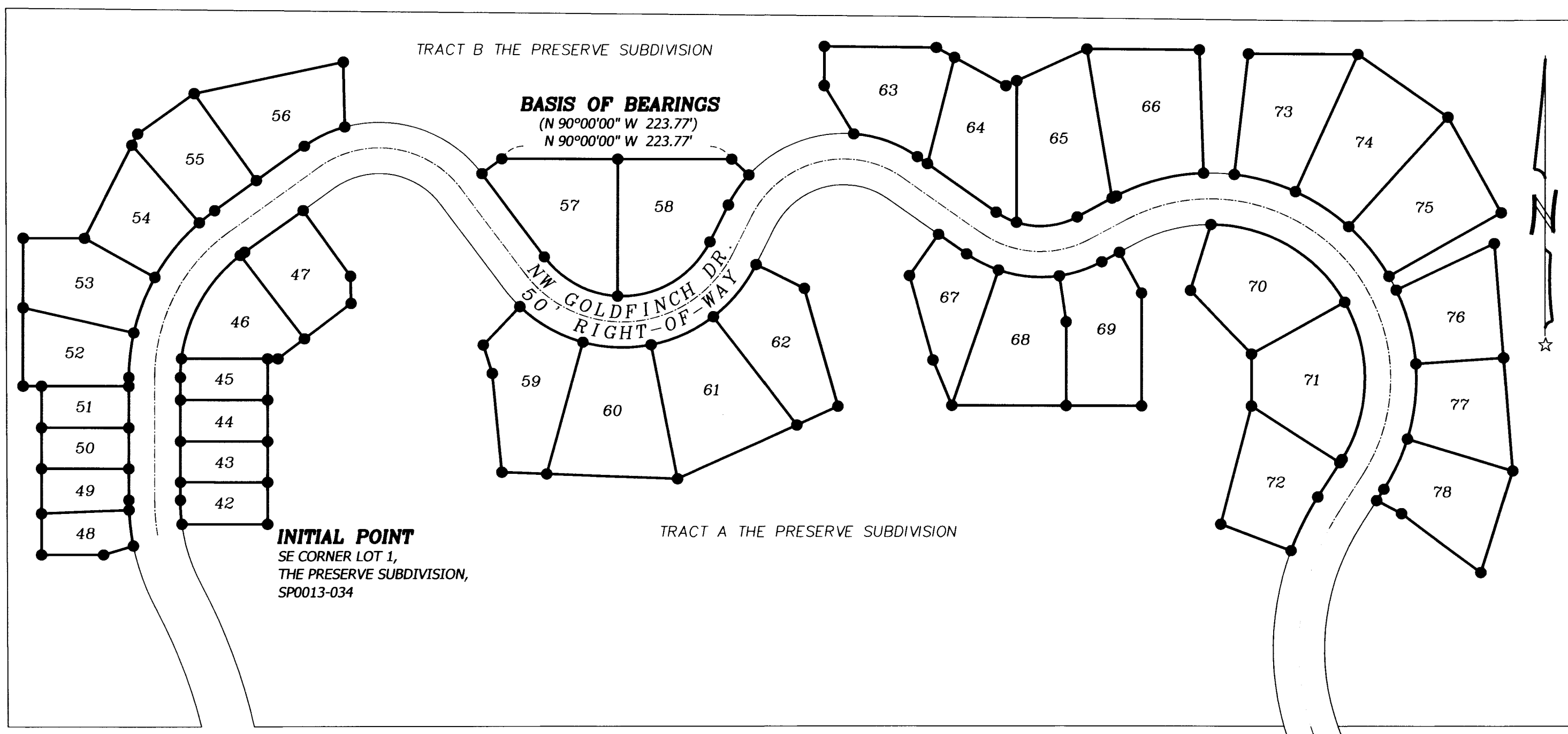
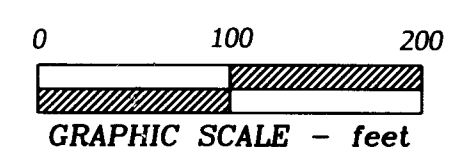


**THE PRESERVE SUBDIVISION PHASE II**  
A  
REPLAT OF LOTS 1-41 OF THE PRESERVE SUBDIVISION  
FOR  
**APPLEGATE HOLDINGS LLC**  
IN THE  
NE 1/4 OF SECTION 21 & NW 1/4 OF SECTION 22  
T 11 S, R 5 W, W.M.  
CITY OF CORVALLIS, BENTON COUNTY, OREGON

