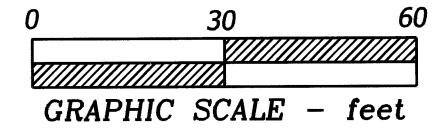


**SORREL MEADOWS**  
 A REPLAT OF TRACT A, SHADY GROVE  
 in  
 SE 1/4 SECTION 24 & NE 1/4 SECTION 25  
 T 11 S, R 5 W, WILLAMETTE MERIDIAN  
 CITY OF CORVALLIS  
 BENTON COUNTY, OREGON

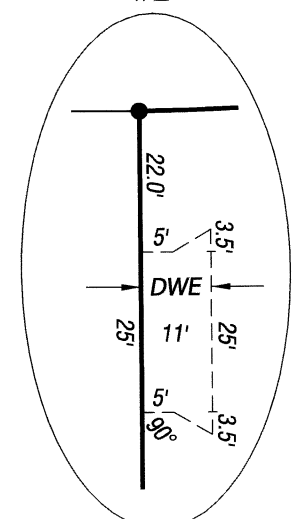
MARCH 14, 2016



**LEGEND**

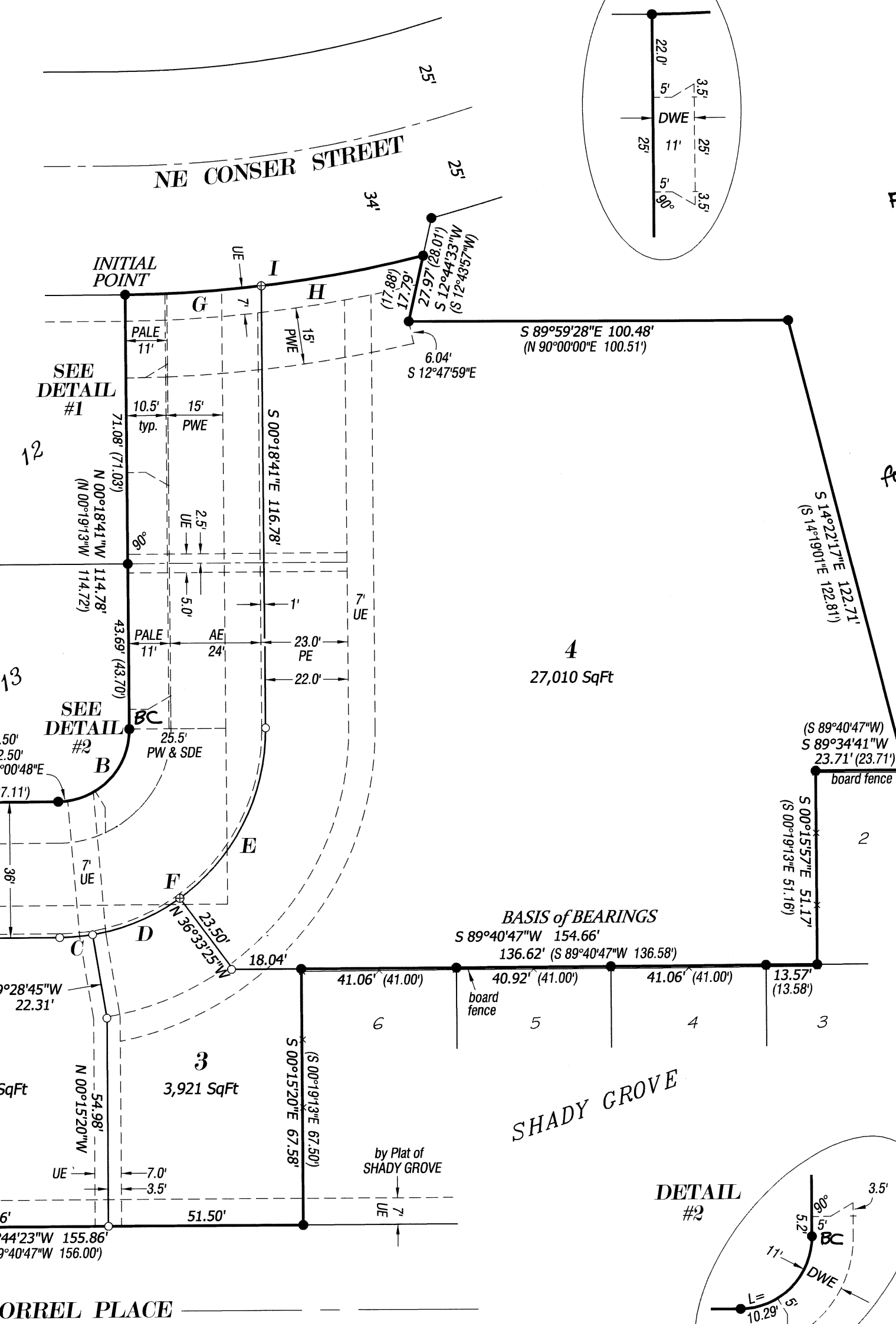
- .....Found 5/8" iron rod set per plat of SHADY GROVE
- .....Set 5/8" x 30" rebar with red cap stamped "NORTHSTAR SURVEYING"
- ⊙.....Set 1" brass cap, stamped "NSTAR SURV," with 5/16"x 1-1/2" stem in plastic sleeve in concrete sidewalk
- ( ).....Record data from plat of SHADY GROVE
- AE....Access Easement
- DWE...Driveway Easement
- PALE...Pedestrian Access & Landscaping Easement
- PE....Parking Easement
- PWE...Public Waterline Easement per Doc.2016-544515
- PW & SDE...Public Waterline and Storm Drain Easement per Doc.2016-544515
- UE....Utilities Easement
- BC... Found 1.13" brass cap stamped "NORTHSTAR" set per plat of "SHADY GROVE."

