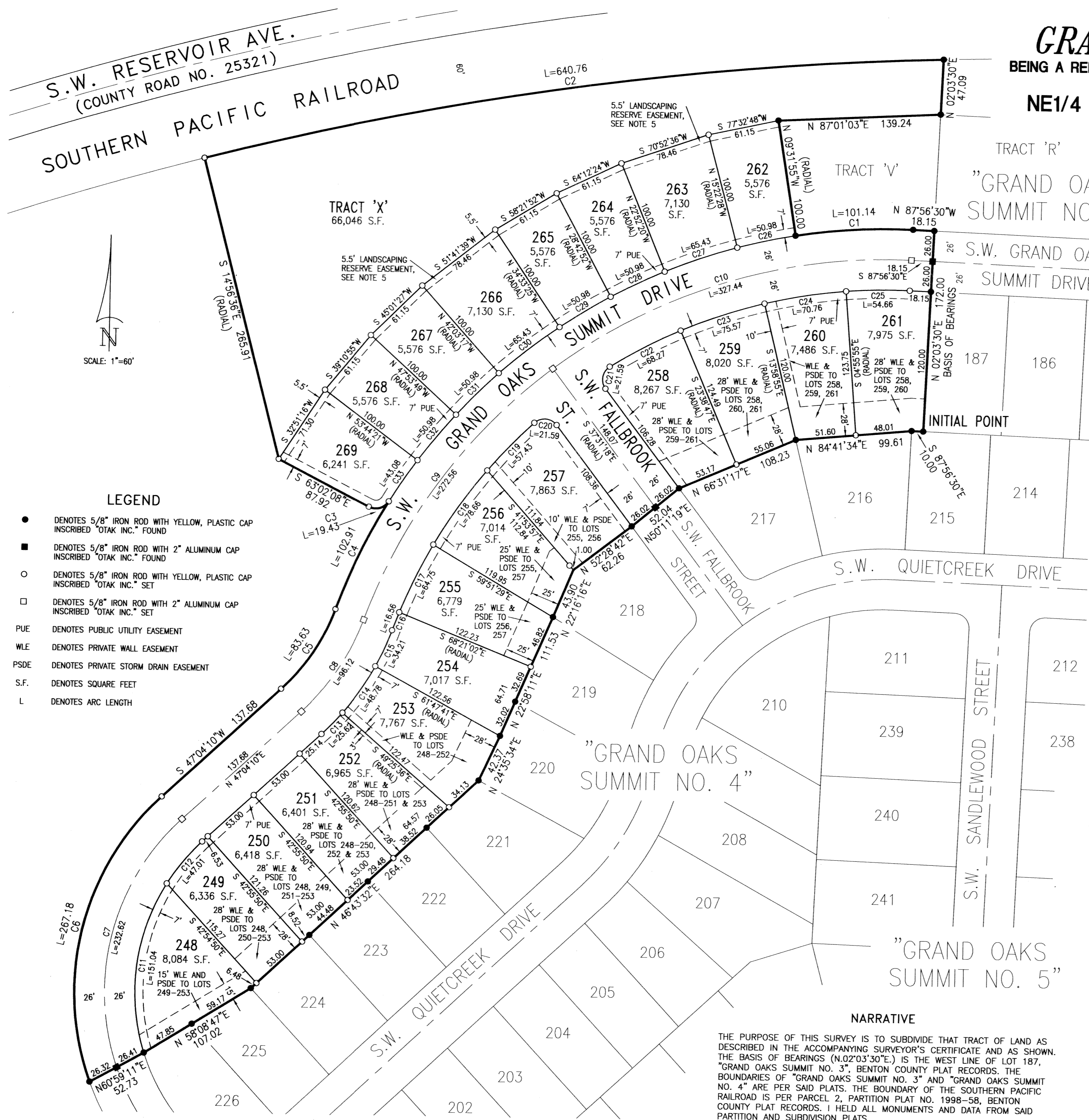
*Gary E. Paul*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG
1	11°35'25"	500.00	101.14	100.97	S 86°15'47"W
2	12°57'24"	2833.49	640.76	639.40	S 81°32'06"W
3	85°38'24"	13.00	19.43	17.67	N 74°08'40"E
4	11°47'33"	500.00	102.91	102.73	S 25°25'42"W
5	27°32'15"	174.00	83.63	82.83	S 33°18'03"W
6	67°44'11"	226.00	267.18	251.89	S 13°12'05"W
7	66°38'31"	200.00	232.62	219.73	N 13°44'55"E
8	27°32'15"	200.00	96.12	95.20	N 33°18'03"E
9	32°56'47"	474.00	272.56	268.82	N 36°00'18"E
10	39°34'48"	474.00	327.44	320.97	N 72°16'06"E
11	49°44'12"	174.00	151.04	146.35	N 06°43'21"E
12	15°28'43"	174.00	47.01	46.86	N 39°19'48"E
13	6°29'46"	226.00	25.62	25.61	N 43°49'17"E
14	12°22'05"	226.00	48.78	48.69	N 34°23'22"E
15	8°40'24"	226.00	34.21	34.18	N 23°52'07"E
16	2°07'03"	448.00	16.56	16.55	N 20°35'26"E
17	8°16'50"	448.00	64.75	64.69	N 25°47'23"E
18	10°03'36"	448.00	78.66	78.56	N 34°57'36"E
19	7°20'40"	448.00	57.43	57.39	N 43°39'44"E
20	95°08'38"	13.00	21.59	19.19	S 85°05'37"E
21	95°08'38"	13.00	21.59	19.19	N 10°03'01"E
22	8°43'53"	448.00	68.27	68.21	N 61°59'16"E
23	9°39'52"	448.00	70.76	70.69	N 71°11'09"E
24	9°03'00"	448.00	54.66	54.62	N 80°32'35"E
25	6°59'25"	448.00	50.98	50.96	N 88°33'48"E
26	5°50'33"	500.00	50.98	50.96	S 77°32'48"W
27	7°29'52"	500.00	65.43	65.38	S 70°52'36"W
28	5°50'32"	500.00	50.98	50.96	S 64°12'24"W
29	5°50'33"	500.00	50.98	50.96	S 58°21'52"W
30	7°29'52"	500.00	65.43	65.38	S 51°41'39"W
31	5°50'32"	500.00	50.98	50.96	S 45°01'27"W
32	5°50'32"	500.00	50.98	50.96	S 39°10'55"W
33	4°56'11"	500.00	43.08	43.06	S 33°47'33"W

