013 - 022

RIDGECREST PHASE 2

A REPLAT OF TRACT K OF RIDGECREST PHASE 1
for
WOODHILL HOMES
in
SW QUARTER of SECTION 9
T 12 S, R 5 W, W.M.
CITY of CORVALLIS
BENTON COUNTY, OREGON

JANUARY 7, 2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2022

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

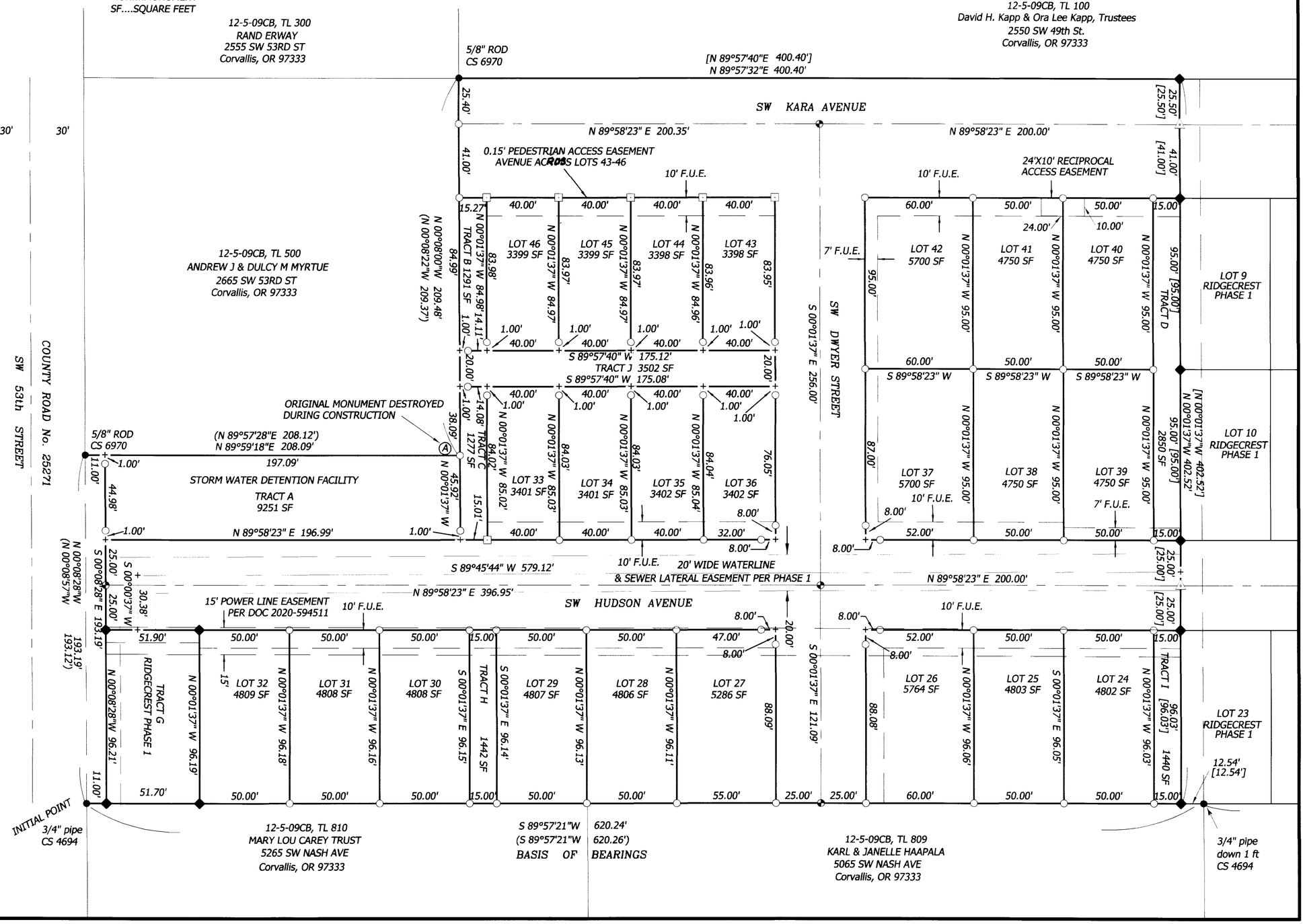
DAVID LEE SCHLOSSER JR.
P.L.S. 72617

LEGEND

- ● .....FOUND MONUMENT AS NOTED
- ◆ .....FOUND 5/8" WITH RED PLASTIC CAP PER RIDGECREST PHASE 1
- △ .....FOUND 5/8" WITH ALUMINUM CAP PER RIDGECREST PHASE 1
- ○ ....SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
- ◔ ....SET MONUMENT- 1-1/2" ALUMINUM CAP WITH 5/8" X 30" REBAR STAMPED "NORTHSTAR SURVEYING"
- ⊡ ....SET MONUMENT- 1" BRASS CAP AT BACK OF WALK STAMPED "NORTHSTAR SURVEYING"
- + ...COMPUTED POINT NOTHING SET
- ( )....RECORD DATA FROM CS 10332
- [ ]....RECORD DATA FROM RIDGECREST PHASE 1
- T.L....TAX LOT
- FUE....FRANCHISE UTILITY EASEMENT
- MON....MONUMENT
- SF....SQUARE FEET

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE TRACK K OF RIDGECREST PHASE 1 INTO LOTS, TRACTS AND STREETS AS SHOWN HEREON. WE FOUND AND HELD MONUMENTS DEFINING TRACT K. MONUMENT (A) WAS DESTROYED DURING THE CONSTRUCTION PHASE OF THIS SUBDIVISION. WE SET A NEW MONUMENT IN ITS PLACE.



