

2000-27

PLAT NO. **2000-27**  
REPLAT OF LOTS 9 & 10  
OF BLOCK 3 OF AVERY AND WELLS'S  
ADDITION TO THE CITY OF CORVALLIS  
FOR NOITION INVESTMENT LIMITED, LLC  
LOCATED IN  
NE 1/4 SEC 3 AND NW 1/4 SEC 2,  
T12S, R5W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON  
JUNE 1, 1999  
SHEET 1 OF 2

**MSS INC**  
531 SW 4TH  
CORVALLIS, OR 97333  
(541) 753-1320  
7/00/JD/CB5plat

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*John Seaders*  
OREGON  
JULY 22, 1974  
**JOHN SEADERS**  
1014  
EXPIRES 06/30/02

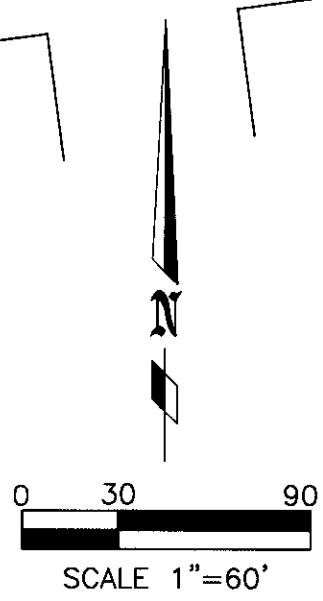
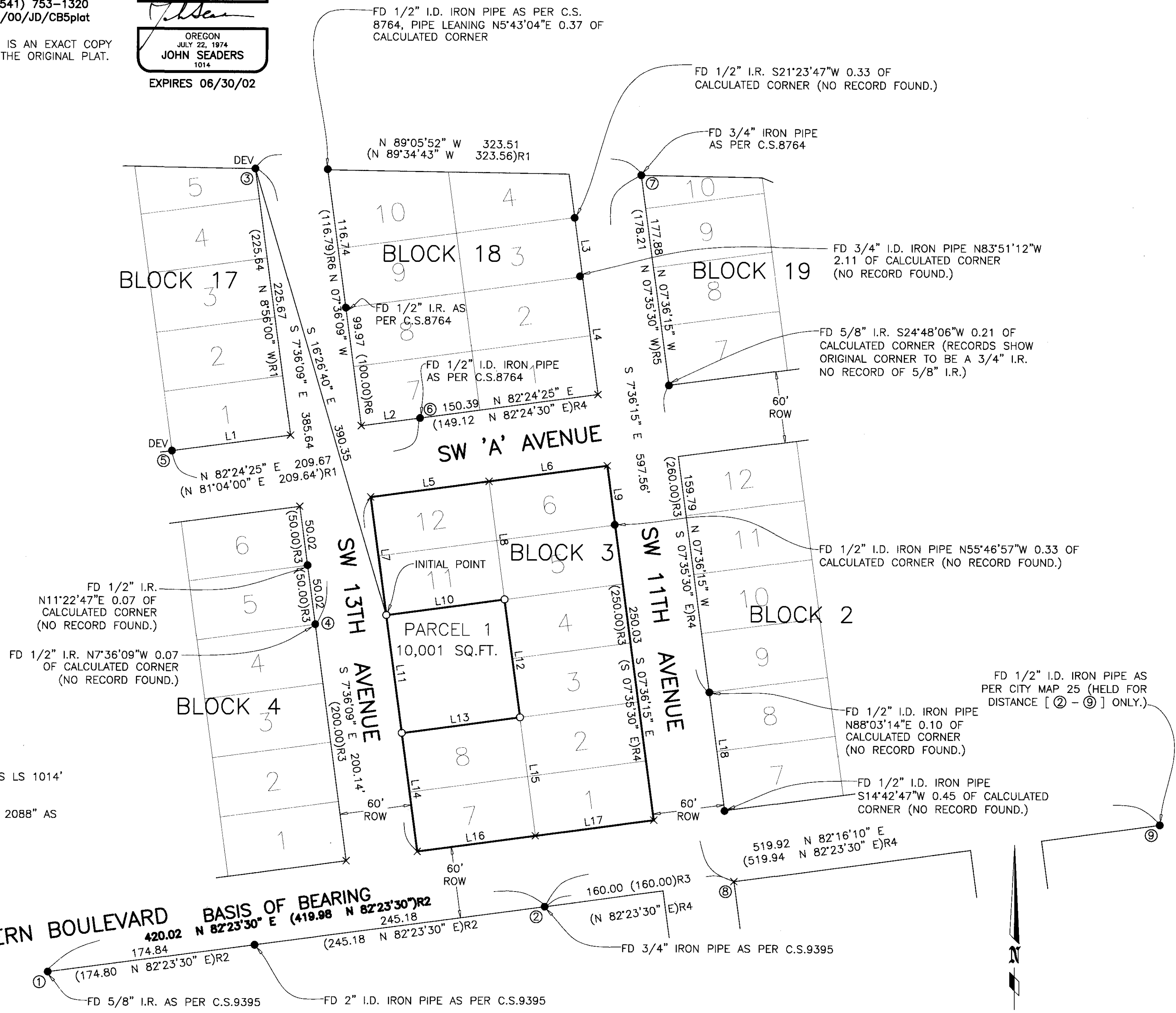
THIS IS AN EXACT COPY  
OF THE ORIGINAL PLAT.

