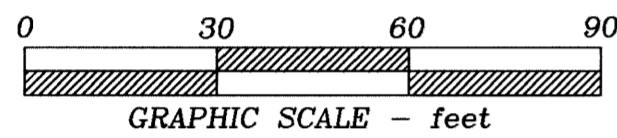


**LEGEND**

- .....Found monument by City Plat #28 unless otherwise noted.
- O.C.A....Plat of OAK CREEK ACRES
- YPC.....Yellow Plastic Cap on 5/8" iron rod set per Partition Plat 2004-10.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823" unless otherwise noted.
- ( ).....Record data from the following source:
  - (A) - CS 5299
  - (B) - CS 7622
  - (C) - City Plat #28
  - (D) - Deed Book 98, Page 556, Benton County Deed Records
  - (E) - Plat of OAK CREEK ACRES
  - (F) - CS 6739
- 3F-4-4: 1927 ODOT - Gellatly Point to Corvallis
- 4B-12-2: 1932 ODOT - Gellatly Point to Corvallis
- 4B-23-3: 1934 ODOT - Philomath to Corvallis

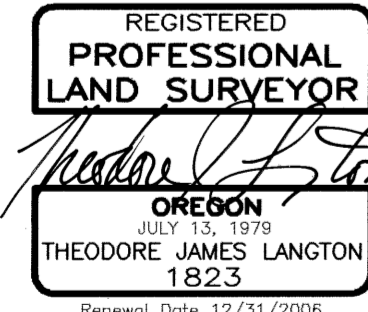
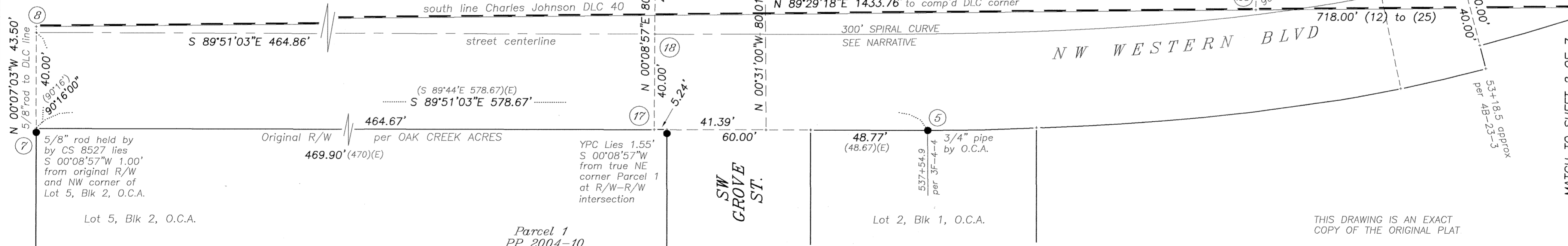
GCE ....General Common Element.  
LCE ....Limited Common Element.

NOTE: Pipe dimension is inside diameter.



CHORDS

19	N 87°58'25"E	255.86'	24
18	N 86°54'09"E	303.53'	15



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

**NOTES:**

Ties to Building Corners are measurements to the corners of the foundation wall that the siding is attached to.  
All wall corners, interior and exterior, are at 90°.

**ELEVATION BENCHMARK**

Elevations are based on OSHD Benchmark N122 (1941) - a brass disc at the NE end of the Oak Creek bridge on Western Blvd. EL = 225.23' (NGVD 29-47).

**SHEET INDEX**

- SHT 1: Boundary Data; Building Ties; Elevation Reference
- SHT 2: Additional Boundary Data
- SHT 3: Building Complex "2837" - 1st & 2nd Floors
- SHT 4: Building Complex "2837" 3rd Floor + Vertical Dimensions, Unit Areas and typical Exterior Wall and Common Wall Details.
- SHT 5: Building Complex "2839" - All Floors
- SHT 6: Building Complex "2835" - All Floors
- SHT 7: Narrative; Surveyor's Certificate; Owner's Declaration; Approvals

**OAK GROVE COMMONS CONDOMINIUM**

in  
NORTHWEST 1/4 of SECTION 3  
T 12 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

APRIL 28, 2006  
SHEET 1 OF 7

MATCH TO SHEET 2 OF 7

# OAK GROVE COMMONS CONDOMINIUM

in  
NORTHWEST 1/4 of SECTION 3  
T 12 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

APRIL 28, 2006  
SHEET 2 OF 7

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

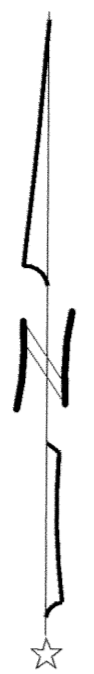
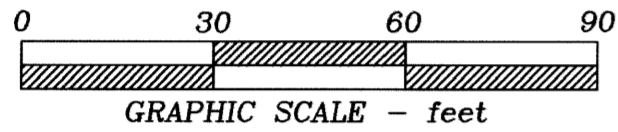
*Theodore J. Langton*  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823

Renewal Date 12/31/2006

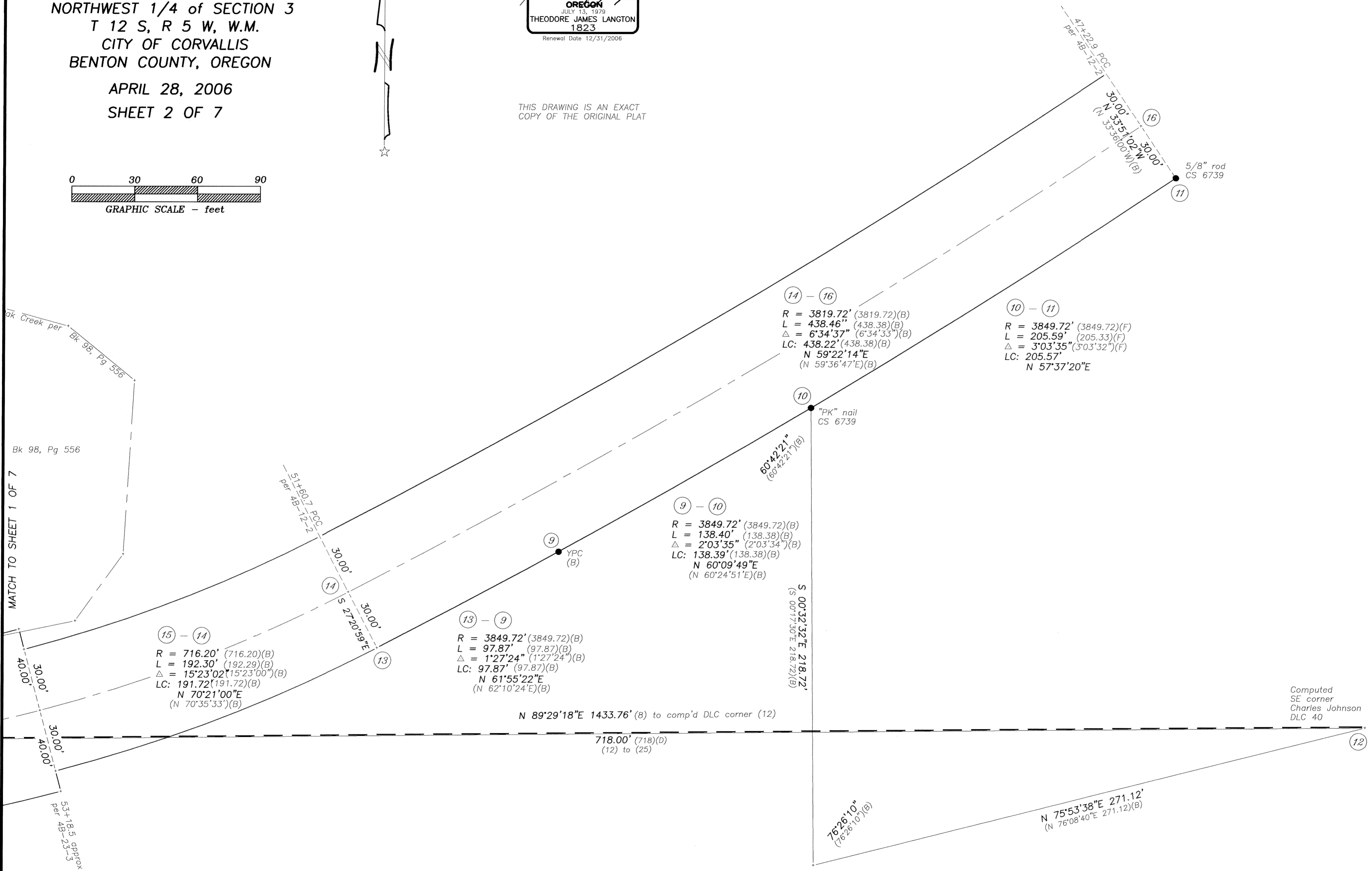
## NORTHSTAR SURVEYING, INC.

