93-2

PARTITION PLAT No. 93-2
for

DALE KERN

in the
JAMES A. BENNETT D.L.C. 45
NE 1/4 of SECTION 3,
T 12 S, R 5 W, W.M.
on a part of
LOTS 6, 7, and 8, BLOCK 1
OAK CREEK ACRES
CITY OF CORVALLIS
BENTON COUNTY, OREGON

DECEMBER 2, 1992

CASE No. MLP-91-8

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore J. Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
EXPIRES 12/31/93

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

NARRATIVE

The purpose of this survey is to divide Tax Lot 1601, Map No. 12-5-3DB into two equal sized parcels. My client furnished me with a copy of a previous survey performed on April 4, 1978 by Richard Dalke that was never recorded. That survey also divided TL 1601 into two equal portions. My field research found iron rods at all corners as shown. The positions fit the deed and the unrecorded survey data very nicely. I will be furnishing a copy of the Dalke map to the County Surveyor's office. It was my intent to duplicate the procedure of the Dalke work. The City sewer line easement was established by ties to the existing manholes.

LEGEND

◎ .....Found 3/4" iron pipe, or as noted.

● .....Found 5/8" iron rod from unrecorded Dalke survey.

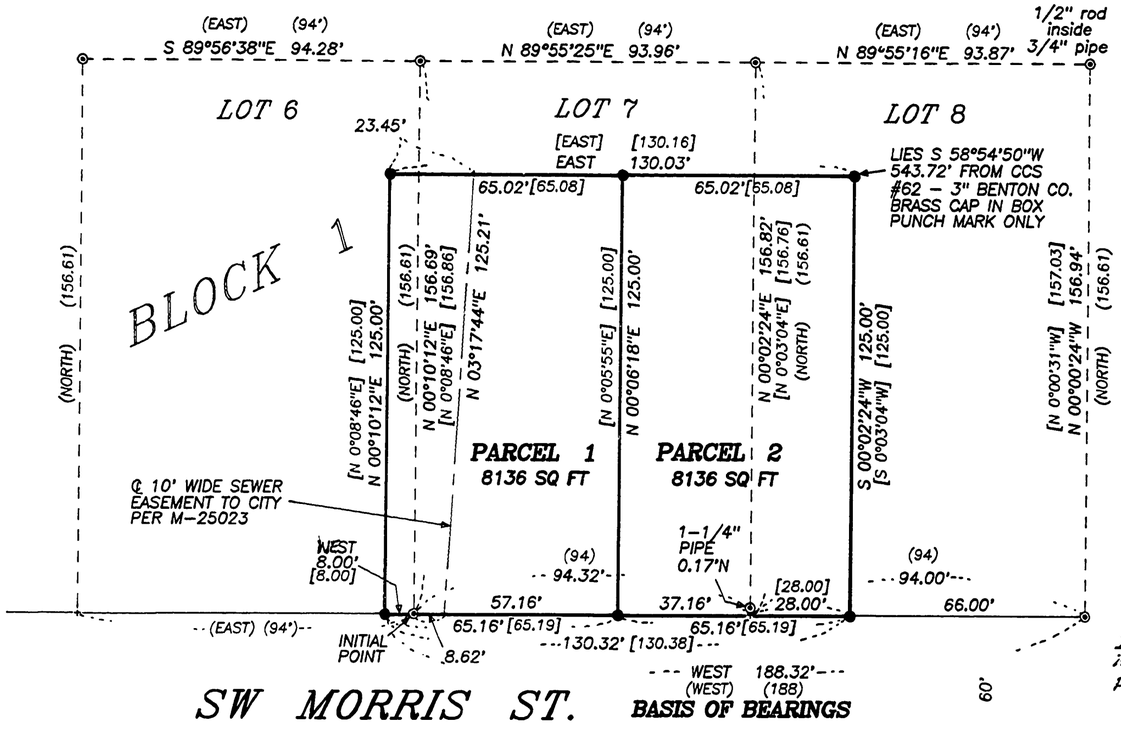
( )....Data of, or computed from, the plat of Oak Creek Acres.

[ ]....Data of, or computed from, the unrecorded survey by Dalke.

CCS...City of Corvallis Control Station

Note: pipe dimensions are inside diameter.

30 0 30 60 90
GRAPHIC SCALE – FEET



I hereby certify that this tracing is an exact copy of the original plat.
Theodore J. Langton
12-21-92

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:

That certain tract as conveyed to Dale Kern per M-120004-90, Deed Records of Benton County, lying within Lots 6, 7, and 8, Block 1, Oak Creek Acres, City of Corvallis, in Section 3, T12S, R5W, W.M., Benton County, Oregon, and being more particularly described as follows:

Beginning at a 3/4" iron pipe at the southwest corner of said Lot 7, on the north right-of-way line of S.W. Morris Street; thence along said right-of-way line WEST 8.00 feet to a 5/8" iron rod at the Kern southwest corner; thence leaving said right-of-way line, parallel to the west line of said Lot 7, N 0° 10'12"E 125.00 feet to a 5/8" iron rod at the Kern northwest corner; thence EAST 130.03 feet to a 5/8" iron rod at the Kern northeast corner; thence parallel to the east line of said Lot 7, S 0°02'24"W 125.00 feet to a 5/8" iron rod at the Kern southeast corner, on the north right-of-way line of said street; thence along said right-of-way line WEST 122.32 feet to the point of beginning.

DECLARATION

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

Dale Kern
Dale Kern

ACKNOWLEDGEMENT

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

This is to certify that on this 29 th day of December, 1992, before me, a Notary Public in and for said State and County, did personally appear Dale Kern, who being duly sworn, did say that he is the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Dan West
Notary Public – State of Oregon
My Commission expires 9/15/95

DAN WEST
NOTARY PUBLIC-OREGON
COMMISSION NO. 010307
MY COMMISSION EXPIRES SEPT. 15, 1995

APPROVALS

APPROVED Neil Moore 12-31-92
Corvallis City Engineer date

APPROVED Lee Mauk 12-30-92
Development Services Manager date

APPROVED Donna K. Barnhart 1/7/93
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. 93-2 on this 11th day of January, 1993 at 10:51 o'clock AM.

by _____
Benton County Clerk