

PARTITION PLAT NO. 94-46
for WILLIAM G. NOKE'S

in the NE 1/4 of Section 7
and the Abiather Newton D.L.C. No. 42,
Township 12 South, Range 5 West, Willamette Meridian
City of Corvallis, Benton County, Oregon
August 31, 1994

CITY OF CORVALLIS CASE NO. MLP94-0021, ORDER NO. 94-95

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE TRACT DESCRIBED IN DEED M-143812-92 (12-5-7A, TAX LOT 501) INTO TWO PARCELS AS SHOWN. THE BASIS OF BEARINGS IS THE D.L.C. LINE FROM C.S. 7478. THE BOUNDARY OF THE PROPERTY WAS DETERMINED BY HOLDING FOUND MONUMENTS AND USING RECORD DATA FROM DEED BOOK 121, PAGE 801. PIPE DIAMETERS GIVEN ARE INSIDE MEASUREMENT. THE FIELD MEASUREMENTS WERE MADE WITH A 1-SECOND READING ELECTRONIC TOTAL STATION.

SURVEYOR'S CERTIFICATE

I, NORMAN D. SPRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT DURING AUGUST OF 1994 I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING at the "INITIAL POINT", a 5/8" Iron rod that is 691.56 feet North 89°53'03" East and 30.00 feet North 0°03'25" West from the Northwest Corner of the Silas Newcomb Donation Land Claim No. 50 in Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon; THENCE North 00 degrees 03 minutes 25 seconds West for a distance of 241.99 feet to a 5/8" Iron rod; THENCE South 89 degrees 53 minutes 03 seconds West for a distance of 159.98 feet to a 5/8" Iron rod; THENCE North 00 degrees 03 minutes 25 seconds West for a distance of 222.13 feet to a 5/8" Iron rod; THENCE North 89 degrees 53 minutes 30 seconds East for a distance of 391.83 feet to a 5/8" Iron rod; THENCE South 00 degrees 03 minutes 09 seconds West for a distance of 464.07 feet to a 5/8" Iron rod; THENCE South 89 degrees 53 minutes 03 seconds West for a distance of 230.96 feet to the point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

SPRINGER SURVEYING
37056 MOSS ROCK DRIVE
CORVALLIS, OREGON 97330
PHONE: 745-5798

Norman D. Springer

OREGON
JULY 22, 1977
NORMAN D. SPRINGER
1102

RENEWAL DATE 12-31-1994

LEGEND

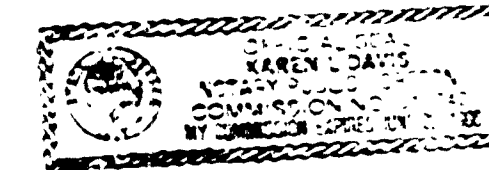
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS1102"
- () DATA OF RECORD

DECLARATION

Know all persons by these presents that I, Clarletta J. Day, am the recorded owner, and I, William G. Nokes, am the contract purchaser, of the land described in the Surveyors Certificate and that we have caused this Partition Plat to be prepared and the property divided in accordance with Oregon Revised Statutes and that we also dedicate to the City of Corvallis the 10.00 foot right of way strip along 72nd Street as shown on the attached map. No water rights pertain to this property.

Clarletta J. Day
Clarletta J. Day

William G. Nokes
William G. Nokes

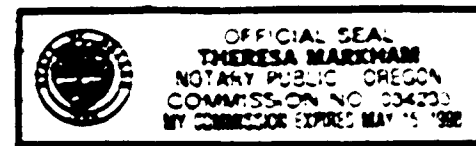


ACKNOWLEDGEMENT

State of Oregon } S.S.
County of Benton }

On this 12th day of September, 1994, before me a notary public for the State of Oregon, did personally appear Clarletta J. Day, who is known to me to be the identical person described in and who executed the Declaration freely and voluntarily. Subscribed and sworn to before me, a Notary Public in and for the State of Oregon.
Ann Peters
Notary Public

On this 9 day of September, 1994, before me a notary public for the State of Oregon, did personally appear William G. Nokes, who is known to me to be the identical person described in and who executed the Declaration freely and voluntarily. Subscribed and sworn to before me, a Notary Public in and for the State of Oregon.
Theresa Markham
Notary Public



APPROVALS

Lee Maul 9-30-94
Corvallis Development Services Manager Date
Ann Peters 9-30-94
Corvallis City Engineer Date

I hereby certify that 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 calendar year on this Partition, but not yet certified to the Tax Collector for collection, have been paid to me, this 26th day of SEPT, 1994.

