

PARTITION PLAT NO. 97-16
A REPLAT OF LOT 23, "CARVER TRACTS"
SITUATED WITHIN THE NW 1/4 OF SECTION 11,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN,
CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: IAN R. STOY

SCALE: 1" = 50'

DATE: MARCH 7, 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 AS NOTED
- ① PLAT OF "CARVER TRACTS"
- ② C.S. 5980
- ③ C.S. 7720
- ④ C.S. 7165

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PARCEL OF LAND AS PER THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT SERVICES DIVISION CASE NO. MLP 96-0010.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PARTITION IS FROM THE FOUND MONUMENTS (POINTS "G" AND "F") ON THE EASTERLY RIGHT OF WAY OF STONE STREET AS SHOWN ON C.S. 5980.

BOUNDARY DETERMINATION:

THE WESTERLY BOUNDARY OF LOT 23 WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT POINTS "A" AND "B". THE EASTERLY LINE OF LOT 23 IS THE WESTERLY RIGHT-OF-WAY OF STONE STREET AND WAS ESTABLISHED BY HOLDING A LINE 50 FEET WESTERLY AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE DEFINED BY POINTS "F" AND "G". THE NORTHERLY AND SOUTHERLY LINES OF LOT 23 WERE BASED ON ESTABLISHING THE NORTHERLY RIGHT-OF-WAY LINE OF ALEXANDER STREET AND THE SOUTHERLY LINE OF LOT 21. THE SOUTHERLY LINE OF LOT 21 IS DEFINED BY THE FOUND MONUMENTS AT POINTS "A" AND "E". THE NORTHERLY RIGHT-OF-WAY LINE OF ALEXANDER STREET WAS ESTABLISHED BY HOLDING A LINE THAT IS 50 FEET NORTHERLY AND PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE DEFINED BY POINTS "C" AND "D". THE NORTHERLY AND SOUTHERLY LINES OF LOT 23 WERE THEN PROPORTIONED ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STONE STREET AND THE WESTERLY BOUNDARY FOR LOTS 22, 23 AND 24.

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, 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:

LOT 23 OF "CARVER TRACTS"

APPROVALS:

APPROVED THIS 10th DAY OF April, 1997
Ray Wilson
FOR BENTON COUNTY SURVEYOR

APPROVED THIS 15th DAY OF April, 1997
[Signature]
CITY OF CORVALLIS ENGINEER

APPROVED THIS 9th DAY OF APRIL, 1997
[Signature]
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT I, IAN R. STOY, AM THE OWNER OF THE LAND SHOWN HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS.

[Signature]
IAN R. STOY

ACKNOWLEDGMENT:

PERSONALLY APPEARING BEFORE ME, IAN R. STOY WHO BEING KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO SIGNED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

[Signature]
NOTARY PUBLIC

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



SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF April, 1997.

A PARTITION PLAT CONSENT AFFIDAVIT BY RAYMOND P. STOY AND HEDY A STOY, THE DEED HOLDERS (M-183634-94, BENTON COUNTY DEED RECORDS) OF AN 0.1% INTEREST OF THAT PARCEL OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAS BEEN RECORDED IN M-227683-97, BENTON COUNTY DEED RECORDS.

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 THE TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 4th DAY OF APRIL, 1997.

[Signature] ACTING ASSESSOR 4/4/97
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.

[Signature] 4/8/97
DIRECTOR, BENTON CO. DEPT. OF FINANCE AND TAX COLLECTION. DATE

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

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 8th DAY OF April, 1997 AT 11:49 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. 97-16, AND FILED IN THE BENTON COUNTY RECORD OF PLATS.

[Signature] 4/8/97
FOR BENTON COUNTY CLERK Deputy Clerk

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

[Signature] 3/20/97
C. HENRY COLE DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
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.

