

95134JAC/wll

PARTITION PLAT NO. 95-20
for
ANDREW M. and JOANN JACKMAN
in
SW 1/4 SECTION 4, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

JULY 13, 1995

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:

Beginning at a 1" iron pipe on the northerly right-of-way line of the Corvallis-Newport State Highway (U.S. Highway No. 20/34) in the Southwest Quarter of Section 4, T12S, R5W, W.M., City of Corvallis, Benton County, Oregon, said pipe being the Southwest corner of that tract conveyed to Andrew and JoAnn Jackman per M-130391-90, said County Deed Records; thence leaving said right-of-way line along the westerly line of said tract N 15°31'34"W 223.29 feet to a 3/4" iron pipe; thence N 87°42'24"E 37.55 feet to a 3/4" iron pipe; thence N 0°07'47"E 92.21 feet to a 5/8" iron rod; thence leaving said westerly line N 75°18'29"E 136.33 feet to a 5/8" iron rod; thence S 86°15'46"E 22.33 feet to a 5/8" iron rod; thence S 89°26'00"E 12.95 feet to a 5/8" iron rod on the westerly right-of-way line of SW Stopp Place; thence along said right-of-way line S 0°02'20"W 17.00 feet to a 5/8" iron rod at the southerly terminus of said right-of-way line; thence N 89°26'00"W 13.58 feet to a 5/8" iron rod; thence N 86°15'46"W 20.04 feet to a 5/8" iron rod at the Northeast corner of said Jackman tract; thence S 0°01'30"W 278.01 feet to a 3/4" iron pipe at the Southeast corner thereof, being on said highway right-of-way line; thence S 66°33'27"W 121.37 feet to the point of beginning.

DECLARATION

Know all men by these presents that Andrew M. Jackman and JoAnn Jackman are the recorded owners of the lands represented on the attached map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon. There are no water rights appurtenant to the property described herein.

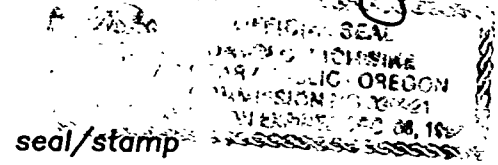
Andrew M. Jackman
Andrew M. Jackman
JoAnn Jackman
JoAnn Jackman

ACKNOWLEDGEMENT

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

Signed or attested before me on this 21st day of July, 1995, by Andrew M. Jackman and JoAnn Jackman.

Clara C. Kichner
Notary Public



APPROVALS

Lee Mank 8-1-95
Corvallis Development Services Manager date
Leonard T. Smith 8-4-95
Corvallis City Engineer date
Ray Wilson 8-7-95
Benton County Surveyor date

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 1995-1996 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 28th day of July, 1995.

by *Kimberly L. Grant*
Benton County Assessor

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 31st day of July, 1995, through 30 June 1995.

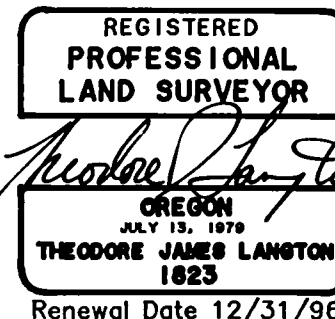
by *Clark Ruppel*
Benton County Tax Collector