REGISTERED PROFESSIONAL LAND SURVEYOR

*Gary E. Paul*  
OREGON  
JANUARY 17, 1995  
GARY E. PAUL  
2698

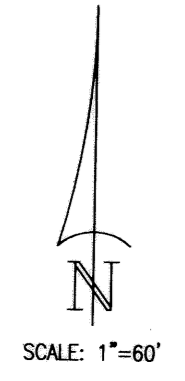
RENEWAL 12/31/2004  
THIS IS AN EXACT COPY OF THE ORIGINAL PLAT "GRAND OAKS SUMMIT NO. 6"  
*Gary E. Paul*  
P.L.S. NO. 2698



- ### LEGEND
- DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK INC." FOUND
  - DENOTES 5/8" IRON ROD WITH 2" ALUMINUM CAP INSCRIBED "OTAK INC." FOUND
  - DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK INC." SET
  - DENOTES 5/8" IRON ROD WITH 2" ALUMINUM CAP INSCRIBED "OTAK INC." SET
  - PUE DENOTES PUBLIC UTILITY EASEMENT
  - WLE DENOTES PRIVATE WALL EASEMENT
  - PSDE DENOTES PRIVATE STORM DRAIN EASEMENT
  - S.F. DENOTES SQUARE FEET
  - L DENOTES ARC LENGTH

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND AS SHOWN. THE BASIS OF BEARINGS (N.02°03'30"E.) IS THE WEST LINE OF LOT 187, "GRAND OAKS SUMMIT NO. 3", BENTON COUNTY PLAT RECORDS. THE BOUNDARIES OF "GRAND OAKS SUMMIT NO. 3" AND "GRAND OAKS SUMMIT NO. 4" ARE PER SAID PLATS. THE BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD IS PER PARCEL 2, PARTITION PLAT NO. 1998-58, BENTON COUNTY PLAT RECORDS. I HELD ALL MONUMENTS AND DATA FROM SAID PARTITION AND SUBDIVISION PLATS.



