

WITHAM OAKS

A REPLAT OF A PORTION OF PARCEL 4, PARTITION PLAT 2001-30 IN THE SW 1/4 & SE 1/4, SECTION 28 AND THE NW 1/4 & NE 1/4, SECTION 33, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN CITY OF CORVALLIS, BENTON COUNTY, OREGON
DATE: APRIL 17, 2018

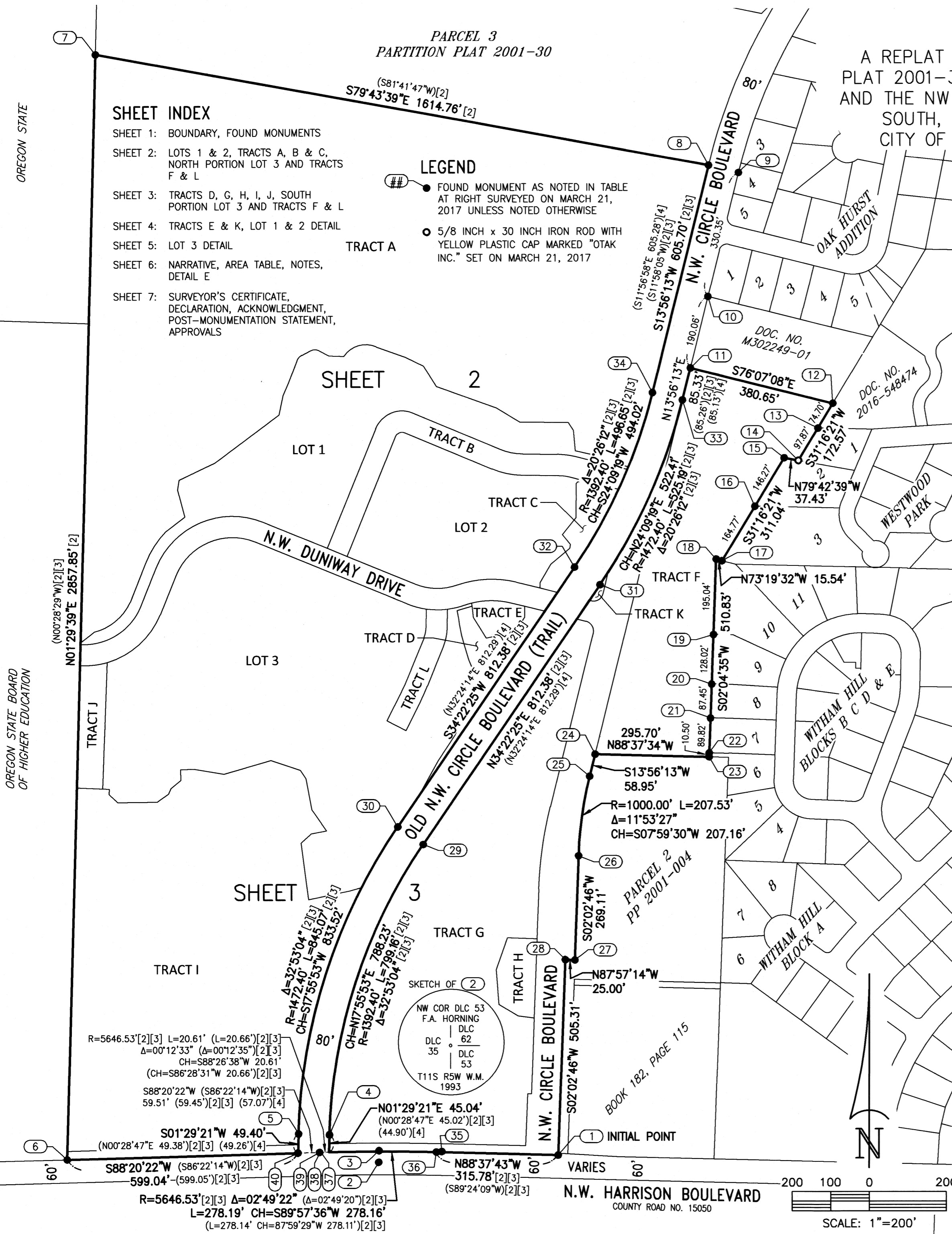
PARCEL 3
PARTITION PLAT 2001-30

SHEET INDEX

- SHEET 1: BOUNDARY, FOUND MONUMENTS
- SHEET 2: LOTS 1 & 2, TRACTS A, B & C, NORTH PORTION LOT 3 AND TRACTS F & L
- SHEET 3: TRACTS D, G, H, I, J, SOUTH PORTION LOT 3 AND TRACTS F & L
- SHEET 4: TRACTS E & K, LOT 1 & 2 DETAIL
- SHEET 5: LOT 3 DETAIL
- SHEET 6: NARRATIVE, AREA TABLE, NOTES, DETAIL E
- SHEET 7: SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGMENT, POST-MONUMENTATION STATEMENT, APPROVALS

LEGEND

- FOUND MONUMENT AS NOTED IN TABLE AT RIGHT SURVEYED ON MARCH 21, 2017 UNLESS NOTED OTHERWISE
- 5/8 INCH x 30 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC." SET ON MARCH 21, 2017



FOUND MONUMENT TABLE

NO.	DESCRIPTION	MARKINGS	SET IN	NOTES
1	5/8" I.R. W/RPC	"NORTHSTAR PLS 1823"	[3]	HELD, INITIAL POINT
2	3-1/4" BRASS CAP DOWN 0.7' IN MONUMENT BOX	SEE SKETCH BELOW-LEFT	[3]	DLC CORNER, HELD FOR P.I. OF ROAD CENTERLINE CURVE
3	3/4" I.P. DOWN 0.7'	NONE	[7]	N01°33'09"E 30.09' OF DLC CORNER (N00°21'02"W 30.11')[2][3]
4	5/8" I.R., NO CAP, DOWN 0.5'	NONE	[6]	S48°44'59"E 0.14' OF P.C. R/W
5	5/8" I.R. NO CAP, DOWN 0.3' (TIED UNDER WATER)	NONE	[6]	HELD
6	3/4" I.P. DOWN 0.6'	NONE	[7]	HELD FOR WEST LINE N01°29'39"E 0.09' OF R/W
7	5/8" I.R. W/RPC	"NORTHSTAR PLS 1823"	[2]	S58°39'03"W 0.21' OF CORNER
8	5/8" I.R., NO CAP, FLUSH	NONE	[6]	HELD FOR R/W, S13°56'13"W 0.20' OF NORTH LINE
9	BADLY BENT I.P.	NONE	UNKNOWN	ON R/W LINE AS TIED ON 3-9-2005 AT BASE, NOT FOUND ON 3-21-2017
10	5/8" I.R. W/YPC, FLUSH	"R.E. WILSON OR 1924"	[4]	0.10' WEST OF R/W LINE
11	5/8" I.R. W/YPC, FLUSH	ILLEGIBLE	[4]	HELD
12	5/8" I.R. W/YPC, UP 0.1'	"R.E. WILSON OR 1924"	[4]	HELD
13A	1/2" I.P. UP 0.1'	NONE	[5]	0.04' EASTERLY OF EAST LINE (MEASURED AT A RIGHT ANGLE) AS TIED ON 6-1-2005, NOT FOUND ON 3-21-2017
13B	1/2" I.R. W/ROUGH CUT TOP & NO CAP	NONE	UNKNOWN	0.56' WESTERLY OF EAST LINE (MEASURED AT A RIGHT ANGLE), S83°31'31"W 0.76' OF 13A
14	3/4" I.R. UP 0.2'	NONE	UNKNOWN	HELD AS TIED ON 6-1-2005, NOT FOUND AND RESET PER LEGEND
15	5/8" I.R. W/RPC, UP 0.2'	"NORTHSTAR PLS 1823"	[1]	N45°46'10"W 0.10' OF CORNER
16	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	ON LINE
17	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	HELD
18	5/8" I.R. W/RPC	"NORTHSTAR PLS 1823"	[1]	N81°58'21"E 0.11' OF CORNER
19	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	ON LINE
20	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	ON LINE
21	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	ON LINE
22	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	ON LINE
23	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	HELD
24	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[3]	HELD
25	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[3]	HELD
26	5/8" I.R. W/RPC	"NORTHSTAR PLS 1823"	[3]	HELD
27	5/8" I.R. W/YPC	"NORTHSTAR PLS 1823"	[3]	HELD
28	5/8" I.R. W/RPC, UP 0.1'	"NORTHSTAR PLS 1823"	[3]	HELD
29	5/8" I.R. NO CAP, DOWN 0.5'	NONE	[6]	S20°19'04"E 0.13' OF P.C. R/W
30	5/8" I.R. NO CAP, UP 0.3'	NONE	[6]	S45°06'25"E 0.10' OF P.C. R/W
31	5/8" I.R. NO CAP, DOWN 0.2'	NONE	[6]	S75°06'43"W 0.20' OF P.C. R/W
32	5/8" I.R. NO CAP, UP 0.1'	NONE	[6]	S79°39'12"W 0.19' OF P.C. R/W
33	5/8" I.R. NO CAP, DOWN 0.8'	NONE	[6]	N11°44'58"E 0.41' OF P.C. R/W
34	5/8" I.R. NO CAP, FLUSH (TIED UNDER WATER)	NONE	[6]	N11°20'48"E 0.27' OF P.C. R/W
35	5/8" I.R. W/YPC, DOWN 0.2'	"R.E. WILSON OR 1924"	[4]	N89°21'25"E 4.27' OF P.C. R/W
36	5/8" I.R., NO CAP, FLUSH	NONE		N14°37'29"E 0.12' OF P.C. R/W SET IN 1946 ROUTE 50 ROAD PLAN PER [4]
37	5/8" I.R. W/RPC, DOWN 1.0'	"NORTHSTAR PLS 1823"	[3]	S80°18'08"W 0.10' OF P.C. R/W ALIGNMENT
38	5/8" I.R. W/YPC, DOWN 1.5'	"R.E. WILSON OR 1924"	[4]	S89°33'30"W 2.63' OF P.C. R/W ALIGNMENT
39	5/8" I.R., NO CAP, DOWN 1.0'	NONE	[6]	S89°58'53"W 3.88' OF P.C. R/W ALIGNMENT
40	5/8" I.R., NO CAP, FLUSH	NONE	[6]	N22°53'17"W 0.19' OF ANGLE POINT R/W

REFERENCES

- [1] PLA CS 9717
- [2] PARTITION PLAT 2001-30
- [3] PARTITION PLAT 2001-04
- [4] CS 7480
- [5] WESTWOOD PARK
- [6] CS 6448
- [7] HARDCOPY SURVEY 11-5-0006, AKA COUNTY SURVEY NO. 270
- [8] PLA CS 10487

ABBREVIATIONS

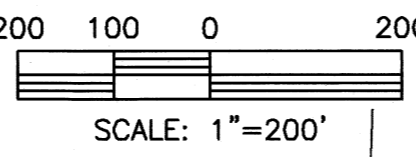
- DOC. NO. BENTON COUNTY DOCUMENT NUMBER
- I.P. IRON PIPE (INSIDE DIAMETER NOTED)
- I.R. IRON ROD
- PP PARTITION PLAT
- R/W RIGHT OF WAY
- SN SURVEY NUMBER, BENTON COUNTY SURVEY RECORDS
- W/RPC WITH RED PLASTIC CAP
- W/YPC WITH YELLOW PLASTIC CAP

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael D. Spelts
OREGON NOVEMBER 12, 2013
MICHAEL D. SPELTS 87475PLS
RENEWS: 6/30/18

Otak
808 SW 3rd Ave., Ste. 300
Portland, Oregon 97204
Phone: (503) 287-6825
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project: 17269

FOUND MONUMENTS 3 AND 35-40 ARE EXPECTED TO BE DESTROYED BY CONSTRUCTION OF PROPOSED CURB AND SIDEWALK IMPROVEMENTS



WITHAM OAKS

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DATE: APRIL 17, 2018

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OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS
RENEWS: 6/30/18
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PARCEL 3
PARTITION PLAT 2001-30

APPROXIMATE LOCATION 50' WIDE ELECTRIC AND TELEPHONE EASEMENT TO CONSUMERS POWER, INC. RECORDED NOVEMBER 22, 1967 AS DOC. NO. M-2747. DOCUMENT HAS NO DESCRIPTION EXCEPT A SKETCH WHICH IS NOT TO SCALE. UTILITY IMPROVEMENTS NO LONGER EXIST. LOCATION SHOWN BASED ON 1975 USGS AERIAL IMAGERY SHOWING STRIP OF CLEARED VEGETATION.

