

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

423132

OWNER

Legacy Estates Llc

DATE PREPARED

6/23/2026



First American
Title Insurance Company

Customer Service Department
503.476.8735 | csfirst@firstam.com

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Property Detail Report

Unassigned, Corvallis, OR

APN: 423132

Benton County Data as of: 06/17/2026

Owner Information

Owner Name:	Legacy Estates LLC		
Vesting:			
Mailing Address:	405 Perrydale Rd, Dallas, OR 97338-9240	Occupancy:	Absentee Owner

Location Information

Legal Description:	Legacy Estates Lot 4	County:	Benton, OR
APN:	423132	Alternate APN:	10431C03200
Munic / Twnshp:	Adair Rfd	Twtnshp-Rng-Sec:	10S-4W-31
Subdivision:	Legacy Estates	Tract #:	
Neighborhood:		School District:	Corvallis School District 509J
Elementary School:	Mt View Elementary...	Middle School:	Cheldelin Middle S...
Latitude:	44.65654	Longitude:	-123.22274
		High School:	Crescent Valley Hi...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:
Seller Name:		
Lender:		Title Company:

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #:
Prior Lender:		

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:
Living Area:	Bedrooms:		Stories:
Total Adj. Area:	Baths (F/3Q/H/Q):	0/0/0/0	Parking Type:
Above Grade:	Pool:		Garage #:
Basement Area:	Fireplace:		Garage Area:
Style:	Cooling:		Porch Type:
Foundation:	Heating:		Patio Type:
Quality:	Exterior Wall:		Roof Type:
Condition:	Construction Type:		Roof Material:

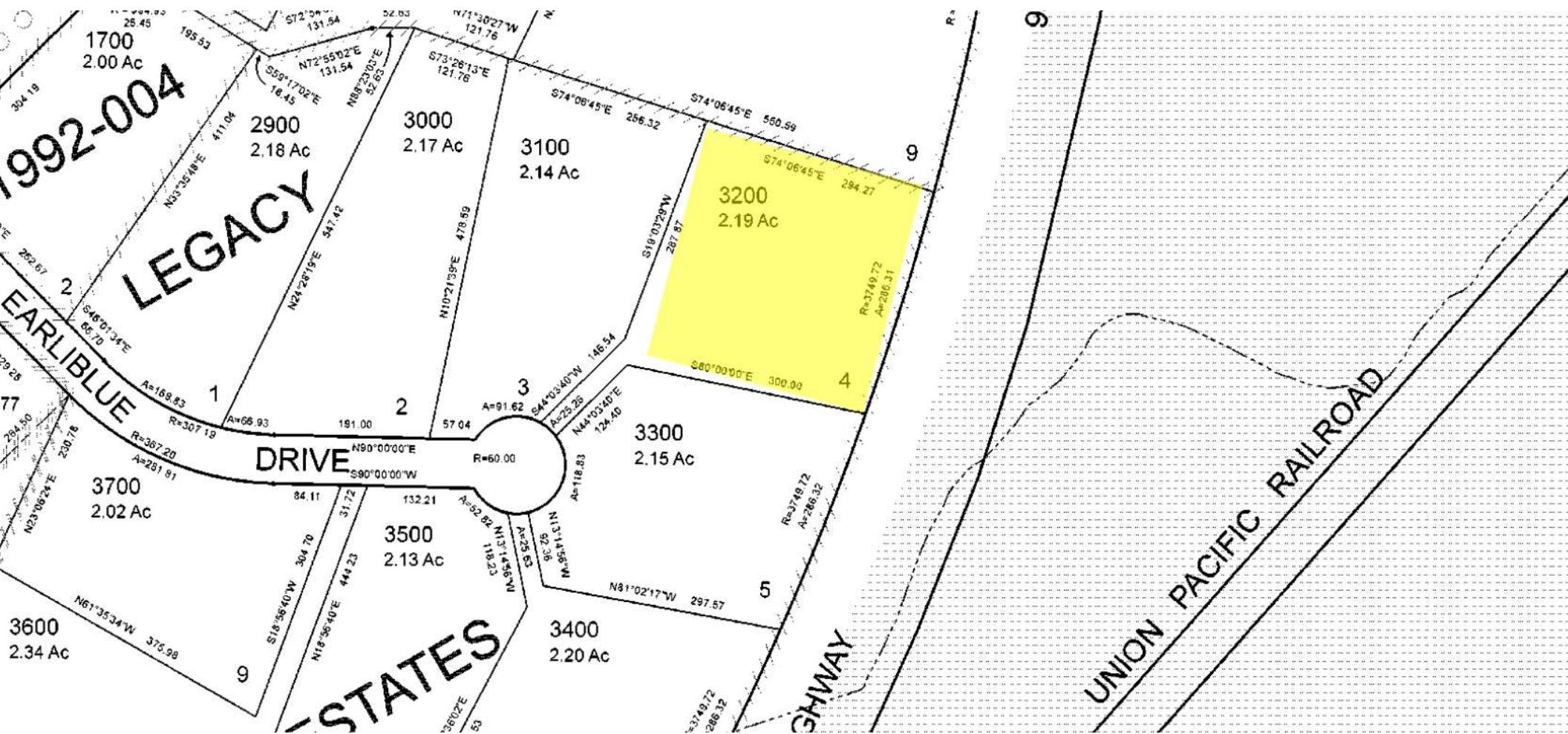
Site Information

Land Use:	Vacant Land (NEC)	Lot Area:	95,396 Sq. Ft.	Zoning:
State Use:		Lot Width / Depth:		# of Buildings:
County Use:	400 - Tract Rmv...	Usable Lot:		Res / Comm Units:
Site Influence:		Acres:	2.19	Water / Sewer Type:
Flood Zone Code:	X	Flood Map #:	41003C0100F	Flood Map Date:
Community Name:	Benton County	Flood Panel #:	0100F	Inside SFHA:

Tax Information

Assessed Year:	2025	Assessed Value:	\$135,061	Market Total Value:	\$370,000
Tax Year:	2025	Land Value:		Market Land Value:	\$370,000
Tax Area:		Improvement Value:		Market Imprv Value:	
Property Tax:	\$1,998.07	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			







First American Title

423132
Unassigned
Corvallis, OR



Aerial



Subject



Taxlot

6/23/2026

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LEGACY ESTATES

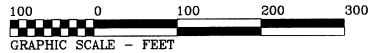
A REPLAT OF PARCEL 11,
PARTITION PLAT No. 2017-005

for
LEGACY ESTATES LLC

in
SW 1/4 AND SE 1/4 OF SECTION 31
T 10 S, R 4 W, W.M.
BENTON COUNTY, OREGON

DECEMBER 22, 2021
FILE No. LU-21-025

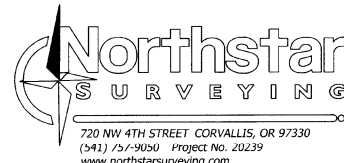
SHEET 1 of 2

**NARRATIVE**

The purpose of this survey is to subdivide this Parcel into the 9 lots shown and to dedicate the new road. I found the monuments as found and set per Partition Plat No. 2017-005 and accepted them. The design is my client's.

LEGEND

-Found monument - 5/8" rod with red cap by PP 2010-010 or as below:
YPC - Yellow Plastic Cap on 5/8" rod by CS 7597
RPC 1 - Red Plastic Cap on 5/8" rod by PP 92-4
RPC 2 - Red Plastic Cap on 5/8" rod by PP 2000-010
RPC 3 - Red Plastic Cap on 5/8" rod by PP 2017-005
-Set monument - 5/8"x 30" rebar with red cap stamped "NORTHSTAR SURVEYING"
-Set monument - 5/8"x 30" rebar with 1" Aluminum cap stamped "NORTHSTAR SURVEYING."
- ()Record data from Partition Plat 2000-010
< > " " " Partition Plat 2001-010
[] " " " Partition Plat 2010-010
{ } Record Partition Plat No. 2017-005
* * * " " " CS 10477
U.E.UTILITY EASEMENT FOR PUBLIC UTILITIES

