

SOUTHTOWN CLT

LOCATED IN THE DAVID BOTTERFIELD DLC No. 47, IN THE SW 1/4 OF SECTION 11 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: CORVALLIS NEIGHBORHOOD HOUSING SERVICES, INC.

DATE: APRIL 30, 2021

SHEET 1/4

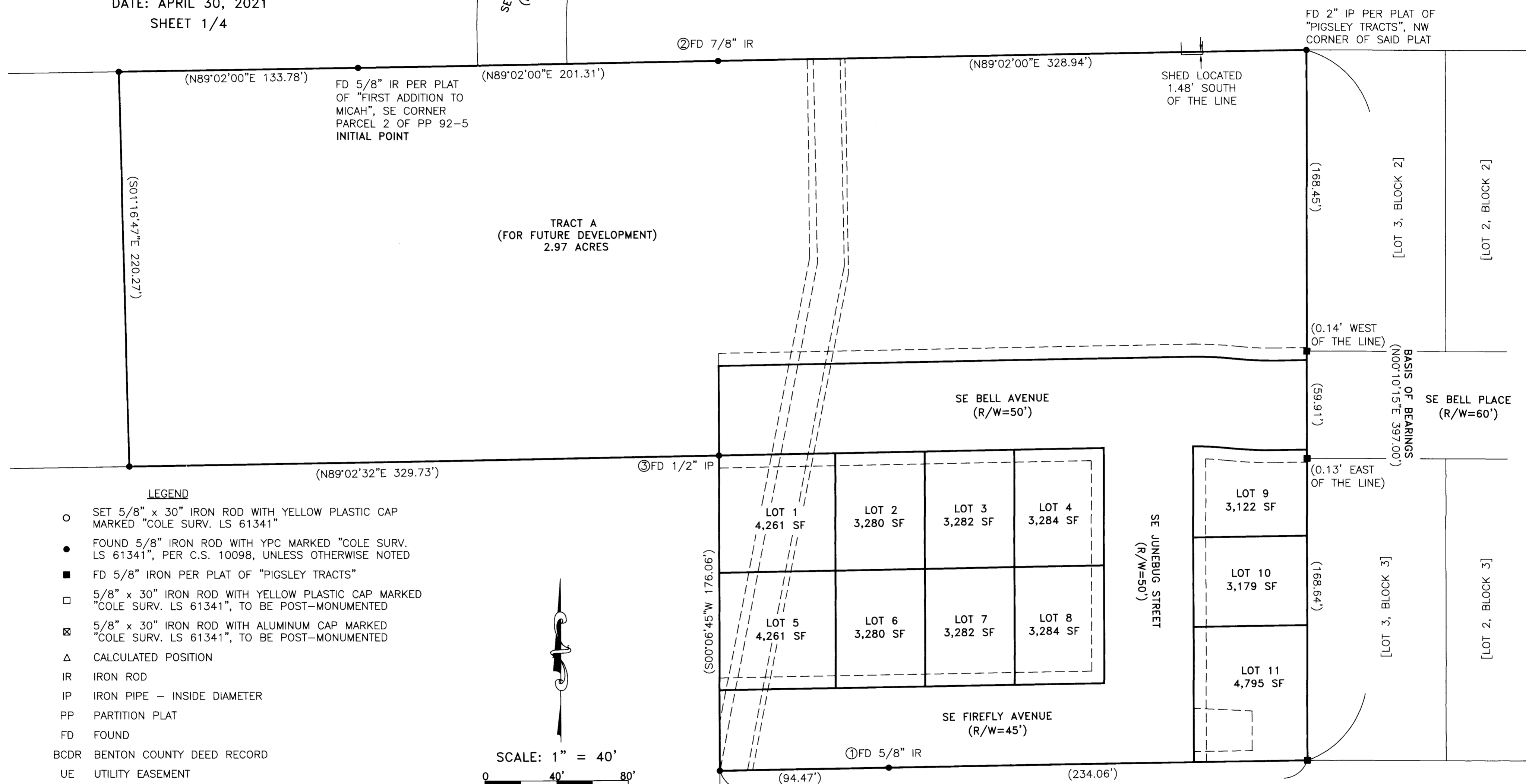
SHEET INDEX

SHEET 1 - EXTERIOR BOUNDARY AND SUBDIVISION OVERVIEW

SHEETS 2 - LOT SUBDIVISION

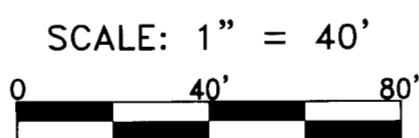
SHEET 3 - NEW AND EXISTING EASEMENTS

SHEET 4-DECLARATION, ACKNOWLEDGEMENT, RECORDING, APPROVALS, POST-MONUMENTATION STATEMENT, SURVEYOR'S CERTIFICATE AND NARRATIVE



