

9TH AND CIRCLE COMMERCIAL

A REPLAT OF LOTS 1 THROUGH 9 AND LOTS 23 AND 24 OF BLOCK 1 OF "HIGHLAND LAWN ACRES" LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: JEFFERSON PLACE, LLC

DATE: SEPTEMBER 8, 2009

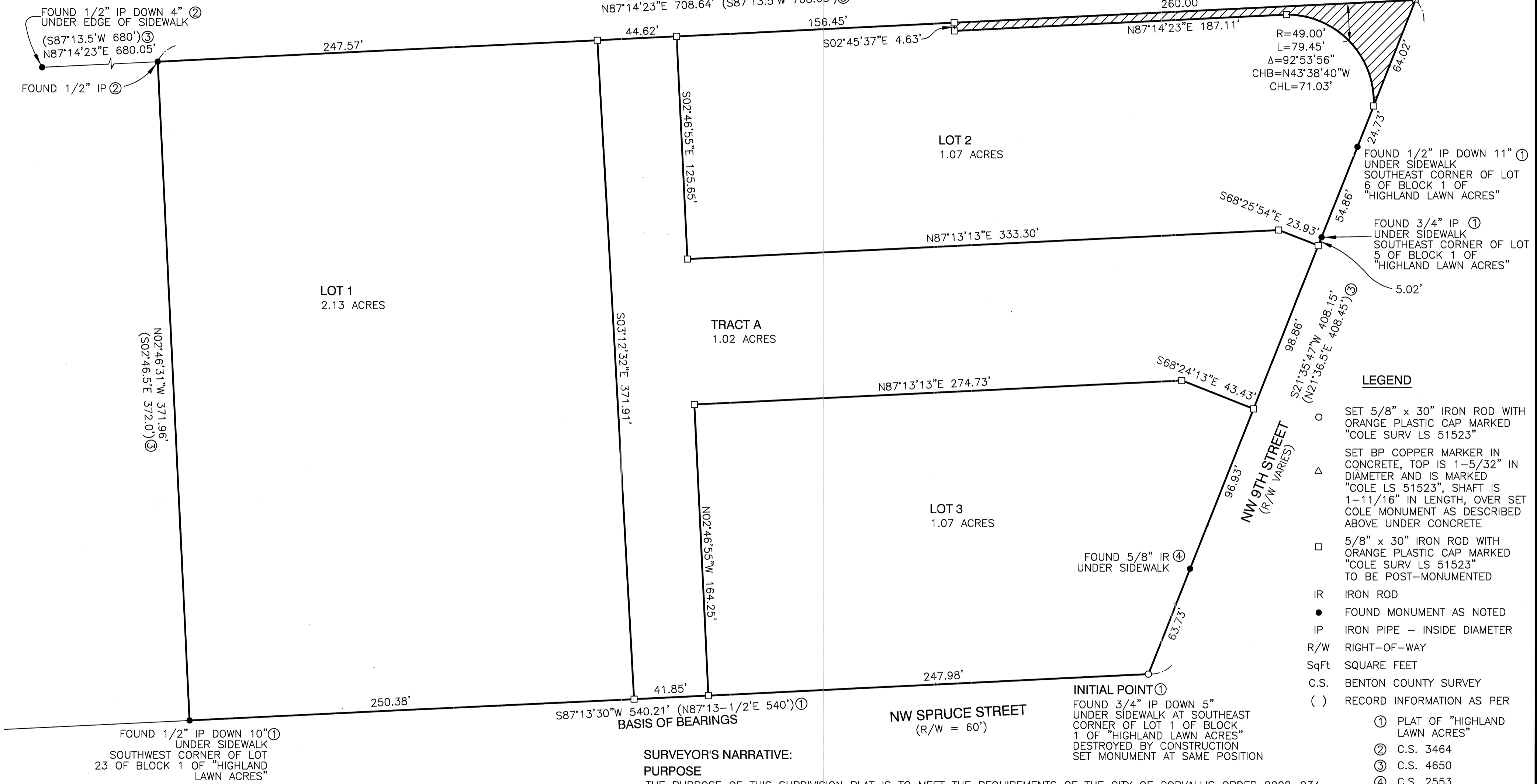
SHEET 1 OF 3

SHEET INDEX
 SHEET 1 - LOTS AND BOUNDARY INFORMATION AND SURVEYOR'S NARRATIVE
 SHEET 2 - EXISTING AND NEW EASEMENT DETAIL
 SHEET 3 - OWNER'S DECLARATION AND NOTARY ACKNOWLEDGEMENTS, APPROVAL SIGNATURES AND RECORDING INFORMATION, AND SURVEYOR'S CERTIFICATE



SCALE: 1" = 40'

VARYING WIDTH RIGHT-OF-WAY DEDICATION TO THE PUBLIC AREA = 2,352 SqFt



SURVEYOR'S NARRATIVE:
PURPOSE
 THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS ORDER 2008-034.
BASIS OF BEARINGS
 THE BASIS OF BEARINGS IS THE SOUTH LINE OF BLOCK 1 OF THE PLAT OF "HIGHLAND LAWN ACRES", AS SHOWN ON THE ATTACHED MAP.
BOUNDARY DETERMINATION

