

OAKMONT ADDITION

LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45 AND IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: OAKMONT DEVELOPMENT COMPANY

DATE: JUNE 29, 2010

SHEET 1/4

SURVEYOR'S CERTIFICATE:

I, BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LOTS, TRACTS AND STREET RIGHT-OF-WAYS SHOWN ON THE ATTACHED MAP, THE EXTERIOR BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE SOUTH LINE OF "OAKLAWN MEMORIAL PARK THIRD ADDITION" A SUBDIVISION PLAT OF RECORD IN THE NORTHWEST ONE-QUARTER OF SECTION 10 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, SAID POINT BEING LOCATED SOUTH 89°55'45" EAST 640.98 FEET FROM THE SOUTHWEST CORNER OF "OAKLAWN MEMORIAL PARK FIFTH ADDITION"; THENCE ALONG THE SOUTH LINE OF SAID "OAKLAWN MEMORIAL PARK THIRD ADDITION" SOUTH 89°55'45" EAST 483.27 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF THAT PROPERTY CONVEYED TO THE CITY OF CORVALLIS IN BENTON COUNTY DEED RECORD MICROFILM M-38038; THENCE SOUTH 00°00'42" EAST 30.03 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID CITY OF CORVALLIS PROPERTY; THENCE SOUTH 89°59'32" EAST 50.03 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID CITY OF CORVALLIS PROPERTY; THENCE NORTH 00°00'34" EAST 29.97 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID CITY OF CORVALLIS PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID "OAKLAWN MEMORIAL PARK THIRD ADDITION" SOUTH 89°55'45" EAST 30.00 FEET TO A POINT BEING WITNESSED BY A 3/4 INCH IRON ROD WHICH BEARS SOUTH 41°25'14" WEST 0.12 FEET OF THE TRUE CORNER; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID "OAKLAWN MEMORIAL PARK THIRD ADDITION" NORTH 41°25'14" EAST 188.00 FEET TO A POINT BEING WITNESSED BY A 3/4 INCH IRON ROD WHICH BEARS SOUTH 42°28'18" EAST 0.16 FEET OF THE TRUE CORNER, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF SW BROOKLANE DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 23°21'40" WEST 121.10 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°58'51" WEST 3.24 FEET TO A 5/8 INCH IRON ROD AT THE MOST NORTHERLY NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO J. STEPHEN SCHABERG, TRUSTEE OF THE J. STEPHEN SCHABERG TRUST DATED FEBRUARY 6, 1998, IN BENTON COUNTY DEED RECORD MICROFILM M-258409-98; THENCE ALONG THE WESTERLY LINE OF SAID SCHABERG PROPERTY SOUTH 31°07'17" WEST 372.96 FEET TO A 1/2 INCH IRON PIPE AT AN ANGLE POINT IN THE SOUTHERLY LINE OF THAT PROPERTY CONVEYED TO OAKMONT DEVELOPMENT COMPANY IN BENTON COUNTY DEED RECORD MICROFILM 2011-480900; THENCE ALONG THE SOUTHERLY LINE OF SAID OAKMONT DEVELOPMENT PROPERTY SOUTH 71°00'40" WEST 964.76 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID OAKMONT DEVELOPMENT PROPERTY; THENCE ALONG THE WESTERLY LINES OF SAID OAKMONT DEVELOPMENT PROPERTY NORTH 00°30'14" WEST 358.87 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°30'10" WEST 127.08 FEET TO A 1/2 INCH IRON PIPE; THENCE NORTH 00°30'25" WEST 247.09 FEET TO A 5/8 INCH IRON ROD ON THE SOUTH LINE OF THE AFOREMENTIONED "OAKLAWN MEMORIAL PARK THIRD ADDITION"; THENCE SOUTH 89°55'45" EAST 601.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS CASE SUB06-00007.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE PROPERTY, AS SHOWN ON THE ATTACHED MAP.

BOUNDARY DETERMINATION

PROPERTY LINES WERE DETERMINED BY HOLDING THE FOUND MONUMENTS AS SHOWN. THE CENTERLINE OF BROOKLANE DRIVE WAS ESTABLISHED UP TO THE EAST-WEST LINE DEPICTED IN THE DETAIL ON THIS SHEET BY HOLDING THE PK NAIL TO THE NORTH AND THE RECORD DATA AS SHOWN. TO THE SOUTH OF THIS EAST-WEST LINE THE CENTERLINE SHIFTS TO THE EAST. HOWEVER, CITY OF CORVALLIS CASE SUB06-00007 REQUIRES A RIGHT-OF-WAY DEDICATION OF 33 FEET FROM THE CENTERLINE FOR THE MINIMUM NEIGHBORHOOD COLLECTOR HALF STREET WIDTHS. THE RIGHT OF WAY DEDICATION ON THIS PLAT WAS DETERMINED BY HOLDING 33 FEET FROM THE CENTERLINE OF BROOKLANE AT THE NORTH END OF THE PROPERTY AND 33 FEET FROM THE CENTERLINE OF BROOKLANE AT THE SOUTH END OF THE PROPERTY AS SHOWN ON SHEET 2.

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND MONUMENT AS NOTED
- 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341", TO BE POST-MONUMENTED
- △ CALCULATED POINT
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- UE UTILITY EASEMENT
- FD FOUND
- OPC ORANGE PLASTIC CAP
- BCDR BENTON COUNTY DEED RECORD
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- [] CALCULATED DATA
- () RECORD INFORMATION AS PER