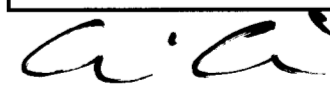
LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND 5/8" IRON ROD WITH YPC MARKED "COLE SURV. LS 61341", PER C.S. 10098, UNLESS OTHERWISE NOTED
- FD 5/8" IRON PER PLAT OF "PIGSLEY TRACTS"
- 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
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- PP PARTITION PLAT
- FD FOUND
- BCDR BENTON COUNTY DEED RECORD
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY
- M/L MORE OR LESS
- SF SQUARE FEET
- C.S. BENTON COUNTY SURVEY
- [] RECORD INFORMATION PER PLAT OF "PIGSLEY TRACTS"
- { } RECORD INFORMATION PER PLAT OF "FIRST ADDITION TO MICAH"
- () RECORD INFORMATION AS PER C.S. 10998, RECORD SAME AS MEASURED, UNLESS OTHERWISE NOTED
- ① C.S. 6206
- ② BCDR BK 109, PG 256
- ③ C.S. 444



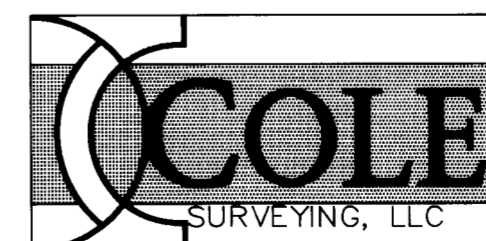
I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

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

SOUTHTOWN CLT

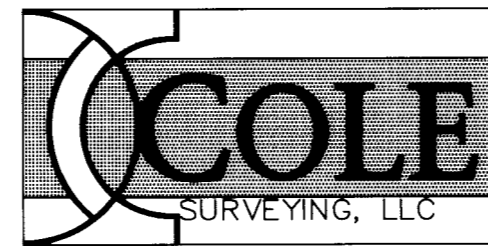
LOCATED IN THE DAVID BOTTERFIELD DLC No. 47, IN THE SW 1/4 OF SECTION 11 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: CORVALLIS NEIGHBORHOOD HOUSING SERVICES, INC.