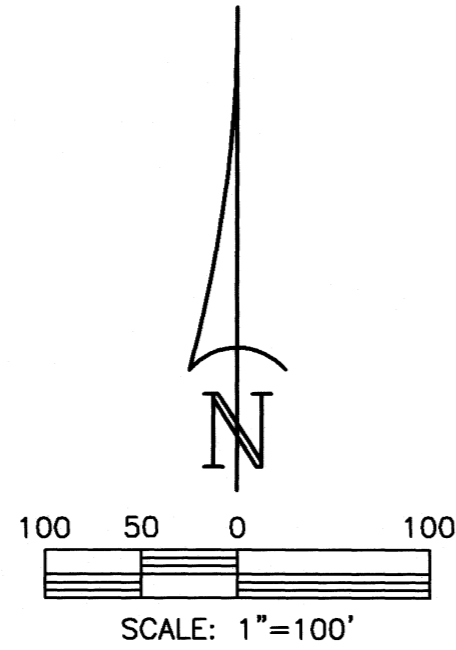
TRACT A
1,303,196 SF
(29.92 ACRES)

EASEMENT LEGEND

- SEE SHEET 6 FOR NOTES AND EASEMENT AREA TABLE
- CDE CITY STORM DRAINAGE EASEMENT (NOTE 10)
- CWE CITY WATER EASEMENT (NOTE 10)
- EVE CITY EMERGENCY VEHICLE EASEMENT (NOTE 11)
- UE UTILITY EASEMENT

CURVE DATA

CURVE#	LENGTH	RADIUS	DELTA	CHORD
C1	18.16'	25.00'	41°37'25"	N41°56'05"E 17.76'
C2	23.89'	25.00'	54°45'45"	S89°52'20"E 23.00'
C3	94.97'	67.59'	80°30'18"	N74°02'37"E 87.35'
C4	115.98'	73.50'	90°24'32"	S67°20'49"W 104.31'
C5	29.19'	18.50'	90°24'32"	N67°20'49"E 26.26'
C6	60.60'	157.50'	22°02'40"	N78°28'15"W 60.22'
C7	81.76'	212.50'	22°02'40"	S78°28'15"E 81.26'
C8	49.81'	212.50'	13°25'48"	N82°46'41"W 49.70'
C9	36.92'	157.50'	13°25'48"	S82°46'41"E 36.83'
C10	201.46'	1392.40'	08°17'23"	S18°04'55"W 201.28'
C11	231.82'	1392.40'	09°32'21"	S29°36'15"W 231.55'
C13	154.38'	267.50'	33°03'59"	S87°17'48"W 152.25'
C14	113.75'	157.50'	41°22'44"	N88°32'49"W 111.29'
C15	55.15'	212.50'	14°52'16"	S89°14'16"E 55.00'
C16	51.72'	212.50'	13°56'42"	S74°49'47"E 51.59'
C17	47.39'	127.50'	21°17'44"	S11°24'36"W 47.12'
C18	26.95'	72.50'	21°17'44"	N11°24'36"E 26.79'
C19	247.40'	157.50'	90°00'00"	N67°08'33"E 222.74'
C20	333.79'	212.50'	90°00'00"	S67°08'33"W 300.52'
C21	99.21'	242.64'	23°25'38"	N32°43'45"E 98.52'
C22	126.71'	140.97'	51°29'56"	N50°40'07"E 122.49'
C23	190.64'	157.50'	69°21'06"	S56°49'06"W 179.21'
C24	191.43'	212.50'	51°36'49"	N47°56'58"E 185.02'



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LOT 1
217,134 SF
(4.98 ACRES)

TRACT B
54,241 SF

LOT 2
163,208 SF
(3.75 ACRES)

TRACT C
20,320 SF

TRACT E
10,000 SF

TRACT D
25,731 SF

TRACT F
259,252 SF
(5.95 ACRES)

SEE SHEET 3

SEE DETAIL SHEET 4

REFERENCES

- [1] PLA CS 9717
- [2] PARTITION PLAT 2001-30

ABBREVIATIONS

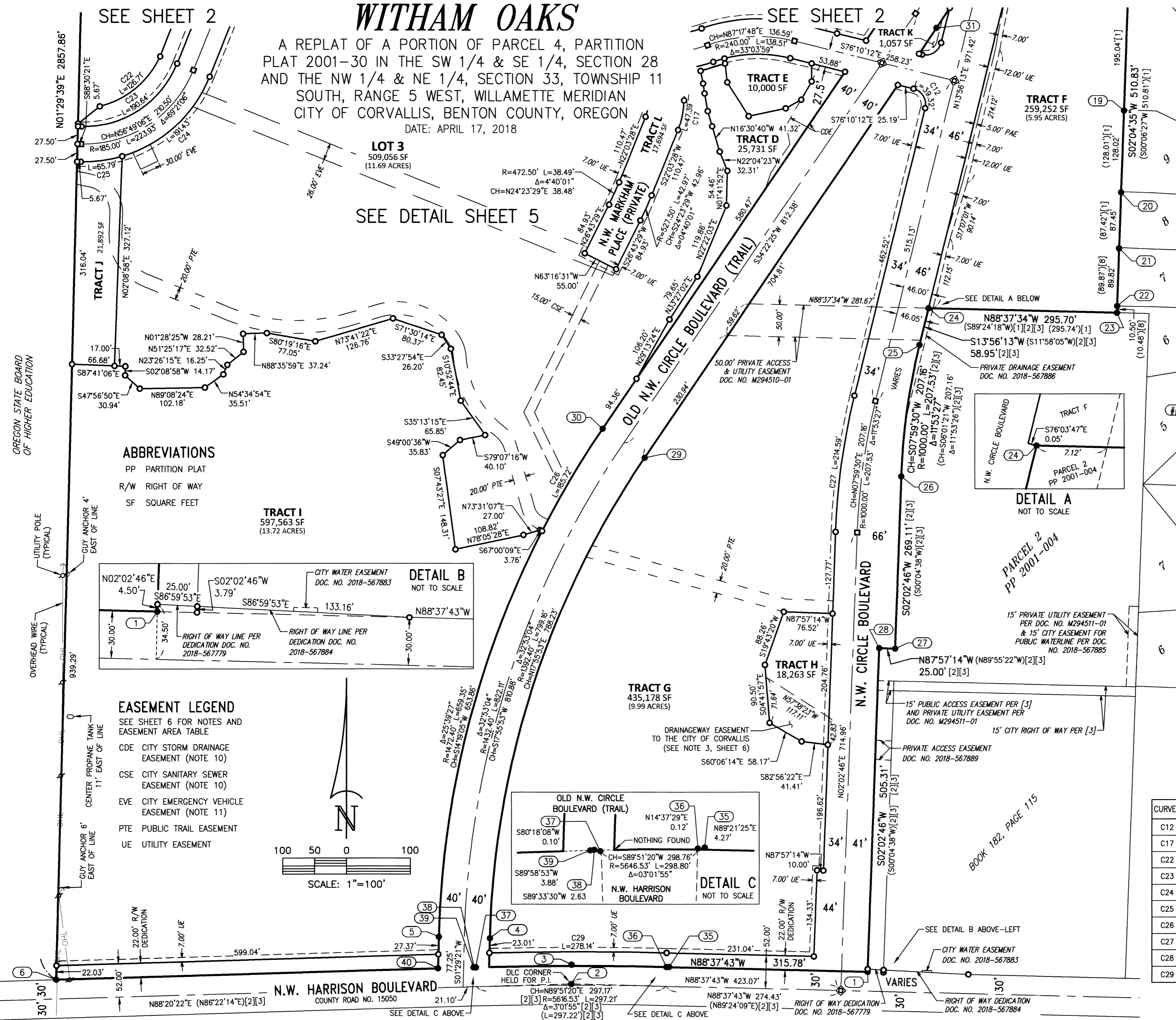
- R/W RIGHT OF WAY
- SF SQUARE FEET

LEGEND

- FOUND MONUMENT AS NOTED ON SHEET 1
- 5/8 INCH x 30 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
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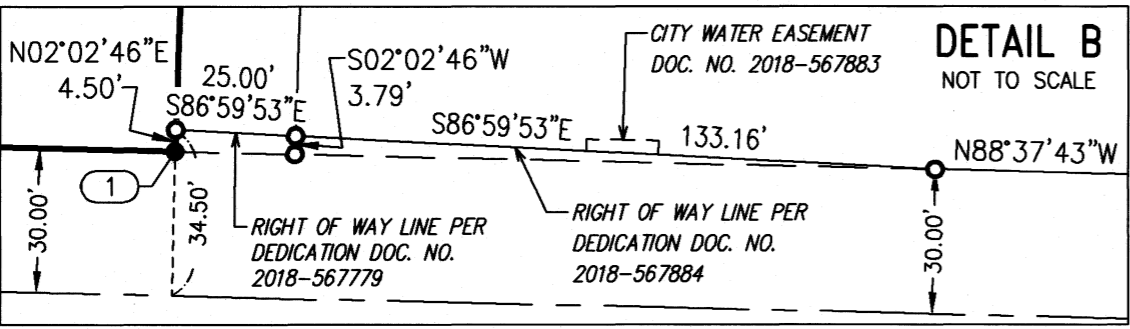
SEE SHEET 2

SEE SHEET 2

SEE DETAIL SHEET 5

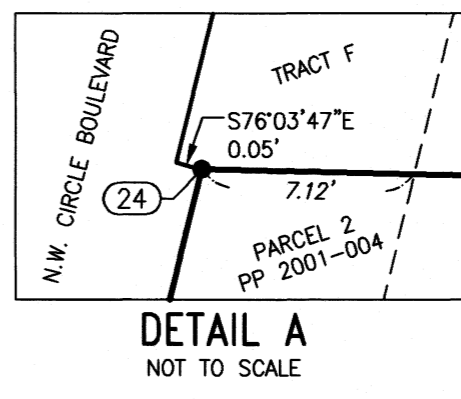
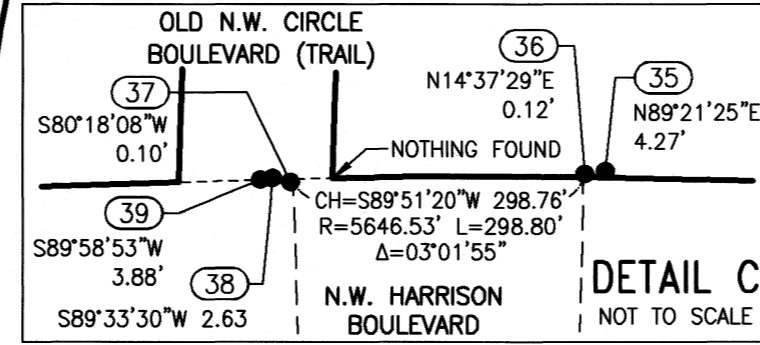
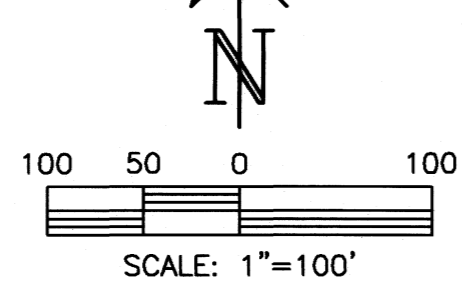
ABBREVIATIONS

- PP PARTITION PLAT
- R/W RIGHT OF WAY
- SF SQUARE FEET



EASEMENT LEGEND

- SEE SHEET 6 FOR NOTES AND EASEMENT AREA TABLE
- CDE CITY STORM DRAINAGE EASEMENT (NOTE 10)
 - CSE CITY SANITARY SEWER EASEMENT (NOTE 10)
 - EVE CITY EMERGENCY VEHICLE EASEMENT (NOTE 11)
 - PTE PUBLIC TRAIL EASEMENT
 - UE UTILITY EASEMENT



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Michael D. Spelts

OREGON
 NOVEMBER 12, 2013
 MICHAEL D. SPELTS
 87475PLS
 RENEWS: 6/30/18

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LEGEND

- FOUND MONUMENT AS NOTED ON SHEET 1
- 5/8 INCH x 30 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
- 5/8 INCH x 30 INCH IRON ROD WITH 2 INCH ALUMINUM CAP MARKED "OTAK INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
- 5/8 INCH x 30 INCH IRON ROD WITH 2 INCH ALUMINUM CAP MARKED "OTAK INC." TO BE SET IN MONUMENT BOX WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT

REFERENCES

- [1] PLA CS 9717
- [2] PARTITION PLAT 2001-30
- [3] PARTITION PLAT 2001-04
- [4] CS 7480
- [6] CS 6448
- [8] PLA CS 10487

CURVE DATA

CURVE#	LENGTH	RADIUS	DELTA	CHORD
C12	39.32'	25.00'	90°06'25"	S31°06'59"E 35.39'
C17	47.39'	127.50'	21°17'44"	S11°24'36"W 47.12'
C22	126.71'	140.97'	51°29'56"	N50°40'07"E 122.49'
C23	190.64'	157.50'	69°21'06"	S56°49'06"W 179.21'
C24	191.43'	212.50'	51°36'49"	N47°56'58"E 185.02'
C25	65.79'	212.50'	17°44'16"	N82°37'31"E 65.52'
C26	185.72'	1472.40'	07°13'37"	S30°45'37"W 185.60'
C27	214.59'	1034.00'	11°53'27"	S07°59'30"W 214.21'
C28	199.03'	959.00'	11°53'27"	N07°59'30"E 198.67'
C29	278.14'	5668.53'	02°48'41"	S89°57'56"W 278.12'

CURVE DATA

CURVE#	LENGTH	RADIUS	DELTA	CHORD
C30	30.21'	73.50'	2°33'03"	N79°13'26"W 30.00'
C31	5.01'	73.50'	0°35'41.5"	N87°02'55"W 5.01'
C32	14.06'	73.50'	1°05'33"	S79°37'01"W 14.04'
C33	15.03'	73.50'	1°14'25.4"	S68°16'47"W 15.00'
C34	51.67'	73.50'	4°01'16.47"	S42°16'57"W 50.61'
C35	6.43'	1392.40'	0°01'55.3"	S22°21'33"W 6.43'
C36	7.13'	22.50'	18°09'04"	N85°08'19"W 7.10'
C37	9.97'	267.50'	02°08'08"	N77°14'16"W 9.97'
C38	33.01'	87.50'	21°36'50"	N11°18'52"E 32.81'
C39	34.87'	92.50'	21°35'50"	S11°19'25"W 34.66'
C40	37.59'	1472.40'	01°27'46"	N33°38'32"E 37.59'
C41	39.22'	25.00'	89°53'35"	S58°53'01"W 35.32'
C42	15.40'	78.50'	11°14'21"	S16°30'05"W 15.37'
C43	16.38'	83.50'	11°14'21"	N16°30'05"E 16.35'
C44	104.41'	212.50'	28°09'10"	N89°45'13"E 103.37'
C45	5.01'	267.50'	01°04'20"	S76°59'43"W 5.01'
C46	18.22'	212.50'	04°54'48"	N73°13'13"E 18.22'
C47	46.59'	212.50'	12°33'46"	N77°02'42"E 46.50'
C48	5.02'	157.50'	01°49'38"	N73°19'16"W 5.02'
C49	5.00'	212.50'	01°20'53"	N88°41'25"W 5.00'
C50	15.01'	267.50'	03°12'53"	N79°54'47"W 15.01'

