

# WILLAMETTE LANDING NO. 8

A REPLAT OF PARCEL 11, PARTITION PLAT NO. 2006-39  
IN THE DAVID BUTTERFIELD D.L.C. NO. 47

NE1/4 AND NW1/4 SECTION 14, T.12S., R.5W., W.M.

CITY OF CORVALLIS  
BENTON COUNTY, OREGON

SURVEYED JUNE 25, 2007

SHEET 1 OF 2

**otak**  
incorporated

17355 S.W. BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
(503)635-3618 FAX (503)635-5395

### LEGEND

- DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK INC." FOUND AS SET IN "WILLAMETTE LANDING NO. 7" UNLESS OTHERWISE NOTED.
- ✱ DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK INC." FOUND AS SET IN PARTITION PLAT NO. 2003-22.
- DENOTES 5/8" IRON ROD WITH 2" ALUMINUM CAP INSCRIBED "OTAK INC." FOUND AS SET IN "WILLAMETTE LANDING NO. 4" PLAT UNLESS OTHERWISE NOTED.
- DENOTES 5/8" x 30" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK INC." SET.
- ⊘ DENOTES 1" BRASS DISC INSCRIBED "OTAK INC." SET.
- DENOTES 5/8" x 30" IRON ROD WITH 2" ALUMINUM CAP INSCRIBED "OTAK INC." SET.
- L DENOTES ARC LENGTH
- PSDE DENOTES PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF THE LOTS AS NOTED.
- PWSE DENOTES PRIVATE WALL AND STORM DRAINAGE EASEMENT FOR THE BENEFIT OF THE LOTS AS NOTED.
- UE DENOTES UTILITY EASEMENT
- S.F. DENOTES SQUARE FEET
- W/YPC DENOTES WITH YELLOW, PLASTIC CAP
- WL4 DENOTES "WILLAMETTE LANDING NO. 4", BENTON COUNTY PLAT RECORDS.
- WL7 DENOTES "WILLAMETTE LANDING NO. 7", BENTON COUNTY PLAT RECORDS.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND AS SHOWN, BEING A REPLAT OF PARCEL 11, PARTITION PLAT NO. 2006-39, BENTON COUNTY PLAT RECORDS. THE BASIS OF BEARINGS (N05°38'23"E) IS THE MOST WESTERLY LINE OF SAID PARCEL 11. THE SOUTHERLY AND WESTERLY BOUNDARY LINES ARE PER SAID PARTITION PLAT. THE NORTHERLY BOUNDARY LINES ARE PER WILLAMETTE LANDING NO. 7, RECORDED AS BOOK 11, PAGE 4, BENTON COUNTY PLAT RECORDS. THE EASTERLY BOUNDARY LINES ARE PER WILLAMETTE LANDING NO. 4, RECORDED AS BOOK 10, PAGE 75, BENTON COUNTY PLAT RECORDS. I HELD ALL MONUMENTS AND DATA FROM SAID PARTITION PLAT AND SUBDIVISION PLATS. MEASURED BEARINGS AND DISTANCES ARE THE SAME AS RECORD.

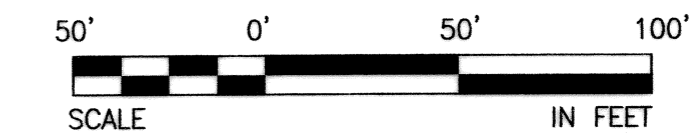
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

RENEWAL 12/31/2010

THIS IS AN EXACT COPY OF  
THE ORIGINAL PLAT OF  
"WILLAMETTE LANDING NO. 8".