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

THIS DRAWING IS AN EXACT  
COPY OF THE ORIGINAL PLAT



Oak Creek per Bk 98, Pg 556  
Bk 98, Pg 556  
MATCH TO SHEET 1 OF 7



(15) - (14)  
R = 716.20' (716.20)(B)  
L = 192.30' (192.29)(B)  
Δ = 15°23'02" (15°23'00")(B)  
LC: 191.72' (191.72)(B)  
N 70°21'00"E  
(N 70°35'33")(B)

(13) - (9)  
R = 3849.72' (3849.72)(B)  
L = 97.87' (97.87)(B)  
Δ = 1°27'24" (1°27'24")(B)  
LC: 97.87' (97.87)(B)  
N 61°55'22"E  
(N 62°10'24"E)(B)

(9) - (10)  
R = 3849.72' (3849.72)(B)  
L = 138.40' (138.38)(B)  
Δ = 2°03'35" (2°03'34")(B)  
LC: 138.39' (138.38)(B)  
N 60°09'49"E  
(N 60°24'51"E)(B)

(14) - (16)  
R = 3819.72' (3819.72)(B)  
L = 438.46" (438.38)(B)  
Δ = 6°34'37" (6°34'33")(B)  
LC: 438.22' (438.38)(B)  
N 59°22'14"E  
(N 59°36'47"E)(B)

(10) - (11)  
R = 3849.72' (3849.72)(F)  
L = 205.59' (205.33)(F)  
Δ = 3°03'35" (3°03'32")(F)  
LC: 205.57'  
N 57°37'20"E

N 89°29'18"E 1433.76' (8) to comp'd DLC corner (12)

718.00' (718)(D)  
(12) to (25)

Computed  
SE corner  
Charles Johnson  
DLC 40

75°26'10"  
(75°26'10")(B)

N 75°53'38"E 271.12'  
(N 76°08'40"E 271.12)(B)

53+18.5 approx  
per 4B-23-3

51+00.7 POC  
per 4B-12-2

41+22.9 POC  
per 4B-12-2

30.00'  
(N 33°51'02"W)(B)

5/8" rod  
CS 6739

"PK" nail  
CS 6739

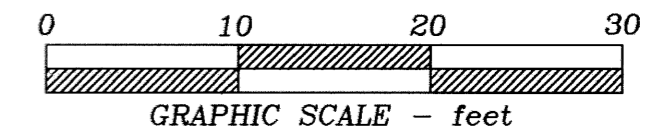
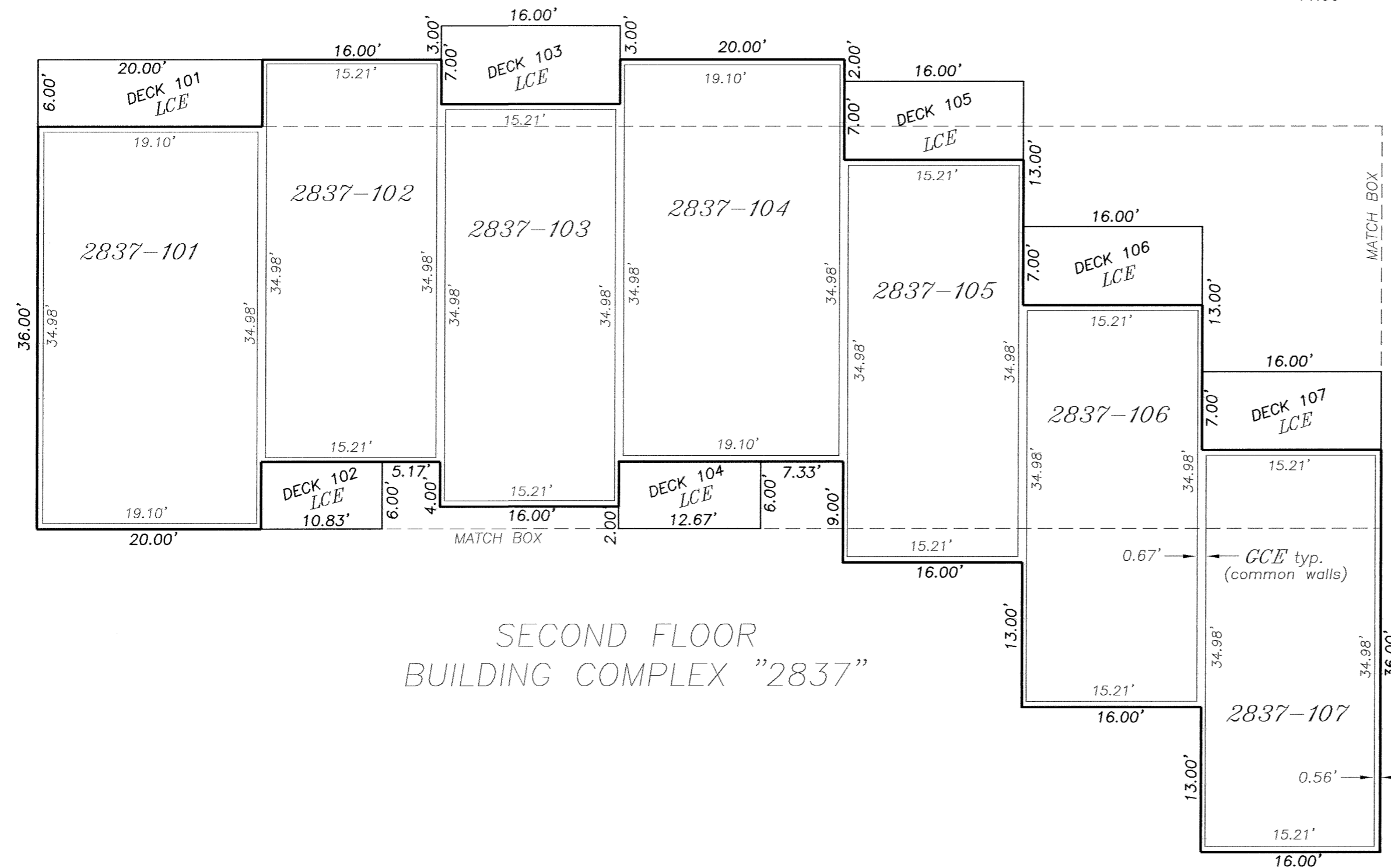
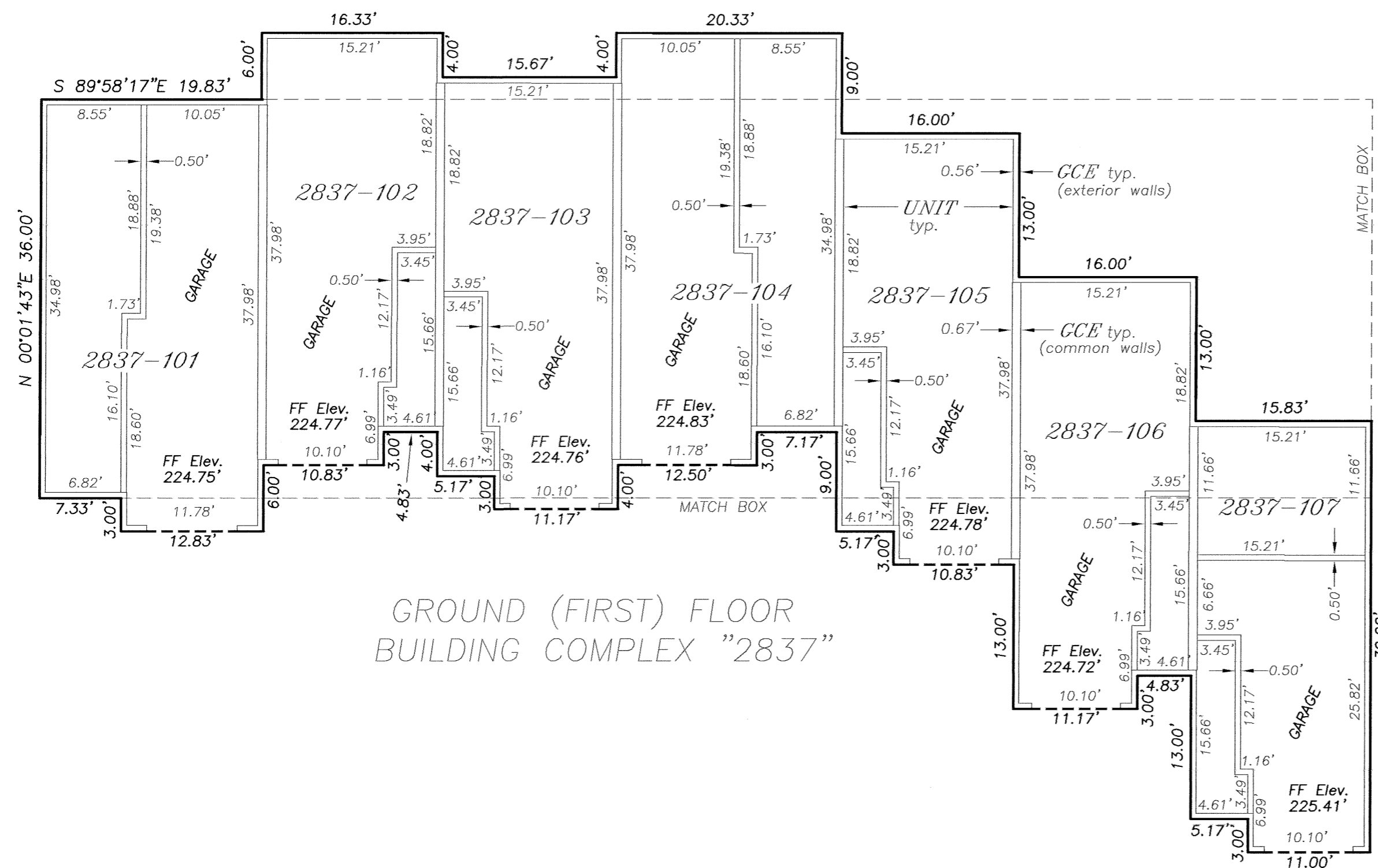
YPC  
(B)

