

17-56
94-56

LLA94-0018 & MLP94-0026
PARTITION PLAT No. 1994-56

FOR
JEFFREY L. CLIFTON

REPLAT OF A PORTION OF TRACT 8, LINCOLN TRACTS,
JOSEPH C. ALEXANDER D.L.C. No. 46
N.W. 1/4 SECTION 11, T.12 S., R.5 W., W.M.,
BENTON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, DARRYL W. HARMS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT IN NOVEMBER, 1994, I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCELS "1" & "2" ON THE ATTACHED PARTITION PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT WHICH IS MARKED BY A 1-1/2" IRON DRIFT PIN LOCATED AT THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO WILLIAM H. CLIFTON AND IONE CLIFTON BY DEED RECORDED IN BOOK 123, PAGE 370, DEED RECORDS OF BENTON COUNTY, OREGON, SAID INITIAL POINT BEING ON THE WEST LINE OF AND SOUTH 157.7 FEET FROM THE NORTHWEST CORNER OF LOT 8, LINCOLN TRACTS, A SUBDIVISION OF RECORD IN SECTION 11, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 88°38'57"E 80.02 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID CLIFTON TRACT; THENCE SOUTH 45.70 FEET TO THE INTERIOR CORNER ON THE NORTH LINE OF SAID CLIFTON TRACT; THENCE SOUTH 89°55'07"E 94.70 FEET TO THE EAST LINE OF SAID CLIFTON TRACT; THENCE SOUTH 9.05 FEET; THENCE SOUTH 89°55'07"E 79.16 FEET TO THE EAST LINE OF SAID CLIFTON TRACT; THENCE SOUTH, ON THE EAST LINE OF SAID CLIFTON TRACT, 88.92 FEET TO THE NORTHEAST CORNER OF THAT STRIP OF LAND CONVEYED TO THE CITY OF CORVALLIS BY DEED RECORDED ON MICROFILM No. M-102699, SAID DEED RECORDS; THENCE NORTH 58°36'09"W 174.75 FEET TO THE NORTHWEST CORNER OF SAID CITY OF CORVALLIS TRACT AND THE WEST LINE OF SAID CLIFTON TRACT; THENCE NORTH 141.16 FEET TO THE INITIAL POINT.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT IONE CLIFTON IS THE RECORDED OWNER OF THE LANDS REPRESENTED ON THE ATTACHED PARTITION MAP AND MORE 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. WILLIAM H. CLIFTON, JR. HAS POWER OF ATTORNEY FOR IONE CLIFTON AS RECORDED ON M-192373-94, MICROFILM RECORDS OF BENTON COUNTY, OREGON.

W.H. Clifton, POA
IONE CLIFTON

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF NOVEMBER, 1994 DID PERSONALLY APPEAR IONE CLIFTON, WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY.

Patsy A. Adams
NOTARY PUBLIC



April 8, 1995
MY COMMISSION EXPIRES

NARRATIVE

THIS MAP REPRESENTS THE SURVEY REQUIRED TO SATISFY CORVALLIS DEVELOPMENT DEPARTMENT FILE Nos. LLA94-0018 & MLP94-0026. R.V. ANDREWS AND FRIEDA ANDREWS PURCHASED ALL OF LOT 8, LINCOLN TRACTS AS PER DEED BOOK 118, PAGE 125, THE ANDREWS THEN CONVEYED TO WILLIAM H. CLIFTON AND IONE CLIFTON THE TRACT DESCRIBED IN DEED BOOK 123, PAGE 370, WHICH TRACT IS THE PARENT PARCEL FOR THIS PARTITION. THE N-S LINES OF THE CLIFTON TRACT ARE DESCRIBED AS PARALLEL TO THE WEST LINE OF LOT 8 AND THE E-W LINES ARE DESCRIBED AS PARALLEL TO THE SOUTH LINE OF TRACT 8. TO CALCULATE THE S.W. CORNER OF LOT 8 I EXTENDED THE BASIS OF BEARINGS LINE SOUTH 157.0 FEET AS PER THE CLIFTON DEED, FOR THE SOUTH LINE OF LOT 8 I HELD THE S.W. CORNER AND A POINT 15.00 FEET SOUTH OF THE ROD ON THE WEST LINE AND 5.00 FEET NORTH OF THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT 93-4, I HELD THE CLIFTON DEED DIMENSIONS AND PARALLEL LINES CALLED FOR.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 30, 1978
DARRYL W. HARMS
1079
RENEWAL DATE: 6/30/95

RECORDING

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

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. 94-56 ON THIS 14 DAY OF November 1994 AT 11:30 O'CLOCK A.M.

BY: *Darryl W. Harms*
BENTON COUNTY CLERK

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 1994-1995 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 10th DAY OF November, 1994

BY: *Paula Ke Groat*
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL ADD 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 June 30, 1995.