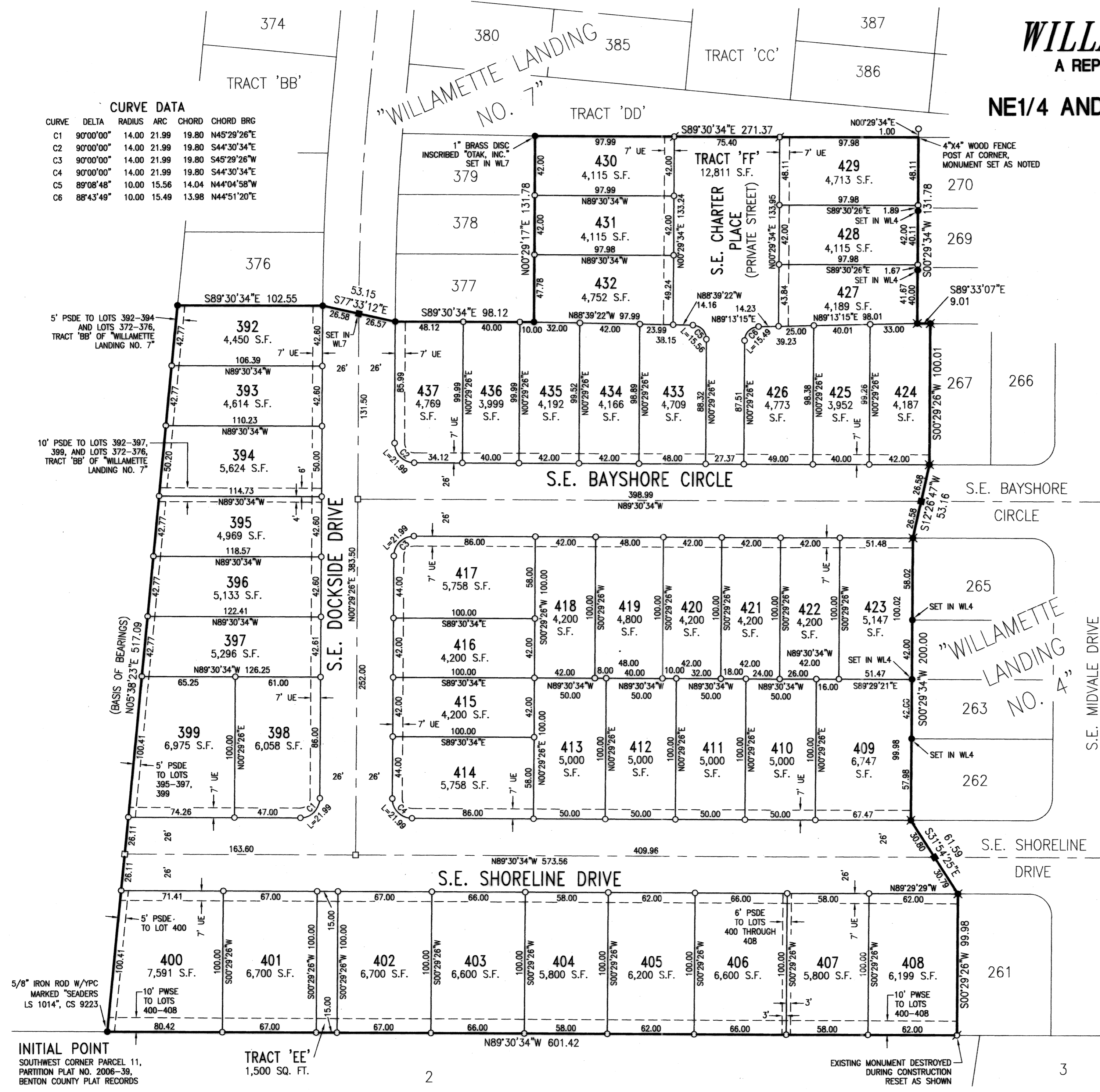
*Gary E. Paul*  
P.L.S. NO. 2698



PARTITION PLAT 1993-025

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG
C1	90°00'00"	14.00	21.99	19.80	N45°29'26"E
C2	90°00'00"	14.00	21.99	19.80	S44°30'34"E
C3	90°00'00"	14.00	21.99	19.80	S45°29'26"W
C4	90°00'00"	14.00	21.99	19.80	S44°30'34"E
C5	89°08'48"	10.00	15.56	14.04	N44°04'58"W
C6	88°43'49"	10.00	15.49	13.98	N44°51'20"E



INITIAL POINT  
SOUTHWEST CORNER PARCEL 11,  
PARTITION PLAT NO. 2006-39,  
BENTON COUNTY PLAT RECORDS

TRACT 'EE'  
1,500 SQ. FT.

