

WASHINGTON AVE MIXED USE CONDOMINIUM

REPLAT OF PARCEL 3 OF PARTITION PLAT 2018-027,
 LOCATED IN THE NW 1/4 OF SECTION 2 OF TOWNSHIP
 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN,
 CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: WASHINGTON AVE MIXED USE, LLC.

DATE: AUGUST 27, 2021

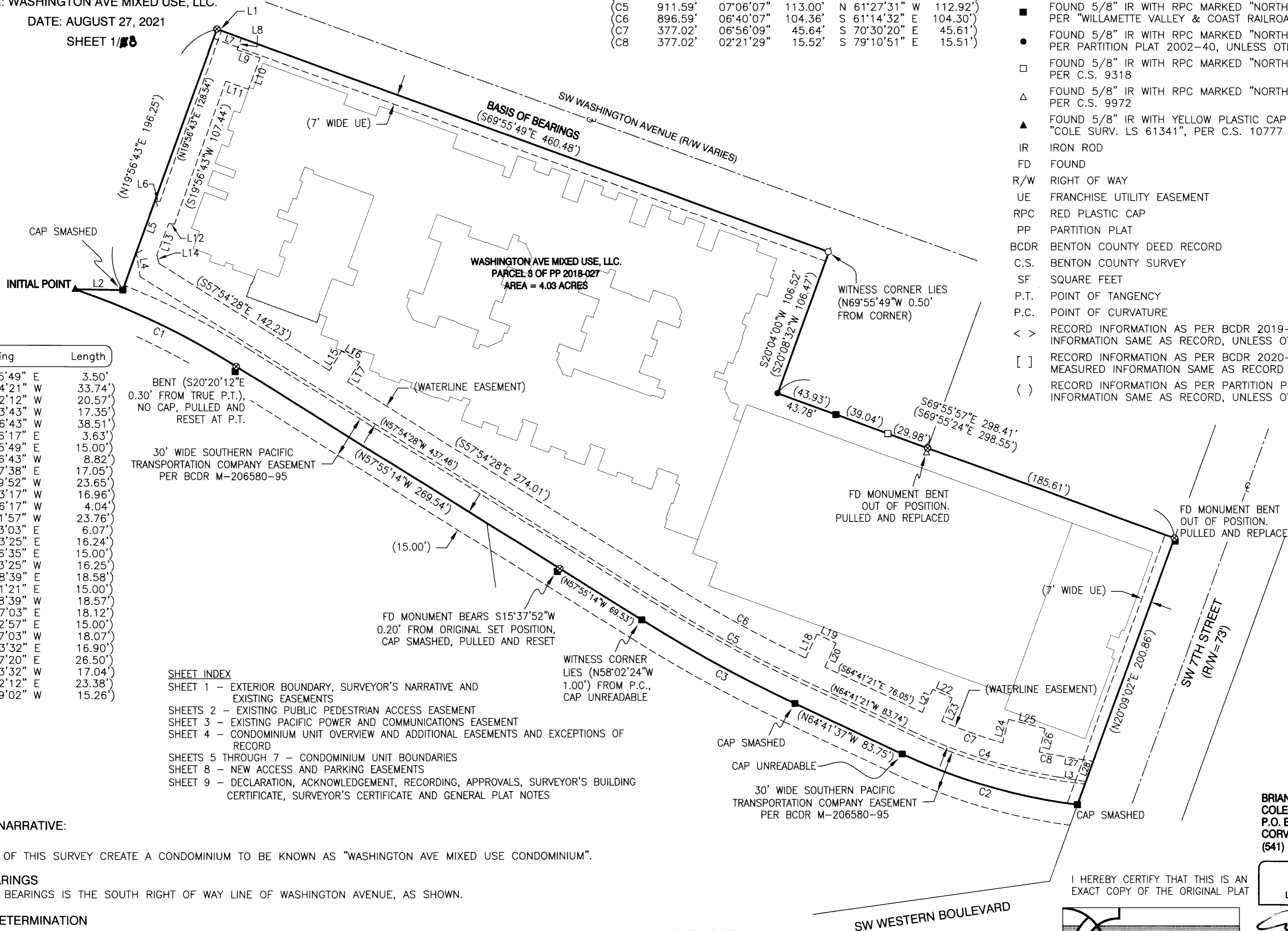
SHEET 1/18

C#	Radius	Delta	Length	Bearing	Chord
(C1)	550.12'	13°10'04"	126.43'	N 64°29'19" W	126.15'
(C2)	402.44'	18°25'44"	129.44'	N 73°48'30" W	128.89'
(C3)	1043.70'	6°42'38"	122.24'	N 61°15'23" W	122.17'
(C4)	392.02'	15°40'27"	107.24'	N 72°31'34" W	106.91'
(C5)	911.59'	07°06'07"	113.00'	N 61°27'31" W	112.92'
(C6)	896.59'	06°40'07"	104.36'	S 61°14'32" E	104.30'
(C7)	377.02'	06°56'09"	45.64'	S 70°30'20" E	45.61'
(C8)	377.02'	02°21'29"	15.52'	S 79°10'51" E	15.51'

LEGEND

- ⊗ SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND 5/8" IR W/ YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341", PER PARTITION PLAT 2018-027
- FOUND 5/8" IR WITH RPC MARKED "NORTHSTAR PLS 1823", PER "WILLAMETTE VALLEY & COAST RAILROAD YARD"
- FOUND 5/8" IR WITH RPC MARKED "NORTHSTAR PLS 1823", PER PARTITION PLAT 2002-40, UNLESS OTHERWISE NOTED
- FOUND 5/8" IR WITH RPC MARKED "NORTHSTAR PLS 1823", PER C.S. 9318
- △ FOUND 5/8" IR WITH RPC MARKED "NORTHSTAR PLS 1823", PER C.S. 9972
- ▲ FOUND 5/8" IR WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341", PER C.S. 10777
- IR IRON ROD
- FD FOUND
- R/W RIGHT OF WAY
- UE FRANCHISE UTILITY EASEMENT
- RPC RED PLASTIC CAP
- PP PARTITION PLAT
- BCDR BENTON COUNTY DEED RECORD
- C.S. BENTON COUNTY SURVEY
- SF SQUARE FEET
- P.T. POINT OF TANGENCY
- P.C. POINT OF CURVATURE
- < > RECORD INFORMATION AS PER BCDR 2019-585886, MEASURED INFORMATION SAME AS RECORD, UNLESS OTHERWISE NOTED
- [] RECORD INFORMATION AS PER BCDR 2020-594396, MEASURED INFORMATION SAME AS RECORD
- () RECORD INFORMATION AS PER PARTITION PLAT 2018-027, MEASURED INFORMATION SAME AS RECORD, UNLESS OTHERWISE NOTED

