

# PARTITION PLAT NO. 94-27

for

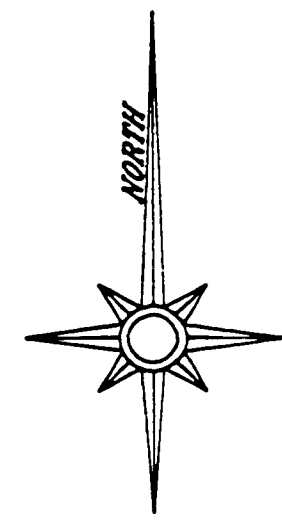
JACKSON-RAND CO., A GENERAL PARTNERSHIP

IN THE NORTHWEST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 4

TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,  
CITY OF CORVALLIS, BENTON COUNTY, OREGON

JUNE 2, 1994 SCALE: 1" = 100'

CITY OF CORVALLIS MLP94-0012, ORDER NO. 94-52  
SHEET 1 OF 2



### FOUND MONUMENT TABLE

1. FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED TACCHINI PLS 2267 PER C.S. 8612. HELD AS FOUND FOR BASIS OF BEARINGS.
2. FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED TACCHINI PLS 2267 PER C.S. 8612.
3. FOUND 5/8" IRON ROD PER C.S. 5579, TOP BENT, TIED BASE PER C.S. 8612.
4. FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED TACCHINI PLS 2267 PER C.S. 8612. HELD AS FOUND.
5. FOUND 3/4" IRON ROD PER C.S. 6712 & 8612.
6. FOUND 5/8" IRON ROD PER C.S. 6712 & 8612.
7. FOUND 5/8" IRON ROD PER C.S. 6712 & 8612. FOUND 2.0' DOWN WITH TOP BENT, TIED BASE. ALSO FOUND 5/8" IRON ROD PER C.S. 6712 & 8612 (NOT SHOWN), 7.40', SOUTH (7.40' SOUTH)(C.S. 8612) OF FOUND MONUMENT.
8. FOUND 5/8" IRON ROD PER C.S. 8612, TOP BENT, TIED BASE AND HELD AS FOUND. ALSO FOUND 5/8" IRON ROD PER C.S. 6712 & 8612 (NOT SHOWN), 0.70', SOUTH (0.70' SOUTH)(C.S. 8612) OF HELD MONUMENT.
9. FOUND 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED LING, GREEN & ASSOC. PER C.S. 6712 & 8612.
10. FOUND 3/8" IRON ROD PER C.S. 6712 & 8612. HELD AS FOUND.
11. FOUND 3/8" IRON ROD PER C.S. 6712 & 8612.
12. FOUND A BRASS CAP MARKED BENTON COUNTY SURVEYOR'S OFFICE PER CORNER RESTORATION No. 3268.

### EASEMENT DATA OF RECORD

M-173621-93

COURSE	BEARING	DISTANCE
A	NORTH	322.09'
B	N 52°58'17"E	134.77'
C	N 62°24'56"E	151.48'
D	N 78°24'11"E	80.05'
E	S 85°45'48"E	75.12'
F	S 89°22'37"E	73.03'
G	S 00°10'11"E	20.00'
H	N 89°22'37"W	73.94'
I	N 85°45'48"W	72.96'
J	S 78°24'11"W	74.46'
K	S 62°24'56"W	147.02'
L	S 52°58'17"W	73.05'
M	SOUTH	341.83'
N	S 89°33'19"W	60.00'

M-173620-93

COURSE	BEARING	DISTANCE
O	N 89°33'19"E	60.00'
P	NORTH	593.61'
Q	N 18°55'54"E	9.73'
RAD.: 15.00'		
LEN.: 9.91' DELTA: 37°51'49"		

R WEST 66.32'  
RAD.: 42.00'  
LEN.: 187.46' DELTA: 255°43'38"

S S 18°55'54"E 9.73'  
RAD.: 15.00'  
LEN.: 9.91' DELTA: 37°51'49"

T SOUTH 218.84'

U S 45°00'00"W 21.21'  
RAD.: 15.00'  
LEN.: 23.56' DELTA: 90°00'00"