THE ORIGINAL MONUMENTS FOUND AT THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF LOT 23 OF BLOCK 1 OF "HIGHLAND LAWN ACRES" WERE HELD FOR THE SOUTHWEST CORNERS OF THIS PROPERTY. A 10 FOOT WIDE STRIP OF LAND WAS DEEDED TO THE CITY OF CORVALLIS FOR STREET PURPOSES ALONG THE SOUTH SIDE OF NW CIRCLE BOULEVARD. BENTON COUNTY SURVEY 3464 FOUND THE ORIGINAL MONUMENTS AT THE NORTHWEST CORNER OF LOT 13 AND THE NORTHWEST CORNER OF LOT 9, AND SET NEW MONUMENTS 10 FEET SOUTH ALONG THE SIDE LOT LINES TO MARK THE NEW PROPERTY CORNERS AT THOSE LOCATIONS AFTER THE DEDICATION. THESE MONUMENTS WERE FOUND AND THE MONUMENT 10 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 9 WAS HELD FOR THE NORTHWEST CORNER OF THIS PROPERTY. THE EASTERLY EXTENSION OF THE LINE BETWEEN THESE TWO MONUMENTS WAS HELD AS THE NORTH LINE OF THE PROPERTY AND THE SOUTH RIGHT-OF-WAY LINE OF NW CIRCLE BOULEVARD. THE NORTHEAST CORNER OF THE PROPERTY WAS ESTABLISHED BY EXTENDING THE LINE FROM THE SOUTHWEST CORNER OF LOT 1 THROUGH THE ORIGINAL MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 6 TO INTERSECT THE NORTH LINE OF THE PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 12, 1999
 DAVID L. MALONE
 51523

DAVID L. MALONE, P.L.S.
 COLE SURVEYING, LLC
 6765 S.W. PHILOMATH BLVD.
 CORVALLIS, OREGON 97333
 (541) 929-5500

I, DAVID L. MALONE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.



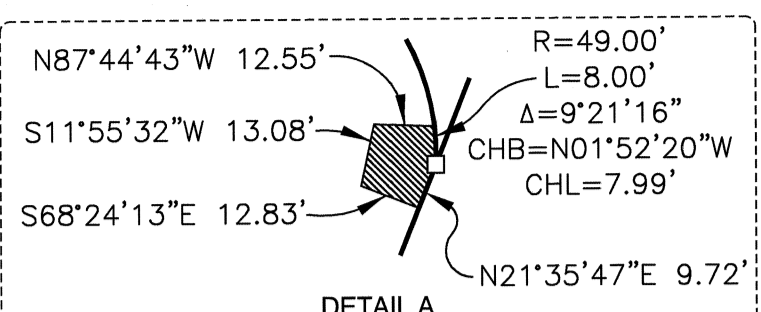
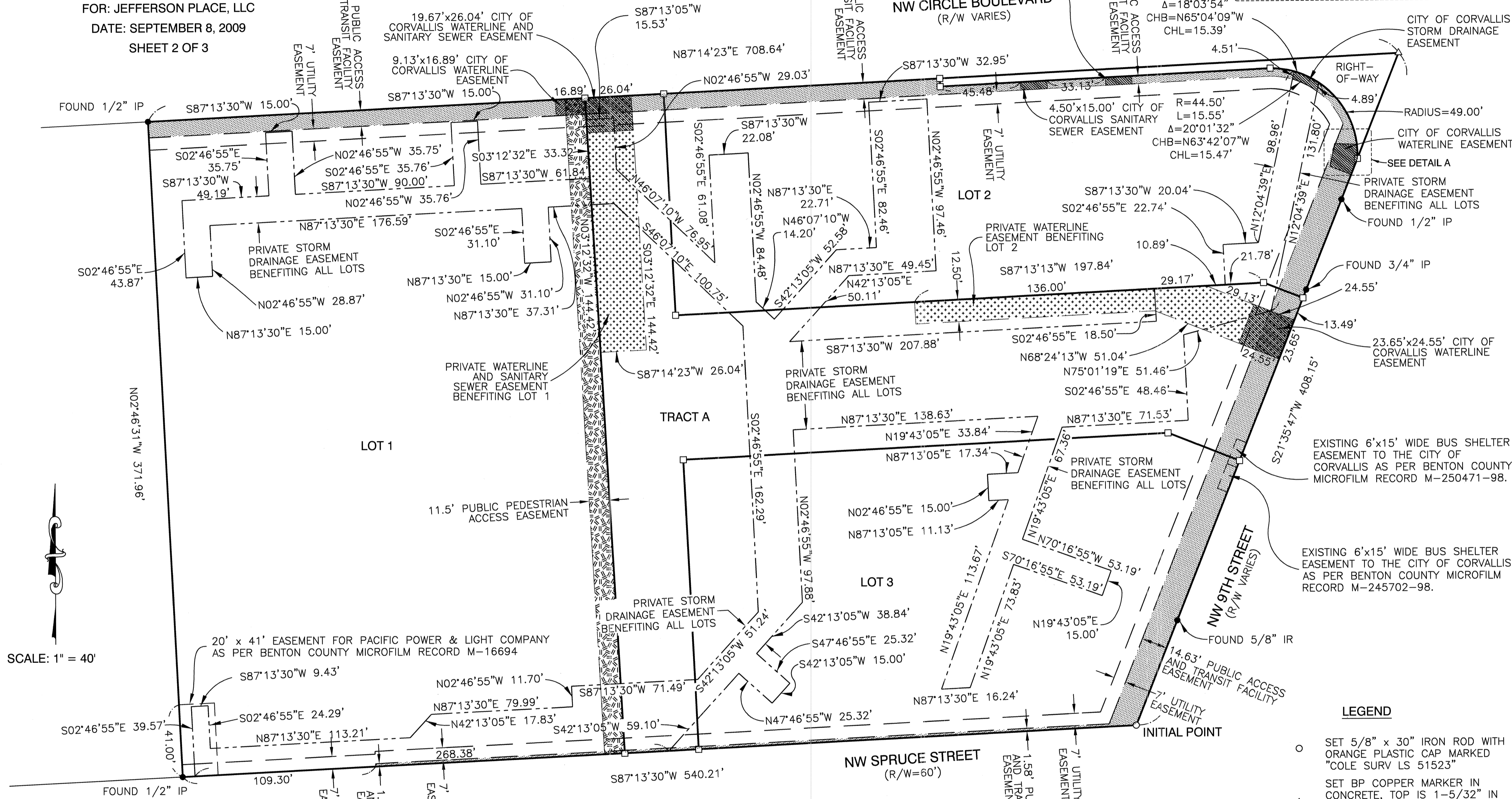
COLE
 SURVEYING, LLC

