

# EVASHEVSKI SUBDIVISION PHASE 1

A REPLAT OF LOT 13 OF "BROOKLANE HEIGHTS" AND THAT PROPERTY CONVEYED IN BCDR 2013-510922, LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45 AND IN THE NORTHWEST 1/4 OF SECTION 10 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: FOREST EVASHEVSKI

DATE: JULY 14, 2020

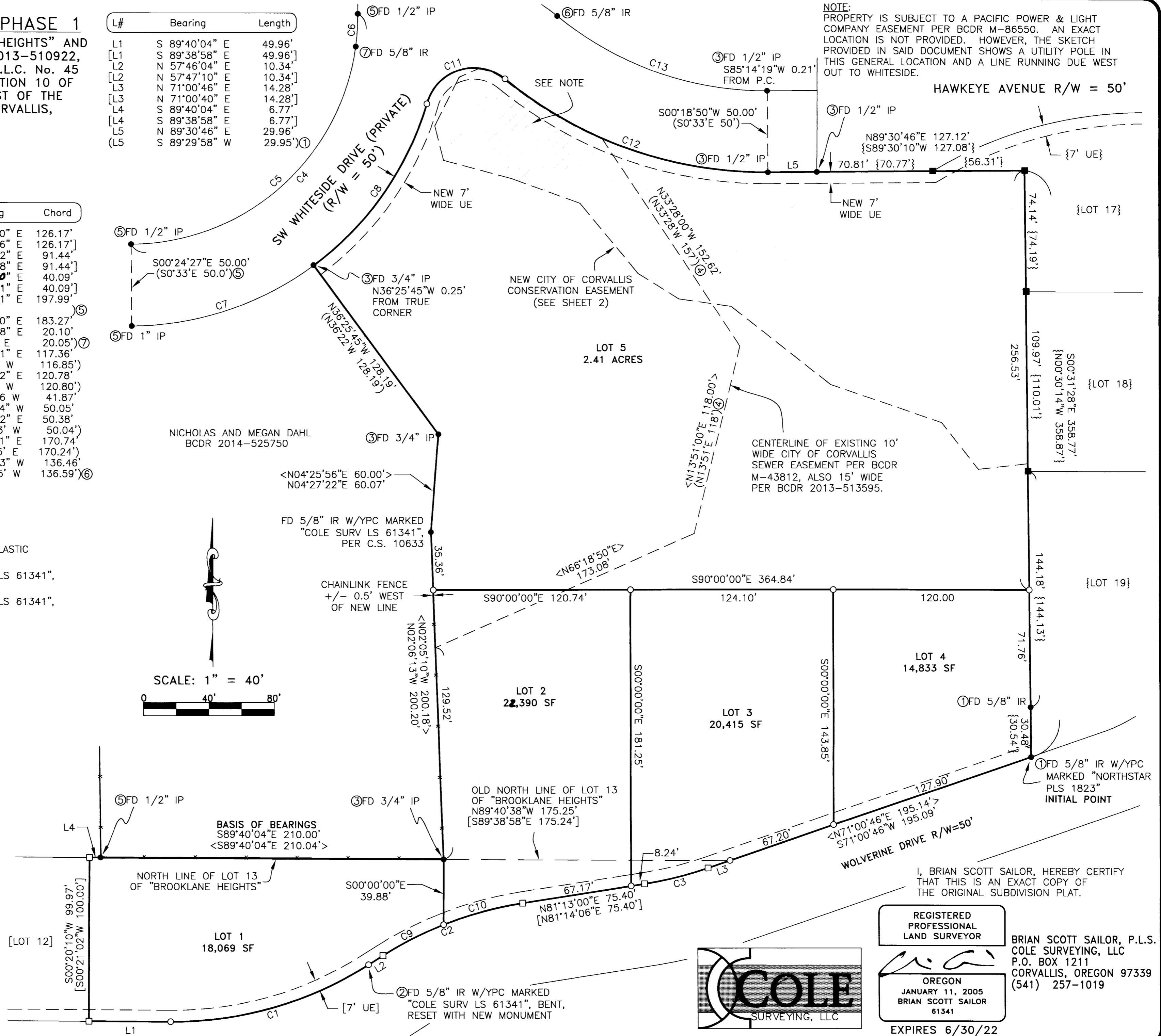
SHEET 1/2

L#	Bearing	Length
L1	S 89°40'04" E	49.96'
[L1]	S 89°38'58" E	49.96'
L2	N 57°46'04" E	10.34'
[L2]	N 57°47'10" E	10.34'
L3	N 71°00'46" E	14.28'
[L3]	N 71°00'40" E	14.28'
L4	S 89°40'04" E	6.77'
[L4]	S 89°38'58" E	6.77'
L5	N 89°30'46" E	29.96'
[L5]	S 89°29'58" W	29.95'