EXISTING MONUMENT DESTROYED  
DURING CONSTRUCTION  
RESET AS SHOWN

Book 11 Page 18

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CITY OF CORVALLIS  
BENTON COUNTY, OREGON

SURVEYED JUNE 25, 2007  
SHEET 2 OF 2

otak  
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17355 S.W. BOONES FERRY ROAD  
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(503)635-3618 FAX (503)635-5395

DECLARATION

KNOWN ALL PERSONS BY THESE PRESENTS: THAT MATRIX DEVELOPMENT CORPORATION, AN OREGON CORPORATION, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "WILLAMETTE LANDING NO. 8" AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, ALL LOTS AND TRACTS 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 RIGHT OF WAYS ALL STREETS AS SHOWN ON SAID PLAT; AND WE DO HEREBY GRANT THE UTILITY EASEMENTS AND OTHER EASEMENTS AS SHOWN OR NOTED ON SAID PLAT; AND WE DO HEREBY CONVEY TO THE WILLAMETTE LANDING OWNERS ASSOCIATION TRACTS 'EE' AND 'FF' AS SHOWN 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

ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF Washington }SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF May, 2009, BY CRAIG BROWN, AS VICE-PRESIDENT, OF MATRIX DEVELOPMENT CORPORATION, AN OREGON CORPORATION.

*[Signature]*  
NOTARY SIGNATURE

Jacqueline T. Herb  
NOTARY PUBLIC - OREGON

COMMISSION NUMBER 413171

MY COMMISSION EXPIRES February 1, 2011

NOTES

1. THIS PLAT IS SUBJECT TO THE APPLICABLE PROVISIONS OF THE CONDITIONS OF APPROVAL IN THE CITY OF CORVALLIS PLANNING CASES PLD01-00003, PLD01-00008, ZDC01-00002, SUB01-00002, WRG01-00001 AND THE PLANNING COMMISSION NOTICE OF DISPOSITION IN ORDER 2001-49.
2. THIS SUBDIVISION IS SUBJECT TO THE COVENANT, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NO. M-305727-1, BENTON COUNTY RECORDS.
3. TRACTS 'EE' AND 'FF' SHALL BE OWNED AND MAINTAINED BY THE WILLAMETTE LANDING OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS.
4. TRACT 'EE' IS SUBJECT TO AN ACCESS EASEMENT TO THE PUBLIC OVER ITS ENTIRETY.
5. TRACT 'EE' IS SUBJECT TO A PRIVATE STORM DRAINAGE EASEMENT OVER ITS ENTIRETY FOR THE BENEFIT OF THE WILLAMETTE LANDING HOMEOWNERS ASSOCIATION.
6. TRACT 'FF' IS SUBJECT TO A CITY OF CORVALLIS STORM DRAINAGE EASEMENT, A CITY OF CORVALLIS SANITARY SEWER EASEMENT, AN ACCESS EASEMENT TO THE PUBLIC AND A UTILITY EASEMENT OVER ITS ENTIRETY.
7. FRANCHISE UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR UTILITIES AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR 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 UTILITY EASEMENTS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE UTILITY EASEMENTS, WITH THE EXCEPTION OF PERMANENT STRUCTURES REQUIRED BY OTHER FRANCHISE UTILITY COMPANIES.
8. THOSE EASEMENTS GRANTED TO THE CITY OF CORVALLIS AND AS DESCRIBED IN DOCUMENT NO.'S 2005-381308, 2007-416405 AND 2007-418123 ARE VACATED WITH THE RECORDING OF THIS PLAT.

