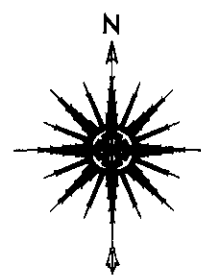


**PARTITION PLAT 97-04**  
SITUATED WITHIN THE NE 1/4 OF SECTION 7,  
AND THE NW 1/4 OF SECTION 8,  
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE  
WILLAMETTE MERIDIAN AND A PORTION OF THE  
SILAS NEWCOMB DONATION LAND CLAIM NO. 50  
CITY OF CORVALLIS,  
BENTON COUNTY, OREGON  
TAXLOT 12-5-7A 1300

FOR: CATHERINE HOLDORF

SCALE: 1" = 30'

DATE: JANUARY 13, 1997



**LEGEND**

- SET 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV L.S. 2088"
- FOUND MONUMENT OF RECORD AS NOTED
- ▲ CALCULATED POSITION
- R/W RIGHT OF WAY
- C.S. COUNTY SURVEY
- IP IRON PIPE (INSIDE DIAMETER AS NOTED)
- IR IRON ROD
- < > CALCULATED
- ( ) RECORD INFORMATION

- ① C.S. 2783
- ② C.S. 8318
- ③ BENTON COUNTY DEED RECORDS M-221403-96

**DECLARATION:**

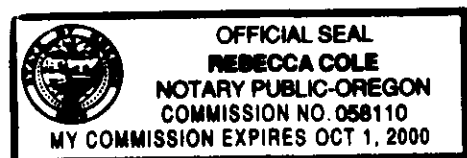
KNOW ALL PEOPLE BY THESE PRESENTS, THAT I, CATHERINE HOLDORF AM THE OWNER OF THE LAND SHOWN HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND THAT I ALSO DEDICATE TO THE CITY OF CORVALLIS THE EASTERLY 5.00 FEET OF LAND DESCRIBED IN THE SURVEYORS CERTIFICATE FOR RIGHT OF WAY PURPOSES.

*Catherine E. Holdorf*  
CATHERINE E. HOLDORF

**ACKNOWLEDGMENT:**

PERSONALLY APPEARING BEFORE ME, CATHERINE HOLDORF, WHO BEING KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO SIGNED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

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



SUBSCRIBED AND SWORN TO BEFORE ME THIS 24<sup>th</sup> DAY OF January, 1997.

*Rebecca Cole*  
NOTARY PUBLIC

**GEODETIC STATEMENT:**

THERE IS NO GEODETIC CONTROL STATION WITHIN 1/2 MILE.

**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 1997-1998 TAX ROLL, WHICH BECAME A LIEN, OR WILL BECOME A LIEN, DURING THE TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 27<sup>th</sup> DAY OF January 1997.

*Luc S. James* **Acting Assessor** 1-27-97  
DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT DATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME DUE AND PAYABLE HAVE BEEN PAID TO 6/30/97

*Mary K. Oley* 1/28/97  
DIRECTOR, BENTON CO. DEPT. OF FINANCE AND TAX COLLECTION DATE

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 31<sup>st</sup> DAY OF January 1997 AT 3:17 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. 97-04, AND FILED IN THE BENTON COUNTY RECORD OF PLATS.

*Archie Whitney*  
FR BENTON COUNTY CLERK  
*Deputy Clerk*

APPROVED THIS 31 DAY OF January, 1997  
*Ray Wilson*  
FOR BENTON COUNTY SURVEYOR

APPROVED THIS 31<sup>st</sup> DAY OF January, 1997  
*James*  
CITY OF CORVALLIS ENGINEER

APPROVED THIS 28<sup>th</sup> DAY OF January, 1997  
*James*  
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER

I, C. HENRY COLE CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

*C. Henry Cole* 1/24/97  
C. HENRY COLE DATE

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PARCEL OF LAND AS PER THE BENTON COUNTY DEVELOPMENT DEPARTMENT DECISION REGARDING FILE NO. MLP96-0012.