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

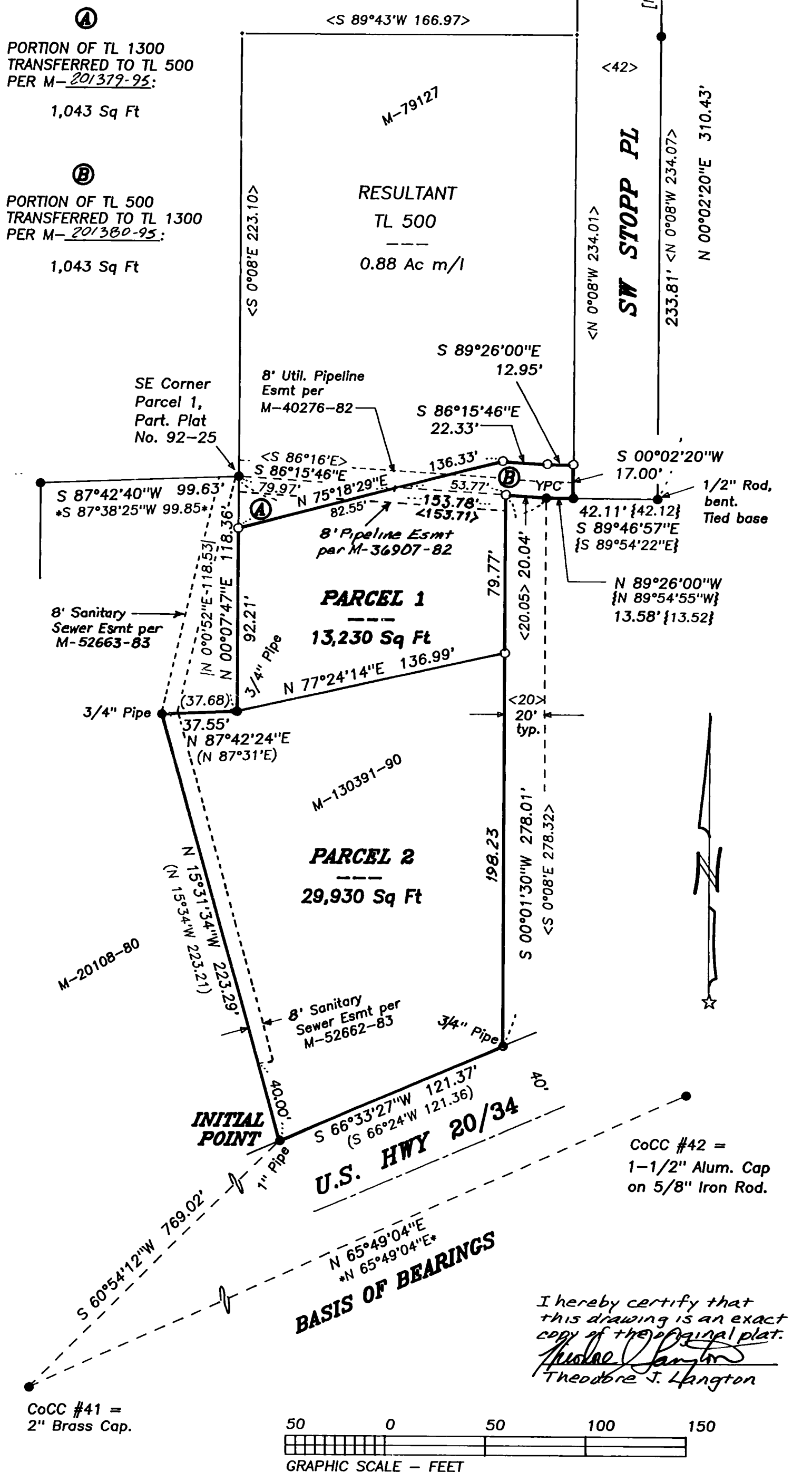
I hereby certify that the attached partition plat was received and duly recorded by me in the Benton County Records Book of Partition Plats as Plat No. 95-20, on this 13th day of July, 1995, at 1:41 o'clock P.M.

by *Theodore J. Langton*
Benton County Clerk

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



95-20



LEGEND
●.....Found monument; 5/8" iron rod unless otherwise noted.
○.....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
YPC.....Yellow Plastic Cap, marked "CITY OF CORVALLIS", on 5/8" iron rod.
().....Record data from CS 2608.
[]..... " " " CS 3245.
< >..... " " " Hardcopy Survey 12-5-4 #19.
{ }..... " " " CS 7559.
*..... " " " Partition Plat No. 92-25.
| |..... " " " CS 7649.
CoCC.....City of Corvallis Control.

NOTE: Pipe dimension is inside diameter.

NARRATIVE
This survey corresponds to City of Corvallis Community Development Case Numbers LLA95-0004 and MLP95-0005. Tracts of equal area are being exchanged between Tax Lots 500 and 1300, Map 12-5-4CA. The new configuration was designed so that TL 1300 has access to SW Stopp Place. The proper documents have been recorded with the Benton County Clerk detailing the property transfer.
The NE and SE corners of TL 1300 had been monumented by Hardcopy Survey 12-5-4 #19. The NE corner monument was missing so I computed its position by holding 20.00 feet from found monument "YPC" perpendicular to a line from the pipe at the SE corner, then projected the line north to its intersection with the line between "YPC" and the 5/8" rod at the SE corner of Parcel 1 of Partition Plat No. 92-25.