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 "WILLAMETTE LANDING NO. 8", SITUATED IN THE NORTHEAST AND NORTHWEST ONE-QUARTERS OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND 5/8-INCH IRON ROD WITH A YELLOW, PLASTIC CAP INSCRIBED "SEADERS LS 1014", SAID INITIAL POINT BEING THE SOUTHWEST CORNER OF PARCEL 11, PARTITION PLAT NO. 2006-39, BENTON COUNTY PLAT RECORDS. FROM SAID INITIAL POINT I RAN N.05°38'23"E. ALONG THE WESTERLY LINE OF SAID PARCEL 11, A DISTANCE OF 517.09 FEET TO THE SOUTHWEST CORNER OF "WILLAMETTE LANDING NO. 7", A DULY RECORDED PLAT IN BENTON COUNTY; THENCE TRACING THE SOUTHERLY LINE OF SAID "WILLAMETTE LANDING NO. 7" ALONG THE FOLLOWING COURSES: S.89°30'34"E., 102.55 FEET; S.77°33'12"E., 53.15 FEET; S.89°30'34"E., 98.12 FEET; N.00°29'17"E., 131.78 FEET; AND S.89°30'34"E., 271.37 FEET TO THE NORTHWEST CORNER OF "WILLAMETTE LANDING NO. 4", A DULY RECORDED PLAT IN BENTON COUNTY; THENCE TRACING THE WESTERLY LINE OF SAID "WILLAMETTE LANDING NO. 4" ALONG THE FOLLOWING COURSES: S.00°29'34"W., 131.78 FEET; S.89°33'07"E., 9.01 FEET; S.00°29'26"W., 100.01 FEET; S.12°26'47"W., 53.16 FEET; S.00°29'34"W., 200.00 FEET; S.31°54'25"E., 61.59 FEET; AND S.00°29'26"W., 99.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 11; THENCE N.89°30'34"W. ALONG THE SOUTHERLY LINE OF SAID PARCEL 11, A DISTANCE OF 601.42 FEET TO THE INITIAL POINT. CONTAINS 7.295 ACRES, MORE OR LESS.

*[Signature]*  
GARY E. PAUL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698

APPROVALS

APPROVED THIS 5th DAY OF AUGUST, 2009  
CITY OF CORVALLIS PLANNING COMMISSION

BY *[Signature]*  
CHAIRPERSON

APPROVED THIS 4th DAY OF August, 2009  
CITY OF CORVALLIS ENGINEER

BY Engene J. Braun, P.E.

I HEREBY CERTIFY THAT ALL ASSESSMENTS AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

APPROVED THIS 6th DAY OF August, 2009  
CITY OF CORVALLIS FINANCE DIRECTOR

BY *[Signature]*

APPROVED THIS 2nd DAY OF September, 2009  
BENTON COUNTY BOARD OF COMMISSIONERS

BY *[Signature]*  
CHAIRPERSON

APPROVED THIS 2nd DAY OF Sept., 2009  
BENTON COUNTY SURVEYOR

BY *[Signature]*

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2009.

BY Jami Woodson 8-21-09  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY Trish Shalloway 8-21-2009  
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION DATE

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 DOC. NO. 2009 452457 ON THIS 3 DAY OF September, 2009 AT 1:37 O'CLOCK P.M.

BY Kathleen Horning  
BENTON COUNTY CLERK  
*[Signature]*  
Senior Deputy Clerk

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
OREGON  
JANUARY 17, 1995  
GARY E. PAUL  
2698

RENEWAL 12/31/2010  
THIS IS AN EXACT COPY OF THE ORIGINAL PLAT OF "WILLAMETTE LANDING NO. 8".  
*[Signature]*  
P.L.S. NO. 2698