MAY 23, 2024  
PAGE 1 OF 3  
SUB-2024-01

**LEGEND**

- ...5/8" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING" TO BE SET AFTER CONSTRUCTION PER THE PRESERVE SUBDIVISION, SP0013-034
- ⊙ ...5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "NORTHSTAR SURVEYING" TO BE SET AFTER CONSTRUCTION PER THE PRESERVE SUBDIVISION, SP0013-034
- ( ) ...RECORD DATA FROM THE PRESERVE SUBDIVISION SP0013-034



**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE LOTS 16 & 17, 18 & 19, 31 & 32, AND 33 & 34 OF THE PRESERVE SUBDIVISION INTO THE SINGLE LOTS 57, 58, 70, AND 71 RESPECTIVELY PER THIS PLAT.

AT THIS TIME, THE CONSTRUCTION FOLLOWING THE PRESERVE SUBDIVISION IS STILL IN PROCESS, AND THE POST MONUMENTATION HAS YET TO OCCUR. THIS PLAT IS SUBJECT TO THE SAME POST MONUMENTATION AS THE PRESERVE SUBDIVISION, SEE POST MONUMENTATION STATEMENT.

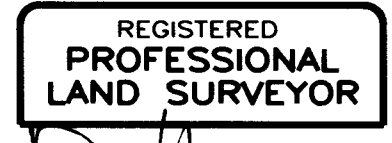
I HELD ALL BEARINGS, DISTANCES, AND CURVES OF THE PRESERVE SUBDIVISION, AND REMOVED THE LINES DIVIDING SAID LOTS. NO NEW MONUMENTS WERE NECESSARY FOR DEFINING THIS REPLAT.

LOTS 57, 58, 70, AND 71 WERE RECONFIGURED AS PART OF THIS PLAT. THE ORIGINAL MONUMENTS THAT DEFINED THE LINES BETWEEN LOTS 16 & 17, 18 & 19, 31 & 32, AND 33 & 34 OF THE PRESERVE SUBDIVISION WILL NOT BE SET AS THEY DO NOT DEFINE THE BOUNDARIES OF THESE NEW LOTS.

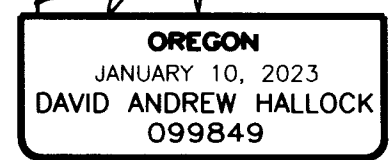
**SURVEYOR'S CERTIFICATE**

I, DAVID ANDREW HALLOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND HAVE FOUND OR SET THE PROPER MONUMENTS DEFINING THE CORNERS OF THIS SUBDIVISION PLAT; THE LAND IS DESCRIBED AS FOLLOWS:

LOTS 1-41 OF THE PRESERVE SUBDIVISION, SP0013-034 OF THE PLAT RECORDS OF BENTON COUNTY, OREGON.



I, THE UNDERSIGNED,  
HEREBY CERTIFY  
THAT THIS IS AN  
EXACT COPY OF  
THE ORIGINAL PLAT.  
DAVID ANDREW HALLOCK  
P.L.S. 099849



RENEWS: 06/30/2025

**POST MONUMENTATION STATEMENT**

I, DAVID ANDREW HALLOCK, 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 THE COMPLETION OF THE IMPROVEMENTS OF THE PRESERVE SUBDIVISION, SP013-034.

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

**DECLARATION**

KNOW ALL BY THESE PRESENTS THAT APPLGATE HOLDINGS LLC IS THE RECORDED OWNER OF THE LAND REPRESENTED ON THIS SUBDIVISION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND HAS CAUSED SAME TO BE SURVEYED AND PLATTED INTO THE LOTS AS SHOWN.

WE HEREBY DEDICATE THE 5.00' RECIPROCAL ACCESS EASEMENTS AS SHOWN ON LOTS 42 & 43 FOR THE BENEFIT OF LOTS 42 & 43; AS SHOWN ON LOTS 44 & 45, FOR THE BENEFIT OF LOTS 44 & 45; AS SHOWN ON LOTS 48 & 49, FOR THE BENEFIT OF LOTS 48 & 49; AS SHOWN ON LOTS 50 & 51, FOR THE BENEFIT OF LOTS 50 & 51.