(12)

**OAK GROVE COMMONS  
CONDOMINIUM**

in  
NORTHWEST 1/4 of SECTION 3  
T 12 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

APRIL 28, 2006  
SHEET 3 OF 7



THIS DRAWING IS AN EXACT  
COPY OF THE ORIGINAL PLAT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Theodore J. Langton*  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823  
Renewal Date 12/31/2006

**NORTHSTAR SURVEYING, INC.**

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PROFESSIONAL  
LAND SURVEYOR

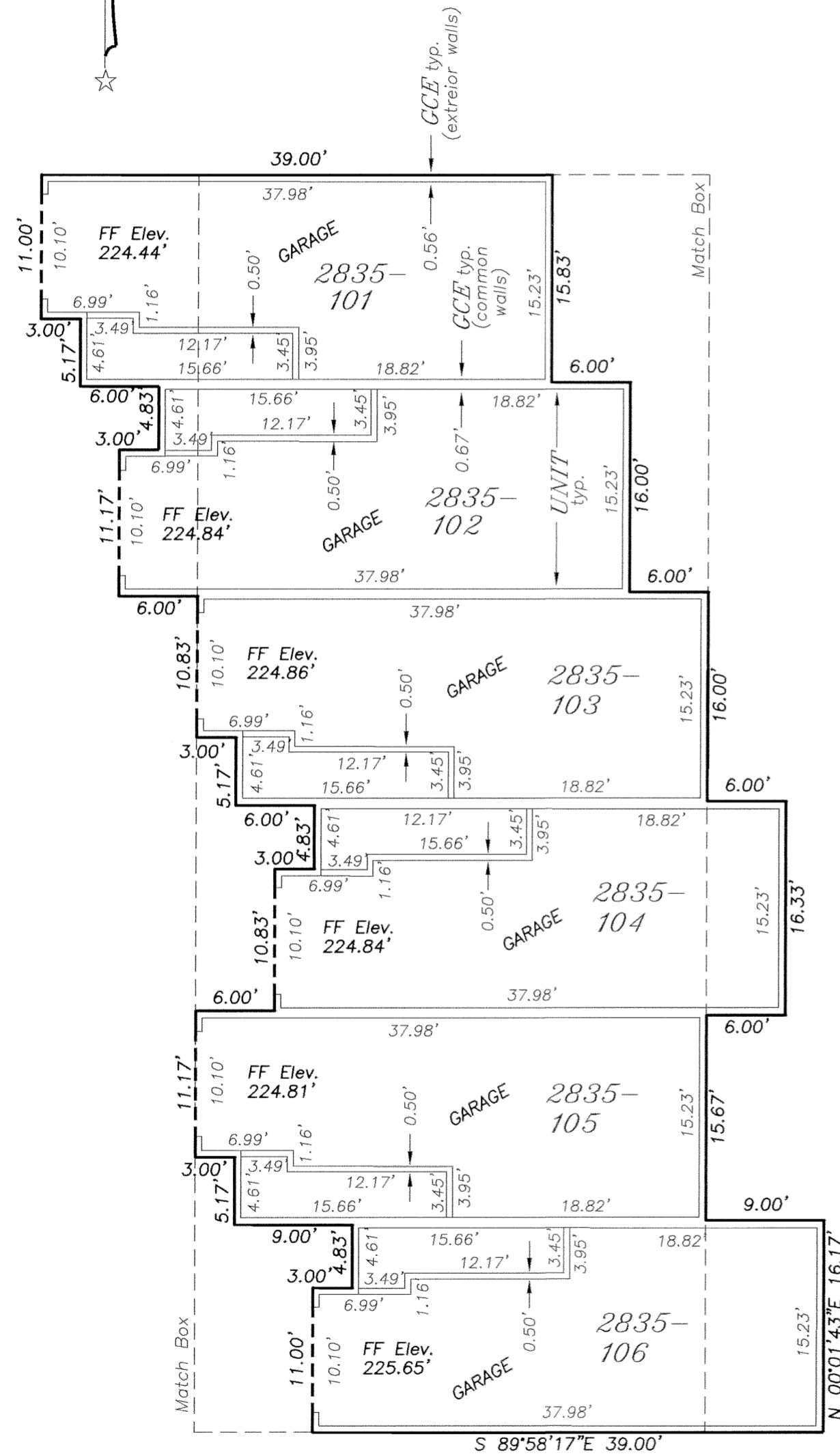
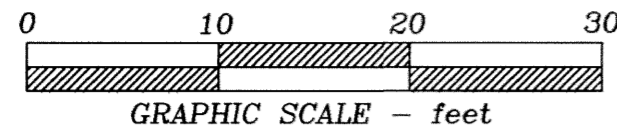
*Theodore J. Langton*  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823  
Renewal Date 12/31/2005