L#	Bearing	Length
L1	S 69°55'49" E	3.50'
L2	N 89°24'21" W	33.74'
L3	N 80°32'12" W	20.57'
L4	N 08°33'43" W	17.35'
L5	N 19°56'43" W	38.51'
L6	S 85°26'17" E	3.63'
L7	S 69°55'49" E	15.00'
L8	S 19°56'43" W	8.82'
L9	S 69°57'38" E	17.05'
L10	S 20°09'52" W	23.65'
L11	N 70°03'17" W	16.96'
L12	N 85°26'17" W	4.04'
L13	S 20°51'57" W	23.76'
L14	S 12°53'03" E	6.07'
L15	N 32°03'25" E	16.24'
L16	S 57°56'35" E	15.00'
L17	S 32°03'25" W	16.25'
L18	N 25°18'39" E	18.58'
L19	S 64°41'21" E	15.00'
L20	S 25°18'39" W	18.57'
L21	N 24°17'03" E	18.12'
L22	S 65°42'57" E	15.00'
L23	S 24°17'03" W	18.07'
L24	N 14°53'32" E	16.90'
L25	S 75°57'20" E	26.50'
L26	S 14°53'32" W	17.04'
L27	S 80°32'12" E	23.38'
L28	S 20°09'02" W	15.26'



BENT (S20°20'12"E
 0.30' FROM TRUE P.T.),
 NO CAP, PULLED AND
 RESET AT P.T.

30' WIDE SOUTHERN PACIFIC
 TRANSPORTATION COMPANY EASEMENT
 PER BCDR M-206580-95

FD MONUMENT BEARS S15°37'52"W
 0.20' FROM ORIGINAL SET POSITION,
 CAP SMASHED, PULLED AND RESET

WITNESS CORNER
 LIES (N58°02'24"W
 1.00') FROM P.C.,
 CAP UNREADABLE

FD MONUMENT BENT
 OUT OF POSITION.
 PULLED AND REPLACED

FD MONUMENT BENT
 OUT OF POSITION.
 PULLED AND REPLACED

SHEET INDEX

- SHEET 1 - EXTERIOR BOUNDARY, SURVEYOR'S NARRATIVE AND EXISTING EASEMENTS
- SHEETS 2 - EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT
- SHEET 3 - EXISTING PACIFIC POWER AND COMMUNICATIONS EASEMENT
- SHEET 4 - CONDOMINIUM UNIT OVERVIEW AND ADDITIONAL EASEMENTS AND EXCEPTIONS OF RECORD
- SHEETS 5 THROUGH 7 - CONDOMINIUM UNIT BOUNDARIES
- SHEET 8 - NEW ACCESS AND PARKING EASEMENTS
- SHEET 9 - DECLARATION, ACKNOWLEDGEMENT, RECORDING, APPROVALS, SURVEYOR'S BUILDING CERTIFICATE, SURVEYOR'S CERTIFICATE AND GENERAL PLAT NOTES

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SURVEY CREATE A CONDOMINIUM TO BE KNOWN AS "WASHINGTON AVE MIXED USE CONDOMINIUM".

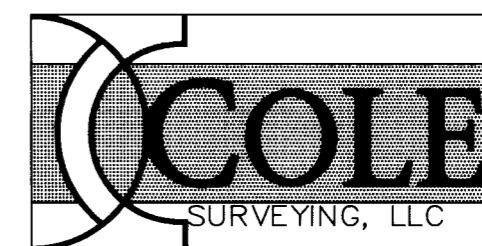
BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH RIGHT OF WAY LINE OF WASHINGTON AVENUE, AS SHOWN.

BOUNDARY DETERMINATION

THE EXTERIOR BOUNDARY WAS DETERMINED AND PLATTED BY OUR OFFICE IN BENTON COUNTY PARTITION PLAT 2018-027. ALL MONUMENTS SHOWN AS FOUND OR 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. THE NORTHWEST CORNER OF THE PROPERTY WAS DESTROYED DURING CONSTRUCTION AND IS RESET HERE IN THE ORIGINAL LOCATION.

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



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

SCALE 1"=50'

WASHINGTON AVE MIXED USE CONDOMINIUM

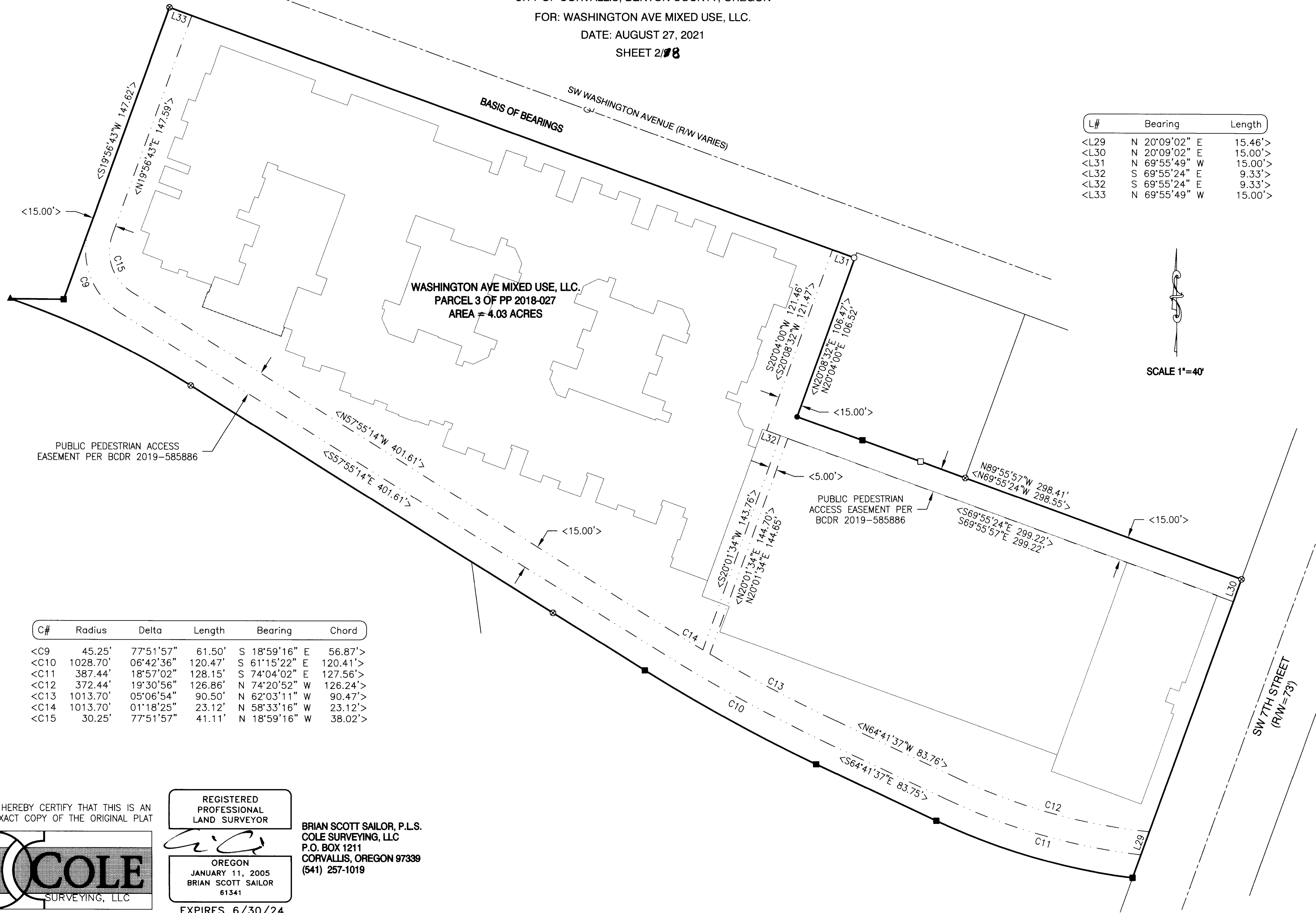
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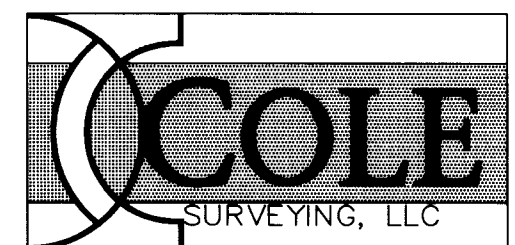
SHEET 2/08