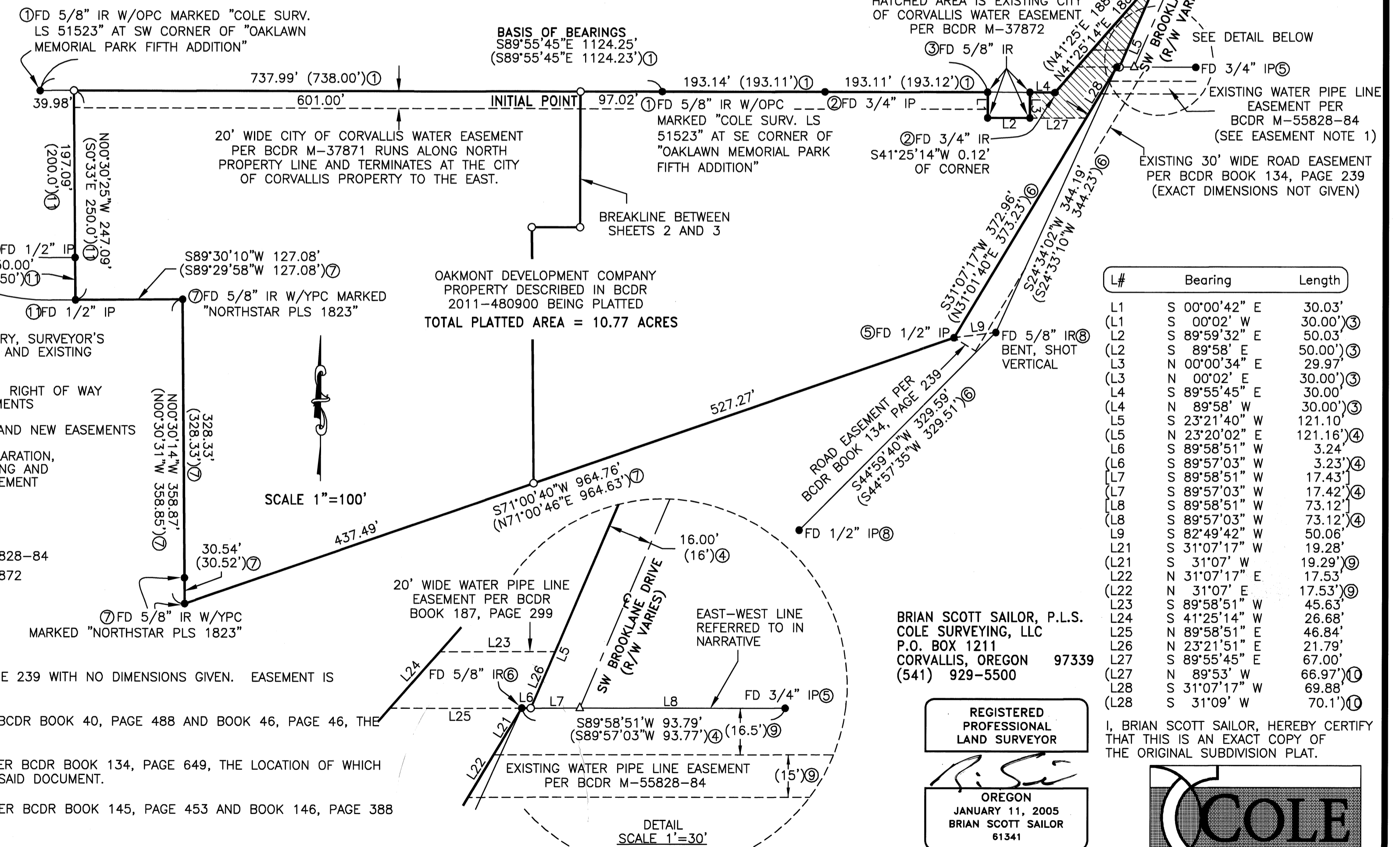
SHEET INDEX

- SHEET 1-EXTERIOR BOUNDARY, SURVEYOR'S NARRATIVE AND CERTIFICATE AND EXISTING EASEMENTS
- SHEETS 2-LOT SUBDIVISION, RIGHT OF WAY DEDICATION AND NEW EASEMENTS
- SHEET 3-LOT SUBDIVISION AND NEW EASEMENTS
- SHEET 4-SIGNATURES, DECLARATION, ACKNOWLEDGMENT, RECORDING AND POST-MONUMENTATION STATEMENT

- ① "OAKLAWN MEMORIAL PARK FIFTH ADDITION"
- ② C.S. 2710
- ③ C.S. 5390
- ④ C.S. 9537
- ⑤ GALLOWAY HARDCOPY 12-5-00012
- ⑥ C.S. 6925
- ⑦ C.S. 7747
- ⑧ C.S. 2253
- ⑨ BCDR M-55828-84
- ⑩ BCDR M-37872
- ⑪ C.S. 9437

EASEMENT NOTES

- 1.) EASEMENT WAS ORIGINALLY CREATED IN BCDR BOOK 134, PAGE 239 WITH NO DIMENSIONS GIVEN. EASEMENT IS DELINEATED IN BCDR M-55828-84.
- 2.) THERE IS AN EXISTING ROADWAY EASEMENT OF RECORD PER BCDR BOOK 40, PAGE 488 AND BOOK 46, PAGE 46, THE EXACT LOCATION OF WHICH IS NOT PROVIDED.
- 3.) THERE IS AN EXISTING 10 FOOT WIDE PIPE LINE EASEMENT PER BCDR BOOK 134, PAGE 649, THE LOCATION OF WHICH CANNOT BE SHOWN DUE TO LACK OF SUFFICIENT INFORMATION IN SAID DOCUMENT.
- 4.) THERE IS AN EXISTING MOUNTAIN STATES POWER EASEMENT PER BCDR BOOK 145, PAGE 453 AND BOOK 146, PAGE 388 THAT DOES NOT AFFECT THE PROPERTY BEING PLATTED.



L#	Bearing	Length
L1	S 00°00'42" E	30.03'
(L1)	S 00°02' W	30.00'
L2	S 89°59'32" E	50.03'
(L2)	S 89°58' E	50.00'
L3	N 00°00'34" E	29.97'
(L3)	N 00°02' E	30.00'
L4	S 89°55'45" E	30.00'
(L4)	N 89°58' W	30.00'
L5	S 23°21'40" E	121.10'
(L5)	N 23°20'02" E	121.16'
L6	S 89°58'51" W	3.24'
(L6)	S 89°57'03" W	3.23'
(L7)	S 89°58'51" W	17.43'
(L7)	S 89°57'03" W	17.42'
(L8)	S 89°58'51" W	73.12'
(L8)	S 89°57'03" W	73.12'
L9	S 82°49'42" W	50.06'
(L21)	S 31°07'17" W	19.28'
(L21)	S 31°07' W	19.29'
L22	N 31°07'17" E	17.53'
(L22)	N 31°07' E	17.53'
L23	S 89°58'51" W	45.63'
L24	S 41°25'14" W	26.68'
L25	N 89°58'51" E	46.84'
L26	N 23°21'51" E	21.79'
L27	S 89°55'45" E	67.00'
(L27)	N 89°53' W	66.97'
L28	S 31°07'17" W	69.88'
(L28)	S 31°09' W	70.11'

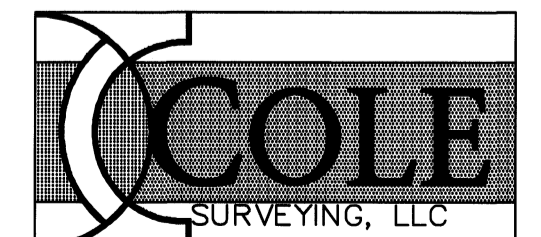
BRIAN SCOTT SAILOR, P.L.S.
 COLE SURVEYING, LLC
 P.O. BOX 1211
 CORVALLIS, OREGON 97339
 (541) 929-5500

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 11, 2005
 BRIAN SCOTT SAILOR
 61341

EXPIRES 6/30/12

I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.