DETAIL #1



**CURVE DATA**

Curve	Radius	Length	Delta	Chord
A	15.00'	23.47'	89°38'19"	N 45°44'20" W 21.15'
B	19.00'	29.86'	90°02'09"	N 44°46'04" E 26.88'
C	55.00'	8.75'	9°07'01"	N 85°04'45" E 8.74'
D	55.00'	25.22'	26°16'23"	N 67°23'04" E 25.00'
E	55.00'	52.37'	54°33'33"	N 26°58'06" E 50.42'
F	55.00'	86.34'	89°56'57"	S 44°39'48" W 77.75'
G	334.00'	36.07'	6°11'18"	N 86°27'47" E 36.06'
H	334.00'	43.63'	7°29'05"	N 79°37'35" E 43.60'
I	334.00'	79.71'	13°40'23"	N 82°43'14" E 79.52'
	(334.00')	(79.76')	(13°40'55")	(N 82°39'06" E) (79.57')



**APPROVALS** SUB10-00002

- William Woodside* 4/28/16  
 Chairperson  
 Corvallis Planning Commission
- Nancy Barr* 4/29/16  
 Corvallis Finance Director
- Greg A. Becker* 05-10-16  
 Corvallis City Engineer
- Quinn Kelly* 5/24/2016  
 Chairperson  
 Benton County Board of Commissioners
- Jim Moorefield* 5-24-16  
 Benton County Surveyor

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2016.

- by *Jami Jordan* 5-19-16  
 Director, Benton County Dept. of Assessment
- by *Rebecca Sumner* 5-19-16  
 Director, Benton County Department of Finance, Auditing & Tax Collection

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

I hereby certify that this Subdivision Plat was received and duly recorded by me in Benton County Records as Document No. 2016-544514, on this 24 day of May 2016, at 9:57 o'clock AM.

by *William L. Lauer*  
 for Benton County Clerk

**DECLARATION**

Know all persons by these presents that Corvallis Neighborhood Housing Services, Inc. is the recorded owner of the land represented on this Subdivision Plat, and more particularly described in the Surveyor's Certificate and has caused same to be surveyed, subdivided and platted into Lots and Tracts as shown hereon and to be dedicated "SORREL MEADOWS."

We hereby extinguish the Temporary Emergency Access and Utilities Easement created by the Plat of "SHADY GROVE;"

We hereby extinguish the Temporary Access Easement created per Document 2011-481110, Benton County Deed Records;

We hereby create the Driveway Easements (DWE) as shown on Tract A for the benefit of Lots 12 and 13, SHADY GROVE;

We hereby create the Pedestrian Access and Landscaping Easements (PALE) as shown on Tract A for the benefit of Lots 12, 13 & 14, SHADY GROVE;

We hereby create the Access Easement (AE) as shown on Tract A for the benefit of Lots 1, 2, 3 and 4 of this Plat, and Lots 12 and 13, SHADY GROVE;

We hereby create the Parking Easements (PE) as shown on Lots 3, 4 and TRACT A, for the benefit of Lots 1, 2, 3 and 4;

We hereby create the Utilities Easements (UE) as shown on Lots 2, 3, 4 and TRACT A, for Public and Franchise Utilities to benefit those Lots and Lots 12 and 13, SHADY GROVE;

We hereby create the Private Waterline Easement as shown on Lot 1 for the benefit of Lot 2;

*Jim Moorefield* 4/28/16  
 Executive Director  
 Corvallis Neighborhood Housing Services, Inc.  
 dba Willamette Neighborhood Housing Services

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

Signed and Attested before me on this 28th day of April 2016, by Jim Moorefield as Executive Director of Corvallis Neighborhood Housing Services, dba Willamette Neighborhood Housing Services.

*Lauri Johnson* signature of Notary  
*Kaori Friedman* printed name of Notary

Notary Public - State of Oregon  
 Commission No. 943975  
 My Commission Expires October 20, 2019

**NOTES:**

The ownership, rights and responsibilities regarding Tract A are delineated in Document 2016-544515 Benton County Deed Records.

The south line of the PWE extends from the west line of Tract A to a point S 12°47'59"E 6.04 feet from the 5/8" rod at the angle point in the north line of Lot 4.

The PALEs do not extend into the DWEs.

**NARRATIVE**

This Plat is the result of City of Corvallis Community Development Planning Division Case SUB10-00002. It effects the division of Tract "A," SHADY GROVE, into 4 Lots plus a new Tract "A." I platted SHADY GROVE in 2011. We (Northstar Surveying, Inc.) located all the corner monuments set around the boundary of the original Tract "A" for this current project. They are all in acceptable position and condition as shown hereon.

**SURVEYOR'S CERTIFICATE**

I William L. Lauer, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found proper monuments at the corners of the land represented on this Subdivision Plat. The land is described as follows:

Tract A, SHADY GROVE, in the City of Corvallis, Benton County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

*W.L. Lauer*  
 OREGON  
 JULY 21, 1992  
 W. L. LAUER  
 2558

RENEWS 12/31/2016

I HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

**NORTHSTAR SURVEYING, INC.**

720 N.W. 4th Street  
 Corvallis, Oregon 97330  
 Phone: 541-757-9050  
 E-mail: Blauer@northstarsurveying.com