

### ROCKLAND SUBDIVISION

A REPLAT OF LOT 6 OF "CRESCENT HIGHLANDS",  
 LOCATED IN SECTION 22 OF TOWNSHIP 11 SOUTH,  
 RANGE 5 WEST OF THE WILLAMETTE MERIDAN,  
 CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: ROCKLAND DEVELOPMENT, INC.

DATE: NOVEMBER 15, 2022

SHEET 1 OF 7

#### SURVEYOR'S NARRATIVE:

##### PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS CASE SUB-2021-03.

##### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH PROPERTY LINE, AS SHOWN ON THE ATTACHED MAP.

##### BOUNDARY DETERMINATION

THE EXTERIOR BOUNDARY OF THE PROPERTY WAS PREVIOUSLY DETERMINED BY OUR OFFICE IN "CRESCENT HIGHLANDS" SUBDIVISION. PLEASE REFER TO SAID SUBDIVISION PLAT FOR THE DETAILS OF THE DETERMINATION.

##### SHEET INDEX

SHEET 1 - SURVEYOR'S NARRATIVE, LEGEND AND EXTERIOR BOUNDARY

SHEET 2 - SUBDIVISION OVERVIEW

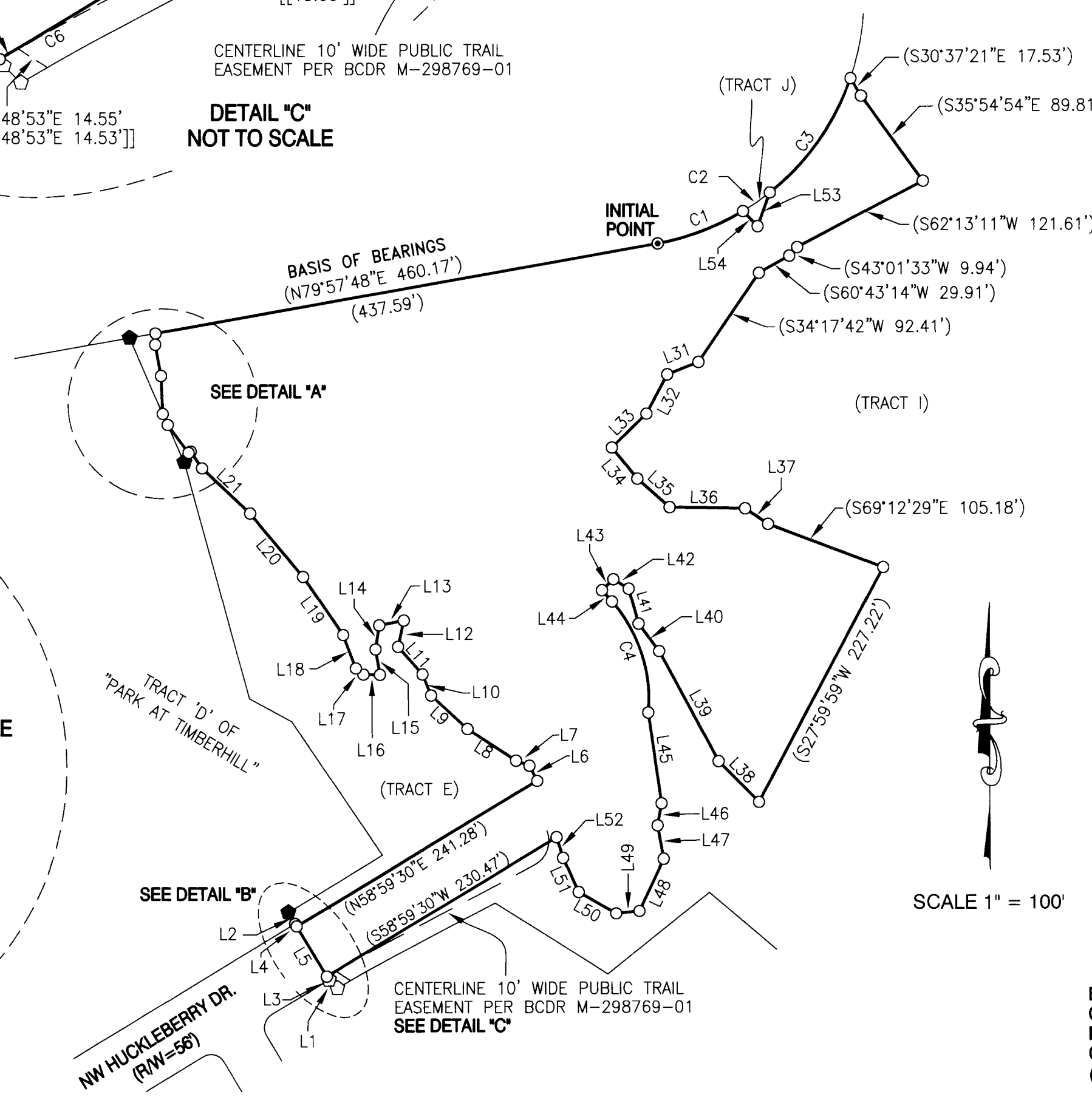
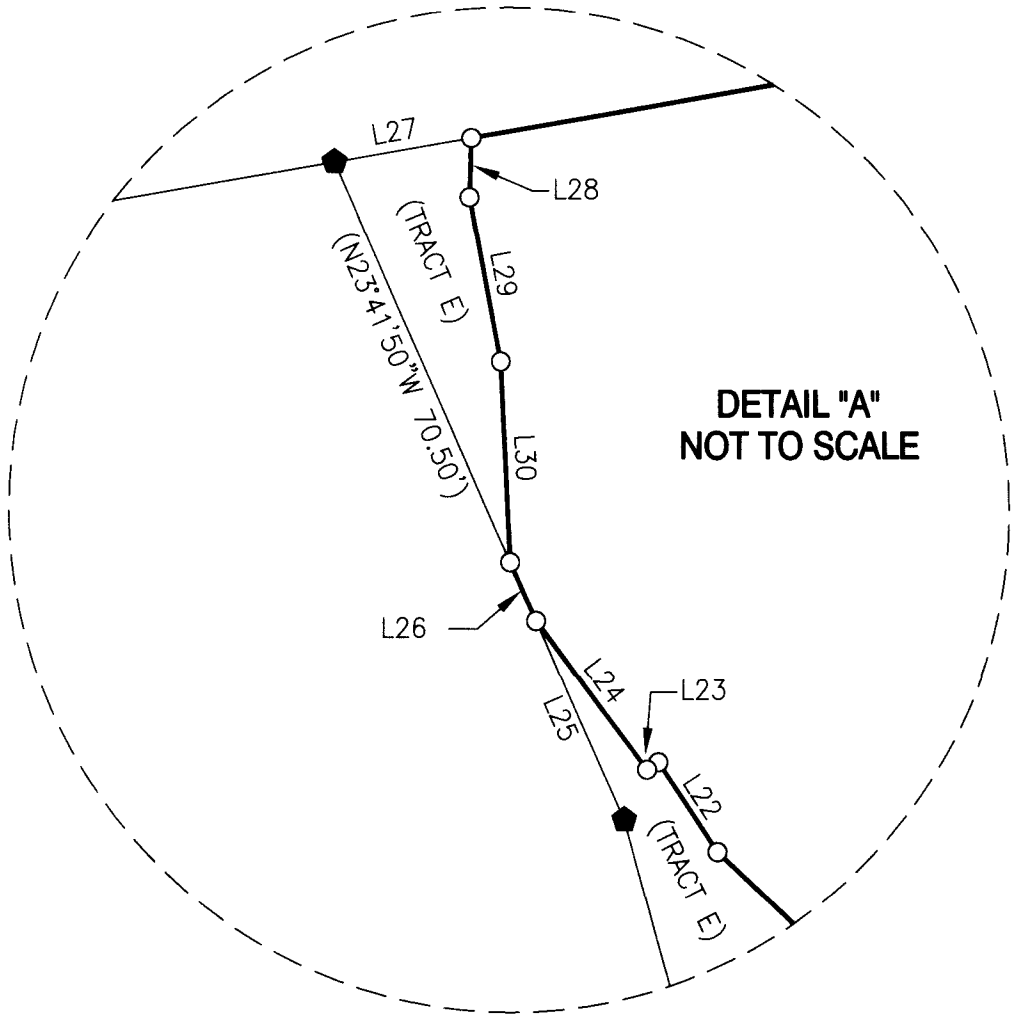
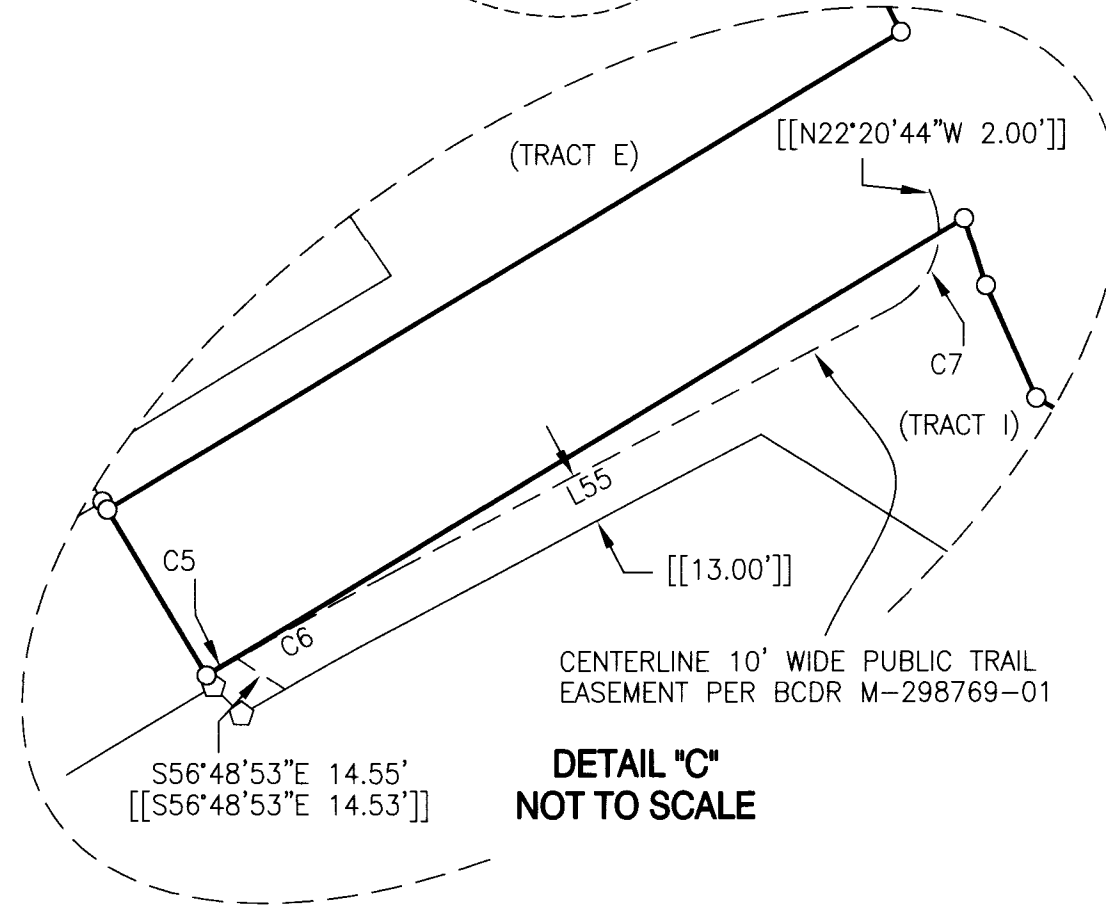
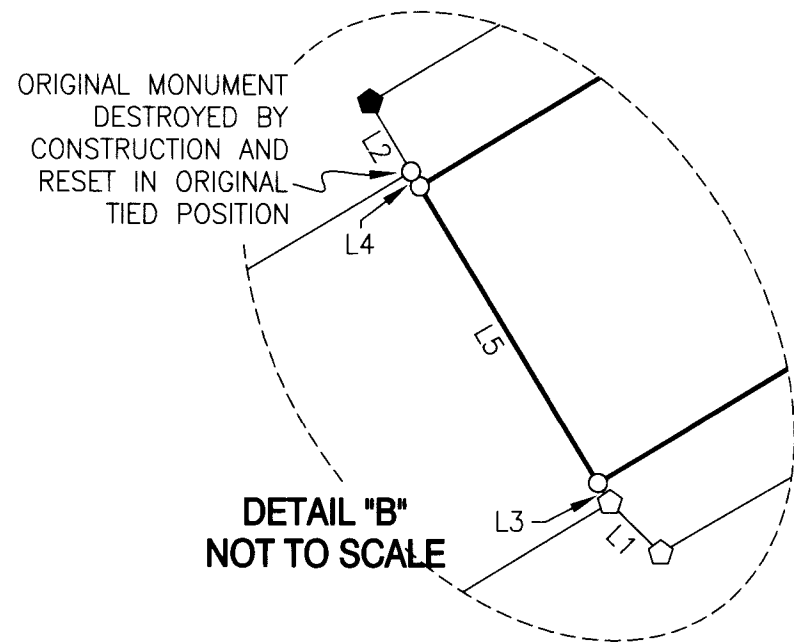
SHEETS 3 AND 4 - LOT/TRACT SUBDIVISION, STREET DEDICATION, NEW 7' WIDE UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT ON LOT 11

SHEETS 5 AND 6 - NEW EASEMENTS

SHEET 7 - SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGEMENT, RECORDING, APPROVALS, AND APPLICABLE RESTRICTIONS, COVENANTS AND AGREEMENTS OF RECORD