OAKMONT ADDITION

LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45
AND IN THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: OAKMONT DEVELOPMENT COMPANY

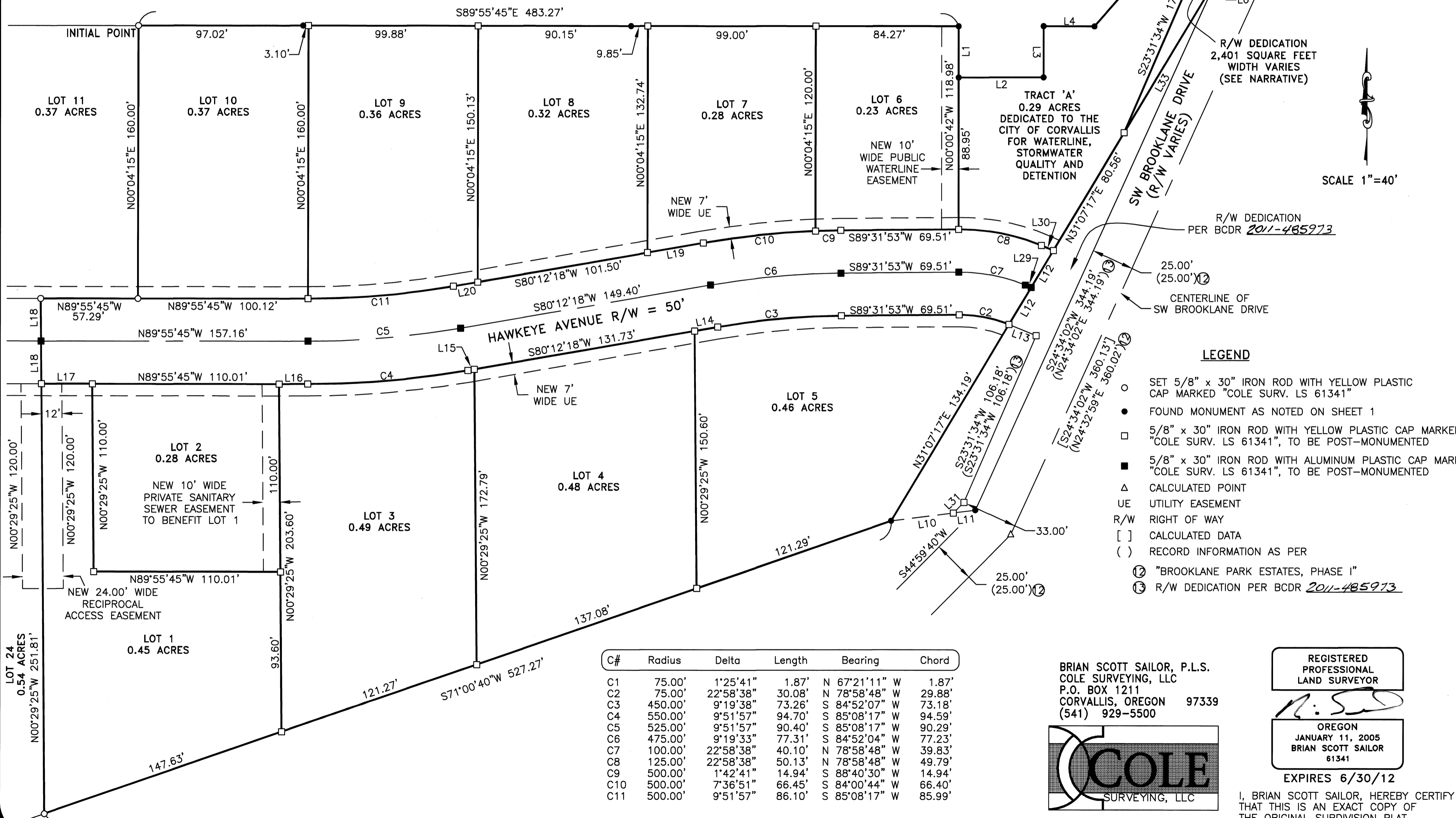
DATE: JUNE 29, 2010

SHEET 2/4

ADDITIONAL RESTRICTIONS OF RECORD:

- THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER BCDR BOOK 151, PAGE 386.
- THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER BCDR BOOK 180, PAGE 503.

L#	Bearing	Length	L#	Bearing	Length
L1	S 00°00'42" E	30.03'	L16	N 89°55'45" W	16.91'
L2	S 89°59'32" E	50.03'	L17	N 89°55'45" W	30.00'
L3	N 00°00'34" E	29.97'	L18	N 00°29'25" W	25.00'
L4	S 89°55'45" E	30.00'	L19	S 80°12'18" W	33.47'
L6	S 89°58'51" W	3.24'	L20	S 80°12'18" W	14.43'
[L7	S 89°58'51" W	17.43']	L29	N 67°29'29" W	3.79'
L10	S 82°49'42" W	37.01'	L30	N 67°29'29" W	7.57'
(L10	S 82°49'42" W	37.01') (3)	L31	S 44°59'40" W	8.86'
L11	N 89°49'42" E	13.04'	(L31	S 44°59'40" W	8.86') (3)
(L11	N 82°49'42" E	13.04') (3)	(L32	S 89°58'51" W	6.82') (3)
L12	N 31°07'17" E	25.29'	L33	N 31°07'17" E	107.64'
L13	S 67°29'29" E	17.34'			
(L13	S 67°29'29" E	17.34') (3)			
L14	S 80°12'18" W	13.84'			
L15	S 80°12'18" W	3.83'			

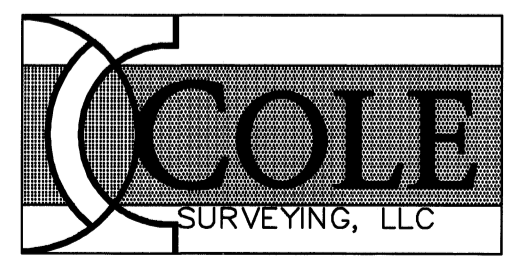


SCALE 1"=40'

- #### LEGEND
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 - △ CALCULATED POINT
 - UE UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - [] CALCULATED DATA
 - () RECORD INFORMATION AS PER
 - (2) "BROOKLANE PARK ESTATES, PHASE I"
 - (3) R/W DEDICATION PER BCDR 2011-485973

C#	Radius	Delta	Length	Bearing	Chord
C1	75.00'	1°25'41"	1.87'	N 67°21'11" W	1.87'
C2	75.00'	22°58'38"	30.08'	N 78°58'48" W	29.88'
C3	450.00'	9°19'38"	73.26'	S 84°52'07" W	73.18'
C4	550.00'	9°51'57"	94.70'	S 85°08'17" W	94.59'
C5	525.00'	9°51'57"	90.40'	S 85°08'17" W	90.29'
C6	475.00'	9°19'33"	77.31'	S 84°52'04" W	77.23'
C7	100.00'	22°58'38"	40.10'	N 78°58'48" W	39.83'
C8	125.00'	22°58'38"	50.13'	N 78°58'48" W	49.79'
C9	500.00'	1°42'41"	14.94'	S 88°40'30" W	14.94'
C10	500.00'	7°36'51"	66.45'	S 84°00'44" W	66.40'
C11	500.00'	9°51'57"	86.10'	S 85°08'17" W	85.99'