C#	Radius	Delta	Length	Bearing	Chord
C1	225.00'	32°33'52"	127.88'	N 74°03'00" E	126.17'
[C1]	225.00'	32°33'52"	127.88'	N 74°04'06" E	126.17'
C2	225.00'	23°26'56"	92.08'	N 69°29'32" E	91.44'
[C2]	225.00'	23°26'56"	92.08'	N 69°30'38" E	91.44'
C3	225.00'	10°13'22"	40.14'	N 76°05'50" E	40.09'
[C3]	225.00'	10°13'22"	40.14'	N 76°07'21" E	40.09'
C4	140.00'	90°00'04"	219.91'	N 44°35'31" E	197.99'
[C4]	140.0'	90°0'			
C5	140.00'	81°46'07"	199.80'	N 48°42'30" E	183.27'
C6	140.00'	08°13'57"	20.12'	N 03°42'28" E	20.10'
[C6]	140'			N 03°24' E	20.05'
C7	190.00'	35°58'45"	119.31'	N 71°36'11" E	117.36'
[C7]	190'	35°49'	118.77'	S 71°23' W	116.85'
C8	190.00'	37°03'52"	122.91'	N 35°04'52" E	120.78'
[C8]	190'	37°04'	122.91'	S 35°06' W	120.80'
C9	225.00'	10°40'43"	41.93'	S 63°06'26" W	41.87'
C10	225.00'	12°46'13"	50.15'	S 74°49'54" W	50.05'
C11	30.00'	114°12'13"	59.80'	N 72°12'12" E	50.38'
[C11]	30'	102°49'	53.83'	S 72°53' W	50.04'
C12	250.00'	39°55'58"	174.24'	S 70°20'51" E	170.74'
[C12]	250'	39°56'	174.24'	S 70°35' E	170.24'
C13	200.00'	39°53'35"	139.25'	N 70°22'03" W	136.46'
[C13]	200'	39°56'	139.39'	N 70°35' W	136.59'

## LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FD 5/8" IR W/ YPC MARKED "COLE SURV LS 61341", PER PLAT OF "BROOKLANE HEIGHTS"
- FD 5/8" IR W/ YPC MARKED "COLE SURV LS 61341", PER PLAT OF "OAKMONT ADDITION"
- FOUND MONUMENT AS NOTED
- △ CALCULATED POSITION
- IP IRON PIPE - INSIDE DIAMETER
- FD FOUND
- YPC YELLOW PLASTIC CAP
- UE UTILITY EASEMENT
- BCDR BENTON COUNTY DEED RECORD
- R/W RIGHT OF WAY
- SF SQUARE FEET
- P.C. POINT OF CURVATURE
- [ ] RECORD INFORMATION AS PER PLAT OF "BROOKLANE HEIGHTS"
- { } RECORD INFORMATION AS PER PLAT OF "OAKMONT ADDITION", RECORD SAME AS MEASURED UNLESS OTHERWISE NOTED
- < > RECORD INFORMATION AS PER C.S. 10633, RECORD SAME AS MEASURED UNLESS OTHERWISE NOTED
- ( ) RECORD INFORMATION AS PER C.S. 9437, UNLESS OTHERWISE NOTED
- ① C.S. 7747
- ② PLAT OF "BROOKLANE HEIGHTS"
- ③ C.S. 9437
- ④ BCDR M-43812
- ⑤ C.S. 9435
- ⑥ C.S. 6349
- ⑦ C.S. 4655



NOTE: PROPERTY IS SUBJECT TO A PACIFIC POWER & LIGHT COMPANY EASEMENT PER BCDR M-86550. AN EXACT LOCATION IS NOT PROVIDED. HOWEVER, THE SKETCH PROVIDED IN SAID DOCUMENT SHOWS A UTILITY POLE IN THIS GENERAL LOCATION AND A LINE RUNNING DUE WEST OUT TO WHITESIDE.