DATE: APRIL 30, 2021
SHEET 2/4

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 6/30/22



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

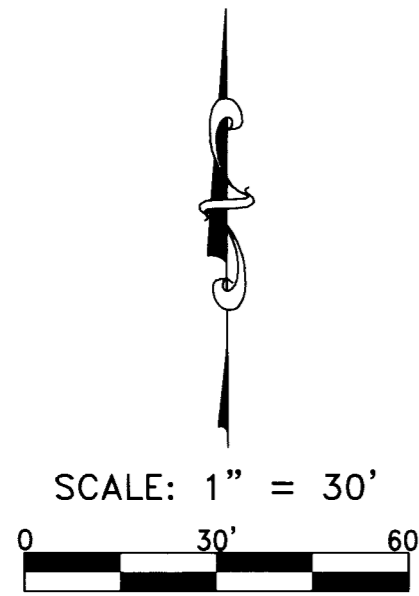
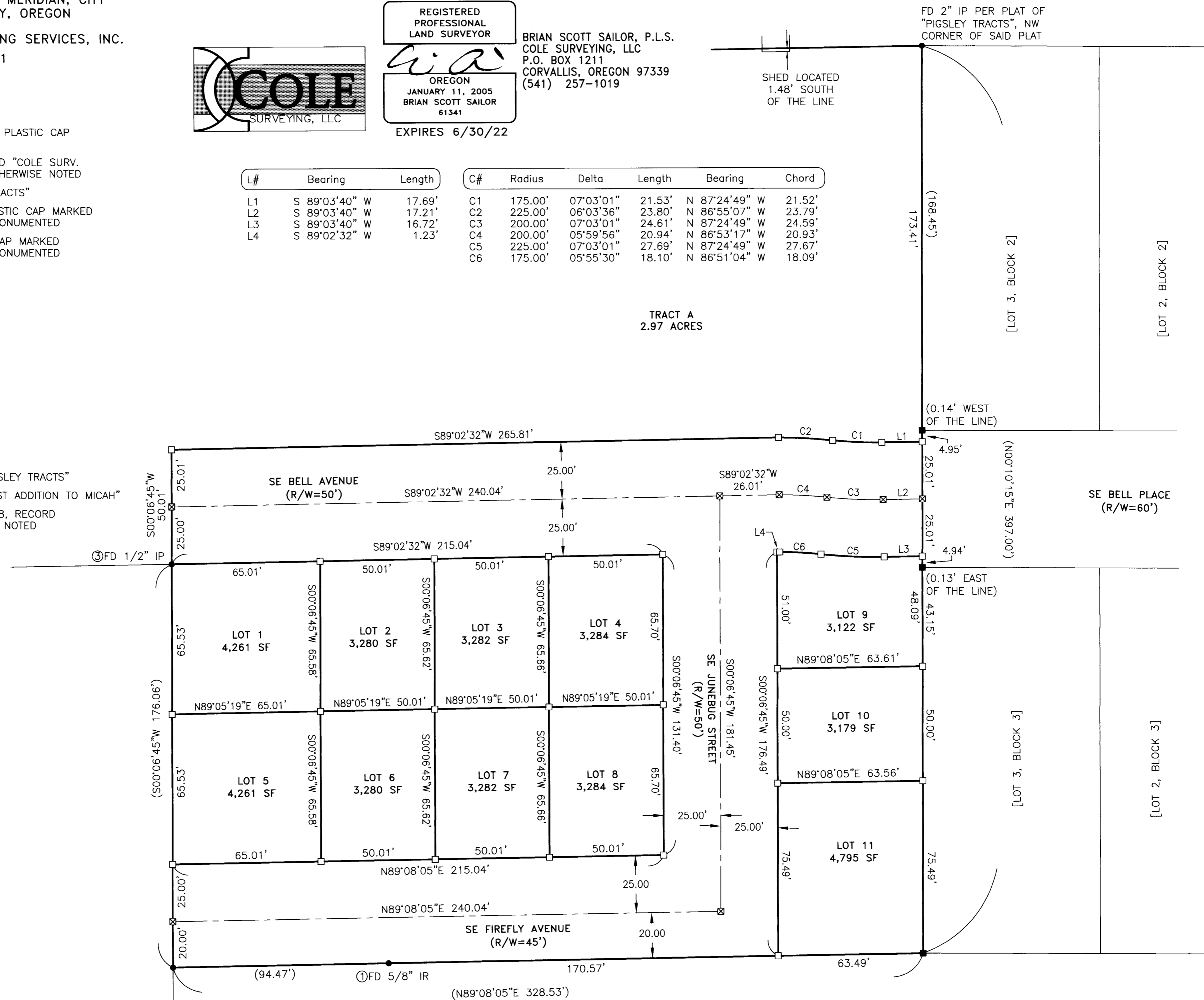
FD 2" IP PER PLAT OF "PIGSLEY TRACTS", NW CORNER OF SAID PLAT

SHED LOCATED 1.48' SOUTH OF THE LINE

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND 5/8" IRON ROD WITH YPC MARKED "COLE SURV. LS 61341", PER C.S. 10098, UNLESS OTHERWISE NOTED
- FD 5/8" IRON PER PLAT OF "PIGSLEY TRACTS"
- 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
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- PP PARTITION PLAT
- FD FOUND
- BCDR BENTON COUNTY DEED RECORD
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY
- M/L MORE OR LESS
- SF SQUARE FEET
- C.S. BENTON COUNTY SURVEY
- [] RECORD INFORMATION PER PLAT OF "PIGSLEY TRACTS"
- { } RECORD INFORMATION PER PLAT OF "FIRST ADDITION TO MICAH"
- () RECORD INFORMATION AS PER C.S. 10998, RECORD SAME AS MEASURED, UNLESS OTHERWISE NOTED
- ① C.S. 6206
- ② BCDR BK 109, PG 256
- ③ C.S. 444