L#	BEARING	LENGTH
L1	N82°24'25"E	100.11
(L1)	(N81°04'00"E)R4	(100.14)R3
L2	N82°24'25"E	49.57
(L2)	(N81°04'00"E)R4	(49.60)R1
L3	S7°36'15"E	49.98
(L3)	(S7°35'30"E)R4	(50.00)R6
L4	S7°36'15"E	99.97
(L4)	(S7°35'30"E)R4	(100.00)R6
L5	N82°24'25"E	99.98
(L5)	(N82°24'30"E)R4	(100.00)R3
L6	N82°24'25"E	99.98
(L6)	(N82°24'30"E)R4	(100.00)R3
L7	N07°36'09"W	100.03
(L7)	(S7°35'30"E)R4	(100.00)R3
L8	N07°36'12"W	100.02
(L8)	(S7°35'30"E)R4	(100.00)R3
L9	S7°36'15"E	50.01
(L9)	(S7°35'30"E)R4	(50.00)R3
L10	N82°24'07"E	99.98
(L10)	N/A	(100.00)R3
L11	N7°36'09"W	100.03
(L11)	(S7°35'30"E)R4	(100.00)R3
L12	S7°36'12"E	100.02
(L12)	(S7°35'30"E)R4	(100.00)R3
L13	S82°23'48"W	99.98
(L13)	N/A	(100.00)R3
L14	N7°36'09"W	100.03
(L14)	(S7°35'30"E)R4	(100.00)R3
L15	N7°36'12"W	100.02
(L15)	(S7°35'30"E)R4	(100.00)R3
L16	N82°23'30"E	99.99
(L16)	(N82°24'30"E)R4	(100.00)R3
L17	N82°23'30"E	99.99
(L17)	(N82°23'30"E)R4	(100.00)R3
L18	N7°36'15"W	99.89
(L18)	(S7°35'30"E)R4	(100.00)R3

**LEGEND**

- SET 5/8" x 30" I.R. W/ YPC STAMPED 'SEADERS LS 1014'
- × CORNER CALCULATED, NOT FOUND NOR SET
- FD MONUMENT AS NOTED
- DEV FD 5/8" I.R. W/ YPC STAMPED "DEVCO ENG LS 2088" AS PER C.S. 8764
- ( ) R1 DATA OF, OR COMPUTED FROM C.S. 8764
- ( ) R2 DATA OF, OR COMPUTED FROM C.S. 9395
- ( ) R3 DATA OF, OR COMPUTED FROM C.S. 3108
- ( ) R4 DATA OF, OR COMPUTED FROM CITY MAP 25
- ( ) R5 DATA OF, OR COMPUTED FROM C.S. 4666
- ( ) R6 DATA OF, OR COMPUTED FROM C.S. 2891
- ( ) R7 DATA OF, OR COMPUTED FROM C.S. 1959

- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- C.S. BENTON COUNTY SURVEY
- ROW RIGHT OF WAY
- FD FOUND



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CITY OF CORVALLIS  
BENTON COUNTY, OREGON  
JUNE 1, 1999  
SHEET 2 OF 2

**MSS INC**  
531 SW 4TH  
CORVALLIS, OR 97333  
(541) 753-1320  
7/00/JD/CB35plat

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*John Seaders*  
OREGON  
JULY 22, 1974  
**JOHN SEADERS**  
1014  
EXPIRES 06/30/02

THIS IS AN EXACT COPY  
OF THE ORIGINAL PLAT.

**SURVEYOR'S CERTIFICATE**

I, JOHN SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY OF WHICH IS AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8 INCH IRON ROD LYING SOUTH 16°26'40" EAST 390.35 FEET OF THE NORTHEAST CORNER OF LOT 5, BLOCK 17 OF AVERY AND WELLS'S ADDITION TO THE CITY OF CORVALLIS, SAID POINT ALSO LYING IN THE NORTHEAST 1/4 OF SECTION 3 AND NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY OREGON; THENCE NORTH 82°24'07" EAST 99.98 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 7°36'12" EAST 100.02 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 82°23'48" WEST 99.98 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 7°36'09" WEST 100.03 FEET TO THE INITIAL POINT.