V WEST 263.91'

W N 45°00'00"W 98.99'  
RAD.: 70.00'  
LEN.: 109.96' DELTA: 90°00'00"

X NORTH 398.06'  
Y S 89°36'07"W 60.00'  
Z SOUTH 397.64'

AA S 45°00'00"E 183.85'  
RAD.: 130.00'  
LEN.: 204.20' DELTA: 90°00'00"

BB EAST 263.91'  
CC S 45°00'00"E 21.21'  
RAD.: 15.00'  
LEN.: 23.56' DELTA: 90°00'00"

DD SOUTH 285.23'  
M-173622-93

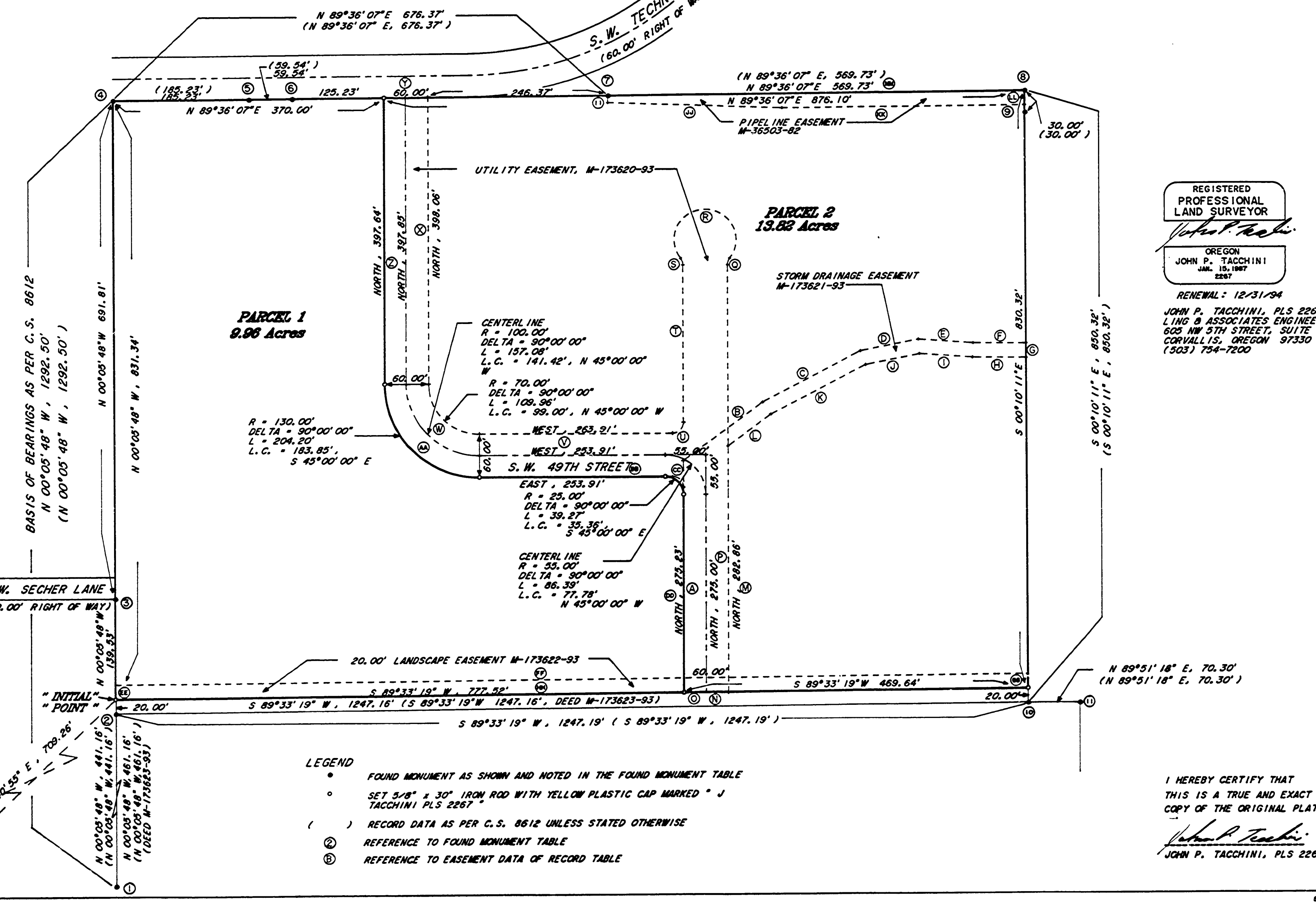
COURSE	BEARING	DISTANCE
EE	N 00°05'48"W	20.00'
FF	N 89°33'19"E	1247.13'
GG	S 00°10'11"E	20.00'
HH	S 89°33'19"W	1247.16'