Northstar SURVEYING
720 NW 4TH STREET CORVALLIS, OR 97330
(541) 757-9050 FAX (541) 757-7578
www.northstarsurveying.com
nstar: 19185 RIDGECREST PHASE 2

013-022

RIDGECREST PHASE 2

A REPLAT OF TRACT K OF RIDGECREST PHASE 1
for
WOODHILL HOMES
in
SW QUARTER of SECTION 9
T 12 S, R 5 W, W.M.
CITY of CORVALLIS
BENTON COUNTY, OREGON

JANUARY 7, 2021

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617
RENEWS: 06/30/2022

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www.northstarsurveying.com
nstar: 19185 ridgecrest

PLAT DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS THAT WH CORVALLIS LLC IS THE RECORDED OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON.

WE HEREBY CREATE THE 7' UTILITY EASEMENT FOR FRANCHISE UTILITIES AS SHOWN ON PAGE 1, ALONG THE NORTH RIGHT OF WAY OF SW HUDSON AVENUE OF LOT 39 AND THE EAST RIGHT OF WAY SW DWYER OF LOTS 37 & 42 AS CREATED HEREON.

WE HEREBY CREATE THE 10' UTILITY EASEMENT FOR FRANCHISE UTILITIES AS SHOWN ON PAGE 1, ALONG THE SOUTH RIGHT OF WAY OF SW HUDSON AVENUE OF LOTS 24-32, ALONG THE NORTH RIGHT OF WAY OF SW HUDSON AVENUE OF LOTS 37 & 38, ALONG THE SOUTH RIGHT OF WAY OF SW KARA AVENUE OF LOTS 40-46 AND ALONG EAST RIGHT OF WAY OF DWYER STREET OF LOT 26 AS CREATED HEREON.

WE HEREBY CREATE THE 10'X24' RECIPROCAL ACCESS EASEMENTS FOR LOTS 40 AND 41 AS SHOWN ON PAGE 1.

WE HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREET RIGHT-OF-WAYS AS SHOWN ON PAGE 1 AND REFERRED TO AS SW HUDSON AVENUE, SW KARA AVENUE AND SW DRYER STREET CONTAINING A TOTAL OF 70754 SQUARE FEET.

WE HEREBY DEDICATE TO PUBLIC USE FOREVER THE ALLEY AS SHOWN ON PAGE 1 AND REFERRED TO AS TRACT J CONTAINING A TOTAL OF 3502 SQUARE FEET.

WE HEREBY CREATE A STORM WATER AND SEWER EASEMENT ACROSS ALL OF TRACT A IN FAVOR OF THE CITY OF CORVALLIS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AS SHOWN ON PAGE 1 PER DOCUMENT CCR No. 202161521O

WE HEREBY CREATE A STORM WATER AND ACCESS EASEMENT ACROSS ALL OF TRACTS B AND C AND A PORTION OF TRACT J IN FAVOR OF THE CITY OF CORVALLIS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AS SHOWN ON PAGE 1 PER DOCUMENT CCR No. 2021-61521O

WE HEREBY CREATE A ACCESS EASEMENT ACROSS ALL OF TRACTS D, I AND H IN FAVOR OF THE CITY OF CORVALLIS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AS SHOWN ON PAGE 1 PER DOCUMENT CCR No. 2021-61521O

WE HEREBY DEDICATE THE 11.00' STRIP OF LAND ALONG THE EAST RIGHT OF WAY OF SW 53RD STREET TO THE PUBLIC FOR RIGHT OF WAY PURPOSES AS SHOWN ON PAGE PAGE 1.

WE HEREBY CREATE THE 0.15' PEDESTRIAN ACCESS EASEMENT. BEING THE NORTH 0.15' OF LOTS 43-46 TO THE PUBLIC FOR PEDESTRIAN ACCESS AS SHOWN ON PAGE 1.

DECLARATION OF DEED RESTRICTIONS

THIS DECLARATION OF DEED RESTRICTIONS IS MADE ON THE DATE HEREINAFTER SET FORTH BY THE UNDERSIGNED HEREINAFTER REFERRED TO AS "DECLARENT".

DECLARANT IS, OR HAS LEGAL AUTHORITY TO SIGN ON BEHALF OF, THE OWNER OF ALL OF LOTS 24-46 OF THE RIDGECREST SUBDIVISION PHASE 2 ATTACHED HERETO AS EXHIBIT A (THE "PROPERTY").