EXPIRES 12/31/2010

9TH AND CIRCLE COMMERCIAL

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FOR: JEFFERSON PLACE, LLC
 DATE: SEPTEMBER 8, 2009
 SHEET 2 OF 3



SCALE: 1" = 40'

NOTE:
 1) THE PROPERTY IS SUBJECT TO AN OPERATION AND EASEMENT AGREEMENT AS PER BENTON COUNTY DOCUMENT 2007-419391.
 2) THE PORTION OF PROPERTY WHICH WAS DESCRIBED AS THE WEST HALF OF LOT 23 OF BLOCK 1 OF HIGHLAND LAWN ACRES IS SUBJECT TO AN EASEMENT FOR BENTON-LINCOLN ELECTRIC COOPERATIVE, INC., AS PER BENTON COUNTY DEED BOOK 176 PAGE 527, WITH NO SPECIFIC LOCATION FOR THE EASEMENT.
 3) THE PROPERTY IS SUBJECT TO A DECLARATION OF EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND AS PER BENTON COUNTY DOCUMENT 2009-450013.
 4) THE PROPERTY IS SUBJECT TO AN EASEMENT FOR PACIFICORP AS PER BENTON COUNTY DOCUMENT 2009-450015, WITH NO DIMENSIONS FOR LOCATION GIVEN.

REGISTERED PROFESSIONAL LAND SURVEYOR
 DAVID L. MALONE
 OREGON JANUARY 12, 1999
 DAVID L. MALONE
 51523
 EXPIRES 12/31/2010

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COLE
 SURVEYING, LLC

LEGEND	
○	SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
△	SET BP COPPER MARKER IN CONCRETE, TOP IS 1-5/32" IN DIAMETER AND IS MARKED "COLE LS 51523", SHAFT IS 1-11/16" IN LENGTH, OVER SET COLE MONUMENT AS DESCRIBED ABOVE UNDER CONCRETE
□	5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523" TO BE POST-MONUMENTED
IR	IRON ROD
●	FOUND MONUMENT AS NOTED
IP	IRON PIPE - INSIDE DIAMETER
R/W	RIGHT-OF-WAY
[Pattern]	NEW CITY OF CORVALLIS UTILITY EASEMENT
[Pattern]	NEW PRIVATE UTILITY EASEMENT
[Pattern]	NEW PUBLIC ACCESS AND TRANSIT FACILITY EASEMENT
[Pattern]	NEW PUBLIC PEDESTRIAN ACCESS EASEMENT

9TH AND CIRCLE COMMERCIAL

A REPLAT OF LOTS 1 THROUGH 9 AND LOTS 23 AND 24 OF BLOCK 1 OF "HIGHLAND LAWN ACRES" LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: JEFFERSON PLACE, LLC
DATE: SEPTEMBER 8, 2009

SHEET 3 OF 3

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 12, 1999 DAVID L. MALONE 51523

DAVID L. MALONE, P.L.S. COLE SURVEYING, LLC 6765 S.W. PHILOMATH BLVD. CORVALLIS, OREGON 97333 (541) 929-5500



COLE SURVEYING, LLC

EXPIRES 12/31/2010

I, DAVID L. MALONE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

SURVEYOR'S CERTIFICATE:

