

93-43

PARTITION PLAT 1993-43

for :

Corvallis Country Club, Inc.

IN THE
N.E. 1/4 Section 9, T. 12 S., R. 5 W.,
W.M., Benton County, Oregon
NOV. 29, 1993

SURVEYOR'S CERTIFICATE :

I, DARRYL W. HARMS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT IN NOVEMBER, 1993, I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT WHICH IS A 3-1/4 INCH BRASS CAP MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE PRIOR SCOTT DONATION LAND CLAIM No. 44 IN TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON; THENCE NORTH 00°10'27" WEST 324.93 FEET TO A 2 INCH IRON PIPE MARKING THE INITIAL POINT OF FAIRHAVEN HEIGHTS, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE SOUTH 78°51'09" EAST 367.14 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 84°34'00" EAST 55.14 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°19'00" EAST 130.07 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 86°35'00" EAST 92.70 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°12'31" WEST 335.21 FEET TO A POINT ON THE SOUTH-WESTERLY LINE OF THE TRACT OF LAND CONVEYED TO JAMES McNESBY AND PAMELA McNESBY BY DEED RECORDED IN BOOK 135, PAGE 28, DEED RECORDS OF BENTON COUNTY, OREGON; THENCE SOUTH 52°21'26" EAST ON SAID SOUTH-WESTERLY LINE OF THE McNESBY TRACT, 177.30 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN TEN FOOT WIDE STRIP OF LAND CONVEYED TO THE GENERAL PUBLIC BY DEED RECORDED IN BOOK 134, PAGE 676, SAID DEED RECORDS; THENCE SOUTH 00°12'31" EAST 351.91 FEET TO THE SOUTHWEST CORNER OF SAID TEN FOOT WIDE STRIP; THENCE NORTH 84°52'00" EAST 10.04 FEET TO THE SOUTHEAST CORNER OF SAID TEN FOOT WIDE STRIP, ALSO BEING ON THE EAST LINE OF SAID PRIOR SCOTT DONATION LAND CLAIM No. 44; THENCE SOUTH 00°12'31" EAST 109.09 FEET TO THE SOUTHEAST CORNER OF SAID PRIOR SCOTT CLAIM No. 44; THENCE SOUTH 89°23'00" WEST 787.61 FEET TO THE INITIAL POINT. EXCEPTING THEREFROM THAT 50 FOOT WIDE STRIP OF LAND CONVEYED TO THE GENERAL PUBLIC FOR ROADWAY PURPOSES AS DESCRIBED IN BOOK 140, PAGE 670, SAID DEED RECORDS.

NARRATIVE :

THIS PARTITION PLAT REPRESENTS THE SURVEY REQUIRED TO SATISFY THE CITY OF CORVALLIS DEVELOPMENT DEPARTMENT FILE No. MLP93-0018. THE BASIS OF BEARINGS AND CONTROL OF THE SOUTH LINE ARE THE TWO CORNERS OF THE PRIOR SCOTT CLAIM No. 44 AS SHOWN, THE WEST LINE IS CONTROLLED BY THE S.S.W. CORNER OF CLAIM No. 44 AND THE INITIAL POINT OF FAIRHAVEN HEIGHTS SUBDIVISION, THE WESTERLY PORTION OF THE NORTH LINE WHICH IS NORTH OF FAIRHAVEN DRIVE WAS ESTABLISHED BY A CONCURRENT PROPERTY LINE ADJUSTMENT (BENTON COUNTY DEVELOPMENT DEPARTMENT FILE No. LD-93-69) THE EASTERLY PORTION OF THE NORTH LINE WHICH IS NORTH OF FAIRHAVEN DRIVE AND THE EASTERLY MOST WEST LINE WHICH IS WEST OF WHITESIDE DRIVE WERE APPARENTLY CREATED FOR TAX SEGREGATION PURPOSES AND I FOUND ONLY AN ASSESSOR'S DESCRIPTION FOR THESE LINES, THE PORTION NORTH OF FAIRHAVEN DRIVE BEING 155 FEET NORTH AND PARALLEL TO THE CENTERLINE OF FAIRHAVEN DRIVE AND THE LINE WEST OF WHITESIDE DRIVE BEING 150 FEET WEST AND PARALLEL TO THE EAST LINE OF THE PRIOR SCOTT D.L.C., I HELD THE FOUND POINTS ON THE NORTHERLY NORTH LINE TO CONTROL THAT LINE AND THE PIPE SHOWN ON THE EAST D.L.C. LINE IS ALSO SHOWN ON CH2M-HILL DRAWING No. C-0-63 DATED SEPT. 29, 1949 AS BEING ON THE CLAIM LINE AND 452.0 FEET NORTH OF THE SOUTHEAST D.L.C. CORNER. CONTROL FOR FAIRHAVEN DRIVE IS PER DEED BOOK 140, PAGE 670 AND THE SAME ALIGNMENT IS SHOWN ON THE CH2M-HILL DRAWING.