**OAK GROVE COMMONS  
CONDOMINIUM**

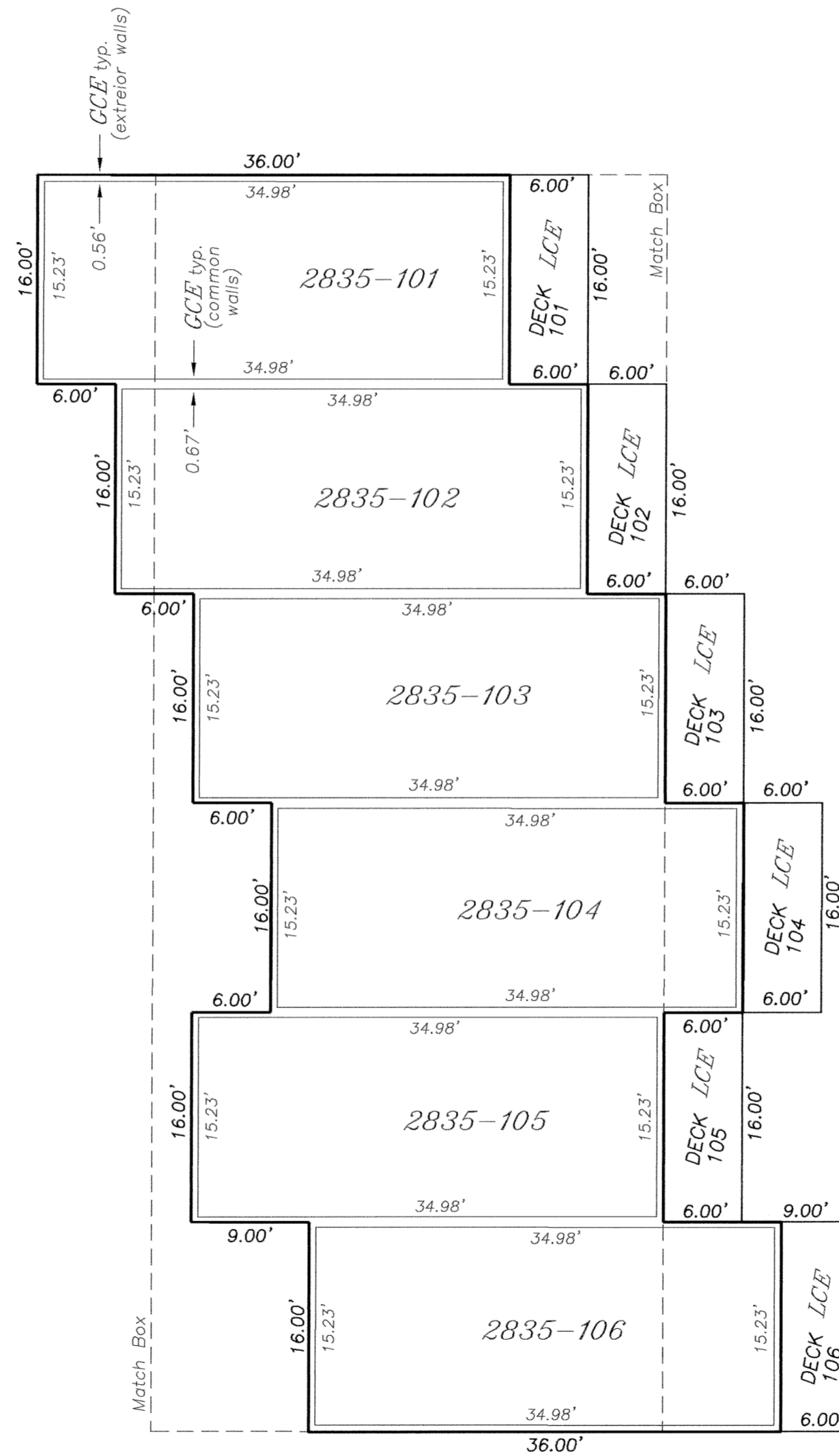
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CITY OF CORVALLIS  
BENTON COUNTY, OREGON

APRIL 28, 2006  
SHEET 6 OF 7

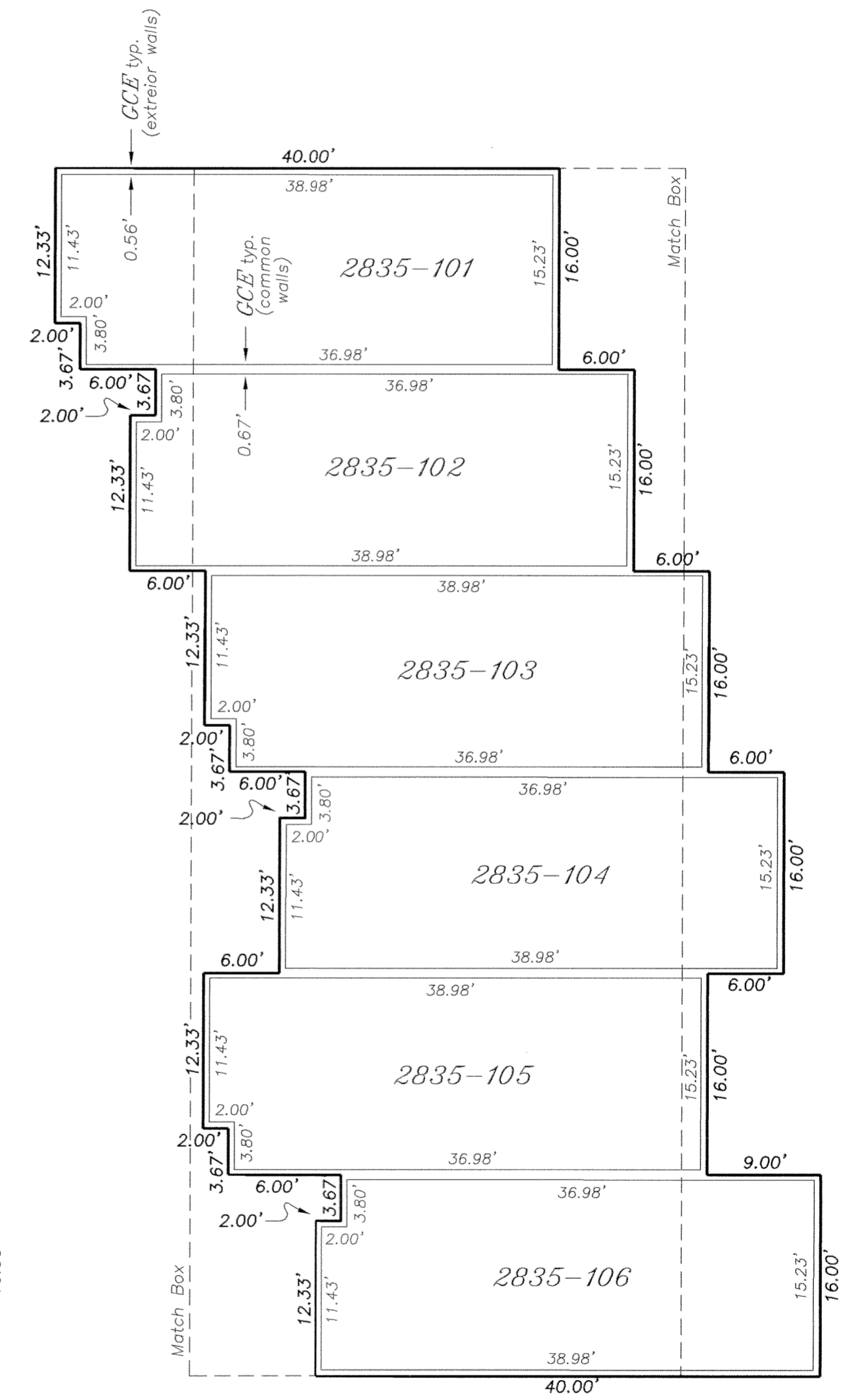
THIS DRAWING IS AN EXACT  
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GROUND (FIRST) FLOOR  
BUILDING COMPLEX "2835"



SECOND FLOOR  
BUILDING COMPLEX "2835"



THIRD FLOOR  
BUILDING COMPLEX "2835"

**NARRATIVE**

The purpose of this survey is a condominium conversion of an existing apartment complex, which requires accurately defining the boundary of the parent tract conveyed to my clients per M-401841-06.