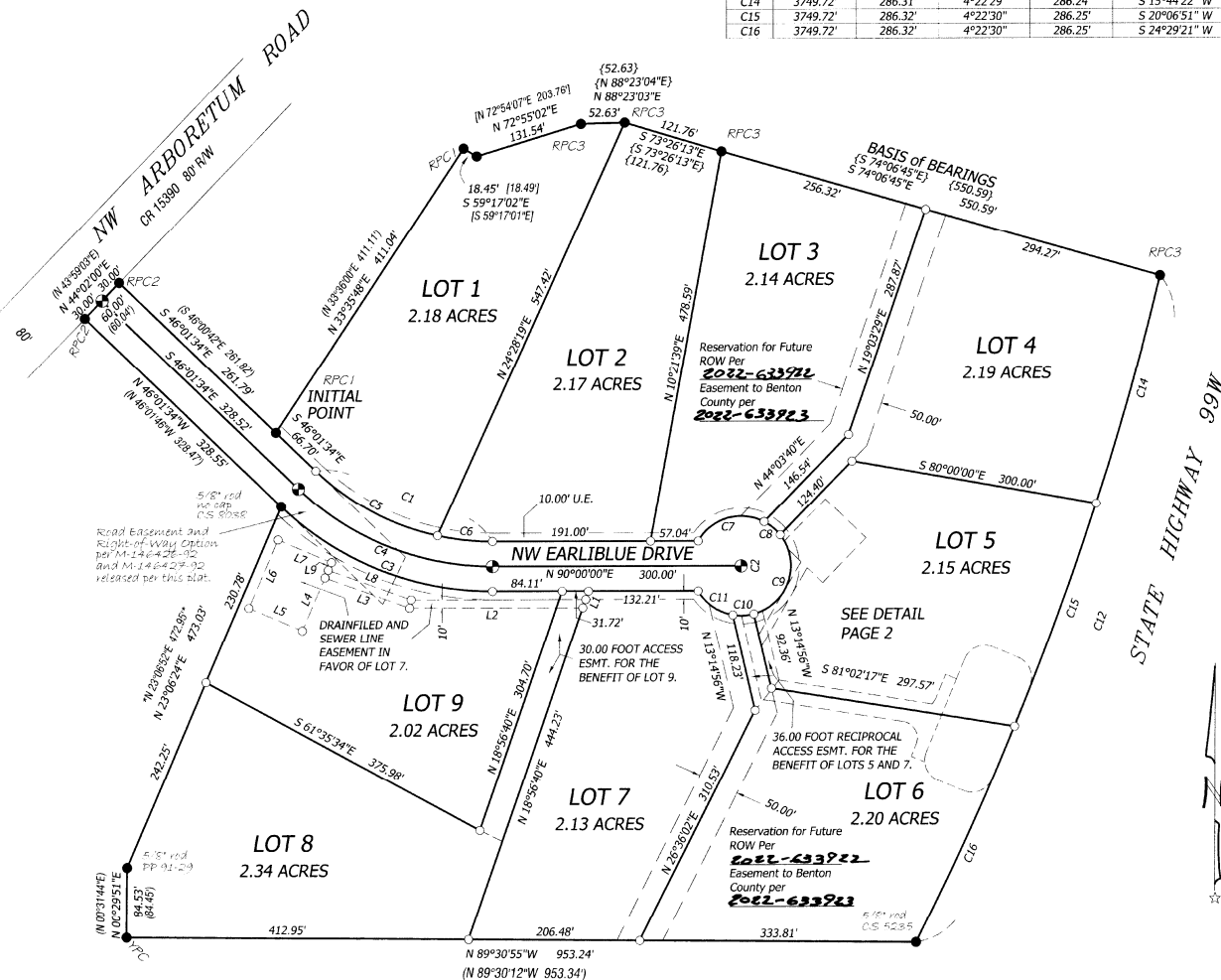
**CALL TABLE**

Course	Bearing	Distance
L1	S 18°56'40" W	21.15'
L2	N 90°00'00" W	208.82'
L3	N 70°15'40" W	108.77'
L4	S 23°06'18" W	69.48'
L5	N 66°53'42" W	70.15'
L6	N 23°06'18" E	89.37'
L7	S 66°59'59" E	70.15'
L8	S 70°15'40" E	106.44'
L9	S 23°06'18" W	10.00'

