

TOUCHSTONE COMMONS

LOCATED IN THE JOHN TRAPP D.L.C. No. 438
AND IN THE NORTHWEST 1/4 OF SECTION 4 AND
AND IN THE NORTHWEST 1/4 OF SECTION 5 OF
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: CHRIS AND KELLY SALTVEIT

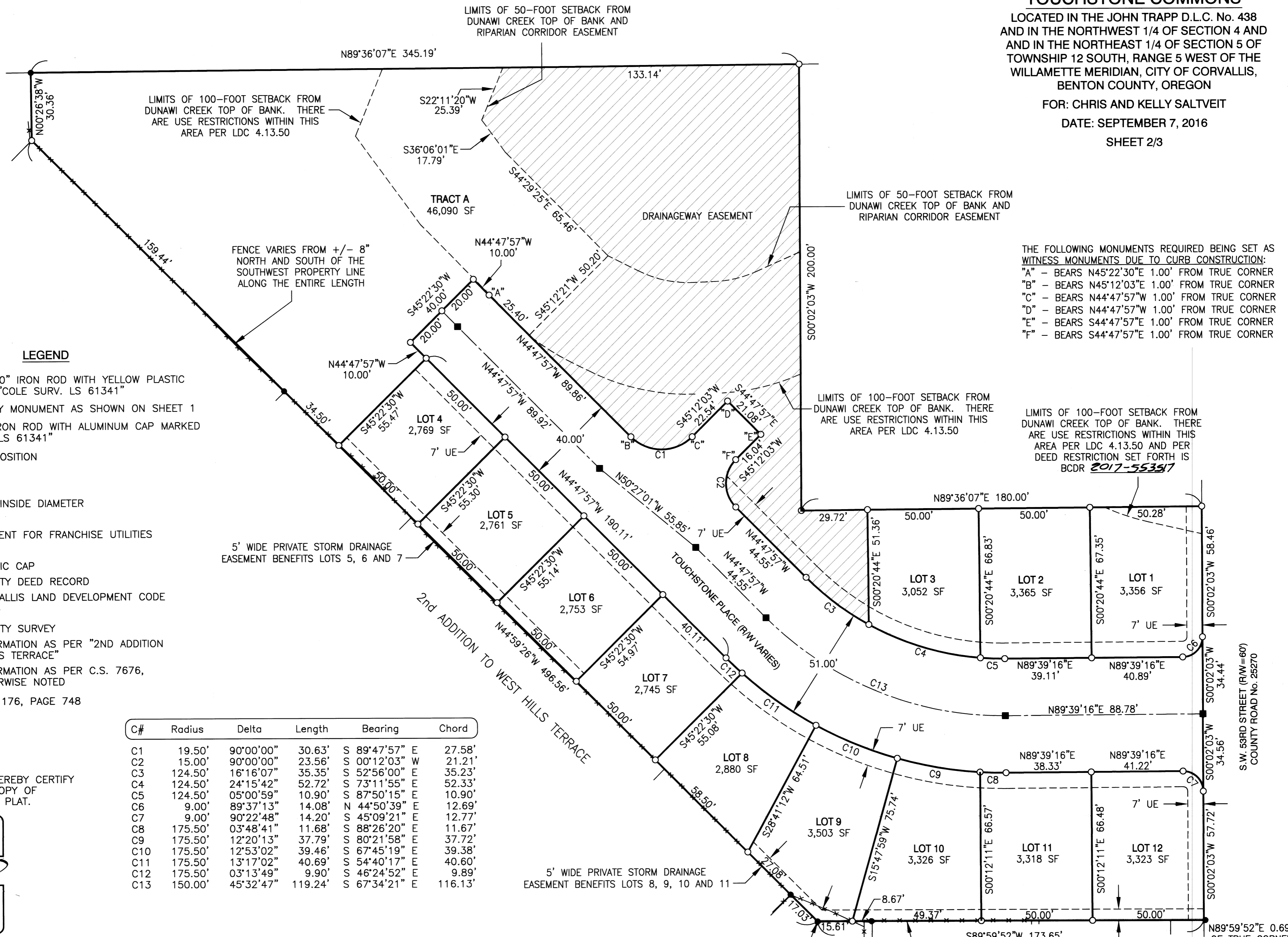
DATE: SEPTEMBER 7, 2016

SHEET 2/3

THE FOLLOWING MONUMENTS REQUIRED BEING SET AS
WITNESS MONUMENTS DUE TO CURB CONSTRUCTION:

- "A" - BEARS N45°22'30"E 1.00' FROM TRUE CORNER
- "B" - BEARS N45°12'03"E 1.00' FROM TRUE CORNER
- "C" - BEARS N44°47'57"W 1.00' FROM TRUE CORNER
- "D" - BEARS N44°47'57"W 1.00' FROM TRUE CORNER
- "E" - BEARS S44°47'57"E 1.00' FROM TRUE CORNER
- "F" - BEARS S44°47'57"E 1.00' FROM TRUE CORNER

LIMITS OF 100-FOOT SETBACK FROM
DUNAWI CREEK TOP OF BANK. THERE
ARE USE RESTRICTIONS WITHIN THIS
AREA PER LDC 4.13.50 AND PER
DEED RESTRICTION SET FORTH IS
BCDR 2017-553517



SCALE 1"=30'

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND SURVEY MONUMENT AS SHOWN ON SHEET 1
- 5/8" x 30" IRON ROD WITH ALUMINUM CAP MARKED "COLE SURV. LS 61341"
- △ CALCULATED POSITION
- CH CHAINS
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- SF SQUARE FEET
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- FD FOUND
- YPC YELLOW PLASTIC CAP
- BCDR BENTON COUNTY DEED RECORD
- LDC CITY OF CORVALLIS LAND DEVELOPMENT CODE
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- [] RECORD INFORMATION AS PER "2ND ADDITION TO WEST HILLS TERRACE"
- () RECORD INFORMATION AS PER C.S. 7676, UNLESS OTHERWISE NOTED
- ① BCDR BOOK 176, PAGE 748
- ② C.S. 7718

C#	Radius	Delta	Length	Bearing	Chord
C1	19.50'	90°00'00"	30.63'	S 89°47'57" E	27.58'
C2	15.00'	90°00'00"	23.56'	S 00°12'03" W	21.21'
C3	124.50'	16°16'07"	35.35'	S 52°56'00" E	35.23'
C4	124.50'	24°15'42"	52.72'	S 73°11'55" E	52.33'
C5	124.50'	05°00'59"	10.90'	S 87°50'15" E	10.90'
C6	9.00'	89°37'13"	14.08'	N 44°50'39" E	12.69'
C7	9.00'	90°22'48"	14.20'	S 45°09'21" E	12.77'
C8	175.50'	03°48'41"	11.68'	S 88°26'20" E	11.67'
C9	175.50'	12°20'13"	37.79'	S 80°21'58" E	37.72'
C10	175.50'	12°53'02"	39.46'	S 67°45'19" E	39.38'
C11	175.50'	13°17'02"	40.69'	S 54°40'17" E	40.60'
C12	175.50'	03°13'49"	9.90'	S 46°24'52" E	9.89'
C13	150.00'	45°32'47"	119.24'	S 67°34'21" E	116.13'

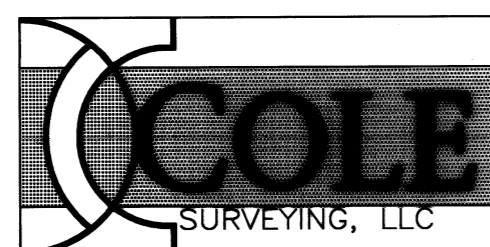
I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

BRIAN SCOTT SAILOR
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/18

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



NOTE:
THE PROPERTY IS SUBJECT TO CITY OF CORVALLIS WATER PIPELINE EASEMENT 10 FEET IN WIDTH PER BCDR BOOK 46, PAGE 101, WHICH CANNOT BE DELINEATED DUE TO LACK OF INFORMATION.