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PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
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EXPIRES 6/30/12

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10838SUB2

OAKMONT ADDITION

LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45
AND IN THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

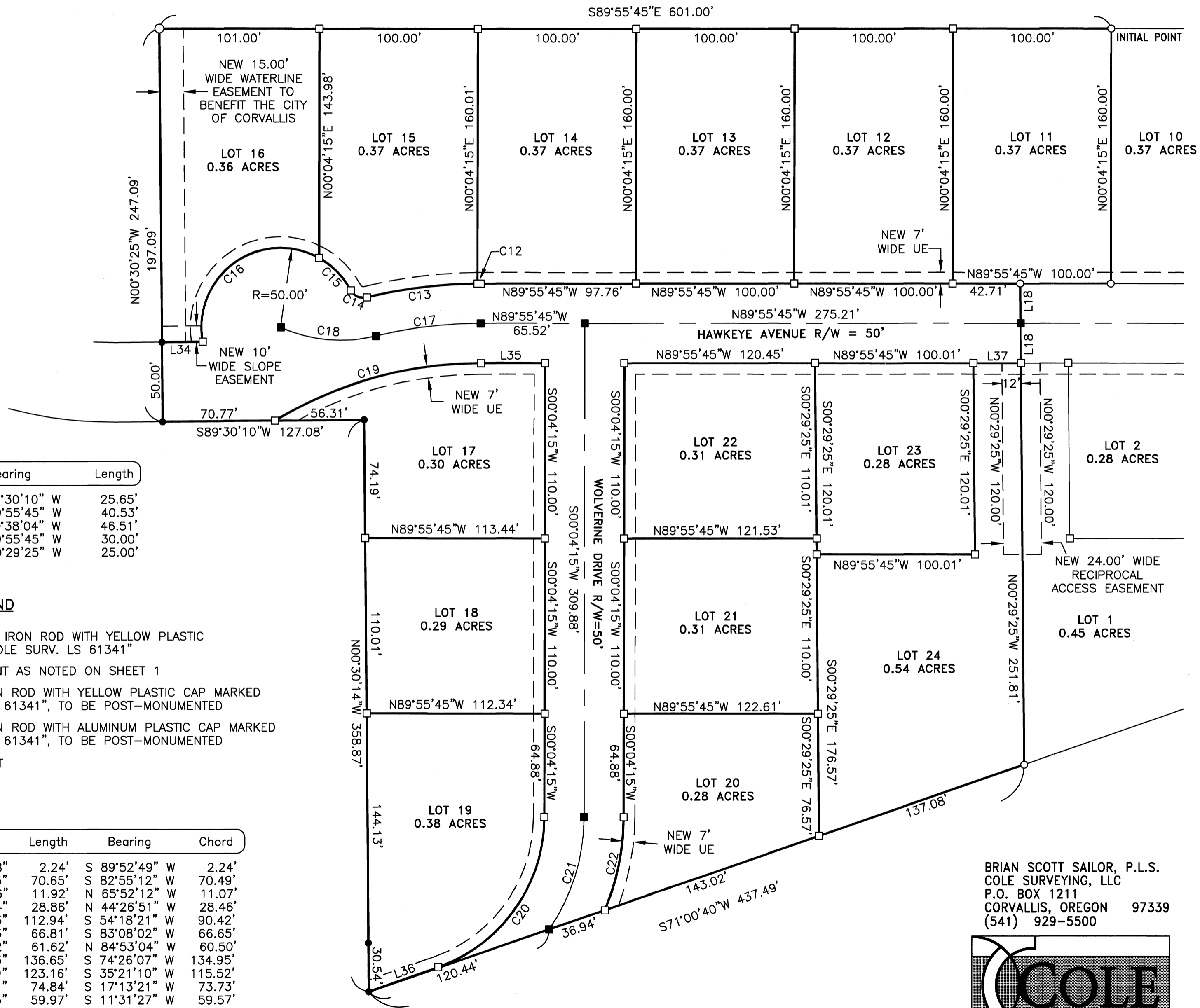
FOR: OAKMONT DEVELOPMENT COMPANY

DATE: JUNE 29, 2010

SHEET 3/4

ADDITIONAL RESTRICTIONS OF RECORD:

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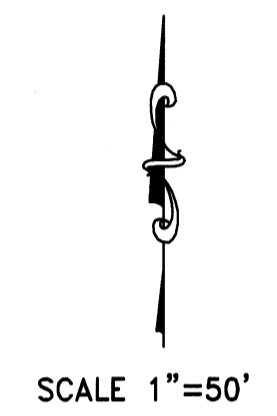


L#	Bearing	Length
L34	S 89°30'10" W	25.65'
L35	N 89°55'45" W	40.53'
L36	S 70°38'04" W	46.51'
L37	N 89°55'45" W	30.00'
L18	N 00°29'25" W	25.00'

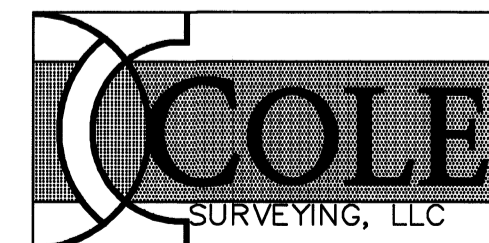
LEGEND

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- 5/8" x 30" IRON ROD WITH ALUMINUM PLASTIC CAP MARKED "COLE SURV. LS 61341", TO BE POST-MONUMENTED
- UE UTILITY EASEMENT

C#	Radius	Delta	Length	Bearing	Chord
C12	300.00'	0°25'38"	2.24'	S 89°52'49" W	2.24'
C13	300.00'	13°29'35"	70.65'	S 82°55'12" W	70.49'
C14	9.00'	75°54'46"	11.92'	N 65°52'12" W	11.07'
C15	50.00'	33°04'04"	28.86'	N 44°26'51" W	28.46'
C16	50.00'	129°25'33"	112.94'	S 54°18'21" W	90.42'
C17	275.00'	13°55'13"	66.81'	S 83°08'02" W	66.65'
C18	93.19'	37°53'02"	61.62'	N 84°53'04" W	60.50'
C19	250.00'	31°19'03"	136.65'	S 74°26'07" W	134.95'
C20	100.00'	70°33'49"	123.16'	S 35°21'10" W	115.52'
C21	125.00'	34°18'11"	74.84'	S 17°13'21" W	73.73'
C22	150.00'	22°54'23"	59.97'	S 11°31'27" W	59.57'



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LAND SURVEYOR

B.S.
OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
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EXPIRES 6/30/12

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OAKMONT ADDITION

LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45 AND IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: OAKMONT DEVELOPMENT COMPANY

DATE: JUNE 29, 2010

SHEET 4/4

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 NUMBER 2011-485972 ON THIS 12 DAY OF December, 2011, AT 2:01 O'CLOCK PM.