EASEMENT LEGEND

SEE SHEET 6 FOR NOTES AND EASEMENT AREA TABLE
 CDE CITY STORM DRAINAGE EASEMENT (NOTE 10)
 CWE CITY WATER EASEMENT (NOTE 10)
 PAE PEDESTRIAN ACCESS EASEMENT (NOTE 6)
 UE PUBLIC UTILITY EASEMENT

WITHAM OAKS

A REPLAT OF A PORTION OF PARCEL 4, PARTITION
 PLAT 2001-30 IN THE SW 1/4 & SE 1/4, SECTION 28
 AND THE NW 1/4 & NE 1/4, SECTION 33, TOWNSHIP 11
 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN
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 OREGON
 NOVEMBER 12, 2013
 MICHAEL D. SPELTS
 87475PLS
 RENEWS: 6/30/18

SEE SHEET 2

TRACT A

TRACT B

TRACT C

TRACT K

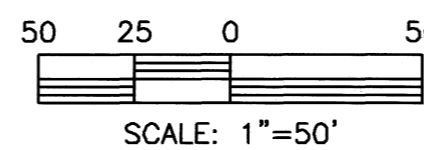
TRACT E

TRACT D

- LEGEND**
- 5/8 INCH x 30 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
 - 5/8 INCH x 30 INCH IRON ROD WITH 2 INCH ALUMINUM CAP MARKED "OTAK INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
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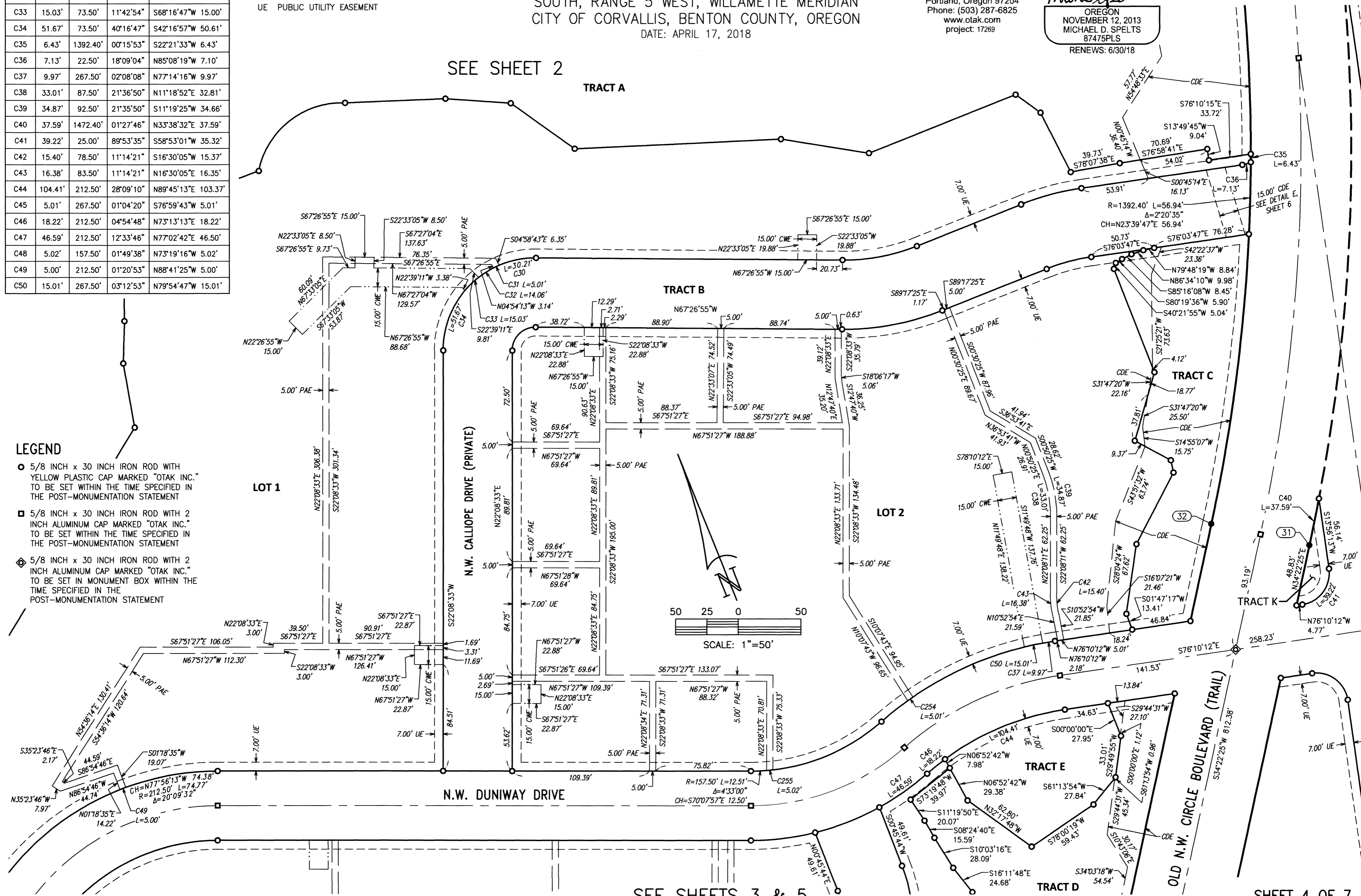
LOT 1

LOT 2



SEE SHEETS 3 & 5

SHEET 4 OF 7



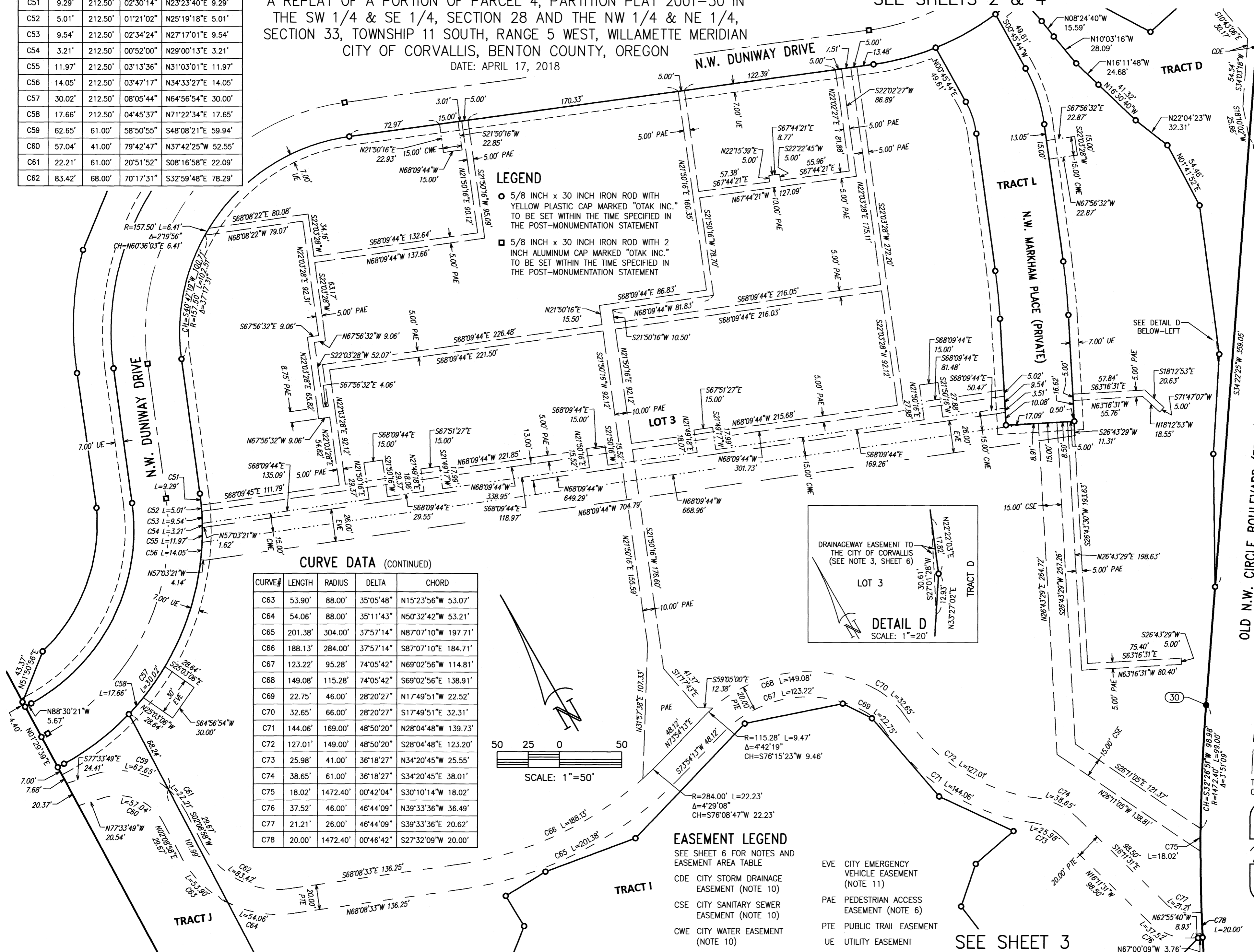
CURVE DATA

CURVE#	LENGTH	RADIUS	DELTA	CHORD
C51	9.29'	212.50'	02°30'14"	N23°23'40"E 9.29'
C52	5.01'	212.50'	01°21'02"	N25°19'18"E 5.01'
C53	9.54'	212.50'	02°34'24"	N27°17'01"E 9.54'
C54	3.21'	212.50'	00°52'00"	N29°00'13"E 3.21'
C55	11.97'	212.50'	03°13'36"	N31°03'01"E 11.97'
C56	14.05'	212.50'	03°47'17"	N34°33'27"E 14.05'
C57	30.02'	212.50'	08°05'44"	N64°56'54"E 30.00'
C58	17.66'	212.50'	04°45'37"	N71°22'34"E 17.65'
C59	62.65'	61.00'	58°50'55"	S48°08'21"E 59.94'
C60	57.04'	41.00'	79°42'47"	N37°42'25"W 52.55'
C61	22.21'	61.00'	20°51'52"	S08°16'58"E 22.09'
C62	83.42'	68.00'	70°17'31"	S32°59'48"E 78.29'

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SEE SHEETS 2 & 4

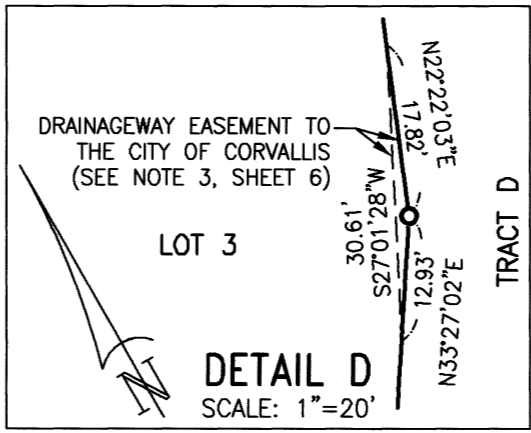


LEGEND

- 5/8 INCH x 30 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
- 5/8 INCH x 30 INCH IRON ROD WITH 2 INCH ALUMINUM CAP MARKED "OTAK INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT

CURVE DATA (CONTINUED)

CURVE#	LENGTH	RADIUS	DELTA	CHORD
C63	53.90'	88.00'	35°05'48"	N15°23'56"W 53.07'
C64	54.06'	88.00'	35°11'43"	N50°32'42"W 53.21'
C65	201.38'	304.00'	37°57'14"	N87°07'10"W 197.71'
C66	188.13'	284.00'	37°57'14"	S87°07'10"E 184.71'
C67	123.22'	95.28'	74°05'42"	N69°02'56"W 114.81'
C68	149.08'	115.28'	74°05'42"	S69°02'56"E 138.91'
C69	22.75'	46.00'	28°20'27"	N17°49'51"W 22.52'
C70	32.65'	66.00'	28°20'27"	S17°49'51"E 32.31'
C71	144.06'	169.00'	48°50'20"	N28°04'48"W 139.73'
C72	127.01'	149.00'	48°50'20"	S28°04'48"E 123.20'
C73	25.98'	41.00'	36°18'27"	N34°20'45"W 25.55'
C74	38.65'	61.00'	36°18'27"	S34°20'45"E 38.01'
C75	18.02'	1472.40'	00°42'04"	S30°10'14"W 18.02'
C76	37.52'	46.00'	46°44'09"	N39°33'36"W 36.49'
C77	21.21'	26.00'	46°44'09"	S39°33'36"E 20.62'
C78	20.00'	1472.40'	00°46'42"	S27°32'09"W 20.00'