THIS REPLAT RELEASES ALL LOTS OF THE PRESERVE SUBDIVISION, SP0013-034, OF THE HOUSING RESTRICTIONS SPECIFIED PER INST. No. 2023-639502.

WE HEREBY VACATE THE 5.00' ACCESS EASEMENTS [I] ON LOTS 12, 13, 14, 39, 40, AND TRACT B OF THE PRESERVE SUBDIVISION, SP0013-034.

*Jim Boeder*  
JIM BOEDER, MEMBER  
APPLEGATE HOLDINGS LLC

STATE OF OREGON )  
 ) S.S.  
COUNTY OF BENTON )

SIGNED AND ATTESTED BEFORE ME ON THIS 14 DAY OF June, 2024, BY JIM BOEDER.

*Alysea Hammond*  
SIGNATURE OF NOTARY

*Alysea Hammond*  
PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON

COMMISSION No. 1003293

MY COMMISSION EXPIRES August 30, 2024

**DEED RESTRICTIONS**

LOTS 42, 43, 44, 45, 48, 49, 50, AND 51 ARE SUBJECT TO HOUSING TYPE RESTRICTIONS PER INST. No. 2024-645674.

LOTS 53, 55, 56, 72, 75, 76, 77, AND 78 ARE SUBJECT TO HOUSING TYPE RESTRICTIONS PER INST. No. 2024-645674.

LOTS 42, 43, 44, 45, 48, 49, 50, AND 51 ARE SUBJECT TO SHARED DRIVEWAY RESTRICTIONS PER INST. No. 2024-645675.

**APPROVALS**

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2024. 2025

*Jessie M Woodley*  
DIRECTOR,  
BENTON COUNTY DEPARTMENT OF ASSESSMENT

7/8/2024  
DATE

*Debrae Brown*  
BENTON COUNTY TAX COLLECTOR

07/08/2024  
DATE

*Neil Knight AIC*  
FINANCE DIRECTOR,  
CITY OF CORVALLIS

6/27/2024  
DATE

*Jeff McCall*  
ENGINEER,  
CITY OF CORVALLIS

6/26/2024  
DATE

*Jeffrey*  
PLANNING DIVISION MANAGER,  
CITY OF CORVALLIS

6/14/2024  
DATE

*Joe Crandall*  
SURVEYOR,  
BENTON COUNTY

7-8-2024  
DATE

*William August*  
CHAIR,  
BENTON COUNTY BOARD OF COMMISSIONERS

8/1/2024  
DATE

**RECORDER'S STATEMENT**

STATE OF OREGON )  
 ) SS  
COUNTY OF BENTON )

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER

2024-645672 ON THIS 8 DAY OF July, 2024 AT 1:53 O'CLOCK P.M.

*Kim Cage*  
BENTON COUNTY CLERK

7/8/2024  
DATE

07/08/2024  
DATE

6/27/2024  
DATE

6/26/2024  
DATE

6/14/2024  
DATE

7-8-2024  
DATE

8/1/2024  
DATE

**Northstar**  
SURVEYING

820 NW 4TH STREET CORVALLIS, OR 97330  
(541) 757-9050  
www.northstarsurveying.com  
21095\_the\_preserve\_phase2; DB ITF

013-039

**THE PRESERVE SUBDIVISION PHASE II**

A  
 REPLAT OF LOTS 1-41 OF THE PRESERVE SUBDIVISION  
 FOR  
**APPLEGATE HOLDINGS LLC**  
 IN THE  
 NE 1/4 OF SECTION 21 & NW 1/4 OF SECTION 22  
 T 11 S, R 5 W, W.M.  
 CITY OF CORVALLIS, BENTON COUNTY, OREGON

MAY 23, 2024

PAGE 2 OF 3  
 SUB-2024-01

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
  
**OREGON**  
 JANUARY 10, 2023  
**DAVID ANDREW HALLOCK**  
 099849  
 RENEWS: 06/30/2025

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 THAT THIS IS AN  
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 THE ORIGINAL PLAT.  
  
