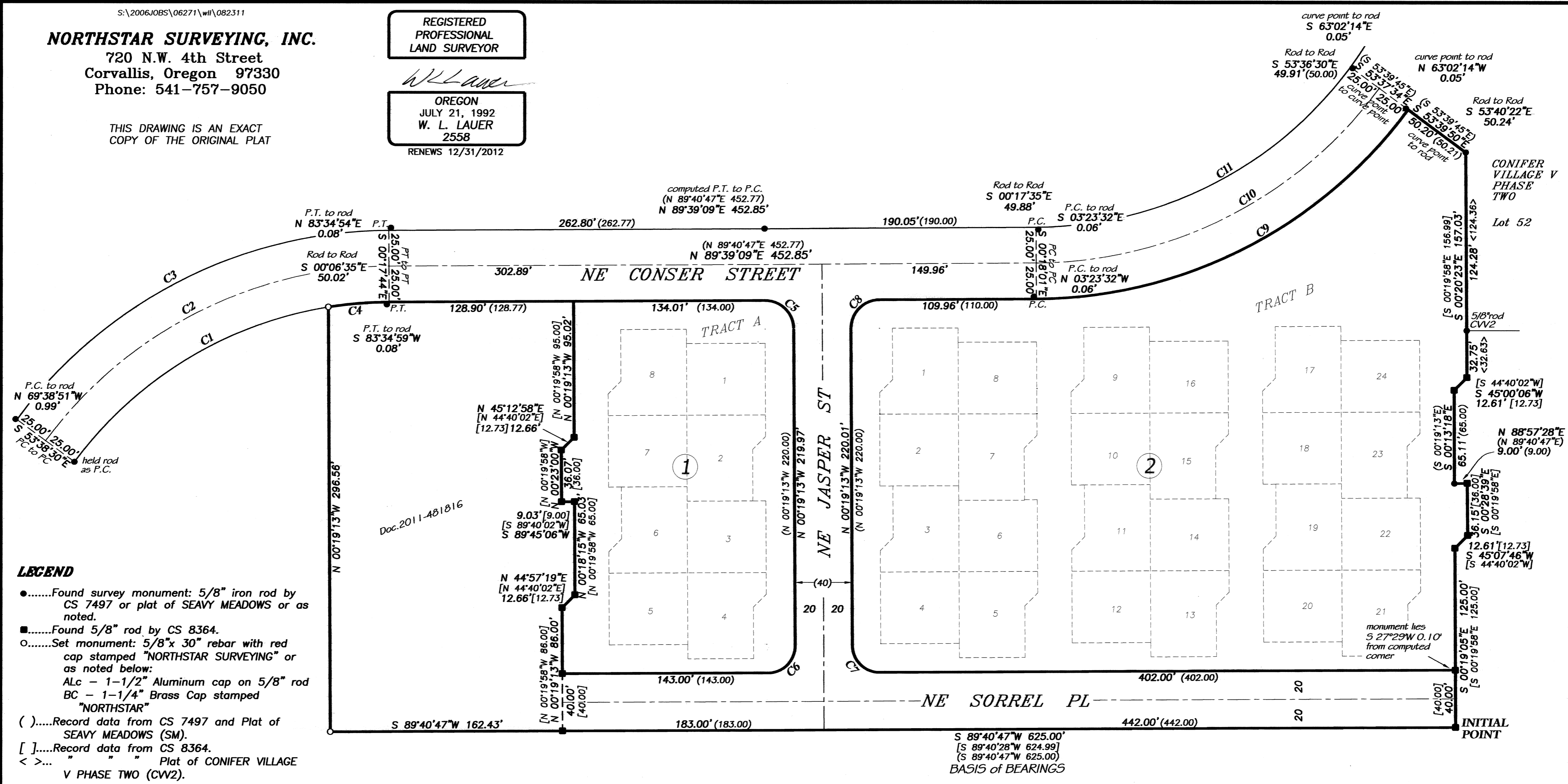


NORTHSTAR SURVEYING, INC.
 720 N.W. 4th Street
 Corvallis, Oregon 97330
 Phone: 541-757-9050

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 21, 1992
 W. L. LAUER
 2558
 RENEWS 12/31/2012

THIS DRAWING IS AN EXACT
 COPY OF THE ORIGINAL PLAT



- LEGEND**
-Found survey monument: 5/8" iron rod by CS 7497 or plat of SEAVY MEADOWS or as noted.
 -Found 5/8" rod by CS 8364.
 -Set monument: 5/8"x 30" rebar with red cap stamped "NORTHSTAR SURVEYING" or as noted below:
 ALc - 1-1/2" Aluminum cap on 5/8" rod
 BC - 1-1/4" Brass Cap stamped "NORTHSTAR"
 - ().....Record data from CS 7497 and Plat of SEAVY MEADOWS (SM).
 - [].....Record data from CS 8364.
 - < >..... " " " Plat of CONIFER VILLAGE V PHASE TWO (CVW2).