L#	Bearing	Length
<L29	N 20°09'02" E	15.46'
<L30	N 20°09'02" E	15.00'
<L31	N 69°55'49" W	15.00'
<L32	S 69°55'24" E	9.33'
<L32	S 69°55'24" E	9.33'
<L33	N 69°55'49" W	15.00'



C#	Radius	Delta	Length	Bearing	Chord
<C9	45.25'	77°51'57"	61.50'	S 18°59'16" E	56.87'
<C10	1028.70'	06°42'36"	120.47'	S 61°15'22" E	120.41'
<C11	387.44'	18°57'02"	128.15'	S 74°04'02" E	127.56'
<C12	372.44'	19°30'56"	126.86'	N 74°20'52" W	126.24'
<C13	1013.70'	05°06'54"	90.50'	N 62°03'11" W	90.47'
<C14	1013.70'	01°18'25"	23.12'	N 58°33'16" W	23.12'
<C15	30.25'	77°51'57"	41.11'	N 18°59'16" W	38.02'

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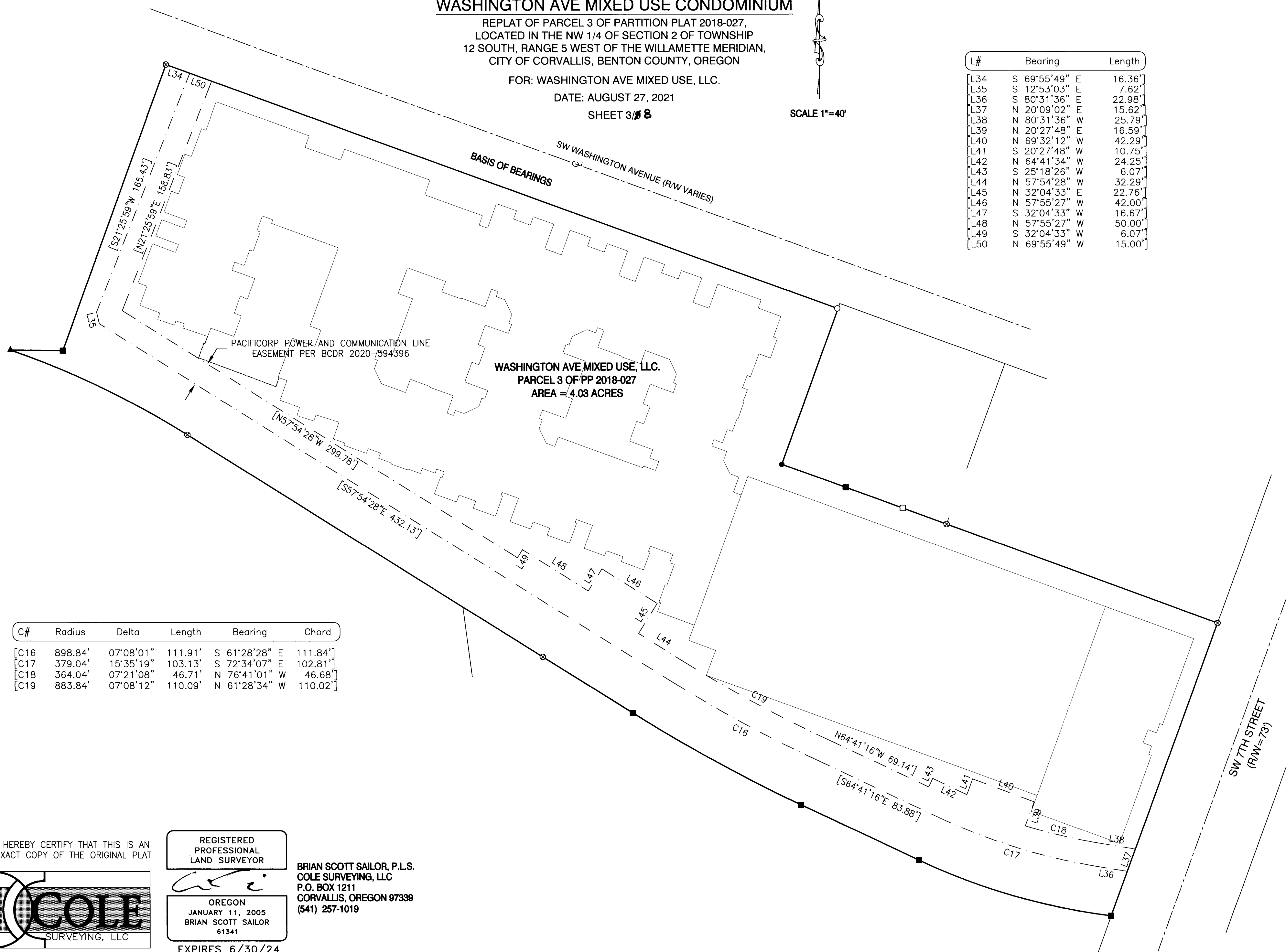
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SHEET 3/8

