REORDER BY NUMBER 075AR

97 - 21

Suit to Quiet Title/Circuit 5/8" Rod (G) BASIS OF BEARINGS Court Case 96-10192 lies 1.51 ft Correction Deed to Baumann (S 88°56'15"W 691.31)(A+C) PARTITION PLAT NO. 97-21 N 1°03'45"W M-223999-97 ----- N 88°56'15"E 691.89'-----198.31, (198.0)(B)(198.07)(K) 278.00 65.00' 65.19' (65 m/l) 85.39'(85.39)(D)(J) ORRYN L. BAUMANN **197.43'**(197.34)(H) (0) NW Corner Thompson 1/2" Pipe (CS 3395) N 88°54'34"E NW Corner Jennings Bk 157, Pg 40 Corner falls in fence Bk 192, Pg 59 SW Corner Beals Bk 105, Pg 347 post. Set Witness Corner N 0°04'14"E 165.00' (65)(F) 1-1/4" Pipe (H) lies N 01°03'45"W 0.49' 5/8" Rod (G) lies = NE Corner Teeter SW 1/4 SEC. 11, T12S, R5W, W.M. Bk 191, Pg 236 = NE Corner Jennings 1/2" Rod (B) lies N 00°06'21"E 0.23' Bk 157, Pg 40 CITY OF CORVALLIS **PARCEL** N 11°51'07"W 2.08' BENTON COUNTY, OREGON 10698 Sq Ft APRIL 1, 1997 2 S 45°06'21"W 24.04' 9478 Sq Ft 1/2" Rod (B) GRAPHIC SCALE - FEET lies 0.28 ft GEODETIC CONTROL N 89°53'39"W LEGEND S 88°54'34"W INITIAL POINT to COCC #26 .....Found monument – type and origin as noted.
 .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823" N 89°58'07"E 2179.16' North Corners COCC #26 to COCC #25 M-13008N 00°06'09"E ()....Record data from the source shown below:
(A) - CS 6903 (B) - CS 5843 (C) - CS 4101
(D) - M-197852-95, Benton County Deed Records (BCDR) 30'R/W TO CITY OF 1/2"ROD(B) 17.00, 1/2" Pipe lies N 44°36'E 1.03' **INITIAL** (E) - M-13008, BCDR (F) - M-28923, BCDR ROD LIES 1.43 Ś 79°39'Ŵ CORVALLIS (S) PER M-94348 (G) — CS 4267 (H) — Hardcopy Survey 12–5 #31 N 44°35'05"E 5/8" Rod(A) N 88°54'34"E 1/2" Rod (B) 198.43'(198.0)(B) (I) - Bk 157, Pg 40, BCDR FROM CORNER (J) - M-28242, BCDR POINT 48.07 (K) - Bk 182, Pg 705, BCDR 96.93 84.90' 112.54' 65.00 COCC....City of Corvallis Control station 85.39' 197.43' SE CORNER BK 157/PG NOTE: Pipe dimension is inside diameter 65.00' (65)(E) 65.06' (65m/l) **85.39'**(85.39)(J) 197.43'(197.34)(H) S 88°54'34"W 611.32' 20.001 (10)NARRATIVE SW Corner Thompson (\$ 88°58'30"W)(611.69)(H) (\$ 88°56'30"W)(A) SW CORNER Bk 192, Pg 59 7/8"ROD BK 157/PG 40 = SE Corner Teeter This Partition Plat is the result of City of Corvallis Development Services Division Case No. 5/8" Rod = Bk 191, Pg 236 S.E. PARK AVENUE Initial Point = SE Corner Cox Orryn Baumann bought TL 1102 in April, 1995, per M-197852-95. He bought TL 1100 in November, Partition Plat M-130081994 per M-192228-94. TL 1100 was first created in 1971 per M-28923 but did not conform to City No. 94-62

regulations in that it did not have access to a public road, thus it could not be developed. Essentially, this plat combines the two tracts then divides them in a way which creates two

