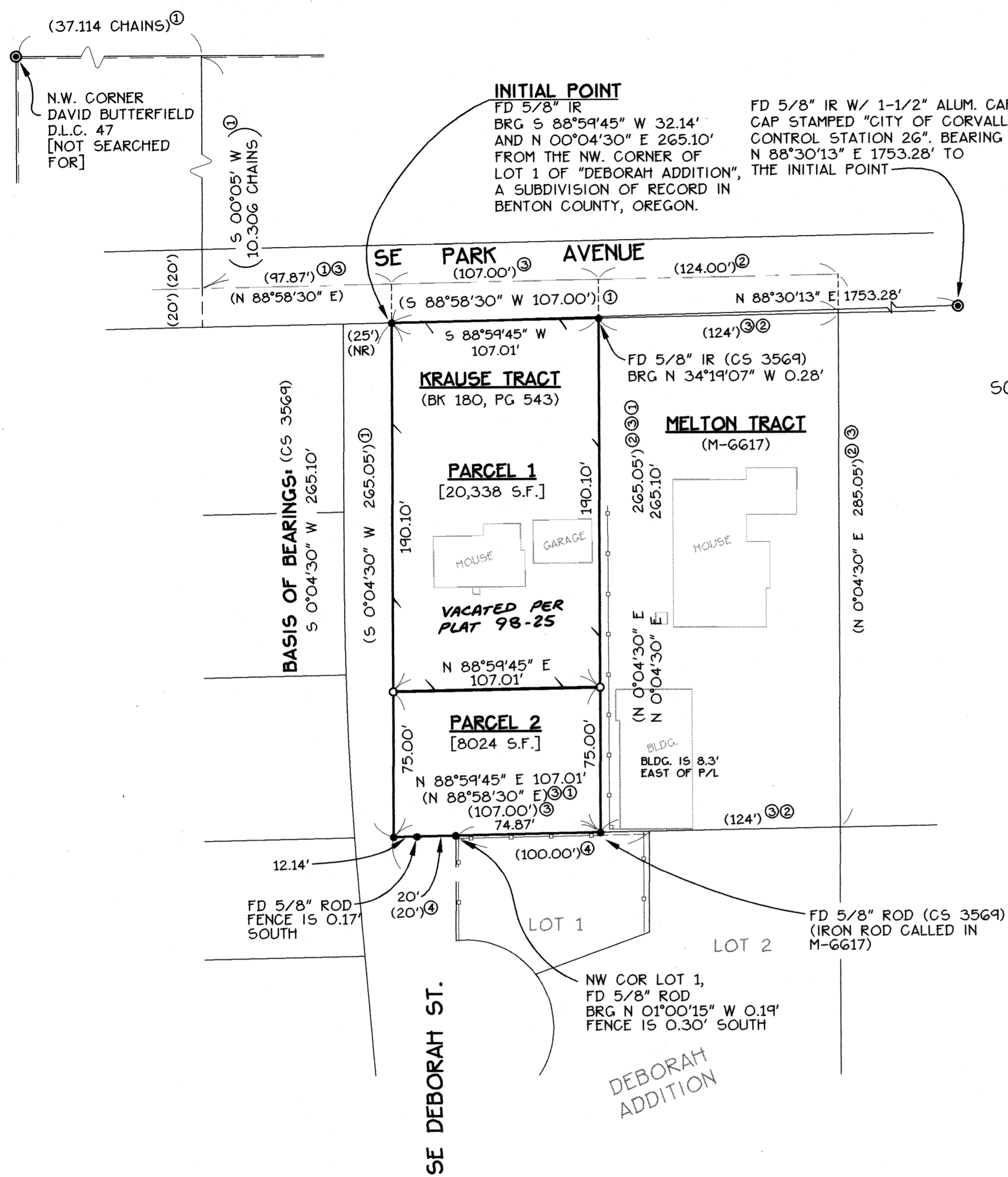


94-62



SCALE: 1" = 50'

PARTITION PLAT No. 94-62

FOR
HAROLD AND BETTY KRAUSE

LOCATED IN THE
IN THE SW 1/4 SEC. 11, T. 12 S., R. 5 W., W.M.
CITY OF CORVALLIS, BENTON COUNTY, OREGON

OCTOBER 11, 1994

COMMUNITY DEVELOPMENT DEPARTMENT FILE No. MLP 94-0022

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AND APPROVED
MINOR LAND PARTITION (CITY OF CORVALLIS FILE No. 94-0022)

BOUNDARY DETERMINATION:

TO ESTABLISH THE BOUNDARY LINES OF THIS PARTITION PLAT,
I HELD THE 5/8" IRON RODS AT THE NW, SW, AND SE CORNERS
AS SHOWN. THE NORTHEAST CORNER WAS ESTABLISHED BY
HOLDING RECORD ANGULAR RELATIONSHIPS AS SHOWN.

LEGEND:

- FOUND 5/8" ROD AS PER C.S. 3569, EXCEPT AS NOTED.
- SET 5/8" x 30" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED: "K+D ENGR L.S. 2395"
- () DENOTES RECORD DATA, SOURCE NOTED.
- FD FOUND
- FENCE
- NR NO RECORD

REFERENCES:

- ① DEED: BOOK 180, PAGE 543
- ② DEED: M-6617
- ③ C.S. 3569
- ④ PLAT "DEBORAH ADDITION"

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Andrew Foster
OREGON
JULY 28, 1989
ANDREW FOSTER
2395

EXPIRATION DATE: 12-31-95

I HEREBY CERTIFY THAT THIS
PHOTO MYLAR IS AN EXACT
COPY OF THE ORIGINAL PLAT.
Andrew Foster
ANDREW FOSTER, P.L.S.