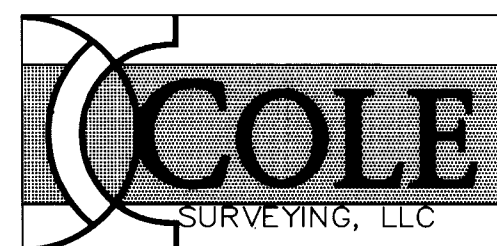
SCALE 1"=40'

L#	Bearing	Length
L34	S 69°55'49" E	16.36'
L35	S 12°53'03" E	7.62'
L36	S 80°31'36" E	22.98'
L37	N 20°09'02" E	15.62'
L38	N 80°31'36" W	25.79'
L39	N 20°27'48" E	16.59'
L40	N 69°32'12" W	42.29'
L41	S 20°27'48" W	10.75'
L42	N 64°41'34" W	24.25'
L43	S 25°18'26" W	6.07'
L44	N 57°54'28" W	32.29'
L45	N 32°04'33" E	22.76'
L46	N 57°55'27" W	42.00'
L47	S 32°04'33" W	16.67'
L48	N 57°55'27" W	50.00'
L49	S 32°04'33" W	6.07'
L50	N 69°55'49" W	15.00'



C#	Radius	Delta	Length	Bearing	Chord
[C16	898.84'	07°08'01"	111.91'	S 61°28'28" E	111.84'
[C17	379.04'	15°35'19"	103.13'	S 72°34'07" E	102.81'
[C18	364.04'	07°21'08"	46.71'	N 76°41'01" W	46.68'
[C19	883.84'	07°08'12"	110.09'	N 61°28'34" W	110.02'

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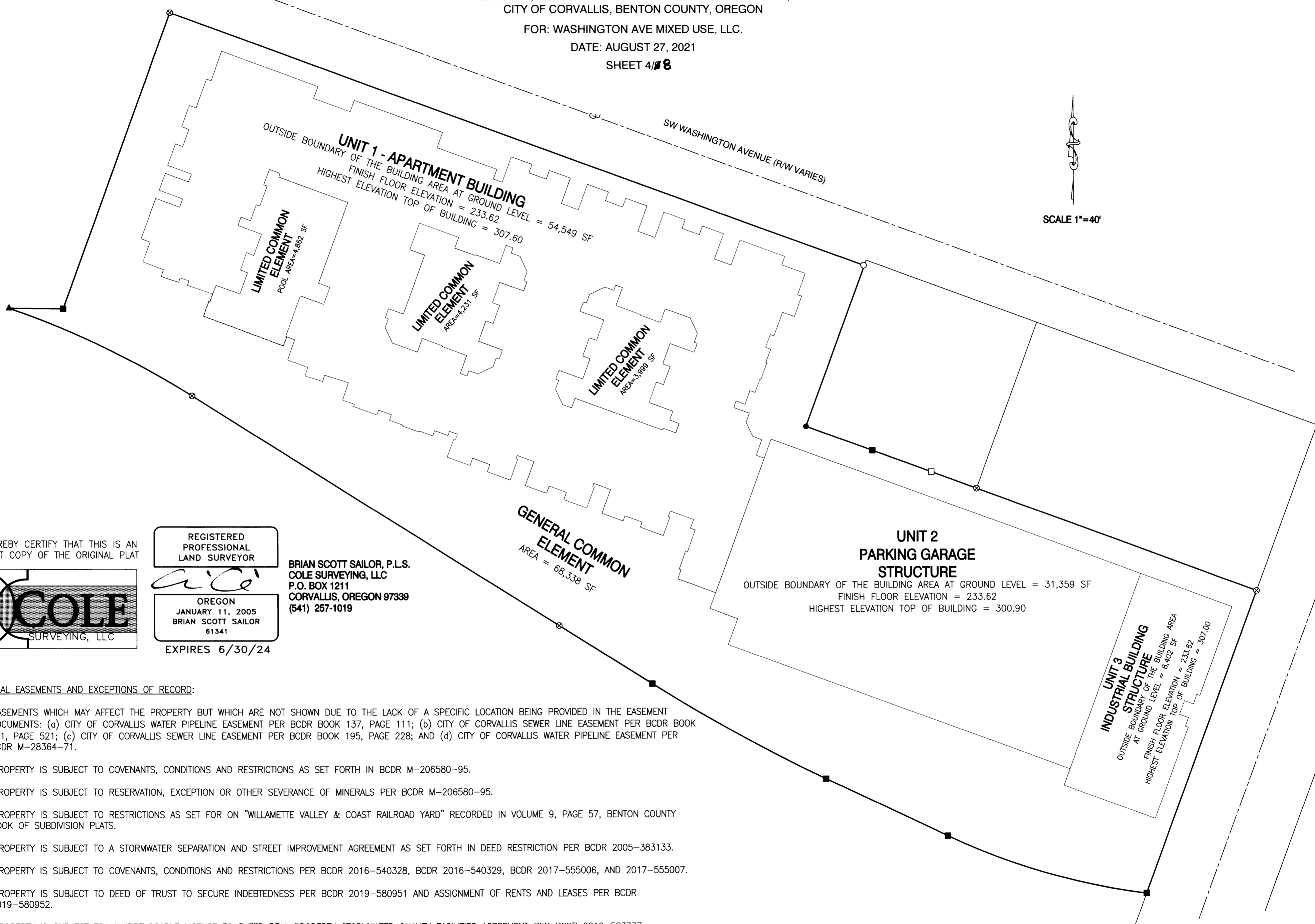
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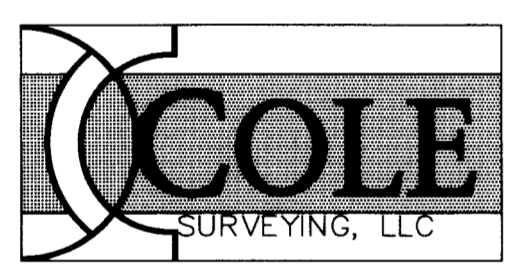
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SHEET 4/8



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ADDITIONAL EASEMENTS AND EXCEPTIONS OF RECORD:

- 1.) EASEMENTS WHICH MAY AFFECT THE PROPERTY BUT WHICH ARE NOT SHOWN DUE TO THE LACK OF A SPECIFIC LOCATION BEING PROVIDED IN THE EASEMENT DOCUMENTS: (a) CITY OF CORVALLIS WATER PIPELINE EASEMENT PER BCDR BOOK 137, PAGE 111; (b) CITY OF CORVALLIS SEWER LINE EASEMENT PER BCDR BOOK 191, PAGE 521; (c) CITY OF CORVALLIS SEWER LINE EASEMENT PER BCDR BOOK 195, PAGE 228; AND (d) CITY OF CORVALLIS WATER PIPELINE EASEMENT PER BCDR M-28364-71.
- 2.) PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BCDR M-206580-95.
- 3.) PROPERTY IS SUBJECT TO RESERVATION, EXCEPTION OR OTHER SEVERANCE OF MINERALS PER BCDR M-206580-95.
- 4.) PROPERTY IS SUBJECT TO RESTRICTIONS AS SET FOR ON "WILLAMETTE VALLEY & COAST RAILROAD YARD" RECORDED IN VOLUME 9, PAGE 57, BENTON COUNTY BOOK OF SUBDIVISION PLATS.
- 5.) PROPERTY IS SUBJECT TO A STORMWATER SEPARATION AND STREET IMPROVEMENT AGREEMENT AS SET FORTH IN DEED RESTRICTION PER BCDR 2005-383133.
- 6.) PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS PER BCDR 2016-540328, BCDR 2016-540329, BCDR 2017-555006, AND 2017-555007.
- 7.) PROPERTY IS SUBJECT TO DEED OF TRUST TO SECURE INDEBTEDNESS PER BCDR 2019-580951 AND ASSIGNMENT OF RENTS AND LEASES PER BCDR 2019-580952.
- 8.) PROPERTY IS SUBJECT TO AN IRREVOCABLE LICENSE TO ENTER REAL PROPERTY STORMWATER QUALITY FACILITIES AGREEMENT PER BCDR 2019-583337.

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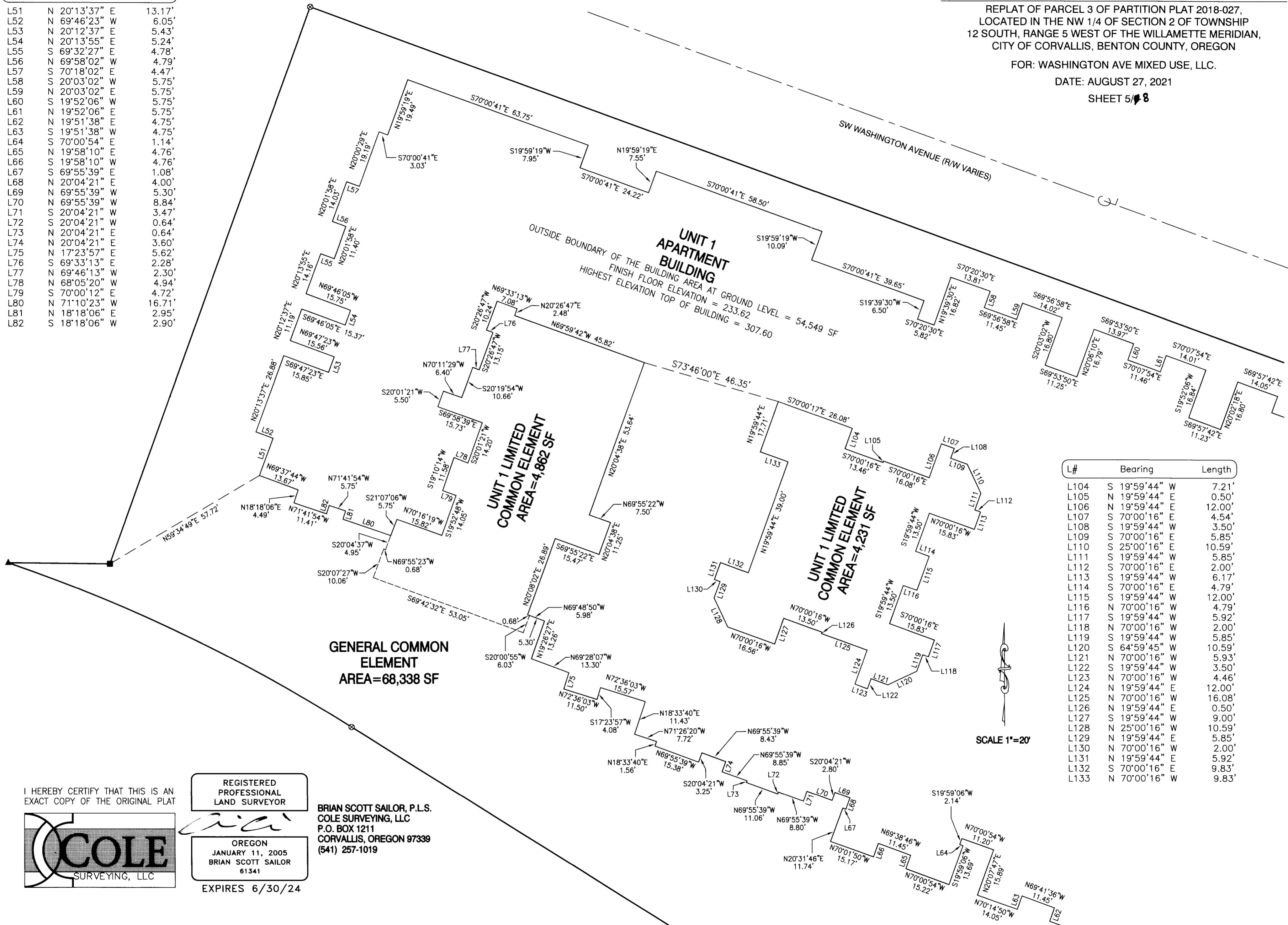
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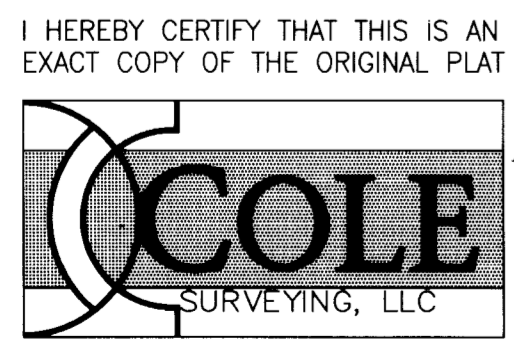
DATE: AUGUST 27, 2021

