

MARYS SUBDIVISION

THAT PROPERTY DESCRIBED IN BENTON COUNTY DEED RECORD 2010-462603, A PORTION OF WHICH BEING A REPLAT OF PARCEL 2 OF PARTITION PLAT 2011-001 AND BEING LOCATED IN THE JOHN TRAPP D.L.C. No. 38 AND IN THE NORTHWEST 1/4 OF SECTION 4 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS BENTON COUNTY, OREGON

DATE: OCTOBER 21, 2022

SHEET 1 OF 12

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS CASE SUB-2022-01.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE EAST RIGHT OF WAY LINE OF S.W. 53RD STREET, PRIOR TO RIGHT OF WAY DEDICATED IN BCDR 2017-556200, AS SHOWN ON SHEET 2 OF THE ATTACHED MAP.

BOUNDARY DETERMINATION

THE EXTERIOR BOUNDARY OF THE PROPERTY WAS PREVIOUSLY DETERMINED BY OUR OFFICE ON C.S. 11073. PLEASE REFER TO SAID BENTON COUNTY SURVEY FOR THE DETAILS OF THE DETERMINATION. THE ONLY MODIFICATION TO SAID BOUNDARY IS THAT WE FOUND AND HELD THE MONUMENT AT THE NORTHEAST CORNER OF THE PROPERTY.

SHEET INDEX

SHEET 1 - SURVEYOR'S NARRATIVE, SURVEYOR'S CERTIFICATE, LEGEND AND RECORDING INFORMATION FOR ADDITIONAL DOCUMENTS

SHEETS 2 - EXTERIOR BOUNDARY, EXISTING EASEMENTS OF RECORD AND NEW SANITARY SEWER EASEMENT

SHEET 3 - SUBDIVISION OVERVIEW

SHEETS 4 THROUGH 7 - LOT/TRACT SUBDIVISION AND STREET DEDICATIONS

SHEETS 8 THROUGH 11 - STREET CENTERLINE MONUMENTATION, NEW UTILITY EASEMENTS AND NEW DRAINAGEWAY EASEMENTS

SHEET 12 - 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 WITH YELLOW PLASTIC CAP MARKED "BENTON COUNTY SURVEYOR" PER C.S. 10791, UNLESS OTHERWISE NOTED
□ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341" AS PER PARTITION PLAT 2011-001
⊗ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341" AS PER C.S. 11073
■ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PLS 1637", PER C.S. 7718
⊕ 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
IP IRON PIPE - INSIDE DIAMETER
FD FOUND
UE UTILITY EASEMENT
R/W RIGHT OF WAY
YPC YELLOW PLASTIC CAP
ALC ALUMINUM CAP
⊕ CENTERLINE
R/W RIGHT-OF-WAY
SF SQUARE FEET
PP PARTITION PLAT
C.S. BENTON COUNTY SURVEY
BCDR BENTON COUNTY DEED RECORD
[] RECORD INFORMATION AS PER BCDR M-122716-90, RECORD SAME AS MEASURED UNLESS OTHERWISE NOTED
() RECORD INFORMATION AS PER C.S. 11073, RECORD SAME AS MEASURED UNLESS OTHERWISE NOTED

SURVEYOR'S CERTIFICATE:

A TRACT OF LAND LOCATED IN THE JOHN TRAPP D.L.C. No. 38 AND IN THE NORTHWEST QUARTER OF SECTIONS 4 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

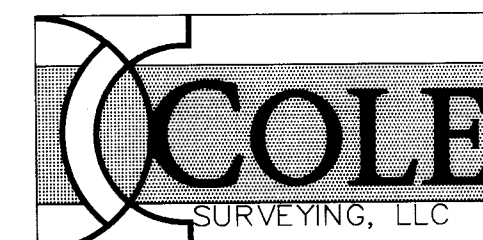
BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD AT THE MOST SOUTHERLY SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 2011-001, A PARTITION PLAT OF RECORD IN THE THE JOHN TRAPP D.L.C. No. 38 AND IN THE NORTHWEST QUARTER OF SECTION 4 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF S.W. WEST HILLS ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89°57'05" WEST 2265.93 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF PROPERTY DEDICATED FOR STREET RIGHT OF WAY IN BENTON COUNTY DEED RECORD 2014-522448; THENCE ALONG THE EAST LINE OF SAID DEDICATED RIGHT OF WAY THE FOLLOWING COURSES: NORTH 50°27'06" WEST 63.83 FEET TO A 5/8 INCH IRON ROD, NORTH 11°25'42" WEST 43.44 FEET TO A 5/8 INCH IRON ROD, AND NORTH 33°01'23" WEST 21.81 FEET TO A 5/8 INCH IRON ROD ON THE EAST RIGHT OF WAY LINE OF S.W. 53RD STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 00°02'10" EAST 594.83 FEET TO A 5/8 INCH IRON ROD, NORTH 12°17'19" EAST 350.73 FEET TO A 5/8 INCH IRON ROD, SOUTH 71°28'53" EAST 25.00 FEET TO A 5/8 INCH IRON ROD, NORTH 19°17'48" EAST 291.47 FEET TO A 5/8 INCH IRON ROD, NORTH 07°11'11" EAST 575.22 FEET TO A 5/8 INCH IRON ROD, AND NORTH 04°53'57" WEST 186.50 FEET TO A 5/8 INCH IRON ROD AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF OLD COUNTY ROAD No. 363; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 89°35'08" EAST 1248.83 FEET TO A 5/8 INCH IRON ROD, ALONG THE ARC OF A 1840.08 FOOT RADIUS CURVE TO THE RIGHT 375.15 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 84°34'22" EAST 374.50 FEET) TO A 5/8 INCH IRON ROD, SOUTH 78°43'52" EAST 147.10 FEET TO A 5/8 INCH IRON ROD, AND ALONG THE ARC OF A 1502.69 FOOT RADIUS CURVE TO THE LEFT 697.79 FEET (THE LONG CHORD OF WHICH BEARS NORTH 87°57'45" EAST 691.54 FEET) TO A 3/4 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID PARCEL 2 OF PARTITION PLAT 2011-001; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 SOUTH 06°50'47" WEST 1421.57 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID PARCEL 2, SAID POINT BEING WITNESSED BY A 5/8 INCH IRON ROD WHICH BEARS NORTH 06°51'24" EAST 15.69 FEET FROM THE TRUE CORNER; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 THE FOLLOWING COURSES: NORTH 54°56'49" WEST 35.82 FEET, NORTH 34°24'22" WEST 89.55 FEET, NORTH 25°37'14" WEST 42.88 FEET, NORTH 40°56'32" WEST 33.29 FEET, NORTH 57°24'51" WEST 36.33 FEET, NORTH 71°11'16" WEST 28.98 FEET, SOUTH 00°02'16" EAST 10.39 FEET TO A 1/2 INCH IRON PIPE AND SOUTH 89°57'59" WEST 24.98 FEET TO A 5/8 INCH IRON ROD AT AN ANGLE POINT IN THE EAST LINE OF SAID PARCEL 2; THENCE ALONG THE EAST LINE OF SAID PARCEL 2 SOUTH 00°02'33" EAST 795.77 FEET TO THE INITIAL POINT.

APPLICABLE RESTRICTRICTIVE COVENANTS AND AGREEMENTS:

- RESTRICTED DEVELOPMENT AREA A OVER LOT 1 PER BCDR 2023-634451
RESTRICTED DEVELOPMENT AREA B OVER LOT 3 PER BCDR 2023-634451
RESTRICTED DEVELOPMENT AREA C OVER LOT 3 PER BCDR 2023-634451
DEED DECLARATION ADDRESSING HOUSING TYPES PER BCDR 2023-634452
SUBDIVISION INFRASTRUCTURE PHASING AGREEMENT PER BCDR 2023-634453

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

EXPIRES 6/30/24

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

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SHEET 2 OF 12



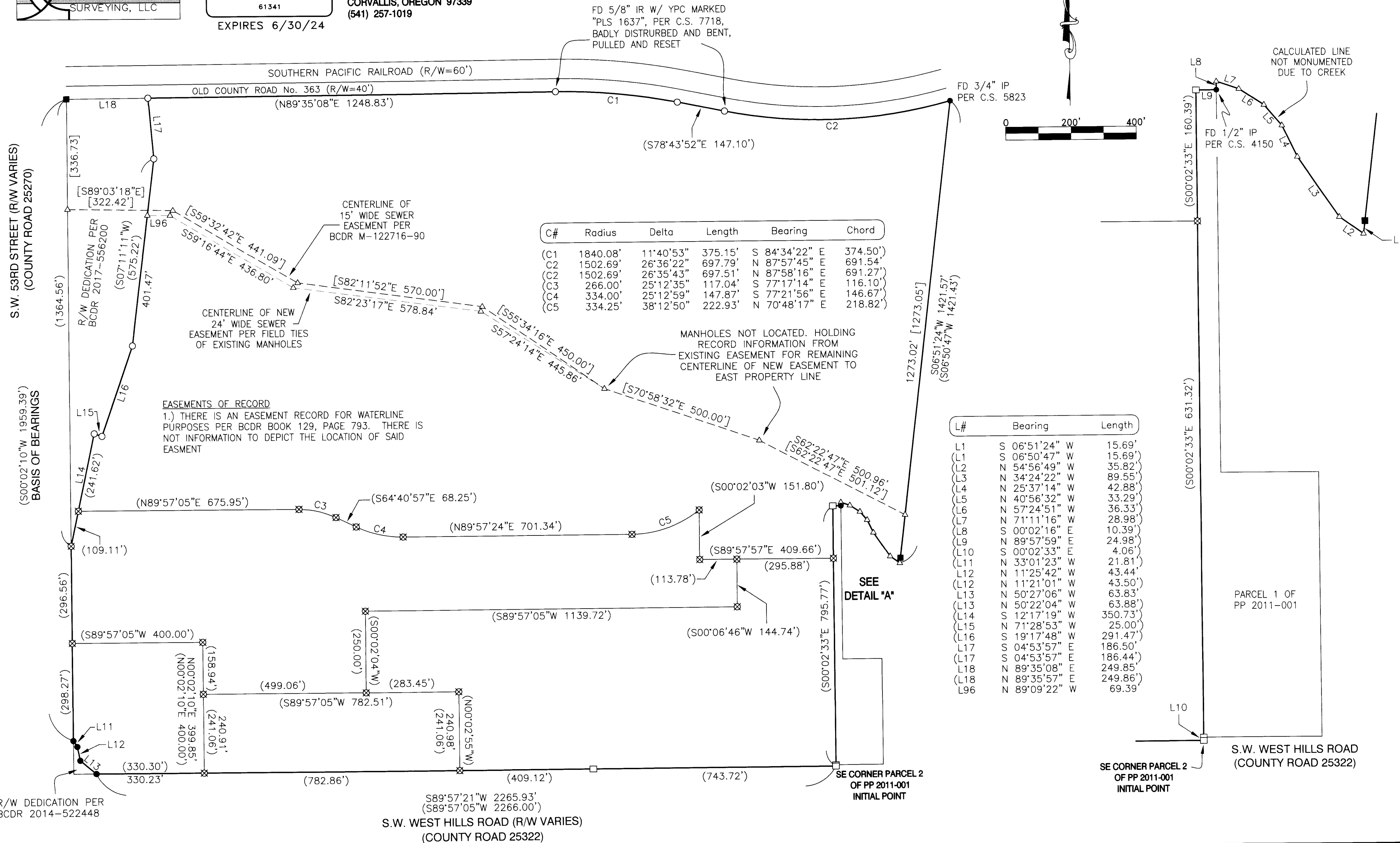
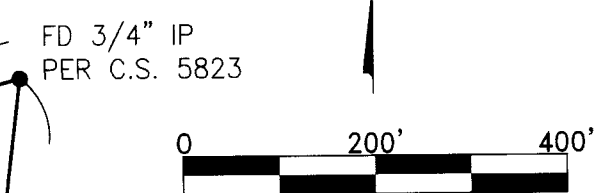
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 (541) 257-1019