parcels with access to SE Park Ave. This area was surveyed extensively by Fred Lemke from 1959 to 1979 (CSs 3395, 4101, 5843, 5930, 6009, 6206, and 6903). Donald Cronemiller recorded work he did in the area as CS 4267. He used monuments set by Mr Lemke per CS 3395 as the basis for his survey. I located monuments from both those surveyors, but find Mr Cronemiller's monuments to be well north of the line he intended them to be on, thus I am rejecting them. In CS 6903, Mr Lemke calls the 1-1/4" pipe at (2) to be 0.65 ft north of line (i.e. the south line of Bk 105, Pg 347 = north line Bk 157, Pg 40), but he held it to define the west line of the tract conveyed to Jennings per Book 157, Page 40. I find the pipe to be only 0.49 ft north of line (as defined by Lemke's monuments at (1) and (3)) but am also holding it as reference to the NW corner of the Jennings tract. The 1/2" pipe set by Mr Lemke at (1) is the SE corner of Bk 105, Pg 347 (Beals) and the NE corner of the Jennings tract and fits the found monuments at (5) and (6) nicely as shown. The SE corner of Bk 157, Pg 40 (position (7)) was placed at 20.00 feet from (5). Position (9) was computed at 80.57 feet from (3) on line (3) to (1) per (A). For position (8) I held the bearing (6) to (5) from (9) per (H), and 31' from the rod to the north. I held (2) and the direction (6) to (5) per (1) to compute (10) at the SW corner of (1). Mr. Baumann's west line is the east line of TL 1101 as originally described in M-25362. It is defined as being 85.39 feet from positions (2) and (10).

Mr Lemke, per CS 5843, set monuments which define the east line of the tract conveyed to Teeter per Bk 191, Pg 236 (and the east line of the tract conveyed to Cox per M-13008). I computed the SE corner of the Teeter and Cox tracts by projecting the line southerly from monument (4). I computed the Cox tract (TL 1201) as a parallelogram holding record distances, then computed Mr Baumann's E'ly tract (TL 1100) similarly, holding record distances from his

During the research for this project I discovered that the north 20'm/I of TL 1100 was not included in Mr. Baumann's deed M-192228-94. Mr. Baumann has since received the property via a suit to quiet title as shown on the drawing. The strip was monumented per requests from Mr. Baumann's legal council for the case.

**DECLARATION** 

Know all men by these presents that Orryn L. Baumann 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

## ACKNOWLEDGEMENT

STATE OF OREGON ) COUNTY OF BENTON )

Signed or attested before me on this y Orryn L. Baumann.



REGISTERED **PROFESSIONAL** LAND SURVEYOR Murdene V. Los **OREGON** JULY 13, 1979
THEODORE JAMES LANGTON Renewal Date 12/31/98

NORTHSTAR SURVEYING, INC.

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

## **APPROVALS**

- lea march	5-15-97
Corvallis Development Services Manager	date
Engare toffen	5-20-97
Corvalis City Engineer	date
Ray Wilson	5-30.97
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 9 day of MAY, 1997.

Benton County Assess

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 13 day of

May 1997. Benton County/Tax Collector ()

STATE OF OREGON ) 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.97-21, on this 30th day of May, 1997, at 3:51

I HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

95304BAU/TJL

## 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 5/8" iron rod on the east line of that tract lying in the Southwest 1/4 of Section 11, T12S, R5W, W.M., City of Corvallis, Benton County, Oregon, as conveyed to Verland V. and Jan Erntson per M-28242, Benton County Deed Records, also lying on the north right-of-way line of S.E. Park Avenue, N 1°05'26"W 50.35 feet and S 88°54'34"W 425.43 feet from a 5/8" iron rod at the "Initial Point" of Benton County Partition Plat No. 94-62; thence leaving said right-of-way line, along the Erntson east line N 0°04'14"E 190.07 feet to the northeast corner thereof on the north line of that tract conveyed to Charles and Opal Jennings per Book 157, Page 40, said Deed Records, lying S 0°04'14"W 1.00 foot from a 5/8" iron rod; thence along the Jennings north line N 88°56'15"E 130.19 feet to the northwest corner of that tract conveyed to Willie B. and Eula Mae Thompson per Book 192, Page 59, said Deed Records, lying S 0°06'21"W 0.23 feet from a 1/2" iron rod; thence along the Thompson west line S 0°06'21"W 120.02 feet to a 5/8" iron rod at the northeast corner of that tract conveyed to Clair and Charlotte Cox per M-13008, said Deed Records; thence along the Cox north line S 88°54'34"W 65.00 feet to a 5/8" iron rod at the northwest corner thereof; thence along the Cox west line S 0°06'21"W 69.99 feet to a 5/8" iron rod on the north right-ofway line of S.E. Park Avenue; thence along said right-of-way line S 88°54'34"W 65.07 feet to the point of beginning.