SHEET 5/8

L#	Bearing	Length
L51	N 20°13'37" E	13.17'
L52	N 69°46'23" W	6.05'
L53	N 20°12'37" E	5.43'
L54	N 20°13'55" E	5.24'
L55	S 69°32'27" E	4.78'
L56	N 69°58'02" W	4.79'
L57	S 70°18'02" E	4.47'
L58	S 20°03'02" W	5.75'
L59	N 20°03'02" E	5.75'
L60	S 19°52'06" W	5.75'
L61	N 19°52'06" E	5.75'
L62	N 19°51'38" E	4.75'
L63	S 19°51'38" W	4.75'
L64	S 70°00'54" E	1.14'
L65	N 19°58'10" E	4.76'
L66	S 19°58'10" W	4.76'
L67	S 69°55'39" E	1.08'
L68	N 20°04'21" E	4.00'
L69	N 69°55'39" W	5.30'
L70	N 69°55'39" W	8.84'
L71	S 20°04'21" W	3.47'
L72	S 20°04'21" W	0.64'
L73	N 20°04'21" E	0.64'
L74	N 20°04'21" E	3.60'
L75	N 17°23'57" E	5.62'
L76	S 69°33'13" E	2.28'
L77	N 69°46'13" W	2.30'
L78	N 68°05'20" W	4.94'
L79	S 70°00'12" E	4.72'
L80	N 71°10'23" W	16.71'
L81	N 18°18'06" E	2.95'
L82	S 18°18'06" W	2.90'



L#	Bearing	Length
L104	S 19°59'44" W	7.21'
L105	N 19°59'44" E	0.50'
L106	N 19°59'44" E	12.00'
L107	S 70°00'16" E	4.54'
L108	S 19°59'44" W	3.50'
L109	S 70°00'16" E	5.85'
L110	S 25°00'16" E	10.59'
L111	S 19°59'44" W	5.85'
L112	S 70°00'16" E	2.00'
L113	S 19°59'44" W	6.17'
L114	S 70°00'16" E	4.79'
L115	S 19°59'44" W	12.00'
L116	N 70°00'16" W	4.79'
L117	S 19°59'44" W	5.92'
L118	N 70°00'16" W	2.00'
L119	S 19°59'44" W	5.85'
L120	S 64°59'45" W	10.59'
L121	N 70°00'16" W	5.93'
L122	S 19°59'44" W	3.50'
L123	N 70°00'16" W	4.46'
L124	N 19°59'44" E	12.00'
L125	N 70°00'16" W	16.08'
L126	N 19°59'44" E	0.50'
L127	S 19°59'44" W	9.00'
L128	N 25°00'16" W	10.59'
L129	N 19°59'44" E	5.85'
L130	N 70°00'16" W	2.00'
L131	N 19°59'44" E	5.92'
L132	S 70°00'16" E	9.83'
L133	N 70°00'16" W	9.83'



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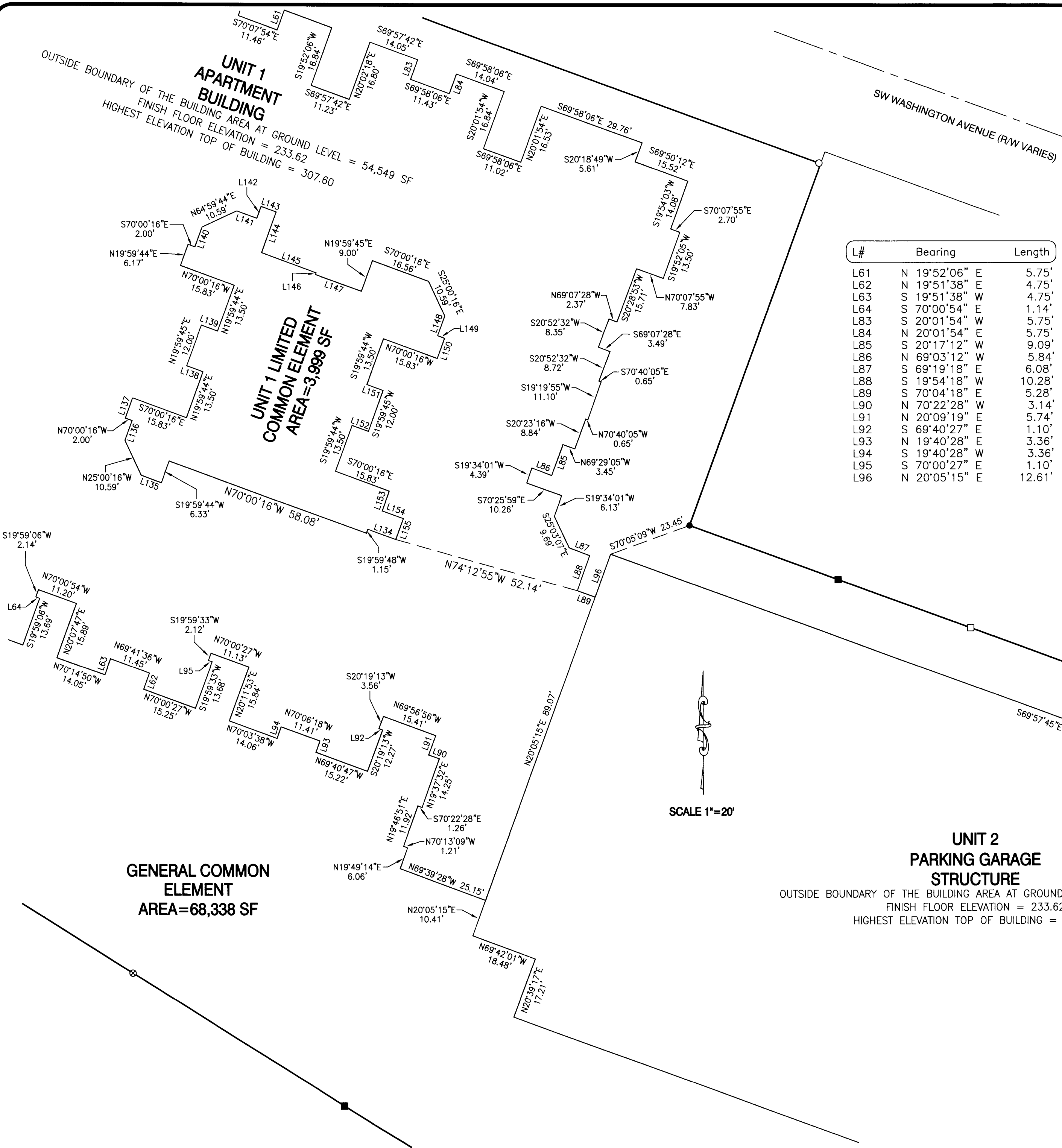
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SHEET 6/8



L#	Bearing	Length
L61	N 19°52'06" E	5.75'
L62	N 19°51'38" E	4.75'
L63	S 19°51'38" W	4.75'
L64	S 70°00'54" E	1.14'
L83	S 20°01'54" W	5.75'
L84	N 20°01'54" E	5.75'
L85	S 20°17'12" W	9.09'
L86	N 69°03'12" W	5.84'
L87	S 69°19'18" E	6.08'
L88	S 19°54'18" W	10.28'
L89	S 70°04'18" E	5.28'
L90	N 70°22'28" W	3.14'
L91	N 20°09'19" E	5.74'
L92	S 69°40'27" E	1.10'
L93	N 19°40'28" E	3.36'
L94	S 19°40'28" W	3.36'
L95	S 70°00'27" E	1.10'
L96	N 20°05'15" E	12.61'