**DAVID ANDREW HALLOCK**  
 P.L.S. 099849

**LEGEND**

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- ...5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "NORTHSTAR SURVEYING" TO BE SET AFTER CONSTRUCTION PER THE PRESERVE SUBDIVISION, SP0013-034
- ( ) ...RECORD DATA FROM THE PRESERVE SUBDIVISION SP0013-034
- Sqft ...SQUARE FEET
- UE ...UTILITY EASEMENT
- I ...ACCESS EASEMENTS "I" PER PAGE 6 OF THE PRESERVE SUBDIVISION, SP0013-034 TO BE VACATED

**NOTE**

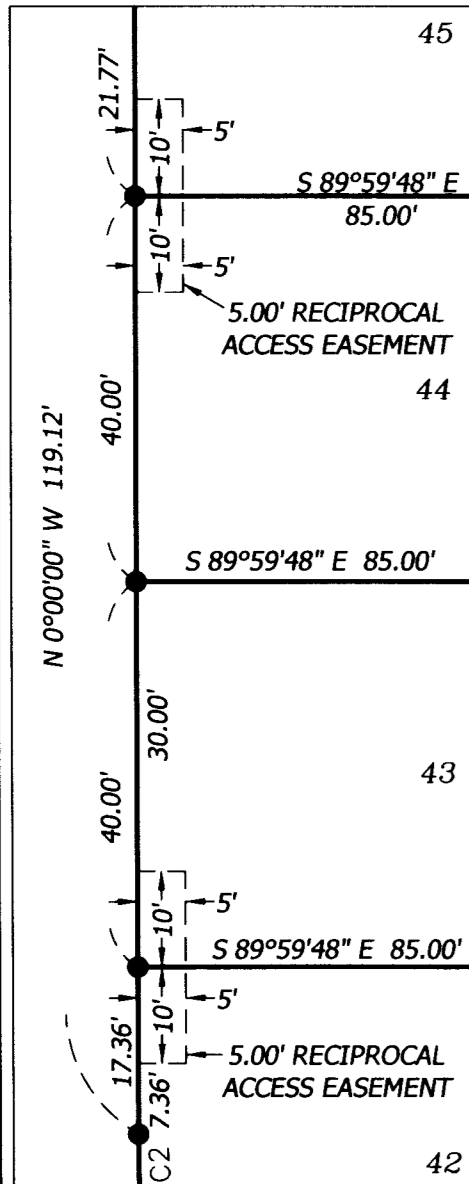
MEASURED DATA IS EQUAL TO RECORD DATA FROM THE PRESERVE SUBDIVISION, SP0013-034, FOR ALL LINES AND CURVES.

