

PARTITION PLAT No. 97-47

for
JAMES AND WILLA RINKER
in

DAVID BUTTERFIELD DLC 47
SW 1/4 SECTION 11, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

MLP97-00007

NOVEMBER 13, 1997

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore J. Langton

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

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

Theodore J. Langton
Theodore J. Langton

NARRATIVE

The purpose of this survey is to partition the tracts as shown. The parent tract was surveyed in 1973 by Neal Peterson as CS 5582. My clients' legal description for this tract, M-52160, follows the courses of said survey. The northwest corner of the tract is now gone, as is the northeast corner of Apollo Village subdivision, and the NE corner of Fulsang's Addition. I also made a search for all the other lot corners along the east lines of the two subdivisions without any luck. I did find the 2 monuments shown along the west line of SE Aldrin Place. In order to recreate the west line of my clients' tract, I decided to compute the position (1) calls out on CS 5582. I first computed the position of the 5/8" rod 1.42' E of (1). This rod was originally set for CS 3569. Positions (2) and (3) were also set for CS 3569 and still fit nicely and have recently been used for Partition Plat No. 94-62. I held the direction for the south line of said plat projected west the record distance per CS 3569 to calculate the missing rod position, and then computed position (1). I then held a bearing parallel to SE Goodnight from (5) and intersected the computed west line of Apollo Village between (4) and (1). The location (6) fit the record distances from (4) and (5) per CS 3569 nicely. The offsets from the 2 found lot corners to the computed line also fit nicely. The layout of the new partition line was based upon the location of an existing wall of the existing building. The southerly tract has been monumented for the possible future division based on the owners' design.

DECLARATION

Know all men by these presents that James W. Rinker and Willa D. Rinker are the recorded owners of the lands represented on the annexed map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon, per ORS Chapter 92.

James W. Rinker
James W. Rinker

Willa D. Rinker
Willa D. Rinker

ACKNOWLEDGEMENT

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



Signed or attested before me on this 21 th day of November, 1997,
by James W. Rinker and Willa D. Rinker.

Kristine Nelson
Notary Public

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, 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:

That tract of land conveyed to James W. and Willa D. Rinker, per M-52160, Benton County Deed Records, lying in the David Butterfield DLC No. 47, Southwest 1/4 of Section 11, T 12 S, R 5 W, W.M., Benton County, Oregon, being more particularly described as follows:

Beginning at a 2" iron pipe on the north right-of-way line of SE Goodnight Avenue at the southwest corner of said Rinker tract, also being the Southeast corner and Initial Point of Apollo Village Addition, a subdivision in the City of Corvallis, said County and State; thence along said right-of-way line N 89°00'00"E 89.97 feet to a 5/8" iron rod at the Rinker southeast corner; thence along the Rinker east line, being also the west right-of-way line of SE Deborah Street, N 0°05'56"W 152.89 feet to a concrete nail; thence along the arc of a 1564.81 foot radius curve left (Long Chord: N 2°58'20"W 153.11 feet) 153.17 feet to a 5/8" iron rod at the Rinker northeast corner; thence leaving said right-of-way line, along the Rinker north line, S 89°00'00"W 83.37 feet to the northwest corner thereof lying S 89°00'00"W 1.00 feet from a 5/8" iron rod, said northwest corner lying on the east line of said subdivision; thence along said east line S 0°18'04"E 305.92 feet to the point of beginning.