I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LOTS, TRACT, AND STREET RIGHT-OF-WAY SHOWN ON THE ATTACHED MAP OF "9TH AND CIRCLE COMMERCIAL", BEING A TRACT OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 3/4 INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 1 OF BLOCK 1 OF "HIGHLAND LAWN ACRES", A SUBDIVISION PLAT OF RECORD IN BENTON COUNTY, OREGON; THENCE SOUTH 87°13'30" WEST 540.21 FEET TO A 1/2 INCH IRON PIPE AT THE SOUTHWEST CORNER OF LOT 23 OF SAID "HIGHLAND LAWN ACRES"; THENCE NORTH 2°46'31" WEST 371.96 FEET TO A 1/2 INCH IRON PIPE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW CIRCLE BOULEVARD, ALSO BEING THE SOUTHWEST CORNER OF A 10 FOOT STRIP OF LAND DESCRIBED IN BENTON COUNTY DEED RECORD BOOK 174 PAGE 543; THENCE ALONG THE SOUTH LINE OF SAID 10 FOOT STRIP OF LAND AND ALONG THE SOUTH LINE OF A 10 FOOT STRIP OF LAND DESCRIBED IN BENTON COUNTY DEED RECORD BOOK 174 PAGE 541, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF NW CIRCLE BOULEVARD, NORTH 87°14'23" EAST 708.64 FEET TO A COPPER MARKER IN CONCRETE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NW CIRCLE BOULEVARD AND THE WESTERLY RIGHT-OF-WAY LINE OF NW 9TH STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID 10 FOOT STRIP OF LAND; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 21°35'47" WEST 408.15 FEET TO THE INITIAL POINT.

POST-MONUMENTATION STATEMENT

I, DAVID L. MALONE, 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 IMPROVEMENTS.

DAVID L. MALONE - PLS 51523

POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE DAY OF 2009 AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS DOCUMENT No. 200-434256

APPROVALS:

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

BY: Sami Woodward DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

FOR: T. Ridd DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

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

BY: [Signature] CITY OF CORVALLIS FINANCE DIRECTOR DATE 9/23/09

APPROVED Eugene J. Braun, P.E. CITY OF CORVALLIS ENGINEER DATE 9/23/09

APPROVED Karen D. Bird CHAIRPERSON, CITY OF CORVALLIS PLANNING COMMISSION DATE 9/23/09

APPROVED [Signature] BENTON COUNTY SURVEYOR DATE 9/25/09

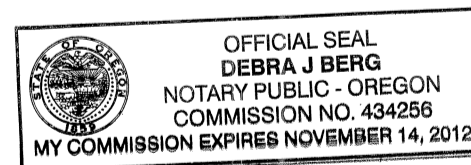
APPROVED [Signature] CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE 9-30-09

RECORDING:

STATE OF OREGON } SS
COUNTY OF Benton }

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2009-457444, ON THIS 30 DAY OF SEPTEMBER, 2009, AT 9:36 O'CLOCK AM.

BY: [Signature] BENTON COUNTY CLERK



ACKNOWLEDGMENTS:

STATE OF OREGON } SS
COUNTY OF Benton }

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF September, 2009, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR DARREN DICKERHOOF, AS MANAGER OF JEFFERSON PLACE, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

PRINTED NAME Debra J. Berg
NOTARY PUBLIC - OREGON
COMMISSION No. 434256
MY COMMISSION EXPIRES November 14, 2012

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT JEFFERSON PLACE, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, TRACT, EASEMENTS, AND STREET RIGHT-OF-WAY AS SHOWN AND NOTED ON THE ATTACHED MAP AND TO BE DEDICATED AS "9TH AND CIRCLE COMMERCIAL", AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE LAND FOR STREET RIGHT-OF-WAY AS SHOWN.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE PUBLIC, A PERPETUAL, NONEXCLUSIVE PUBLIC PEDESTRIAN ACCESS EASEMENT OVER AND ALONG THE PROPERTY DESCRIBED AS PUBLIC PEDESTRIAN ACCESS EASEMENT, AS SHOWN ON THE ATTACHED MAP.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS, A TRANSIT FACILITY EASEMENT OVER AND ALONG THE PROPERTY DESCRIBED AS PUBLIC ACCESS AND TRANSIT FACILITY EASEMENT, AS SHOWN ON THE ATTACHED MAP.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE PUBLIC, A PERPETUAL, NONEXCLUSIVE ACCESS EASEMENT OVER AND ALONG THE PROPERTY DESCRIBED AS PUBLIC ACCESS AND TRANSIT FACILITY EASEMENT, AS SHOWN ON THE ATTACHED MAP.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE PUBLIC, A PUBLIC ACCESS EASEMENT OVER THE ENTIRETY OF TRACT "A", AS SHOWN ON THE ATTACHED MAP. TRACT "A" IS CREATED FOR USE AS A PRIVATE SHOPPING STREET PER THE CURRENT APPLICABLE CITY OF CORVALLIS LAND DEVELOPMENT CODE AND INCLUDES SIDEWALKS, CURB AND GUTTER, PAVEMENT SECTION, TRAFFIC CALMING, ON-STREET PARKING, AND PLANTING STRIPS/STREET TREES, FOR THE USE BY THE PUBLIC AS THOUGH THE AREAS EXISTED WITHIN A PUBLIC STREET RIGHT-OF-WAY. TRACT "A" AND THE ADJACENT PUBLIC PEDESTRIAN ACCESS EASEMENT PROVIDE FOR VEHICLE, BICYCLE, AND PEDESTRIAN CONNECTIVITY ACROSS THE SITE TO EXISTING ADJACENT PUBLIC STREET RIGHT-OF-WAYS.