**CURVE TABLE**

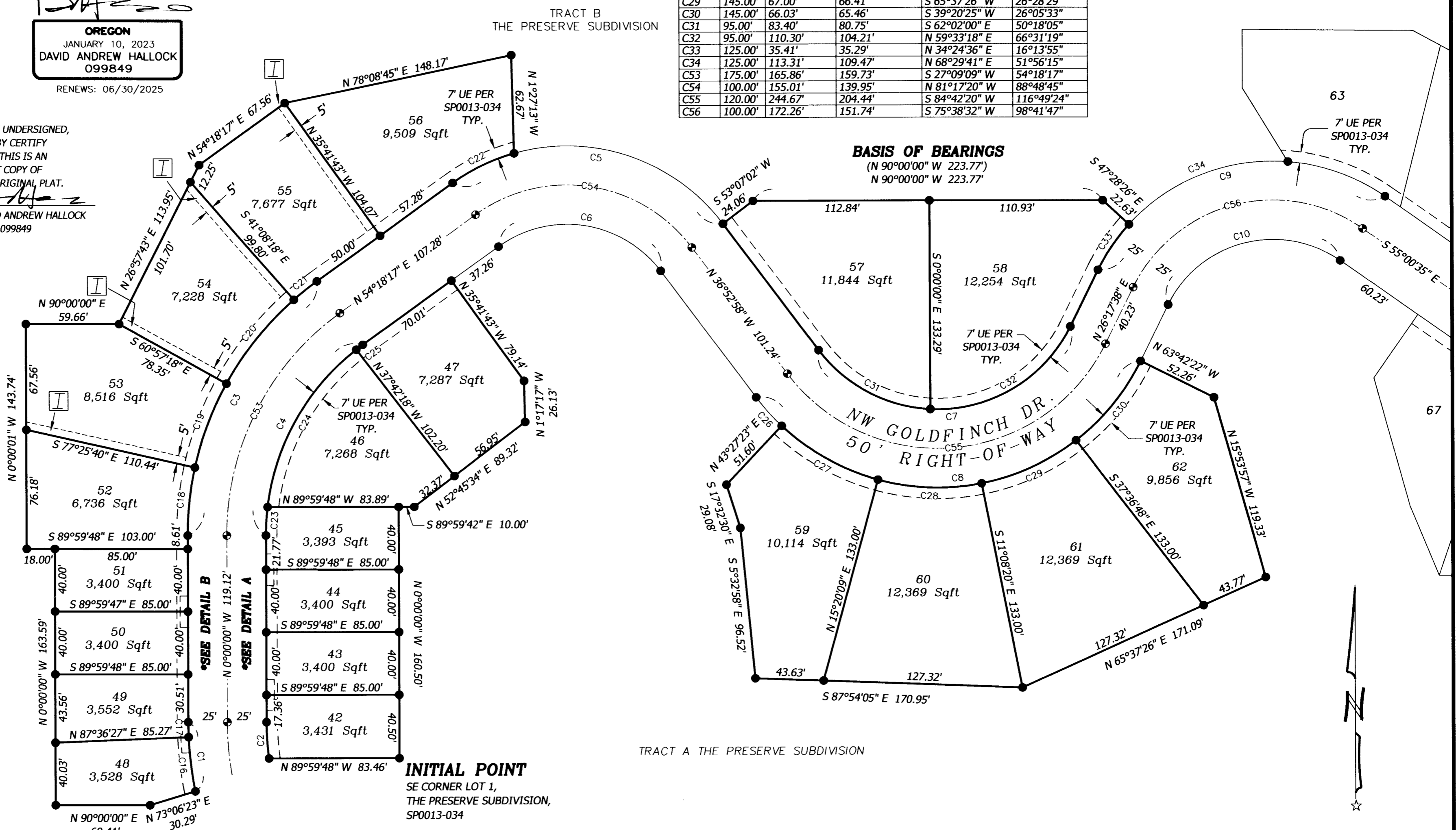
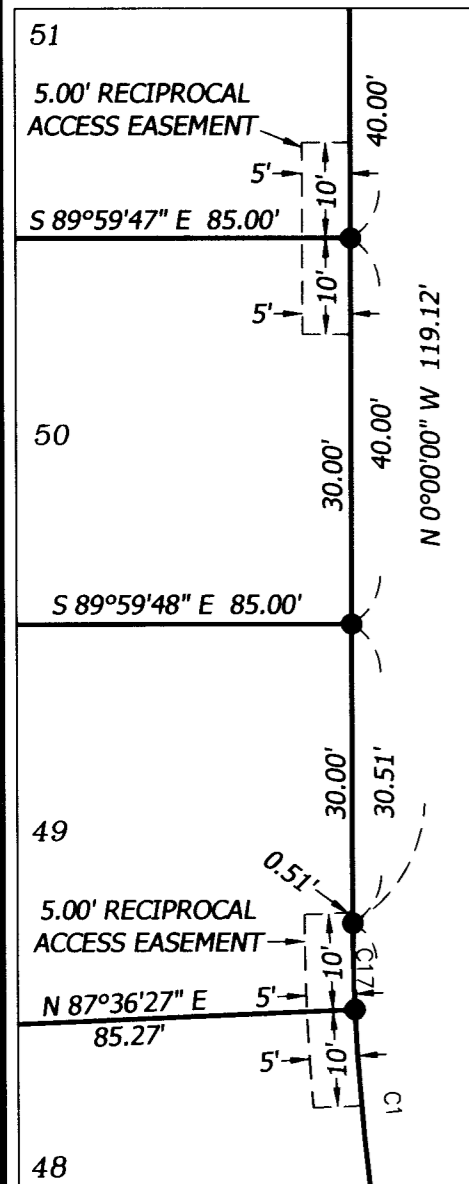
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	44.56'	44.49'	N 5°40'26" W	11°20'52"
C2	175.00'	23.21'	23.20'	N 3°48'00" W	7°36'00"
C3	200.00'	189.56'	182.54'	N 27°09'09" E	54°18'17"
C4	150.00'	142.17'	136.91'	N 27°09'09" E	54°18'17"
C5	125.00'	193.76'	174.94'	S 81°17'20" E	88°48'45"
C6	75.00'	116.26'	104.96'	S 81°17'20" E	88°48'45"
C7	95.00'	193.70'	161.85'	N 84°42'20" E	116°49'24"
C8	145.00'	295.65'	247.03'	N 84°42'20" E	116°49'24"
C9	125.00'	215.32'	189.67'	N 75°38'32" E	98°41'47"
C10	75.00'	129.19'	113.80'	N 75°38'32" E	98°41'47"
C16	225.00'	35.07'	35.04'	N 6°52'57" W	8°55'51"
C17	225.00'	9.49'	9.49'	N 1°12'31" W	2°25'01"
C18	200.00'	43.89'	43.80'	N 6°17'10" E	12°34'20"
C19	200.00'	57.50'	57.30'	N 20°48'31" E	16°28'21"
C20	200.00'	69.17'	68.83'	N 38°57'12" E	19°49'01"