KD ENGINEERING, INC.
276 N.W. HICKORY STREET
POST OFFICE BOX 725
ALBANY, OREGON 97321
94179-1DWG D.M./G.L.R.
11/10/94

DRAWING NUMBER
94-62

DRAWING NUMBER
2 of 2

DRAWING NUMBER
2 of 2

DRAWING NUMBER
94-62

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

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PARTITION PLAT No. 94-62

FOR

HAROLD AND BETTY KRAUSE

LOCATED IN THE

IN THE SW 1/4 SEC. 11, T. 12 S., R. 5 W., W.M.
CITY OF CORVALLIS, BENTON COUNTY, OREGON

OCTOBER 11, 1994

COMMUNITY DEVELOPMENT DEPARTMENT FILE No. MLP 94-0022
AND LLA 94-0014

DECLARATION:

STATE OF OREGON }
COUNTY OF BENTON } 55

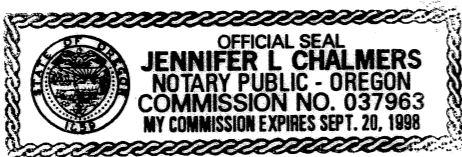
HAROLD R. KRAUSE AND BETTY KRAUSE ARE THE OWNER OF THE SUBJECT PROPERTY AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED IN ACCORDANCE WITH CHAPTER 92 OF THE OREGON REVISED STATUTES. NO WATER RIGHTS HAVE BEEN FILED ON THE SUBJECT PROPERTY.

Harold R. Krause
HAROLD R. KRAUSE DATE

Betty Krause 12-6-94
BETTY KRAUSE DATE

ACKNOWLEDGEMENT:

STATE OF OREGON }
COUNTY OF BENTON } 55



THIS IS TO CERTIFY THAT ON THIS 6th DAY OF December, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED HAROLD R. KRAUSE AND BETTY KRAUSE, WHO, BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PEOPLE NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BY: Jennifer L. Chalmers

GEODETIC CONTROL STATEMENT:

THERE IS A GEODETIC CONTROL STATION WITHIN 1/2 MILE AND A TIE WAS MADE AS SHOWN.

WATER RIGHTS STATEMENT:

THE OREGON WATER RESOURCES DEPARTMENT REPORTS THAT THERE IS NO WATER RIGHTS APPURTENANT TO THE SUBJECT PARCEL.

APPROVALS:

THIS PLAT APPROVED THIS 16th DAY OF DECEMBER, 1994.

BY: Lee Mark
CITY OF CORVALLIS DEVELOPEMENT SERVICES MANAGER

THIS PLAT APPROVED THIS 16th DAY OF DECEMBER, 1994.

BY: Ind. Kati
CITY OF CORVALLIS ENGINEER

I CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL 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 SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 16th DAY OF December, 1994.

BY: Pamela K. Grant
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I CERTIFY THAT ALL VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION PLAT THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1995.

BY: Chick Rappin 12-14-94
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING AND TAX COLLECTION

THIS PLAT APPROVED THIS 28th DAY OF Dec, 1994.

BY: Ray Wilson
FOR BENTON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WITHIN PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY BOOK OF PARTITION PLATS AS PLAT No. 94-62 ON THIS 28 DAY OF December, 1994, AT 11:15 O'CLOCK A.M.

BY: Walt S. Bush
BENTON COUNTY CLERK

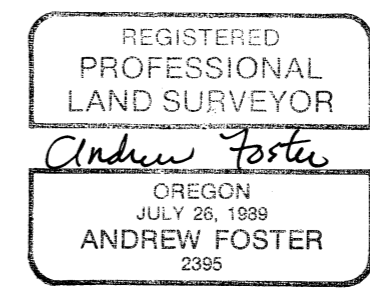
SURVEYOR'S CERTIFICATE:

I, ANDREW FOSTER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED AND MARKED WITH MONUMENTS THE LANDS AS REPRESENTED, AND HAVE FOUND A PROPER MONUMENT TO INDICATED THE "INITIAL POINT", AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

ALL OF THAT KRAUSE TRACT DESCRIBED BY DEED RECORDED IN BOOK 180, PAGE 543 OF THE BENTON COUNTY DEED RECORDS ON FEBRUARY 19, 1962, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF SE. PARK AVENUE, A 40.00 FOOT WIDE RIGHT-OF-WAY, SAID POINT BEING THE NORTHEAST CORNER OF SAID KRAUSE TRACT, SAID POINT ALSO BEING SOUTH 88°59'45" WEST 32.14 FEET AND NORTH 00°04'30" EAST 265.10 FEET FROM THE NORTHWEST CORNER OF LOT 1, OF "DEBORAH ADDITION" A SUBDIVISION OF RECORD IN BENTON COUNTY OREGON; THENCE SOUTH 00°04'30" WEST 265.10 FEET TO A 5/8 INCH ROD AT THE SOUTHWEST CORNER OF SAID KRAUSE TRACT; THENCE NORTH 88°59'45" EAST 107.01 FEET TO A 5/8 INCH ROD AT THE SOUTHEAST CORNER OF SAID KRAUSE TRACT; THENCE NORTH 00°04'30" EAST 265.10 FEET TO THE SOUTH LINE OF SAID SE. PARK AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF SAID KRAUSE TRACT; THENCE SOUTH 88°59'45" WEST 107.01 FEET TO THE POINT OF BEGINNING;

CONTAINING 28,362 SQUARE FEET OF LAND MORE OR LESS.



EXPIRATION DATE: 12-31-95

I HEREBY CERTIFY THAT THIS PHOTO MYLAR IS AN EXACT COPY OF THE ORIGINAL PLAT.
Andrew Foster
ANDREW FOSTER, P.L.S.