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	307.19'	235.76'	43°58'22"	230.02'	S 68°00'47" E
C2	60.00'	314.16'	300°00'00"	60.00'	S 00°00'00" E
C3	367.20'	281.81'	43°58'23"	274.94'	N 68°00'47" W
C4	337.19'	258.78'	43°58'26"	252.48'	S 68°00'47" E
C5	307.19'	168.83'	31°29'21"	166.71'	S 61°46'10" E
C6	307.19'	66.93'	12°29'01"	66.80'	S 83°45'28" E
C7	60.00'	91.62'	87°29'12"	82.97'	N 73°44'36" E
C8	60.00'	25.26'	24°07'27"	25.08'	S 50°27'05" E
C9	60.00'	118.83'	113°28'42"	100.34'	S 18°21'00" W
C10	60.00'	25.63'	24°28'16"	25.43'	S 87°19'29" W
C11	60.00'	52.82'	30°26'23"	51.13'	N 55°13'31" W
C12	3749.72'	858.95'	13°07'29"	857.08'	S 20°06'52" W
	(3749.72')	(858.95')	(13°07'29")	(857.08')	(S 20°06'52" W)
C14	(3749.72')	286.31'	4°22'29"	286.24'	S 15°44'22" W
C15	3749.72'	286.32'	4°22'30"	286.25'	S 20°06'51" W
C16	3749.72'	286.32'	4°22'30"	286.25'	S 24°29'21" W

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



LEGACY ESTATES

A REPLAT OF PARCEL 11,
PARTITION PLAT No. 2017-005
FOR

LEGACY ESTATES LLC

in
SW 1/4 AND SE 1/4 OF SECTION 31
T 10 S, R 4 W, W.M.
BENTON COUNTY, OREGON

DECEMBER 22, 2021
FILE No. LU 21-025

SHEET 2 of 2

DECLARATION

Know all persons by these presents that Sandra Villwock is the recorded owner of the land represented on this Subdivision Plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into Lots as shown hereon.

Benton County releases and declares to be no further force and effect the easements for ROAD EASEMENT AND RIGHT-OF-WAY OPTION per Documents M-146426-92 and M-146427-92.

I hereby dedicate to the public use the right-of-way area shown as NW EARLIBLUE DRIVE.

I hereby create the Storm Water, Access and Pond easements as shown over Lots 5 and 6, in favor of the Benton County AND in favor of the Legacy Estates Home Owner's Association for the benefit of the Subdivision Lot Owners, to be maintained by the Home Owner's Association as shown on Page 1 per Document CCR No. 2022-63324.

I hereby create the Drainfield and Sewer line easement as shown over Lot 5 to benefit Lot 6.

I hereby create the Drainfield and Sewer line easement as shown on Lots 8 and 9 to benefit Lot 7.

The Drainfield and Sewer line easements created hereon are for the construction, maintenance, use and repair of an individual water-carried on-site sewage disposal system appurtenant to Lots 5, 8, and 9. Grantors, for themselves and their heirs, successors and assigns, covenant and agree to and with the grantees, their heirs, successors and assigns, that the property designated as drainfield and effluent sewer transport lines as depicted as septic easement shown hereon shall not be used for any purpose detrimental to said system or contrary to laws and rules of governmental agencies applicable or related to said system.

I hereby create the 30.00 foot access easement shown on Lot 8 to benefit Lot 9.

I hereby create the 36.00 foot reciprocal access easement shown on Lots 5 and 6 for the benefit of Lots 5, 6, and 7.

Sandra Villwock
Sandra Villwock, Legacy Estates LLC

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

Signed and attested before me on this 22 day of December, 2022, by Sandra Villwock, Legacy Estates LLC.