I found monuments (1) thru (4) from Galloway City Plat #28, which showed a proposed subdivision never platted which included and surrounded our parent tract. All of these tracts ended up being conveyed via metes and bounds. I did search extensively for the majority of the unplatted monuments without success. In 1972 David Schmidt surveyed our parent tract per CS 5299. He recovered said monuments (1) thru (4) along with several R/W monuments along the northerly line of Western Blvd. I was unable to recover any of said R/W monuments.

I have done extensive research into the Western Blvd. R/W, which was originally the Corvallis-Newport Highway. The original alignment per State Map #3F-4-4, and then later in 1932 Map# 4B-12-2. Said 4B-12-2 held the 3F-4-4 alignment up to station 536+40.9 (just west of Grove St.), but altered it from there easterly into town.

Computing this R/W centerline was a challenge because most of the original control monuments have been lost. A portion of the southerly R/W line was defined by the 1946 plat of Oak Creek Acres. I calculated said line holding (5) at the PC and (7) which is a one foot offset to the NW corner of Lot 5, Block 2 per CS 8527. The plat shows a 42.50 distance to the north line of the Charles Johnson DLC #40 from said lot corner. Position (8) was computed at this distance which is not the road centerline. I then found and tied R/W monuments (9), (10), and (11) per CS 7622, and used them to compute the DLC corner position (12.) The resultant computed DLC line between (8) and (12) fit the Oak Creek Acres record nicely.

I also used monuments (9), (10), and (11) to compute the missing right-of-way and centerline positions (13) thru (16.) The trick was trying to connect the centerline from the west into position (15.) State Map 4B-12-2 shows a 300' Spiral curve coming out of the 8' curve at (15) and ending tangent at 56+53.1. To compute that tangent station (17) I held the monument (5) to be "537+54.9" per 3F-4-4 and backed in the equation station of "536+40.9=PT 56+53.1" per 4B-12-2. Centerline position (18) was placed at 40 feet from (17) on said station.

In trying to fit the record 300 foot spiral curve between (15) and (18) I found that it would not work, which had also been discovered by County Surveyor Curtis Hanson in 1946 per CS 1760 (FB #103, Pages 12-16.) I was able to get an adequate fit by trial and error. I varied the simple curve radius to 8'45' and the spiral length to 260' in order to get a close fit at (15). Using this close approximation I calculated a parallel 40 foot offset spiral for the north R/W line.

According to Highway Plan 4B-23-3, the right-of-way width changes from 80 feet (40+40) wide to 60 feet (30+30) feet wide at the Oak Creek bridge. While the exact Engineer's Station is not given the plan suggests that the station is at 53+18.5.

To compute the SE and east property lines my client's deed refers to Deed Bk 98, Page 556. The point of beginning is "opposite and 32 feet distant from Engineer's center line station 54+00, said point also being 36 feet North and 718 feet West of the southeast corner of DLC no. 40." I feel that the call from the claim line is stronger because of the uncertainty about which road alignment the deed was using. Therefore I computed position (20) per the deed calls. I then held the deeded interior angles and distances relative to our bearing for the Claim line. Position (23) was computed at the record distance from (4.) Position (24) is at the intersection of my 40 foot offset spiral and the deed line (20) to (21.)

**SURVEYOR'S BUILDING CERTIFICATE**

I, Theodore J. Langton, registered professional land surveyor, do hereby certify that the plat of OAK GROVE COMMONS CONDOMINIUM, fully and accurately depicts the boundaries of the units and of the buildings, and that construction of the units and buildings, as depicted on said plat, has been completed.

Dated this 8th day of September, 2006.

*Theodore J. Langton*  
Theodore J. Langton  
Registered Professional Land Surveyor No. 1823

**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 or set proper monuments at, or as reference to, the corners of the land represented on this Plat of OAK GROVE COMMONS CONDOMINIUM. The land is described as follows:

A tract of land in the Northwest Quarter of Section 3, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, said tract being more specifically described as follows:

Beginning at a 1-1/2" iron pipe at the northwest corner of that tract conveyed to Fifth & Western, LLC, Michael D. Eves, and Richard C. Mench per Document 2006-401841, Benton County Deed Records, said pipe being on the easterly right-of-way line of NW Grove Street and lying S 89° 51'03"E 41.39 feet and N 00°31'00"W 283.73 feet from the northeast corner of Parcel 1 of Partition Plat 2004-10; thence along the boundary of said Fifth & Western, LLC, et al., tract as follows:

S 89°58'17"E 171.23 feet to a 3/4" iron pipe; thence continuing S 89° 58'17"E 25.74 feet; thence S 63°11'33"E 27.55 feet; thence S 13°29' 42"E 65.85 feet to a 5/8" iron rod; thence continuing S 13°29'42"E 94.15 feet to a 5/8" iron rod; thence S 60°40'18"W 53.98 feet to a 5/8" iron rod on the northerly right-of-way line of NW Western Boulevard, said right-of-way line being a 40 foot offset to a 300 foot centerline spiral curve; thence Westerly along said right-of-way 155 feet, more or less (long chord bears S 86°37'48"W 155.28 feet), to a 1" brass cap at the southwest corner of said Fifth & Western, LLC, et al. tract; thence leaving said right-of-way, N 00°31'00"W 121.85 feet to a 1-1/4" iron pipe; thence N 89°48'57"W 54.99 feet to a 1-1/2" iron pipe on said easterly right-of-way line of NW Grove Street; thence along said Grove Street right-of-way line, N 00°31'00"W 81.66 feet to the point of beginning.

**DECLARATION**

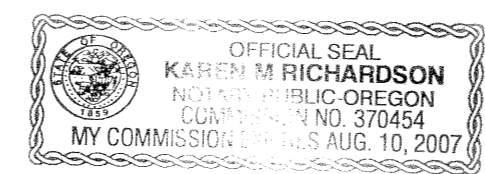
Know all persons by these presents that Oak Grove Commons, LLC, is the recorded owner of the land described in the accompanying Surveyor's Certificate and represented on the attached map, and has does hereby commit said property, called OAK GROVE COMMONS CONDOMINIUM, to the operations and provisions of the Oregon Condominium Act. The property and improvements described and depicted on this plat are subject to the provisions of Oregon Revised Statutes 100.005 to 100.625.

Oak Grove Commons, LLC, an Oregon Limited Liability Company, Declarant

By: *Michael D. Eves* Michael D. Eves, Member  
*Richard C. Mench* Richard C. Mench, Member

Fifth & Western, LLC, Member

By: *Rand W. Cooper* Rand W. Cooper, Authorized Signer



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

Signed or attested before me on this 1st day of September 2006, by Michael D. Eves as a Member of Oak Grove Commons, LLC.

*Karen M. Richardson* Karen M. Richardson  
signature printed name

Notary Public - Oregon Commission No. 370454  
My Commission Expires 8-10-07

Signed or attested before me on this 1st day of September 2006, by Rand W. Cooper as Authorized Signer for Fifth & Western, LLC, a Member of Oak Grove Commons, LLC.