NARRATIVE

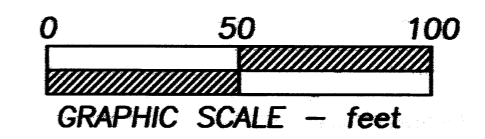
This Plat is the result of City of Corvallis Community Development Planning Department Case SUB10-00002. It effects a replat of property owned by the City of Corvallis and James and Carol Durrant - Blocks 1 and 2 and Tracts A and B, SEAVY MEADOWS. Portions of Lots 17, 18, 19, 23, all of Lot 24 and a portion of Tract B are not a part of this replat (see Sheet 2). This plat also involves the land conveyed to the City per Doc.2011-481816, Benton County Deed Records.

Darryl Harms surveyed and monumented the right-of-way of NE Conser Street and the boundary of SEAVY MEADOWS per CS 7497. Mr. Harms set interior Lot corner monuments per the Plat. Warren Deglow re-surveyed the boundary per CS 8364. I found most of the exterior corner monuments. I computed the rights-of-way lines of Jasper Street and Sorrel Place by holding Plat data relative to Mr. Deglow's monuments at the SE and SW corners of Sorrel Place. I computed the right-of-way of Conser Street using Mr. Harms' monuments by first computing the midpoint between curve point monuments, then computing the radius points by distance - distance intersection (holding the record radius from CS 7497). I then computed the right-of-way curve points on the line from the radius point to the computed centerline curve point, again holding the record radius. This procedure created non-tangent curves. I show the relationship of the found monument to the nearby computed curve point. The only exception to this procedure is at the west end of curves 1, 2 and 3, where the monument on the northwest side of the road is almost 1 foot out of position. I computed the radius point of this curve by distance - distance intersection, holding the computed centerline point at the east end and the good right-of-way monument at the west end.

Note that I could not monument the corner common to Lots 11, 12, 13 and 14 because it falls at the common interior corner of a 4-plex.

CURVE DATA

Curve	Radius	Length	Delta	Chord
C1	275.00'	256.04'	53°20'45"	N 63°01'53" E 246.89'
C2	300.00'	279.32'	53°20'45"	N 63°01'53" E 269.34'
C3	325.00'	302.60'	53°20'45"	N 63°01'53" E 291.78'
C4	275.00'	42.70'	8°53'44"	N 85°15'24" E 42.65'
C5	20.00'	31.43'	90°01'38"	S 45°20'02" E 28.29'
C6	20.00'	31.42'	90°00'00"	S 44°40'47" W 28.28'
C7	20.00'	31.42'	90°00'00"	N 45°19'13" W 28.28'
C8	20.00'	31.41'	89°58'22"	N 44°39'58" E 28.28'
C9	325.00'	302.48'	53°19'33"	N 63°02'12" E 291.68'
C10	300.00'	279.21'	53°19'33"	N 63°02'12" E 269.24'
C11	275.00'	255.95'	53°19'33"	N 63°02'12" E 246.81'



SHADY GROVE
 A REPLAT OF BLOCKS 1 and 2
 and TRACTS A and B, SEAVY MEADOWS
 in
SE 1/4 SECTION 24 & NE 1/4 SECTION 25
T 11 S, R 5 W, WILLAMETTE MERIDIAN
CITY of CORVALLIS
BENTON COUNTY, OREGON
 JULY 8, 2011
 SHEET 1 of 3