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GRAND OAKS SUMMIT NO. 6  
BEING A REPLAT OF A PORTION OF PARCEL 2, PARTITION PLAT NO. 1998-58,  
IN THE JOHN TRAPP D.L.C. NO. 38  
NE1/4 AND NW1/4 SECTION 5, T.12S., R.5W., W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

SURVEYED JUNE 27, 2003

SHEET 2 OF 2

otak  
incorporated  
17355 S.W. BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
(503)635-3618 FAX (503)635-3395

DECLARATION

KNOWN ALL PERSONS BY THESE PRESENTS: THAT MATRIX DEVELOPMENT CORPORATION, AN OREGON CORPORATION, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "GRAND OAKS SUMMIT NO. 6" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH; AND WE DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER AS PUBLIC WAYS ALL STREETS AS SHOWN ON SAID PLAT; AND WE DO HEREBY GRANT ALL EASEMENTS NOT PREVIOUSLY GRANTED AS SHOWN OR NOTED ON SAID PLAT. THIS PLAT CONFORMS TO THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, REQUIREMENTS AND IS SUBJECT TO ALL RESTRICTIONS NOTED ELSEWHERE ON THIS PLAT.

MATRIX DEVELOPMENT CORPORATION,  
AN OREGON CORPORATION

*[Signature]*  
CRAIG BROWN  
VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF Washington }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF February, 2004, BY CRAIG BROWN, AS VICE-PRESIDENT, OF MATRIX DEVELOPMENT CORPORATION, AN OREGON CORPORATION.

*[Signature]*  
NOTARY SIGNATURE

Jacqueline T. Herb  
NOTARY PUBLIC - OREGON

COMMISSION NUMBER 364125

MY COMMISSION EXPIRES February 1, 2007

CONSENT AFFIDAVITS

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM BANK ONE, NA, BENEFICIARY UNDER DEED OF TRUST RECORDED IN INSTRUMENT NO. 2002-330035, BENTON COUNTY RECORDS, HAS BEEN EXECUTED AND RECORDED IN INSTRUMENT NO. 2004-367126, BENTON COUNTY RECORDS.

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM DENNIS PAHLISCH AND SCOTT HOUGH, BENEFICIARIES UNDER DEED OF TRUST RECORDED IN MICROFILM RECORD M-326723-02, BENTON COUNTY MICROFILM RECORDS, HAS BEEN EXECUTED AND RECORDED IN INSTRUMENT NO. 2004-367125, BENTON COUNTY RECORDS.

NOTES

- SUBJECT TO CONDITIONS OF APPROVAL IN THE CITY OF CORVALLIS PLANNING FILE NO.'S CPA-96-3, DC-96-6, PD-96-21, S-96-8 AND PDM-98-21.
- PACIFICORP SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE ITS ELECTRIC UTILITIES AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF PACIFICORP.
- TRACT 'X' IS A PRIVATE OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE GRAND OAKS SUMMIT HOMEOWNERS' ASSOCIATION.
- A PUBLIC ACCESS EASEMENT IS HEREBY CREATED OVER THE ENTIRETY OF TRACT 'X'.
- WITHIN THE LANDSCAPING RESERVE EASEMENT AS SHOWN OVER LOTS 262-269, THERE SHALL BE NO FENCES, BUILDINGS, STRUCTURES, VEGETATION REMOVAL AND GRADING (CUTS OR FILLS) ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY OF CORVALLIS PLANNING DEPARTMENT.
- THE PRIVATE WALL EASEMENTS AS SHOWN OVER LOTS 248-253 AND 255-261 SHALL BE MAINTAINED IN ACCORDANCE WITH THE SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GRAND OAKS SUMMIT RECORDED JUNE 21, 2002 AS DOCUMENT NO. M320235-02, BENTON COUNTY RECORDS.
- THE PRIVATE STORM DRAIN EASEMENTS AS SHOWN OVER LOTS 248-253 AND 255-261 SHALL BE MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF ANNEXATION TO GRAND OAKS SUMMIT, GRAND OAKS NO. 6, RECORDED AS DOCUMENT NO. 2004-367127, BENTON COUNTY RECORDS.