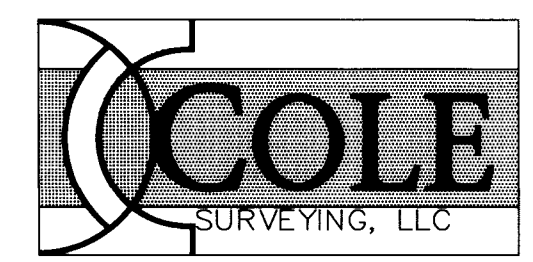
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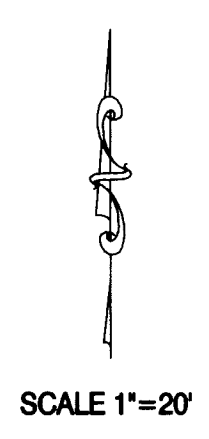
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L134	N 70°00'16" W	8.23'
L135	N 70°00'16" E	5.93'
L136	N 19°59'46" E	5.85'
L137	N 19°59'44" E	5.92'
L138	N 70°00'16" W	4.79'
L139	S 70°00'16" E	4.79'
L140	N 19°59'44" E	5.85'
L141	S 70°00'16" E	5.93'
L142	N 19°59'44" E	3.50'
L143	S 70°00'16" E	4.46'
L144	S 19°59'44" W	12.00'
L145	S 70°00'14" E	16.08'
L146	S 19°59'52" W	0.50'
L147	S 70°00'16" E	13.50'
L148	S 19°59'43" W	5.85'
L149	S 69°58'09" E	2.00'
L150	S 19°59'45" W	5.92'
L151	S 70°00'16" E	4.79'
L152	N 70°00'16" W	4.79'
L153	S 19°59'44" W	5.83'
L154	S 70°00'16" E	6.23'
L155	S 19°59'44" W	6.18'



**UNIT 2
 PARKING GARAGE
 STRUCTURE**
 OUTSIDE BOUNDARY OF THE BUILDING AREA AT GROUND LEVEL = 31,359 SF
 FINISH FLOOR ELEVATION = 233.62
 HIGHEST ELEVATION TOP OF BUILDING = 300.90

**GENERAL COMMON
 ELEMENT
 AREA=68,338 SF**

**UNIT 1 LIMITED
 COMMON ELEMENT
 AREA=3,999 SF**

**UNIT 1
 APARTMENT
 BUILDING**
 OUTSIDE BOUNDARY OF THE BUILDING AREA AT GROUND LEVEL = 54,549 SF
 FINISH FLOOR ELEVATION = 233.62
 HIGHEST ELEVATION TOP OF BUILDING = 307.60

**UNIT 3
 INDUSTRIAL BUILDING
 STRUCTURE**
 OUTSIDE BOUNDARY OF THE BUILDING AREA
 AT GROUND LEVEL = 8,402 SF
 FINISH FLOOR ELEVATION = 233.62
 HIGHEST ELEVATION TOP OF BUILDING = 307.00

WASHINGTON AVE MIXED USE CONDOMINIUM

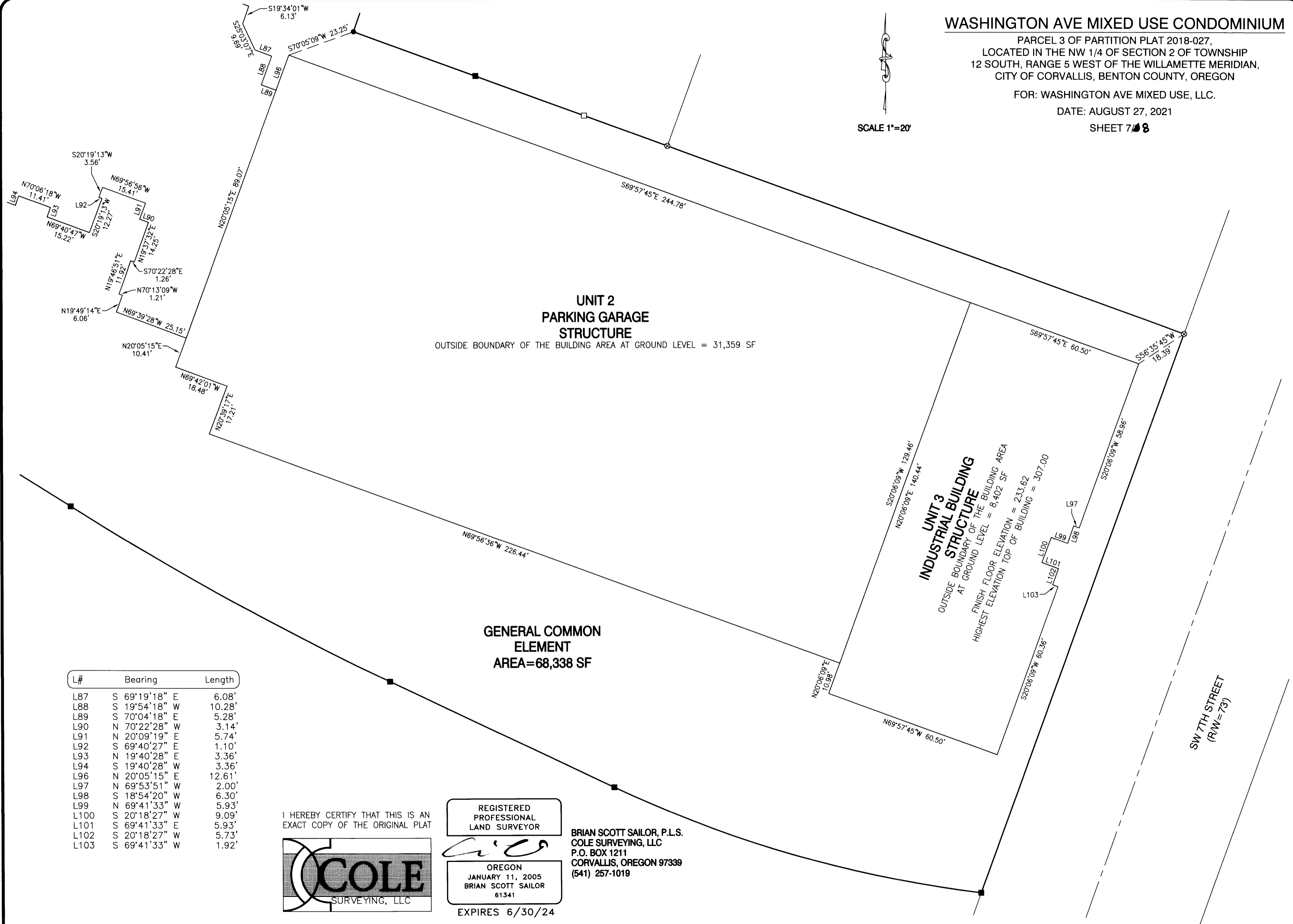
PARCEL 3 OF PARTITION PLAT 2018-027,
 LOCATED IN THE NW 1/4 OF SECTION 2 OF TOWNSHIP
 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN,
 CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: WASHINGTON AVE MIXED USE, LLC.