S:\2006\JOBS\06271\wil\0082211

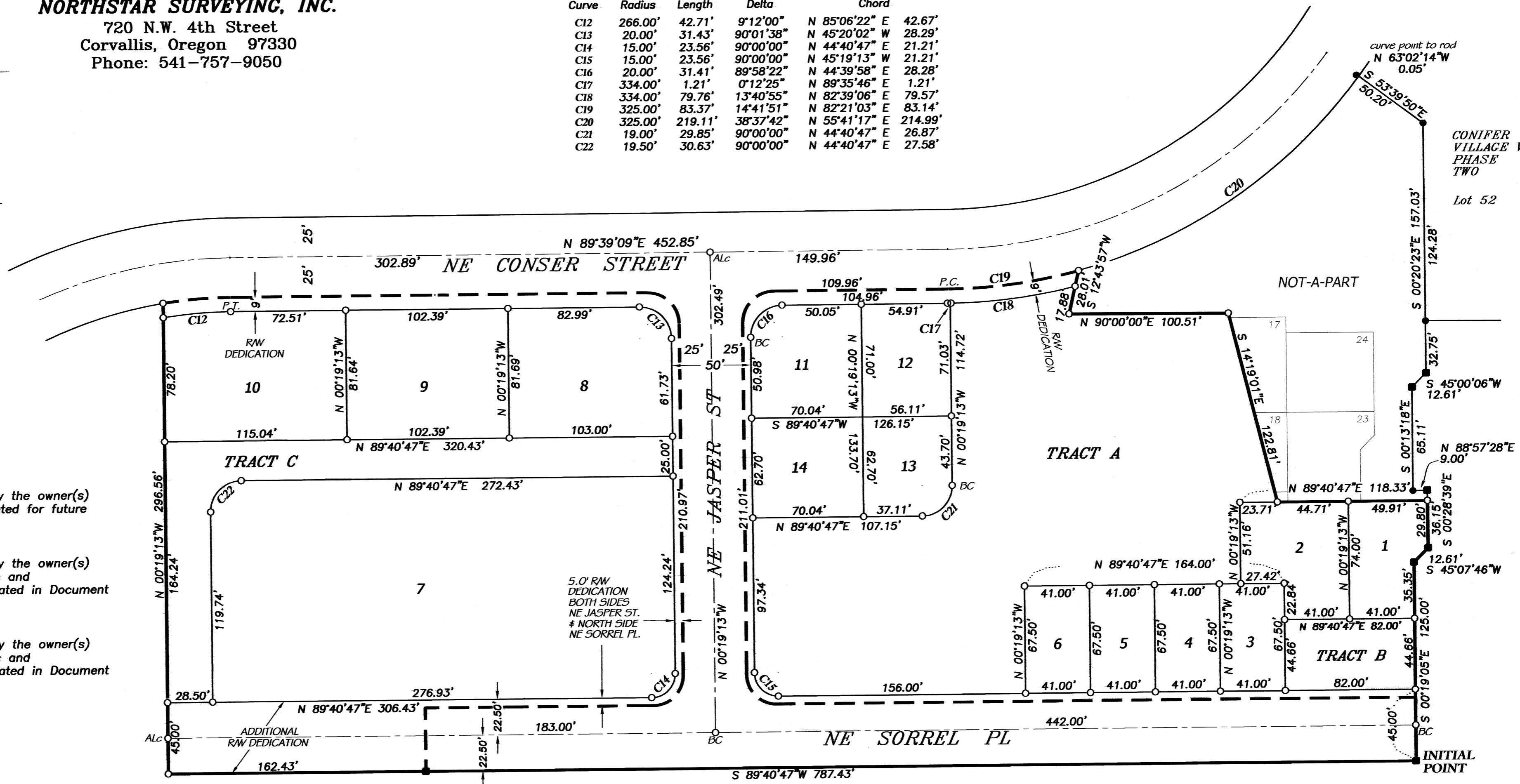
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SURVEYOR'S CERTIFICATE

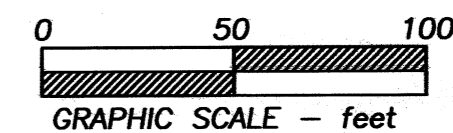
Blocks 1 and 2, and Tracts A and B, SEAVY MEADOWS (Phase I), in the Southeast Quarter of Section 24 and the Northeast Quarter of Section 25, Township 11 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon;

TOGETHER WITH that tract conveyed to The City of Corvallis by Quit-Claim deed recorded as Document 2011-481816, Benton County Deed Records, being more specifically described as follows:
 Beginning at the Northwest corner of Tract A, SEAVY MEADOWS (Phase I), in the City of Corvallis, Benton County, Oregon; thence along the west line of said Tract A, S 00°19'13"E 95.02 feet to a 5/8" iron rod; thence S 45°12'58"W 12.66 feet to a 5/8" iron rod; thence S 00°23'00"E 36.07 feet to a 5/8" iron rod; thence N 89°45'06"E 9.03 feet to a 5/8" iron rod; thence S 0°18'15"E 65.03 feet to a 5/8" iron rod; thence S 44°57'19"W 12.66 feet to a 5/8" iron rod; THENCE S 00°19'13"E 86.00 feet to a 5/8" iron rod at the Southwest corner of NE Sorrel Place, a public street and right-of-way; THENCE on a projection of the southerly line of said right-of-way, S 89°40'47"W 162.43 feet to a 5/8" iron rod; THENCE N 00°19'13"W 296.56 feet to a 5/8" iron rod on the southerly right-of-way line of NE Conser Drive; THENCE along said Conser Drive right-of-way line on the arc of a 275.00 foot radius curve right (chord bears N 85°15'24"E 42.65 feet) 42.70 feet; THENCE N 89°39'09"E 128.90 feet to the point of beginning.