**BASIS OF BEARINGS:**

THE BASIS OF BEARING FOR THIS SURVEY IS THE FOUND STONE LOCATED AT THE NW CORNER OF DLC No. 50 AND THE FOUND 1 1/4" IRON PIPE ON THE NORTH LINE OF SAID DLC AS SHOWN ON BENTON COUNTY SURVEY 8318.

**BOUNDARY DETERMINATION:**

THE NORTH LINE OF THE PARENT PARCEL WAS ESTABLISHED BY HOLDING THE FOUND 1 1/4" IRON PIPE (POINT "A") AND A POINT 20.00 SOUTHERLY FROM THE FOUND 1 1/4" IRON PIPE (POINT "B"). THE WEST LINE WAS ESTABLISHED BY HOLDING THE AFOREMENTIONED IRON PIPE (POINT "B") AND THE FOUND 1" IRON ROD (POINT "C"). THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE FOUND IRON ROD (POINT "C") AND THE FOUND 1" IRON ROD (POINT "D") ON THE WESTERLY RIGHT OF WAY OF 71st STREET. THE EAST LINE (WESTERLY RIGHT OF WAY OF 71st STREET) WAS ESTABLISHED BY HOLDING THE FOUND 3/4" IRON PIPE (POINT "E") AND EXTENDING A LINE THROUGH THE IRON ROD AT POINT "D" TO THE SOUTHERLY RIGHT OF WAY OF COUNTRY CLUB DRIVE.

**SURVEYOR'S CERTIFICATE:**

I, C. HENRY COLE, BEING FIRST DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 89°57'07" EAST 624.26 FEET AND SOUTH 0°07'34" EAST 210.04 FEET FROM THE NORTHWEST CORNER OF THE SILAS NEWCOMB DONATION LAND CLAIM NO. 50; THENCE NORTH 89°55'01" EAST 217.95 FEET TO THE WESTERLY RIGHT OF WAY OF SW 71st STREET; THENCE NORTH 0°03'24" WEST ALONG SAID RIGHT OF WAY TO THE SOUTHERLY RIGHT OF SW COUNTRY CLUB DRIVE; THENCE SOUTH 89°57'07" WEST 218.18 FEET ALONG SAID SOUTHERLY RIGHT OF WAY; THENCE SOUTH 0°07'34" EAST 190.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.951 ACRES OF LAND MORE OR LESS.

**EASEMENT OF RECORD:**

20 FOOT WIDE PRIVATE ROADWAY EASEMENT. (FALLS WITHIN THE RIGHT OF WAY OF 71st STREET) MAY 8, 1951, IN BOOK 135, PAGE 85, DEED RECORDS OF BENTON COUNTY, OREGON.

FD STONE MARKED "12S 5W" NW CORNER DLC 50 RESTORATION NO. 3546

**BASIS OF BEARINGS**  
(N 89°57'07" E 624.20 ②)  
N 89°57'07" E 624.26

S 71°21'54" E 658.89

FD 1 1/4" IP  
S 53°26'14" W 0.57 FROM CALCULATED POSITION

FD 1 1/4" IP POINT "B" ③

S 0°07'34" E 94.12  
(S 0°06' E 100.00 ①)