DECLARANT DESIRES TO SUBJECT THE PROPERTY TO CERTAIN RESTRICTION AND WILL CONVEY THE PROPERTY SUBJECT THERETO.

NOW, THEREFORE DECLARANT HEREBY DECLARES THAT THE PROPERTY IS AND SHALL BE HELD AND CONVEYED UPON AND SUBJECT TO THE RESTRICTIONS HEREINAFTER SET FORTH. THESE RESTRICTIONS SHALL RUN WITH THE PROPERTY AND SHALL BE BINDING UPON ALL PERSON CLAIMING UNDER THEM. THESE RESTRICTIONS SHALL INURE TO THE BENEFIT OF AND BE LIMITATIONS UPON ALL FUTURE OWNERS OF THE PROPERTY OR ANY INTEREST THEREIN. THESE DEED RESTRICTIONS MAY NOT BE REMOVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF CORVALLIS. ANY DEED TRANSFERRING THE PROPERTY OR ANY INTEREST THEREIN SHALL INCLUDE THE FOLLOWING:

DECLARANTS:

BART DICKSON
MEMBER
WH CORVALLIS LLC.

BRIAN JARCHOW
REPRESENTATIVE M & T BANK
BENEFICIARY OF DEED OF TRUST 2019-582507

EASEMENTS OF RECORD

-THE PROPERTY IS SUBJECT TO AN EASEMENT TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR POLE ANCHOR AND APPARATUSES PER BOOK 133, PAGE 648, BENTON COUNTY DEED RECORDS. THE DESCRIPTION OF THE EASEMENT IS TO VAGUE TO PLOT.

THE PROPERTY IS SUBJECT TO A 20' WIDE WATERLINE AND SEWER LATERAL EASEMENT LYING WITHIN SW HUDSON AVENUE DEDICATED PER RIDGECREST PHASE 1. LOCATION OF EASEMENT IS SHOWN ON PAGE 1

NOTARIZATION OF DECLARENTS

STATE OF OREGON)
S.S.
COUNTY OF Clackamas

SIGNED AND ATTESTED BEFORE ME ON THIS 26th DAY OF May, 2021, BY BART DICKSON, MEMBER OF WH CORVALLIS LLC.

Suzanna K Weaver SIGNATURE OF NOTARY
Suzanna K Weaver PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON
COMMISSION NO. 988229
MY COMMISSION EXPIRES June 09, 2023

OFFICIAL STAMP
SUZANNA K WEAVER
NOTARY PUBLIC-OREGON
COMMISSION NO. 988229
MY COMMISSION EXPIRES JUNE 09, 2023

STATE OF OREGON)
S.S.
COUNTY OF Clackamas

SIGNED AND ATTESTED BEFORE ME ON THIS 26th DAY OF May, 2021 BY BRIAN JARCHOW, REPRESENTATIVE OF M & T BANK, THE BENEFICIARY OF DEED OF TRUST 2019-582507

Suzanna K Weaver SIGNATURE OF NOTARY
Suzanna K. Weaver PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON
COMMISSION NO. 988229
MY COMMISSION EXPIRES June 09, 2023

OFFICIAL STAMP
SUZANNA K WEAVER
NOTARY PUBLIC-OREGON
COMMISSION NO. 988229
MY COMMISSION EXPIRES JUNE 09, 2023

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND HAVE FOUND OR SET PROPER MONUMENTS DEFINING ONLY THE CORNERS OF THIS SUBDIVISION PLAT. THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT LAND AS CONVEYED TO WH CORVALLIS LLC, BY DEED RECORDED AS DOCUMENT 2020-597770, BENTON COUNTY DEED RECORDS OF SAID TRACT LYING IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF CORVALLIS, BENTON COUNTY, OREGON, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

TRACT K, RIDGECREST PHASE 1 RECORDED AS BOOK 13, PAGE 10 OS BENTON COUNTY SUBDIVISION RECORDS IN THE CITY OF CORVALLIS, COUNTY OF BENTON AND STATE OF OREGON.

APPROVALS

CASE # SUB-2019-01

CHAIRPERSON — DATE 6/16/21
CORVALLIS PLANNING COMMISSION

CORVALLIS FINANCE DIRECTOR — DATE 6/16/2021

CORVALLIS CITY ENGINEER — DATE 6/14/2021

CHAIRPERSON — DATE 6-28-2021
BENTON COUNTY BOARD OF COMMISSIONERS

BENTON COUNTY SURVEYOR — DATE 6/28/2021

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2021.

FOR BY Denise T. Nolan — DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT — DATE 6/28/2021

FOR BY Debbi Bauer — DIRECTOR, BENTON COUNTY TAX COLLECTOR — DATE 06/28/2021

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

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN BENTON COUNTY RECORDS AS DOCUMENT NO. 2021-615209, ON THIS 29 DAY OF JUNE, 2021, AT 11:08 O'CLOCK AM

BY _____ FOR BENTON COUNTY CLERK