DRAWING NUMBER 97-07
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

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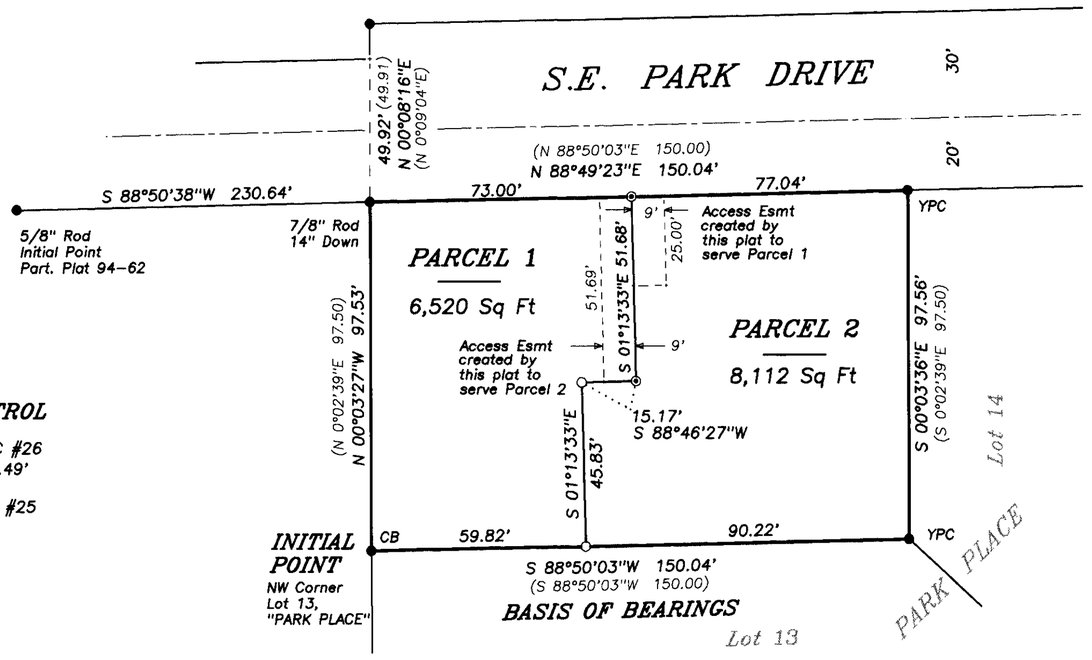
97-07

96049SAN/wll

PARTITION PLAT NO. 97-07
for
BRUCE SANDERS
in
SE 1/4 SEC. 11, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

MAY 14, 1996



30 0 30 60 90
GRAPHIC SCALE – FEET

GEODETIC CONTROL

INITIAL POINT to COCC #26
N 84°44'32"E 1528.49'

COCC #26 TO COCC #25
N 00°01'12"W

LEGEND

●.....Found monument as noted.
YPC.....Found 5/8" rod with Yellow Plastic Cap stamped "NORTHSTAR PLS 1823."
CB.....Found Carriage Bolt with Aluminum Washer marked "D.W. HARMS PLS 1079"
○.....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
◉.....Set 3/4" Brass Washer, stamped "PLS 1823," in lead plug in sidewalk.
( ).....Record data from CS 7799.
COCC....City of Corvallis Control station.

NARRATIVE

This Partition Plat is the result of City of Corvallis Development Services Division Case No. MLP96-0001. Tax Lot 1001, Map 12-5-11DC, is being partitioned into 2 Parcels. I surveyed the parent tract in 1986 per CS 7799. I found my monuments at the NE and SE corners but, at the SW corner, Darryl Harms set a carriage bolt for per the plat of "PARK PLACE." I found it to fit my previous work nicely.

The division line was designed to maintain a 5.0 ft setback from a proposed garage.

I hereby certify that this drawing is an exact copy of the original plat.

Theodore J. Langton

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/98

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

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 carriage bolt with an Aluminum washer at the Northwest corner of Lot 13, "PARK PLACE," in the Southeast Quarter of Section 11, T12S, R5W, W.M., City of Corvallis, Benton County, Oregon; thence N 0°03'27"W 97.53 feet to a 7/8" iron rod on the southerly right-of-way line of S.E. Park Avenue; thence along said right-of-way line N 88°49'23"E 150.04 feet to a 5/8" iron rod at the Northwest corner of Lot 14, "PARK PLACE;" thence along the west line of said Lot 14, S 0°03'36"E 97.56 feet to a 5/8" iron rod at a corner common to said Lots 13 and 14; thence S 88°50'03"W 150.04 feet to the point of beginning.

DECLARATION

Know all men by these presents that Bruce Sanders is the recorded owner of the lands represented on the attached map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned and surveyed into parcels as shown hereon.

I hereby create the Access Easements, as shown hereon, for the benefit of Parcels 1 and 2.

Bruce Sanders

ACKNOWLEDGEMENT

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

Signed or attested before me on this 15th day of October, 1996, by Bruce Sanders.

Ginger Frank
Notary Public

OFFICIAL SEAL
GINGER FRANK
NOTARY PUBLIC - OREGON
COMMISSION NO. A 036341
MY COMMISSION EXPIRES JUNE 7, 1998

PARTITION PLAT CONSENT

A Partition Plat Consent Affidavit from Joanna Jean Schoonover, the recorded fee owner of the land being partitioned, has been recorded in M- 224906-97 Benton County Deed Records.

APPROVALS

Lee Mark — 1-30-97
Corvallis Development Services Manager — date

Eugene Hibbard — 1-31-97
Corvallis City Engineer — date

Ray Wilson — 2-12-97
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 1996-1997 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 25TH day of NOVEMBER, 1996.

by Lou E. Darnell ACTING ASSESSOR
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 26th day of November, 1996.

by Clark Rogers
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. 97-07, on this 13th day of February, 1997, at 10:31 o'clock A.M.

by Rickmin Whitney
Benton County Clerk
Fn