*Karen M. Richardson* Karen M. Richardson  
signature printed name

Notary Public - Oregon Commission No. 370454  
My Commission Expires 8-10-07

STATE OF OREGON )  
COUNTY OF DESCHUTES ) S.S.

Signed or attested before me on this 8th day of September 2006, by Richard C. Mench as a Member of Oak Grove Commons, LLC.

*Lesla Hughes* Lesla Hughes  
signature printed name

Notary Public - Oregon Commission No. 356397  
My Commission Expires Nov. 1, 2008



**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

**RESTRICTIONS**

This plat is subject to the Declaration submitting OAK GROVE COMMONS CONDOMINIUM, to condominium ownership recorded as Document No. 2006-40239, Benton County Deed Records.

**APPROVALS**

for *Joe Mendis* September 13, 2006  
Benton County Surveyor 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 2006-2007 tax roll, which became a lien or will become a lien during this tax year on this Condominium but not yet certified to the tax collector for collection have been paid to me this 8th day of September, 2006.

by *Jami Woodward*  
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 roll which have become a lien on this Condominium that are now due and payable, have been paid to me this 8th day of September, 2006.

for *T. Sukida*  
Director, Benton County Dept. of Finance, Auditing & Tax Collection

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

I hereby certify that this Condominium Plat was received and duly recorded by me in Benton County Deed Records as Document No. 2006-40238 on this 13th day of September at 9:53 o'clock, A.M.

by *Kathleen Haring* Senior Deputy Clerk  
Benton County Clerk

**OAK GROVE COMMONS CONDOMINIUM**

in  
NORTHWEST 1/4 of SECTION 3  
T 12 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

APRIL 28, 2006

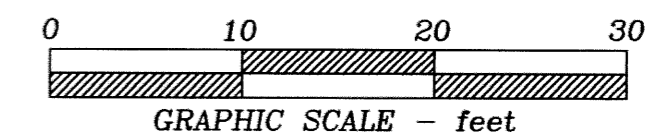
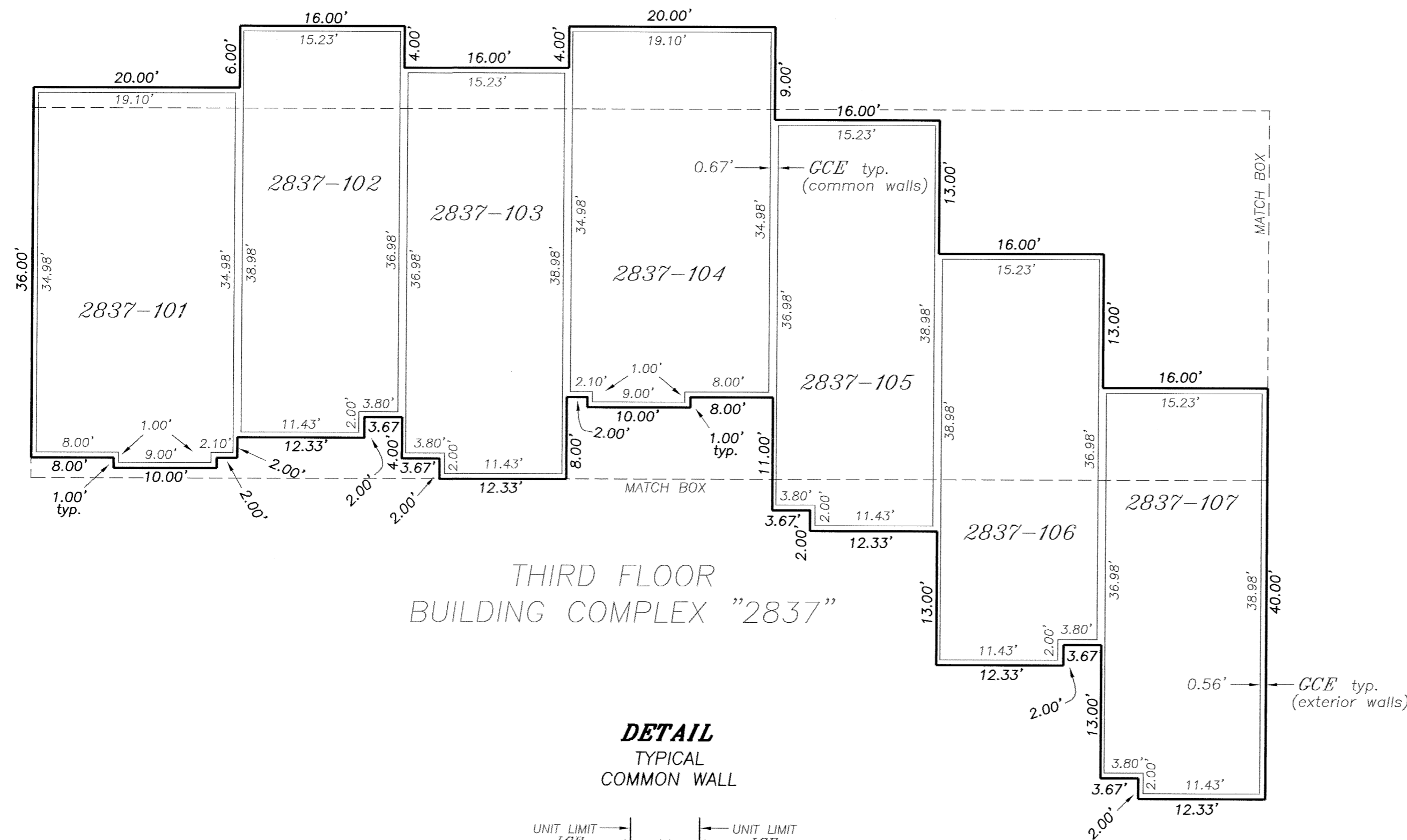
SHEET 7 OF 7

# OAK GROVE COMMONS CONDOMINIUM

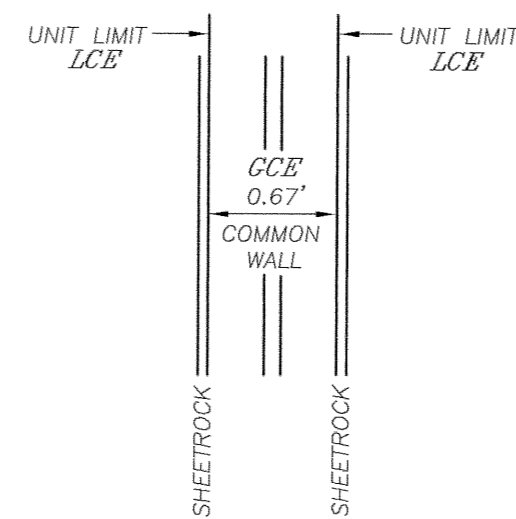
in  
NORTHWEST 1/4 of SECTION 3  
T 12 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

