

93-34

PARTITION PLAT No. 93-34

FOR

GREAT NORTHERN ASSET MANAGEMENT CO.

LOCATED IN THE

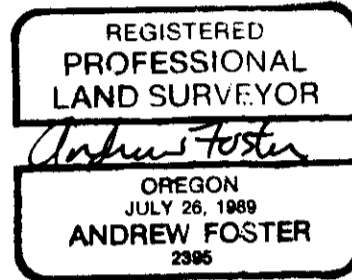
PRIOR SCOTT D.L.C. No. 44.  
IN THE NE 1/4 OF SEC. 4, T. 12 S., R. 5 W., W.M.,  
CITY OF CORVALLIS, BENTON COUNTY, OREGON

APRIL 28, 1993

LAND PARTITION No. MLP 93-0014

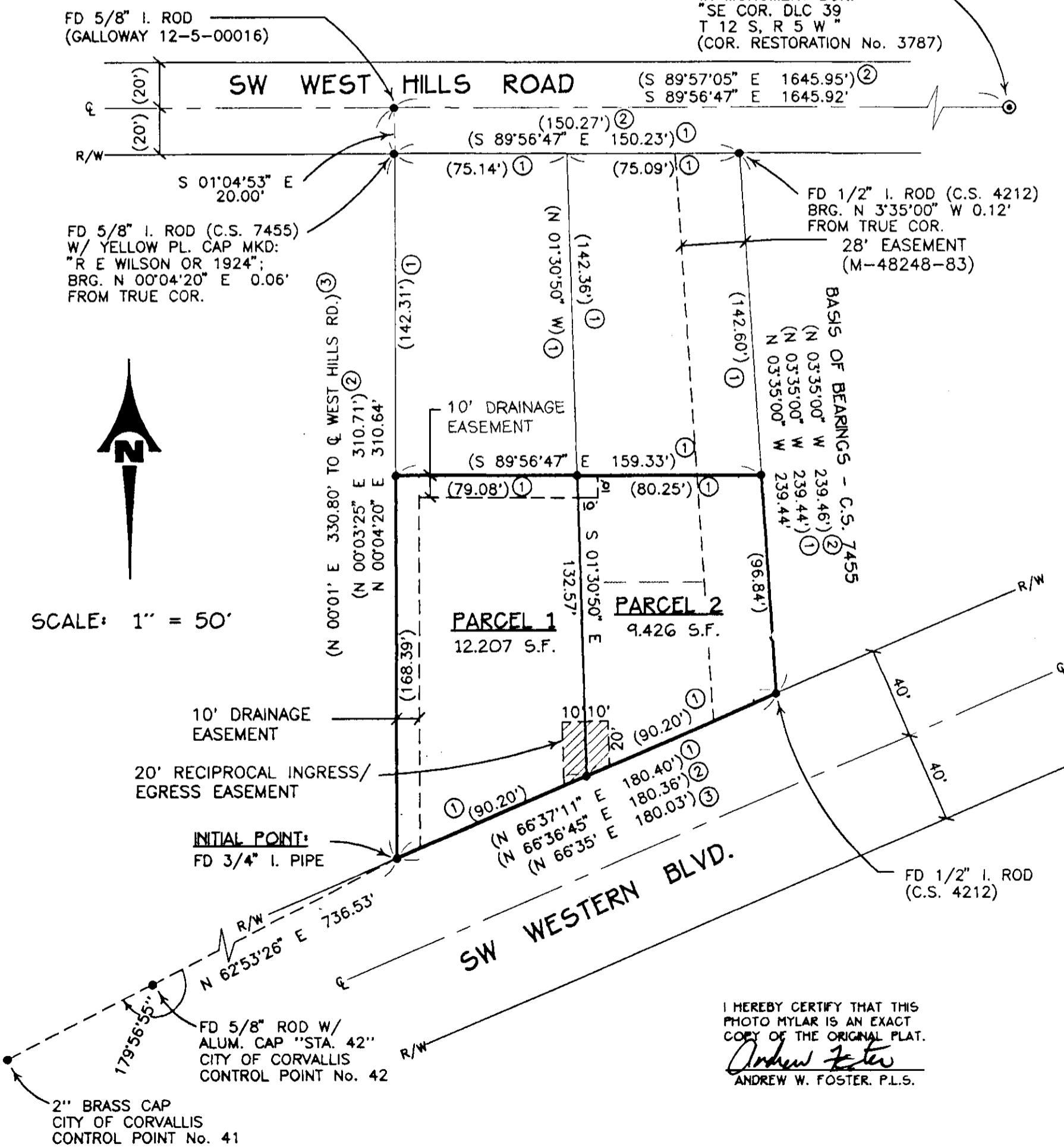
**LEGEND:**

- FOUND 5/8" STEEL ROD W/ YELLOW PLASTIC "K & D" CAP SET IN C.S. 8709, EXCEPT AS NOTED. (PIPE DIAMETERS ARE INSIDE DIAMETERS)
- ( ) DENOTES RECORD INFORMATION, AS NOTED.
- ① RECORD DATA FROM C.S. 8709 (LLA 93-0003)
- ② RECORD DATA FROM C.S. 7455.
- ③ RECORD DATA FROM C.S. 4212.
- R/W RIGHT-OF-WAY
- ℄ CENTER LINE
- ▨ RECIPROCAL DRIVEWAY EASEMENT FOR PARCELS 1 & 2.