C#	Radius	Delta	Length	Bearing	Chord
(C1)	215.00'	20°56'59"	78.61'	N 69°30'00" E	78.18'
(C2)	215.00'	07°31'52"	28.26'	N 55°15'34" E	28.24'
(C3)	215.00'	32°22'20"	121.48'	N 35°18'28" E	119.87'
(C4)	125.00'	47°05'39"	102.74'	S 17°59'56" E	99.88'
C5	975.00'	00°32'37"	9.25'	N 59°23'22" E	9.25'
[[C5	975.00'	00°32'37"	9.25'	N 59°14'47" E	9.25'
C6	975.00'	02°49'37"	48.11'	N 61°04'30" E	48.10'
[[C7	975.00'	00°49'36"	48.10'	N 60°55'54" E	48.10'
[[C7	23.00'	84°37'36"	33.97'	N 19°58'04" E	30.97'

L#	Bearing	Length
(L1)	N 44°59'42" W	10.32'
(L2)	N 30°57'04" W	11.50'
(L3)	N 30°57'04" W	3.34'
(L4)	N 30°57'04" W	2.53'
(L5)	N 30°57'04" W	50.00'
(L6)	N 26°37'34" W	14.56'
(L7)	N 69°16'51" W	12.29'
(L8)	N 57°07'53" W	49.60'
(L9)	N 47°24'27" W	42.25'
(L10)	N 22°09'49" W	19.57'
(L11)	N 41°12'35" W	31.58'
(L12)	N 12°09'03" E	22.90'
(L13)	S 79°08'17" W	21.38'
(L14)	S 08°46'50" W	20.78'
(L15)	S 09°37'34" E	22.12'
(L16)	N 89°07'01" W	14.19'
(L17)	N 50°37'13" W	8.30'
(L18)	N 20°46'16" W	30.65'
(L19)	N 34°35'42" W	60.25'
(L20)	N 39°43'43" W	70.94'
(L21)	N 46°53'48" W	56.36'
(L22)	N 33°16'23" W	17.36'
(L23)	S 56°43'37" W	2.19'
(L24)	N 36°39'15" W	29.96'
(L25)	N 23°41'50" W	35.16'
(L26)	N 23°41'50" W	10.37'
(L27)	N 79°57'48" E	22.58'
(L28)	S 02°01'26" W	9.65'
(L29)	S 10°41'19" E	26.89'
(L30)	S 02°34'07" E	32.45'
(L31)	S 68°56'02" W	28.85'
(L32)	S 28°06'55" W	37.93'
(L33)	S 45°31'46" W	41.61'
(L34)	S 39°02'47" E	34.48'
(L35)	S 48°43'55" E	36.74'
(L36)	S 88°58'07" E	64.74'
(L37)	S 56°09'14" E	23.70'
(L38)	N 44°31'44" W	49.30'
(L39)	N 28°21'20" W	106.86'
(L40)	N 36°49'40" W	29.36'
(L41)	N 15°41'45" W	30.87'
(L42)	N 58°31'50" W	15.40'
(L43)	S 46°25'46" W	13.49'
(L44)	S 41°32'45" E	12.80'
(L45)	S 08°10'41" E	78.43'
(L46)	S 10°26'44" W	19.26'
(L47)	S 10°26'33" E	28.87'
(L48)	S 25°13'03" W	49.43'
(L49)	S 84°04'20" W	20.06'
(L50)	N 60°05'11" W	37.19'
(L51)	N 24°10'00" W	31.95'
(L52)	N 17°32'33" W	18.45'
(L53)	S 20°07'27" W	30.85'
(L54)	N 44°22'16" W	18.01'
(L55)	N 62°15'43" E	145.10'
[[L55	N 62°16'52" E	145.10'



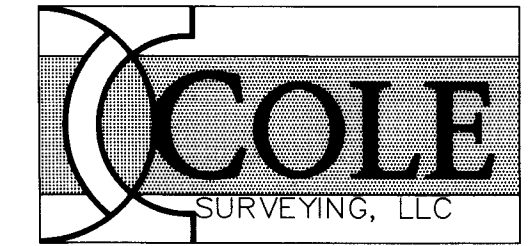
- #### LEGEND
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
  - FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "NORTHSTAR SURVEYING" AS PER C.S. 10376
  - ◻ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK, INC." AS PER "THE MEADOWS AT TIMBERHILL"
  - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "OTAK, INC." AS PER C.S. 9665
  - ⊠ SET 5/8" x 30" IRON ROD WITH ALUMINUM CAP MARKED "COLE SURV. LS 61341"
  - IR IRON ROD
  - FD FOUND
  - P.T. POINT OF TANGENCY
  - UE UTILITY EASEMENT
  - R/W RIGHT-OF-WAY
  - SF SQUARE FEET
  - C.S. BENTON COUNTY SURVEY
  - BCDR BENTON COUNTY DEED RECORD
  - [[ ]] RECORD INFORMATION AS PER PP 2004-06, RECORD SAME AS MEASURED, UNLESS OTHERWISE NOTED
  - ( ) RECORD INFORMATION AS PER "CRESCENT HIGHLANDS", MEASURED SAME AS RECORD UNLESS OTHERWISE NOTED

REGISTERED PROFESSIONAL LAND SURVEYOR

*Brian Scott Sailor*

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

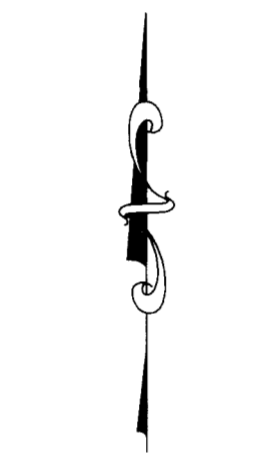
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CITY OF CORVALLIS, BENTON COUNTY, OREGON