16841SUB

TOUCHSTONE COMMONS

LOCATED IN THE JOHN TRAPP D.L.C. No. 438 AND IN THE NORTHWEST 1/4 OF SECTION 4 AND AND IN THE NORTHEAST 1/4 OF SECTION 5 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: CHRIS AND KELLY SALTVEIT

DATE: SEPTEMBER 7, 2016

SHEET 1/3

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS CASE SUB15-00002/LDO15-00003.

BASIS OF BEARINGS

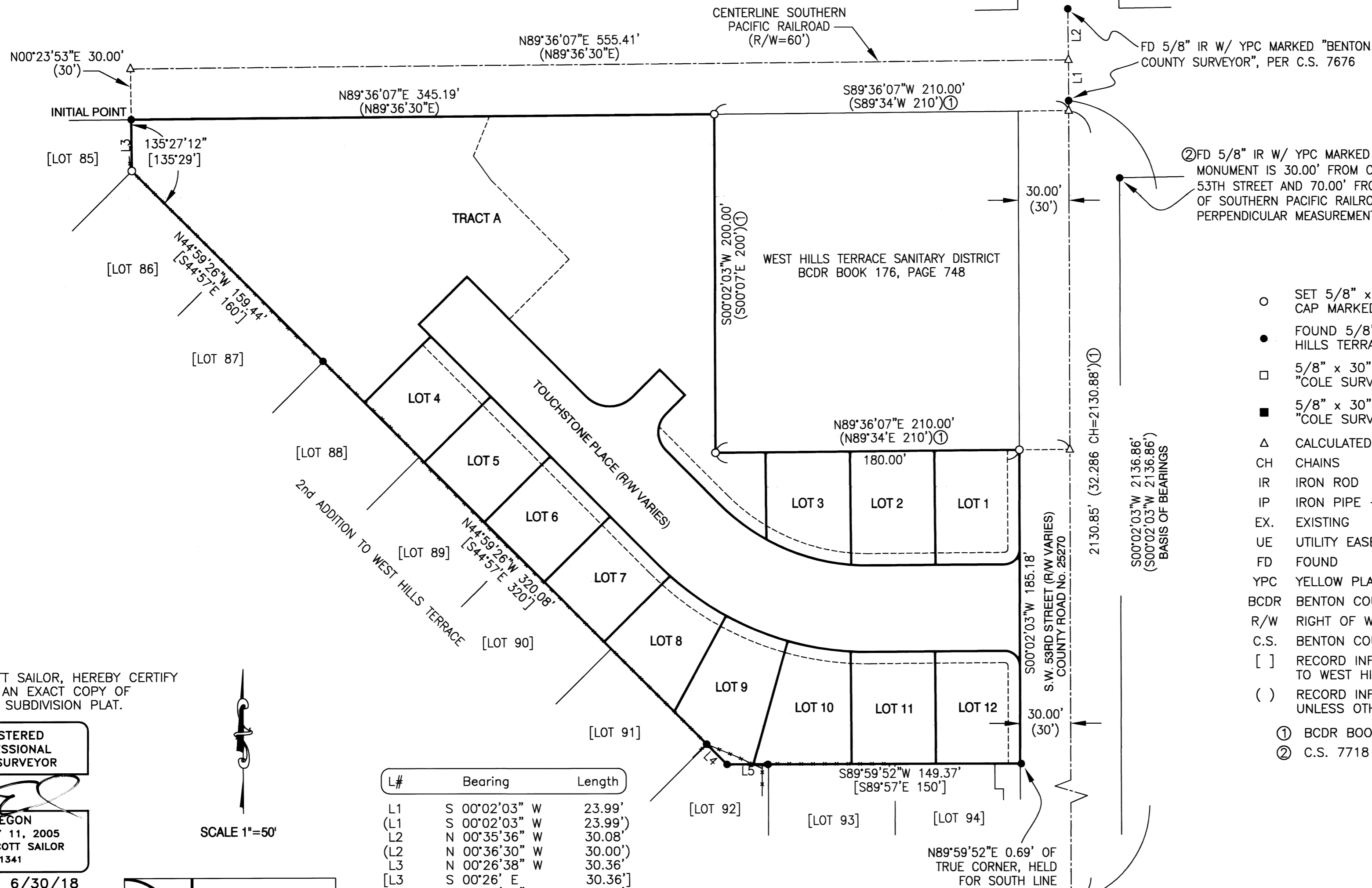
THE BASIS OF BEARINGS IS THE CENTERLINE OF S.W. 53RD STREET.

