

PARTITION PLAT NO. 96-09  
 FOR  
**NEIL P. COX AND LINDA REHN**  
 IN  
 SW 1/4 SEC 3, T12S, R5W, W.M.  
 PRIOR SCOTT D. L. C. No. 44  
 CORVALLIS, BENTON COUNTY, OREGON  
 DECEMBER 11, 1995

- LEGEND**
- FD 5/8" I. R. W/ YPC STAMPED 'LING GREEN & ASSOC.' UNLESS OTHERWISE NOTED
  - △ FD 5/8" I. R. W/ RPC STAMPED 'NORTHSTAR PLS 1823'
  - SET 5/8" I. R. W/ YPC STAMPED 'SEADERS 1014'
  - ( ) DATA OF, OR COMPUTED FROM, THE FOLLOWING INFORMATION OF RECORD C. S. 8969
- I. R. IRON ROD
  - I. D. INNER DIAMETER
  - C. S. COUNTY SURVEY
  - YPC YELLOW PLASTIC CAP
  - RPC RED PLASTIC CAP
  - NC NO PLASTIC CAP
  - P. U. E. PUBLIC UTILITY EASEMENT

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT NEIL P. COX AND LINDA REHN 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.

I HEREBY CREATE THE EASEMENTS AS DESCRIBED AND SHOWN HEREON, FOR THE USES AS INDICATED, AND TO THE BENEFIT OF THE PARCELS AS SHOWN.

*Neil P. Cox*  
 NEIL P. COX

*Linda Rehn*  
 LINDA REHN

**APPROVALS**

APPROVED *[Signature]* 4-4-96  
 CITY OF CORVALLIS ENGINEER DATE

APPROVED *[Signature]* 3-21-96  
 DEVELOPMENT SERVICES MANAGER DATE

APPROVED *Ray Wilson* 4-10-96  
 FOR 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 2nd DAY OF January, 1996.

BY *[Signature]*  
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

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 3rd DAY OF January, 1996 THROUGH

BY *[Signature]*  
 ASST. DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING, AND TAX COLLECTION

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. 9609 ON THIS 11 DAY OF April, 1996 AT 1:23 O'CLOCK

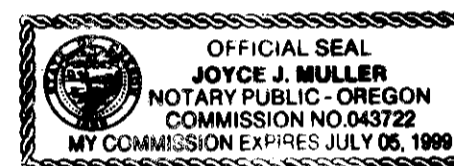
BY *[Signature]*  
 BENTON COUNTY CLERK

**ACKNOWLEDGEMENT**

STATE OF OREGON }  
 } S.S.  
 COUNTY OF Benton }

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF December 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DID PERSONALLY APPEAR NEIL P. COX AND LINDA REHN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

*[Signature]*  
 NOTARY PUBLIC - STATE OF OREGON  
 MY COMMISSION EXPIRES 07-05-99



**SURVEYOR'S CERTIFICATE**

I, JOHN SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY 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 NEIL P. COX AND LINDA REHN PER M-61000-84, DEED RECORDS OF BENTON COUNTY, OREGON, LYING IN THE SOUTHWEST 1/4 OF SECTION 3, T 12 S, R 5 W, W.M., BENTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD ALSO MARKING THE INITIAL POINT OF 'COUNTRY CLUB MEADOWS', A SUBDIVISION OF RECORD IN BENTON COUNTY; THENCE SOUTH 89° 50' 26" WEST 454.15 FEET, WITNESSED BY A 5/8 INCH IRON ROD NORTH 89° 50' 26" EAST 0.16 FEET OF THE CORNER; THENCE NORTH 00° 10' 33" WEST 45.07 FEET, WITNESSED BY A 3/4 INCH INNER DIAMETER PIPE INSIDE OF A 2 INCH INNER DIAMETER PIPE SOUTH 34° 54' WEST 0.13 FEET OF THE CORNER; THENCE SOUTH 89° 45' 24" WEST 47.96 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 03° 01' 58" EAST 90.25 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89° 51' 10" EAST 497.28 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 00° 04' 57" EAST 135.01 FEET TO THE POINT BEGINNING.