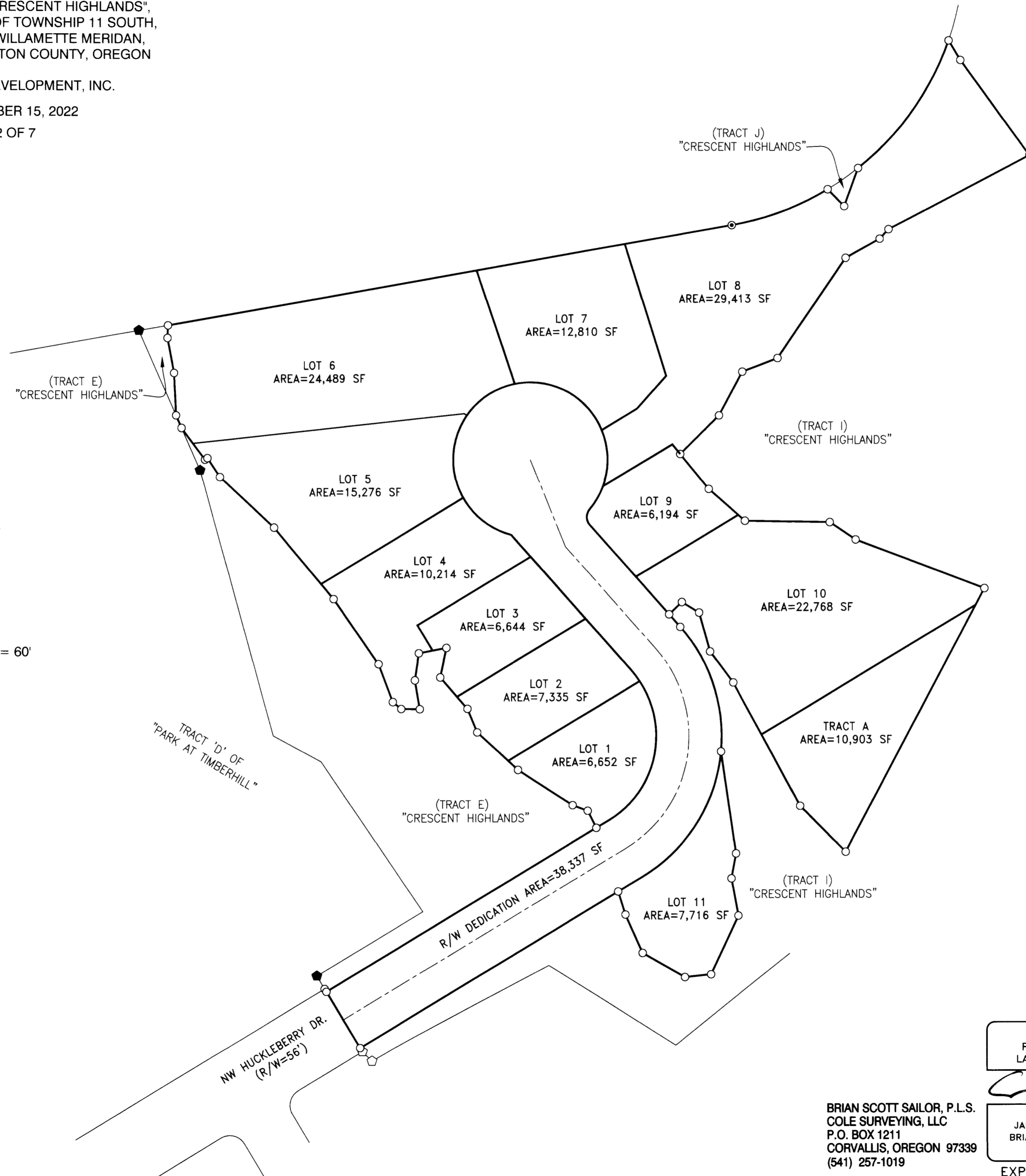
FOR: ROCKLAND DEVELOPMENT, INC.

DATE: NOVEMBER 15, 2022

SHEET 2 OF 7



SCALE 1" = 60'



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

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FOR: ROCKLAND DEVELOPMENT, INC.

DATE: NOVEMBER 15, 2022

SHEET 3 OF 7

L#	Bearing	Length
L6	N 26°37'34" W	14.56'
L7	N 69°16'51" W	12.29'
L12	N 12°09'03" E	22.90'
L14	S 08°46'50" W	20.78'
L15	S 09°37'34" E	22.12'
L42	N 58°31'50" W	15.40'
L43	S 46°25'46" W	13.49'
L44	S 41°32'45" E	12.80'
L46	S 10°26'44" W	19.26'
L47	S 10°26'33" E	28.87'
L49	S 84°04'20" W	20.06'
L52	N 17°32'33" W	18.45'
L56	N 41°12'35" W	12.13'
L57	N 41°12'35" W	19.45'
L58	S 79°08'17" W	10.69'
L59	S 79°08'17" W	10.69'

C#	Radius	Delta	Length	Bearing	Chord
C8	125.00'	53°26'36"	116.60'	N 32°16'12" E	112.41'
C9	125.00'	47°05'39"	102.74'	N 17°59'56" W	99.88'
C10	100.00'	100°32'15"	175.47'	N 08°43'22" E	153.81'
C11	75.00'	92°40'29"	121.31'	N 12°39'15" E	108.51'
C12	75.00'	07°51'46"	10.29'	N 37°36'52" W	10.28'
C13	59.00'	45°57'53"	47.33'	N 52°24'45" W	46.07'
C14	59.00'	19°55'12"	20.51'	N 30°02'15" E	20.41'
C15	9.00'	81°32'37"	12.81'	N 00°46'27" W	11.75'
C26	125.00'	52°37'43"	114.82'	N 32°45'04" E	110.82'

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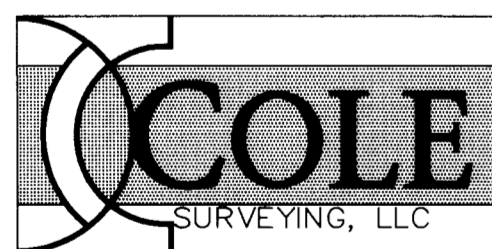
REGISTERED  
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*Brian Scott Sailor*