APPROVALS

APPROVED THIS 29th DAY OF March, 2004  
CITY OF CORVALLIS PLANNING COMMISSION  
BY Charles A. Balow  
CHAIRPERSON

APPROVED THIS 26th DAY OF March, 2004  
CITY OF CORVALLIS ENGINEER  
BY Ernest J. Brown, P.E.

I HEREBY CERTIFY THAT ALL ASSESSMENTS AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.  
APPROVED THIS 17th DAY OF MARCH, 2004  
CITY OF CORVALLIS FINANCE DIRECTOR  
BY Angela

APPROVED THIS 11th DAY OF May, 2004  
BENTON COUNTY BOARD OF COMMISSIONERS  
BY Debra  
CHAIRPERSON

APPROVED THIS 14th DAY OF May, 2004  
BENTON COUNTY SURVEYOR  
BY Roy Wilson

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES, FEES, AND OTHER CHARGES AS REQUIRED BY LAW TO BE PLACED ON THE 2003-2004 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 15th DAY OF MARCH, 2004.

DIRECTOR  
BENTON COUNTY DEPARTMENT OF ASSESSMENT  
BY Douglas Hilget

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 AS OF June 30, 2004.

DIRECTOR  
BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION  
BY Mary Otley

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 DOCUMENT NO. 2004-367124 ON THIS 18th DAY OF May, 2004 AT 1:53 O'CLOCK P.M.

BY William H. Haring  
BENTON COUNTY CLERK Senior Deputy

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bing E. Paul  
OREGON  
JANUARY 17, 1995  
GARY E. PAUL  
2698

RENEWAL 12/31/2004  
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GRAND OAKS  
SUMMIT NO. 6

Book 10 Page 66

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CITY OF CORVALLIS  
BENTON COUNTY, OREGON

SURVEYED JUNE 27, 2003

SHEET 1 OF 2



## SURVEYOR'S CERTIFICATE

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*Gary E. Paul*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698

## CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG
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## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND AS SHOWN. THE BASIS OF BEARINGS (N.02°03'30"E.) IS THE WEST LINE OF LOT 187, "GRAND OAKS SUMMIT NO. 3", BENTON COUNTY PLAT RECORDS. THE BOUNDARIES OF "GRAND OAKS SUMMIT NO. 3" AND "GRAND OAKS SUMMIT NO. 4" ARE PER SAID PLATS. THE BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD IS PER PARCEL 2, PARTITION PLAT NO. 1998-58, BENTON COUNTY PLAT RECORDS. I HELD ALL MONUMENTS AND DATA FROM SAID PARTITION AND SUBDIVISION PLATS.