EXPIRES 6/30/24

FD 5/8" IR W/ YPC MARKED
 "PLS 1637", PER C.S. 7718,
 BADLY DISTURBED AND BENT,
 PULLED AND RESET



C#	Radius	Delta	Length	Bearing	Chord
(C1)	1840.08'	11'40'53"	375.15'	S 84°34'22" E	374.50'
(C2)	1502.69'	26'36'22"	697.79'	N 87°57'45" E	691.54'
(C2)	1502.69'	26'35'43"	697.51'	N 87°58'16" E	691.27'
(C3)	266.00'	25'12'35"	117.04'	S 77°17'14" E	116.10'
(C4)	334.00'	25'12'59"	147.87'	S 77°21'56" E	146.67'
(C5)	334.25'	38'12'50"	222.93'	N 70°48'17" E	218.82'

L#	Bearing	Length
(L1)	S 06°51'24" W	15.69'
(L1)	S 06°50'47" W	15.69'
(L2)	N 54°56'49" W	35.82'
(L3)	N 34°24'22" W	89.55'
(L4)	N 25°37'14" W	42.88'
(L5)	N 40°56'32" W	33.29'
(L6)	N 57°24'51" W	36.33'
(L7)	N 71°11'16" W	28.98'
(L8)	S 00°02'16" E	10.39'
(L9)	N 89°57'59" E	24.98'
(L10)	S 00°02'33" E	4.06'
(L11)	N 33°01'23" W	21.81'
(L12)	N 11°25'42" W	43.44'
(L12)	N 11°21'01" W	43.50'
(L13)	N 50°27'06" W	63.83'
(L13)	N 50°22'04" W	63.88'
(L14)	S 12°17'19" W	350.73'
(L15)	N 71°28'53" W	25.00'
(L16)	S 19°17'48" W	291.47'
(L17)	S 04°53'57" E	186.50'
(L17)	S 04°53'57" E	186.44'
(L18)	N 89°35'08" E	249.85'
(L18)	N 89°35'57" E	249.86'
(L96)	N 89°09'22" W	69.39'

21910 SUB

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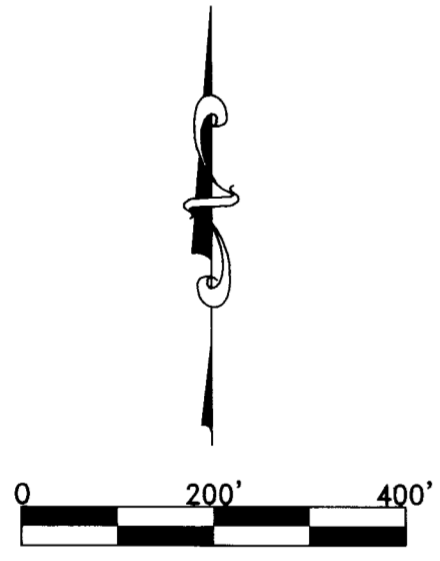
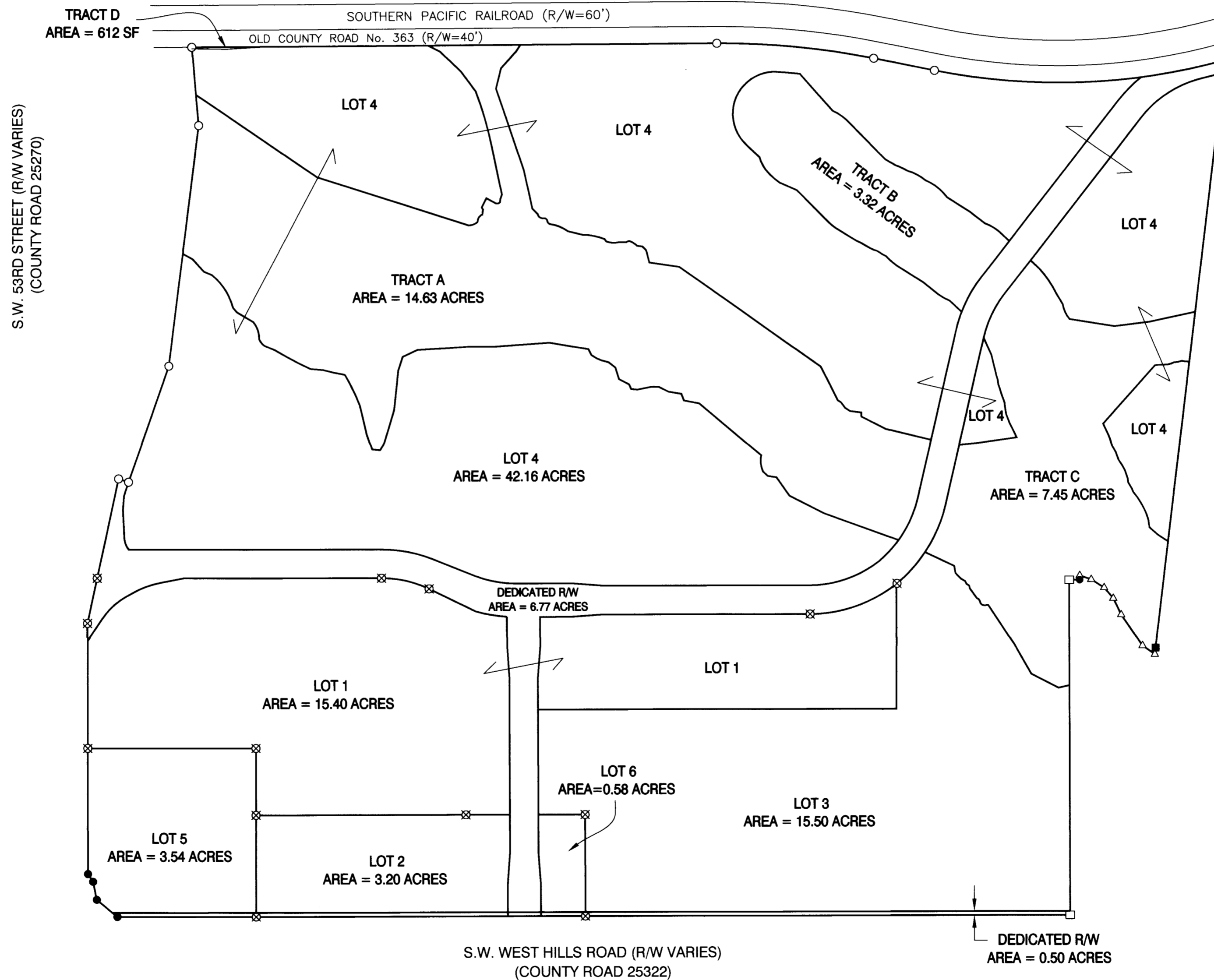


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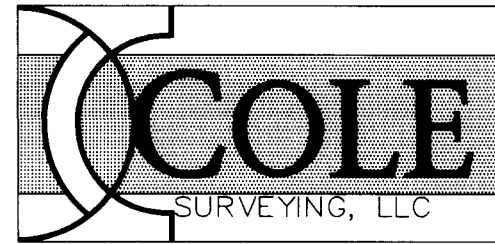
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SHEET 4 OF 12

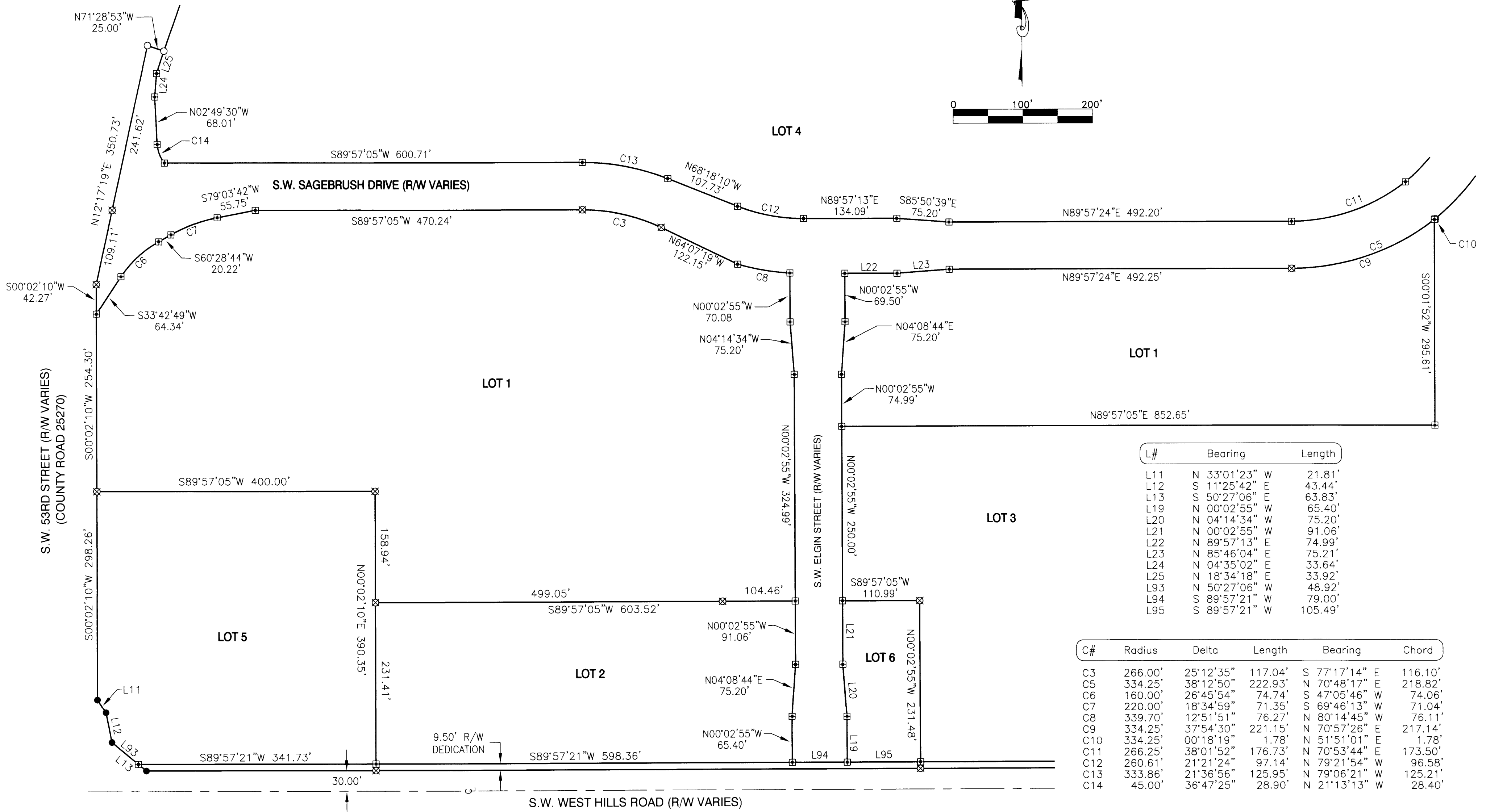
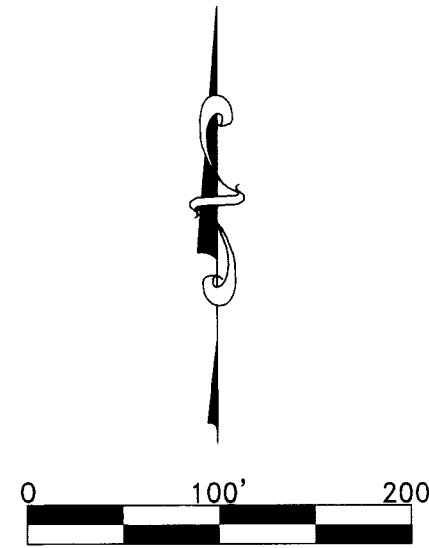