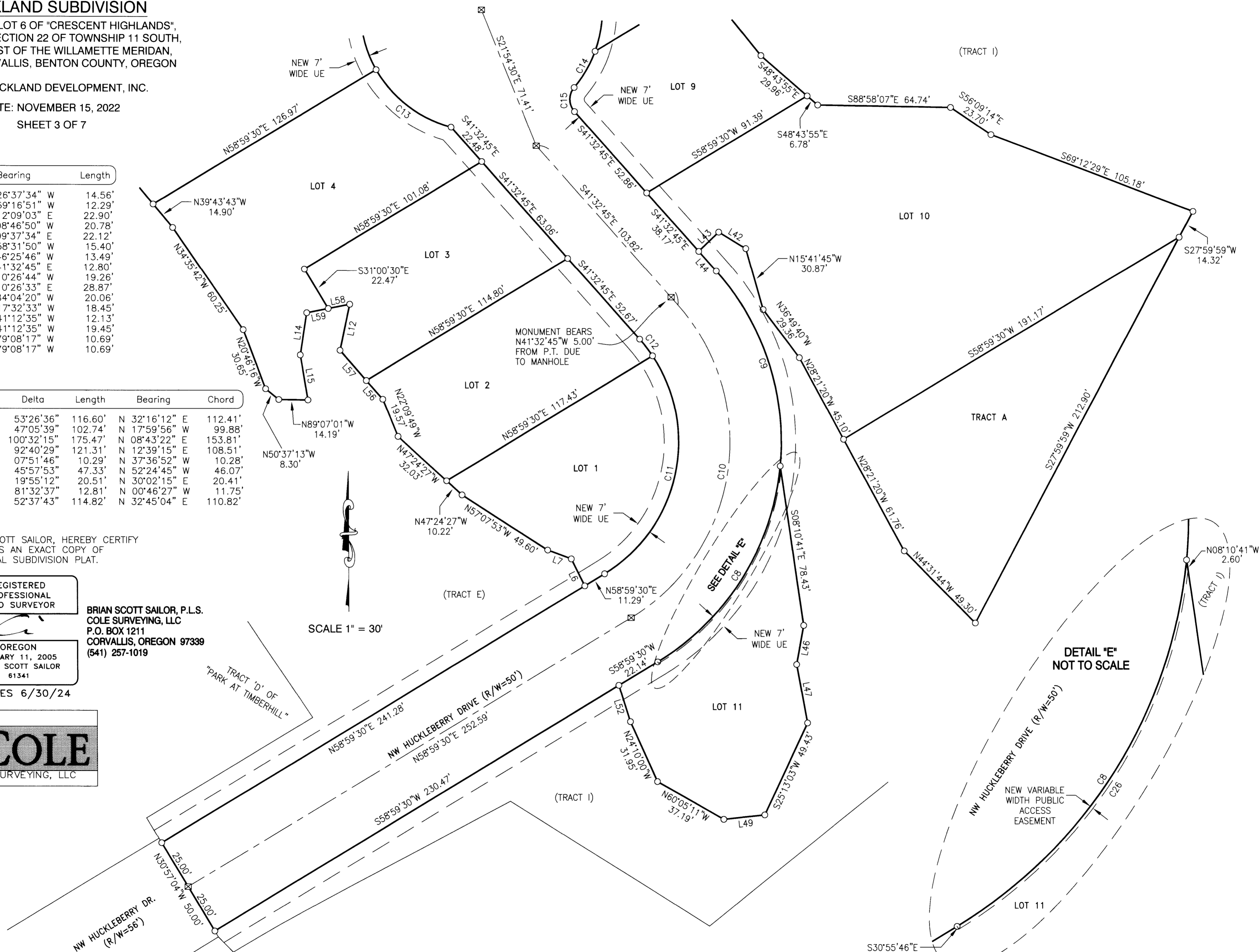
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 (541) 257-1019



SCALE 1" = 30'



NEW VARIABLE  
 WIDTH PUBLIC  
 ACCESS  
 EASEMENT

DETAIL "E"  
 NOT TO SCALE

SEE DETAIL "E"

TRACT "D" OF  
 "PARK AT TIMBERHILL"

NW HUCKLEBERRY DR.  
 (R/W=56')

NW HUCKLEBERRY DRIVE (R/W=50')

### ROCKLAND SUBDIVISION

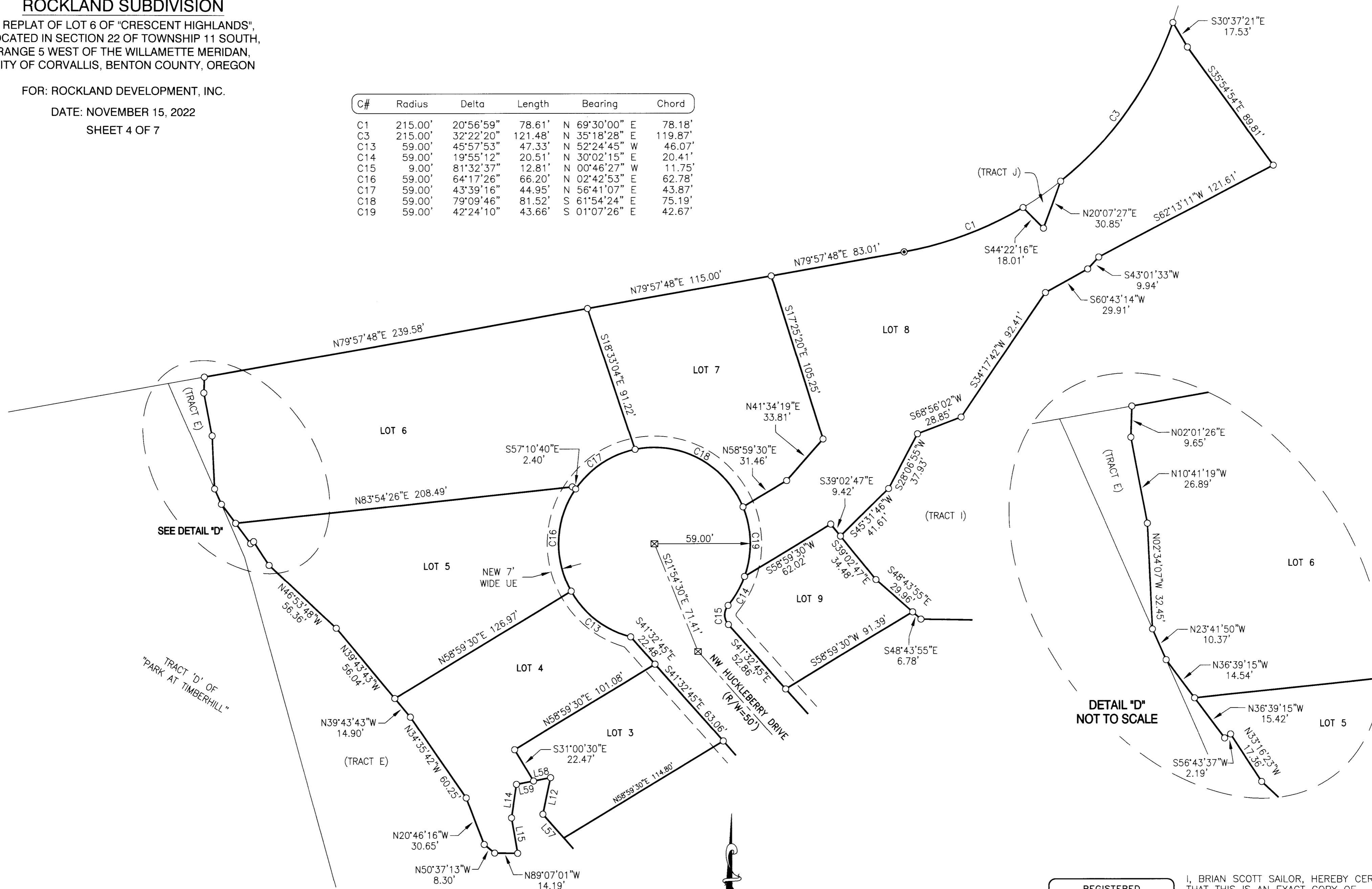
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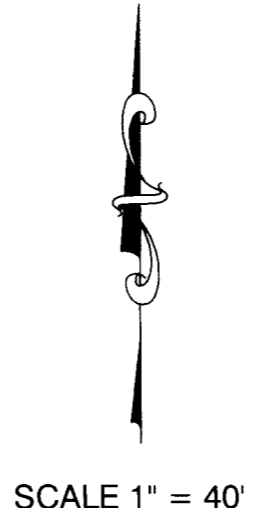
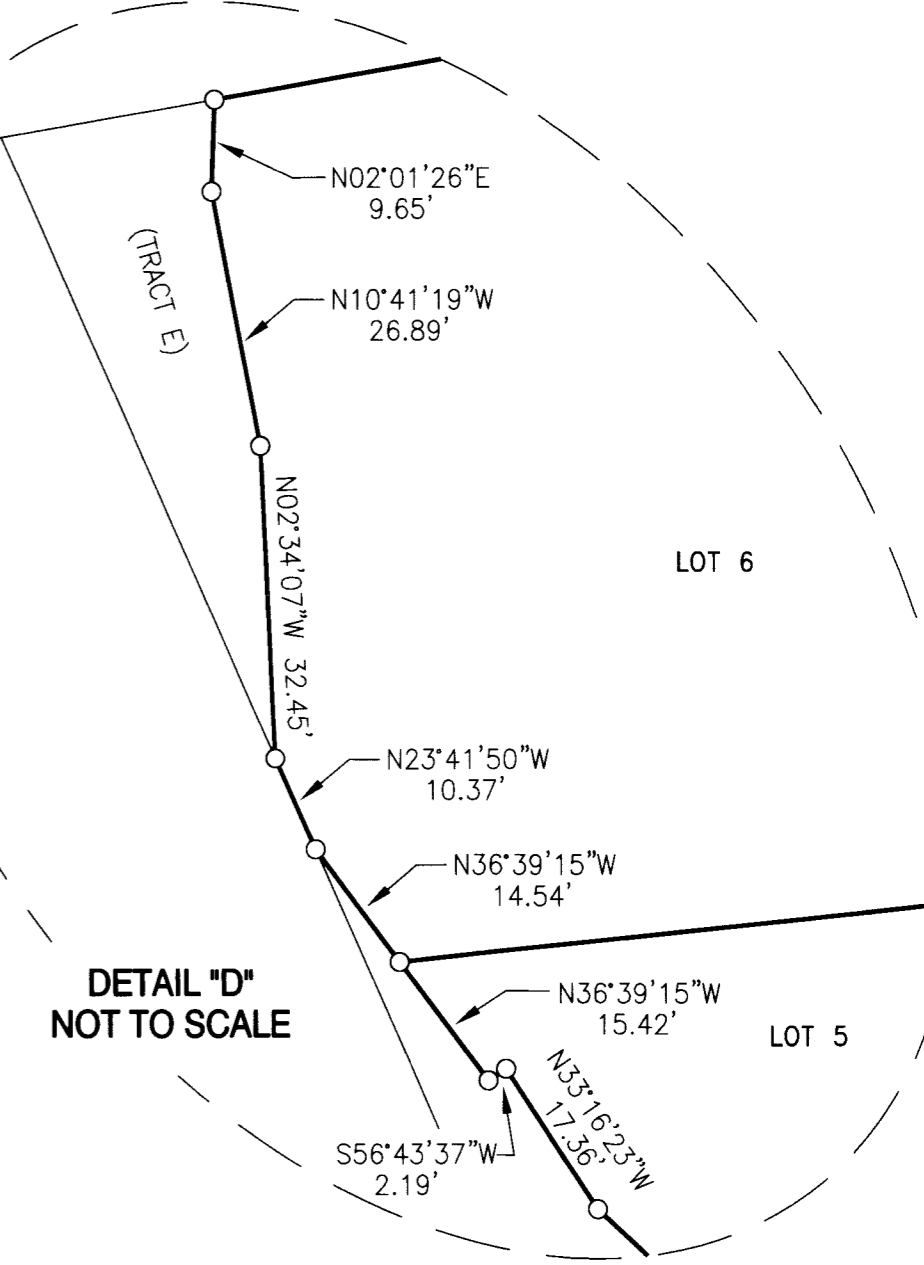
SHEET 4 OF 7