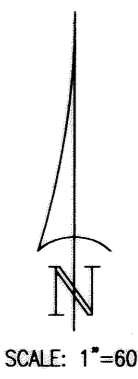
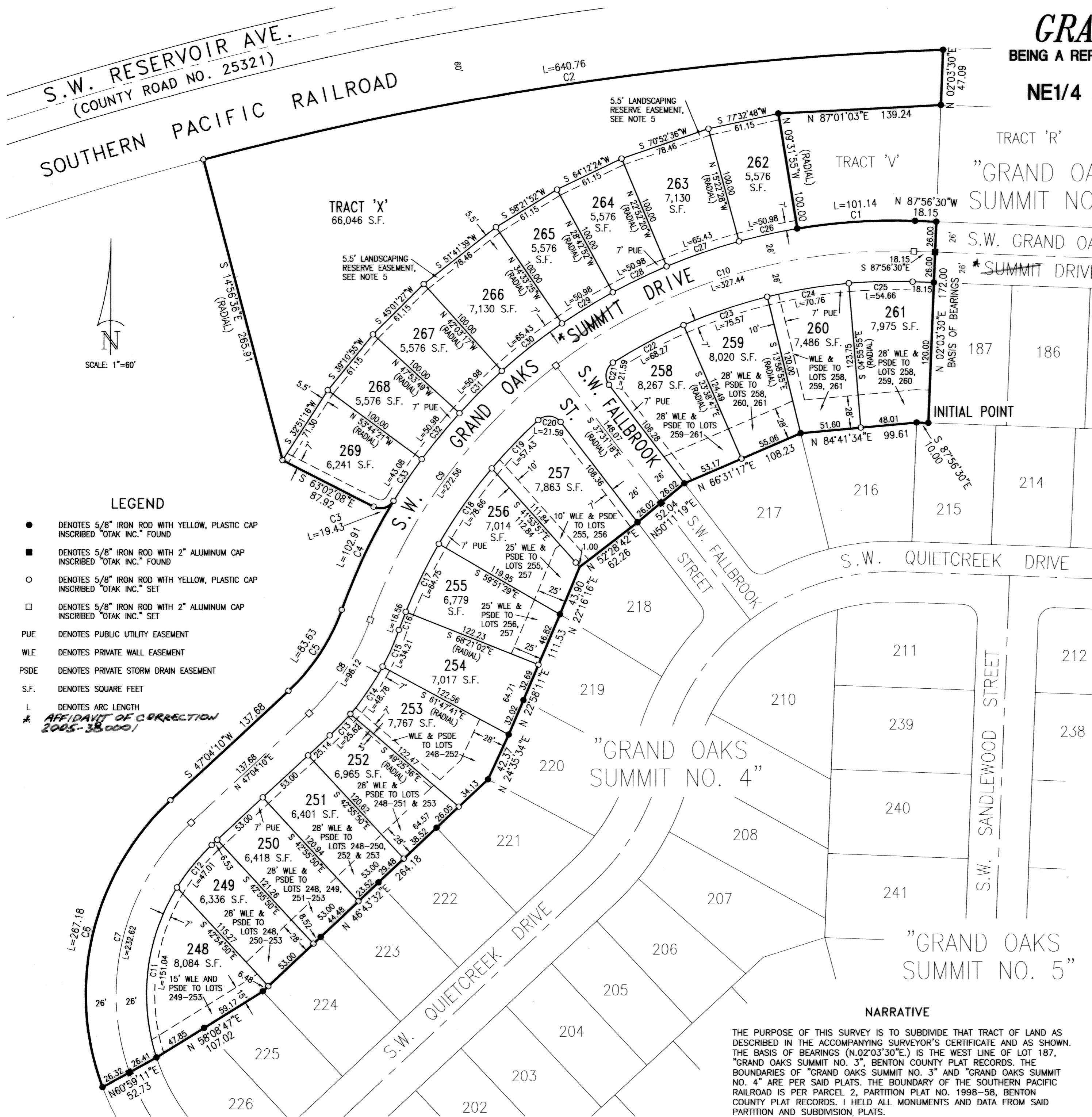
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gary E. Paul*  
OREGON  
JANUARY 17, 1985  
GARY E. PAUL  
2698

RENEWAL 12/31/2004

THIS IS AN EXACT COPY OF  
THE ORIGINAL PLAT "GRAND  
OAKS SUMMIT NO. 6"

*Gary E. Paul*  
P.L.S. NO. 2698



## LEGEND

- DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK INC." FOUND
- DENOTES 5/8" IRON ROD WITH 2" ALUMINUM CAP INSCRIBED "OTAK INC." FOUND
- DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK INC." SET
- DENOTES 5/8" IRON ROD WITH 2" ALUMINUM CAP INSCRIBED "OTAK INC." SET
- PUE DENOTES PUBLIC UTILITY EASEMENT
- WLE DENOTES PRIVATE WALL EASEMENT
- PSDE DENOTES PRIVATE STORM DRAIN EASEMENT
- S.F. DENOTES SQUARE FEET
- L DENOTES ARC LENGTH
- \* AFFIDAVIT OF CORRECTION 2005-380001