

97-25

LEGEND

- 5/8" IRON ROD FOUND, EXCEPT AS NOTED
- W/RPC WITH RED PLASTIC CAP STAMPED "NORTHSTAR PLS 1823"
- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "DARRYL HARMS, PLS 1079"
- () RECORD DATA FROM PARTITION PLAT 95-20
- [] RECORD DATA FROM HARDCOPY SURVEY 12-5-00019
- { } RECORD DATA FROM C.S. 2589
- ESMT. EASEMENT

EASEMENTS

A POWER LINE EASEMENT IN FAVOR OF MOUNTAIN STATES POWER COMPANY RECORDED IN BOOK 131, PAGE 755 IS A BLANKET EASEMENT AND NOT PLOTTED HEREON.

CONSENT AFFIDAVIT

HP EMPLOYEES FEDERAL CREDIT UNION BEING BENEFICIARY OF TRUST DEED DATED APRIL 24, 1996, RECORDED AS M-212233-96; AND RERECORDED MAY 3, 1996, AS M-212927-96; BENTON COUNTY RECORDS, HAS EXECUTED A PARTITION CONSENT AFFIDAVIT WHICH HAS BEEN RECORDED AT THE BENTON COUNTY RECORDS OFFICE AND ASSIGNED MICROFILM No. M-230807-97.

PARTITION PLAT No. 1997-25

for
MARK & CATHERINE DOTSON

JUNE 3, 1997

IN THE S.W. 1/4 OF SECTION 4,
T. 12 S., R. 5 W., W.M.,
BENTON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, DARRYL W. HARMS, 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 LANDS REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "1", PARTITION PLAT 1995-20, PARTITION PLAT RECORDS OF BENTON COUNTY, OREGON; THENCE NORTH 00°08'00" EAST 26.14 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO MARK DOTSON AND CATHERINE DOTSON BY DEED RECORDED ON MICROFILM No. 133807-91, DEED RECORDS OF BENTON COUNTY, OREGON; THENCE NORTH 00°04'24" EAST 223.23 FEET (223.10 FEET PER SAID DOTSON DEED) TO THE NORTHWEST CORNER OF SAID DOTSON TRACT; THENCE NORTH 89°48'56" EAST, ON THE NORTH LINE OF SAID DOTSON TRACT, 167.02 FEET TO THE WEST LINE OF S.W. STOPP PLACE; THENCE SOUTH 00°03'26" WEST, ON SAID WEST LINE OF S.W. STOPP PLACE, 216.98 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "1" OF PARTITION PLAT 1995-20; THENCE NORTH 89°09'36" WEST 13.01 FEET (NORTH 89°26'00" WEST 12.95 FEET PER SAID PARTITION PLAT) TO AN ANGLE POINT IN THE NORTH LINE OF SAID PARCEL "1"; THENCE NORTH 86°15'46" WEST 22.33 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID PARCEL "1"; THENCE SOUTH 75°18'29" WEST 136.32 FEET TO THE POINT OF BEGINNING.

CURVE DATA

DELTA 20°23'49"
C-1 RADIUS 20.00'
ARC 7.12'
CHORD S 79°55'13"E
7.08'

DELTA 19°15'12"
C-2 RADIUS 20.00'
ARC 6.72'
CHORD N 80°14'13"E
6.69'

DELTA 66°46'30"
C-3 RADIUS 38.00'
ARC 44.29'
CHORD N 00°03'26"E
41.82'

DELTA 37°21'18"
C-4 RADIUS 38.00'
ARC 24.77'
CHORD N 14°46'02"E
24.34'

DELTA 29°25'12"
C-5 RADIUS 38.00'
ARC 19.51'
CHORD N 18°37'13"W
19.30'

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MARK DOTSON AND CATHERINE DOTSON ARE THE RECORDED OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED MAP, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAME TO BE SURVEYED INTO PARCELS AND EASEMENTS AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER WITHOUT RESERVATION OF RESTRICTION TRACT "A" FOR ROAD RIGHT-OF-WAY PURPOSES.

Mark Dotson
MARK DOTSON

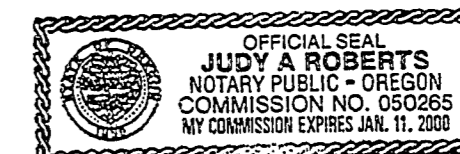
Catherine R. Dotson
CATHERINE DOTSON

ACKNOWLEDGEMENT

STATE OF OREGON) SS
COUNTY OF BENTON)

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF JUNE, 1997, BEFORE ME, A NOTARY PUBLIC IN THE STATE OF OREGON FOR THE COUNTY OF BENTON, DID PERSONALLY APPEAR MARK DOTSON AND CATHERINE DOTSON, WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

Judy A. Roberts
NOTARY PUBLIC
January 11, 2000
MY COMMISSION EXPIRES



APPROVALS

- EXAMINED AND APPROVED THIS 16th DAY OF JUNE, 1997
BY: *Lee Maul*
CORVALLIS DEVELOPMENT SERVICES MANAGER
- EXAMINED AND APPROVED THIS 18th DAY OF June, 1997
BY: *Scott Mallem*
CORVALLIS CITY ENGINEER
- EXAMINED AND APPROVED THIS 25th DAY OF June, 1997
BY: *Ray Wilson*
FOR BENTON COUNTY SURVEYOR

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 ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 11 DAY OF JUNE, 1997.

BY: *Scott Mallem*
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1997

BY: *Mark K. Allen*
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING AND TAX COLLECTION

RECORDING

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. 97-25, ON THIS 25th DAY OF June, 1997, AT 10:52 O'CLOCK A.M.

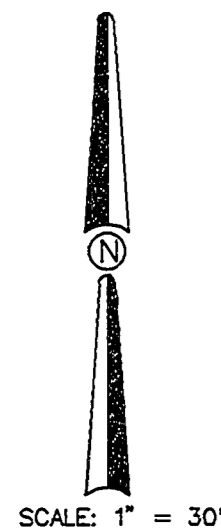
BY: *Kathleen Harms*
BENTON COUNTY CLERK
Senior Deputy Clerk

NARRATIVE

THIS SURVEY REPRESENTS THE PARTITION PLAT REQUIRED TO SATISFY CITY OF CORVALLIS COMMUNITY DEVELOPMENT CASE No. MLP97-0004. ALL FOUND MONUMENTS, WITH EXCEPTION TO THE NORTHEAST CORNER, WERE HELD IN POSITION FOR CONTROL, THE POSITION FOR THE NORTHEAST CORNER WAS CALCULATED HOLDING THE RECORD DISTANCE (100.00 FEET) SOUTH OF THE FOUND 3/4 INCH PIPE, THE ANGLE POINT IN THE SOUTH LINE 13.01 FEET FROM THE SOUTHEAST CORNER WAS REPLACED HOLDING RECORD BEARING AND DISTANCE FROM THE EAST END OF THE BASIS OF BEARINGS LINE.

I, DARRYL W. HARMS, HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

Darryl W. Harms
DARRYL W. HARMS



REGISTERED PROFESSIONAL LAND SURVEYOR
Darryl W. Harms
OREGON
DARRYL W. HARMS
1079
RENEWAL DATE: 6/30/99
DARRYL W. HARMS, P.L.S.
P.O. BOX 1051
CORVALLIS, OR 97339
PHONE: (541) 758-5579

