

92-18

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

A tract of land conveyed to Michael and Susan Brown per M-123332-90, Benton County Deed Records, lying in the Southeast 1/4 of Section 4, and the Northeast 1/4 of Section 9, T 12 S, R 5 W, W.M., Benton County, Oregon, being more particularly described as follows:

Beginning at a 5/8" rod at the southeast corner of said Brown tract, also being the southwest corner of Lot 3, Block 4, S.R.P. Addition, lying on the northerly right-of-way line of S.W. Country Club Drive; thence leaving said right-of-way line, along the west line of said S.R.P. Addition, N 0°07'11"W 520.70 feet to a 5/8" rod at the northeast corner of said Brown tract; thence along the Brown north line S 89°40'38"W 50.07 feet to a 3/4" iron pipe at the northerly-northwest corner thereof, lying on the easterly line of that tract conveyed to Bruce Starker per M-45810, said deed records; thence along the Starker easterly line S 0°07'11"E 160.47 feet to the centerline of Squaw Creek, and an angle point on said Starker boundary; thence continuing along said centerline, and said Starker boundary, as follows: S 62°54'36"W 177.12 feet; thence N 86°36'26"W 80.51 feet to the Brown westerly-northwest corner; thence leaving the Starker boundary, and said creek, S 0°05'22"E 251.74 feet to a 5/8" iron rod at the westerly-southwest corner of said Brown tract, lying on the north line of that tract conveyed per M-90392, said deed records; thence along said north line N 89°55'42"E 18.73 feet to a 5/8" iron rod at the northeast corner thereof, being also the northwest corner of that tract conveyed per M-78103, said deed records; thence along the northerly line of said tract N 66°40'26"E 84.99 feet to a 5/8" iron rod at the northeast corner thereof, being also the northwest corner of that tract conveyed to Robert and Ruth Bonham per Book 150, Page 597, said deed records; thence along said north line N 89°56'41"E 85.01 feet to a 3/4" iron pipe at the northeast corner thereof; thence along the Bonham east line S 0°01'27"W 100.10 feet to a 5/8" iron rod on the northerly right-of-way line of said drive; thence along said right-of-way line N 72°19'11"E 112.03 feet to the point of beginning.

**DECLARATION**

Know all people by these presents that Michael P. Brown and Susan Brown are the recorded owners of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be partitioned and surveyed into parcels as shown on the annexed map. There are no water rights appurtenant to this property.

We do hereby dedicate to the City of Corvallis, the drainage way property defined as Tracts A and B on the annexed plat; But we also reserve an easement over said Tract B for the purposes of operating and maintaining the existing well, and existing pipelines from said well, as they may now service Parcels 1 and 2. We do agree, however, that any such pipeline maintenance will require preliminary approval from the City of Corvallis prior to beginning any work.

*Michael P. Brown*  
Michael P. Brown  
*Susan Brown*  
Susan Brown

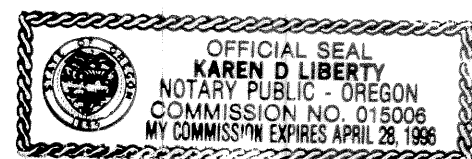
**ACKNOWLEDGEMENT**

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

This is to certify that on this 21<sup>st</sup> day of July, 1992, before me, a Notary Public in and for said State and County, did personally appear Michael P. Brown and Susan Brown, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

*Karen A. Liberty*  
Notary Public - State of Oregon

My Commission expires 04/28/96



**PARTITION PLAT No. 92-18**  
**for MICHAEL and SUSAN BROWN**

in the PRIOR SCOTT D.L.C. No. 44, the SE 1/4 of SEC. 4,  
and the NE 1/4 of SEC. 9, T 12 S, R 5 W, W.M.,  
CITY OF CORVALLIS, BENTON COUNTY, OREGON

JULY 8, 1992

CASE No. MLP-91-9

**NARRATIVE**

The purpose of this survey is to partition the parent tract as shown. To do this I recovered most of the monuments called on CS 6294, and later retied for CS's 6712 and 6912. Monument (1) was gone so I replaced it at the record distance per my clients deed (M-123332-90) and CS 6912. Monument (2), also gone, was replaced by holding the record angle at (3) per CS 6712, and the record distance from (4). Corner (4) has always been called as a 5/8" rod. The pipe that I found is old and falls at the existing fence corner. Because of its fit relative to the neighboring pins I am holding it as the NE corner of TL 800. The northerly line of the parent tract is Squaw Creek. I computed the various angle points using record data from CS's 6712 and 6912. I held the record distance of 13 feet from the rod on the south side of the creek to compute (5). (6) was computed at record angle and distance from (5). (8) is at record angle and distance from (7). This yields a very close fit to prior deed and survey record. Monuments (9) and (10) were originally located per CS 6294. The pipe at (4) is only 0.08 feet off of the line from (9) to (10). The southerly line of the City's drainage way dedication was created by holding a contour elevation of 232 feet, or the southerly edge of the existing riparian brush, which ever is the most southerly.

**APPROVALS**

*Neil Mann* 7/23/92  
Corvallis City Engineer date

*Luc March* 7-27-92  
Development Services Manager date

*Danna G. Barnhart* 7/29/92  
Benton County Surveyor date

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

I hereby certify that the attached partition plat was received and duly recorded by me in the Benton County Records Book of Partition Plats as Plat No. 92-18, on this 29<sup>th</sup> day of July, 1992, at 3:20 o'clock pm.

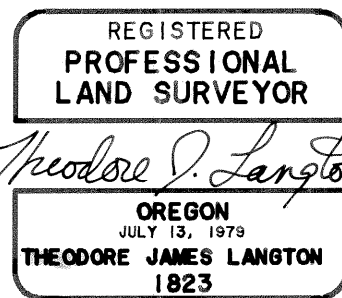
by *H. D. Custard, acting director*  
Benton County Clerk

**LEGEND**

- .....Found Monument: 5/8" rod or as noted. (Pipe dimensions are inside diameter.)
- .....Found Monument: 5/8" rod with yellow plastic cap stamped "LING GREEN & ASSOC."
- .....Set Monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823"

Data of, or computed from, the following:

[ ]..CS 6294 ( )..CS 6712 << >>..CS 6912  
< >..M-43052-82 { }..M-37856-82



**NORTHSTAR SURVEYING, INC.**  
402 N.W. 5th Street  
Corvallis, Oregon 97330  
Phone: 503-757-9050

I hereby certify that this tracing is an exact copy of the original plat *Theodore J. Langton*