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L#	Bearing	Length
L11	N 33°01'23" W	21.81'
L12	S 11°25'42" E	43.44'
L13	S 50°27'06" E	63.83'
L19	N 00°02'55" W	65.40'
L20	N 04°14'34" W	75.20'
L21	N 00°02'55" W	91.06'
L22	N 89°57'13" E	74.99'
L23	N 85°46'04" E	75.21'
L24	N 04°35'02" E	33.64'
L25	N 18°34'18" E	33.92'
L93	N 50°27'06" W	48.92'
L94	S 89°57'21" W	79.00'
L95	S 89°57'21" W	105.49'

C#	Radius	Delta	Length	Bearing	Chord
C3	266.00'	25°12'35"	117.04'	S 77°17'14" E	116.10'
C5	334.25'	38°12'50"	222.93'	N 70°48'17" E	218.82'
C6	160.00'	26°45'54"	74.74'	S 47°05'46" W	74.06'
C7	220.00'	18°34'59"	71.35'	S 69°46'13" W	71.04'
C8	339.70'	12°51'51"	76.27'	N 80°14'45" W	76.11'
C9	334.25'	37°54'30"	221.15'	N 70°57'26" E	217.14'
C10	334.25'	00°18'19"	1.78'	N 51°51'01" E	1.78'
C11	266.25'	38°01'52"	176.73'	N 70°53'44" E	173.50'
C12	260.61'	21°21'24"	97.14'	N 79°21'54" W	96.58'
C13	333.86'	21°36'56"	125.95'	N 79°06'21" W	125.21'
C14	45.00'	36°47'25"	28.90'	N 21°13'13" W	28.40'

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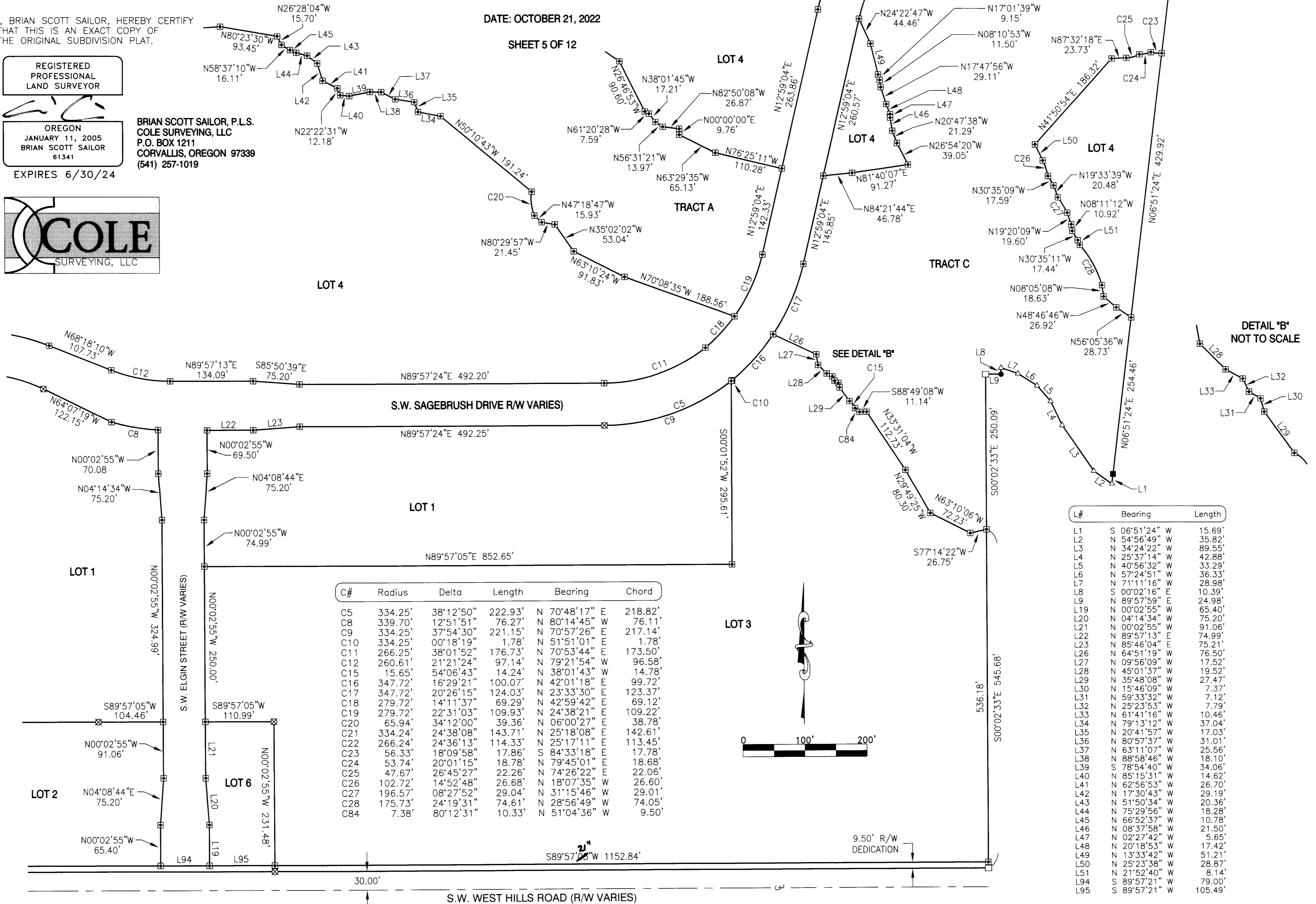
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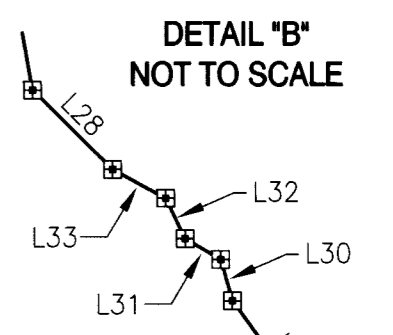
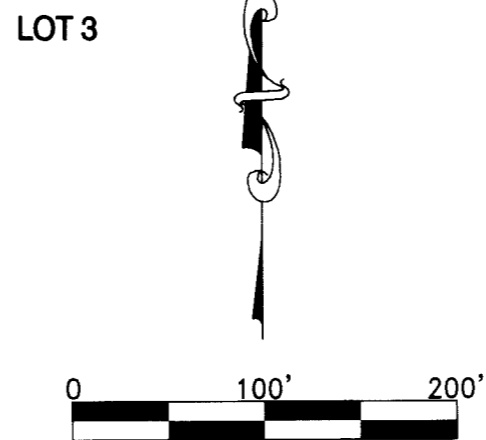
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SHEET 5 OF 12



C#	Radius	Delta	Length	Bearing	Chord
C5	334.25'	38°12'50"	222.93'	N 70°48'17" E	218.82'
C8	339.70'	12°51'51"	76.27'	N 80°14'45" W	76.11'
C9	334.25'	37°54'30"	221.15'	N 70°57'26" E	217.14'
C10	334.25'	00°18'19"	1.78'	N 51°51'01" E	1.78'
C11	266.25'	38°01'52"	176.73'	N 70°53'44" E	173.50'
C12	260.61'	21°21'24"	97.14'	N 79°21'54" W	96.58'
C15	15.65'	54°06'43"	14.24'	N 38°01'43" W	14.78'
C16	347.72'	16°29'21"	100.07'	N 42°01'18" E	99.72'
C17	347.72'	20°26'15"	124.03'	N 23°33'30" E	123.37'
C18	279.72'	14°11'37"	69.29'	N 42°59'42" E	69.12'
C19	279.72'	22°31'03"	109.93'	N 24°38'21" E	109.22'
C20	65.94'	34°12'00"	39.36'	N 06°00'27" E	38.78'
C21	334.24'	24°38'08"	143.71'	N 25°18'08" E	142.61'
C22	266.24'	24°36'13"	114.33'	N 25°17'11" E	113.45'
C23	56.33'	18°09'58"	17.86'	S 84°33'18" E	17.78'
C24	53.74'	20°01'15"	18.78'	N 79°45'01" E	18.68'
C25	47.67'	26°45'27"	22.26'	N 74°26'22" E	22.06'
C26	102.72'	14°52'48"	26.68'	N 18°07'35" W	26.60'
C27	196.57'	08°27'52"	29.04'	N 31°15'46" W	29.01'
C28	175.73'	24°19'31"	74.61'	N 28°56'49" W	74.05'
C84	7.38'	80°12'31"	10.33'	N 51°04'36" W	9.50'