BOUNDARY DETERMINATION

THE WEST RIGHT OF WAY LINE OF 53RD STREET WAS ESTABLISHED BY HOLDING 30.00' FROM THE CENTERLINE OF 53RD, WHICH WAS ESTABLISHED BY HOLDING THE TWO CENTERLINE MONUMENTS. THE CENTERLINE WAS THEN EXTENDED TO THE NORTH THE RECORD 23.99 FEET TO ESTABLISH THE CENTERLINE INTERSECTION OF THE SOUTHERN PACIFIC RAILROAD. THE RAILROAD CENTERLINE WAS ESTABLISHED BY HOLDING 30.00 FEET FROM THE MONUMENT AT THE NORTHWEST CORNER OF THE PROPERTY. THE RESULTING BEARING FOR THE RAILROAD CENTER LINE AGREED VERY WELL WITH THE RECORD. THIS LINE WAS THEN OFFSET 30.00 FEET TO THE SOUTH TO ESTABLISH THE NORTH LINE OF THE PROPERTY. THE WEST HILLS TERRACE SANITARY DISTRICT PROPERTY WAS THEN REMOVED FROM THE SUBJECT PROPERTY BASED ON THE RECORD DISTANCE AND PARALLEL LINE CALLS PROVIDED IN BCDR BOOK 176, PAGE 748. THE MONUMENT AT THE SOUTHEAST CORNER OF THE PROPERTY IS CALLED OFF OF THE ABOVE DETERMINED WEST RIGHT OF WAY OF 53RD, BUT IS BEING HELD ALONG WITH THE MONUMENT TO THE WEST AT THE ANGLE POINT FOR THE SOUTH LINE OF THE PROPERTY. THE MONUMENTS ON THE SOUTHWEST LINE OF THE PROPERTY WERE HELD AND THIS LINE WAS EXTENDED TO THE NORTHWEST TO A POINT THAT IS THE RECORD 30.36 FEET FROM THE MONUMENT AT THE NORTHWEST CORNER TO ESTABLISH THE ANGLE POINT. THE RESULTING INTERIOR ANGLE AT THIS POINT AGREES VERY WELL WITH THE RECORD.

SHEET INDEX

SHEET 1-EXTERIOR BOUNDARY AND SURVEYOR'S NARRATIVE
 SHEET 2-LOT SUBDIVISION AND NEW EASEMENTS
 SHEET 3-SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGEMENT, RECORDING, APPROVALS AND POST-MONUMENTATION STATEMENT



LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND 5/8" IRON ROD, PER "2ND ADDITION TO WEST HILLS TERRACE", UNLESS OTHERWISE NOTED
- 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 CAP MARKED "COLE SURV. LS 61341", TO BE POST-MONUMENTED
- △ CALCULATED POSITION
- CH CHAINS
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- EX. EXISTING
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- FD FOUND
- YPC YELLOW PLASTIC CAP
- BCDR BENTON COUNTY DEED RECORD
- R/W RIGHT OF WAY
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- [] RECORD INFORMATION AS PER "2ND ADDITION TO WEST HILLS TERRACE"
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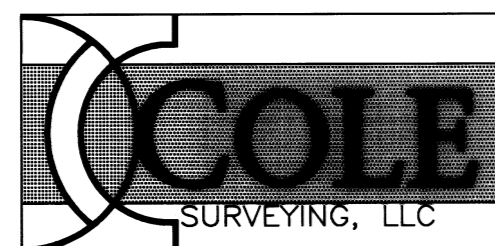
I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