M-36503-82

COURSE	BEARING	DISTANCE
II	S 00°10'40"E	10.00'
JJ	S 87°59'09"E	237.59'
KK	N 89°36'07"E	332.30'
LL	N 00°10'11"W	20.00'
MM	S 89°36'07"W	569.73'

N.W. CORNER GEORGE W. BETHERS  
DONATION LAND CLAIM NO. 49

BENTON COUNTY G.P.S. CONTROL  
STATION "CLUB"  
NORTH (Y) = 333,288,2765  
EAST (X) = 1,267,389,3379  
Q = -01°59'35.61913"



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John P. Tacchini*

OREGON  
JOHN P. TACCHINI  
JAN. 15, 1987  
2267

RENEWAL: 12/31/94

JOHN P. TACCHINI, PLS 2267  
LING & ASSOCIATES ENGINEERING  
605 NW 5TH STREET, SUITE 1A  
CORVALLIS, OREGON 97330  
(503) 754-7200

### LEGEND

- FOUND MONUMENT AS SHOWN AND NOTED IN THE FOUND MONUMENT TABLE
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "J TACCHINI PLS 2267"
- ( ) RECORD DATA AS PER C.S. 8612 UNLESS STATED OTHERWISE
- Ⓜ REFERENCE TO FOUND MONUMENT TABLE
- Ⓢ REFERENCE TO EASEMENT DATA OF RECORD TABLE

I HEREBY CERTIFY THAT  
THIS IS A TRUE AND EXACT  
COPY OF THE ORIGINAL PLAT.

*John P. Tacchini*  
JOHN P. TACCHINI, PLS 2267

PARTITION PLAT No. 94-27

for

JACKSON-RAND Co., A GENERAL PARTNERSHIP

IN THE NORTHWEST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 4  
TOWNSHIP 12 SOUTH, RANGE 5 WEST

CITY OF CORVALLIS, BENTON COUNTY, OREGON  
JUNE 2, 1994 SCALE: 1" = 100'

CITY OF CORVALLIS MLP94-0012, ORDER No. 94-52  
SHEET 2 of 2

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THOSE CERTAIN TRACTS DESCRIBED AND RECORDED IN C.S. 8612 AND M-88632-87 AND M-126947-90, TAX LOTS 100 AND 300, AND TO PARTITION THIS TRACT INTO TWO PARCELS AS SHOWN ON THE ATTACHED MAP.

THE BASIS OF BEARINGS IS AS SHOWN PER C.S. 8612, ESTABLISHED BY HOLDING FOUND MONUMENTS AT POINTS "2" AND "4" AS SHOWN AND NOTED IN THE FOUND MONUMENT TABLE.

THE BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER C.S. 8612 AND AS PER DEED M-173623-93.

SURVEYOR'S CERTIFICATE

STATE OF OREGON } s. s.  
COUNTY OF BENTON }

I, JOHN P. TACCHINI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DEPOSE AND SAY THAT DURING THE MONTH OF JUNE 1994 I DID CORRECTLY SURVEY AND MONUMENT, WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED MAP, THE BOUNDARY OF WHICH IS DESCRIBED AS SUCH:

TO THE POINT OF BEGINNING FROM A BRASS CAP MARKED BENTON COUNTY SURVEYOR'S OFFICE PER CORNER RESTORATION No. 3268 AT THE NORTHWEST CORNER OF THE GEORGE W. BETHERS DONATION LAND CLAIM No. 49 NORTH 45°40'55" EAST, 709.26 FEET TO A 5/8" IRON ROD BEING THE "INITIAL POINT" ALSO THE POINT OF BEGINNING; THENCE NORTH 00°05'48" WEST 831.34 FEET TO A 5/8" IRON ROD THIS BEING ALONG THE BASIS OF BEARINGS PER C.S. 8612; THENCE NORTH 89°36'07" EAST 1,246.10 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°10'11" EAST, 830.32 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°33'19" WEST 1,247.16 FEET TO A 5/8" IRON ROD TO THE POINT OF BEGINNING.