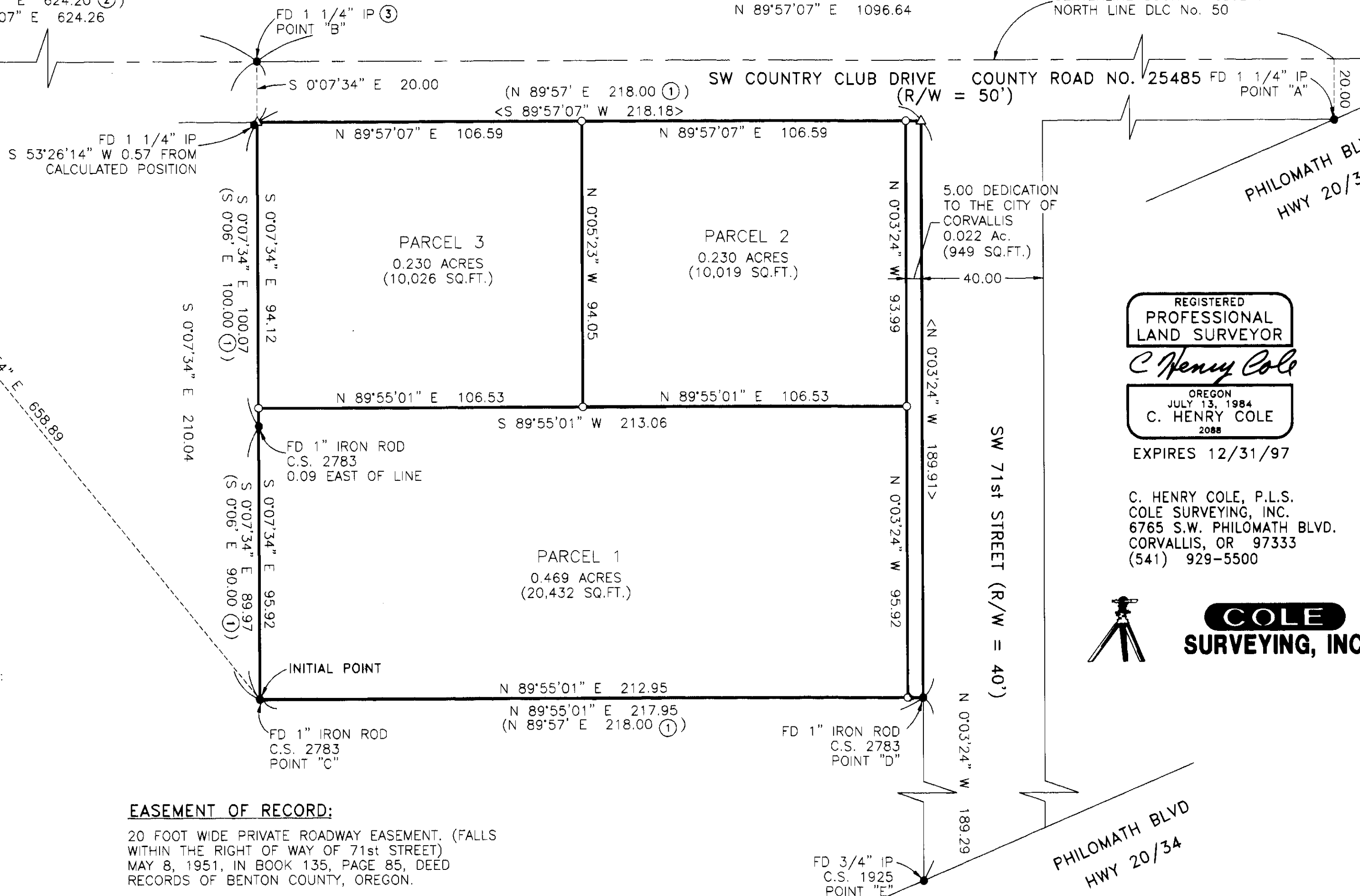
S 0°07'34" E 95.92  
(S 0°06' E 90.00 ①)

INITIAL POINT

FD 1" IRON ROD C.S. 2783 POINT "C"

FD 1" IRON ROD C.S. 2783 POINT "D"

FD 3/4" IP C.S. 1925 POINT "E"



REGISTERED PROFESSIONAL LAND SURVEYOR

*C. Henry Cole*

OREGON JULY 13, 1984 C. HENRY COLE 2088

EXPIRES 12/31/97

C. HENRY COLE, P.L.S. COLE SURVEYING, INC. 6765 S.W. PHILOMATH BLVD. CORVALLIS, OR 97333 (541) 929-5500



**COLE SURVEYING, INC.**

PHILOMATH BLVD HWY 20/34