HAWKEYE AVENUE R/W = 50'

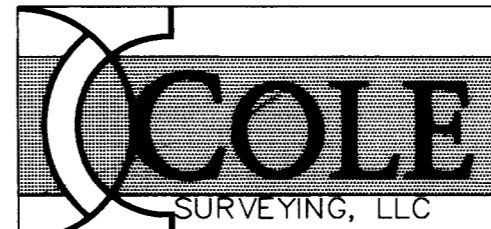
CENTERLINE OF EXISTING 10' WIDE CITY OF CORVALLIS SEWER EASEMENT PER BCDR M-43812, ALSO 15' WIDE PER BCDR 2013-513595.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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) 257-1019

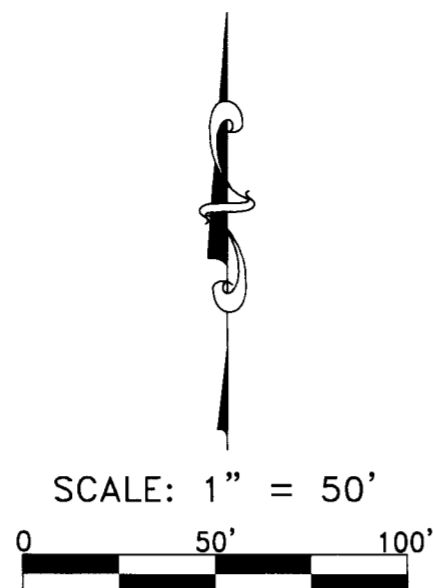


EXPIRES 6/30/22

### EVASHEVSKI SUBDIVISION PHASE 1

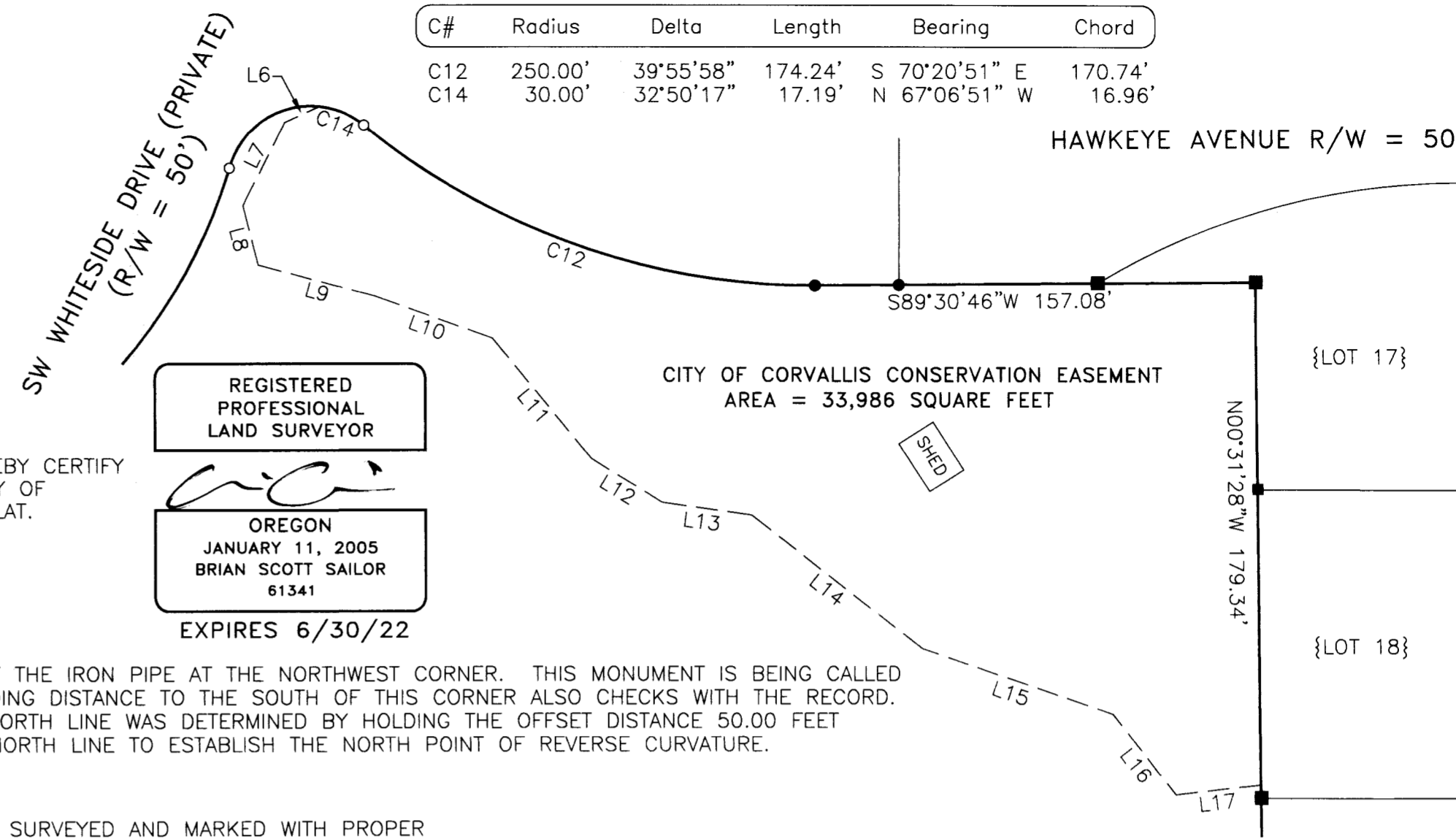
A REPLAT OF LOT 13 OF "BROOKLANE HEIGHTS" AND THAT PROPERTY CONVEYED IN BCDR 2013-510922, LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45 AND IN THE NORTHWEST 1/4 OF SECTION 10 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: FOREST EVASHEVSKI  
DATE: JULY 14, 2020  
SHEET 2/2