C21	200.00'	19.00'	18.99'	N 51°35'00" E	5°26'35"
C22	125.00'	43.88'	43.65'	N 64°21'40" E	20°06'45"
C23	150.00'	18.28'	18.27'	S 3°29'27" W	6°58'54"
C24	150.00'	118.63'	115.56'	S 29°38'18" W	45°18'48"
C25	150.00'	5.26'	5.26'	S 53°18'00" W	2°00'35"
C26	145.00'	24.45'	24.42'	N 41°42'47" W	9°39'39"
C27	145.00'	71.17'	70.45'	N 60°36'14" W	28°07'14"
C28	145.00'	67.00'	66.41'	N 87°54'05" W	26°28'29"
C29	145.00'	67.00'	66.41'	S 65°37'26" W	26°28'29"
C30	145.00'	66.03'	65.46'	S 39°20'25" W	26°05'33"
C31	95.00'	83.40'	80.75'	S 62°02'00" E	50°18'05"
C32	95.00'	110.30'	104.21'	N 59°33'18" E	66°31'19"
C33	125.00'	35.41'	35.29'	N 34°24'36" E	16°13'55"
C34	125.00'	113.31'	109.47'	N 68°29'41" E	51°56'15"
C53	175.00'	165.86'	159.73'	S 27°09'09" W	54°18'17"
C54	100.00'	155.01'	139.95'	N 81°17'20" W	88°48'45"
C55	120.00'	244.67'	204.44'	S 84°42'20" W	116°49'24"
C56	100.00'	172.26'	151.74'	S 75°38'32" W	98°41'47"