C#	Radius	Delta	Length	Bearing	Chord
C1	215.00'	20°56'59"	78.61'	N 69°30'00" E	78.18'
C3	215.00'	32°22'20"	121.48'	N 35°18'28" E	119.87'
C13	59.00'	45°57'53"	47.33'	N 52°24'45" W	46.07'
C14	59.00'	19°55'12"	20.51'	N 30°02'15" E	20.41'
C15	9.00'	81°32'37"	12.81'	N 00°46'27" W	11.75'
C16	59.00'	64°17'26"	66.20'	N 02°42'53" E	62.78'
C17	59.00'	43°39'16"	44.95'	N 56°41'07" E	43.87'
C18	59.00'	79°09'46"	81.52'	S 61°54'24" E	75.19'
C19	59.00'	42°24'10"	43.66'	S 01°07'26" E	42.67'



SEE DETAIL "D"

TRACT 'D' OF  
 "PARK AT TIMBERHILL"



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

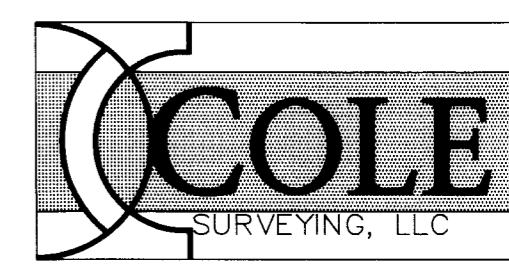
*Brian Scott Sailor*

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 61341

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I, BRIAN SCOTT SAILOR, HEREBY CERTIFY  
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 THE ORIGINAL SUBDIVISION PLAT.