SAVE AND EXCEPT the following-described portion of Block 2 and Tract B of SEAVY MEADOWS (Phase I):
 Beginning at the most northerly corner of Tract B, SEAVY MEADOWS (Phase I), said corner being on the southerly right-of-way line of NE Conser Street and lying S 63°02'14"E 0.05 feet from a 5/8" iron rod; THENCE along the east line of said Tract B, S 53°39'50"E 50.20 feet to a 5/8" iron rod; THENCE S 00°20'23"E 157.03 feet to a 5/8" iron rod; THENCE S 45°00'06"W 12.61 feet to a 5/8" iron rod; THENCE S 00°13'18"E 65.11 feet to a 5/8" iron rod; THENCE N 88°57'28"E 9.00 feet to a 5/8" iron rod; THENCE S 00°28'39"E 6.35 feet to a 5/8" iron rod; THENCE leaving said Tract line, S 89°40'47"W 94.62 feet to a 5/8" iron rod; THENCE N 14°19'01"W 122.81 feet to a 5/8" iron rod; THENCE N 90°00'00"W 100.51 feet to a 5/8" iron rod; THENCE N 12°43'57"E 28.01 feet to a 5/8" iron rod on said Conser Street right-of-way line; THENCE along said right-of-way line on the arc of a 325.00 foot radius curve left (chord bears N 55°41'17"E 214.99 feet) 219.11 feet to the point of beginning.

LOT AREAS

- LOT 1: 3,341 SqFt
- LOT 2: 4,437 SqFt
- LOT 3: 2,767 SqFt
- LOT 4: 2,767 SqFt
- LOT 5: 2,767 SqFt
- LOT 6: 2,767 SqFt
- LOT 7: 40,518 SqFt
- LOT 8: 8,331 SqFt
- LOT 9: 8,362 SqFt
- LOT 10: 9,341 SqFt
- LOT 11: 4,886 SqFt
- LOT 12: 3,985 SqFt
- LOT 13: 3,441 SqFt
- LOT 14: 4,391 SqFt
- TRACT A: 50,085 SqFt
- TRACT B: 3,662 SqFt
- TRACT C: 12,061 SqFt



SHADY GROVE

A REPLAT OF BLOCKS 1 and 2 and TRACTS A and B, SEAVY MEADOWS in SE 1/4 SECTION 24 & NE 1/4 SECTION 25 T 11 S, R 5 W, WILLAMETTE MERIDIAN CITY OF CORVALLIS BENTON COUNTY, OREGON

JULY 8, 2011
 SHEET 2 of 3



S:\2006JOBS\06271\w\082311

DECLARATION

Know all persons by these presents that The City of Corvallis and James and Carol Durrant are the recorded owners of the land represented on this Subdivision Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same be surveyed, subdivided and platted into Lots and Tracts as shown hereon and to be dedicated "SHADY GROVE."

We hereby extinguish the Utility and Service Easement created by the Plat of SEAVY MEADOWS over the original Tract "A" and that portion of Tract "B" hereby being replatted.

We hereby dedicate to public use forever, the additional right-of-way along NE Jasper Street, NE Sorrel Place and NE Conser Street as shown on Sheet 2.

We hereby create a Public Turnaround Easement over the entirety of Tract B, together with an Access Easement for the benefit of Lots 1 and 2.

We hereby create a Public Access Easement over the entirety of Tract C, together with a Recreation Easement for the benefit of Lots 7, 8, 9 and 10.

We hereby create the Private Sanitary Sewer Easement (PvtSSE) as shown on Tract C for the benefit of Lots 8, 9 and 10.

We hereby create the Private Waterline Easement (PvtWE) as shown on Lots 8 and 9 for the benefit of Lots 9 and 10.

We hereby create the Storm Drainage Easement (SDE) as shown on Lot 7 and Tract C for the benefit of the City of Corvallis.

We hereby create the Waterline Easements (WE) as shown hereon for the benefit of the City of Corvallis.

We hereby create a Recreation Easement over the entirety of Tract B for the benefit of Lots 1 through 6 and Tract A when developed.

We hereby create the Temporary Emergency Access and Utilities Easement (TEAUE) as shown on Tract A for the benefit of the Public and Franchise Utilities. This easement will extinguish when Tract A is developed and a permanent access easement is dedicated and a permanent utility easement is granted.