DARRYL W. HARMS, P.L.S.
P.O. BOX 1051
CORVALLIS, OR. 97339
PHONE : (503) 758-5579

DECLARATION :

KNOW ALL MEN BY THESE PRESENTS THAT CORVALLIS COUNTRY CLUB, AN OREGON CORPORATION, IS THE OWNER OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THE LANDS REPRESENTED BY THIS PARTITION.

Steven P. Allen, secretary
CORVALLIS COUNTRY CLUB, INC.
GERARD K. PRESSEY, PRESIDENT
STEVEN P. ALLEN, SECRETARY

ACKNOWLEDGEMENT :

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

THIS IS TO CERTIFY THAT, ON THIS 10 DAY OF DECEMBER, 1993, DID PERSONALLY APPEAR GERARD K. PRESSEY, PRESIDENT OF CORVALLIS COUNTRY CLUB, INC., WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY. * STEVEN P. ALLEN, SECRETARY

Margaret A. H.
NOTARY PUBLIC
10-28-95
MY COMMISSION EXPIRES



I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

Darryl W. Harms
DARRYL W. HARMS

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 1993-1994 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 16th DAY OF December, 1993.

BY: *Daniel K. Grant*
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 PARTITION THAT ARE NOW DUE AND PAYABLE, HAVE BEEN PAID TO THE DATE OF 6-30-94

BY: *Clark Ruppel* 11-18-93
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 21st DAY OF December, 1993

David Kati
CORVALLIS CITY ENGINEER

EXAMINED AND APPROVED THIS 21st DAY OF DECEMBER, 1993

Lee Marshall
DEVELOPMENT SERVICES MANAGER

EXAMINED AND APPROVED THIS 22nd DAY OF December, 1993

Ray M. Stein
BENTON COUNTY PLANNING OFFICIAL

EXAMINED AND APPROVED THIS 22nd DAY OF DEC, 1993

Ray Wilson
FOR BENTON COUNTY SURVEYOR

RECORDING :