EASEMENT LEGEND

- SEE SHEET 6 FOR NOTES AND EASEMENT AREA TABLE
- EVE CITY EMERGENCY VEHICLE EASEMENT (NOTE 11)
 - CDE CITY STORM DRAINAGE EASEMENT (NOTE 10)
 - CSE CITY SANITARY SEWER EASEMENT (NOTE 10)
 - CWE CITY WATER EASEMENT (NOTE 10)
 - PAE PEDESTRIAN ACCESS EASEMENT (NOTE 6)
 - PTE PUBLIC TRAIL EASEMENT
 - UE UTILITY EASEMENT

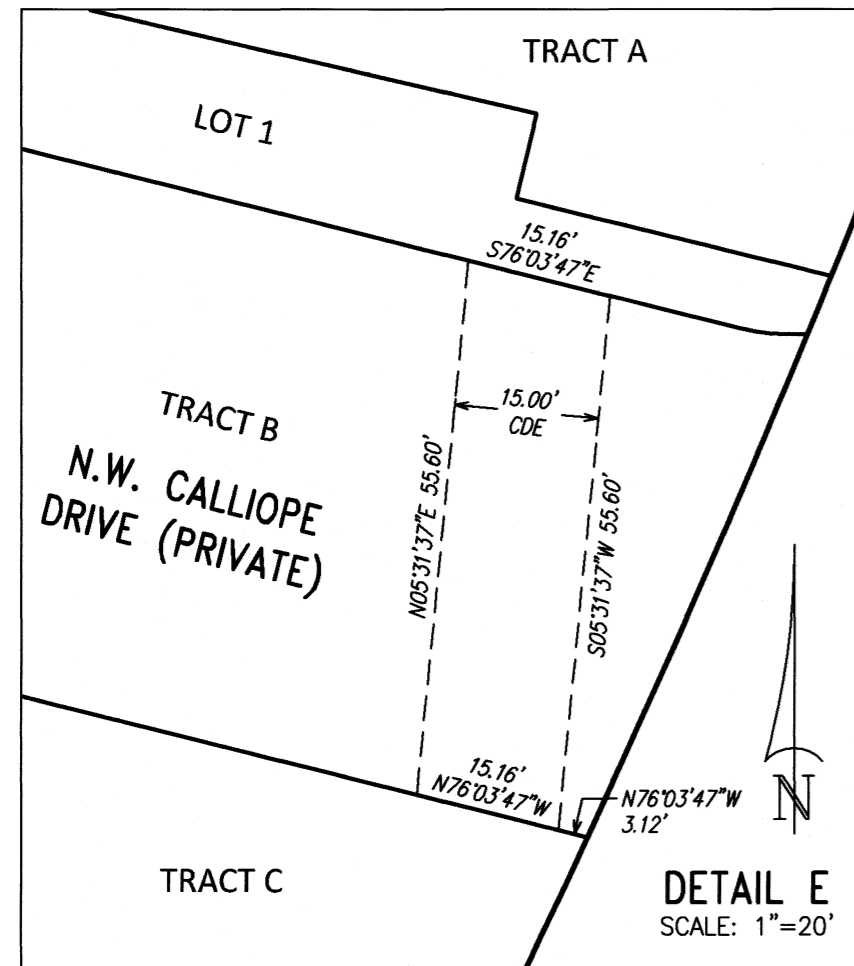
Otak
808 SW 3rd Ave., Ste. 300
Portland, Oregon 97204
Phone: (503) 287-6825
www.otak.com
project: 17269

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael D. Spelts
OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS
RENEWS: 6/30/18

WITHAM OAKS

A REPLAT OF A PORTION OF PARCEL 4, PARTITION PLAT 2001-30 IN THE SW 1/4 & SE 1/4, SECTION 28 AND THE NW 1/4 & NE 1/4, SECTION 33, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN CITY OF CORVALLIS, BENTON COUNTY, OREGON
DATE: APRIL 17, 2018



EASEMENT AREA TABLE

TYPE	AREA	LOT/TRACT	TYPE	AREA	LOT/TRACT	TYPE	AREA	LOT/TRACT	TYPE	AREA	LOT/TRACT	TYPE	AREA	LOT/TRACT
CDE	50,170 SF	TRACT A	EVE	18,554 SF	LOT 3	UE	12,535 SF	LOT 3	UE	583 SF	TRACT K	CCE	259,252 SF	TRACT F
CDE	1,079 SF	LOT 1	PAE	4,408 SF	LOT 1	UE	5,649 SF	TRACT A	DWE	20,320 SF	TRACT C	CCE	435,178 SF	TRACT G
CDE	3,105 SF	LOT 2	PAE	8,139 SF	LOT 2	UE	3,088 SF	TRACT C	DWE	25,731 SF	TRACT D	CCE	597,563 SF	TRACT I
CDE	18,321 SF	TRACT C	PAE	19,101 SF	LOT 3	UE	362 SF	TRACT D	DWE	435,178 SF	TRACT G	CCE	1,057 SF	TRACT K
CDE	834 SF	TRACT B	PAE	1,519 SF	TRACT F	UE	970 SF	TRACT E	DWE	5,800 SF	TRACT H	ROW	26,249 SF	HARRISON
CDE	4,664 SF	TRACT D	PTE	18,494 SF	LOT 3	UE	8,705 SF	TRACT F	DWE	597,563 SF	TRACT I	ROW	140,006 SF	CIRCLE
CSE	5,866 SF	LOT 3	PTE	7,881 SF	TRACT G	UE	11,966 SF	TRACT G	DWE	22 SF	LOT 3	ROW	78,335 SF	DUNIWAY
CWE	3,142 SF	LOT 1	PTE	2,835 SF	TRACT J	UE	1,431 SF	TRACT H	CCE	1,303,196 SF	TRACT A			
CWE	2,755 SF	LOT 2	UE	12,931 SF	LOT 1	UE	4,193 SF	TRACT I	CCE	20,320 SF	TRACT C			
CWE	12,099 SF	LOT 3	UE	9,468 SF	LOT 2	UE	500 SF	TRACT J	CCE	25,731 SF	TRACT D			

LEGEND

- CCE CITY CONSERVATION EASEMENT (NOTE 2)
- CDE CITY STORM DRAINAGE EASEMENT (NOTE 10)
- CSE CITY SANITARY SEWER EASEMENT (NOTE 10)
- CWE CITY WATER EASEMENT (NOTE 10)
- DWE CITY DRAINAGEWAY EASEMENT (NOTE 10)
- EVE CITY EMERGENCY VEHICLE EASEMENT (NOTE 11)
- PAE PEDESTRIAN ACCESS EASEMENT (NOTE 6)
- PTE PUBLIC TRAIL EASEMENT
- ROW PUBLIC RIGHT OF WAY DEDICATION
- UE UTILITY EASEMENT

NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY CITY OF CORVALLIS FILE SUB13-00001.
- TRACTS A, C, D, F, G, I AND K ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE DECLARANT. TRACTS A, C, D, F, G, I AND K ARE SUBJECT TO CONSERVATION EASEMENTS TO THE CITY OF CORVALLIS OVER THEIR ENTIRETIES. THE RESTRICTIONS AND AFFIRMATIVE MEASURES REQUIRED BY THIS EASEMENT ARE THOSE SET OUT IN BENTON COUNTY RECORDS DOCUMENT NO. 2018-568165 ("DECLARATION OF CONSERVATION EASEMENT FOR WITHAM OAKS SUBDIVISION") AND INCORPORATED BY THIS REFERENCE AS IF SET OUT IN WHOLE.
- TRACTS C, D, G AND I IN THEIR ENTIRETIES AND A PORTION OF TRACT H AS SHOWN ON SHEET 3 AND A PORTION OF LOT 3 AS SHOWN ON SHEET 5 ARE SUBJECT TO DRAINAGEWAY EASEMENTS TO THE CITY OF CORVALLIS WITH THE RIGHT, PRIVILEGE, AND AUTHORITY 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 ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREBY GRANTED. DECLARANT AGREES TO LIMIT USE OF THE PREMISES TO PURPOSES CONSISTENT WITH CITY'S CONSTRUCTION, USE, AND MAINTENANCE OF SAID PUBLIC DRAINAGEWAY. SUCH USES TYPICALLY INCLUDE NATURAL LANDSCAPING AND STORMWATER QUALITY TREATMENT AS APPROVED BY CITY. NO NEW BUILDING OR OTHER PERMANENT STRUCTURE, DUMPING, REGRADING, PAVING, DECREASE IN VEGETATIVE COVER, OR OTHER ACTION WHICH WOULD ENJOIN CITY FROM THE INTENDED PURPOSE OF THIS EASEMENT SHALL BE PLACED OR OCCUR UPON THE PREMISES WITHOUT THE WRITTEN PERMISSION OF CITY.
- TRACTS B AND L ARE PRIVATE STREET TRACTS TO BE OWNED AND MAINTAINED BY THE DECLARANT. TRACTS B AND L ARE SUBJECT TO PUBLIC ACCESS EASEMENTS OVER THEIR ENTIRETIES. TRACTS B AND L ARE ALSO SUBJECT TO UTILITY EASEMENTS FOR FRANCHISE UTILITY PURPOSES OVER THEIR ENTIRETIES. TRACTS B AND L ARE ALSO SUBJECT SANITARY SEWER AND WATER EASEMENTS AND RIGHTS-OF-WAY TO THE CITY OF CORVALLIS OVER THEIR ENTIRETIES WITH THE RIGHT, PRIVILEGE, AND AUTHORITY, TO CITY TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND/OR REMOVE PUBLIC SANITARY SEWER OR WATER FACILITIES WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, ON, UNDER, AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID RIGHTS-OF-WAY ANY TREES AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE CONSTRUCTION, USE, OR MAINTENANCE OF SAID PUBLIC SANITARY SEWER OR WATER FACILITIES, 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 HEREBY GRANTED. GRANTOR RESERVES THE RIGHT TO USE THE SURFACE OF THE PREMISES FOR WALKWAYS, DRIVEWAYS, PLANTING, AND RELATED PURPOSES TO THE EXTENT SUCH USE IS CONSISTENT WITH CITY'S CONSTRUCTION, USE, AND MAINTENANCE OF SAID FACILITY ON THE PREMISES. NO BUILDING OR OTHER PERMANENT STRUCTURE THAT WOULD ENJOIN CITY FROM THE INTENDED PURPOSE OF THIS EASEMENT SHALL BE PLACED UPON THE PREMISES WITHOUT THE WRITTEN PERMISSION OF CITY.
- TRACTS E, H AND J ARE DEDICATED TO THE CITY OF CORVALLIS BY THE DECLARATION HEREON. TRACTS E, H AND J ARE SUBJECT TO PUBLIC STORMWATER EASEMENTS OVER THEIR ENTIRETIES.
- LOTS 1, 2 AND 3 ARE SUBJECT TO PEDESTRIAN ACCESS EASEMENTS TO THE PUBLIC AS SHOWN ON SHEETS 4 AND 5. SIDEWALKS OR PATHS WITHIN SAID EASEMENTS TO BE MAINTAINED BY THE DECLARANT.
- LOT 3 IS SUBJECT TO A 20.00 FOOT WIDE PUBLIC TRAIL EASEMENT AS SHOWN ON SHEET 5. TRAIL WITHIN SAID EASEMENT TO BE MAINTAINED BY THE DECLARANT.
- PORTIONS OF LOTS 1, 2 AND 3 AND TRACT A, D, E, G, H, I AND J ARE SUBJECT TO 7.00 FOOT WIDE UTILITY EASEMENTS FOR FRANCHISE UTILITY PURPOSES ADJACENT TO PUBLIC RIGHT OF WAY AS SHOWN ON SHEETS 2-5.
- THERE SHALL BE NO DIRECT MOTOR VEHICLE ACCESS TO OR FROM ANY OF THE LOTS OR TRACTS ONTO N.W. CIRCLE BOULEVARD OR N.W. HARRISON BOULEVARD UNLESS AUTHORIZED BY THE GOVERNING BODY HAVING JURISDICTION OF SAID ROAD.
- PORTIONS OF LOTS 1, 2 AND 3 AND TRACTS A, B, C AND D ARE SUBJECT TO SANITARY SEWER, STORM DRAINAGE AND WATER EASEMENTS AND RIGHTS-OF-WAY TO THE CITY OF CORVALLIS AS SHOWN ON SHEETS 2, 3, 4, 5, AND ON DETAIL E ABOVE, WITH THE RIGHT, PRIVILEGE, AND AUTHORITY, TO CITY TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND/OR REMOVE PUBLIC SANITARY SEWER, STORM DRAINAGE OR WATER FACILITIES WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, ON, UNDER, AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID RIGHTS-OF-WAY ANY TREES AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE CONSTRUCTION, USE, OR MAINTENANCE OF SAID PUBLIC SANITARY SEWER, STORM DRAINAGE OR WATER FACILITIES, 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 HEREBY GRANTED. GRANTOR RESERVES THE RIGHT TO USE THE SURFACE OF THE PREMISES FOR WALKWAYS, DRIVEWAYS, PLANTING, AND RELATED PURPOSES TO THE EXTENT SUCH USE IS CONSISTENT WITH CITY'S CONSTRUCTION, USE, AND MAINTENANCE OF SAID FACILITY ON THE PREMISES. NO BUILDING OR OTHER PERMANENT STRUCTURE THAT WOULD ENJOIN CITY FROM THE INTENDED PURPOSE OF THIS EASEMENT SHALL BE PLACED UPON THE PREMISES WITHOUT THE WRITTEN PERMISSION OF CITY.
- PORTIONS OF LOT 3 ARE SUBJECT TO AN EMERGENCY VEHICLE ACCESS EASEMENT AND RIGHT OF WAY TO THE CITY OF CORVALLIS AS SHOWN ON SHEET 5 WITH THE RIGHT, PRIVILEGE, AND AUTHORITY, TO CITY 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 EMERGENCY VEHICLE ACCESS EASEMENT, 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 HEREBY GRANTED. GRANTOR RESERVES THE RIGHT TO USE THE SURFACE OF THE PREMISES FOR WALKWAYS, DRIVEWAYS, AND RELATED PURPOSES TO THE EXTENT SUCH USE IS CONSISTENT WITH CITY'S CONSTRUCTION, USE, AND MAINTENANCE OF SAID FACILITY ON THE PREMISES. NO BUILDING OR OTHER PERMANENT STRUCTURE THAT WOULD ENJOIN CITY FROM THE INTENDED PURPOSE OF THIS EASEMENT SHALL BE PLACED UPON THE PREMISES WITHOUT THE WRITTEN PERMISSION OF CITY.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE INTO LOTS AND TRACTS THOSE TRACTS OF LAND DESCRIBED IN QUITCLAIM DEED TO CAMPUS CREST AT CORVALLIS, LLC RECORDED AS DOCUMENT NO. 2015-536715, BENTON COUNTY DEED RECORDS.