APRIL 28, 2006

SHEET 4 OF 7

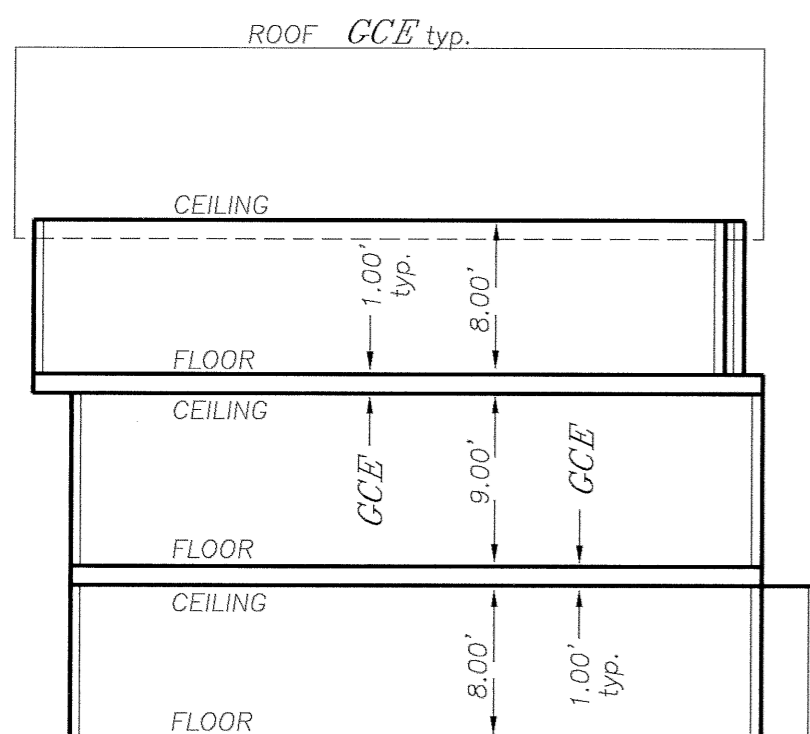


**DETAIL**  
TYPICAL  
COMMON WALL

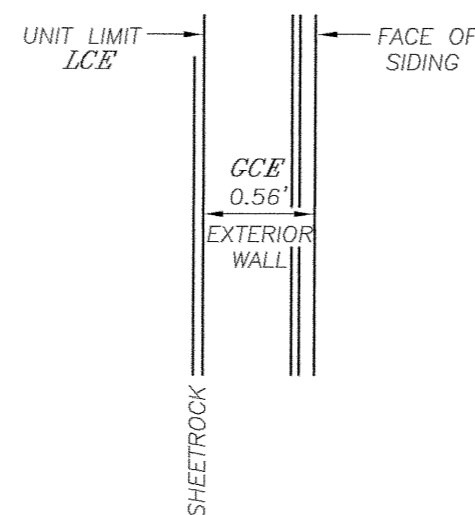


TYPICAL  
VERTICAL  
DIMENSIONS  
(ALL UNITS)

Floor 1 Finished Floor Elevations  
are shown on Sheets 3, 5 and 6.



**DETAIL**  
TYPICAL  
EXTERIOR WALL



**UNIT AREAS** (Square Feet)

UNIT No.	LIVING SPACE			GARAGE	TOTAL
	1st Floor	2nd Floor	3rd Floor		
2835-101	58	533	586	494	1671
2835-102	58	533	586	494	1671
2835-103	58	533	586	494	1671
2835-104	58	533	586	494	1671
2835-105	58	533	586	494	1671
2835-106	58	533	586	494	1671
2837-101	271	668	677	414	2030
2837-102	58	533	586	494	1671
2537-103	58	533	586	494	1671
2837-104	271	668	677	414	2030
2837-105	58	533	586	494	1671
2837-106	58	533	586	494	1671
2837-107	236	533	586	309	1664
2839-101	271	668	677	414	2030
2839-102	58	533	586	494	1671
2839-103	58	533	586	494	1671
2839-104	58	533	586	494	1671
2839-105	58	533	586	494	1671

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Theodore James Langton*  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823  
Renewal Date 12/31/2006

**NORTHSTAR SURVEYING, INC.**

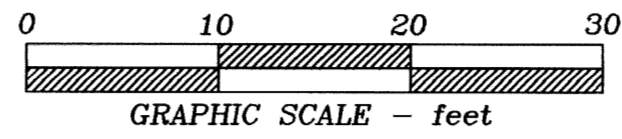
720 N.W. 4th Street  
Corvallis, Oregon 97330  
Phone: 541-757-9050

NOTE: Dimensions, and Areas computed therefrom, are  
measured to the face of interior walls.

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 Corvallis, Oregon 97330  
 Phone: 541-757-9050

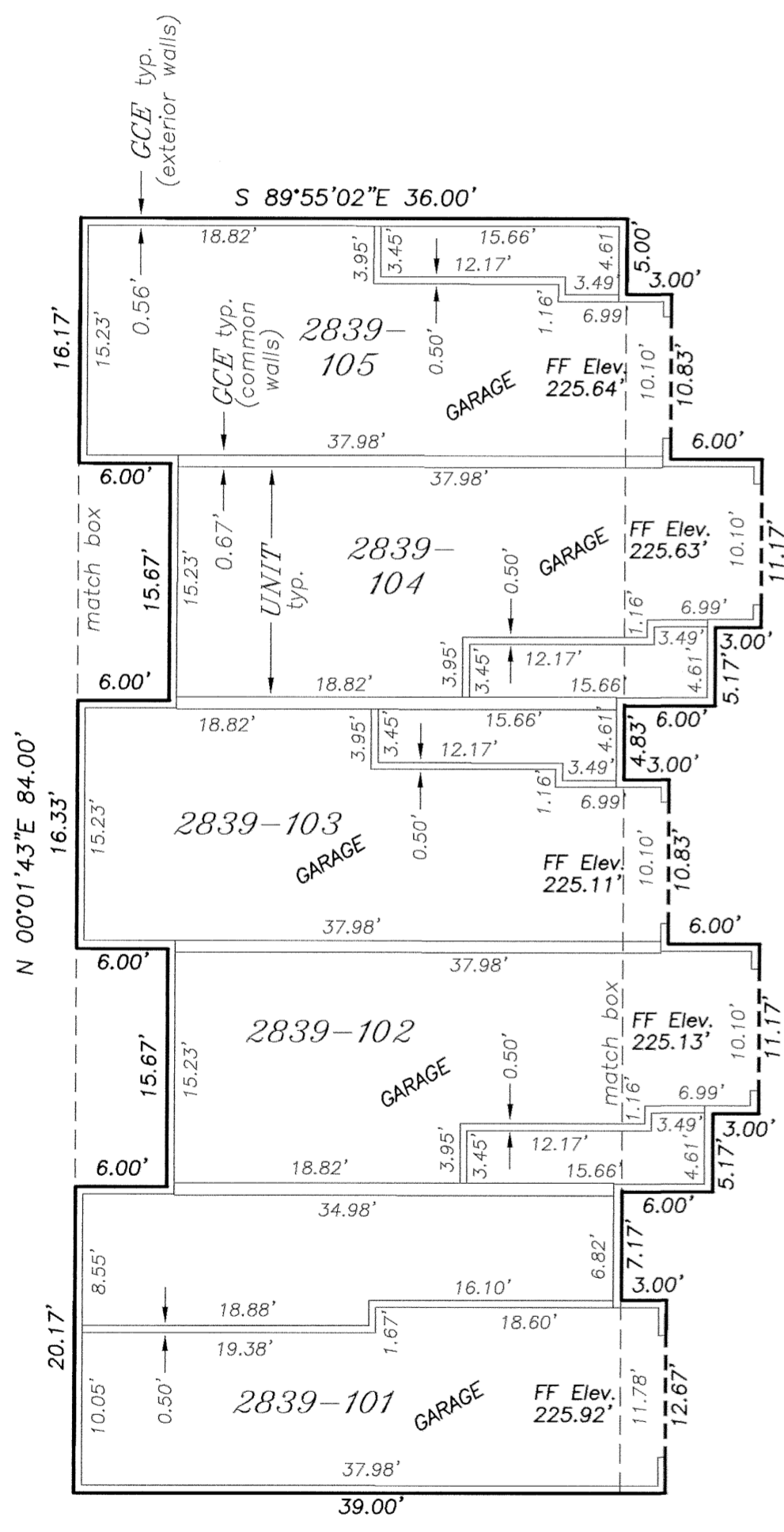
REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
*Theodore James Langton*  
**OREGON**  
 JULY 13, 1979  
 THEODORE JAMES LANGTON  
 1823  
 Renewal Date 12/31/2006