BY: *Chick Ruppel 11-8-94*
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 9th DAY OF November, 1994

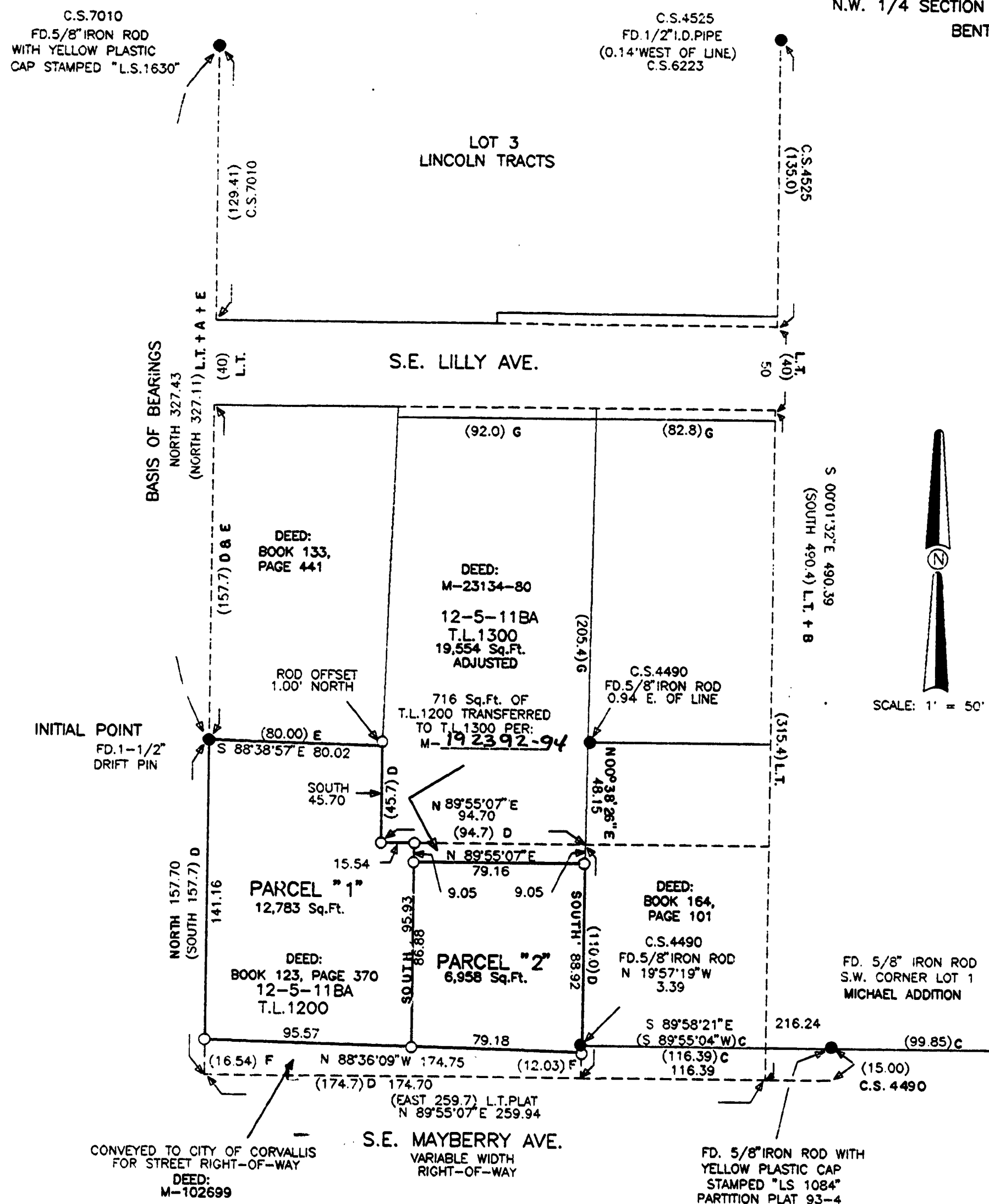
David Klein
CORVALLIS CITY ENGINEER

EXAMINED AND APPROVED THIS 9th DAY OF NOVEMBER, 1994

Lee March
DEVELOPMENT SERVICES MAGAGER

EXAMINED AND APPROVED THIS 14th DAY OF NOV, 1994

FOR: *Ray Wilson*
BENTON COUNTY SURVEYOR



LEGEND

- MONUMENT FOUND, TYPE NOTED
- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "D.W. HARMS, PLS 1079"
- () RECORD INFORMATION, SOURCE NOTED
- L.T. LINCOLN TRACTS PLAT
- A C.S. 7010
- B C.S. 4525
- C PLAT 93-4
- D DEED BOOK 123, PAGE 370
- E DEED BOOK 133, PAGE 441
- F DEED M-102699
- G DEED M-23134-80

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

Darryl W. Harms
DARRYL W. HARMS