John E. Furruth ACTING ASSESSOR
Director, Benton County Dept. of Assessment

I hereby certify that all Ad Valorem Taxes and other charges required by law to be placed on the tax rolls which have become a lien on this Partition that are now due and payable have been paid to the date of June 30, 1994.

Maury K. Oley
Asst. Director, Benton County Dept. of Finance, Auditing and Tax Collection

Examined and approved this 3rd day of Oct, 1994.

Roy Wilson
Benton County Surveyor

State of Oregon } S.S.
County of Benton }

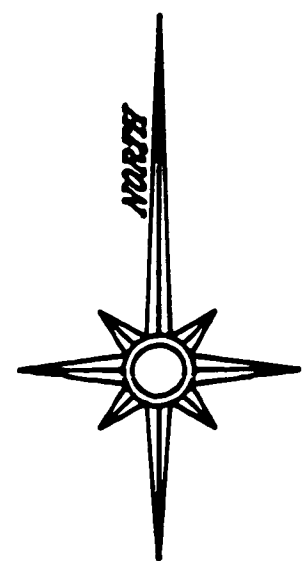
I do hereby certify that this Partition Plat was recorded on the 3rd day of Sept, 1994, at 1:40 o'clock P m as Partition Plat No. 94-46 Benton County Records.

Dee Ann Smith
Benton County Clerk

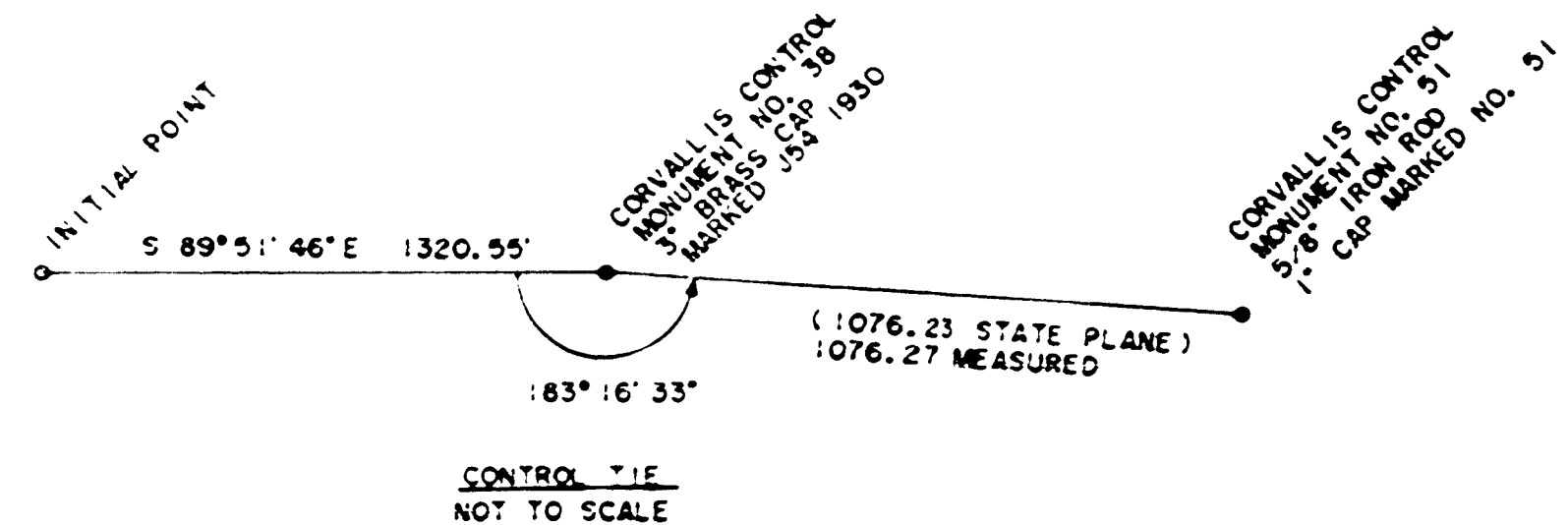
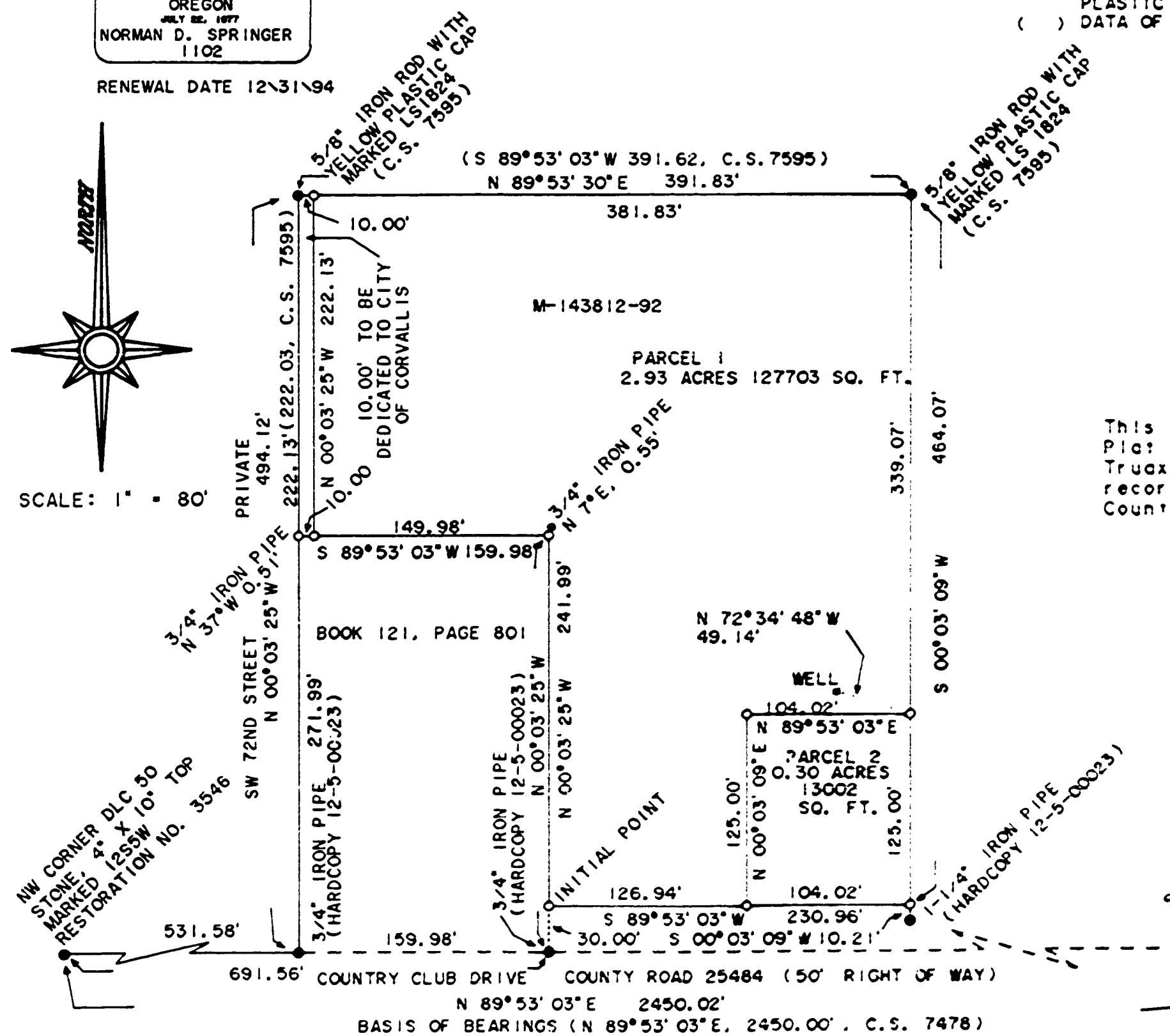
I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT.

Norman D. Springer
NORMAN D. SPRINGER PLS 1102

This Partition Plat is subject to Partition Plat Consent Affidavit executed by John Truax, Trust Deed M-37196-82 holder, and recorded as M-120674-74, Benton County Records.



SCALE: 1" = 80'



94-46

PARTITION PLAT NO. 94-46
for WILLIAM G. NOKES
in the NE 1/4 of Section 7
and the Abiather Newton D.L.C. No. 42,
Township 12 South, Range 5 West, Willamette Meridian
City of Corvallis, Benton County, Oregon
August 31, 1994

CITY OF CORVALLIS CASE NO. MLP94-0021, ORDER NO. 94-95

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE TRACT DESCRIBED IN DEED M-143812-92 (12-5-7A, TAX LOT 501) INTO TWO PARCELS AS SHOWN. THE BASIS OF BEARINGS IS THE D.L.C. LINE FROM C.S. 7478. THE BOUNDARY OF THE PROPERTY WAS DETERMINED BY HOLDING FOUND MONUMENTS AND USING RECORD DATA FROM DEED BOOK 121, PAGE 801. PIPE DIAMETERS GIVEN ARE INSIDE MEASUREMENT. THE FIELD MEASUREMENTS WERE MADE WITH A 1-SECOND READING ELECTRONIC TOTAL STATION.