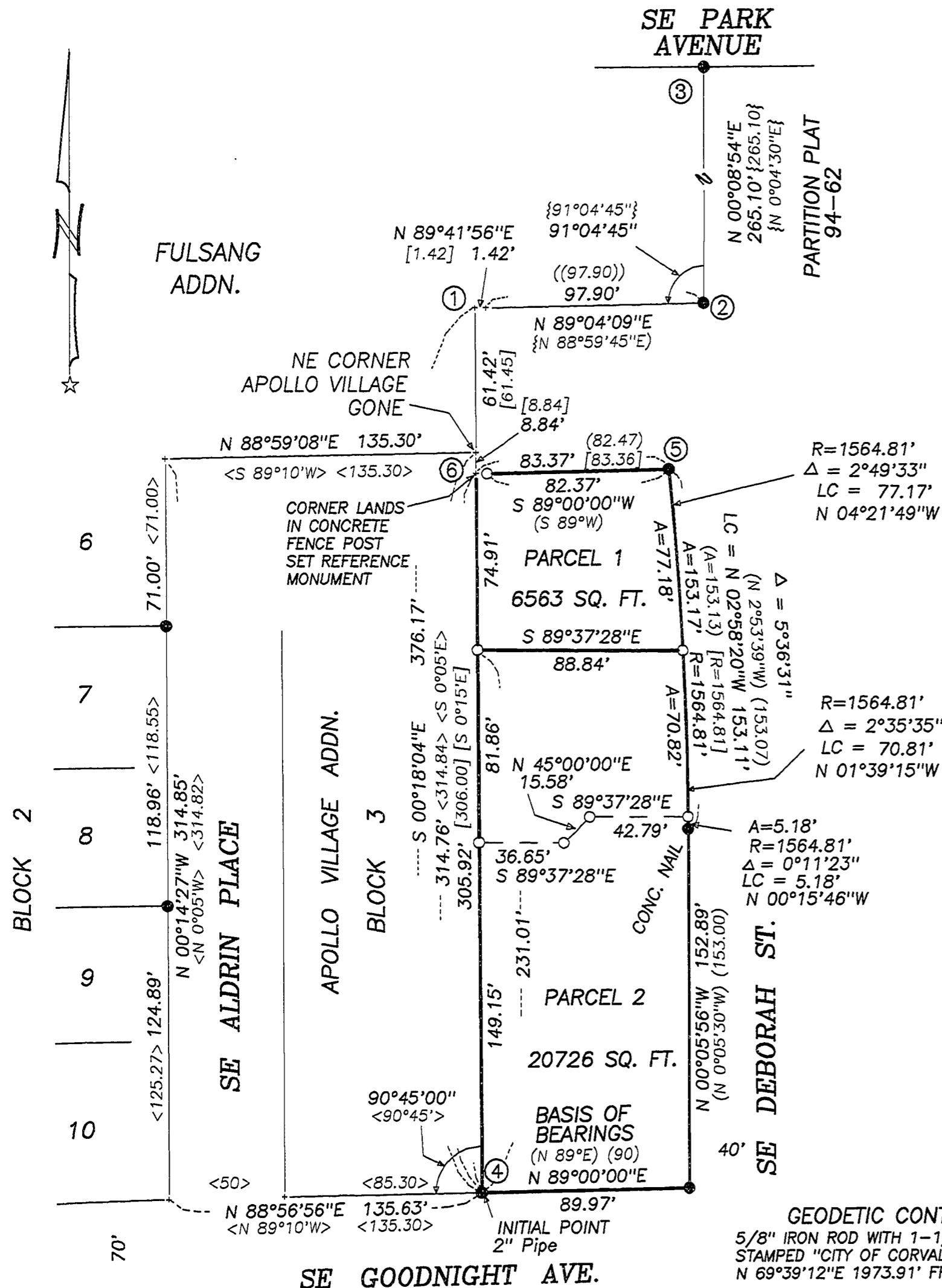
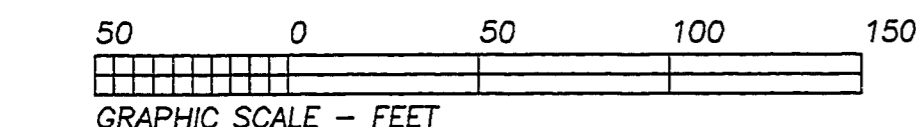
LEGEND

-Found Monument: 5/8" rod or as noted.
-Set Monument: 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR PLS 1823".
- +Computed Position, nothing found or set.

Data of, or computed from, the following:
() ..M-52160, Benton County Deed Records.
[] ..CS 5582 (()) ..CS 3569
< > ..Apollo Village { } ..Partition Plat 94-62

Pipe dimensions are inside diameter.

GEODETIC CONTROL TIE
5/8" IRON ROD WITH 1-1/2" ALUMINUM CAP
STAMPED "CITY OF CORVALLIS CONTROL STA. 26"
N 69°39'12"E 1973.91' FROM INITIAL POINT



APPROVALS

APPROVED *[Signature]* 12-22-97
Corvallis City Engineer date

APPROVED *[Signature]* 12-16-97
Development Services Manager date

APPROVED *[Signature]* 12-23-97
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 1997-1998 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 12th day of DECEMBER, 1997.

by *[Signature]* ACTING ASSESSOR 12/12/97
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 10th day of December, 1997.

by *[Signature]*
Benton County Tax Collector

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

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. 97-47, on this 23rd day of December, 1997, at 10:52 o'clock AM

by *[Signature]*
Benton County Clerk Sr. Deputy Clerk