DATE: AUGUST 27, 2021

SHEET 7 **8**

SCALE 1"=20'



**UNIT 2
 PARKING GARAGE
 STRUCTURE**

OUTSIDE BOUNDARY OF THE BUILDING AREA AT GROUND LEVEL = 31,359 SF

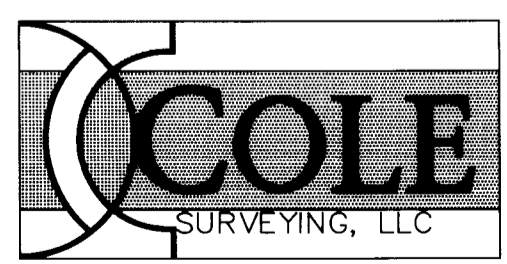
**UNIT 3
 INDUSTRIAL BUILDING
 STRUCTURE**

OUTSIDE BOUNDARY OF THE BUILDING AREA
 AT GROUND LEVEL = 8,402 SF
 FINISH FLOOR ELEVATION = 233.62
 HIGHEST ELEVATION TOP OF BUILDING = 307.00

**GENERAL COMMON
 ELEMENT
 AREA=68,338 SF**

L#	Bearing	Length
L87	S 69°19'18" E	6.08'
L88	S 19°54'18" W	10.28'
L89	S 70°04'18" E	5.28'
L90	N 70°22'28" W	3.14'
L91	N 20°09'19" E	5.74'
L92	S 69°40'27" E	1.10'
L93	N 19°40'28" E	3.36'
L94	S 19°40'28" W	3.36'
L96	N 20°05'15" E	12.61'
L97	N 69°53'51" W	2.00'
L98	S 18°54'20" W	6.30'
L99	N 69°41'33" W	5.93'
L100	S 20°18'27" W	9.09'
L101	S 69°41'33" E	5.93'
L102	S 20°18'27" W	5.73'
L103	S 69°41'33" W	1.92'

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



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

WASHINGTON AVE MIXED USE CONDOMINIUM

PARCEL 3 OF PARTITION PLAT 2018-027, LOCATED IN THE NW 1/4 OF SECTION 2 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: WASHINGTON AVE MIXED USE, LLC.

DATE: AUGUST 27, 2021

SHEET 8/8

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 LANDS REPRESENTED ON THIS PLAT OF "WASHINGTON AVE MIXED USE CONDOMINIUM", AS SHOWN ON THE ATTACHED MAP, THE EXTERIOR BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARTITION PLAT 2018-027, A PARTITION PLAT OF RECORDED LOCATED IN THE NORTHWEST QUARTER OF SECTION 2 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WASHINGTON AVE MIXED USE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND DOES HEREBY COMMIT SAID PROPERTY, AND THE IMPROVEMENTS THERON, CALLED "WASHINGTON AVE MIXED USE CONDOMINIUM", TO THE OPERATIONS AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DESCRIBED ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES 100.005 TO 100.627.

Signature of Matthew Lawrence
BY: Matthew Lawrence
AS: Authorized Signatory
FOR WASHINGTON AVE MIXED USE, LLC.

ACKNOWLEDGMENT:

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

) SS

THIS IS TO CERTIFY THAT ON THIS 13th DAY OF MARCH, 2023, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR MATTHEW LAWRENCE, AS AUTHORIZED REPRESENTATIVE FOR WASHINGTON AVE MIXED USE, LLC., AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY SAID INSTRUMENT TO BE OF HIS/HER OWN FREE ACT AND DEED.

Signature of Lauree Scott
NOTARY SIGNATURE
LAUREE SCOTT
RHODE ISLAND
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 766339
MY COMMISSION EXPIRES 1/15/2025

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2023-2024

Signature of Ryan Schofield
BY: Ryan Schofield
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT
8/21/2023
DATE

Signature of Debra Proulx
BY: Debra Proulx
BENTON COUNTY TAX COLLECTOR
08/21/2023
DATE

Signature of Brian Scott Sailor
APPROVED: Brian Scott Sailor
BENTON COUNTY SURVEYOR
8/21/2023
DATE

PLAT NOTES:

- 1.) THIS PLAT IS SUBJECT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR "WASHINGTON AVE MIXED USE CONDOMINIUM" RECORDED IN DOCUMENT No. 2023-639161, BENTON COUNTY DEED RECORDS.
2.) ELEVATIONS ARE BASED ON THE OREGON STATE UNIVERSITY CONTROL NETWORK BRASS CAP "FACL", THE UNIVERSITY CONTROL NETWORK FILED AS CCR #17 IN THE BENTON COUNTY SURVEY RECORDS. IT HAS AN ELEVATION OF 231.15 AND IS ON THE NAVD 88 VERTICAL DATUM.

SURVEYOR'S BUILDING CERTIFICATE

I, BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THIS PLAT OF "WASHINGTON AVE MIXED USE CONDOMINIUM" FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THAT CONSTRUCTION OF THE UNITS, AS DEPICTED ON SAID PLAT, HAS BEEN COMPLETED.

DATED THIS 26th DAY OF OCTOBER, 2022.

Signature of Brian Scott Sailor
BRIAN SCOTT SAILOR - PLS 61341

RECORDING:

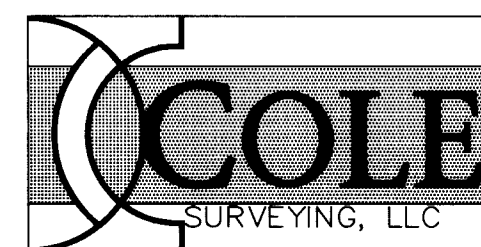
STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2023-639162 ON THIS 21 DAY OF AUGUST 2022, AT 2:57 O'CLOCK PM.

Signature of Brian Scott Sailor
BY: 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

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



REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Brian Scott Sailor

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/24