L#	Bearing	Length
L1	S 06°51'24" W	15.69'
L2	N 54°56'49" W	35.82'
L3	N 34°24'22" W	89.55'
L4	N 25°37'14" W	42.88'
L5	N 40°56'32" W	33.29'
L6	N 57°24'51" W	36.33'
L7	N 71°11'16" W	28.98'
L8	S 00°02'16" E	10.39'
L9	N 89°57'59" E	24.98'
L19	N 00°02'55" W	65.40'
L20	N 04°14'34" W	75.20'
L21	N 00°02'55" W	91.06'
L22	N 89°57'13" E	74.99'
L23	N 85°46'04" E	75.21'
L26	N 64°51'19" W	76.50'
L27	N 09°56'09" W	17.52'
L28	N 45°01'37" W	19.52'
L29	N 35°48'08" W	27.47'
L30	N 15°46'09" W	7.37'
L31	N 59°33'32" W	7.12'
L32	N 25°23'53" W	7.79'
L33	N 61°41'16" W	10.46'
L34	N 79°13'12" W	37.04'
L35	N 20°41'57" W	17.03'
L36	N 80°57'37" W	31.01'
L37	N 63°11'07" W	25.56'
L38	N 88°58'46" W	18.10'
L39	S 78°54'40" W	34.06'
L40	N 85°15'31" W	14.62'
L41	N 62°56'53" W	26.70'
L42	N 17°30'43" W	29.19'
L43	N 51°50'34" W	20.36'
L44	N 75°29'56" W	18.28'
L45	N 66°52'37" W	10.78'
L46	N 08°37'58" W	21.50'
L47	N 02°27'42" W	5.65'
L48	N 20°18'53" W	17.42'
L49	N 13°33'42" W	51.21'
L50	N 25°23'38" W	28.87'
L51	N 21°52'40" W	8.14'
L94	S 89°57'21" W	79.00'
L95	S 89°57'21" W	105.49'



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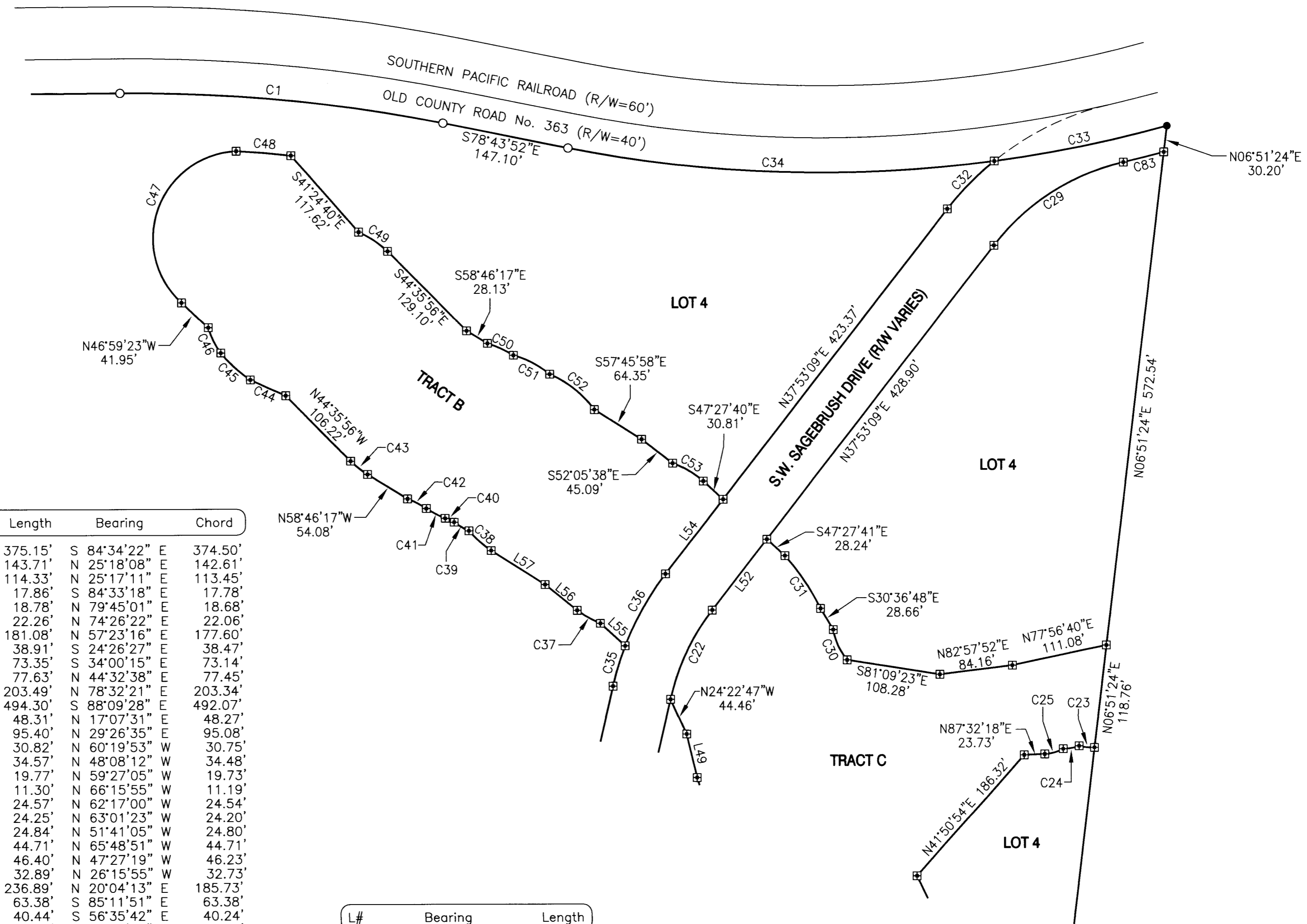
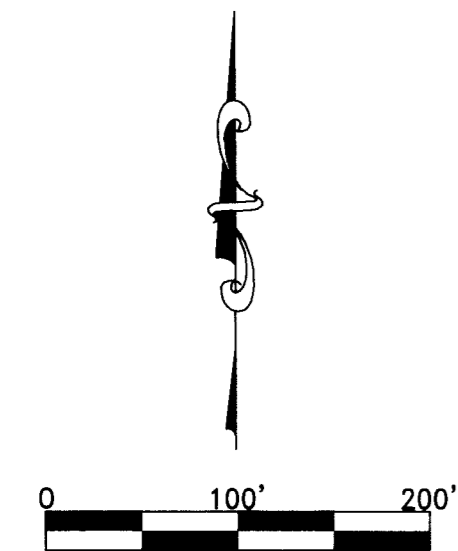
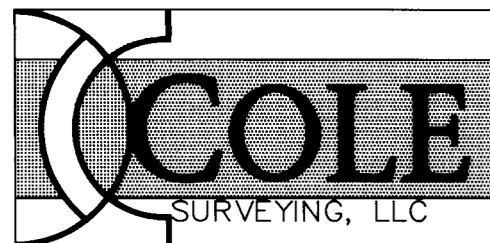
SHEET 6 OF 12

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REGISTERED PROFESSIONAL LAND SURVEYOR

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 P.O. BOX 1211
 CORVALLIS, OREGON 97339
 (541) 257-1019

EXPIRES 6/30/24



C#	Radius	Delta	Length	Bearing	Chord
C1	1840.08'	11°40'53"	375.15'	S 84°34'22" E	374.50'
C21	334.24'	24°38'08"	143.71'	N 25°18'08" E	142.61'
C22	266.24'	24°36'13"	114.33'	N 25°17'11" E	113.45'
C23	56.33'	18°09'58"	17.86'	S 84°33'18" E	17.78'
C24	53.74'	20°01'15"	18.78'	N 79°45'01" E	18.68'
C25	47.67'	26°45'27"	22.26'	N 74°26'22" E	22.06'
C29	266.00'	39°00'15"	181.08'	N 57°23'16" E	177.60'
C30	75.08'	29°41'29"	38.91'	S 24°26'27" E	38.47'
C31	284.92'	14°44'58"	73.35'	S 34°00'15" E	73.14'
C32	334.00'	13°18'59"	77.63'	N 44°32'38" E	77.45'
C33	1502.69'	07°45'32"	203.49'	N 78°32'21" E	203.34'
C34	1502.69'	18°50'49"	494.30'	S 88°09'28" E	492.07'
C35	334.24'	08°16'53"	48.31'	N 17°07'31" E	48.27'
C36	334.24'	16°21'15"	95.40'	N 29°26'35" E	95.08'
C37	129.92'	13°35'29"	30.82'	N 60°19'53" W	30.75'
C38	135.79'	14°35'15"	34.57'	N 48°08'12" W	34.48'
C39	85.91'	13°11'07"	19.77'	N 59°27'05" W	19.73'
C40	24.14'	26°48'47"	11.30'	N 66°15'55" W	11.19'
C41	149.20'	09°26'03"	24.57'	N 62°17'00" W	24.54'
C42	105.51'	13°10'13"	24.25'	N 63°01'23" W	24.20'
C43	124.56'	11°25'30"	24.84'	N 51°41'05" W	24.80'
C44	987.26'	02°35'41"	44.71'	N 65°48'51" W	44.71'
C45	156.03'	17°02'24"	46.40'	N 47°27'19" W	46.23'
C46	96.18'	19°35'28"	32.89'	N 26°15'55" W	32.73'
C47	100.50'	135°03'15"	236.89'	N 20°04'13" E	185.73'
C48	1157.49'	03°08'15"	63.38'	S 85°11'51" E	63.38'
C49	117.13'	19°46'54"	40.44'	S 56°35'42" E	40.24'
C50	131.55'	14°26'56"	33.17'	S 65°17'26" E	33.09'
C51	111.23'	24°25'12"	47.41'	S 62°10'51" E	47.05'
C52	125.44'	30°21'41"	66.47'	S 51°35'18" E	65.70'
C53	111.82'	21°11'17"	41.35'	S 59°30'52" E	41.12'
C83	1530.69'	01°48'12"	48.17'	N 75°59'18" E	48.17'

L#	Bearing	Length
L49	N 13°33'42" W	51.21'
L52	N 37°53'09" E	103.05'
L54	N 37°53'09" E	108.75'
L55	N 47°24'40" W	38.66'
L56	N 51°16'31" W	47.45'
L57	N 57°45'58" W	73.36'

MARYS SUBDIVISION

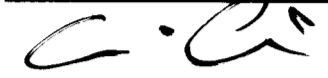
THAT PROPERTY DESCRIBED IN BENTON COUNTY DEED RECORD 2010-462603, A PORTION OF WHICH BEING A REPLAT OF PARCEL 2 OF PARTITION PLAT 2011-001 AND BEING LOCATED IN THE JOHN TRAPP D.L.C. No. 38 AND IN THE NORTHWEST 1/4 OF SECTION 4 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS BENTON COUNTY, OREGON