L#	Bearing	Length	C#	Radius	Delta	Length	Bearing	Chord
L1	S 89°03'40" W	17.69'	C1	175.00'	07°03'01"	21.53'	N 87°24'49" W	21.52'
L2	S 89°03'40" W	17.21'	C2	225.00'	06°03'36"	23.80'	N 86°55'07" W	23.79'
L3	S 89°03'40" W	16.72'	C3	200.00'	07°03'01"	24.61'	N 87°24'49" W	24.59'
L4	S 89°02'32" W	1.23'	C4	200.00'	05°59'56"	20.94'	N 86°53'17" W	20.93'
			C5	225.00'	07°03'01"	27.69'	N 87°24'49" W	27.67'
			C6	175.00'	05°55'30"	18.10'	N 86°51'04" W	18.09'



SOUTHTOWN CLT

LOCATED IN THE DAVID BOTTERFIELD DLC No. 47, IN THE SW 1/4 OF SECTION 11 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

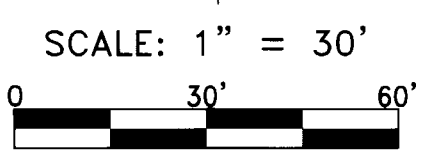
FOR: CORVALLIS NEIGHBORHOOD HOUSING SERVICES, INC.

DATE: APRIL 30, 2021

SHEET 3/4

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND 5/8" IRON ROD WITH YPC MARKED "COLE SURV. LS 61341", PER C.S. 10098, UNLESS OTHERWISE NOTED
- FD 5/8" IRON PER PLAT OF "PIGSLEY TRACTS"
- 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
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- PP PARTITION PLAT
- FD FOUND
- BCDR BENTON COUNTY DEED RECORD
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY
- M/L MORE OR LESS
- SF SQUARE FEET
- C.S. BENTON COUNTY SURVEY
- [] RECORD INFORMATION PER PLAT OF "PIGSLEY TRACTS"
- { } RECORD INFORMATION PER PLAT OF "FIRST ADDITION TO MICAH"
- () RECORD INFORMATION AS PER C.S. 10998, RECORD SAME AS MEASURED, UNLESS OTHERWISE NOTED
- ① C.S. 6206
- ② BCDR BK 109, PG 256
- ③ C.S. 444
- ④ BCDR M-84075