I FURTHER DEPOSE AND SAY THAT THE ATTACHED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY AND PARCELS AS MARKED ON THE GROUND BY FOUND MONUMENTS OF RECORD AND OR SET 5/8" x 30" IRON RODS WITH YELLOW PLASTIC CAPS MARKED "J TACCHINI PLS 2267" AT ALL PARCEL CORNERS AND BOUNDARY LINE CHANGES IN DIRECTION.

*John P. Tacchini*  
JOHN P. TACCHINI, PLS 2267  
LING & ASSOCIATES ENGINEERING  
605 NW 5TH STREET, SUITE 1A  
CORVALLIS, OREGON 97330  
(503) 754-7200

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John P. Tacchini*  
OREGON  
JOHN P. TACCHINI  
JAN. 15, 1987  
2267

RENEWAL: 12/31/94

RECORDING

STATE OF OREGON } s. s.  
COUNTY OF BENTON }

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS DULY RECORDED ON THE 23<sup>rd</sup> DAY OF June, 1994 AT 1:43 O'CLOCK P. M. AS PARTITION PLAT No. 94-27.

BY: *Das L. Pittsman*, BENTON COUNTY CLERK  
for *Daniel H. Burk*

DECLARATION

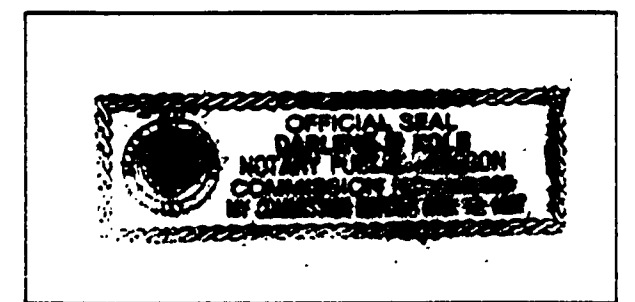
KNOW ALL PERSONS BY THESE PRESENTS THAT JACK C. COOPER, JACKSON C.K. COOPER AND RAND W. COOPER ARE THE OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THE ATTACHED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THE PROPERTY.

*Jack C. Cooper* *Jackson C.K. Cooper* *Rand W. Cooper*  
JACK C. COOPER JACKSON C.K. COOPER RAND W. COOPER

ACKNOWLEDGEMENT

STATE OF OREGON } s. s.  
COUNTY OF BENTON }

THIS IS TO CERTIFY THAT ON THIS 21<sup>st</sup> DAY OF June, 1994 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR JACK C. COOPER, JACKSON C.K. COOPER AND RAND W. COOPER IN THE CAPACITY SHOWN IN THE ABOVE DECLARATION AND WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.



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 DURING THIS TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 21<sup>st</sup> DAY OF June, 1994.

BY: *Paul K. Grant*  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS PARTITION PLAT THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO DATE OF June 30, 1994.

BY: *Clark Ruggles* 6-21-94  
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE,  
AUDITING AND TAX COLLECTING

APPROVED THIS 23<sup>rd</sup> DAY OF JUNE, 1994

*John P. Tacchini*  
CITY ENGINEER

APPROVED THIS 23<sup>rd</sup> DAY OF JUNE, 1994

*Lee Marshall*  
DEVELOPMENT SERVICES MANAGER

APPROVED THIS 23<sup>rd</sup> DAY OF JUNE, 1994

*Roy Wilson*  
FOR BENTON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

*John P. Tacchini*  
JOHN P. TACCHINI, PLS 2267