**APPROVALS**

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2000 - 2001 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PROPERTY DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 7TH DAY OF September, 2000.

BY: *Doug Hillert*  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS PROPERTY THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2000.

BY: *Mary K. Otley*  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,  
AUDITING, AND TAX COLLECTION

I HEREBY CERTIFY THAT ALL ASSESSMENTS AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

BY: *Lee March* 9-8-00  
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED *Eugene Brown* 9-11-00  
CITY OF CORVALLIS ENGINEER DATE

APPROVED *Ray Wilson* 9-25-00  
BENTON COUNTY SURVEYOR DATE

STATE OF OREGON )  
                          )SS  
COUNTY OF BENTON )

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2000 - 27 IN THE BENTON COUNTY DEED RECORDS M-289111-00 ON THIS 25th DAY OF September, 2000, AT 10:00 O'CLOCK AM.

BY: *Kathleen Haring*  
For BENTON COUNTY CLERK Senior Deputy Clerk

**SURVEYOR'S NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO JOIN INTO ONE PARCEL LOTS 9 AND 10 OF BLOCK 3 OF "AVERY AND WELLS'S ADDITION TO THE CITY OF CORVALLIS" OWNED BY NOITION INVESTMENT LIMITED, LLC. I HELD ① AND ② AS THE BASIS OF BEARING AS PER C.S. 9395 AND PARALLELED THE LINE BETWEEN THOSE TWO POINTS 60 FEET TO THE NORTH TO ESTABLISH THE SOUTH BORDER OF BLOCK 3. I HELD ③ AS PER C.S. 8764, AND ④ EXTENDED THE LINE BETWEEN THEM TO THE SOUTH, AND PARALLELED SAID LINE TO THE EAST 60 FEET TO ESTABLISH THE WEST BORDER OF BLOCK 3. I HELD ⑤ AND ⑥ AS PER C.S. 8764, EXTENDED THE LINE BETWEEN THEM TO THE EAST, AND PARALLELED SAID LINE TO THE SOUTH 60 FEET TO ESTABLISH THE NORTH BORDER OF BLOCK 3. POINT ⑧ WAS CALCULATED BY STARTING AT ② AND PLACING SAID POINT 160 FEET TOWARDS ⑨ ALONG THE SOUTH RIGHT-OF-WAY OF SW WESTERN BOULEVARD. I HELD ⑦ AND ⑧ AND PARALLELED THE LINE BETWEEN THEM TO THE WEST TO ESTABLISH THE EAST BORDER OF BLOCK 3. I DIVIDED THE WEST BORDER OF BLOCK 3 INTO THREE SEGMENTS OF EQUAL LENGTH, ESTABLISHING THE MIDDLE SEGMENT AS THE WEST BORDER OF PARCEL 1. I CREATED A LINE FROM THE MIDPOINT OF THE NORTH BORDER OF BLOCK 3 TO THE MIDPOINT OF THE SOUTH BORDER OF BLOCK 3. I DIVIDED SAID LINE INTO THREE SEGMENTS OF EQUAL LENGTH, ESTABLISHING THE MIDDLE SEGMENT AS THE EAST BORDER OF PARCEL 1. I ESTABLISHED THE NORTH BORDER OF PARCEL 1 BY JOINING THE NORTH ENDPOINTS OF THE WEST AND EAST BORDERS OF PARCEL 1 TO EACH OTHER. LIKEWISE, I ESTABLISHED THE SOUTH BORDER OF PARCEL 1 BY JOINING THE SOUTH ENDPOINTS OF THE WEST AND EAST BORDERS OF PARCEL 1 TO EACH OTHER. THE BOUNDARY OF THE PARTITION WAS ESTABLISHED BY THE MONUMENTS HELD AS SHOWN.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT NOITION INVESTMENTS, LLC IS THE RECORDED OWNER OF THE LANDS REPRESENTED ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO THE PARCEL AS SHOWN ON THE ATTACHED MAP.

*Krishna Rao*  
KRISHNA RAO, PRESIDENT OF NOITION INVESTMENTS, LLC

**ACKNOWLEDGMENT**

STATE OF OREGON )  
                          )SS  
COUNTY OF BENTON )

THIS IS TO CERTIFY THAT ON THIS 20 DAY OF Sept, 2000, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR KRISHNA RAO OF NOITION INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY CORPORATION, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DID SO FREELY AND VOLUNTARILY.

*Don B. Dickman*  
NOTARY PUBLIC FOR THE STATE OF OREGON