THE BOUNDARY DETERMINATION IS PER PARTITION PLAT 2001-30, AS MODIFIED BY PROPERTY LINE ADJUSTMENT SURVEY CS 9717, BOTH OF BENTON COUNTY SURVEY RECORDS, AS ALSO DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON. MONUMENTS WERE HELD UNLESS SHOWN OTHERWISE. FIELD WORK WAS ORIGINALLY PERFORMED IN 2005 AND ALL MONUMENTS REVISITED AND ADDITIONAL MONUMENTS TIED IN MARCH OF 2017. BEARINGS SHOWN ARE PER THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 27 DATUM.



THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT

WITHAM OAKS

A REPLAT OF A PORTION OF PARCEL 4, PARTITION PLAT 2001-30 IN THE SW 1/4 & SE 1/4, SECTION 28 AND THE NW 1/4 & NE 1/4, SECTION 33, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN CITY OF CORVALLIS, BENTON COUNTY, OREGON

DATE: APRIL 17, 2018

SURVEYOR'S CERTIFICATE

I, MICHAEL D. SPELTS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED SUBDIVISION PLAT, BEING A REPLAT OF A PORTION OF PARCEL 4, PARTITION PLAT 2001-30, RECORDED IN BENTON COUNTY DEED RECORDS M-301019-01, AS MODIFIED BY PROPERTY LINE ADJUSTMENT (PLA) SURVEY CS 9717, IN THE SOUTHWEST ONE-QUARTER AND SOUTHEAST ONE-QUARTER OF SECTION 28 AND THE NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, DESCRIBED IN QUITCLAIM DEED TO CAMPUS CREST AT CORVALLIS, LLC RECORDED AS DOCUMENT NO. 2015-536715, BENTON COUNTY DEED RECORDS;

THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8 INCH IRON ROD WITH RED PLASTIC CAP MARKED "NORTHSTAR PLS 1823" AT THE SOUTHWEST CORNER OF THE EASTERLY PORTION OF SAID PARCEL 4 BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. HARRISON BOULEVARD 30.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLE TO, THE CENTERLINE THEREOF;

THAT FROM SAID INITIAL POINT THE BOUNDARY OF SAID LANDS RUNS ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 88°37'43" WEST A DISTANCE OF 315.78 FEET; THENCE WESTERLY ALONG THE ARC OF A 5646.53 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°49'22", AN ARC LENGTH OF 278.19 FEET (CHORD BEARS SOUTH 89°57'36" WEST A DISTANCE OF 278.16 FEET) TO A POINT ON THE EAST RIGHT OF WAY LINE OF OLD N.W. CIRCLE BOULEVARD (TRAIL) 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE THEREOF;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THROUGH THE FOLLOWING FIVE COURSES: NORTH 01°29'21" EAST A DISTANCE OF 45.04 FEET; NORTHEASTERLY ALONG THE ARC OF A 1392.40 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°53'04", AN ARC LENGTH OF 799.16 FEET (CHORD BEARS NORTH 17°55'53" EAST A DISTANCE OF 788.23 FEET); NORTH 34°22'25" EAST A DISTANCE OF 812.38 FEET; NORTHEASTERLY ALONG THE ARC OF A 1472.40 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°26'12", AN ARC LENGTH OF 525.19 FEET (CHORD BEARS NORTH 24°09'19" EAST A DISTANCE OF 522.41 FEET); AND NORTH 13°56'13" EAST A DISTANCE OF 85.33 FEET TO THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN BARGAIN AND SALE DEED TO WESTLUND RECORDED AS DOCUMENT NO. M302249-01, BENTON COUNTY RECORDS;

THENCE ALONG SAID SOUTH WESTLUND LINE, SOUTH 76°07'08" EAST A DISTANCE OF 380.65 FEET TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO DE MORAIS ET. AL RECORDED AS DOCUMENT NO. 2016-548474;

THENCE ALONG SAID WEST DE MORAIS LINE AND THE WEST LINE OF WESTWOOD PARK, SOUTH 31°16'21" WEST A DISTANCE OF 172.57 FEET TO THE NORTH LINE OF LOT 2, WESTWOOD PARK AS ADJUSTED BY SAID PLA CS 9717; THENCE ALONG SAID NORTH LINE LOT 2, NORTH 79°42'39" WEST A DISTANCE OF 37.43 FEET;

THENCE ALONG THE WEST LINES OF WESTWOOD PARK LOTS 2 AND 3 AS ADJUSTED BY SAID PLA CS 9717, SOUTH 31°16'21" WEST A DISTANCE OF 311.04 FEET;

THENCE ALONG THE NORTH AND EAST LINES OF WITHAM HILL BLOCKS B, C, D, & E AS ADJUSTED BY SAID PLA CS 9717 THROUGH THE FOLLOWING TWO COURSES: NORTH 73°19'32" WEST A DISTANCE OF 15.54 FEET;

AND SOUTH 02°04'35" WEST A DISTANCE OF 510.83 FEET TO THE NORTH LINE OF PARCEL 2, PARTITION PLAT 2001-004 IN BENTON COUNTY DEED RECORDS M-294242-01; THENCE ALONG THE NORTH AND WEST LINES OF SAID PARCEL 2 THROUGH THE FOLLOWING SIX COURSES: NORTH 88°37'34" WEST A DISTANCE OF 295.70 FEET;

SOUTH 13°56'13" WEST A DISTANCE OF 58.95 FEET; SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°53'27", AN ARC LENGTH OF 207.53 FEET (CHORD BEARS SOUTH 07°59'30" WEST A DISTANCE OF 207.16 FEET);

SOUTH 02°02'46" WEST A DISTANCE OF 269.11 FEET; NORTH 87°57'14" WEST A DISTANCE OF 25.00 FEET; AND SOUTH 02°02'46" WEST A DISTANCE OF 505.31 FEET TO THE INITIAL POINT.

SAID LANDS ALSO INCLUDING THE FOLLOWING:

COMMENCING AT SAID INITIAL POINT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF N.W. HARRISON BOULEVARD, NORTH 88°37'43" WEST A DISTANCE OF 315.78 FEET;

THENCE WESTERLY ALONG THE ARC OF A 5646.53 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°49'22", AN ARC LENGTH OF 278.19 FEET (CHORD BEARS SOUTH 89°57'36" WEST A DISTANCE OF 278.16 FEET) TO A POINT ON THE EAST RIGHT OF WAY LINE OF OLD N.W. CIRCLE BOULEVARD (TRAIL) 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE THEREOF;

THENCE WESTERLY ALONG THE ARC OF A 5646.53 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°12'33", AN ARC LENGTH OF 20.61 FEET (CHORD BEARS SOUTH 88°26'38" WEST A DISTANCE OF 20.61 FEET);

THENCE CONTINUING PARALLEL WITH AND 30.00 FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID N.W. HARRISON BOULEVARD, SOUTH 88°20'22" WEST A DISTANCE OF 59.51 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE WEST RIGHT OF WAY LINE OF OLD N.W. CIRCLE BOULEVARD TRAIL, 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE THEREOF;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF N.W. HARRISON BOULEVARD, SOUTH 88°20'22" WEST A DISTANCE OF 599.05 FEET TO THE WEST LINE OF SAID PARTITION PLAT 2001-30, ALSO BEING THE EAST LINE OF LAND OWNED BY THE OREGON STATE BOARD HIGHER EDUCATION;

THENCE ALONG THE WEST LINE OF SAID PARTITION PLAT 2001-30, NORTH 01°29'39" EAST A DISTANCE OF 2857.85 FEET TO THE SOUTH LINE OF PARCEL 3, SAID PARTITION PLAT 2001-30;

THENCE ALONG SAID SOUTH LINE OF PARCEL 3, SOUTH 79°43'39" EAST A DISTANCE OF 1614.76 FEET TO SAID WEST RIGHT OF WAY LINE OF OLD N.W. CIRCLE BOULEVARD (TRAIL); THENCE ALONG SAID WEST RIGHT OF WAY LINE THROUGH THE FOLLOWING FIVE COURSES: SOUTH 13°56'13" WEST A DISTANCE OF 605.70 FEET;

SOUTHWESTERLY ALONG THE ARC OF A 1392.40 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°26'12", AN ARC LENGTH OF 496.65 FEET (CHORD BEARS SOUTH 24°09'19" WEST A DISTANCE OF 494.02 FEET);

SOUTH 34°22'25" WEST A DISTANCE OF 812.38 FEET; SOUTHWESTERLY ALONG THE ARC OF A 1472.40 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°53'04", AN ARC LENGTH OF 845.07 FEET (CHORD BEARS SOUTH 17°55'53" WEST A DISTANCE OF 833.52 FEET);

AND SOUTH 01°29'21" WEST A DISTANCE OF 49.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 89.49 ACRES, MORE OR LESS.

POST-MONUMENTATION STATEMENT

I, MICHAEL SPELTS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE MONUMENTS TO BE SET WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF STREET AND UTILITY IMPROVEMENTS.

POST-MONUMENTATION OF THE INTERIOR BOUNDARIES WAS COMPLETED

THE _____ DAY OF _____, _____ AS INDICATED ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY CLERK

AS DOCUMENT NO. _____



THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CIRCLE DRIVE CORVALLIS, LLC IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND HAS CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED INTO LOTS AND TRACTS, IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED STATUTES, AS SHOWN HEREON, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED, AND DOES HEREBY DEDICATE TRACTS E, H AND J TO THE CITY OF CORVALLIS, AND DOES HEREBY DEDICATE THE RIGHT OF WAY FOR N.W. CIRCLE BOULEVARD, N.W. DUNIWAY DRIVE, AND N.W. HARRISON BOULEVARD AS SHOWN TO THE PUBLIC.

CIRCLE DRIVE CORVALLIS, LLC

BY: Michael McGrath MICHAEL MCGRATH, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF ~~OREGON~~ Texas }
COUNTY OF Harris } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

April 23, 2018

BY MICHAEL MCGRATH AS MANAGING MEMBER OF CIRCLE DRIVE CORVALLIS, LLC

Kathryn Madison
NOTARY SIGNATURE

Kathryn Madison
NOTARY PUBLIC - ~~OREGON~~ Texas

COMMISSION NUMBER 124448543

MY COMMISSION EXPIRES 1-24-2019

APPROVALS

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2018.

BY: Leoni Frey 5/11/18
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: Debbie Bauer 05/11/2018
BENTON COUNTY TAX COLLECTOR

APPROVED THIS 8th DAY OF MAY, 2018
CITY OF CORVALLIS FINANCE DIRECTOR

BY: Ny B

APPROVED THIS 30th DAY OF APRIL, 2018
CITY OF CORVALLIS ENGINEER

BY: Greg A. Geschen

APPROVED THIS 9th DAY OF May, 2018
CHAIR, CITY OF CORVALLIS PLANNING COMMISSION

BY: Jeannette Woodside

APPROVED THIS 11th DAY OF May, 2018
BENTON COUNTY SURVEYOR

BY: Joe Granda

APPROVED THIS 15th DAY OF May, 2018
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS

BY: Wendy Aung

STATE OF OREGON }
COUNTY OF BENTON } SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED

RECORDS AS DOCUMENT NO. 2018-570154 ON THIS

15th DAY OF May, 2018

AT 2:38 O'CLOCK P M.

