

94-42

(BLOCK 9 OF "DRAPER'S TOWN + COUNTRY TERRACE")

PARTITION PLAT No. 94-42
FOR
NORTHGATE, L.L.C.

LOCATED IN
SW 1/4 + SE 1/4 SEC. 26 AND THE
NW 1/4 + NE 1/4 SEC. 35. T. 11 S., R. 5 W., W.M.
CITY OF CORVALLIS, BENTON COUNTY, OREGON

AUGUST 31, 1994

COMMUNITY DEVELOPMENT DEPARTMENT FILE No. MLP 94-0019

SURVEYOR'S CERTIFICATE:

I, JACK R. BURRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON HAVE CORRECTLY SURVEYED AND FOUND OR MARKED WITH MONUMENTS THE LAND 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 5/8 inch rod located on the Westerly Right-of-Way line of NW 9th Street (an 80.00 foot wide Right-of-Way); thence South 89°17'53" West 139.00 feet to a 5/8 inch rod; thence South 00°07'37" East 45.00 feet to a 5/8 inch rod; thence South 74°03'37" East 13.00 feet to a 5/8 inch rod; thence South 22°23'34" West 76.85 feet to a 5/8 inch rod that is located on the North line of that Louis Tract described by deed recorded in Book 184, Page 674 of the Benton County Deed Records on January 15, 1963, said point being North 68°20'00" West 100.00 feet from said Westerly Right-of-Way line; thence North 68°20'00" West 73.79 feet; thence South 22°17'26" West 76.50 feet to a 5/8 inch rod on the North line of that Zittleman Tract described by deed recorded in Book 192, Page 275 of the Benton County Deed Records on August 6, 1964; thence North 68°20'00" West, along the North line of said Zittleman Tract and also along the North line of that Mitchell Tract described by deed recorded in Book 164, Page 388 of the Benton County Deed Records on July 7, 1958, a distance of 94.87 feet to a 5/8 inch rod on the Easterly Right-of-Way of NW 10th Street (a 60.00 foot wide Right-of-Way); thence North 22°18'59" East, along said Easterly Right-of-Way line, 304.50 feet; thence North 00°01'36" West, along said Easterly Right-of-Way line, 249.46 feet to a 5/8 inch rod on the South Right-of-Way line of NW Becca Street; thence North 89°16'53" East, along said South Right-of-Way line, 266.80 feet; thence South 00°01'36" East 202.97 feet to a 5/8 inch rod; thence North 89°02'03" East 39.27 feet to a 5/8 inch rod on the said Westerly Right-of-Way line of NW 9th Street; thence South 21°37'26" West 217.68 feet to the Point of Beginning. Containing 3.0935 acres of land, more or less.



SCALE: 1" = 50'

LEGEND:

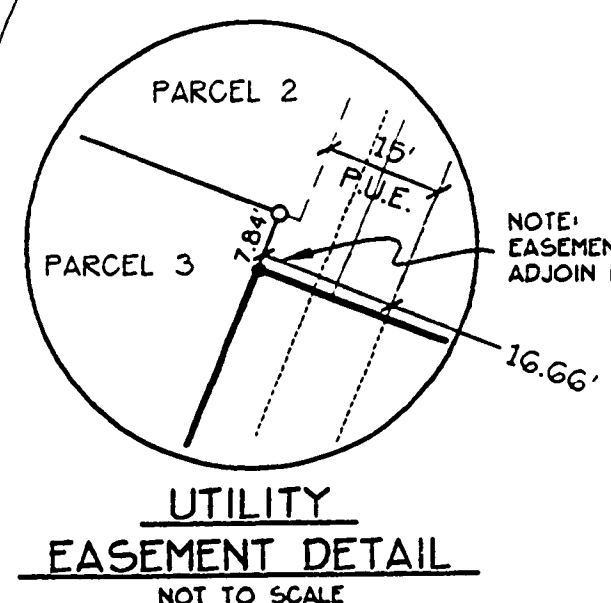
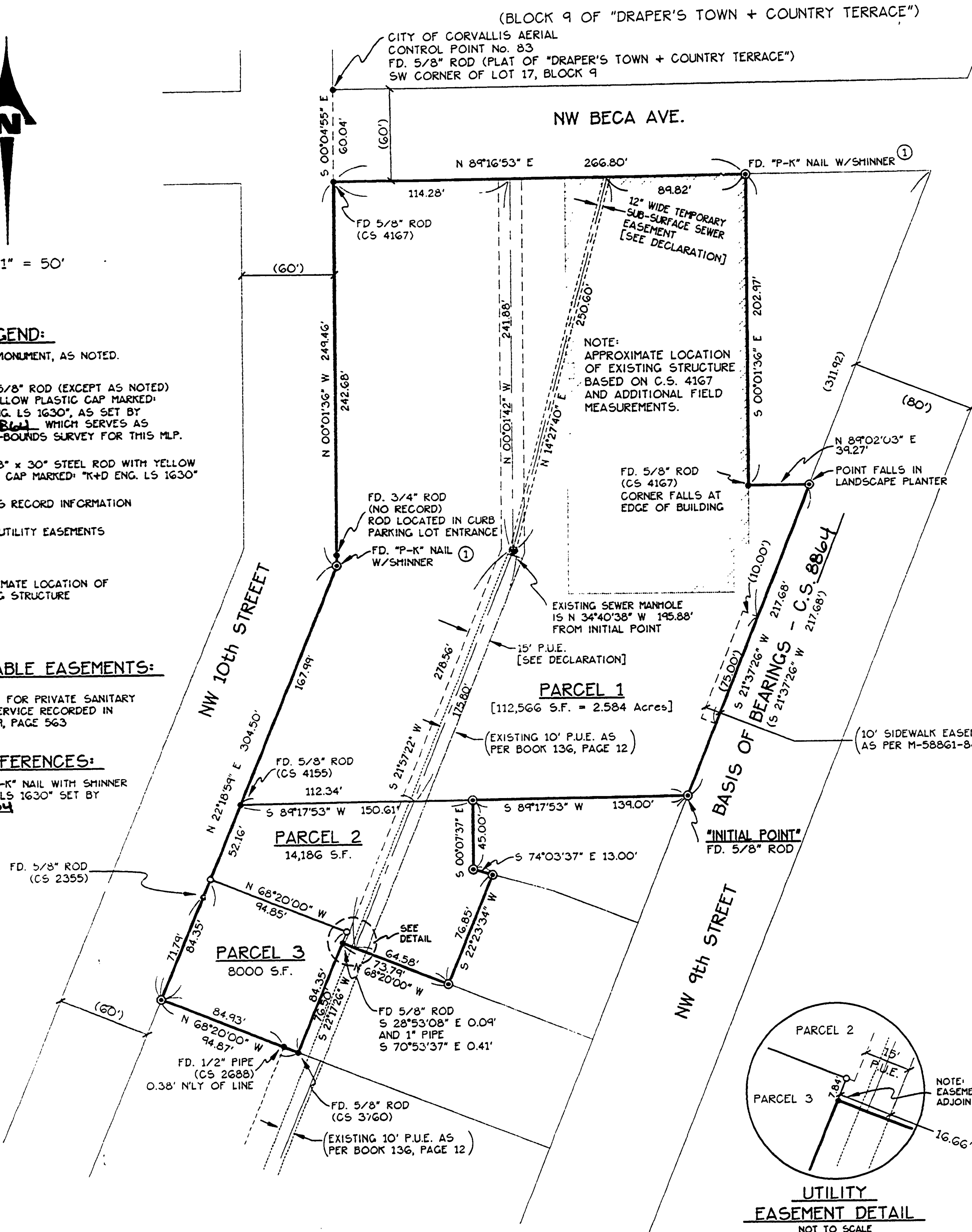
- FOUND MONUMENT, AS NOTED.
- ⊙ FOUND 5/8" ROD (EXCEPT AS NOTED) WITH YELLOW PLASTIC CAP MARKED: "K+D ENG. LS 1630", AS SET BY C.S. 8864 WHICH SERVES AS AN OUT-BOUNDS SURVEY FOR THIS MLP.
- SET 5/8" x 30" STEEL ROD WITH YELLOW PLASTIC CAP MARKED: "K+D ENG. LS 1630"
- () DENOTES RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENTS
- FD. FOUND
- APPROXIMATE LOCATION OF EXISTING STRUCTURE

UNLOCATABLE EASEMENTS:

1. EASEMENT FOR PRIVATE SANITARY SEWER SERVICE RECORDED IN BOOK 169, PAGE 563

REFERENCES:

- ① FOUND "P-K" NAIL WITH SHINNER MARKED: "LS 1630" SET BY C.S. 8864



REGISTERED PROFESSIONAL LAND SURVEYOR
Jack R. Burrell
OREGON
JACK R. BURRELL
1630

EXPIRATION DATE: 12/31/95

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

Jack R. Burrell

NOTE: SEE C.S. 8864 FOR THE OUT-BOUNDS SURVEY FOR THIS PARTITION PLAT.

