

**APPROVALS**

Corvallis Planning Commission Chairperson  
date 10/26/05

Corvallis City Engineer  
date 10/31/05

Corvallis City Finance Director  
date 11-4-05

Benton County Surveyor  
date

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 2005-2006 tax roll, which became a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 3rd day of November, 2005.

by *George Thibault*  
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 roll which have become a lien on this partition that are now due and payable have been paid to me this 3rd day of November, 2005.

by *Linda Harms*  
Director, Benton County Dept. of Finance,  
Auditing & Tax Collection

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

I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2005-44 in Benton County Records Document No. 2005-345143 on this 14th day of November, 2005, at 1:23 o'clock PM.

by *Walter*  
Benton County Clerk  
Sr. Deputy Clerk

**DECLARATION**

Know all persons by these presents that Benton Habitat for Humanity is the recorded owner of the lands represented on Sheet 1 of this plat and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be partitioned and surveyed into parcels as shown hereon.

We hereby create the Private Utility Easement as shown across Parcel 1 for the benefit of Parcel 3.

We hereby create the Private Storm Drain Easement as shown across Parcels 2 and 3 for the benefit of all 3 Parcels.

We hereby create the Private Sanitary Sewer Easement as shown across Parcel 2 for the benefit of Parcels 1 and 3.

We hereby create the Private Pedestrian Easements as shown for the benefit of all 3 Parcels.

We hereby create the Private Reciprocal Access, Utilities, Sanitary Sewer and Storm Drain Easement for the benefit of all 3 Parcels. Maintenance of the easement area shall be the shared responsibility of all Parcels.

We hereby create the Public Utilities Easement as shown and dedicate it to the City of Corvallis.

We hereby create the Waterline Easement as shown and dedicate it to the City of Corvallis.

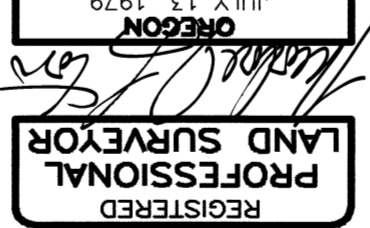
Executive Director  
Benton Habitat for Humanity

State of Oregon ) s.s.  
County of Benton )  
Signed or attested before me on this 20th day of October, 2005, by Cynthia L. Mitchell as Executive Director of Benton Habitat for Humanity.

*Cynthia L. Mitchell*  
Notary Public for Oregon  
Printed Name  
Commission No. 282829  
My Commission expires Dec. 19, 2008

**NORTHSTAR SURVEYING, INC.**

720 N.W. 4th Street  
Corvallis, Oregon 97330  
Phone: 541-757-9050



RENEWAL DATE 12/31/2006  
1823  
THEODORE JAMES LANGTON  
JULY 13, 1979  
OREGON  
REGISTERED  
LAND SURVEYOR

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

**R.A.U.S.S.&S.D.E.**  
**DETAIL**

NE CONFIER BLVD  
N 52°58'49"W 30.33'  
N 37°10'58"E 107.30'

**NARRATIVE**  
This plat is the result of City of Corvallis Community Development Department Case No. MLP04-00009. It divides the land conveyed and described per M-352965-03 into 3 Parcels.  
The south line of the property is the north line of CONFIER VILLAGE VI, surveyed by Daryl Harms in 1993. I found several of Mr. Harms' monuments along that line, though the southwest property corner monument (the northern northwest corner of Lot 20) had been destroyed. I recomputed the position by projecting the line formed by the monuments at the NE corner of Lot 16 and the NW corners of Lots 17 and 18 westerly to the Railroad right-of-way line. I computed the Railroad right-of-way as the line from the 5/8" rod by CS 8849 (also by Harms) through a point 60.00 feet from the 3/4" rod by CS 4674, measured perpendicular.  
I computed the curved portion of the Confier Blvd right-of-way by distance-distance intersection from Mr. Harms' monuments at the NE corner of Lots 15 and 16. I then extended the curve northwesterly the record arc length per CS 8740 (by Harms) from the NE corner of Lot 16 to the point of tangency then intersected the tangent section with the Railroad right-of-way.

OCTOBER 5, 2005  
SHEET 2 OF 2

**BENTON HABITAT for HUMANITY**  
for  
SE 1/4 SECTION 24  
T 11 S, R 5 W, M.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a registered professional land surveyor in the State of Oregon, say that I have correctly surveyed and found or set proper monuments at the corners of the land represented on this partition plat. The boundary of the land is described as follows:  
All that land conveyed to Benton Habitat for Humanity per M-352965-03 Benton County Deed Records, lying in the Southeast Quarter of Section 24, T 11 S, R 5 W, W.M., Benton County, Oregon, and being more particularly described as follows:  
Beginning at a 5/8" iron rod at the southeast corner of said Habitat for Humanity tract, said rod also being the northeast corner of Lot 16, CONFIER VILLAGE VI, a recorded Subdivision, and lying on the southwesterly right-of-way line of NE Confier Boulevard; thence along said right-of-way line on the arc of a 542.96 foot radius curve left (chord bears N 44°06'05"W 167.64 feet) to a 5/8" iron rod; thence N 52°58'51"W 29.79 feet to a 5/8" iron rod at the intersection of said right-of-way thence along said Railroad right-of-way line, S 37°10'58"W 175.05 feet to a 5/8" iron rod at the southwest corner of said Habitat for Humanity tract; thence N 89°44'00"E 246.25 feet to the point of beginning.

Curve	Radius	Length	Delta	Chord	Chord Bear.
EC1	4.50'	7.05'	89°45'11"	6.35'	N 82°03'34" E
EC2	4.50'	5.19'	66°04'17"	4.91'	S 20°01'42" E
EC3	16.50'	10.18'	35°20'03"	10.02'	S 04°39'35" E
EC4	20.00'	21.92'	62°47'23"	20.84'	N 48°44'07" E
EC5	24.80'	31.25'	72°11'19"	29.22'	N 84°27'52" W
EC6	4.50'	5.30'	67°29'41"	5.00'	N 86°48'41" W
EC7	4.50'	7.09'	90°14'49"	6.38'	N 07°56'26" W
EC8	542.96'	13.69'	1°26'39"	13.68'	N 45°15'54" W
EC9	24.80'	8.30'	19°10'22"	8.26'	N 80°56'34" W

**BASEMENT CURVE DATA**

