

PARTITION PLAT NO. 95-08 for PAUL and CINDY FANDREI

in SE 1/4 SECTION 4, T12S, R5W, W.M. CITY OF CORVALLIS BENTON COUNTY, OREGON

DECEMBER 19, 1994

NORTHSTAR SURVEYING, INC. 720 N.W. 4th Street Corvallis, Oregon 97330 Phone: 503-757-9050

LEGEND

- Found monument: 5/8" Iron Rod with Yellow Plastic Cap (YPC) stamped "RE WILSON OR 1924" unless otherwise noted. Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823". Record data from CS 7615. CS 6712.

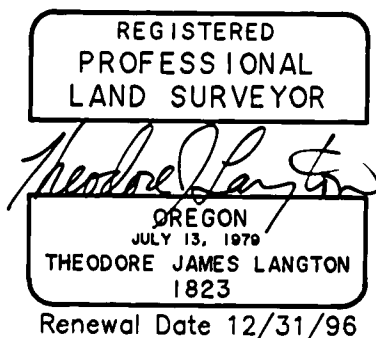
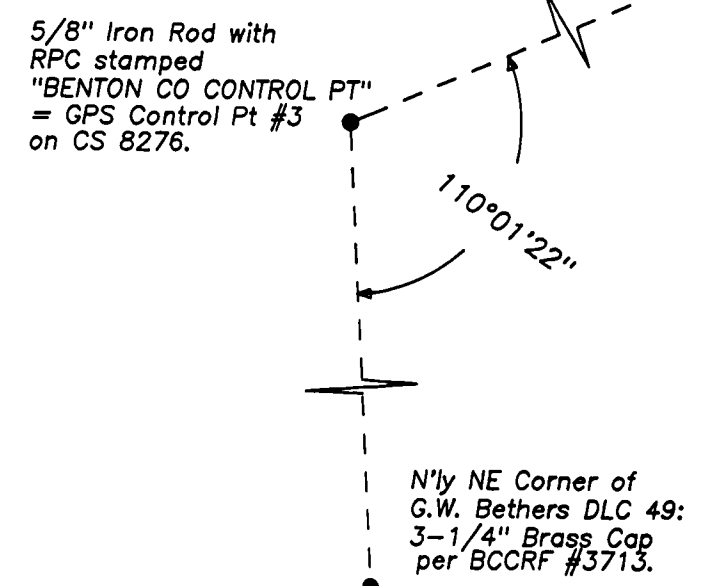
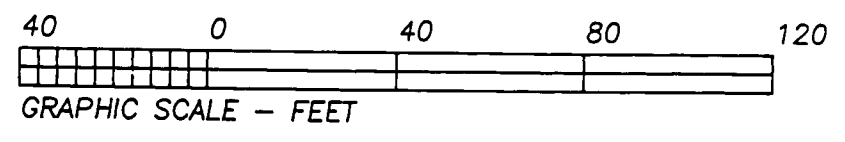
NARRATIVE

This land partition survey divides the tract described per M-130160 into 2 Parcels. A house presently lies on Parcel 1 as shown. The partition line was designed to be 8.0 feet from the nearest corner on the west face of the house per the zoning setback requirement. The tract was surveyed and monumented in 1984 by Ray Wilson per CS 7615. I found all monuments from that survey to be in good position. The angle point in the south line (the northerly right-of-way line of SW Country Club Drive) was never set. I computed its position by projecting the line between monuments (1) and (2) the record distance 155.37 feet shown on CS 7615. The resulting bearing and distance from found monument (3) matches CS 7615 nicely. The Driveway Access Restriction is a condition of approval set by the Corvallis Planning Commission.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows: That tract of land conveyed to Paul V. and Cynthia Jo Fandrei per M-130160-90, Benton County Deed Records, lying in the Southeast corner of Section 4, T12S R5W, W.M., in the City of Corvallis, Benton County, Oregon, being more specifically described as follows:

Beginning at a 5/8" iron rod on the west line of that Nice tract described by deed recorded in M-30465, said Deed Records, lying S 0°08' 42"E 290.00 feet from the northwest corner of said Nice tract, and also lying on the easterly right-of-way line of SW Research Way; thence along said right-of-way line S 0°08'42"E 182.25 feet to a 5/8" iron rod on the northerly right-of-way line of SW Country Club Drive; thence along said right-of-way line N 72°20'41"E 155.37 feet to a 5/8" iron rod; thence S 85°04'51"E 48.99 feet to a 5/8" iron rod on the east line of said Nice tract; thence leaving said right-of-way line, along said Nice east line, N 0°08'42"W 159.72 feet to a 5/8" iron rod; thence S 89°57'29"W 90.23 feet to a 5/8" iron rod; thence S 79°12'48"W 108.61 feet to the point of beginning.



I hereby certify that this tracing is an exact copy of the original plat. Theodore J. Langton

DRIVEWAY RESTRICTION

Driveway access to/from SW Research Way is permitted only within 32.25 feet of the northwest corner of Parcel 2.

DECLARATION

Know all people by these presents that Paul V. Fandrei and Cynthia Jo Fandrei are the recorded owners of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be partitioned and surveyed into parcels as shown on the attached map. There are no water rights appurtenant to this property.