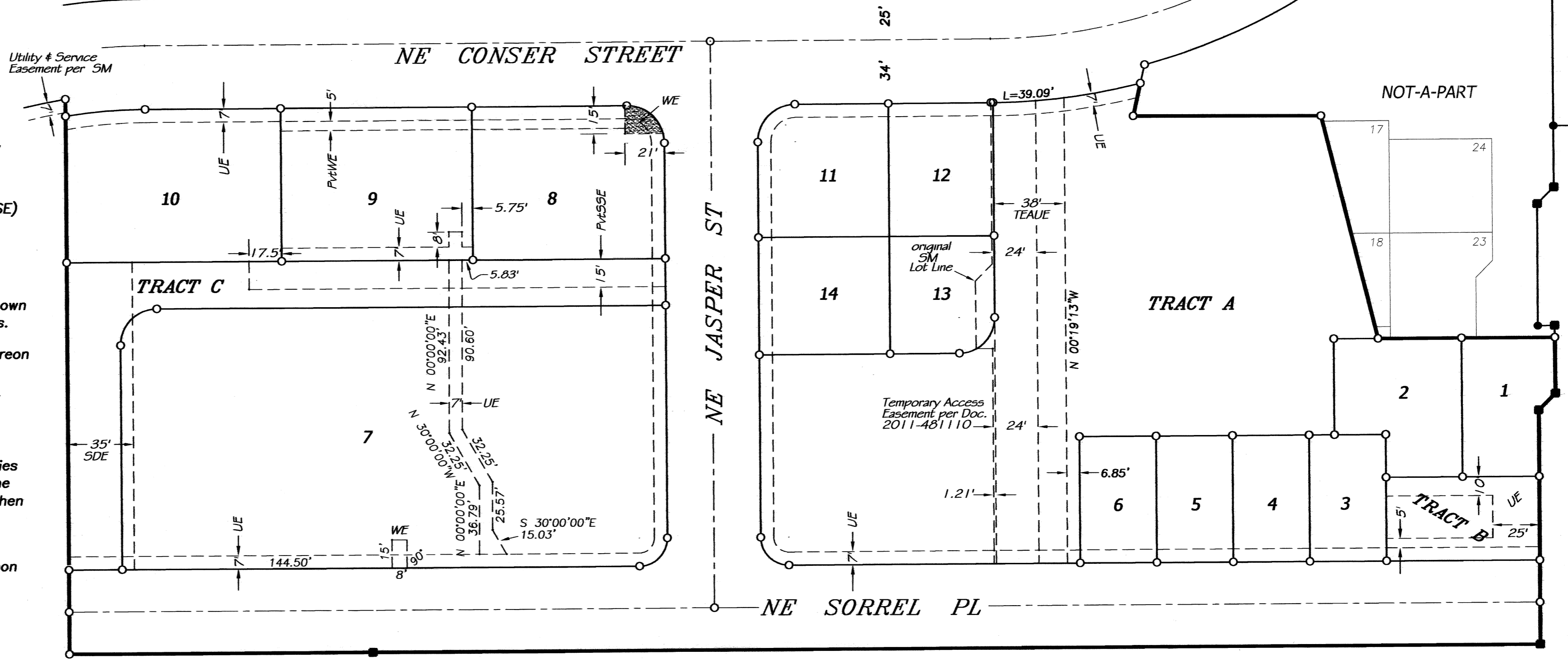
We hereby create the Utilities Easements (UE) as shown hereon for franchise and private utilities for the benefit of the Lots and Tracts created by this Plat.

EASEMENTS

The rights and responsibilities regarding the SDE and WE created hereby are delineated in Document 2011-482821. The rights and responsibilities regarding the Public Turnaround Easement, the PvtSSE, PvtWE and TEAUE created hereby are delineated in Document 2011-482820.

LEGEND

SDE.....Storm Drainage Easement
 WE.....Waterline Easement
 PvtSSE...Private Sanitary Sewer Easement
 PvtWE....Private Waterline Easement
 TEAUE....Temporary Emergency Access & Utilities Easement
 UE.....Utilities Easement (for Franchise and Private Utilities)



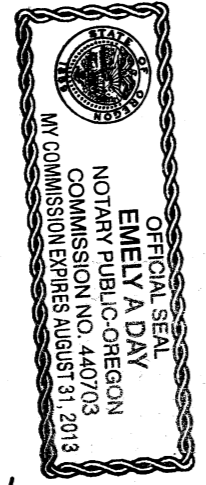
Ellen Volmert
 Ellen Volmert
 City Manager Pro Tem

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

Signed and attested before me on this 15th day of September, 2011, by Ellen Volmert as City Manager Pro Tem of The City of Corvallis.

Emily A Day signature
 Emily A Day printed name

Notary Public - State of Oregon
 Commission No. 440702
 My Commission Expires August 31, 2013



James E Durrant *Carol A Durrant*
 James E. Durrant Carol A. Durrant

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

Signed and attested before me on this 8th day of September, 2011, by James E. Durrant and Carol A. Durrant.