L#	Bearing	Length
L6	S 65°53'45" W	13.60'
L7	S 26°44'48" W	33.54'
L8	S 14°29'41" E	21.71'
L9	S 74°58'23" E	42.93'
L10	S 70°09'53" E	44.60'
L11	S 39°21'39" E	55.76'
L12	S 58°01'10" E	29.42'
L13	S 81°48'49" E	32.32'
L14	S 51°54'39" E	77.31'
L15	S 71°07'52" E	71.78'
L16	S 38°06'31" E	36.31'
L17	N 83°19'24" E	30.51'

C#	Radius	Delta	Length	Bearing	Chord
C12	250.00'	39°55'58"	174.24'	S 70°20'51" E	170.74'
C14	30.00'	32°50'17"	17.19'	N 67°06'51" W	16.96'



#### SURVEYOR'S NARRATIVE: PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS CASE SUB-2018-01.

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF LOT 13 OF "BROOKLANE HEIGHTS", AS SHOWN ON SHEET 1.

#### BOUNDARY DETERMINATION

ALL MONUMENTS FOUND AROUND THE PERIMETER OF THE PROPERTY WERE HELD OR RESET IN THE SAME POSITION WITH THE EXCEPTION OF THE IRON PIPE AT THE NORTHWEST CORNER. THIS MONUMENT IS BEING CALLED OFF BECAUSE THE SURROUNDING MONUMENTS FOUND ON BOTH SIDES OF WHITESIDE DRIVE ALL FIT EXTREMELY WELL AND THE CORRESPONDING DISTANCE TO THE SOUTH OF THIS CORNER ALSO CHECKS WITH THE RECORD. THE RECORD DISTANCE OF 122.91 FEET ALONG THE CURVE FROM THIS CORNER TO THE POINT OF REVERSE CURVATURE WAS HELD. THE NORTH LINE WAS DETERMINED BY HOLDING THE OFFSET DISTANCE 50.00 FEET FROM THE MONUMENTS ON THE NORTH SIDE OF THE ROAD AND THE RECORD RADIUS 30.00 FEET WAS HELD AND INTERSECTED WITH THIS NORTH LINE TO ESTABLISH THE NORTH POINT OF REVERSE CURVATURE.

#### 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 SHOWN ON THE ATTACHED MAP, THE EXTERIOR BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13 OF "BROOKLANE HEIGHTS", A SUBDIVISION PLAT OF RECORD IN THE JAMES A. BENNETT DLC No. 45 AND IN THE NORTHWEST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 9 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