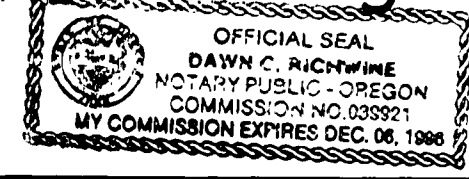
Paul V. Fandrei and Cynthia Jo Fandrei signatures.

ACKNOWLEDGEMENT

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

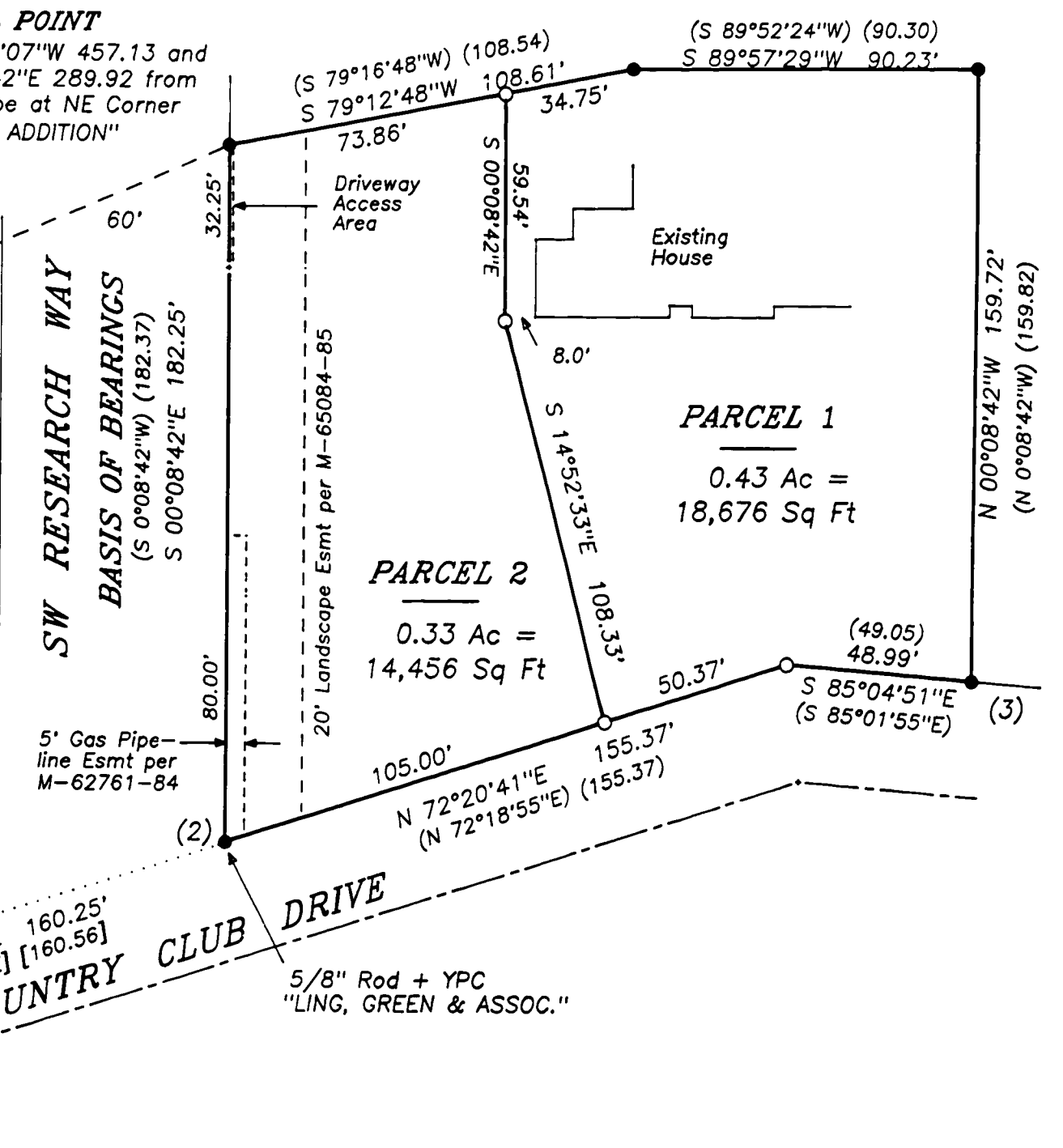
Signed or attested before me on this 18th day of January, 1995, by Paul V. Fandrei and Cynthia Jo Fandrei.

Notary Public signature: Dawn C. Richwine



INITIAL POINT

S 89°53'07"W 457.13 and S 0°08'42"E 289.92 from 1/2" Pipe at NE Corner "MARTIN ADDITION"



APPROVALS

Approvals table with signatures and dates: Corvallis Development Services Manager (3-17-95), Corvallis City Engineer (3-17-95), Benton County Surveyor (3-28-95).

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 199-199 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 20th day of January, 1995.

Benton County Assessor signature.

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 partition that are now due and payable have been paid to me this 23rd day of January, 1995.

Benton County Tax Collector signature.

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

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. 95-08, on this 3rd day of April, 1995, at 8:05 o'clock A.M.

Benton County Clerk signature.