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

DATE: OCTOBER 21, 2022

SHEET 7 OF 12

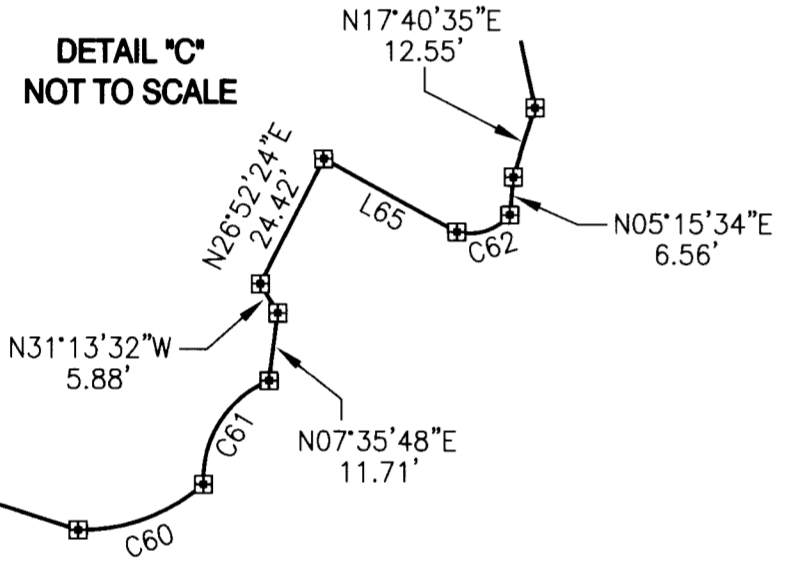
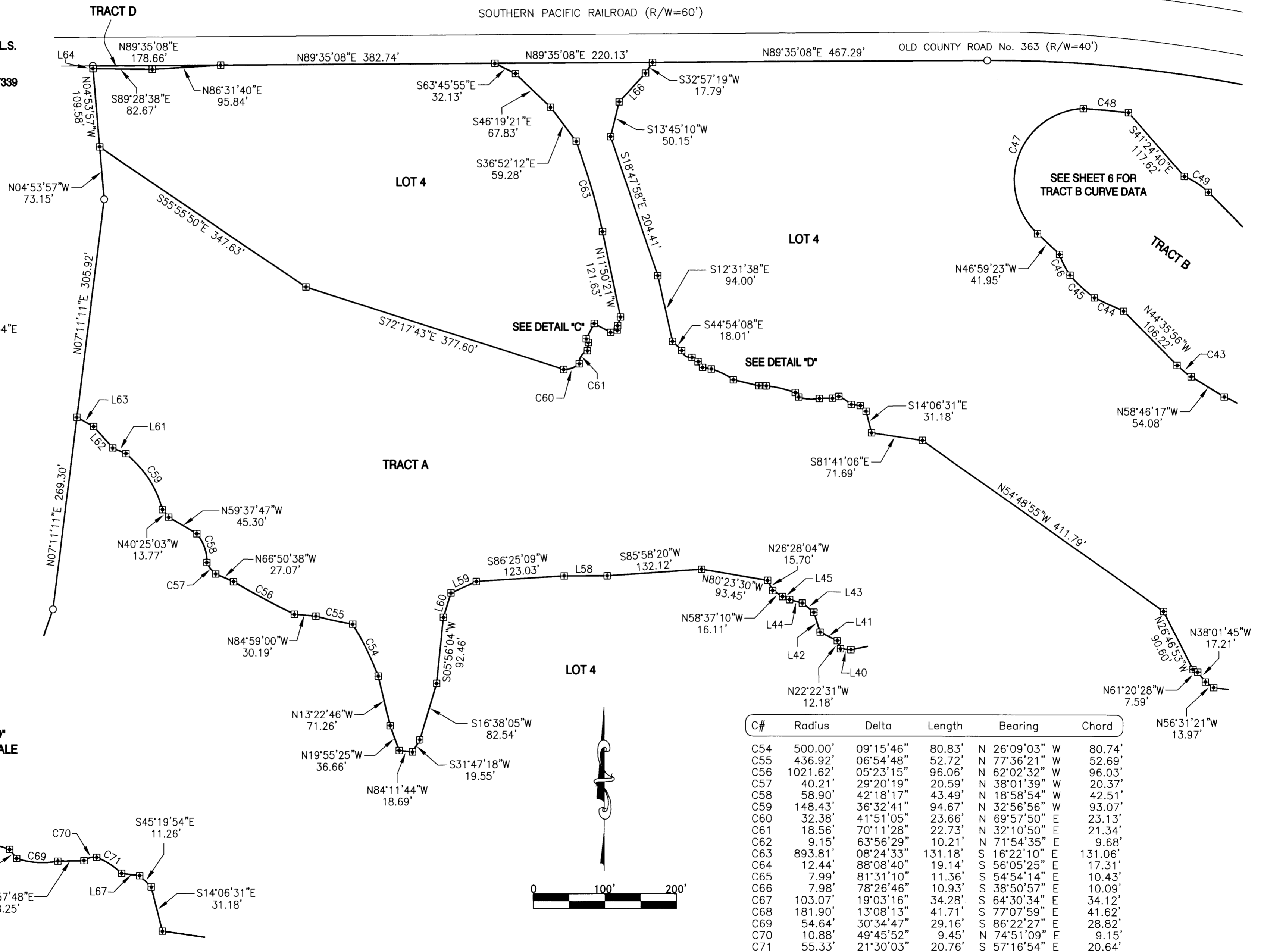
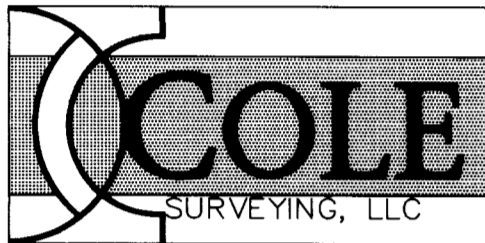
REGISTERED PROFESSIONAL LAND SURVEYOR



OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

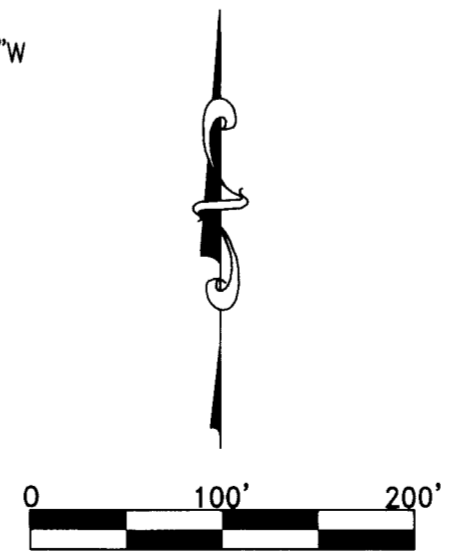
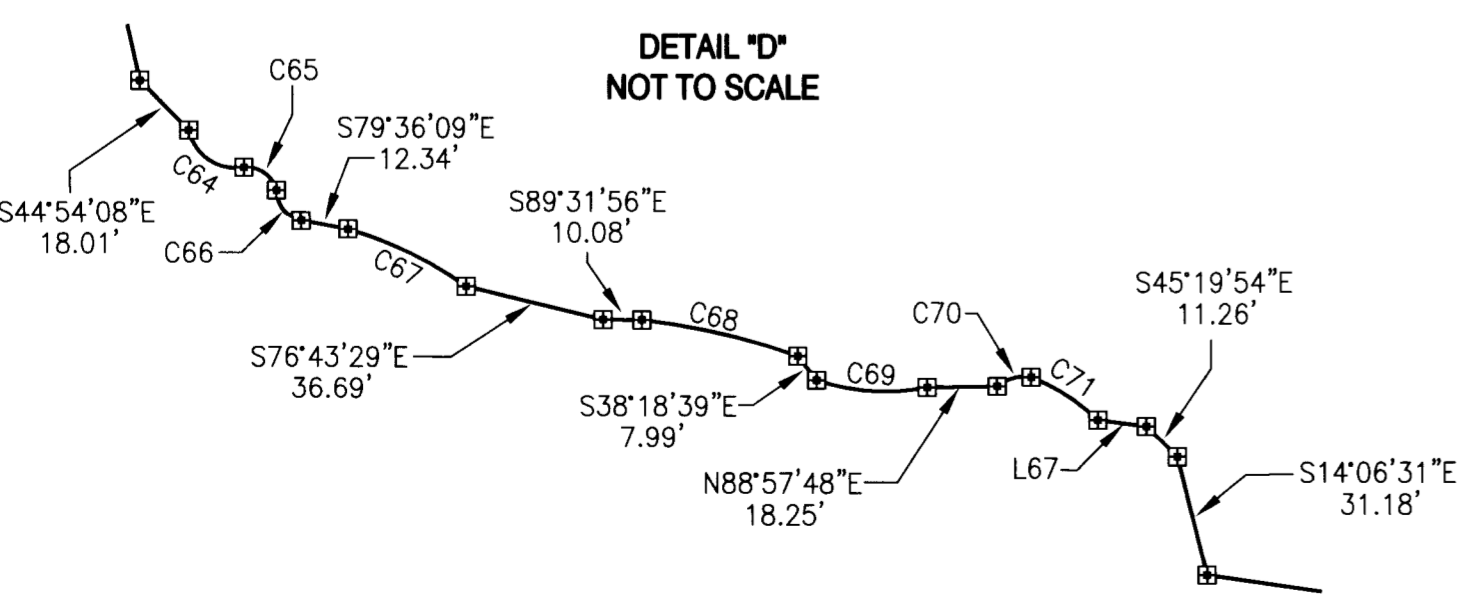
EXPIRES 6/30/24

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



L#	Bearing	Length
L40	N 85°15'31" W	14.62'
L41	N 62°56'53" W	26.70'
L42	N 17°30'43" W	29.19'
L43	N 51°50'34" W	20.36'
L44	N 75°29'56" W	18.28'
L45	N 66°52'37" W	10.78'
L58	S 89°50'06" W	60.05'
L59	S 65°41'09" W	38.79'
L60	S 17°31'19" W	35.11'
L61	N 67°05'58" W	20.16'
L62	N 42°07'06" W	39.96'
L63	N 60°59'11" W	26.54'
L64	N 04°53'57" W	3.77'
L65	S 61°25'35" E	26.31'
L66	S 42°32'19" W	54.45'
L67	S 82°33'28" E	12.74'