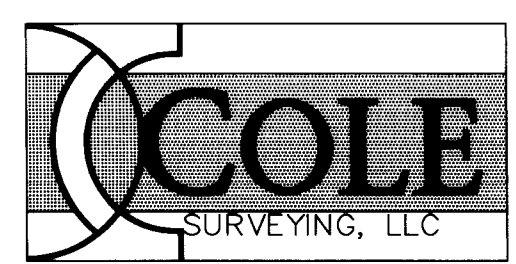


I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

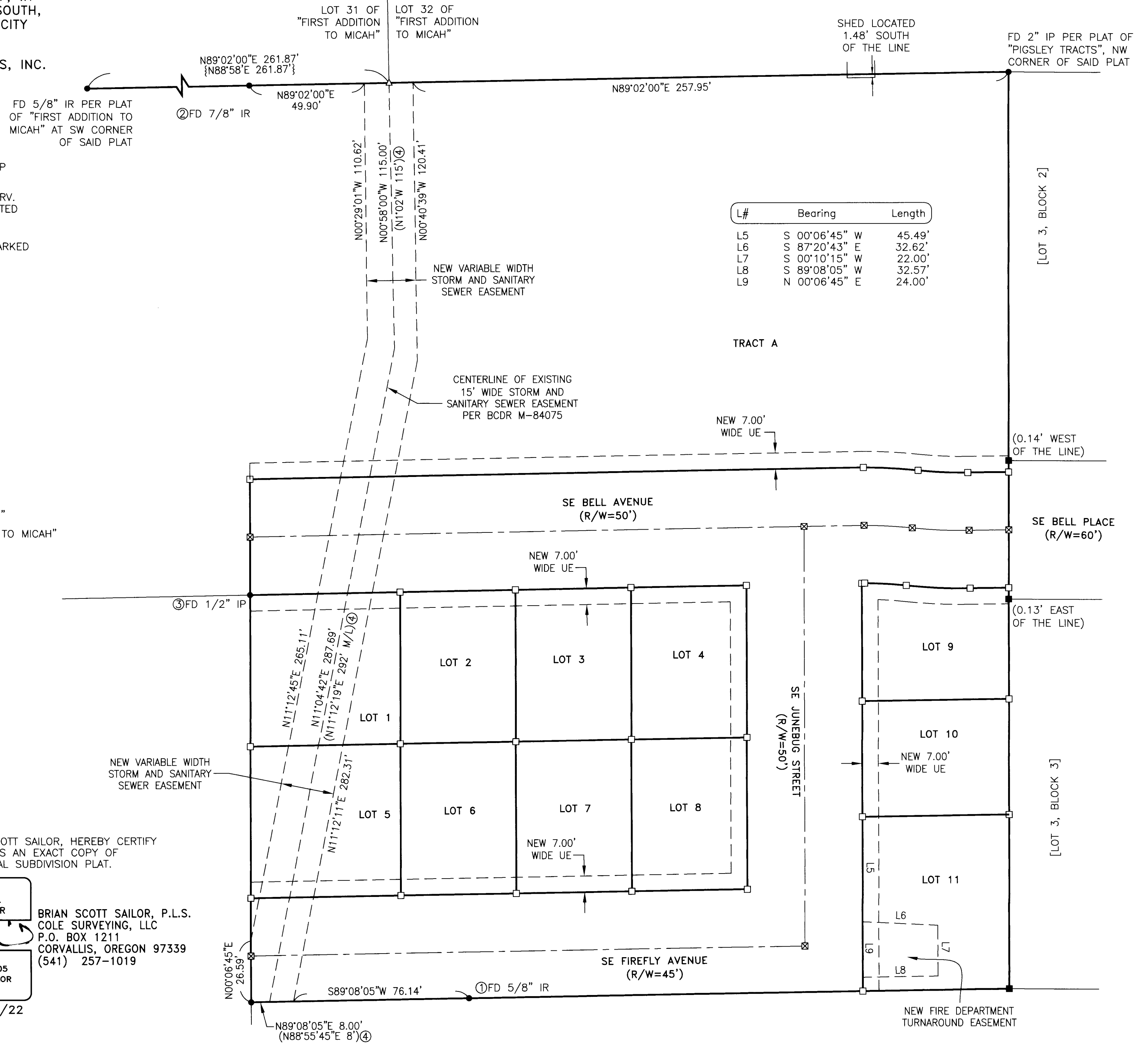
REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXPIRES 6/30/22



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



SOUTHTOWN CLT

LOCATED IN THE DAVID BOTTERFIELD DLC No. 47, IN THE SW 1/4 OF SECTION 11 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

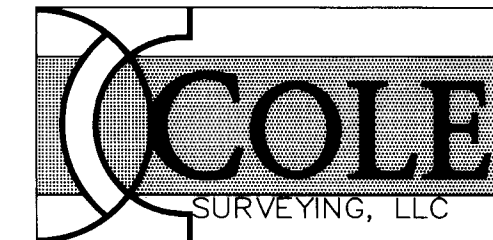
FOR: CORVALLIS NEIGHBORHOOD HOUSING SERVICES, INC.
DATE: APRIL 30, 2021
SHEET 4/4

POST-MONUMENTATION STATEMENT

I, BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE MONUMENTS FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE IMPROVEMENTS.

BRIAN SCOTT SAILOR - PLS 61341

POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE _____ DAY OF _____, 20____, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS DOCUMENT No. 20____-_____.



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/22

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

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

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS CASE SUB-2020-02.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE PLAT OF "PIGSLEY TRACTS", AS SHOWN.

BOUNDARY DETERMINATION

THE EXTERIOR BOUNDARY WAS DETERMINED BY OUR OFFICE IN BENTON COUNTY SURVEY No. 10998. SAID SURVEY BEING A PROPERTY LINE ADJUSTMENT SURVEY IN WHICH WE ESTABLISHED AND MONUMENTED THE WEST LINE OF THE SUBJECT PROPERTY. ALL MONUMENTS FOUND AND SET IN SAID SURVEY WERE FOUND AND RESURVEYED TO VERIFY THAT THE ACCURACY OF THE THEIR POSITION AGREES WITH OUR PREVIOUS SURVEY. ALL FOUND MONUMENTS DO AGREE WITH OUR PREVIOUS SURVEY AND ARE THUS HELD IN THE SAME MANNER AS DESCRIBED IN SAID SURVEY.