JEFFERSON PLACE, LLC, DURING ITS OWNERSHIP OF THE PROPERTY, AND ANY SUBSEQUENT OWNER DURING ITS OWNERSHIP OF THE PROPERTY, WILL BE RESPONSIBLE FOR MAINTAINING ALL OF THE IMPROVEMENTS IN TRACT "A" AND THE ADJACENT PUBLIC PEDESTRIAN ACCESS EASEMENT PER THE MAINTENANCE AGREEMENT RECORDED IN BENTON COUNTY RECORDS DOCUMENT NO. 2009-457443.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THOSE CITY OF CORVALLIS STORM DRAINAGE, SANITARY SEWER, AND WATERLINE SERVICE EASEMENTS AS SHOWN ON THE ATTACHED MAP. THE CITY RESERVES THE RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND/OR REMOVE A STORM DRAIN LINE, SANITARY SEWER LINE, OR WATER SERVICE LINE WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, ON, UNDER AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID EASEMENT ANY TREES AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE CONSTRUCTION, USE, OR MAINTENANCE OF SAID STORM DRAIN LINE, SANITARY SEWER LINE, OR WATER SERVICE LINE, 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. THE CITY SHALL UPON EACH AND EVERY OCCASION THAT SUCH STORM DRAIN LINE, SANITARY SEWER LINE, OR WATER SERVICE LINE IS CONSTRUCTED, MAINTAINED, REPLACED, RECONSTRUCTED, OR REMOVED, RESTORE THE PREMISES OF THE OWNER, 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 TO THE OWNER A REASONABLE COMPENSATION FOR SUCH CONDITIONS THAT CANNOT BE REASONABLY OR PRACTICABLY RESTORED. THE OWNER RESERVES THE RIGHT TO USE THE SURFACE OF THE PREMISES FOR WALKWAYS, DRIVEWAYS, PLANTING AND RELATED PURPOSES TO THE EXTENT THAT SUCH 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.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT AN EASEMENT OVER LOTS 1, 2, 3, AND TRACT "A" AS SHOWN ON THE ATTACHED MAP TO BENEFIT LOTS 1, 2, 3, AND TRACT "A" FOR INSTALLATION AND MAINTENANCE OF A PRIVATE STORM DRAINAGE FACILITY, PRIVATE WATER SERVICE LINES, AND PRIVATE SANITARY SEWER SERVICES.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND DEDICATE THE UTILITY EASEMENTS AS SHOWN TO BENEFIT FRANCHISE UTILITIES.

THE EASEMENTS HEREIN DEDICATED OR CREATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT FOR THE PURPOSES AS SHOWN ON THE ATTACHED MAP.

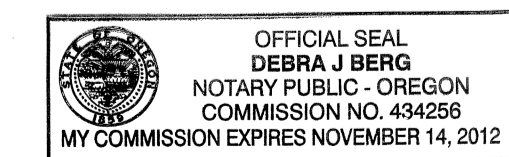
[Signature] BY: DARREN DICKERHOOF AS: MANAGER OF JEFFERSON PLACE, LLC

[Signature] BY: Sharon Eikleberry AS: Vice President FOR UMPQUA BANK LINE OF CREDIT TRUST DEED HOLDER

STATE OF OREGON } SS
COUNTY OF Benton }

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF September, 2009, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR Sharon Eikleberry AS Vice President FOR UMPQUA BANK, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS/HER OWN FREE ACT AND DEED.

PRINTED NAME Debra J. Berg
NOTARY PUBLIC - OREGON
COMMISSION No. 434256
MY COMMISSION EXPIRES November 14, 2012



DRAWING NUMBER
9th and Circle Commercial
 SAFCO PRODUCTS • NEW HOPE, MINNESOTA
 REORDER BY PART NUMBER 6552

DRAWING NUMBER
1/3
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BOOK 11 PAGE 19