BY: [Signature] BENTON COUNTY CLERK

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION, 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, TRACTS, EASEMENTS, AND STREET RIGHT-OF-WAY AS SHOWN AND NOTED ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE LAND FOR STREET RIGHT OF WAY AS SHOWN. OWNER DOES ALSO HEREBY DEDICATE TRACT 'A' TO THE CITY OF CORVALLIS FOR WATERLINE, STORMWATER QUALITY AND DETENTION PURPOSES. OWNER DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE 15 FOOT WIDE WATERLINE EASEMENT OVER LOT 16. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE PUBLIC WATERLINE EASEMENT OVER PARCEL 6. EASEMENTS CREATED WITH THE RIGHT, PRIVILEGE, AND AUTHORITY, TO SAID CITY, TO CONSTRUCT, REPLACE, RECONSTRUCT, AND/OR REMOVE A PUBLIC WATERLINE, WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THERewith, ON, UNDER AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID RIGHT-OF-WAY ANY TREES AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE CONSTRUCTION, USE, OR MAINTENANCE OF SAID PUBLIC WATERLINE AND THE RIGHT OF INGRESS AND EGRESS TO, OVER, AND FROM THE EASEMENT PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENTS HEREBY GRANTED. THE CITY SHALL, UPON EACH AND EVERY OCCASION THAT SUCH PUBLIC WATERLINE IS CONSTRUCTED, MAINTAINED, REPLACED, RECONSTRUCTED, OR REMOVED, RESTORE THE PREMISES OF THE GRANTOR, 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 GRANTOR A REASONABLE COMPENSATION FOR SUCH CONDITIONS THAT CANNOT BE REASONABLY OR PRACTICABLY RESTORED. GRANTOR RESERVES THE RIGHT TO USE THE SURFACE OF THE PREMISES FOR WALKWAYS, DRIVEWAYS, PLANTING AND RELATED PURPOSES TO THE EXTENT THAT SUCH USE 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 THE EASEMENT SHALL BE PLACED UPON THE PREMISES WITHOUT THE WRITTEN PERMISSION OF THE CITY. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE SLOPE EASEMENT OVER LOT 16 FOR GRADING AND SLOPE PURPOSES AS REQUIRED FOR ROADWAY CONSTRUCTION. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT OVER LOT 2 TO BENEFIT LOT 1. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 24 FOOT WIDE RECIPROCAL ACCESS EASEMENT OVER LOTS 1 AND 24 FOR THE BENEFIT OF LOTS 1 AND 24. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 7 FOOT WIDE UTILITY EASEMENTS TO BENEFIT FRANCHISE UTILITIES. FRANCHISE UTILITIES INCLUDE THOSE OPERATING POWER, GAS, TELEVISION, AND TELECOMMUNICATIONS SYSTEMS, AS WELL AS ANY OTHER COMPANIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS AND/OR BENTON COUNTY. THE EASEMENTS HEREIN DEDICATED OR CREATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT.

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2012.

BY: [Signature] 11-23-11 DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE
[Signature] 11/23/11 DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION DATE
APPROVED [Signature] 10-26-11 CITY OF CORVALLIS ENGINEER DATE
APPROVED [Signature] 11/8/11 CHAIR CITY OF CORVALLIS PLANNING COMMISSION DATE
APPROVED [Signature] 11/2/11 CITY OF CORVALLIS FINANCE DIRECTOR DATE
APPROVED [Signature] 12-05-11 CHAIR BENTON COUNTY BOARD OF COMMISSIONERS DATE
APPROVED [Signature] 12-2-11 BENTON COUNTY SURVEYOR DATE

[Signature] SCOTT SANDERS, AS MEMBER OF OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION

ACKNOWLEDGMENT:

STATE OF OREGON) COUNTY OF BENTON)) SS

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF October, 2011, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR SCOTT SANDERS, AS MEMBER OF OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION, AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

[Signature] NOTARY SIGNATURE
Nancy R. Edwards NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 441915
MY COMMISSION EXPIRES 08-18-2013

POST-MONUMENTATION STATEMENT

I, BRIAN SCOTT SAILOR, 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.

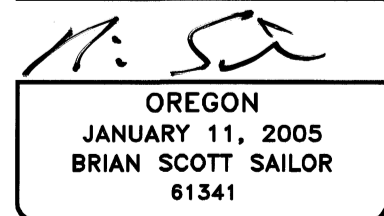
[Signature] BRIAN SCOTT SAILOR - PLS 61341

POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE ___ DAY OF ___, 20___, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS DOCUMENT No. 20___-___.

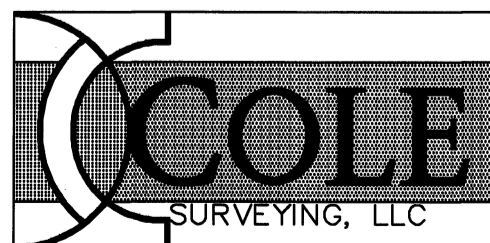
I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.



BRIAN SCOTT SAILOR, P.L.S. COLE SURVEYING, LLC P.O. BOX 1211 CORVALLIS, OREGON 97339 (541) 929-5500



EXPIRES 6/30/12



DRAWING NUMBER
Oakmont
ADDITION

DRAWING NUMBER
2/4

DRAWING NUMBER
2/4

DRAWING NUMBER
Oakmont
ADDITION

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

Box 11 pg 29

OAKMONT ADDITION

LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45
AND IN THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: OAKMONT DEVELOPMENT COMPANY