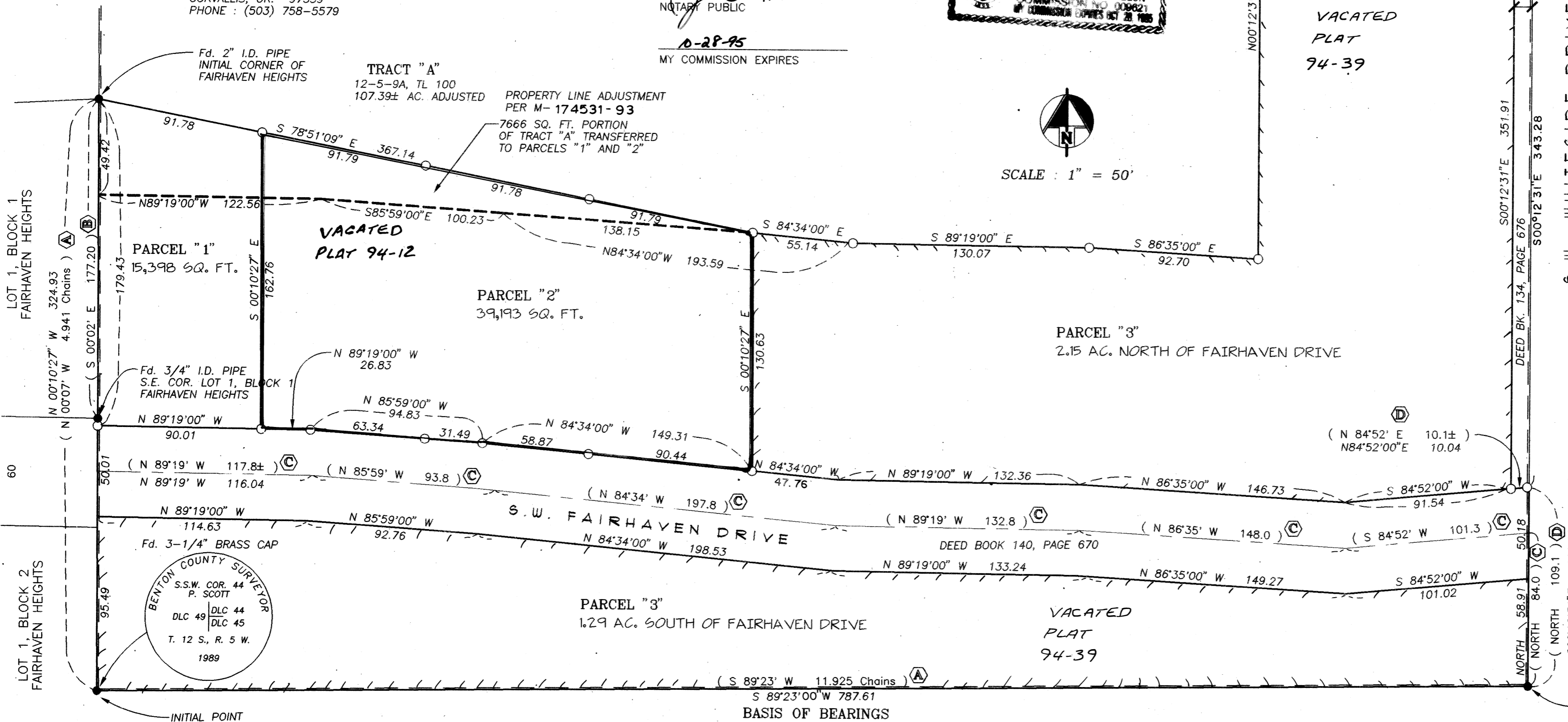
STATE OF OREGON) S.S.
COUNTY OF BENTON)

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. 93-43, ON THIS 23rd DAY OF December, 1993, AT 9:16 O'CLOCK A.M.
BY: *Daniel H. Butte*
BENTON COUNTY CLERK

OAK LAWN MEMORIAL PARK

LEGEND :

- MONUMENT FOUND, TYPE NOTED
- SET 5/8"x30" IRON ROD WITH RED PLASTIC CAP STAMPED "DARRYL HARMS PLS 1079"
- B.C.D.R. BENTON COUNTY DEED RECORDS
- () INFORMATION OF/OR CALCULATED FROM RECORD, SOURCE NOTED
- A GALLOWAY HARDCOPY 12-5-00017
- B PLAT OF FAIRHAVEN HEIGHTS
- C DEED BOOK 140, PAGE 670, B.C.D.R.
- D DEED BOOK 134, PAGE 676, B.C.D.R.
- E DEED BOOK 135, PAGE 28



REGISTERED PROFESSIONAL LAND SURVEYOR

Darryl W. Harms

OREGON
JULY 30, 1976
DARRYL W. HARMS
1079

RENEWAL DATE : 12/31/93