C#	Radius	Delta	Length	Bearing	Chord
C54	500.00'	09°15'46"	80.83'	N 26°09'03" W	80.74'
C55	436.92'	06°54'48"	52.72'	N 77°36'21" W	52.69'
C56	1021.62'	05°23'15"	96.06'	N 62°02'32" W	96.03'
C57	40.21'	29°20'19"	20.59'	N 38°01'39" W	20.37'
C58	58.90'	42°18'17"	43.49'	N 18°58'54" W	42.51'
C59	148.43'	36°32'41"	94.67'	N 32°56'56" W	93.07'
C60	32.38'	41°51'05"	23.66'	N 69°57'50" E	23.13'
C61	18.56'	70°11'28"	22.73'	N 32°10'50" E	21.34'
C62	9.15'	63°56'29"	10.21'	N 71°54'35" E	9.68'
C63	893.81'	08°24'33"	131.18'	S 16°22'10" E	131.06'
C64	12.44'	88°08'40"	19.14'	S 56°05'25" E	17.31'
C65	7.99'	81°31'10"	11.36'	S 54°54'14" E	10.43'
C66	7.98'	78°26'46"	10.93'	S 38°50'57" E	10.09'
C67	103.07'	19°03'16"	34.28'	S 64°30'34" E	34.12'
C68	181.90'	13°08'13"	41.71'	S 77°07'59" E	41.62'
C69	54.64'	30°34'47"	29.16'	S 86°22'27" E	28.82'
C70	10.88'	49°45'52"	9.45'	N 74°51'09" E	9.15'
C71	55.33'	21°30'03"	20.76'	S 57°16'54" E	20.64'



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

MARYS SUBDIVISION

THAT PROPERTY DESCRIBED IN BENTON COUNTY DEED RECORD 2010-462603, A PORTION OF WHICH BEING A REPLAT OF PARCEL 2 OF PARTITION PLAT 2011-001 AND BEING LOCATED IN THE JOHN TRAPP D.L.C. No. 38 AND IN THE NORTHWEST 1/4 OF SECTION 4 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS BENTON COUNTY, OREGON

DATE: OCTOBER 21, 2022

SHEET 8 OF 12



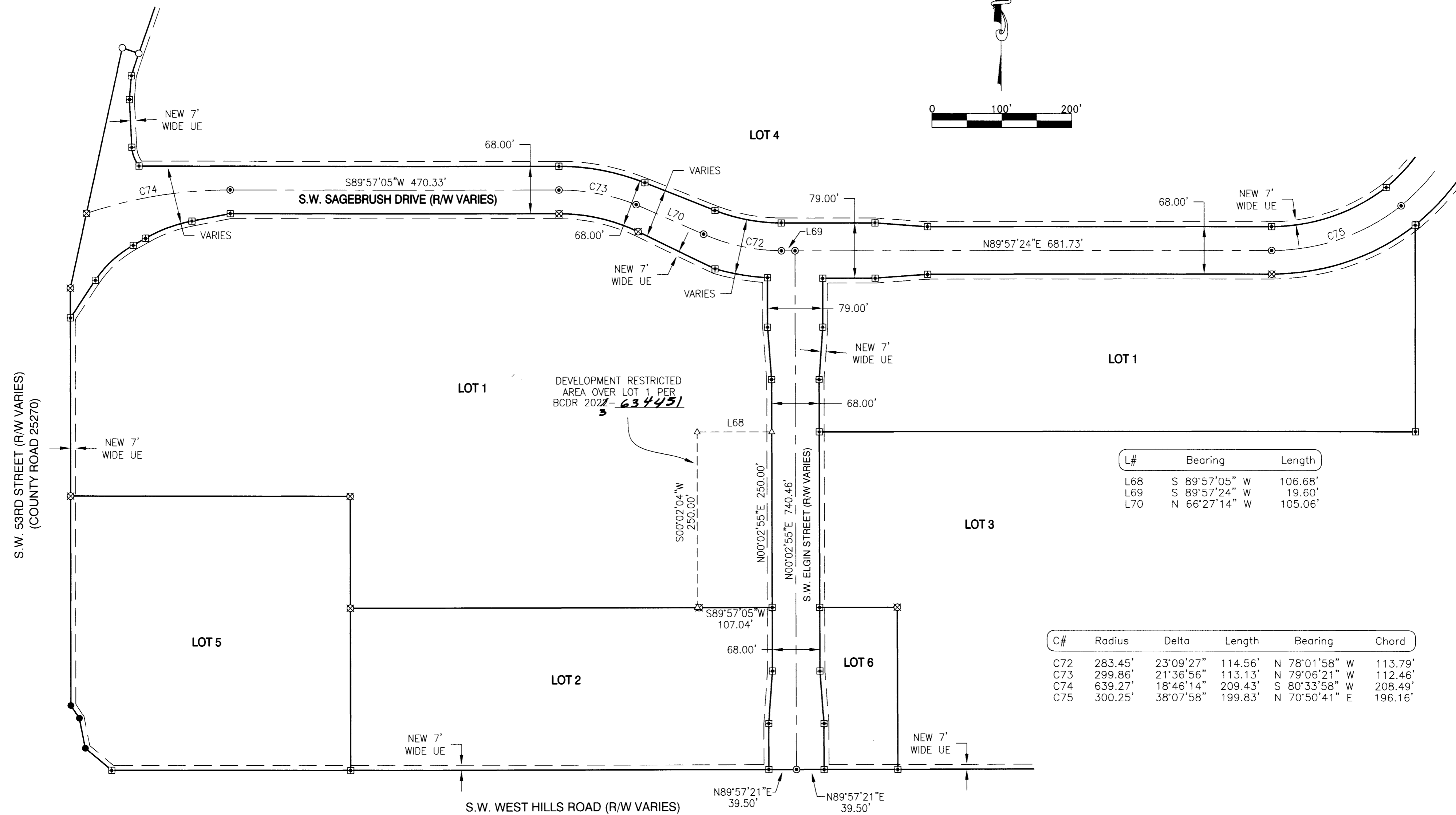
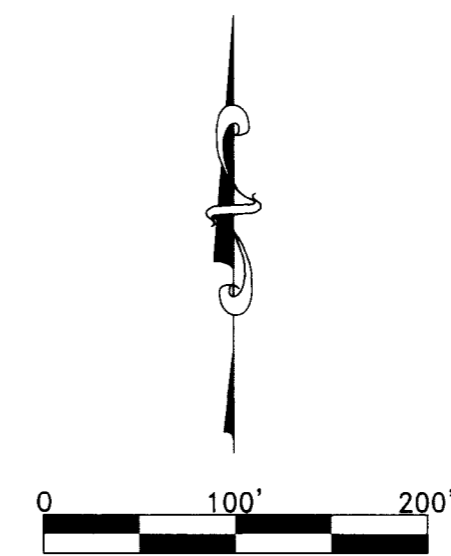
REGISTERED PROFESSIONAL LAND SURVEYOR

CS

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/24

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



L#	Bearing	Length
L68	S 89°57'05" W	106.68'
L69	S 89°57'24" W	19.60'
L70	N 66°27'14" W	105.06'

C#	Radius	Delta	Length	Bearing	Chord
C72	283.45'	23°09'27"	114.56'	N 78°01'58" W	113.79'
C73	299.86'	21°36'56"	113.13'	N 79°06'21" W	112.46'
C74	639.27'	18°46'14"	209.43'	S 80°33'58" W	208.49'
C75	300.25'	38°07'58"	199.83'	N 70°50'41" E	196.16'

MARYS SUBDIVISION

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DATE: OCTOBER 21, 2022

SHEET 9 OF 12

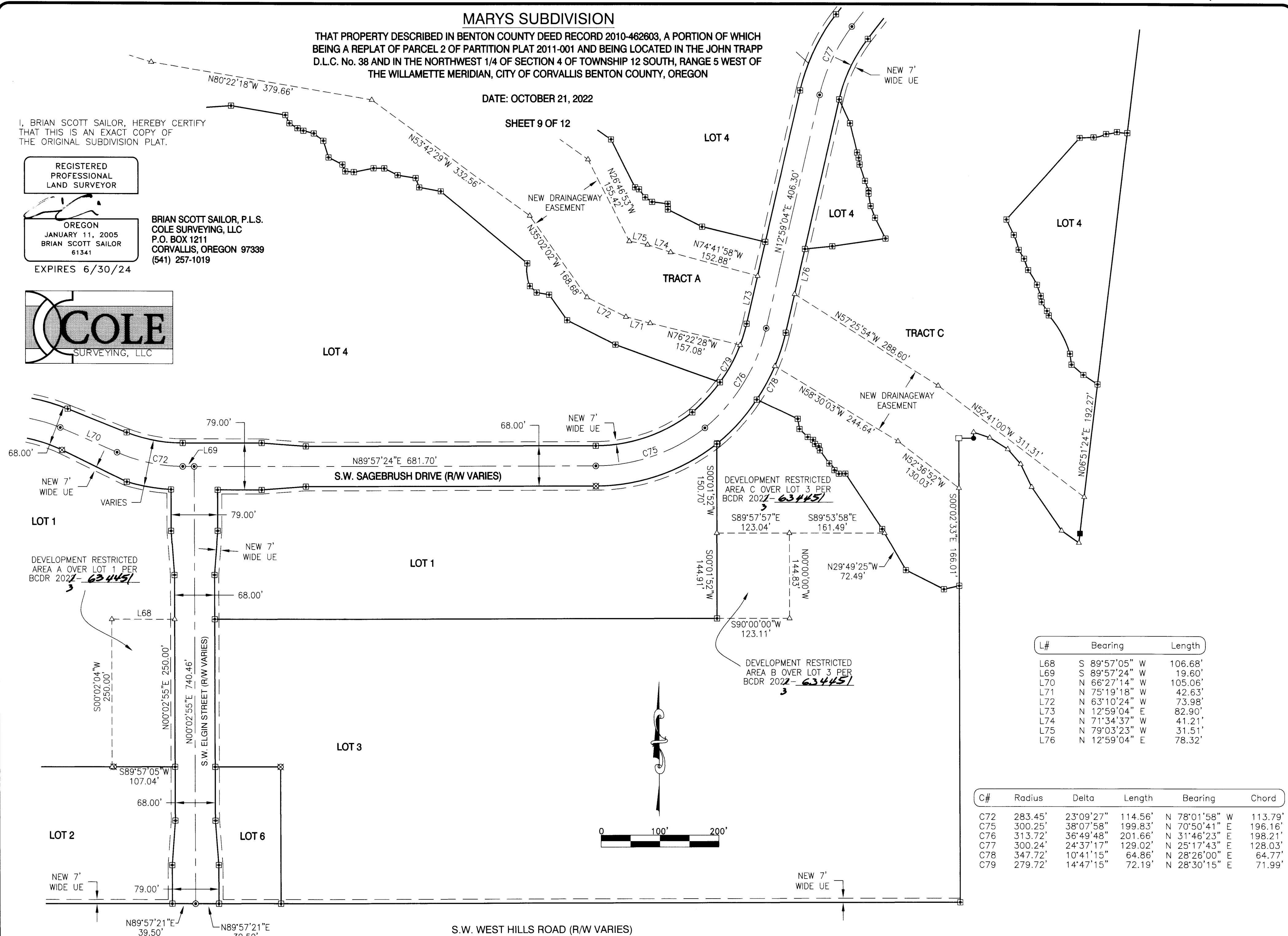
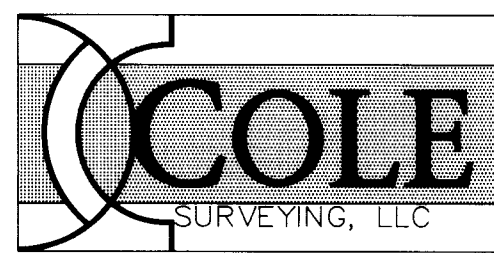
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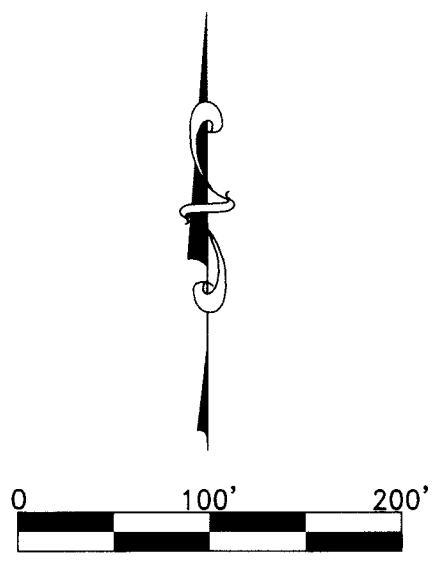
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P.O. BOX 1211
CORVALLIS, OREGON 97339
(541) 257-1019