SURVEYOR'S CERTIFICATE
I, NORMAN D. SPRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT DURING AUGUST OF 1994 I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING at the "INITIAL POINT", a 5/8" Iron rod that is 691.56 feet North 89°53'03" East and 30.00 feet North 0°03'25" West from the Northwest Corner of the Silas Newcomb Donation Land Claim No. 50 in Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon; THENCE North 00 degrees 03 minutes 25 seconds West for a distance of 241.99 feet to a 5/8" Iron rod; THENCE South 89 degrees 53 minutes 03 seconds West for a distance of 159.98 feet to a 5/8" Iron rod; THENCE North 00 degrees 03 minutes 25 seconds West for a distance of 222.13 feet to a 5/8" Iron rod; THENCE North 89 degrees 53 minutes 30 seconds East for a distance of 391.83 feet to a 5/8" Iron rod; THENCE South 00 degrees 03 minutes 09 seconds West for a distance of 464.07 feet to a 5/8" Iron rod; THENCE South 89 degrees 53 minutes 03 seconds West for a distance of 230.96 feet to the point of beginning.

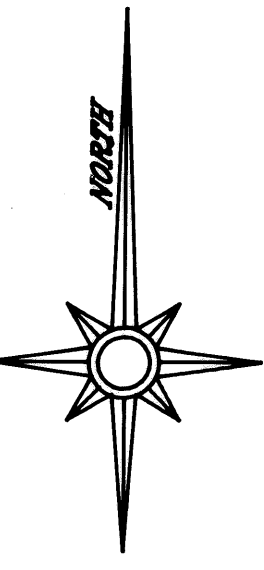
REGISTERED PROFESSIONAL LAND SURVEYOR
Norman D. Springer
OREGON
JULY 22, 1977
NORMAN D. SPRINGER
1102
RENEWAL DATE 12\31\94

SPRINGER SURVEYING
37056 MOSS ROCK DRIVE
CORVALLIS, OREGON 97330
PHONE: 745-5798

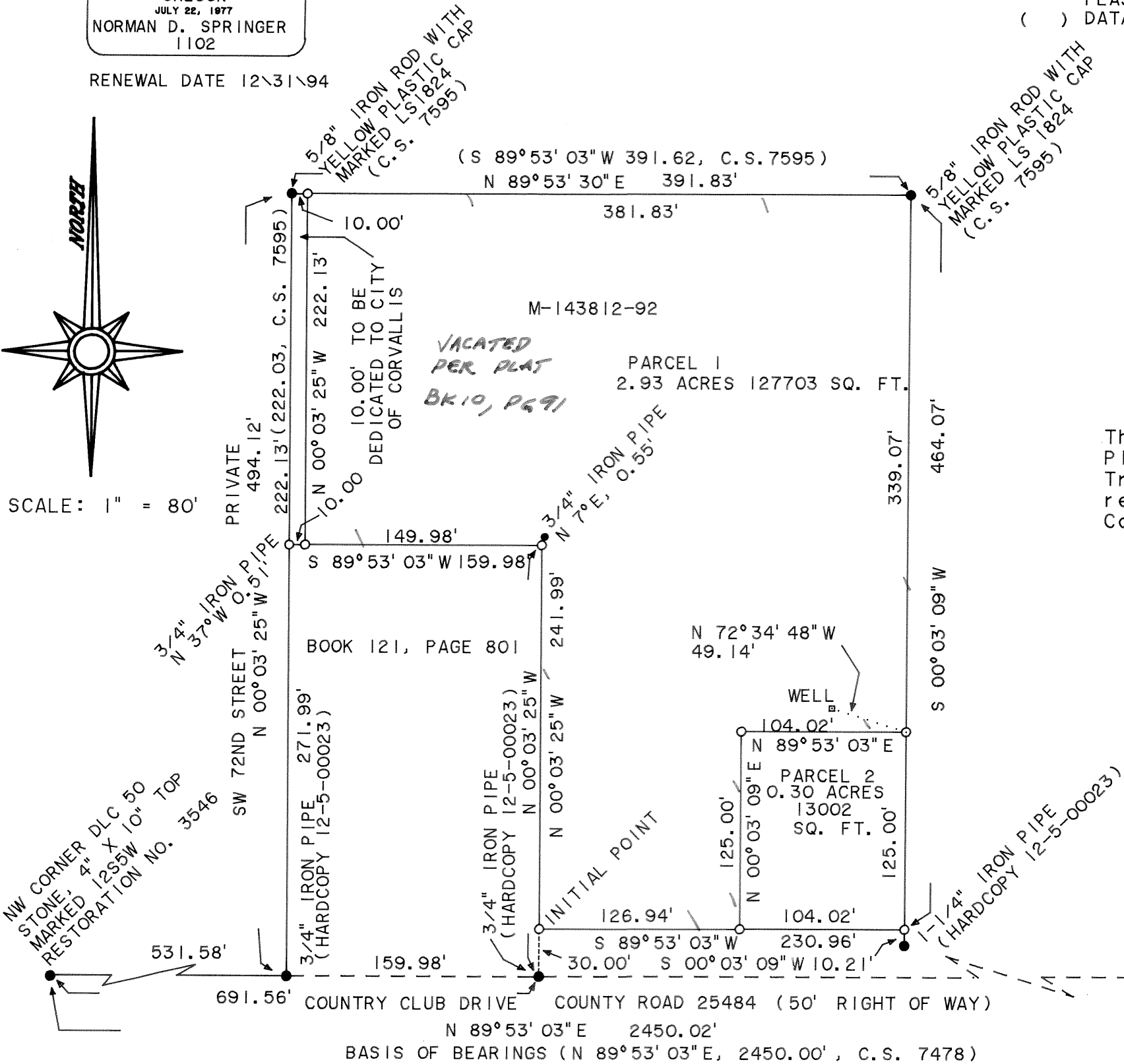
- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS1102"
 - () DATA OF RECORD