Emily A Day signature
 Emily A Day printed name

Notary Public - State of Oregon
 Commission No. 440702
 My Commission Expires August 31, 2013



APPROVALS SUB10-00002

[Signature] 9/9/11 date
 Chairperson
 Corvallis Planning Commission

[Signature] 09-14-11 date
 Corvallis City Engineer

[Signature] 9/8/11 date
 Corvallis Finance Director

[Signature] 9-16-11 date
 Benton County Surveyor

[Signature] 09-16-11 date
 Chairperson
 Benton County Board of Commissioners

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2012.

[Signature] 9-15-11 date
 Director, Benton County Dept. of Assessment

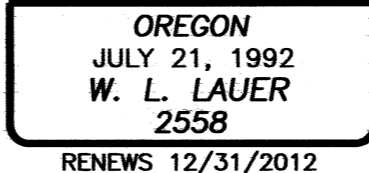
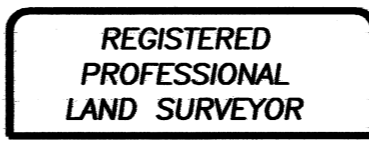
[Signature] 09-15-11 date
 Director, Benton County Department of Finance, Auditing & Tax Collection

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

I hereby certify that the attached subdivision partition plat was received and duly recorded by me as Partition Plat 2011- in Benton County Records Document No. 2011-482818 on this 16 day of September, 2011, at 2:42 o'clock pm.

by *[Signature]*
 for Benton County Clerk

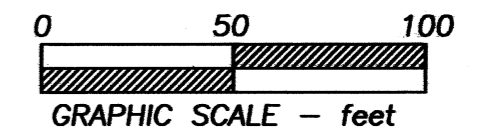
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RENEWS 12/31/2012

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SHADY GROVE

A REPLAT OF BLOCKS 1 and 2 and TRACTS A and B, SEAVY MEADOWS in SE 1/4 SECTION 24 & NE 1/4 SECTION 25 T 11 S, R 5 W, WILLAMETTE MERIDIAN CITY OF CORVALLIS BENTON COUNTY, OREGON

JULY 8, 2011
 SHEET 3 of 3



S:\2006JOBS\06271\wil\0082211

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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REESTABLISHMENT AFFIDAVIT
PER 2012-496021
1-1/8" BRASS CAP
STAMPED "NORTHSTAR"