BY: [Signature]
BENTON COUNTY CLERK

WITHAM OAKS

A REPLAT OF A PORTION OF PARCEL 4, PARTITION PLAT 2001-30 IN THE SW 1/4 & SE 1/4, SECTION 28 AND THE NW 1/4 & NE 1/4, SECTION 33, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN CITY OF CORVALLIS, BENTON COUNTY, OREGON
DATE: APRIL 17, 2018

PARCEL 3
PARTITION PLAT 2001-30

SHEET INDEX

- SHEET 1: BOUNDARY, FOUND MONUMENTS
- SHEET 2: LOTS 1 & 2, TRACTS A, B & C, NORTH PORTION LOT 3 AND TRACTS F & L
- SHEET 3: TRACTS D, G, H, I, J, SOUTH PORTION LOT 3 AND TRACTS F & L
- SHEET 4: TRACTS E & K, LOT 1 & 2 DETAIL
- SHEET 5: LOT 3 DETAIL
- SHEET 6: NARRATIVE, AREA TABLE, NOTES, DETAIL E
- SHEET 7: SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGMENT, POST-MONUMENTATION STATEMENT, APPROVALS

LEGEND

- FOUND MONUMENT AS NOTED IN TABLE AT RIGHT SURVEYED ON MARCH 21, 2017 UNLESS NOTED OTHERWISE
- 5/8 INCH x 30 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC." SET ON MARCH 21, 2017

FOUND MONUMENT TABLE

NO.	DESCRIPTION	MARKINGS	SET IN	NOTES
*1	5/8" I.R. W/RPC	"NORTHSTAR PLS 1823"	[8]	HELD, INITIAL POINT
2	3-1/4" BRASS CAP DOWN 0.7" IN MONUMENT BOX	SEE SKETCH BELOW-LEFT	[3]	DLC CORNER, HELD FOR P.I. OF ROAD CENTERLINE CURVE
3	3/4" I.P. DOWN 0.7"	NONE	[7]	N01'33'09"E 30.09' OF DLC CORNER (N00'21'02"W 30.11')[2][3]
*4	5/8" I.R. NO CAP DOWN 0.5"	NONE	[8]	S48'44'59"E 0.14' OF P.C. R/W
*5	5/8" I.R. NO CAP, DOWN 0.3" (TIED UNDER WATER)	NONE	[8]	HELD
*6	5/8" I.P. DOWN 0.8"	NONE	[7]	HELD FOR WEST LINE N01'29'39"E 0.09' OF R/W
7	5/8" I.R. W/RPC	"NORTHSTAR PLS 1823"	[2]	S58'39'03"W 0.21' OF CORNER
8	5/8" I.R. NO CAP, FLUSH	NONE	[6]	HELD FOR R/W, S13'56'13"W 0.20' OF NORTH LINE
*9	BADLY BENT I.P. 5/8" I.R.	NONE	UNKNOWN	ON R/W LINE AS TIED ON 3-9-2005 AT BASE, NOT FOUND ON 3-21-2017
10	5/8" I.R. W/YPC, FLUSH	"R.E. WILSON OR 1924"	[4]	0.10' WEST OF R/W LINE
*11	5/8" I.R. W/YPC, FLUSH	ILLEGIBLE	[4]	HELD
12	5/8" I.R. W/YPC, UP 0.1"	"R.E. WILSON OR 1924"	[4]	HELD
13A	1/2" I.P. UP 0.1'	NONE	[5]	0.04' EASTERLY OF EAST LINE (MEASURED AT A RIGHT ANGLE) AS TIED ON 6-1-2005, NOT FOUND ON 3-21-2017
13B	1/2" I.R. W/ROUGH CUT TOP & NO CAP	NONE	UNKNOWN	0.56' WESTERLY OF EAST LINE (MEASURED AT A RIGHT ANGLE), S8'31'31"W 0.76' OF 13A
14	3/4" I.R. UP 0.2'	NONE	UNKNOWN	HELD AS TIED ON 6-1-2005, NOT FOUND AND RESET PER LEGEND
15	5/8" I.R. W/RPC, UP 0.2'	"NORTHSTAR PLS 1823"	[1]	N45'46'10"W 0.10' OF CORNER
16	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	ON LINE
17	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	HELD
18	5/8" I.R. W/RPC	"NORTHSTAR PLS 1823"	[1]	N81'58'21"E 0.11' OF CORNER
19	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	ON LINE
20	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	ON LINE
21	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	ON LINE
22	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	ON LINE
23	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[1]	HELD
*24	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[2]	HELD
*25	5/8" I.R. W/RPC, FLUSH	"NORTHSTAR PLS 1823"	[2]	HELD
26	5/8" I.R. W/RPC	"NORTHSTAR PLS 1823"	[3]	HELD
*27	5/8" I.R. W/YPC	"NORTHSTAR PLS 1823"	[2]	HELD
*28	5/8" I.R. W/RPC, UP 0.1"	"NORTHSTAR PLS 1823"	[2]	HELD
29	5/8" I.R. NO CAP, DOWN 0.5"	NONE	[6]	S20'19'04"E 0.13' OF P.C. R/W
30	5/8" I.R. NO CAP, UP 0.3"	NONE	[6]	S45'06'25"E 0.10' OF P.C. R/W
31	5/8" I.R. NO CAP, DOWN 0.2"	NONE	[6]	S75'06'43"W 0.20' OF P.C. R/W
32	5/8" I.R. NO CAP, UP 0.1"	NONE	[6]	S79'39'12"W 0.19' OF P.C. R/W
*33	5/8" I.R. NO CAP, YPC DOWN 0.8"	NONE	[8]	N11'44'58"E 0.41' OF P.C. R/W
34	5/8" I.R. NO CAP, FLUSH (TIED UNDER WATER)	NONE	[6]	N11'20'48"E 0.27' OF P.C. R/W
*35	5/8" I.R. W/YPC, DOWN 0.2"	"R.E. WILSON OR 1924"	[4]	N89'21'25"E 4.27' OF P.C. R/W
*36	5/8" I.R., NO CAP, FLUSH	NONE	NOT RESET	N14'37'29"E 0.12' OF P.C. R/W SET IN 1946 ROUTE 50 ROAD PLAN PER [4]
*37	5/8" I.R. W/RPC, DOWN 0.5"	"NORTHSTAR PLS 1823"	[3]	S80'18'08"W 0.10' OF P.C. R/W ALIGNMENT
*38	5/8" I.R. W/YPC, DOWN 1.5"	"R.E. WILSON OR 1924"	[4]	S89'33'30"W 2.63' OF P.C. R/W ALIGNMENT
*39	5/8" I.R., NO CAP, DOWN 1.0"	NONE	NOT RESET	S89'58'53"W 3.88' OF P.C. R/W ALIGNMENT
*40	5/8" I.R., NO CAP, FLUSH	NONE	NOT RESET	N22'53'17"W 0.19' OF ANGLE POINT R/W

REFERENCES

- [1] PLA CS 9717
- [2] PARTITION PLAT 2001-30
- [3] PARTITION PLAT 2001-04
- [4] CS 7480
- [5] WESTWOOD PARK
- [6] CS 6448
- [7] HARDCOPY SURVEY 11-5-0006, AKA COUNTY SURVEY NO. 270
- [8] PLA CS 10487

ABBREVIATIONS

- DOC. NO. BENTON COUNTY DOCUMENT NUMBER
- I.P. IRON PIPE (INSIDE DIAMETER NOTED)
- I.R. IRON ROD
- PP PARTITION PLAT
- R/W RIGHT OF WAY
- SN SURVEY NUMBER, BENTON COUNTY SURVEY RECORDS
- W/RPC WITH RED PLASTIC CAP
- W/YPC WITH YELLOW PLASTIC CAP

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael D. Speltz

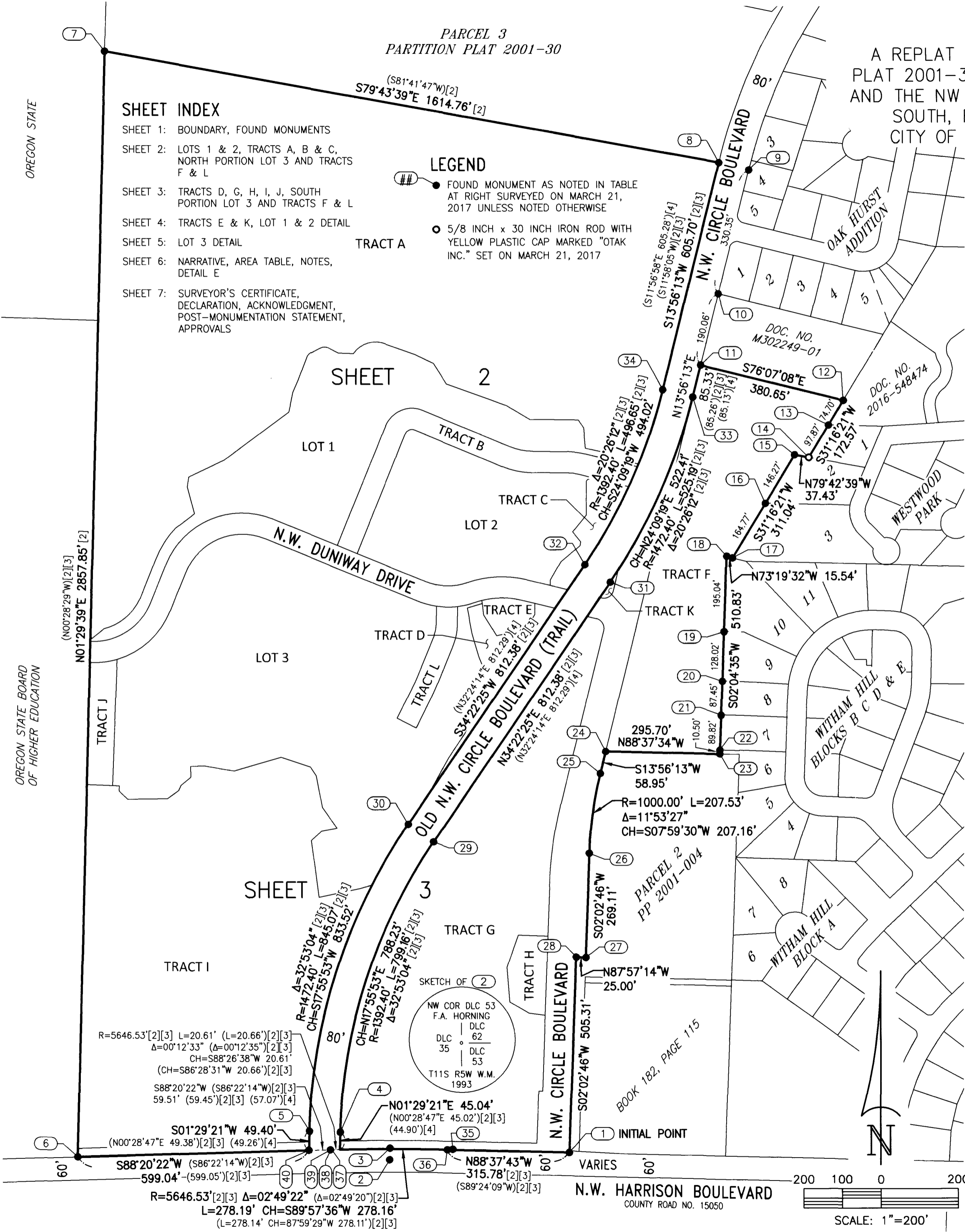
OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTZ
87475PLS
RENEWS: 6/30/18

NOT REST

Otak

808 SW 3rd Ave., Ste. 300
Portland, Oregon 97204
Phone: (503) 287-6825
www.otak.com
project: 17269

FOUND MONUMENTS 3 AND 35-40 ARE EXPECTED TO BE DESTROYED BY CONSTRUCTION OF PROPOSED CURB AND SIDEWALK IMPROVEMENTS



OREGON STATE

OREGON STATE BOARD OF HIGHER EDUCATION

WITHAM OAKS

A REPLAT OF A PORTION OF PARCEL 4, PARTITION PLAT 2001-30 IN THE SW 1/4 & SE 1/4, SECTION 28 AND THE NW 1/4 & NE 1/4, SECTION 33, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN CITY OF CORVALLIS, BENTON COUNTY, OREGON

DATE: APRIL 17, 2018

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael D. Spelts
OREGON NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS
RENEWS: 6/30/18
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PARCEL 3
PARTITION PLAT 2001-30

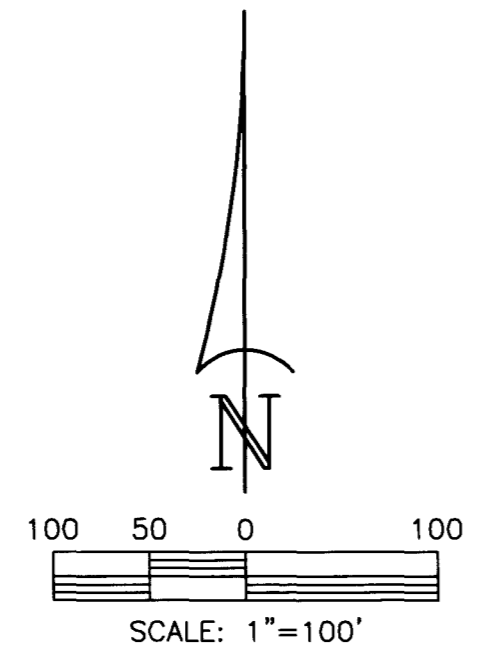
APPROXIMATE LOCATION 50' WIDE ELECTRIC AND TELEPHONE EASEMENT TO CONSUMERS POWER, INC. RECORDED NOVEMBER 22, 1967 AS DOC. NO. M-2747. DOCUMENT HAS NO DESCRIPTION EXCEPT A SKETCH WHICH IS NOT TO SCALE. UTILITY IMPROVEMENTS NO LONGER EXIST. LOCATION SHOWN BASED ON 1975 USGS AERIAL IMAGERY SHOWING STRIP OF CLEARED VEGETATION.