94-42

PARTITION PLAT No. 94-42
FOR
NORTHGATE, L.L.C.
LOCATED IN THE

SW 1/4 + SE 1/4 SEC. 26 AND THE
NW 1/4 + NE 1/4 SEC. 35, T. 11 S., R 5 W., W.M.
CITY OF CORVALLIS, BENTON COUNTY, OREGON
AUGUST 31, 1994

COMMUNITY DEVELOPMENT DEPARTMENT FILE No. MLP 94-0019

NARRATIVE:

THE OUTSIDE BOUNDARY FOR THIS PARTITION WAS ESTABLISHED
BY C.S. No. 2264

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT NORTHGATE L.L.C., AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE SUBJECT PROPERTY AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED STATUTES. THE FOLLOWING EASEMENTS, ARE BEING CREATED AND DEDICATED TO THE PUBLIC THIS PARTITION:

A. EASEMENTS:

1. 15' WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON PLAT MAP.
2. 12-INCH WIDE PUBLIC SUB-SURFACE SEWER EASEMENT AS SHOWN ON PLAT MAP FOR THE SOLE PURPOSE OF SUCH REPAIR AND MAINTENANCE OF THE EXISTING SUB-SURFACE SEWER LINE AS MAY BE ACCOMPLISHED WITHOUT DISTURBING SURFACE IMPROVEMENTS OR INTERRUPTING ACCESS TO OR USE OF EXISTING STRUCTURES.
3. ALTERNATIVE 15-FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON PLAT MAP FROM EXISTING SEWER M.P. NORTH 34°40'38" WEST 195.68 FEET FROM INITIAL POINT THEN EXTENDING NORTH 00°01'42" WEST 241.66 FEET TO THE SOUTH LINE OF N.W. BEGA AVENUE. THE CITY OF CORVALLIS, IN ITS SOLE DISCRETION AND AT ITS OWN EXPENSE, MAY UTILIZE THIS EASEMENT TO RELOCATE THE SUB-SURFACE SEWER LINE WHICH IS THE SUBJECT OF EASEMENT NUMBER 2 ABOVE, AND UPON SUCH RELOCATION SHALL BE DEEMED TO HAVE ABANDONED EASEMENT NUMBER 2 ABOVE AND WILL EXECUTE DOCUMENTS AS NECESSARY TO FORMALIZE THAT ABANDONMENT.

THE PUBLIC UTILITY AND SERVICE EASEMENTS BEING CREATED BY THIS PLAT ARE SUBJECT TO THE REQUIREMENTS AS SPECIFIED IN THE "UTILITY AND SERVICE EASEMENTS" STATEMENT SHOWN HEREON.

NO WATER RIGHTS EXIST ON THE SUBJECT PARCELS AS OF AUGUST 24, 1994.

NORTHGATE L.L.C., AN OREGON LIMITED LIABILITY COMPANY

- BY: Scott D. Halperk
SCOTT D. HALPERK, MEMBER
- BY: H. Terry West
H. TERRY WEST, MEMBER
- BY: Margaret A. Leonard
MARGARET A. LEONARD, MEMBER
- BY: Alan V. Evans
ALAN V. EVANS, MEMBER

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF Benton, Lane

THIS IS TO CERTIFY THAT ON THIS 31st DAY OF Sept, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED SCOTT D. HALPERK, H. TERRY WEST, MARGARET A. LEONARD, AND ALAN V. EVANS WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING DECLARATION, AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN NAMED

BY: [Signature]

APPROVALS:

- THIS PLAT APPROVED THIS 12th DAY OF SEPT. 1994.
BY: [Signature]
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER
- THIS PLAT APPROVED THIS 12th DAY OF Sept 1994.
BY: [Signature]
CITY OF CORVALLIS ENGINEER
- THIS PLAT APPROVED THIS 14th DAY OF Sept 1994.
BY: Ray Wilson
FOR BENTON COUNTY SURVEYOR

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 1994-1995 TAX ROLL, WHICH BECAME A LIEN, OR WILL BECOME A LIEN DURING THIS TAX YEAR ON THIS SUBDIVISION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 9 DAY OF SEPT. 1994.