SURVEYOR'S CERTIFICATE

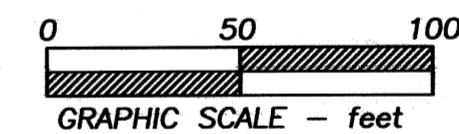
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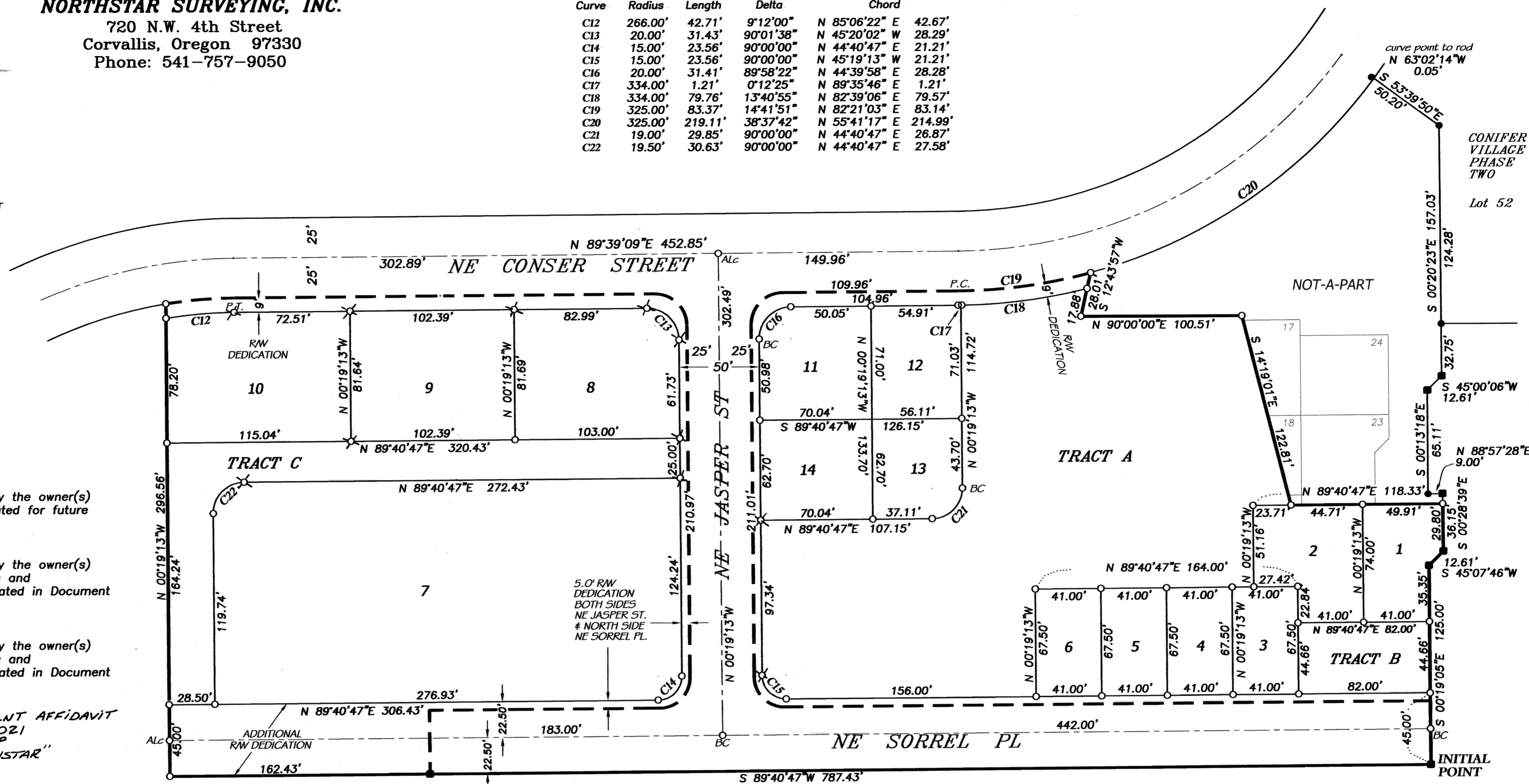
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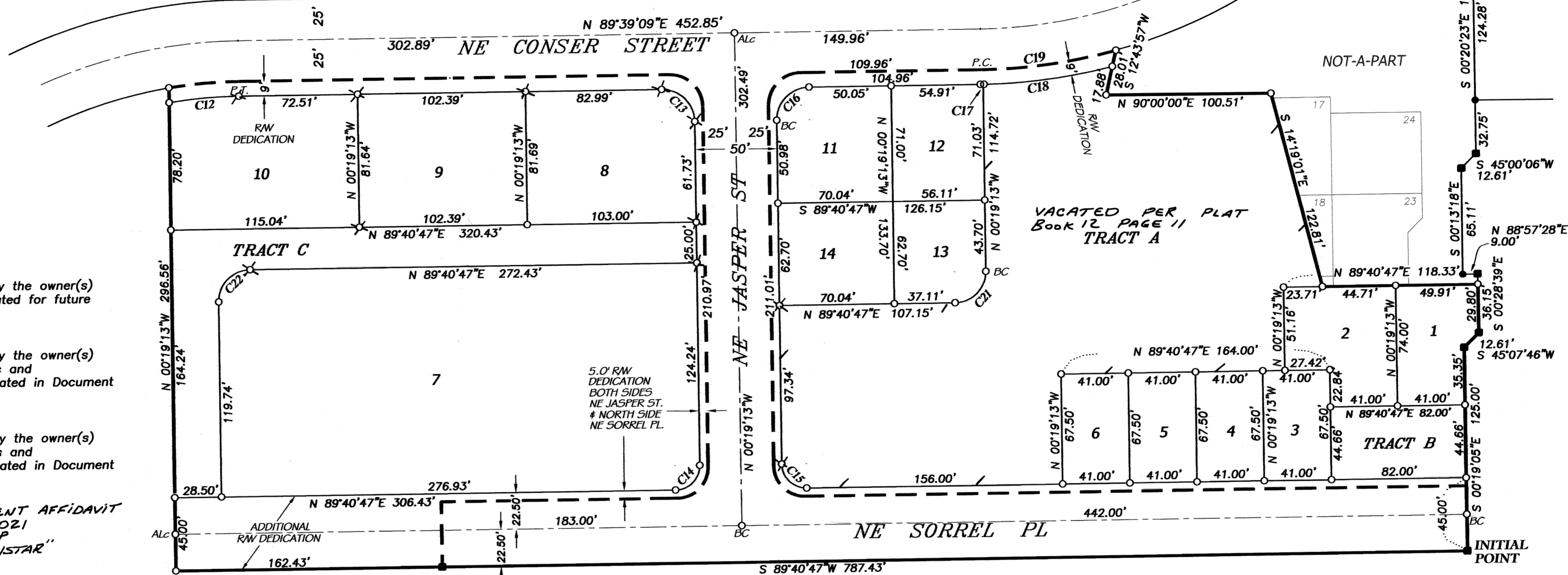
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STAMPED "NORTHSTAR"