EASEMENT LEGEND

- SEE SHEET 6 FOR NOTES AND EASEMENT AREA TABLE
- CDE CITY STORM DRAINAGE EASEMENT (NOTE 10)
- CWE CITY WATER EASEMENT (NOTE 10)
- EVE CITY EMERGENCY VEHICLE EASEMENT (NOTE 11)
- UE UTILITY EASEMENT

CURVE DATA

CURVE#	LENGTH	RADIUS	DELTA	CHORD
C1	18.16'	25.00'	41°37'25"	N41°56'05"E 17.76'
C2	23.89'	25.00'	54°45'45"	S89°52'20"E 23.00'
C3	94.97'	67.59'	80°30'18"	N74°02'37"E 87.35'
C4	115.98'	73.50'	90°24'32"	S67°20'49"W 104.31'
C5	29.19'	18.50'	90°24'32"	N67°20'49"E 26.26'
C6	60.60'	157.50'	22°02'40"	N78°28'15"W 60.22'
C7	81.76'	212.50'	22°02'40"	S78°28'15"E 81.26'
C8	49.81'	212.50'	13°25'48"	N82°46'41"W 49.70'
C9	36.92'	157.50'	13°25'48"	S82°46'41"E 36.83'
C10	201.46'	1392.40'	08°17'23"	S18°04'55"W 201.28'
C11	231.82'	1392.40'	09°32'21"	S29°36'15"W 231.55'
C13	154.38'	267.50'	33°03'59"	S87°17'48"W 152.25'
C14	113.75'	157.50'	41°22'44"	N88°32'49"W 111.29'
C15	55.15'	212.50'	14°52'16"	S89°14'16"E 55.00'
C16	51.72'	212.50'	13°56'42"	S74°49'47"E 51.59'
C17	47.39'	127.50'	21°17'44"	S11°24'36"W 47.12'
C18	26.95'	72.50'	21°17'44"	N11°24'36"E 26.79'
C19	247.40'	157.50'	90°00'00"	N67°08'33"E 222.74'
C20	333.79'	212.50'	90°00'00"	S67°08'33"W 300.52'
C21	99.21'	242.64'	23°25'38"	N32°43'45"E 98.52'
C22	126.71'	140.97'	51°29'56"	N50°40'07"E 122.49'
C23	190.64'	157.50'	69°21'06"	S56°49'06"W 179.21'
C24	191.43'	212.50'	51°36'49"	N47°56'58"E 185.02'



TRACT A
1,303,196 SF
(29.92 ACRES)

LOT 1
217,134 SF
(4.98 ACRES)

LOT 2
163,208 SF
(3.75 ACRES)

LOT 3
509,056 SF
(11.69 ACRES)

SEE DETAIL SHEET 4

SEE SHEET 3

REFERENCES

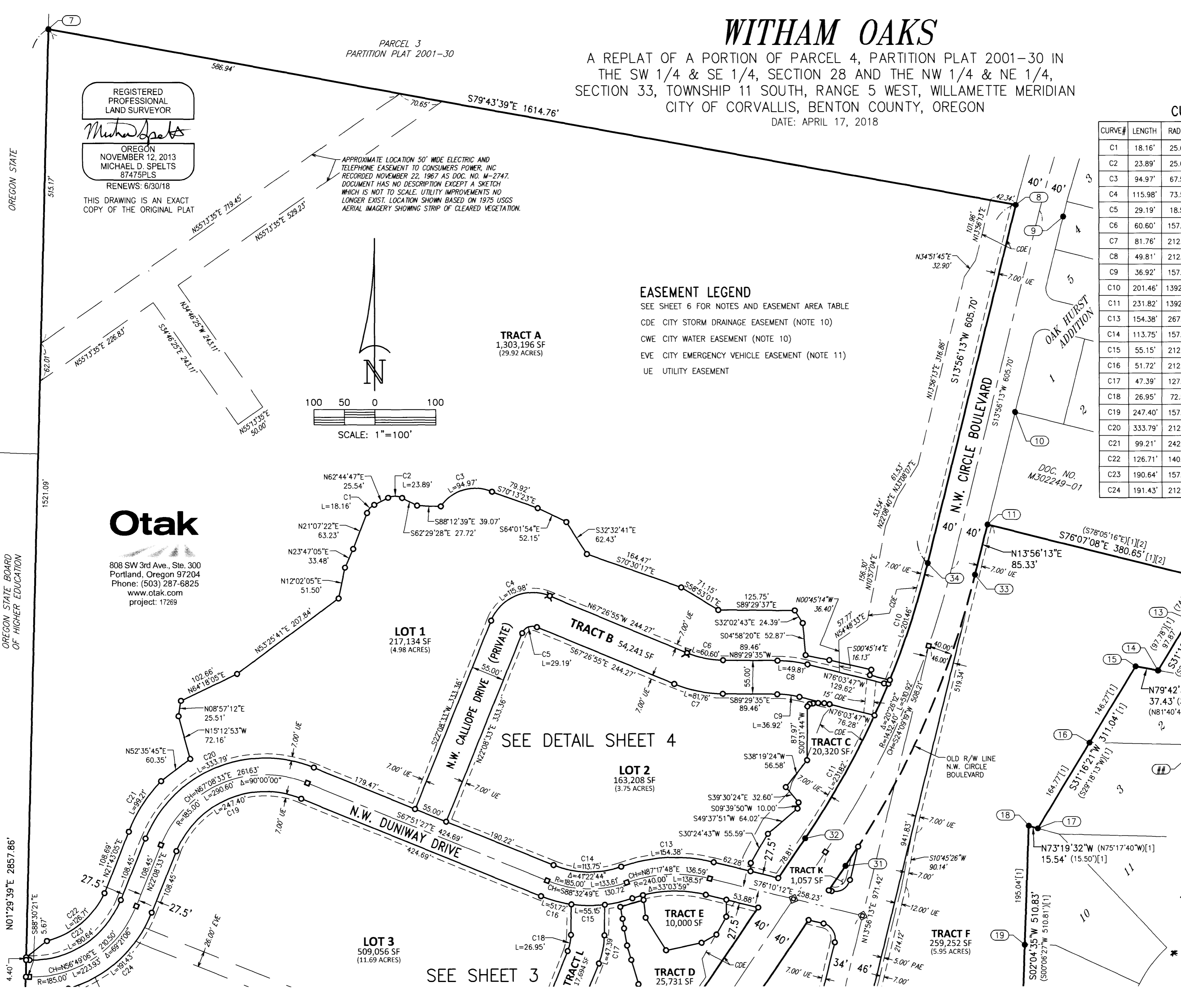
- [1] PLA CS 9717
- [2] PARTITION PLAT 2001-30

ABBREVIATIONS

- R/W RIGHT OF WAY
- SF SQUARE FEET

LEGEND

- FOUND MONUMENT AS NOTED ON SHEET 1
- 5/8 INCH x 30 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
- 5/8 INCH x 30 INCH IRON ROD WITH 2 INCH ALUMINUM CAP MARKED "OTAK INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
- ◇ 5/8 INCH x 30 INCH IRON ROD WITH 2 INCH ALUMINUM CAP MARKED "OTAK INC." TO BE SET IN MONUMENT BOX WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
- * 1" COPPER DISK MARKED OTAK INC.



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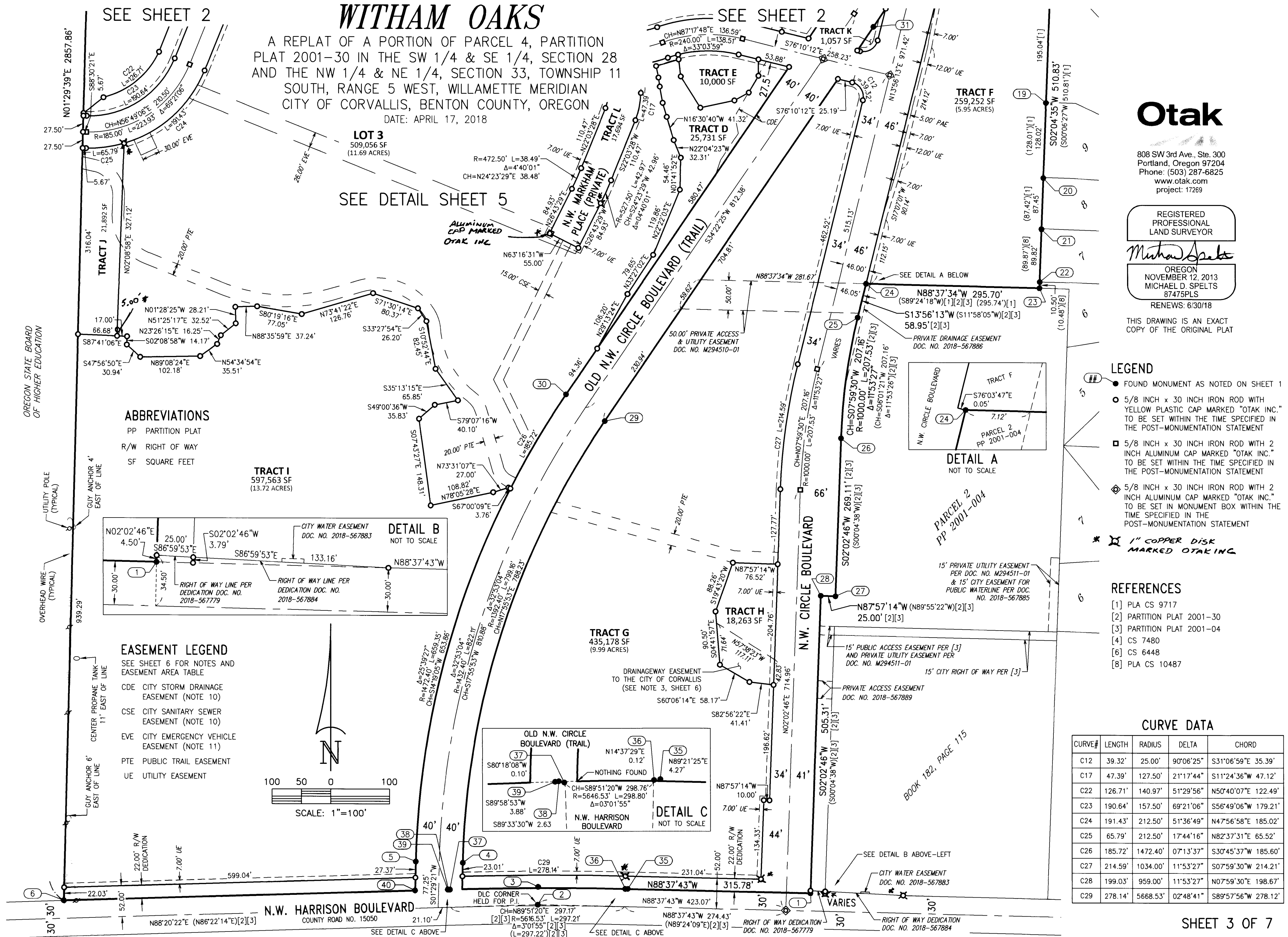
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DATE: APRIL 17, 2018

LOT 3
509,056 SF
(11.69 ACRES)

SEE DETAIL SHEET 5

SEE SHEET 2

SEE SHEET 2



ABBREVIATIONS

- PP PARTITION PLAT
- R/W RIGHT OF WAY
- SF SQUARE FEET

TRACT I
597,563 SF
(13.72 ACRES)

TRACT G
435,178 SF
(9.99 ACRES)

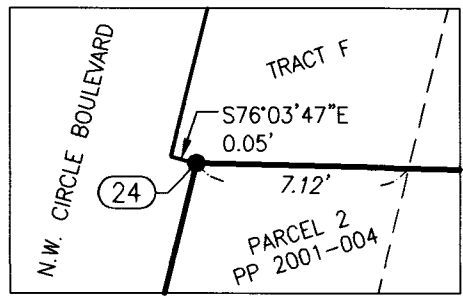
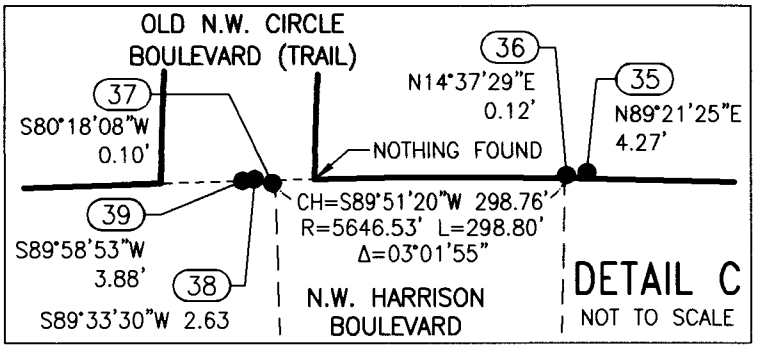
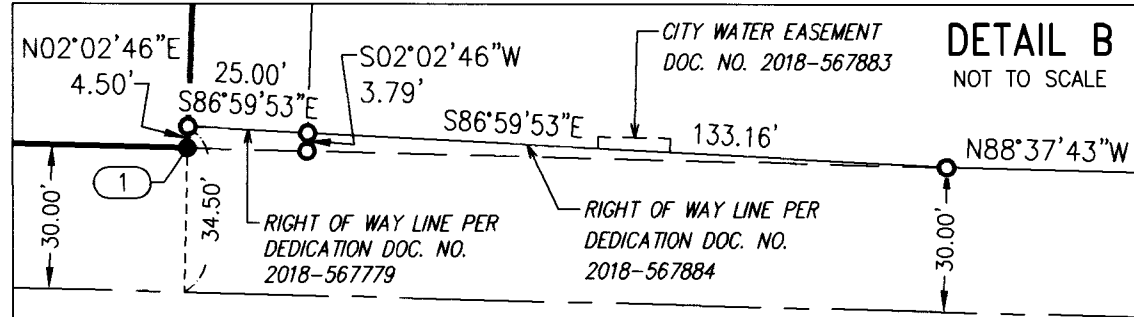
TRACT H
18,263 SF