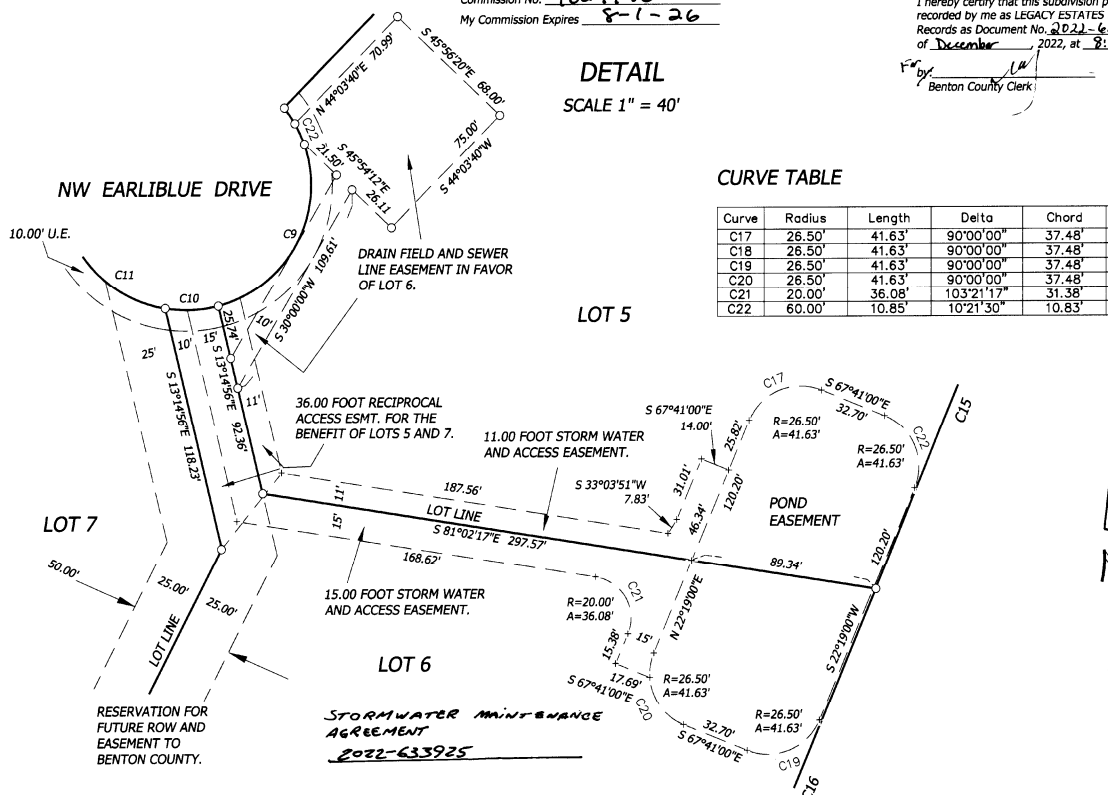
Rita Schlosser signature of Notary

Rita Schlosser printed name of Notary

Notary Public - State of Oregon
Commission No. 1027148
My Commission Expires 8-1-26

DETAIL

SCALE 1" = 40'

**CURVE TABLE**

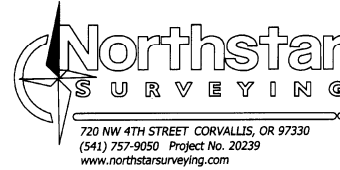
Curve	Radius	Length	Delta	Chord	Chord Bear.
C17	26.50'	41.63'	90°00'00"	37.48'	N 67°19'00" E
C18	26.50'	41.63'	90°00'00"	37.48'	S 22°41'00" E
C19	26.50'	41.63'	90°00'00"	37.48'	S 67°19'00" W
C20	26.50'	41.63'	90°00'00"	37.48'	N 22°41'00" W
C21	20.00'	36.08'	103°21'17"	31.38'	S 29°21'39" E
C22	60.00'	10.85'	10°21'30"	10.83'	S 24°24'24" E

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWALS: 06/30/2024

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

**APPROVALS** LU-21-025

Chair, Benton County Planning Commission date 12/20/2022

Benton County Surveyor date 12/29/2022

Chair, Benton County Board of Commissioners date 12/28/22

Benton County Engineer date 12/27/2022

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2022-2023

Director, Benton County Dept of Assessment date 12/27/22

Benton County Tax Collector date 12/27/22

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

I hereby certify that this subdivision plat was received and duly recorded by me as LEGACY ESTATES in the Benton County Deed Records as Document No. 2022-63324 on this 21 day of December, 2022, at 8:58 o'clock AM

By: [Signature]
Benton County Clerk



Natural Features

- | | | | |
|---|---|--|--|
|  Contour |  1% Annual Chance Flood |  0.2% Annual Chance Flood |  Special Floodway |
|  Wetlands |  Area of Undetermined Flood |  Regulatory Floodway | |
|  Area with Reduced Risk Due to Levee |  Future Conditions 1% Annual Chance Flood Hazard | | |