**Northstar**  
 SURVEYING  
 720 NW 4TH STREET CORVALLIS, OR 97330  
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 www.northstarsurveying.com  
 21095\_the\_preserve\_phase2; DB ITF

**DETAIL A 1"=20'**



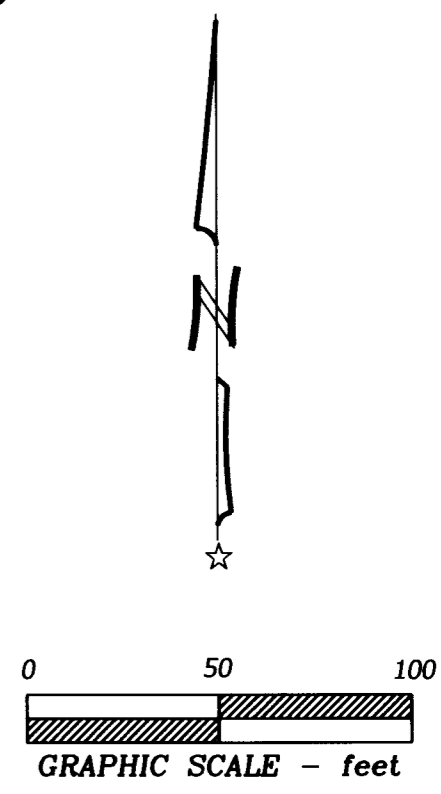
**DETAIL B 1"=20'**



**BASIS OF BEARINGS**  
 (N 90°00'00" W 223.77')  
 (N 90°00'00" W 223.77')

TRACT A THE PRESERVE SUBDIVISION

**INITIAL POINT**  
 SE CORNER LOT 1,  
 THE PRESERVE SUBDIVISION,  
 SP0013-034



013-039

TRACT B THE PRESERVE SUBDIVISION

**THE PRESERVE SUBDIVISION PHASE II**  
 A  
 REPLAT OF LOTS 1-41 OF THE PRESERVE SUBDIVISION  
 FOR  
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 IN THE  
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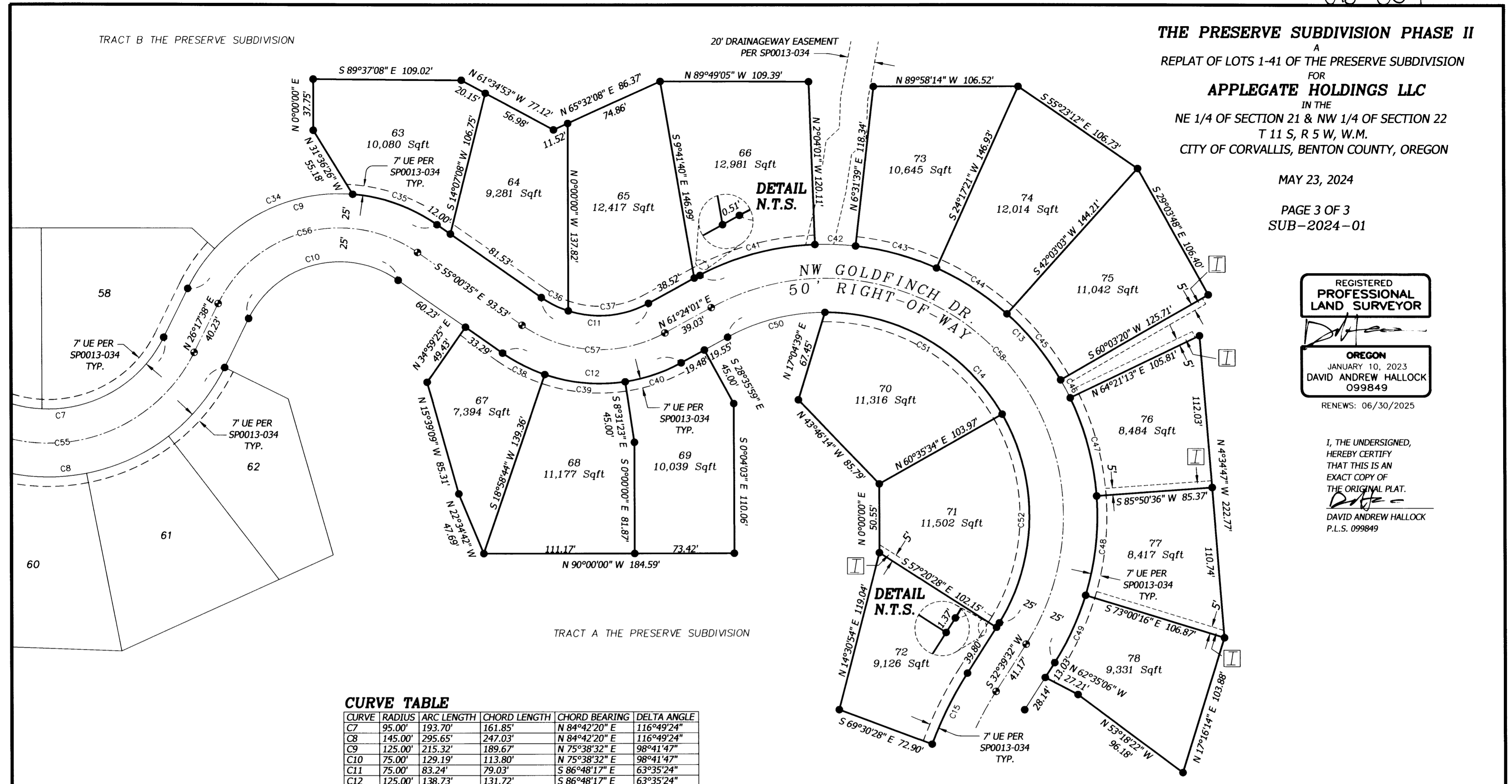
MAY 23, 2024  
 PAGE 3 OF 3  
 SUB-2024-01

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**

*David Andrew Hallock*  
**OREGON**  
 JANUARY 10, 2023  
 DAVID ANDREW HALLOCK  
 099849

RENEWS: 06/30/2025

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*David Andrew Hallock*  
 DAVID ANDREW HALLOCK  
 P.L.S. 099849