9TH AND CIRCLE COMMERCIAL

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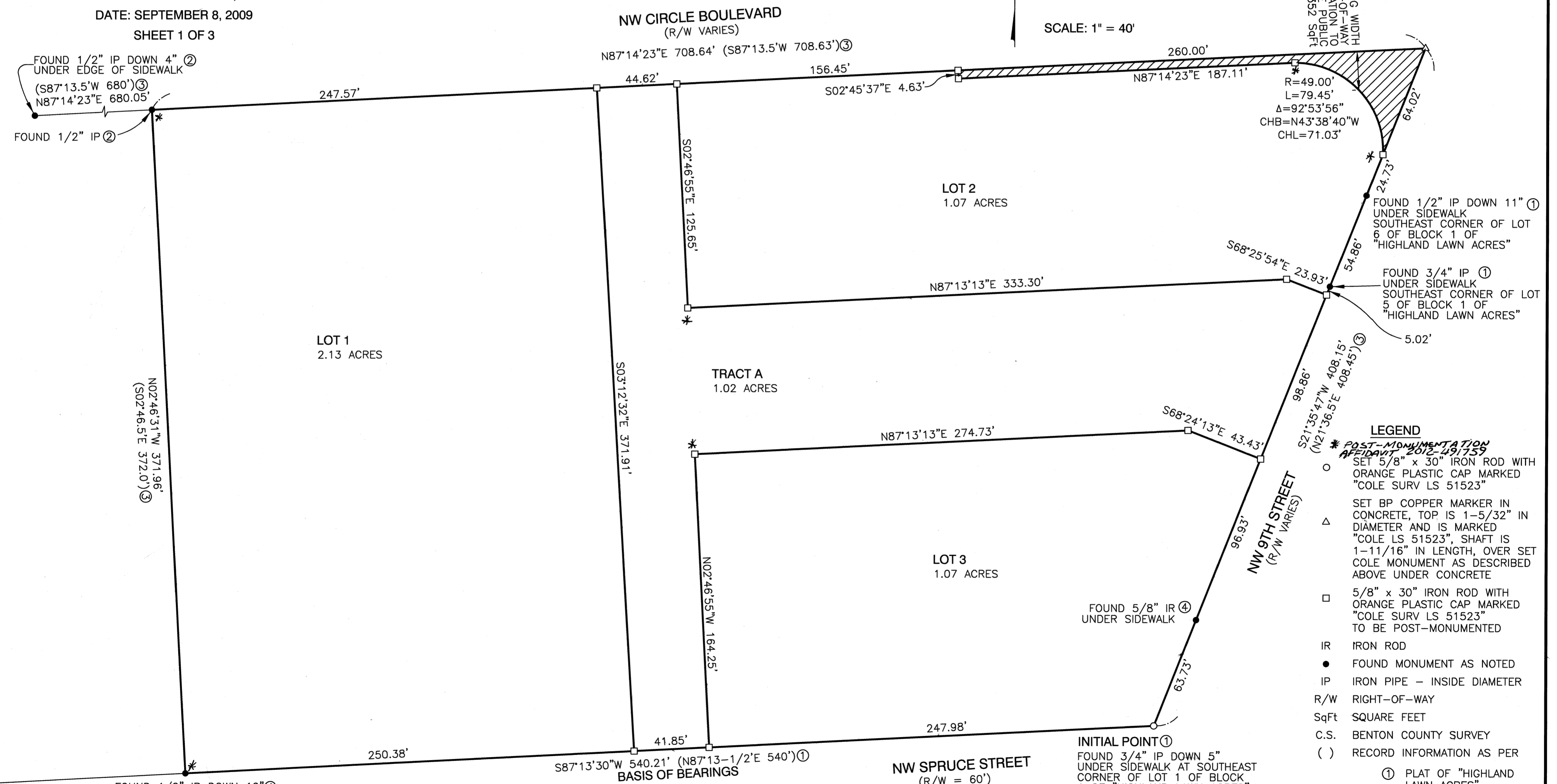
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SHEET 1 OF 3

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- LEGEND**
- POST-MONUMENTATION AFFIDAVIT 2012-491759
 - SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
 - SET BP COPPER MARKER IN CONCRETE, TOP IS 1-5/32" IN DIAMETER AND IS MARKED "COLE LS 51523", SHAFT IS 1-11/16" IN LENGTH, OVER SET COLE MONUMENT AS DESCRIBED ABOVE UNDER CONCRETE
 - 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523" TO BE POST-MONUMENTED
 - IR IRON ROD
 - FOUND MONUMENT AS NOTED
 - IP IRON PIPE - INSIDE DIAMETER
 - R/W RIGHT-OF-WAY
 - SqFt SQUARE FEET
 - C.S. BENTON COUNTY SURVEY
 - () RECORD INFORMATION AS PER
 - ① PLAT OF "HIGHLAND LAWN ACRES"
 - ② C.S. 3464
 - ③ C.S. 4650
 - ④ C.S. 2553

SURVEYOR'S NARRATIVE:
PURPOSE
 THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS ORDER 2008-034.

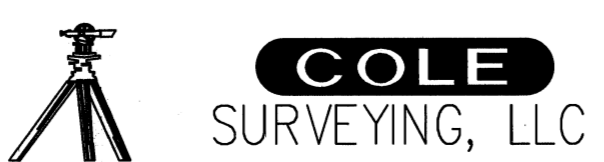
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 THE BASIS OF BEARINGS IS THE SOUTH LINE OF BLOCK 1 OF THE PLAT OF "HIGHLAND LAWN ACRES", AS SHOWN ON THE ATTACHED MAP.

BOUNDARY DETERMINATION
 THE ORIGINAL MONUMENTS FOUND AT THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF LOT 23 OF BLOCK 1 OF "HIGHLAND LAWN ACRES" WERE HELD FOR THE SOUTHWEST AND SOUTHWEST CORNERS OF THIS PROPERTY. A 10 FOOT WIDE STRIP OF LAND WAS DEEDED TO THE CITY OF CORVALLIS FOR STREET PURPOSES ALONG THE SOUTH SIDE OF NW CIRCLE BOULEVARD. BENTON COUNTY SURVEY 3464 FOUND THE ORIGINAL MONUMENTS AT THE NORTHWEST CORNER OF LOT 13 AND THE NORTHWEST CORNER OF LOT 9, AND SET NEW MONUMENTS 10 FEET SOUTH ALONG THE SIDE LOT LINES TO MARK THE NEW PROPERTY CORNERS AT THOSE LOCATIONS AFTER THE DEDICATION. THESE MONUMENTS WERE FOUND AND THE MONUMENT 10 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 9 WAS HELD FOR THE NORTHWEST CORNER OF THIS PROPERTY. THE EASTERLY EXTENSION OF THE LINE BETWEEN THESE TWO MONUMENTS WAS HELD AS THE NORTH LINE OF THE PROPERTY AND THE SOUTH RIGHT-OF-WAY LINE OF NW CIRCLE BOULEVARD. THE NORTHEAST CORNER OF THE PROPERTY WAS ESTABLISHED BY EXTENDING THE LINE FROM THE SOUTHWEST CORNER OF LOT 1 THROUGH THE ORIGINAL MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 6 TO INTERSECT THE NORTH LINE OF THE PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR
 DAVID L. MALONE
 JANUARY 12, 1999
 DAVID L. MALONE
 51523
 EXPIRES 12/31/2010