Brian Scott Sailor
 OREGON
 JANUARY 11, 2005
 BRIAN SCOTT SAILOR
 61341

EXPIRES 6/30/18

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



SCALE 1"=50'

L#	Bearing	Length
L1	S 00°02'03" W	23.99'
(L1)	S 00°02'03" W	23.99'
L2	N 00°35'36" W	30.08'
(L2)	N 00°36'30" W	30.00'
L3	N 00°26'38" W	30.36'
[L3]	S 00°26' E	30.36'
L4	N 44°59'26" W	17.03'
[L4]	S 44°57' E	17.0'
L5	S 89°59'52" W	24.28'
[L5]	S 89°57' E	24.44'

16841SUB

TOUCHSTONE COMMONS

LOCATED IN THE JOHN TRAPP D.L.C. No. 438 AND IN THE NORTHWEST 1/4 OF SECTION 4 AND AND IN THE NORTHEAST 1/4 OF SECTION 5 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: CHRIS AND KELLY SALTVEIT

DATE: SEPTEMBER 7, 2016

SHEET 3/3

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 2017-553516 ON THIS 25 DAY OF January, 2018, AT 9:36 O'CLOCK AM.

BY: [Signature]
BENTON COUNTY CLERK
For

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT CHRISTOPHER E. SALTVEIT AND KELLY SALTVEIT ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A TRACT, 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.

OWNERS DO HEREBY RESERVE THE RIPARIAN CORRIDOR EASEMENT OVER TRACT 'A' FOR THE CITY OF CORVALLIS, AS SHOWN, TO PRESERVE THE RIPARIAN FUNCTIONS CONTRIBUTING TO WATER QUALITY, NATURAL WATER QUANTITIES, FISH HABITAT, WILDLIFE HABITAT, FLOOD CONTROL, AND STREAMBANK STABILIZATION. THE INTRUSION OF STRUCTURES, AS WELL AS DISRUPTION OF NATIVE VEGETATION, SOILS, AND HYDROLOGY, IS LIMITED AND/OR PROHIBITED.

TRACT 'A' IS TO BE DESIGNATED AS "OPEN SPACE" FOR THE PURPOSE OF PROTECTING NATURAL RESOURCES.

OWNERS DO ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE DRAINAGEWAY EASEMENT OVER TRACT 'A' AS SHOWN WITH THE RIGHT, PRIVILEGE, AND AUTHORITY, TO SAID CITY, TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND/OR REMOVE A PUBLIC DRAINAGEWAY IN PROPERLY FUNCTIONING CONDITION 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 DRAINAGEWAY AND THE RIGHT OF INGRESS AND EGRESS TO, OVER, AND FROM THE ABOVE DESCRIBED PREMISES AT AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREBY GRANTED. THE CITY SHALL, UPON EACH AND EVERY OCCASION THAT SUCH PUBLIC DRAINAGEWAY IS CONSTRUCTED, MAINTAINED, REPLACE, 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 AGREES TO LIMIT USE OF THE PREMISES TO PURPOSES CONSISTENT WITH THE CITY'S CONSTRUCTION, USE AND MAINTENANCE OF SAID PUBLIC DRAINAGEWAY. SUCH USES TYPICALLY INCLUDE NATURAL LANDSCAPING AND STORMWATER QUALITY TREATMENT AS APPROVED BY THE CITY. NO BUILDING OR OTHER PERMANENT STRUCTURE, DUMPING, REGRADING, PAVING, DECREASE IN VEGETATIVE COVER, OR OTHER ACTION WHICH WOULD ENJOIN THE CITY FROM THE INTENDED PURPOSE OF THIS EASEMENT SHALL BE PLACED OR OCCUR UPON THE PREMISES WITHOUT THE WRITTEN PERMISSION OF THE CITY.

OWNERS DO ALSO HEREBY CREATE THE 5 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 4, 5 AND 6 FOR THE BENEFIT OF LOTS 5, 6 AND 7.