TRACT A THE PRESERVE SUBDIVISION

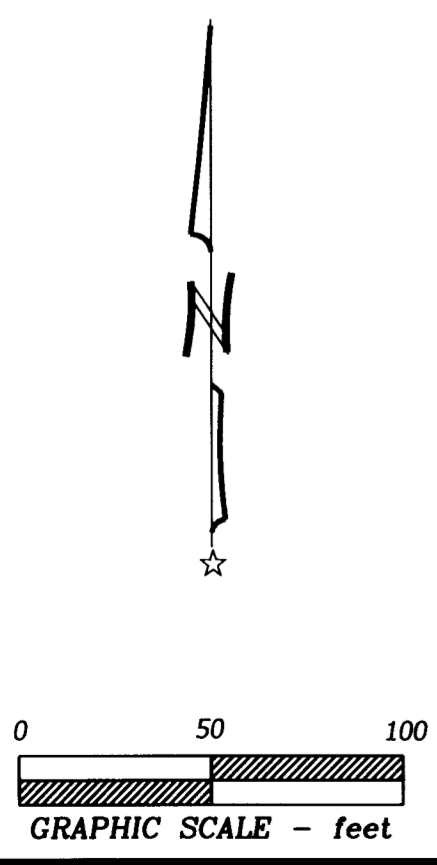
**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	95.00'	193.70'	161.85'	N 84°42'20" E	116°49'24"
C8	145.00'	295.65'	247.03'	N 84°42'20" E	116°49'24"
C9	125.00'	215.32'	189.67'	N 75°38'32" E	98°41'47"
C10	75.00'	129.19'	113.80'	N 75°38'32" E	98°41'47"
C11	75.00'	83.24'	79.03'	S 86°48'17" E	63°35'24"
C12	125.00'	138.73'	131.72'	S 86°48'17" E	63°35'24"
C13	200.00'	527.99'	387.48'	S 42°58'14" E	151°15'31"
C14	150.00'	395.99'	290.61'	S 42°58'14" E	151°15'31"
C15	275.00'	58.40'	58.29'	S 26°34'32" W	12°10'00"
C34	125.00'	113.31'	109.47'	N 68°29'41" E	51°56'15"
C35	125.00'	66.60'	65.81'	S 70°16'23" E	30°31'37"
C36	75.00'	22.25'	22.17'	S 63°30'34" E	16°59'58"
C37	75.00'	60.99'	59.32'	N 84°41'44" E	46°35'26"
C38	125.00'	34.93'	34.82'	N 63°00'56" W	16°00'41"
C39	125.00'	60.00'	59.43'	N 84°46'20" W	27°30'07"
C40	125.00'	43.80'	43.58'	S 71°26'19" W	20°04'36"
C41	200.00'	92.62'	91.79'	N 74°40'00" E	26°31'58"
C42	200.00'	30.00'	29.97'	S 87°46'11" E	8°35'40"
C43	200.00'	62.00'	61.75'	S 74°35'30" E	17°45'42"
C44	200.00'	62.00'	61.75'	S 56°49'48" E	17°45'42"
C45	200.00'	62.85'	62.59'	S 38°56'49" E	18°00'17"
C46	200.00'	15.00'	15.00'	S 27°47'43" E	4°17'53"
C47	200.00'	75.01'	74.57'	S 14°54'05" E	21°29'23"
C48	200.00'	73.84'	73.42'	S 6°25'10" W	21°09'08"
C49	200.00'	54.67'	54.50'	S 24°49'38" W	15°39'47"
C50	150.00'	74.87'	74.10'	S 75°42'01" W	28°35'59"
C51	150.00'	157.51'	150.37'	N 59°55'03" W	60°09'55"
C52	150.00'	163.61'	155.62'	N 1°24'43" E	62°29'37"
C55	120.00'	244.67'	204.44'	S 84°42'20" W	116°49'24"
C56	100.00'	172.26'	151.74'	S 75°38'32" W	98°41'47"
C57	100.00'	110.99'	105.38'	N 86°48'17" W	63°35'24"
C58	175.00'	461.99'	339.05'	N 42°58'14" W	151°15'31"

**LEGEND**

- ...5/8" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING" TO BE SET AFTER CONSTRUCTION PER THE PRESERVE SUBDIVISION, SP0013-034
- ...5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "NORTHSTAR SURVEYING" TO BE SET AFTER CONSTRUCTION PER THE PRESERVE SUBDIVISION, SP0013-034
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- N.T.S. ...NOT TO SCALE
- ⌈ ...ACCESS EASEMENTS "I" PER PAGE 6 OF THE PRESERVE SUBDIVISION, SP0013-034 TO BE VACATED

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