DATE: JUNE 29, 2010

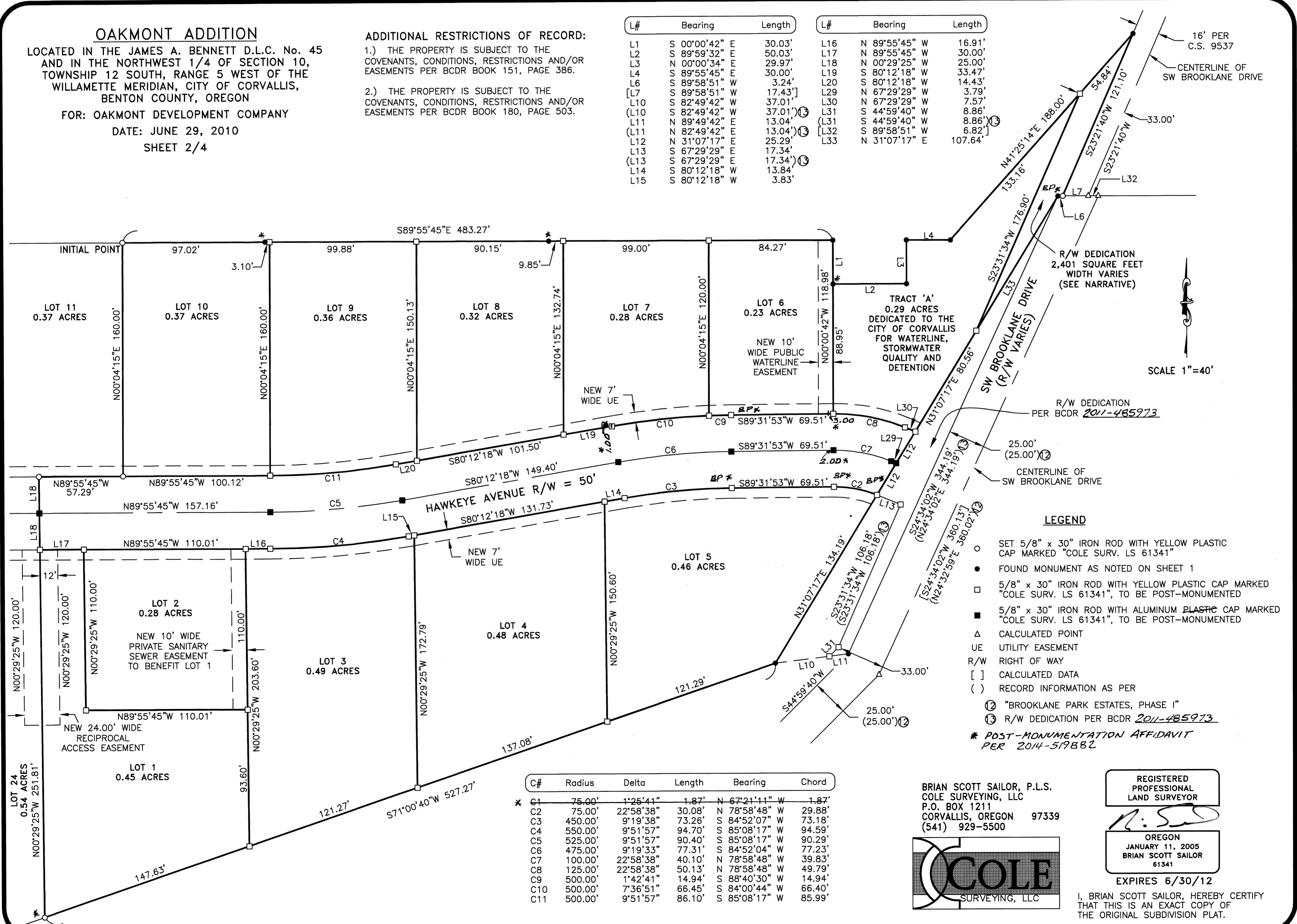
SHEET 2/4

ADDITIONAL RESTRICTIONS OF RECORD:

1.) THE PROPERTY IS SUBJECT TO THE
COVENANTS, CONDITIONS, RESTRICTIONS AND/OR
EASEMENTS PER BCDR BOOK 151, PAGE 386.

2.) THE PROPERTY IS SUBJECT TO THE
COVENANTS, CONDITIONS, RESTRICTIONS AND/OR
EASEMENTS PER BCDR BOOK 180, PAGE 503.

L#	Bearing	Length	L#	Bearing	Length
L1	S 00°00'42" E	30.03'	L16	N 89°55'45" W	16.91'
L2	S 89°59'32" E	50.03'	L17	N 89°55'45" W	30.00'
L3	N 00°00'34" E	29.97'	L18	N 00°29'25" W	25.00'
L4	S 89°55'45" E	30.00'	L19	S 80°12'18" W	33.47'
L6	S 89°58'51" W	3.24'	L20	S 80°12'18" W	14.43'
[L7	S 89°58'51" W	17.43']	L29	N 67°29'29" W	3.79'
L10	S 82°49'42" W	37.01'	L30	N 67°29'29" W	7.57'
(L10	S 82°49'42" W	37.01') (3)	L31	S 44°59'40" W	8.86'
L11	N 89°49'42" E	13.04'	(L31	S 44°59'40" W	8.86') (3)
(L11	N 89°49'42" E	13.04') (3)	L32	S 89°58'51" W	6.82'
L12	N 31°07'17" E	25.29'	L33	N 31°07'17" E	107.64'
L13	S 67°29'29" W	17.34'			
(L13	S 67°29'29" W	17.34') (3)			
L14	S 80°12'18" W	13.84'			
L15	S 80°12'18" W	3.83'			



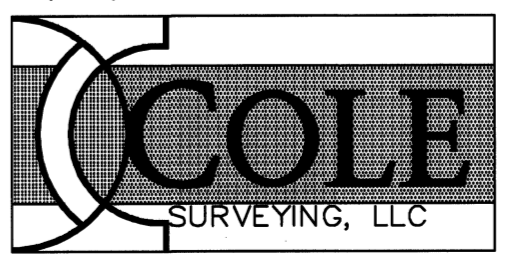
SCALE 1"=40'

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND MONUMENT AS NOTED ON SHEET 1
- 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341", TO BE POST-MONUMENTED
- 5/8" x 30" IRON ROD WITH ALUMINUM PLASTIC CAP MARKED "COLE SURV. LS 61341", TO BE POST-MONUMENTED
- △ CALCULATED POINT
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY
- [] CALCULATED DATA
- () RECORD INFORMATION AS PER
- ① "BROOKLANE PARK ESTATES, PHASE I"
- ③ R/W DEDICATION PER BCDR 2011-485973
- * POST-MONUMENTATION AFFIDAVIT PER 2014-519882

C#	Radius	Delta	Length	Bearing	Chord
* C1	75.00'	1°25'41"	1.87'	N 67°21'11" W	1.87'
C2	75.00'	22°58'38"	30.08'	N 78°58'48" W	29.88'
C3	450.00'	9°19'38"	73.26'	S 84°52'07" W	73.18'
C4	550.00'	9°51'57"	94.70'	S 85°08'17" W	94.59'
C5	525.00'	9°51'57"	90.40'	S 85°08'17" W	90.29'
C6	475.00'	9°19'33"	77.31'	S 84°52'04" W	77.23'
C7	100.00'	22°58'38"	40.10'	N 78°58'48" W	39.83'
C8	125.00'	22°58'38"	50.13'	N 78°58'48" W	49.79'
C9	500.00'	1°42'41"	14.94'	S 88°40'30" W	14.94'
C10	500.00'	7°36'51"	66.45'	S 84°00'44" W	66.40'
C11	500.00'	9°51'57"	86.10'	S 85°08'17" W	85.99'