#### TOGETHER AND WITH:

BEGINNING AT A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 19 OF "OAKMONT ADDITION", A SUBDIVISION PLAT OF RECORD IN THE JAMES A. BENNETT DLC No. 45 AND IN THE NORTHWEST QUARTER OF SECTION 10 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF WOLVERINE DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 71°00'46" WEST 195.09 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 13 OF "BROOKLANE HEIGHTS"; THENCE ALONG THE NORTH LINE OF SAID LOT 13 NORTH 89°40'38" WEST 175.25 FEET TO A 3/4 INCH IRON PIPE AT THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO NICHOLAS DAHL AND MEGAN T. DAHL IN BENTON COUNTY DEED RECORD 2014-525750; THENCE ALONG THE EAST LINE OF SAID DAHL PROPERTY NORTH 02°06'13" WEST 200.20 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EAST LINE NORTH 04°27'22" EAST 60.07 FEET TO A 3/4 INCH IRON PIPE; THENCE CONTINUING ALONG SAID EAST LINE NORTH 36°25'45" WEST 128.19 FEET TO THE NORTHEAST CORNER OF SAID DAHL PROPERTY, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF SW WHITESIDE DRIVE AND ALSO BEING THE NORTHWEST CORNER OF THAT PROPERTY CONVEYED TO FOREST EVASHEVSKI JR. AND JEAN F. EVASHEVSKI IN BENTON COUNTY DEED RECORD 306395-01; THENCE ALONG THE NORTH LINE OF SAID EVASHEVSKI PROPERTY THE FOLLOWING COURSES: ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE LEFT 122.91 FEET (THE LONG CHORD OF WHICH BEARS NORTH 35°04'52" EAST 120.78 FEET) TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT 59.80 FEET (THE LONG CHORD OF WHICH BEARS NORTH 72°12'12" EAST 50.38 FEET) TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT 174.24 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 70°20'51" EAST 170.74 FEET) TO A 1/2 INCH IRON PIPE, AND NORTH 89°30'46" EAST 29.96 FEET TO A 1/2 INCH IRON PIPE AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID "OAKMONT ADDITION"; THENCE ALONG THE SOUTHERLY LINE OF SAID "OAKMONT ADDITION" NORTH 89°30'46" EAST 127.12 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID EVASHEVSKI PROPERTY, SAID POINT ALSO BEING THE ANGLE POINT IN THE WEST LINE OF LOT 17 OF SAID "OAKMONT ADDITION"; THENCE ALONG THE WEST LINE OF SAID "OAKMONT ADDITION" SOUTH 00°31'28" EAST 358.77 FEET TO THE POINT OF BEGINNING.

#### DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT PATRICK C. MCCOY, JUDY A. MCCOY, FOREST EVASHEVSKI JR. AND JEAN F. EVASHEVSKI 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 AND EASEMENTS AS SHOWN AND NOTED ON THE ATTACHED MAP. OWNERS DO HEREBY CREATE AND GRANT 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. OWNERS DO ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS A CONSERVATION EASEMENT, AS SHOWN ON THE ATTACHED PLAT. THE RESTRICTIONS AND AFFIRMATIVE MEASURES REQUIRED BY THIS EASEMENT ARE THOSE SET OUT IN BENTON COUNTY DEED RECORD 2021-61834 ("DECLARATION OF A CONSERVATION EASEMENT"), AND INCORPORATED BY THIS REFERENCE AS IF SET OUT IN WHOLE.

Signatures of Patrick C. McCoy, Judy A. McCoy, Forest Evashevski, Jr., and Jean F. Evashevski.

#### ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF BENTON )  
) SS



THIS IS TO CERTIFY THAT ON THIS 7 DAY OF October, 2020, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR PATRICK C. AND JUDY A. MCCOY, 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 of Cathy J. Lee  
NOTARY PUBLIC - OREGON (PRINTED NAME)  
COMMISSION No. 988152  
MY COMMISSION EXPIRES 6/14/2023

SUBDIVISION PLAT CONSENT AFFIDAVIT BY UMPQUA BANK RECORDED IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. N/A

#### ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF BENTON )  
) SS



THIS IS TO CERTIFY THAT ON THIS 7 DAY OF October, 2020, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR FOREST EVASHEVSKI JR. AND JEAN F. EVASHEVSKI, 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 of Cathy J. Lee  
NOTARY PUBLIC - OREGON (PRINTED NAME)  
COMMISSION No. 988152  
MY COMMISSION EXPIRES 6/14/2023

SUBDIVISION PLAT CONSENT AFFIDAVIT BY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. RECORDED IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. N/A

#### APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2021. 2022

BY: [Signature] 09/02/2021  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

BY: [Signature] 09/02/2021  
BENTON COUNTY TAX COLLECTOR DATE

APPROVED [Signature] 6/24/2021  
CITY OF CORVALLIS ENGINEER DATE

APPROVED [Signature] 7/1/2021  
CHAIR CITY OF CORVALLIS PLANNING COMMISSION DATE

APPROVED [Signature] 7/1/2021  
CITY OF CORVALLIS FINANCE DIRECTOR DATE

APPROVED [Signature] 9/2/2021  
CHAIR BENTON COUNTY BOARD OF COMMISSIONERS DATE

APPROVED [Signature] 9/2/2021  
BENTON COUNTY SURVEYOR DATE

#### 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 2021-618313 ON THIS 2nd DAY OF September, 2020, AT 1:29 O'CLOCK pm.

Signature of Brian Scott Sailor  
BENTON COUNTY CLERK

BRIAN SCOTT SAILOR, P.L.S.  
COLE SURVEYING, LLC  
P.O. BOX 1211  
CORVALLIS, OREGON 97339  
(541) 257-1019