EXPIRATION DATE: 12-31-93

FD 3" BRASS CAP  
IN MONUMENT BOX:  
"SE COR. DLC 39  
T 12 S, R 5 W"  
(COR. RESTORATION No. 3787)



**DECLARATION:**

STATE OF OREGON }  
COUNTY OF BENTON } SS

I, DAVID BIESEMEYER, DOING BUSINESS AS GREAT NORTHERN ASSET MANAGEMENT COMPANY, AM THE OWNER OF THE SUBJECT PROPERTY AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED STATUTES. NO WATER RIGHTS HAVE BEEN FILED ON THE SUBJECT PROPERTY. THE FOLLOWING EASEMENT IS BEING CREATED BY THIS PARTITION:

**INGRESS AND EGRESS EASEMENT:**

A RECIPROCAL INGRESS AND EGRESS EASEMENT IS HEREBY CREATED AND DECLARED. THIS RECIPROCAL EASEMENT FOR PARCELS 1 AND 2, AS SHOWN ON THE PLAT, IS RESERVED FOR DRIVEWAY PURPOSES. NO STRUCTURES MAY BE BUILT WITHIN THIS EASEMENT.

**DRAINAGE EASEMENT:**

A DRAINAGE EASEMENT IS BEING CREATED ALONG THE NORTH LINE OF PARCEL 2 TO ALLOW STORM DRAINAGE WATERS FROM THE NORTHERN ADJACENT LOT TO PASS TO SW WESTERN BLVD. A SECOND DRAINAGE EASEMENT IS BEING CREATED ALONG THE WEST & NORTH LINES OF PARCEL 1 TO ALLOW STORM DRAINAGE WATERS FROM THE NORTHERN TWO LOTS TO PASS TO SW WESTERN BLVD. NO PERMANENT STRUCTURES MAY BE BUILT ON THESE EASEMENTS.

BY: David P. Biese Meyer Trustee, and Not otherwise  
DAVID BIESEMEYER  
GREAT NORTHERN ASSET MANAGEMENT COMPANY

**ACKNOWLEDGEMENT:**

STATE OF OREGON }  
COUNTY OF BENTON } SS  
THIS IS TO CERTIFY THAT ON THIS 28th DAY OF September, 1993, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED DAVID BIESEMEYER, WHO, BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: Sharon Starless Smith  
28 10-17-94

STATE OF OREGON }  
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THE WITHIN PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY BOOK OF PARTITION PLATS AS PLAT No. 93-34 ON THIS 5th DAY OF October, 1993, AT 9:39 O'CLOCK A.M.

BY: Jim D. Duke  
BENTON COUNTY CLERK

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED MINOR LAND PARTITION (CITY OF CORVALLIS FILE No. 93-0014).

**BOUNDARY DETERMINATION:**

THIS MINOR LAND PARTITION IS A CONTINUATION OF MY PROPERTY LINE ADJUSTMENT SURVEY (LLA-93-0003). FOUND MONUMENTS WERE HELD AS SHOWN AND A LINE WAS ESTABLISHED TO CREATE PARCELS 1 AND 2, AS SHOWN.

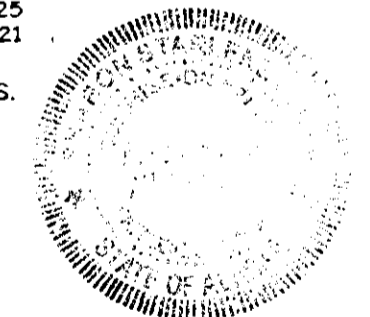
**SURVEYOR'S CERTIFICATE:**

I, ANDREW FOSTER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

Beginning at the INITIAL POINT, a 3/4 inch iron pipe on the Northerly right-of-way of SW Western Boulevard, said pipe being North 89°56'47" West 1,645.92 feet, South 01°04'53" East 20.00 feet, and South 00°04'20" West 310.64 feet from the Northeast corner of the Prior Scott Donation Land Claim Number 44, lying in the Northeast Quarter of Section 4, Township 12 South, Range 5 West, of the Willamette Meridian in the City of Corvallis, Benton County, Oregon, said pipe being the Southwest corner of Parcel 1 of this Partiton Plat; thence North 00°04'20" East 168.39 feet to a 5/8 inch steel rod; thence South 89°56'47" East 159.33 feet to a 5/8 inch steel rod; thence South 03°35'00" East 96.84 feet to a 1/2 inch rod on the North line of SW Western Blvd., an 80 foot wide right-of-way; thence along said Northerly right-of-way South 66°37'11" West 180.40 feet to the Point of Beginning.

Containing 21,633 square feet of land, more or less.

**ENGINEERING, INC.**  
202 N.W. HICKORY STREET  
POST OFFICE BOX 725  
ALBANY, OREGON 97321  
PROJECT No. 93-51-A  
9351A-MP.DWG M.M.S.



**APPROVALS:**

THIS PLAT APPROVED THIS 30th DAY OF September, 1993.

BY: Jim D. Duke  
CORVALLIS CITY ENGINEER

THIS PLAT APPROVED THIS 27th DAY OF SEPTEMBER, 1993.

BY: Joe March  
DEVELOPMENT SERVICES MANAGER

THIS PLAT APPROVED THIS 4th DAY OF October, 1993.

BY: Andrew Foster  
BENTON COUNTY SURVEYOR