DAVID L. MALONE, P.L.S.
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SAFCO PRODUCTS • NEW HOPE, MINNESOTA
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FOR: JEFFERSON PLACE, LLC

DATE: SEPTEMBER 8, 2009

SHEET 3 OF 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DAVID L. MALONE, P.L.S.
COLE SURVEYING, LLC
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523



COLE
SURVEYING, LLC

EXPIRES 12/31/2010

I, DAVID L. MALONE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

SURVEYOR'S CERTIFICATE:

I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LOTS, TRACT, AND STREET RIGHT-OF-WAY SHOWN ON THE ATTACHED MAP OF "9TH AND CIRCLE COMMERCIAL", BEING A TRACT OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 3/4 INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 1 OF BLOCK 1 OF "HIGHLAND LAWN ACRES", A SUBDIVISION PLAT OF RECORD IN BENTON COUNTY, OREGON; THENCE SOUTH 87°13'30" WEST 540.21 FEET TO A 1/2 INCH IRON PIPE AT THE SOUTHWEST CORNER OF LOT 23 OF SAID "HIGHLAND LAWN ACRES"; THENCE NORTH 2°46'31" WEST 371.96 FEET TO A 1/2 INCH IRON PIPE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW CIRCLE BOULEVARD, ALSO BEING THE SOUTHWEST CORNER OF A 10 FOOT STRIP OF LAND DESCRIBED IN BENTON COUNTY DEED RECORD BOOK 174 PAGE 543; THENCE ALONG THE SOUTH LINE OF SAID 10 FOOT STRIP OF LAND AND ALONG THE SOUTH LINE OF A 10 FOOT STRIP OF LAND DESCRIBED IN BENTON COUNTY DEED RECORD BOOK 174 PAGE 541, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF NW CIRCLE BOULEVARD, NORTH 87°14'23" EAST 708.64 FEET TO A COPPER MARKER IN CONCRETE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NW CIRCLE BOULEVARD AND THE WESTERLY RIGHT-OF-WAY LINE OF NW 9TH STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID 10 FOOT STRIP OF LAND; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 21°35'47" WEST 408.15 FEET TO THE INITIAL POINT.

POST-MONUMENTATION STATEMENT

I, DAVID L. MALONE, 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 IMPROVEMENTS.

DAVID L. MALONE - PLS 51523

*POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE 23rd DAY OF Nov, 2012, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS DOCUMENT No. 2012 - 491759.

APPROVALS:

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

BY: Sami Workman
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

BY: Touk Ridd
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

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

BY: Hayden 9/23/09
CITY OF CORVALLIS FINANCE DIRECTOR DATE

APPROVED Eugene J. Braun, P.E. 9/23/09
CITY OF CORVALLIS ENGINEER DATE

APPROVED Harvey D. Bird 9/23/09
CHAIRPERSON, CITY OF CORVALLIS PLANNING COMMISSION DATE

APPROVED J. Manda 9/25/09
FOR BENTON COUNTY SURVEYOR DATE

APPROVED Debra J. Berg 9-30-09
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE

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 AS DOCUMENT No. 2009 - 457444, ON THIS 30 DAY OF SEPTEMBER, 2009, AT 9:36 O'CLOCK A.M.

BY: Madeline K. Kamin
FOR BENTON COUNTY CLERK

ACKNOWLEDGMENTS:

STATE OF OREGON }
COUNTY OF Benton } SS

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF September, 2009, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR DARREN DICKERHOOF, AS MANAGER OF JEFFERSON PLACE, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

Debra J. Berg
PRINTED NAME Debra J. Berg
NOTARY PUBLIC - OREGON
COMMISSION No. 434256
MY COMMISSION EXPIRES November 14, 2012