L#	Bearing	Length
L68	S 89°57'05" W	106.68'
L69	S 89°57'24" W	19.60'
L70	N 66°27'14" W	105.06'
L71	N 75°19'18" W	42.63'
L72	N 63°10'24" W	73.98'
L73	N 12°59'04" E	82.90'
L74	N 71°34'37" W	41.21'
L75	N 79°03'23" W	31.51'
L76	N 12°59'04" E	78.32'

C#	Radius	Delta	Length	Bearing	Chord
C72	283.45'	23°09'27"	114.56'	N 78°01'58" W	113.79'
C75	300.25'	38°07'58"	199.83'	N 70°50'41" E	196.16'
C76	313.72'	36°49'48"	201.66'	N 31°46'23" E	198.21'
C77	300.24'	24°37'17"	129.02'	N 25°17'43" E	128.03'
C78	347.72'	10°41'15"	64.86'	N 28°26'00" E	64.77'
C79	279.72'	14°47'15"	72.19'	N 28°30'15" E	71.99'



MARYS SUBDIVISION

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SHEET 10 OF 12

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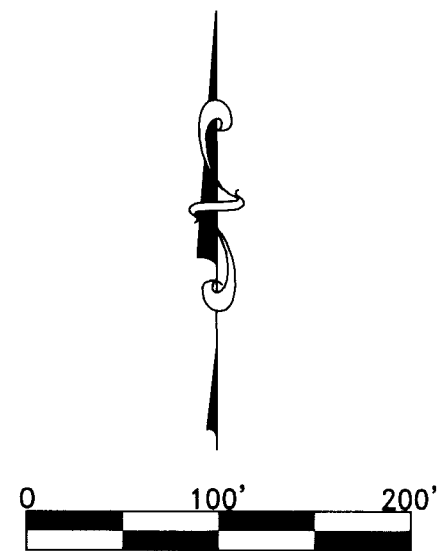
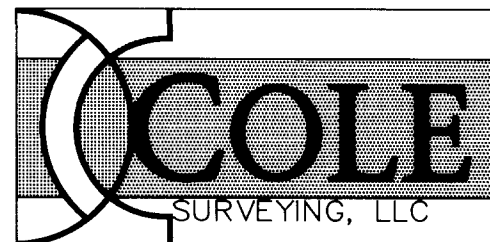
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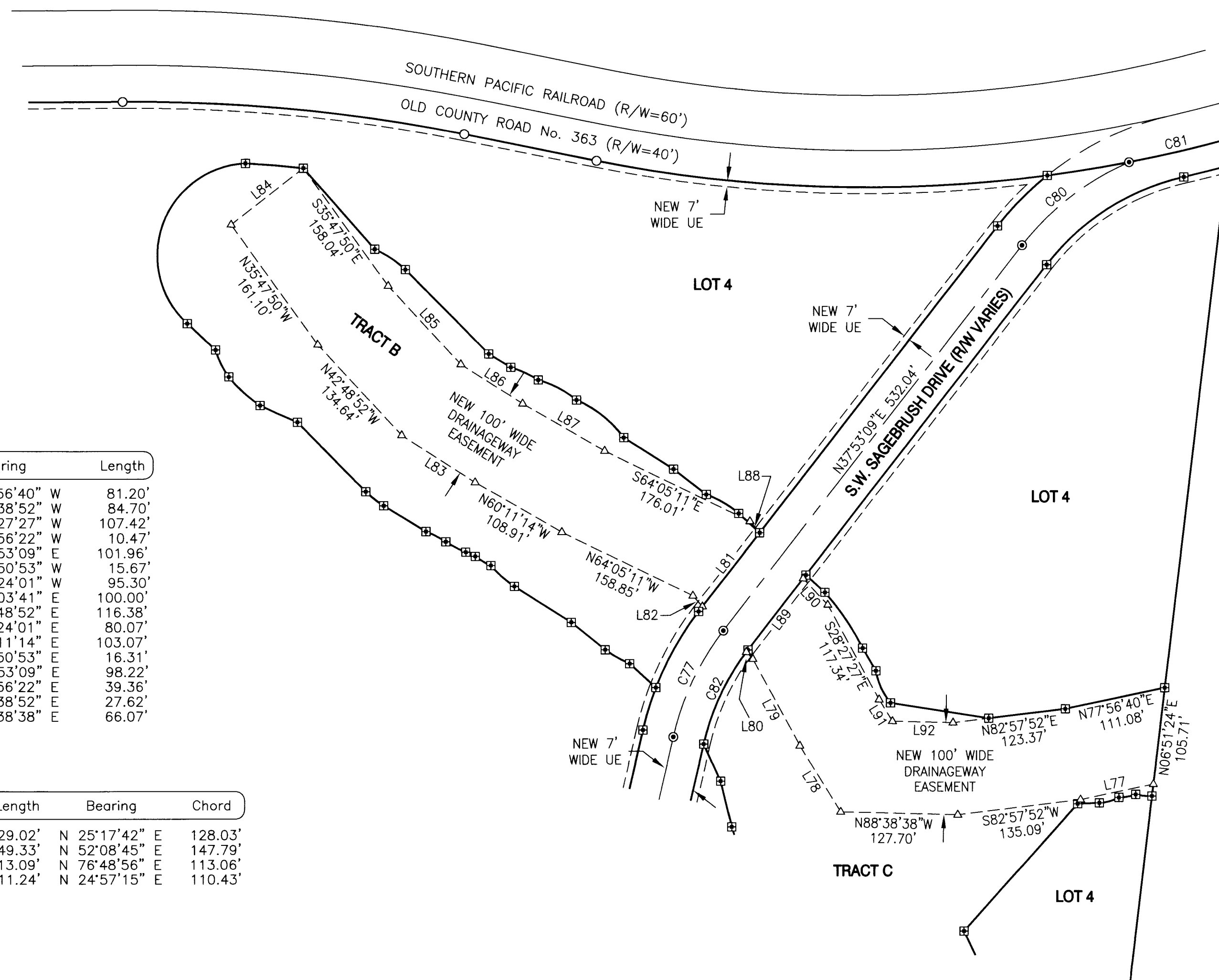
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CORVALLIS, OREGON 97339
(541) 257-1019



L#	Bearing	Length
L77	S 77°56'40" W	81.20'
L78	N 31°38'52" W	84.70'
L79	N 28°27'27" W	107.42'
L80	N 42°56'22" W	10.47'
L81	N 37°53'09" E	101.96'
L82	N 40°50'53" W	15.67'
L83	N 57°24'01" W	95.30'
L84	N 52°03'41" E	100.00'
L85	S 42°48'52" E	116.38'
L86	S 57°24'01" E	80.07'
L87	S 60°11'14" E	103.07'
L88	S 40°50'53" E	16.31'
L89	N 37°53'09" E	98.22'
L90	S 42°56'22" E	39.36'
L91	S 31°38'52" E	27.62'
L92	S 88°38'38" E	66.07'

C#	Radius	Delta	Length	Bearing	Chord
C77	300.24'	24°37'15"	129.02'	N 25°17'42" E	128.03'
C80	300.00'	28°31'13"	149.33'	N 52°08'45" E	147.79'
C81	1502.69'	04°18'43"	113.09'	N 76°48'56" E	113.06'
C82	266.24'	23°56'22"	111.24'	N 24°57'15" E	110.43'