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:

BEGINNING AT A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 92-5, A PARTITION PLAT OF RECORD LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PLAT OF "FIRST ADDITION TO MICAH", A SUBDIVISION PLAT OF RECORD LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID "FIRST ADDITION TO MICAH" NORTH 89°02'00" EAST 530.25 FEET TO A 2 INCH IRON PIPE AT THE NORTHWEST CORNER OF THE PLAT OF "PIGSLEY TRACTS", A SUBDIVISION PLAT OF RECORD LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID "PIGSLEY TRACTS" SOUTH 00°10'15" WEST 397.00 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID "PIGSLEY TRACTS", SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN BENTON COUNTY DEED RECORD 2020-594666; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY SOUTH 89°08'05" WEST 328.53 FEET TO A 5/8 INCH IRON ROD AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE WESTERLY LINE OF SAID PROPERTY NORTH 00°06'45" EAST 176.06 FEET TO A 1/2 INCH IRON PIPE AT AN INTERIOR ANGLE POINT IN SAID PROPERTY; THENCE ALONG THE SOUTHERLY LINE OF SAID PROPERTY SOUTH 89°02'32" WEST 329.73 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE WEST LINE OF SAID PROPERTY NORTH 01°16'47" WEST 220.27 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PROPERTY, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID PARCEL 2 OF PARTITION PLAT 92-5; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 NORTH 89°02'00" EAST 133.78 FEET TO THE POINT OF BEGINNING.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT CORVALLIS NEIGHBORHOOD HOUSING SERVICES, INC., dba DEVNW, AN OREGON NONPROFIT, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, EASEMENTS, STREET RIGHT OF WAY, AND A TRACT AS SHOWN AND NOTED ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE LAND SHOWN FOR STREET RIGHT OF WAY AS SHOWN. OWNER DOES 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. OWNER DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE VARIABLE WIDTH STORM AND SANITARY SEWER EASEMENT AS SHOWN. CORVALLIS NEIGHBORHOOD HOUSING SERVICES, INC., dba DEVNW, IS RESPONSIBLE FOR MAINTAINING TRACT A. OWNER DOES ALSO HEREBY CREATE AND GRANT THE FIRE DEPARTMENT TURNAROUND EASEMENT AS SHOWN.

Emily Reiman
EMILY REIMAN, CHIEF EXECUTIVE OFFICER
FOR CORVALLIS NEIGHBORHOOD HOUSING SERVICES, INC., dba DEVNW, AN OREGON NONPROFIT

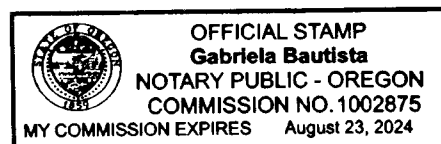
ACKNOWLEDGMENT:

STATE OF Oregon)
COUNTY OF Benton)
) SS

THIS IS TO CERTIFY THAT ON THIS 20 DAY OF August, 2021, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR EMILY REIMAN, AS CHIEF EXECUTIVE OFFICER FOR CORVALLIS NEIGHBORHOOD HOUSING SERVICES, INC., AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HER OWN FREE ACT AND DEED.

Hall Batt
NOTARY SIGNATURE

Gabriela Bautista
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 1002875
MY COMMISSION EXPIRES August 23, 2024



APPROVALS:

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

- FOR BY: *Denise Nolan* 9/15/2021
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE
- FOR BY: *J. W. Reed* 9-15-2021
BENTON COUNTY TAX COLLECTOR DATE
- APPROVED *Guy A. Gruel* 09-02-21
CITY OF CORVALLIS ENGINEER DATE
- APPROVED *Sam Jones* 8/30/21
CHAIR CITY OF CORVALLIS PLANNING COMMISSION DATE
- APPROVED *Julian Coates* 8/31/21
CITY OF CORVALLIS FINANCE DIRECTOR DATE
- APPROVED *William August* 9/30/21
CHAIR BENTON COUNTY BOARD OF COMMISSIONERS DATE
- APPROVED *Joe G. Mander* 9/21/21
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 2021-619464 ON THIS 30 DAY OF September 2021, AT 3:01 O'CLOCK PM.

BY: *W. D. Ke...*
BENTON COUNTY CLERK