BY: [Signature]
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

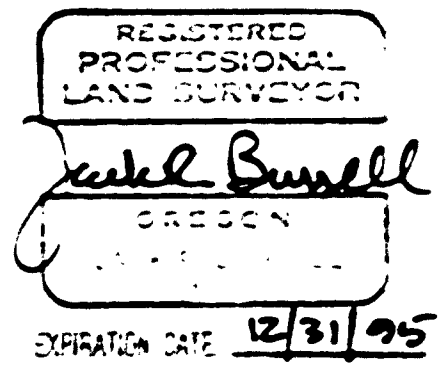
I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN ON THIS SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO 6/20/94 1994.

BY: [Signature]
Asst. DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING AND TAX COLLECTION

STATE OF OREGON)
COUNTY OF BENTON) 55

I HEREBY CERTIFY THAT THE WITHIN PARTITION WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY "BOOK OF PARTITION PLATS" AS PLAT NO. 94-42 ON THIS 14 DAY OF Sept 1994 AT 11:04 O'CLOCK A.M.

BY: [Signature]
BENTON COUNTY CLERK



UTILITY AND SERVICE EASEMENTS:

A PERPETUAL EASEMENT IS RESERVED FOR DRAINAGE, UTILITY AND SERVICE INSTALLATION, MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND AS SHOWN AND MARKED ON THE ATTACHED MAP. THIS RESERVATION SHALL INCLUDE THE RIGHT OF INGRESS TO AND EGRESS FROM ANY AND ALL EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF UTILITY AND SERVICE EQUIPMENT PROVIDED THAT THE UTILITY OR SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT

[Signature]

THE ENGINEERING 4/2/94
PROJ. NO. 94-101 EJK
ENGINEERING, INC.
202 NW PEACOCK STREET
POST OFFICE BOX 725
ALBANY, OREGON 97001

94-42

PARTITION PLAT No. 94-42
FOR
NORTHGATE, L.L.C.
LOCATED IN THE

NARRATIVE:

THE OUTSIDE BOUNDARY FOR THIS PARTITION WAS ESTABLISHED BY C.S. No. 8864

SW 1/4 + SE 1/4 SEC. 26 AND THE
NW 1/4 + NE 1/4 SEC. 35, T. 11 S., R 5 W., W.M.
CITY OF CORVALLIS, BENTON COUNTY, OREGON

AUGUST 31, 1994

DECLARATION:

COMMUNITY DEVELOPMENT DEPARTMENT FILE No. MLP 94-0019

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NO WATER RIGHTS EXIST ON THE SUBJECT PARCELS AS OF AUGUST 19, 1994.

NORTHGATE L.L.C., AN OREGON LIMITED LIABILITY COMPANY

BY: Scott D. Halpert
SCOTT D. HALPERT, MEMBER

BY: H. Terry West
H. TERRY WEST, MEMBER

BY: M. A. Leonard
MARGARET A. LEONARD, MEMBER

BY: Alan V. Evans
ALAN V. EVANS, MEMBER

ACKNOWLEDGEMENT:

STATE OF OREGON)
) SS
COUNTY OF BENTON) Lane

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BY: [Signature]



APPROVALS:

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BY: [Signature]
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER

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BY: [Signature]
CITY OF CORVALLIS ENGINEER

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FOR BENTON COUNTY SURVEYOR

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BY: [Signature]
ASST. DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING AND TAX COLLECTION

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) SS
COUNTY OF BENTON)

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[Signature]

FILE: 4151ML2.DWG 9/2/94
PROJ: No 94-151 R.J.R.

KD ENGINEERING, INC.
202 N.W. HICKORY STREET
POST OFFICE BOX 725
ALBANY, OREGON 97321

94-42

PARTITION PLAT No. 94-42
FOR
NORTHGATE, L.L.C.

LOCATED IN
SW 1/4 + SE 1/4 SEC. 26 AND THE
NW 1/4 + NE 1/4 SEC. 35. T. 11 S., R. 5 W., W.M.
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AUGUST 31, 1994
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REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jack R. Burrell
OREGON
JULY 14, 1978
JACK R. BURRELL
1630

FILE: 9415MLP.DWG 9/2/94
PROJ. No. 94-151 J.P.C.
KD ENGINEERING, INC.
276 N.W. HICKORY STREET
POST OFFICE BOX 725
ALBANY, OREGON 97321

EXPIRATION DATE: 12/31/95

I HEREBY CERTIFY THAT THIS TRACING IS
AN EXACT COPY OF THE ORIGINAL PLAT.

Jack R. Burrell

NOTE: SEE C.S. 8864 FOR THE OUT-BOUNDS
SURVEY FOR THIS PARTITION PLAT.

SHEET 1 OF 2