BRIAN SCOTT SAILOR, P.L.S.
COLE SURVEYING, LLC
P.O. BOX 1211
CORVALLIS, OREGON 97339
(541) 929-5500



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/12

I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

10838SUB2

DRAWING NUMBER

OAKMONT ADDITION

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8552

DRAWING NUMBER

3/4

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8552

DRAWING NUMBER

3/4

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8552

DRAWING NUMBER

OAKMONT ADDITION

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8552

BOOK 11 PG 29

OAKMONT ADDITION

LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45
AND IN THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: OAKMONT DEVELOPMENT COMPANY

DATE: JUNE 29, 2010

SHEET 3/4

ADDITIONAL RESTRICTIONS OF RECORD:

1.) THE PROPERTY IS SUBJECT TO THE
COVENANTS, CONDITIONS, RESTRICTIONS AND/OR
EASEMENTS PER BCDR BOOK 151, PAGE 386.

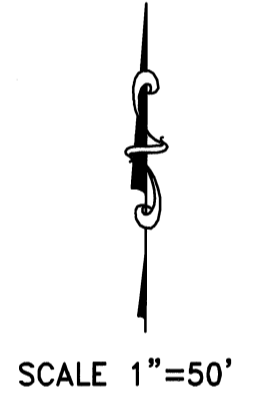
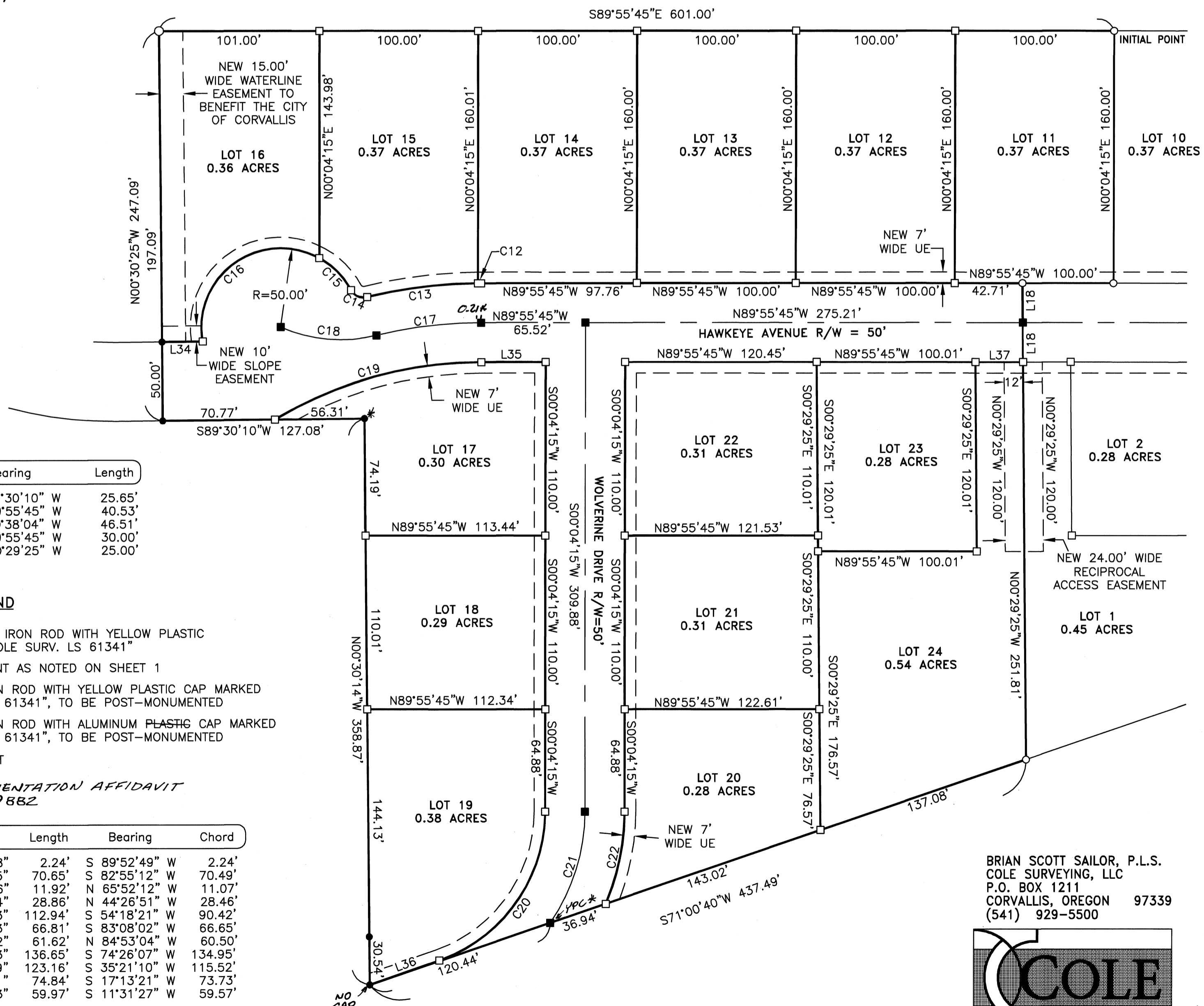
2.) THE PROPERTY IS SUBJECT TO THE
COVENANTS, CONDITIONS, RESTRICTIONS AND/OR
EASEMENTS PER BCDR BOOK 180, PAGE 503.

L#	Bearing	Length
L34	S 89°30'10" W	25.65'
L35	N 89°55'45" W	40.53'
L36	S 70°38'04" W	46.51'
L37	N 89°55'45" W	30.00'
L18	N 00°29'25" W	25.00'

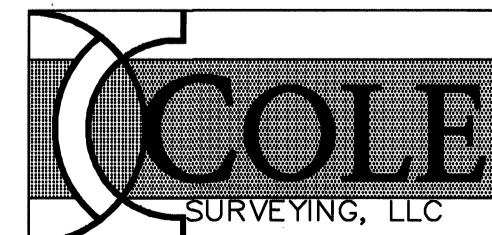
LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND MONUMENT AS NOTED ON SHEET 1
- 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341", TO BE POST-MONUMENTED
- 5/8" x 30" IRON ROD WITH ALUMINUM PLASTIC CAP MARKED "COLE SURV. LS 61341", TO BE POST-MONUMENTED
- UE UTILITY EASEMENT
- * POST-MONUMENTATION AFFIDAVIT PER 2014-519682