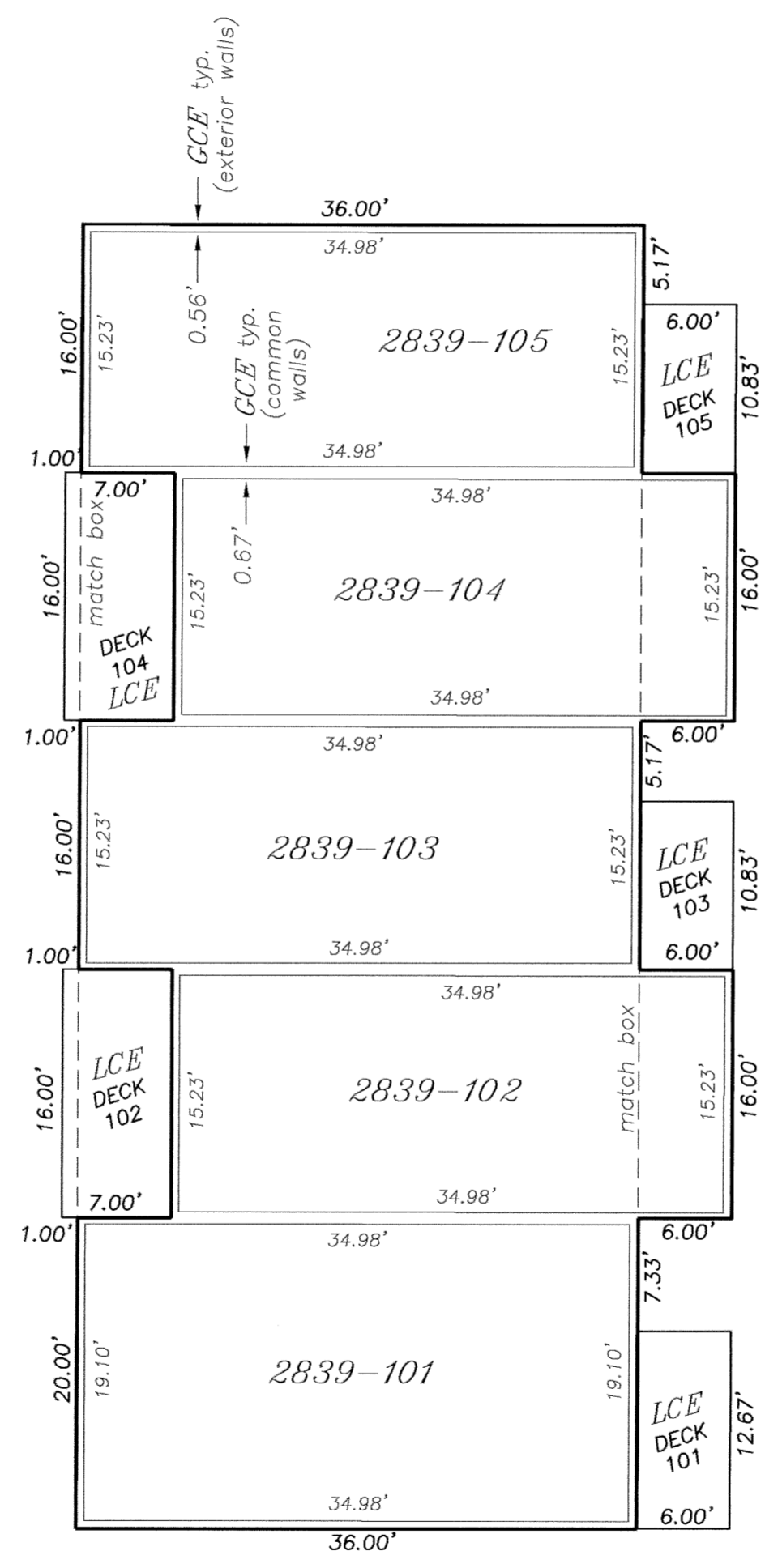
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 in  
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 CITY OF CORVALLIS  
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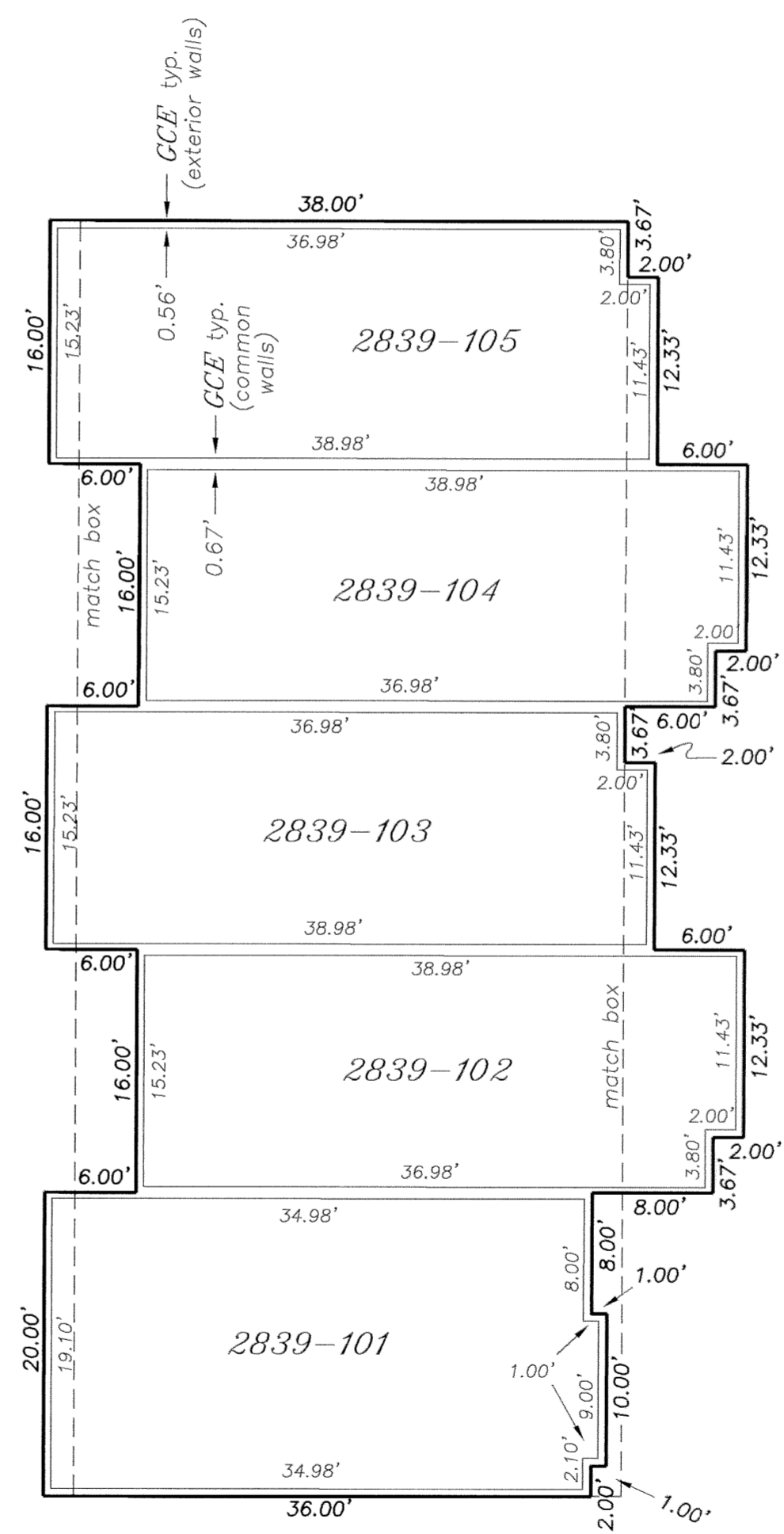
APRIL 28, 2006  
 SHEET 5 OF 7



GROUND (FIRST) FLOOR  
 BUILDING COMPLEX "2839"



SECOND FLOOR  
 BUILDING COMPLEX "2839"



THIRD FLOOR  
 BUILDING COMPLEX "2839"