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT JEFFERSON PLACE, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, TRACT, EASEMENTS, AND STREET RIGHT-OF-WAY AS SHOWN AND NOTED ON THE ATTACHED MAP AND TO BE DEDICATED AS "9TH AND CIRCLE COMMERCIAL", AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE LAND FOR STREET RIGHT-OF-WAY AS SHOWN.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE PUBLIC, A PERPETUAL, NONEXCLUSIVE PUBLIC PEDESTRIAN ACCESS EASEMENT OVER AND ALONG THE PROPERTY DESCRIBED AS PUBLIC PEDESTRIAN ACCESS EASEMENT, AS SHOWN ON THE ATTACHED MAP.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS, A TRANSIT FACILITY EASEMENT OVER AND ALONG THE PROPERTY DESCRIBED AS PUBLIC ACCESS AND TRANSIT FACILITY EASEMENT, AS SHOWN ON THE ATTACHED MAP.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE PUBLIC, A PERPETUAL, NONEXCLUSIVE ACCESS EASEMENT OVER AND ALONG THE PROPERTY DESCRIBED AS PUBLIC ACCESS AND TRANSIT FACILITY EASEMENT, AS SHOWN ON THE ATTACHED MAP.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE PUBLIC, A PUBLIC ACCESS EASEMENT OVER THE ENTIRETY OF TRACT "A", AS SHOWN ON THE ATTACHED MAP. TRACT "A" IS CREATED FOR USE AS A PRIVATE SHOPPING STREET PER THE CURRENT APPLICABLE CITY OF CORVALLIS LAND DEVELOPMENT CODE AND INCLUDES SIDEWALKS, CURB AND GUTTER, PAVEMENT SECTION, TRAFFIC CALMING, ON-STREET PARKING, AND PLANTING STRIPS/STREET TREES, FOR THE USE BY THE PUBLIC AS THOUGH THE AREAS EXISTED WITHIN A PUBLIC STREET RIGHT-OF-WAY. TRACT "A" AND THE ADJACENT PUBLIC PEDESTRIAN ACCESS EASEMENT PROVIDE FOR VEHICLE, BICYCLE, AND PEDESTRIAN CONNECTIVITY ACROSS THE SITE TO EXISTING ADJACENT PUBLIC STREET RIGHT-OF-WAYS.

JEFFERSON PLACE, LLC, DURING ITS OWNERSHIP OF THE PROPERTY, AND ANY SUBSEQUENT OWNER DURING ITS OWNERSHIP OF THE PROPERTY, WILL BE RESPONSIBLE FOR MAINTAINING ALL OF THE IMPROVEMENTS IN TRACT "A" AND THE ADJACENT PUBLIC PEDESTRIAN ACCESS EASEMENT PER THE MAINTENANCE AGREEMENT RECORDED IN BENTON COUNTY RECORDS DOCUMENT NO. 2009-457443.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THOSE CITY OF CORVALLIS STORM DRAINAGE, SANITARY SEWER, AND WATERLINE SERVICE EASEMENTS AS SHOWN ON THE ATTACHED MAP. THE CITY RESERVES THE RIGHT, PRIVILEGE, AND AUTHORITY TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND/OR REMOVE A STORM DRAIN LINE, SANITARY SEWER LINE, OR WATER SERVICE LINE WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, ON, UNDER AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID EASEMENT ANY TREES AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE CONSTRUCTION, USE, OR MAINTENANCE OF SAID STORM DRAIN LINE, SANITARY SEWER LINE, OR WATER SERVICE LINE, 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. THE CITY SHALL UPON EACH AND EVERY OCCASION THAT SUCH STORM DRAIN LINE, SANITARY SEWER LINE, OR WATER SERVICE LINE IS CONSTRUCTED, MAINTAINED, REPLACED, RECONSTRUCTED, OR REMOVED, RESTORE THE PREMISES OF THE OWNER, 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 TO THE OWNER A REASONABLE COMPENSATION FOR SUCH CONDITIONS THAT CANNOT BE REASONABLY OR PRACTICABLY RESTORED. THE OWNER RESERVES THE RIGHT TO USE THE SURFACE OF THE PREMISES FOR WALKWAYS, DRIVEWAYS, PLANTING AND RELATED PURPOSES TO THE EXTENT THAT SUCH 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.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND GRANT AN EASEMENT OVER LOTS 1, 2, 3, AND TRACT "A" AS SHOWN ON THE ATTACHED MAP TO BENEFIT LOTS 1, 2, 3, AND TRACT "A" FOR INSTALLATION AND MAINTENANCE OF A PRIVATE STORM DRAINAGE FACILITY, PRIVATE WATER SERVICE LINES, AND PRIVATE SANITARY SEWER SERVICES.

JEFFERSON PLACE, LLC, DOES ALSO HEREBY CREATE AND DEDICATE THE UTILITY EASEMENTS AS SHOWN TO BENEFIT FRANCHISE UTILITIES.

THE EASEMENTS HEREIN DEDICATED OR CREATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT FOR THE PURPOSES AS SHOWN ON THE ATTACHED MAP.

Darren Dickerhoof
BY: DARREN DICKERHOOF
AS: MANAGER
OF JEFFERSON PLACE, LLC

Sharon Eikelenberry
BY: Sharon Eikelenberry
AS: Vice President
FOR UMPQUA BANK
LINE OF CREDIT TRUST DEED HOLDER

UMPQUA BANK DOES HEREBY CONSENT TO THE DEDICATION OF RIGHT OF WAY TO THE PUBLIC AS PER THE DECLARATION.

STATE OF OREGON }
COUNTY OF Benton } SS

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF September, 2009, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR Sharon Eikelenberry AS Vice President FOR UMPQUA BANK, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS/HER OWN FREE ACT AND DEED.

Debra J. Berg
PRINTED NAME Debra J. Berg
NOTARY PUBLIC - OREGON
COMMISSION No. 434256
MY COMMISSION EXPIRES November 14, 2012

OFFICIAL SEAL
DEBRA J. BERG
NOTARY PUBLIC - OREGON
COMMISSION NO. 434256
MY COMMISSION EXPIRES NOVEMBER 14, 2012