OWNERS DO ALSO HEREBY CREATE THE 5 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 9, 10, 11 AND 12 FOR THE BENEFIT OF LOTS 8, 9, 10 AND 11.

OWNERS DO 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.

[Signature]
CHRISTOPHER E. SALTVEIT

[Signature]
KELLY SALTVEIT

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:

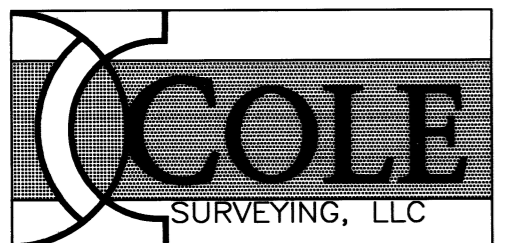
BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF LOT 85 OF "2ND ADDITION TO WEST HILLS TERRACE", A SUBDIVISION PLAT OF RECORD LOCATED IN THE JOHN TRAPP D.L.C. No. 38 IN THE NORTHEAST QUARTER OF SECTION 5 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, SAID IRON ROD ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°36'07" EAST 345.19 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF THAT PROPERTY CONVEYED TO WEST HILLS TERRACE SANITARY DISTRICT IN BCDR BOOK 176, PAGE 748; THENCE ALONG THE WEST LINE OF SAID WEST HILLS TERRACE PROPERTY SOUTH 00°02'03" WEST 200.00 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID WEST HILLS TERRACE PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID WEST HILL TERRACE PROPERTY NORTH 89°36'07" EAST 210.00 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID WEST HILL TERRACE PROPERTY, ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SW 53RD STREET; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°02'03" WEST 185.15 FEET TO THE NORTHEAST CORNER OF LOT 94 OF SAID "2ND ADDITION TO WEST HILLS TERRACE", SAID CORNER BEING WITNESS BY A 5/8 INCH IRON ROD WHICH BEARS NORTH 89°59'52" EAST 0.69 FEET FROM THE TRUE CORNER; THENCE ALONG THE NORTHERLY LINE OF SAID "2ND ADDITION TO WEST HILLS TERRACE" SOUTH 89°59'52" WEST 173.65 FEET TO A 5/8 INCH IRON ROD AT THE ANGLE POINT IN SAID NORTHERLY LINE; THENCE ALONG THE NORTHEASTERLY LINE OF SAID "2ND ADDITION TO WEST HILLS TERRACE" NORTH 44°59'26" WEST 496.55 FEET TO A 5/8 INCH IRON ROD AT THE ANGLE POINT IN SAID NORTHEASTERLY LINE; THENCE ALONG THE EASTERLY LINE OF SAID "2ND ADDITION TO WEST HILLS TERRACE" NORTH 00°26'38" WEST 30.36 FEET TO THE POINT OF BEGINNING.

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

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



EXPIRES 6/30/18

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF BENTON)

) SS

THIS IS TO CERTIFY THAT ON THIS 8th DAY OF December, 2016, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR CHRISTOPHER E. SALTVEIT AND KELLY SALTVEIT, AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

[Signature]
NOTARY SIGNATURE
Nancy R. Walker
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 478292A
MY COMMISSION EXPIRES August 18, 2017

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2017.

BY: [Signature] 1-17-17
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

BY: [Signature] 1-17-17
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION DATE

APPROVED [Signature] 1/24/17
CHAIR BENTON COUNTY BOARD OF COMMISSIONERS DATE

APPROVED [Signature] 1-24-2017
BENTON COUNTY SURVEYOR DATE

CITY OF CORVALLIS CASE SUB15-00002

APPROVED [Signature] 12-23-16
CITY OF CORVALLIS ENGINEER DATE

APPROVED [Signature] 12/16/16
CHAIR CITY OF CORVALLIS PLANNING COMMISSION DATE

APPROVED [Signature] 1/4/17
CITY OF CORVALLIS FINANCE DIRECTOR DATE