SURVEYOR'S CERTIFICATE

Blocks 1 and 2, and Tracts A and B, SEAVY MEADOWS (Phase I), in the Southeast Quarter of Section 24 and the Northeast Quarter of Section 25, Township 11 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon;

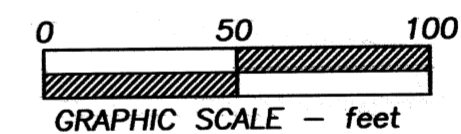
TOGETHER WITH that tract conveyed to The City of Corvallis by Quit-Claim deed recorded as Document 2011-481816, Benton County Deed Records, being more specifically described as follows:
Beginning at the Northwest corner of Tract A, SEAVY MEADOWS (Phase I), in the City of Corvallis, Benton County, Oregon; thence along the west line of said Tract A, S 00°19'13"E 95.02 feet to a 5/8" iron rod; thence S 45°12'58"W 12.66 feet to a 5/8" iron rod; thence S 00°23'00"E 36.07 feet to a 5/8" iron rod; thence N 89°45'06"E 9.03 feet to a 5/8" iron rod; thence S 0°18'15"E 65.03 feet to a 5/8" iron rod; thence S 44°57'19"W 12.66 feet to a 5/8" iron rod; THENCE S 00°19'13"E 86.00 feet to a 5/8" iron rod at the Southwest corner of NE Sorrel Place, a public street and right-of-way; THENCE on a projection of the southerly line of said right-of-way, S 89°40'47"W 162.43 feet to a 5/8" iron rod; THENCE N 00°19'13"W 296.56 feet to a 5/8" iron rod on the southerly right-of-way line of NE Conser Drive; THENCE along said Conser Drive right-of-way line on the arc of a 275.00 foot radius curve right (chord bears N 85°15'24"E 42.65 feet) 42.70 feet; THENCE N 89°39'09"E 128.90 feet to the point of beginning.

SAVE AND EXCEPT the following-described portion of Block 2 and Tract B of SEAVY MEADOWS (Phase I):
Beginning at the most northerly corner of Tract B, SEAVY MEADOWS (Phase I), said corner being on the southerly right-of-way line of NE Conser Street and lying S 63°02'14"E 0.05 feet from a 5/8" iron rod; THENCE along the east line of said Tract B, S 53°39'50"E 50.20 feet to a 5/8" iron rod; THENCE S 00°20'23"E 157.03 feet to a 5/8" iron rod; THENCE S 45°00'06"W 12.61 feet to a 5/8" iron rod; THENCE S 00°13'18"E 65.11 feet to a 5/8" iron rod; THENCE N 88°57'28"E 9.00 feet to a 5/8" iron rod; THENCE S 00°28'39"E 6.35 feet to a 5/8" iron rod; THENCE leaving said Tract line, S 89°40'47"W 94.62 feet to a 5/8" iron rod; THENCE N 14°19'01"W 122.81 feet to a 5/8" iron rod; THENCE N 90°00'00"W 100.51 feet to a 5/8" iron rod; THENCE N 12°43'57"E 28.01 feet to a 5/8" iron rod on said Conser Street right-of-way line; THENCE along said right-of-way line on the arc of a 325.00 foot radius curve left (chord bears N 55°41'17"E 214.99 feet) 219.11 feet to the point of beginning.



LOT AREAS

- LOT 1: 3,341 SqFt
- LOT 2: 4,437 SqFt
- LOT 3: 2,767 SqFt
- LOT 4: 2,767 SqFt
- LOT 5: 2,767 SqFt
- LOT 6: 2,767 SqFt
- LOT 7: 40,518 SqFt
- LOT 8: 8,331 SqFt
- LOT 9: 8,362 SqFt
- LOT 10: 9,341 SqFt
- LOT 11: 4,886 SqFt
- LOT 12: 3,985 SqFt
- LOT 13: 3,441 SqFt
- LOT 14: 4,391 SqFt
- TRACT A: 50,085 SqFt
- TRACT B: 3,662 SqFt
- TRACT C: 12,061 SqFt



SHADY GROVE

A REPLAT OF BLOCKS 1 and 2
and TRACTS A and B, SEAVY MEADOWS
in
SE 1/4 SECTION 24 & NE 1/4 SECTION 25
T 11 S, R 5 W, WILLAMETTE MERIDIAN
CITY OF CORVALLIS
BENTON COUNTY, OREGON

JULY 8, 2011
SHEET 2 of 3