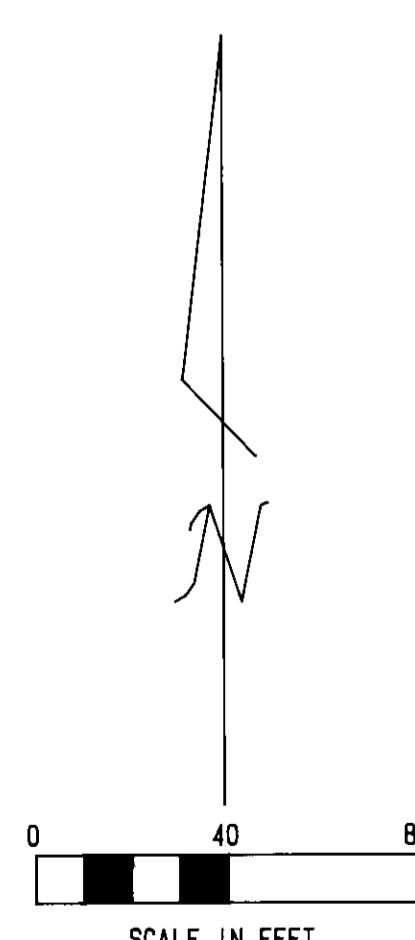
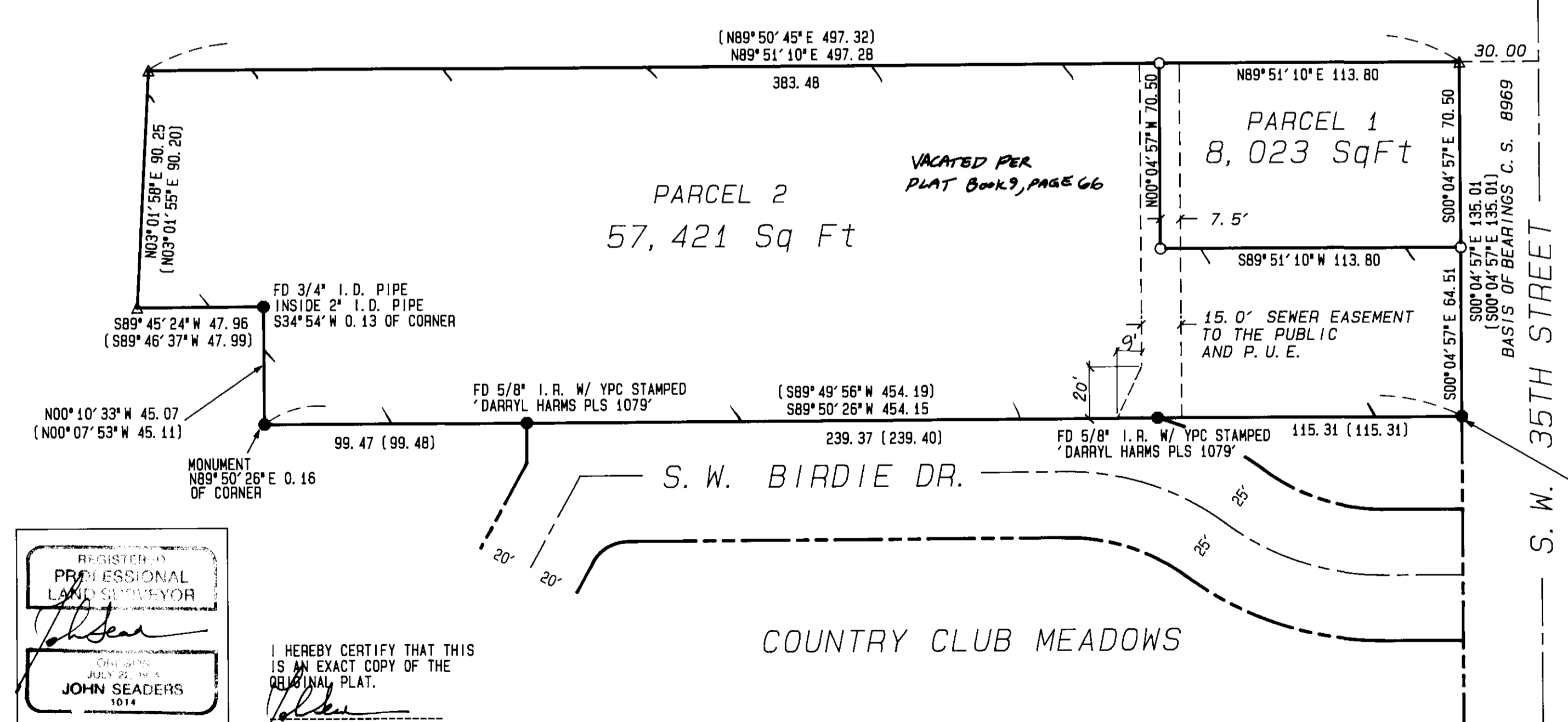
**SURVEYOR'S NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PROPERTY DESCRIBED BY M-61000-84 OF THE BENTON COUNTY DEED RECORDS INTO TWO PARCELS AS PER CITY OF CORVALLIS COMMUNITY DEVELOPMENT CASE MLP95-0010 ORDER NO. 95-62.

THE BOUNDARIES OF THE PARENT PARCEL WERE MONUMENTED BY C. S. 8969. I COMPUTED THE CORNERS RELATIVE TO THOSE FOUND MONUMENTS FOR THIS PARTITION.

THE BASIS OF BEARINGS WAS THE RIGHT OF WAY OF SW 35th STREET AS MONUMENTED BY C. S. 8969.

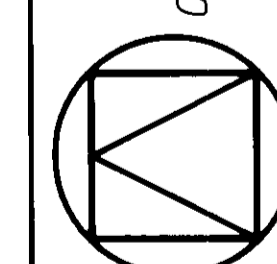
REFERENCE WAS NOT MADE TO GEODETIC CONTROL SINCE THE INITIAL POINT OF THIS PARTITION PLAT IS THE SAME MONUMENT AS THE INITIAL POINT OF THE ADJACENT COUNTRY CLUB MEADOWS, WHICH WAS TIED TO GEODETIC CONTROL.



REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
 JOHN SEADERS  
 1014  
 EXPIRES 06/30/96

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*[Signature]*  
 JOHN SEADERS

M. S. S. INC.  
 531 S. W. FOURTH ST.  
 CORVALLIS, OREGON 97333  
 PH. (503) 753-1320



DATE DEC/95  
 SCALE 1" = 40'  
 BY JS/DM/KAO  
 PROJ X405PART  
 SHT. 1  
 OF 1