**ROCKLAND SUBDIVISION**

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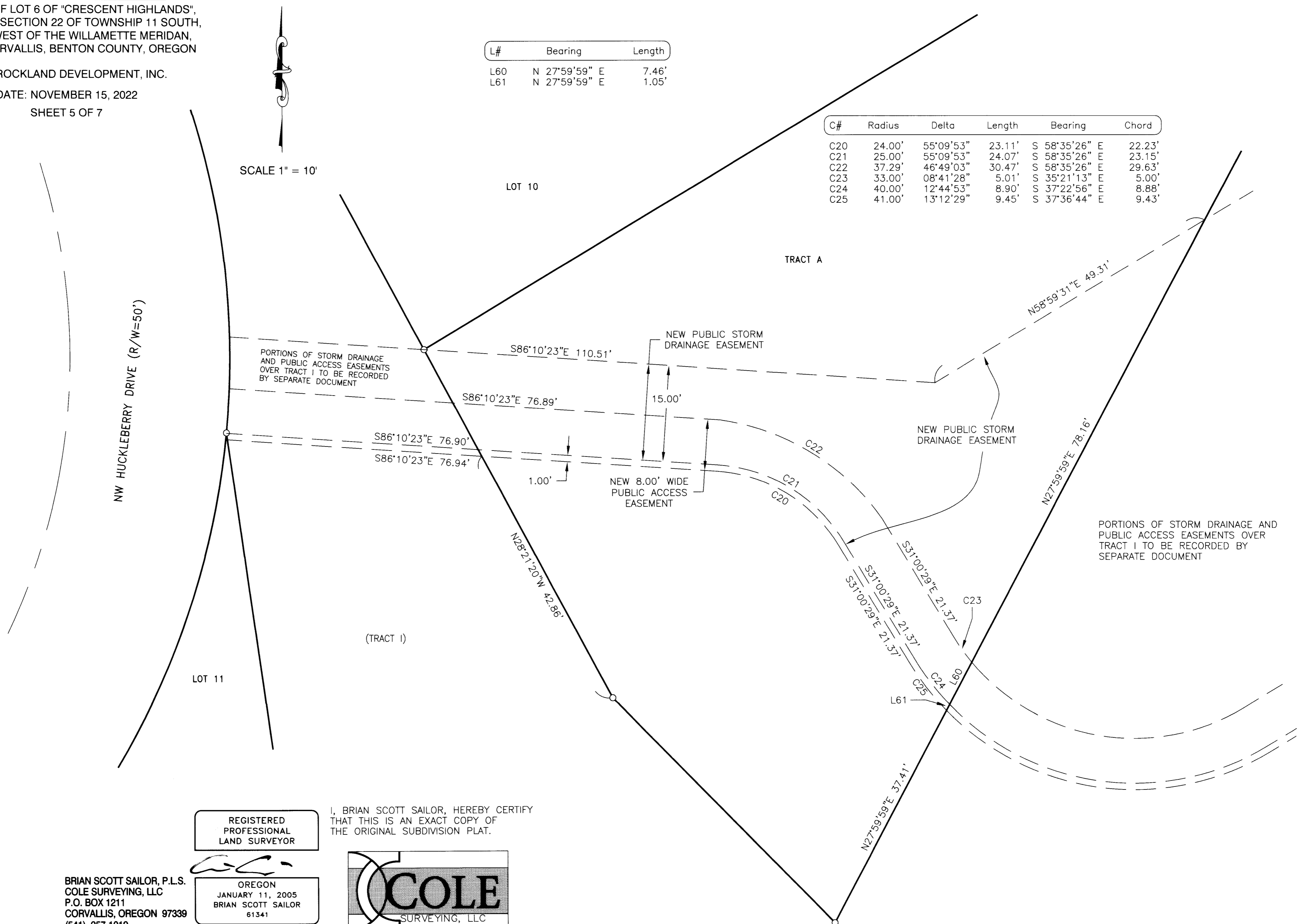
FOR: ROCKLAND DEVELOPMENT, INC.

DATE: NOVEMBER 15, 2022

SHEET 5 OF 7

L#	Bearing	Length
L60	N 27°59'59" E	7.46'
L61	N 27°59'59" E	1.05'

C#	Radius	Delta	Length	Bearing	Chord
C20	24.00'	55°09'53"	23.11'	S 58°35'26" E	22.23'
C21	25.00'	55°09'53"	24.07'	S 58°35'26" E	23.15'
C22	37.29'	46°49'03"	30.47'	S 58°35'26" E	29.63'
C23	33.00'	08°41'28"	5.01'	S 35°21'13" E	5.00'
C24	40.00'	12°44'53"	8.90'	S 37°22'56" E	8.88'
C25	41.00'	13°12'29"	9.45'	S 37°36'44" E	9.43'



SCALE 1" = 10'

PORTIONS OF STORM DRAINAGE  
 AND PUBLIC ACCESS EASEMENTS  
 OVER TRACT I TO BE RECORDED  
 BY SEPARATE DOCUMENT

NEW PUBLIC STORM  
 DRAINAGE EASEMENT

NEW PUBLIC STORM  
 DRAINAGE EASEMENT

NEW 8.00' WIDE  
 PUBLIC ACCESS  
 EASEMENT

PORTIONS OF STORM DRAINAGE AND  
 PUBLIC ACCESS EASEMENTS OVER  
 TRACT I TO BE RECORDED BY  
 SEPARATE DOCUMENT

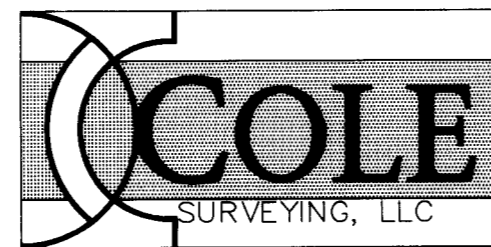
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*Brian Scott Sailor*  
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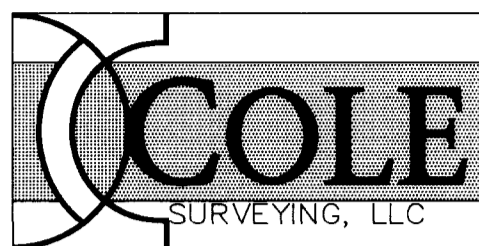
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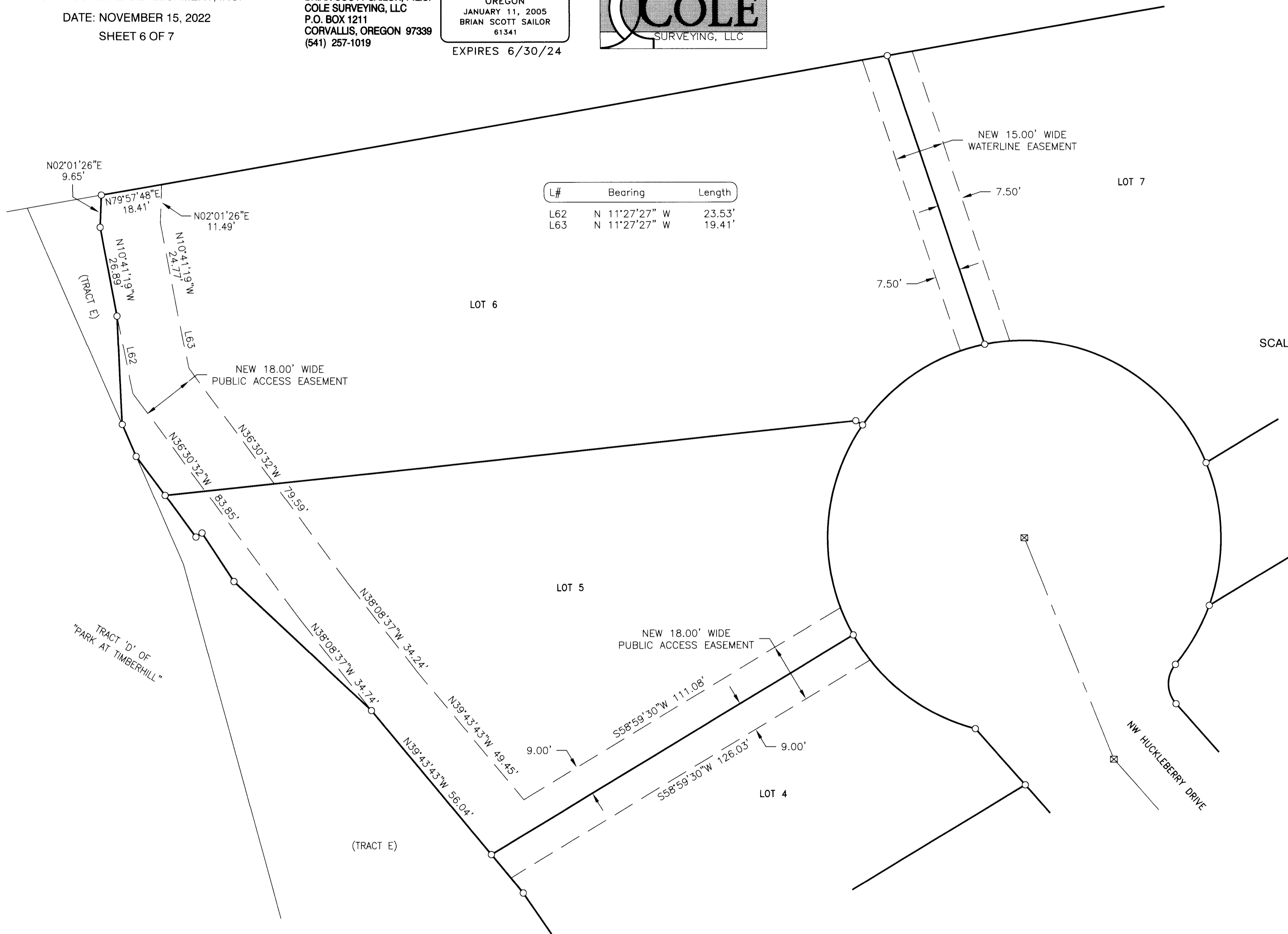
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*BS*  
 OREGON  
 JANUARY 11, 2005  
 BRIAN SCOTT SAILOR  
 61341  
 EXPIRES 6/30/24