MARYS SUBDIVISION

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DATE: OCTOBER 21, 2022

SHEET 11 OF 12

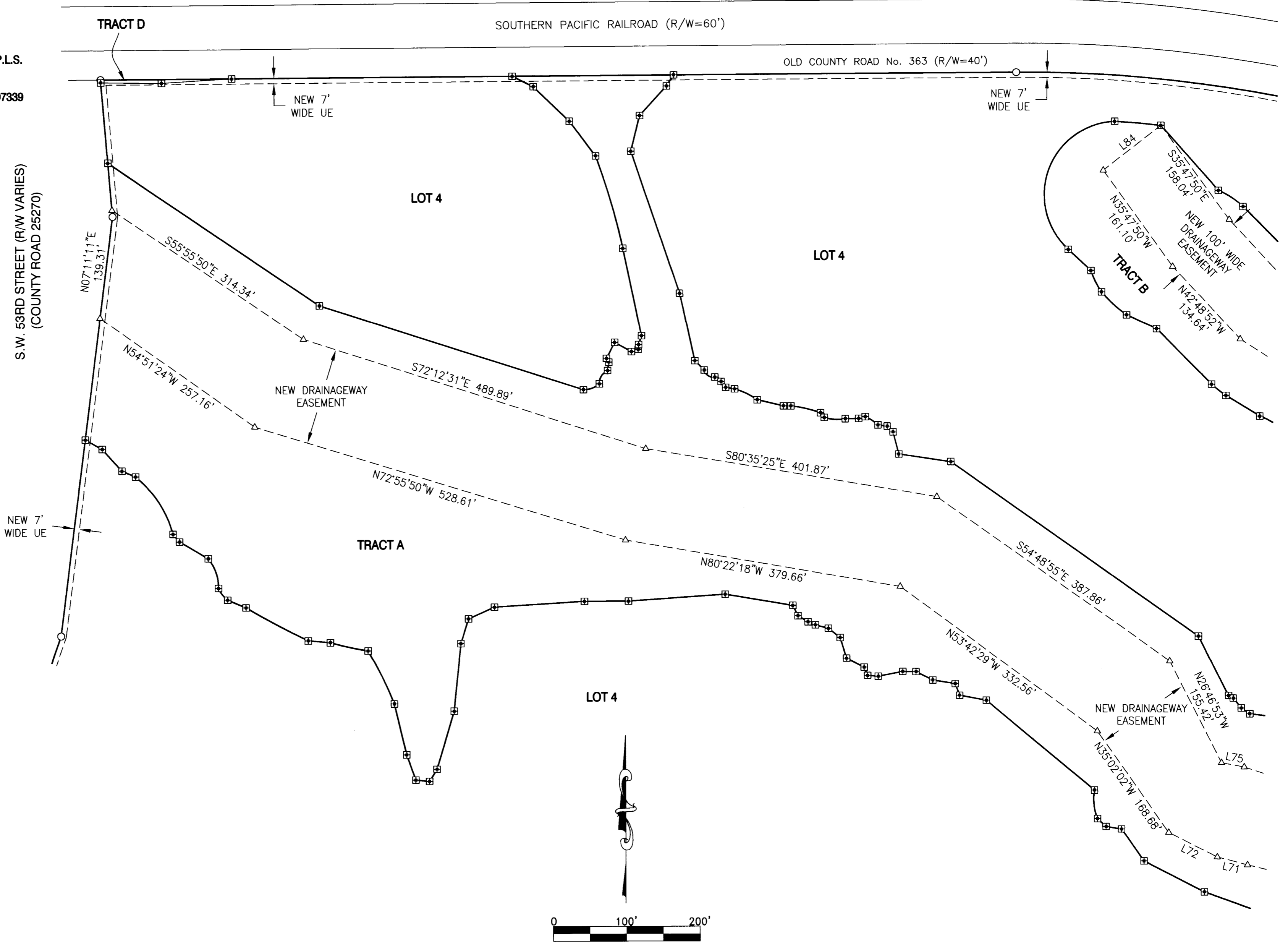
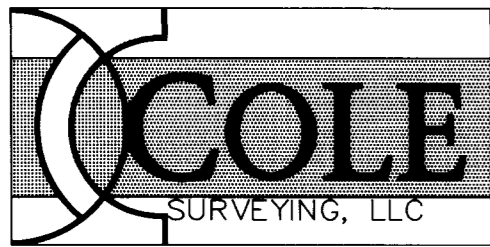
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L#	Bearing	Length
L71	N 75°19'18" W	42.63'
L72	N 63°10'24" W	73.98'
L75	N 79°03'23" W	31.51'
L84	N 52°03'41" E	100.00'

MARYS SUBDIVISION

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DATE: OCTOBER 21, 2022

SHEET 12 OF 12

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2023.

For BY: Jessica M Woosley Jan 18, 2023 DIRECTOR, BENTON COUNTY DEPT OF ASSESSMENT DATE

BY: [Signature] 1/17/23 BENTON COUNTY TAX COLLECTOR DATE

APPROVED Pat Malone 1/24/23 CHAIR BENTON COUNTY BOARD OF COMMISSIONERS DATE

APPROVED J Maudie 1/30/23 BENTON COUNTY SURVEYOR DATE

CITY APPROVALS - CITY OF CORVALLIS CASE SUB-2022-01:

APPROVED Jeff M... 12/29/22 CITY OF CORVALLIS ENGINEER DATE

APPROVED [Signature] 1/4/2023 CHAIR, CITY OF CORVALLIS PLANNING COMMISSION DATE

APPROVED [Signature] 1/5/2023 CITY OF CORVALLIS FINANCE DIRECTOR 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 2023-634450 ON THIS 30 DAY OF JANUARY, 2023 AT 11:35 O'CLOCK AM.

BY: [Signature] BENTON COUNTY CLERK

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.

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___-

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT CMTWH LLC, AN OREGON LIMITED LIABILITY COMPANY, 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, TRACTS, 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.

TRACTS A, B, C AND D ARE ESTABLISHED TO PRESERVE AND PROTECT AS OPEN SPACE THE CITY OF CORVALLIS MAPPED NATURAL FEATURES AND MAPPED NATURAL HAZARDS LOCATED WITHIN THE TRACT BOUNDARY. THE TRACTS SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE EASEMENTS AND OTHER ENCUMBRANCES IN THIS DECLARATION, IN ORDER THAT THEY SHALL REMAIN SUBSTANTIALLY IN THEIR RESTORED, ENHANCED, PRESERVED, OPEN AND NATURAL CONDITION, IN PERPETUITY. THE TERMS AND CONDITIONS OF THIS DECLARATION SHALL BE BOTH INCLUDED IN ANY SUBSEQUENT TRANSFER, CONVEYANCE, OR ENCUMBRANCE AFFECTING ALL OR ANY PART OF THE TRACTS.

THE ACTIVITIES PROHIBITED IN TRACTS BY THIS DECLARATION INCLUDE:

- a.) THERE SHALL BE NO REMOVAL, DESTRUCTION, CUTTING, TRIMMING, MOWING, ALTERATION OR SPRAYING WITH BIOCIDES OF ANY NATIVE VEGETATION IN THE TRACTS, NOR ANY DISTURBANCE OR CHANGE IN THE NATURAL HABITAT OF THE TRACTS UNLESS SUCH ACTIVITY PROMOTES THE ENHANCEMENT GOALS AND OBJECTIVES ESTABLISHED FOR THE TRACTS CONTAINED IN THE LAND DEVELOPMENT CODE OF THE CITY OF CORVALLIS OR AS MAY BE CONTAINED IN A SIGNIFICANT VEGETATION MANAGEMENT PLAN FOR THE TRACTS.
b.) THERE SHALL BE NO AGRICULTURAL, COMMERCIAL, OR INDUSTRIAL ACTIVITY UNDERTAKEN OR ALLOWED IN THE TRACTS; NOR SHALL ANY RIGHT OF PASSAGE ACROSS OR UPON THE TRACTS BE ALLOWED OR GRANTED IF THAT RIGHT OF PASSAGE IS USED IN CONJUNCTION WITH AGRICULTURAL, COMMERCIAL OR INDUSTRIAL ACTIVITY.
c.) THERE SHALL BE NO FILLING EXCAVATING, DREDGING, MINING OR DRILLING; NO REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK MINERAL OR OTHER MATERIALS, NOR ANY STORAGE NOR DUMPING OF ASHES, TRASH, GARBAGE OR OF ANY OTHER MATERIAL, AND NO CHANGING OF THE TOPOGRAPHY OF THE LAND OF THE TRACTS IN ANY MANNER UNLESS SO NOTED IN THE DECLARATION OR APPROVED IN WRITING BY THE CITY.
d.) THERE SHALL BE NO CONSTRUCTION OR PLACING OF BUILDINGS, MOBILE HOMES, ADVERTISING SIGNS, BILLBOARDS OR OTHER ADVERTISING MATERIAL, VEHICLES OR OTHER STRUCTURES ON THE TRACTS.

OWNER RESERVES ALL OTHER RIGHTS ACCRUING FROM OWNER'S OWNERSHIP OF THE TRACTS INCLUDING BUT LIMITED TO THE EXCLUSIVE POSSESSION OF THE TRACTS, THE RIGHT TO TRANSFER OR ASSIGN OWNER'S INTEREST IN THE SAME; THE RIGHT TO TAKE ACTION NECESSARY TO PREVENT EROSION ON THE PROPERTY, TO PROTECT THE TRACTS FROM LOSING ITS VEGETATION, OPEN SPACE, AND HABITAT FUNCTIONS AND VALUES, OR TO PROTECT PUBLIC HEALTH OR SAFETY; AND THE RIGHT TO USE THE TRACTS IN ANY MANNER NOT PROHIBITED BY THIS DECLARATION AND WHICH WOULD DEFEAT OR DIMINISH THE CONSERVATION PURPOSE ON THIS DECLARATION.

THE ACTIVITIES ALLOWED IN TRACTS BY THIS DECLARATION INCLUDE:

- a.) THOSE ACTIVITIES ALLOWED UNDER THE APPLICABLE PROVISIONS OF THE ADOPTED CITY OF CORVALLIS LAND DEVELOPMENT CODE.
b.) THE CONSTRUCTION OF ANY PUBLIC INFRASTRUCTURE IN ACCORDANCE WITH THE MARYS SUBDIVISION INFRASTRUCTURE PHASING AGREEMENT. THE CONSTRUCTION OF ANY PUBLIC INFRASTRUCTURE DEEMED NECESSARY BY THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, OR AN ADOPTED MASTER PLAN, INCLUDING, BUT NOT LIMITED TO, PUBLIC TRAILS AND PUBLIC STORM WATER QUALITY AND DETENTION FACILITIES. FURTHER, STORM WATER DISCHARGES BY OVERLAND FLOW FROM CITY PERMITTED PUBLIC OR PRIVATE STORM WATER FACILITIES TO ANY DRAINAGEWAY WITHIN ANY TRACT ARE ALLOWED.
c.) VEHICULAR ACCESS TO TRACTS SHALL BE LIMITED TO NECESSARY MAINTENANCE VEHICLES.
d.) ALL TRACTS SHALL BE OWNED AND MAINTAINED BY THE MARYS SUBDIVISION HOME OWNERS ASSOCIATION, OR OWNED AND MAINTAINED BY THE OWNER OF AN ADJACENT LOT.

OWNER DOES HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE DRAINAGEWAY EASEMENTS, AS SHOWN ON THE ATTACHED MAP; WITH THE RIGHT, PRIVILEGE, AND AUTHORITY TO THE CITY OF CORVALLIS 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. OWNER AGREES TO LIMIT USE OF SAID EASEMENTS 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 THE 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 THE EASEMENTS SHALL BE PLACED OR OCCUR UPON THE PREMISES WITH THE WRITTEN PERMISSION OF CITY.

OWNER DOES ALSO HEREBY CREATE AND GRANT A 7 FOOT WIDE UTILITY EASEMENT TO BENEFIT FRANCHISE UTILITIES ALONG AND ADJACENT TO ALL STREET RIGHT OF WAYS, AS SHOWN ON THE ATTACHED MAP. 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 24 FOOT WIDE SANITARY SEWER EASEMENT, AS SHOWN ON THE ATTACHED MAP.

Min-hsin Lin
MIN-HSIN LIN
AS MANAGER FOR CMTWH LLC, AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

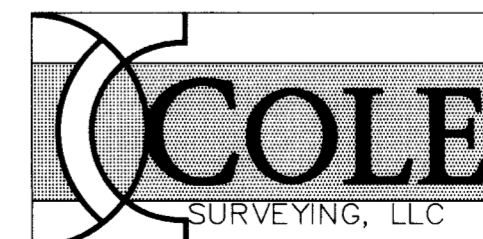
STATE OF OREGON) COUNTY OF BENTON) SS

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF December, 2022 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR MIN-HSIN LIN, AS MANAGER FOR CMTWH LLC, AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

Jeni-tsu Pensader
NOTARY SIGNATURE
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 998256
MY COMMISSION EXPIRES March 23, 2024

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.



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/24