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT.
Norman D. Springer
NORMAN D. SPRINGER PLS 1102

This Partition Plat is subject to Partition Plat Consent Affidavit executed by John Truax, Trust Deed M-37196-82 holder, and recorded as M-120674-94, Benton County Records.



SCALE: 1" = 80'



DECLARATION
Know all persons by these presents that I, Clarletta J. Day, am the recorded owner, and I, William G. Nokes, am the contract purchaser, of the land described in the Surveyors Certificate and that we have caused this Partition Plat to be prepared and the property divided in accordance with Oregon Revised Statutes and that we also dedicate to the City of Corvallis the 10.00 foot right of way strip along 72nd Street as shown on the attached map. No water rights pertain to this property.

Clarletta J. Day _____
William G. Nokes _____

ACKNOWLEDGEMENT
State of Oregon } S.S.
County of Benton }

On this 12th day of September, 1994, before me a notary public for the State of Oregon, did personally appear Clarletta J. Day, who is known to me to be the identical person described in and who executed the Declaration freely and voluntarily. Subscribed and sworn to before me, a Notary Public in and for the State of Oregon.
Norman Springer
Notary Public

On this 9 day of September, 1994, before me a notary public for the State of Oregon, did personally appear William G. Nokes, who is known to me to be the identical person described in and who executed the Declaration freely and voluntarily. Subscribed and sworn to before me, a Notary Public in and for the State of Oregon.
Sheree Marshall
Notary Public



APPROVALS
Lee Mark _____ 9-30-94
Corvallis Development Services Manager Date
David K. H. _____ 9-30-94
Corvallis City Engineer Date

I hereby certify that 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 calendar year on this Partition, but not yet certified to the Tax Collector for collection, have been paid to me, this 26th day of SEPT, 1994.

Don E. Purcell _____
Director, Benton County Dept. of Assessment **ACTING ASSESSOR**

I hereby certify that all Ad Valorem Taxes and other charges required by law to be placed on the tax rolls which have become a lien on this Partition that are now due and payable have been paid to the date of June 30, 1994.

Maury K. O'Leary _____
Asst. Director, Benton County Dept. of Finance, Auditing and Tax Collection

Examined and approved this 3rd day of Oct, 1994.

Ray Wilson _____
Benton County Surveyor

State of Oregon } S.S.
County of Benton }
I do hereby certify that this Partition Plat was recorded on the 3rd day of October, 1994, at 1:40 o'clock P m as Partition Plat No. 94-46, Benton County Records.
Don J. Smith _____
Benton County Clerk