C#	Radius	Delta	Length	Bearing	Chord
C12	300.00'	0°25'38"	2.24'	S 89°52'49" W	2.24'
C13	300.00'	13°29'35"	70.65'	S 82°55'12" W	70.49'
C14	9.00'	75°54'46"	11.92'	N 65°52'12" W	11.07'
C15	50.00'	33°04'04"	28.86'	N 44°26'51" W	28.46'
C16	50.00'	129°25'33"	112.94'	S 54°18'21" W	90.42'
C17	275.00'	13°55'13"	66.81'	S 83°08'02" W	66.65'
C18	93.19'	37°53'02"	61.62'	N 84°53'04" W	60.50'
C19	250.00'	31°19'03"	136.65'	S 74°26'07" W	134.95'
C20	100.00'	70°33'49"	123.16'	S 35°21'10" W	115.52'
C21	125.00'	34°18'11"	74.84'	S 17°13'21" W	73.73'
C22	150.00'	22°54'23"	59.97'	S 11°31'27" W	59.57'



BRIAN SCOTT SAILOR, P.L.S.
COLE SURVEYING, LLC
P.O. BOX 1211
CORVALLIS, OREGON 97339
(541) 929-5500



REGISTERED
PROFESSIONAL
LAND SURVEYOR

B.S.
OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/12

I, BRIAN SCOTT SAILOR, HEREBY CERTIFY
THAT THIS IS AN EXACT COPY OF
THE ORIGINAL SUBDIVISION PLAT.

DRAWING NUMBER
OAKMONT ADDITION
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8552

DRAWING NUMBER
4/4
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8552

DRAWING NUMBER
4/4
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8552

DRAWING NUMBER
OAKMONT ADDITION
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 8552

BOOK 11 PAGE 29

OAKMONT ADDITION

LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45
AND IN THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: OAKMONT DEVELOPMENT COMPANY

DATE: JUNE 29, 2010

SHEET 4/4

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 NUMBER 2011-485977 ON THIS
12 DAY OF December, 2011, AT 2:01 O'CLOCK pm.

BY: [Signature]
BENTON COUNTY CLERK

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION, 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, TRACTS, EASEMENTS, AND STREET RIGHT-OF-WAY AS SHOWN AND NOTED ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE LAND FOR STREET RIGHT OF WAY AS SHOWN. OWNER DOES ALSO HEREBY DEDICATE TRACT 'A' TO THE CITY OF CORVALLIS FOR WATERLINE, STORMWATER QUALITY AND DETENTION PURPOSES. OWNER DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE 15 FOOT WIDE WATERLINE EASEMENT OVER LOT 16. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE PUBLIC WATERLINE EASEMENT OVER PARCEL 6. EASEMENTS CREATED WITH THE RIGHT, PRIVILEGE, AND AUTHORITY, TO SAID CITY, TO CONSTRUCT, REPLACE, RECONSTRUCT, AND/OR REMOVE A PUBLIC WATERLINE, WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, ON, UNDER AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID RIGHT-OF-WAY ANY TREES AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE CONSTRUCTION, USE, OR MAINTENANCE OF SAID PUBLIC WATERLINE AND THE RIGHT OF INGRESS AND EGRESS TO, OVER, AND FROM THE EASEMENT PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENTS HEREBY GRANTED. THE CITY SHALL, UPON EACH AND EVERY OCCASION THAT SUCH PUBLIC WATERLINE IS CONSTRUCTED, MAINTAINED, REPLACED, RECONSTRUCTED, OR REMOVED, RESTORE THE PREMISES OF THE GRANTOR, 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 GRANTOR A REASONABLE COMPENSATION FOR SUCH CONDITIONS THAT CANNOT BE REASONABLY OR PRACTICABLY RESTORED. GRANTOR RESERVES THE RIGHT TO USE THE SURFACE OF THE PREMISES FOR WALKWAYS, DRIVEWAYS, PLANTING AND RELATED PURPOSES TO THE EXTENT THAT SUCH USE 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 THE EASEMENT SHALL BE PLACED UPON THE PREMISES WITHOUT THE WRITTEN PERMISSION OF THE CITY. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE SLOPE EASEMENT OVER LOT 16 FOR GRADING AND SLOPE PURPOSES AS REQUIRED FOR ROADWAY CONSTRUCTION. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT OVER LOT 2 TO BENEFIT LOT 1. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 24 FOOT WIDE RECIPROCAL ACCESS EASEMENT OVER LOTS 1 AND 24 FOR THE BENEFIT OF LOTS 1 AND 24. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 7 FOOT WIDE UTILITY EASEMENTS TO BENEFIT FRANCHISE UTILITIES. FRANCHISE UTILITIES INCLUDE THOSE OPERATING POWER, GAS, TELEVISION, AND TELECOMMUNICATIONS SYSTEMS, AS WELL AS ANY OTHER COMPANIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS AND/OR BENTON COUNTY. THE EASEMENTS HEREIN DEDICATED OR CREATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT.

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2012.

BY: [Signature] 11-23-11
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

BY: [Signature] 11/23/11
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION DATE

APPROVED [Signature] 10-26-11
CITY OF CORVALLIS ENGINEER DATE

APPROVED [Signature] 11/8/11
CHAIR CITY OF CORVALLIS PLANNING COMMISSION DATE

APPROVED [Signature] 11/2/11
CITY OF CORVALLIS FINANCE DIRECTOR DATE

APPROVED [Signature] 12-05-11
CHAIR BENTON COUNTY BOARD OF COMMISSIONERS DATE

APPROVED [Signature] 12-2-11
BENTON COUNTY SURVEYOR DATE

[Signature]
SCOTT SANDERS, AS MEMBER OF OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION

ACKNOWLEDGMENT:

STATE OF OREGON)

COUNTY OF BENTON)

) SS

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF October, 2011, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR SCOTT SANDERS, AS MEMBER OF OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION, AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

[Signature]
NOTARY SIGNATURE
Nancy R. Edwards
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 441915
MY COMMISSION EXPIRES 08-18-2013

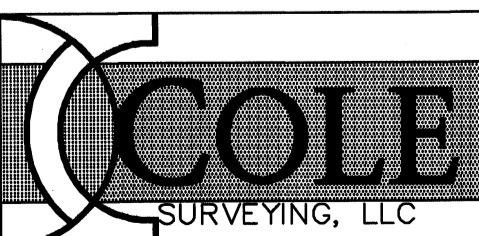
POST-MONUMENTATION STATEMENT

I, BRIAN SCOTT SAILOR, 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.

[Signature]
BRIAN SCOTT SAILOR - PLS 61341

POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE 14 DAY OF JUNE, 2011, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS DOCUMENT No. 2011-519862.

I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.



REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341
EXPIRES 6/30/12

BRIAN SCOTT SAILOR, P.L.S.
COLE SURVEYING, LLC
P.O. BOX 1211
CORVALLIS, OREGON 97339
(541) 929-5500