TRACT I
10,000 SF

TRACT D
25,731 SF

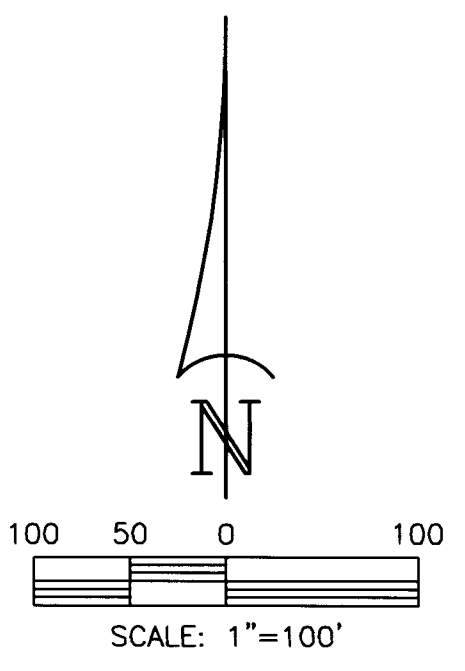
TRACT E
1,057 SF

TRACT F
259,252 SF
(5.95 ACRES)



EASEMENT LEGEND

- SEE SHEET 6 FOR NOTES AND EASEMENT AREA TABLE
- CDE CITY STORM DRAINAGE EASEMENT (NOTE 10)
- CSE CITY SANITARY SEWER EASEMENT (NOTE 10)
- EVE CITY EMERGENCY VEHICLE EASEMENT (NOTE 11)
- PTE PUBLIC TRAIL EASEMENT
- UE UTILITY EASEMENT



LEGEND

- FOUND MONUMENT AS NOTED ON SHEET 1
- 5/8 INCH x 30 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
- 5/8 INCH x 30 INCH IRON ROD WITH 2 INCH ALUMINUM CAP MARKED "OTAK INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
- ◇ 5/8 INCH x 30 INCH IRON ROD WITH 2 INCH ALUMINUM CAP MARKED "OTAK INC." TO BE SET IN MONUMENT BOX WITHIN THE TIME SPECIFIED IN THE POST-MONUMENTATION STATEMENT
- * 1" COPPER DISK MARKED OTAKING

REFERENCES

- [1] PLA CS 9717
- [2] PARTITION PLAT 2001-30
- [3] PARTITION PLAT 2001-04
- [4] CS 7480
- [6] CS 6448
- [8] PLA CS 10487

CURVE DATA

CURVE#	LENGTH	RADIUS	DELTA	CHORD
C12	39.32'	25.00'	90°06'25"	S31°06'59"E 35.39'
C17	47.39'	127.50'	21°17'44"	S11°24'36"W 47.12'
C22	126.71'	140.97'	51°29'56"	N50°40'07"E 122.49'
C23	190.64'	157.50'	69°21'06"	S56°49'06"W 179.21'
C24	191.43'	212.50'	51°36'49"	N47°56'58"E 185.02'
C25	65.79'	212.50'	17°44'16"	N82°37'31"E 65.52'
C26	185.72'	1472.40'	07°13'37"	S30°45'37"W 185.60'
C27	214.59'	1034.00'	11°53'27"	S07°59'30"W 214.21'
C28	199.03'	959.00'	11°53'27"	N07°59'30"E 198.67'
C29	278.14'	5668.53'	02°48'41"	S89°57'56"W 278.12'

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REGISTERED PROFESSIONAL LAND SURVEYOR

Michael Spelts

OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS
RENEWS: 6/30/18

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A REPLAT OF A PORTION OF PARCEL 4, PARTITION PLAT 2001-30 IN THE SW 1/4 & SE 1/4, SECTION 28 AND THE NW 1/4 & NE 1/4, SECTION 33, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN CITY OF CORVALLIS, BENTON COUNTY, OREGON

DATE: APRIL 17, 2018

SURVEYOR'S CERTIFICATE

I, MICHAEL D. SPELTS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED SUBDIVISION PLAT, BEING A REPLAT OF A PORTION OF PARCEL 4, PARTITION PLAT 2001-30, RECORDED IN BENTON COUNTY DEED RECORDS M-301019-01, AS MODIFIED BY PROPERTY LINE ADJUSTMENT (PLA) SURVEY CS 9717, IN THE SOUTHWEST ONE-QUARTER AND SOUTHEAST ONE-QUARTER OF SECTION 28 AND THE NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, DESCRIBED IN QUITCLAIM DEED TO CAMPUS CREST AT CORVALLIS, LLC RECORDED AS DOCUMENT NO. 2015-536715, BENTON COUNTY DEED RECORDS;

THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8 INCH IRON ROD WITH RED PLASTIC CAP MARKED "NORTHSTAR PLS 1823" AT THE SOUTHWEST CORNER OF THE EASTERLY PORTION OF SAID PARCEL 4 BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. HARRISON BOULEVARD 30.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLE TO, THE CENTERLINE THEREOF;

THAT FROM SAID INITIAL POINT THE BOUNDARY OF SAID LANDS RUNS ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 88°37'43" WEST A DISTANCE OF 315.78 FEET; THENCE WESTERLY ALONG THE ARC OF A 5646.53 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°49'22", AN ARC LENGTH OF 278.19 FEET (CHORD BEARS SOUTH 89°57'36" WEST A DISTANCE OF 278.16 FEET) TO A POINT ON THE EAST RIGHT OF WAY LINE OF OLD N.W. CIRCLE BOULEVARD (TRAIL) 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE THEREOF; THENCE ALONG SAID EAST RIGHT OF WAY LINE THROUGH THE FOLLOWING FIVE COURSES: NORTH 01°29'21" EAST A DISTANCE OF 45.04 FEET; NORTHEASTERLY ALONG THE ARC OF A 1392.40 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°53'04", AN ARC LENGTH OF 799.16 FEET (CHORD BEARS NORTH 17°55'53" EAST A DISTANCE OF 788.23 FEET); NORTH 34°22'25" EAST A DISTANCE OF 812.38 FEET; NORTHEASTERLY ALONG THE ARC OF A 1472.40 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°26'12", AN ARC LENGTH OF 525.19 FEET (CHORD BEARS NORTH 24°09'19" EAST A DISTANCE OF 522.41 FEET); AND NORTH 13°56'13" EAST A DISTANCE OF 85.33 FEET TO THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN BARGAIN AND SALE DEED TO WESTLUND RECORDED AS DOCUMENT NO. M302249-01, BENTON COUNTY RECORDS; THENCE ALONG SAID SOUTH WESTLUND LINE, SOUTH 76°07'08" EAST A DISTANCE OF 380.65 FEET TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO DE MORAIS ET. AL RECORDED AS DOCUMENT NO. 2016-548474; THENCE ALONG SAID WEST DE MORAIS LINE AND THE WEST LINE OF WESTWOOD PARK, SOUTH 31°16'21" WEST A DISTANCE OF 172.57 FEET TO THE NORTH LINE OF LOT 2, WESTWOOD PARK AS ADJUSTED BY SAID PLA CS 9717; THENCE ALONG SAID NORTH LINE LOT 2, NORTH 79°42'39" WEST A DISTANCE OF 37.43 FEET; THENCE ALONG THE WEST LINES OF WESTWOOD PARK LOTS 2 AND 3 AS ADJUSTED BY SAID PLA CS 9717, SOUTH 31°16'21" WEST A DISTANCE OF 311.04 FEET; THENCE ALONG THE NORTH AND EAST LINES OF WITHAM HILL BLOCKS B, C, D, & E AS ADJUSTED BY SAID PLA CS 9717 THROUGH THE FOLLOWING TWO COURSES: NORTH 73°19'32" WEST A DISTANCE OF 15.54 FEET; AND SOUTH 02°04'35" WEST A DISTANCE OF 510.83 FEET TO THE NORTH LINE OF PARCEL 2, PARTITION PLAT 2001-004 IN BENTON COUNTY DEED RECORDS M-294242-01; THENCE ALONG THE NORTH AND WEST LINES OF SAID PARCEL 2 THROUGH THE FOLLOWING SIX COURSES: NORTH 88°37'34" WEST A DISTANCE OF 295.70 FEET; SOUTH 13°56'13" WEST A DISTANCE OF 58.95 FEET; SOUTHERLY ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°53'27", AN ARC LENGTH OF 207.53 FEET (CHORD BEARS SOUTH 07°59'30" WEST A DISTANCE OF 207.16 FEET); SOUTH 02°02'46" WEST A DISTANCE OF 269.11 FEET; NORTH 87°57'14" WEST A DISTANCE OF 25.00 FEET; AND SOUTH 02°02'46" WEST A DISTANCE OF 505.31 FEET TO THE INITIAL POINT.

SAID LANDS ALSO INCLUDING THE FOLLOWING:

COMMENCING AT SAID INITIAL POINT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF N.W. HARRISON BOULEVARD, NORTH 88°37'43" WEST A DISTANCE OF 315.78 FEET; THENCE WESTERLY ALONG THE ARC OF A 5646.53 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°49'22", AN ARC LENGTH OF 278.19 FEET (CHORD BEARS SOUTH 89°57'36" WEST A DISTANCE OF 278.16 FEET) TO A POINT ON THE EAST RIGHT OF WAY LINE OF OLD N.W. CIRCLE BOULEVARD (TRAIL) 40.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE THEREOF; THENCE WESTERLY ALONG THE ARC OF A 5646.53 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°12'33", AN ARC LENGTH OF 20.61 FEET (CHORD BEARS SOUTH 88°26'38" WEST A DISTANCE OF 20.61 FEET); THENCE CONTINUING PARALLEL WITH AND 30.00 FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID N.W. HARRISON BOULEVARD, SOUTH 88°20'22" WEST A DISTANCE OF 599.05 FEET TO THE WEST LINE OF SAID PARTITION PLAT 2001-30, ALSO BEING THE EAST LINE OF LAND OWNED BY THE OREGON STATE BOARD HIGHER EDUCATION; THENCE ALONG THE WEST LINE OF SAID PARTITION PLAT 2001-30, NORTH 01°29'39" EAST A DISTANCE OF 2857.85 FEET TO THE SOUTH LINE OF PARCEL 3, SAID PARTITION PLAT 2001-30; THENCE ALONG SAID SOUTH LINE OF PARCEL 3, SOUTH 79°43'39" EAST A DISTANCE OF 1614.76 FEET TO SAID WEST RIGHT OF WAY LINE OF OLD N.W. CIRCLE BOULEVARD (TRAIL); THENCE ALONG SAID WEST RIGHT OF WAY LINE THROUGH THE FOLLOWING FIVE COURSES: SOUTH 13°56'13" WEST A DISTANCE OF 605.70 FEET; SOUTHWESTERLY ALONG THE ARC OF A 1392.40 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°26'12", AN ARC LENGTH OF 496.65 FEET (CHORD BEARS SOUTH 24°09'19" WEST A DISTANCE OF 494.02 FEET); SOUTH 34°22'25" WEST A DISTANCE OF 812.38 FEET; SOUTHWESTERLY ALONG THE ARC OF A 1472.40 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 32°53'04", AN ARC LENGTH OF 845.07 FEET (CHORD BEARS SOUTH 17°55'53" WEST A DISTANCE OF 833.52 FEET); AND SOUTH 01°29'21" WEST A DISTANCE OF 49.40 FEET TO THE POINT OF BEGINNING. CONTAINS 89.49 ACRES, MORE OR LESS.

POST-MONUMENTATION STATEMENT

I, MICHAEL SPELTS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE MONUMENTS TO BE SET WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF STREET AND UTILITY IMPROVEMENTS.

* POST-MONUMENTATION OF THE INTERIOR BOUNDARIES WAS COMPLETED THE 20th DAY OF August, 2020 AS INDICATED ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY CLERK AS DOCUMENT NO. 2020-600346



THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CIRCLE DRIVE CORVALLIS, LLC IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND HAS CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED INTO LOTS AND TRACTS, IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED STATUTES, AS SHOWN HEREON, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED, AND DOES HEREBY DEDICATE TRACTS E, H AND J TO THE CITY OF CORVALLIS, AND DOES HEREBY DEDICATE THE RIGHT OF WAY FOR N.W. CIRCLE BOULEVARD, N.W. DUNIWAY DRIVE, AND N.W. HARRISON BOULEVARD AS SHOWN TO THE PUBLIC.

CIRCLE DRIVE CORVALLIS, LLC BY: Michael McGrath MICHAEL MCGRATH, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF ~~OREGON~~ Texas }
COUNTY OF Harris } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 23, 2018

BY MICHAEL MCGRATH AS MANAGING MEMBER OF CIRCLE DRIVE CORVALLIS, LLC
Kathryn Madison
NOTARY SIGNATURE

Kathryn Madison
NOTARY PUBLIC - ~~OREGON~~ Texas

COMMISSION NUMBER 124448543

MY COMMISSION EXPIRES 1-24-2019

APPROVALS

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2018.

BY: Sam Greig 5/11/18
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE
BY: for Debbie Bauer 05/11/2018
BENTON COUNTY TAX COLLECTOR

APPROVED THIS 8th DAY OF MAY, 2018
CITY OF CORVALLIS FINANCE DIRECTOR

BY: Ning Bu

APPROVED THIS 30th DAY OF APRIL, 2018
CITY OF CORVALLIS ENGINEER

BY: Greg A. Gescher

APPROVED THIS 9th DAY OF May, 2018
CHAIR, CITY OF CORVALLIS PLANNING COMMISSION

BY: Joanna Woodside

APPROVED THIS 11th DAY OF May, 2018
BENTON COUNTY SURVEYOR

BY: Joe Granda

APPROVED THIS 15th DAY OF May, 2018
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS

BY: Richard Augst

STATE OF OREGON }
COUNTY OF BENTON } SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED

RECORDS AS DOCUMENT NO. 2018-570154 ON THIS 15th DAY OF May, 2018

AT 2:38 O'CLOCK P M.

BY: [Signature]
BENTON COUNTY CLERK