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L#	Bearing	Length
L62	N 11°27'27" W	23.53'
L63	N 11°27'27" W	19.41'



**ROCKLAND SUBDIVISION**

A REPLAT OF LOT 6 OF "CRESCENT HIGHLANDS", LOCATED IN SECTION 22 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: ROCKLAND DEVELOPMENT, INC.

DATE: NOVEMBER 15, 2022  
SHEET 7 OF 7

**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, TRACT AND STREET RIGHT OF WAY SHOWN ON THE ATTACHED MAP OF "ROCKLAND SUBDIVISION", THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

LOT 6 OF "CRESCENT HIGHLANDS", A SUBDIVISION PLAT OF RECORD LOCATED IN SECTION 22 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS, THAT ROCKLAND DEVELOPMENT, INC., 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, TRACT, 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.

THE PURPOSE OF TRACT A IS FOR A STORM FACILITY THAT WILL BE OWNED BY ROCKLAND DEVELOPMENT, INC., AND MAINTAINED BY THE CITY OF CORVALLIS.

OWNER DOES HEREBY CREATE AND GRANT THE 8.00 FOOT WIDE, THE 18.00 FOOT WIDE, AND THE VARIABLE WIDTH PUBLIC ACCESS EASEMENTS, AS SHOWN ON THE ATTACHED MAP.

OWNER DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE 15.00 FOOT WIDE WATERLINE EASEMENT, AS SHOWN ON THE ATTACHED MAP.

OWNER DOES ALSO HEREBY CREATE AND GRANT THE PUBLIC STORM DRAINAGE EASEMENT OF TRACT A, AS SHOWN ON THE ATTACHED MAP.


OWNER DOES ALSO HEREBY CREATE AND GRANT A 7 FOOT WIDE UTILITY EASEMENT TO BENEFIT FRANCHISE UTILITIES ALONG AND ADJACENT TO THE DEDICATED RIGHT OF WAY. 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.

BY:   
AS MANAGER FOR ROCKLAND DEVELOPMENT, INC.

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF April, 2023, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR Brett Slayden, AS MANAGER FOR ROCKLAND DEVELOPMENT, INC., AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.


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


**APPLICABLE RESTRICTIONS, COVENANTS AND AGREEMENTS OF RECORD**


- PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT FOR LOTS 5, 6 AND 10 FOR RESTRICTED HOUSING <sup>TYPE</sup> ~~DENSITY MINIMUM~~ PER BCDR 2023- 636535.
- ~~PROPERTY IS SUBJECT TO HOUSING TYPE RESTRICTIVE COVENANT PER BCDR 2023-~~
- PROPERTY IS SUBJECT TO SIDEWALK CONSTRUCTION AGREEMENT PER BCDR 2023- 636536.
- PROPERTY IS SUBJECT TO RESTRICTIONS OF "CRESCENT HIGHLANDS" PER BCDR 2019-287037.
- PROPERTY IS SUBJECT TO INFRASTRUCTURE PHASING AGREEMENT PER BCDR 2019-587039 AND AMENDED PER BCDR 2021-616442.
- PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT PER BCDR 2019-587040.
- PROPERTY IS SUBJECT TO BYLAWS OF CRESCENT HIGHLANDS OWNERS' ASSOCIATION PER BCDR 2020-590201.
- PROPERTY IS SUBJECT TO DEVELOPMENT AGREEMENT PER BCDR 2021-608146.


**APPROVALS:**

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


FOR:  5/10/2023  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE


FOR:  05-10-2023  
BENTON COUNTY TAX COLLECTOR DATE


APPROVED  5/10/2023  
CHAIR BENTON COUNTY BOARD OF COMMISSIONERS DATE

APPROVED  5/11/23  
BENTON COUNTY SURVEYOR DATE

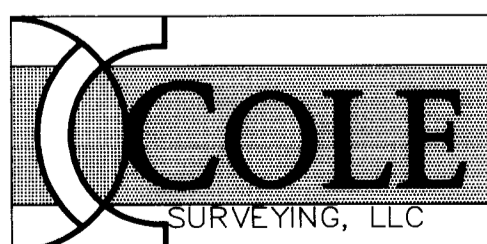
**CITY APPROVALS - CITY OF CORVALLIS CASE SUB-2021-03:**

APPROVED  4/28/23  
CITY OF CORVALLIS ENGINEER DATE

APPROVED  4/24/2023  
CITY OF CORVALLIS PLANNING DIVISION MANAGER DATE

APPROVED  5/05/23  
CITY OF CORVALLIS FINANCE DIRECTOR DATE

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



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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 11, 2005  
BRIAN SCOTT SAILOR  
61341

EXPIRES 6/30/24

**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 2023-636534 ON THIS 11th DAY OF May, 2023, AT 2:11 O'CLOCK Pm.

FOR:   
BENTON COUNTY CLERK