

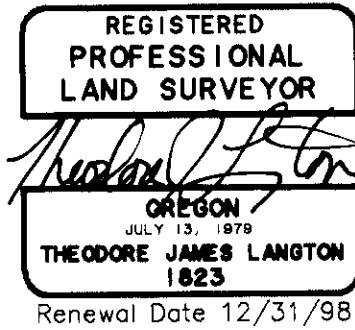
PARTITION PLAT NO. 98-09

for
JOHN FOX
in the

JOSEPH C. ALEXANDER DLC No. 46
SW 1/4 of SECTION 11,
T 12 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

AUGUST 6, 1997

CASE No. MLP97-0001



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, 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 John Fox Investments, Inc. Defined Benefit Pension Plan per M-222762-96, Benton County deed Records, lying in the Southwest 1/4 of Section 11, T 12 S, R 5 W, W.M., City of Corvallis, Benton County, Oregon, being more particularly described as follows:

Beginning at a 1-1/4" iron pipe at the southeast corner of said Fox tract, being also the northeast corner of Parcel 1, Partition Plat No. 91-19; thence along the Fox easterly line N 4°06'14"E 132.01 feet to a 1-1/4" iron pipe at the northeast corner thereof; thence S 88°23'54"W 326.82 feet to the northwest corner thereof on the easterly right-of-way line for SW Pickford Street; thence along said right-of-way line S 4°03'08"W 17.09 feet to a 3/4" brass washer at the Fox westerly-southwest corner; thence along the Fox southerly line N 88°23'54"E 222.60 feet to a 3/4" brass washer; thence S 1°38'20"E 114.32 feet to a 5/8" iron rod at the Fox southerly-southwest corner; thence N 88°25'00"E 92.71 feet to the point of beginning.

DECLARATION

Know all people by these presents that John Fox Investments, Inc. Defined Benefit Pension Plan is the recorded owner of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be partitioned and surveyed into parcels as shown on the annexed map.

I hereby create the easements as shown heron for the benefit of the parcels as indicated.

John L. Fox
John L. Fox, trustee
John Fox Investments, Inc.
Defined Benefit Pension Plan

ACKNOWLEDGEMENT



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

This instrument was acknowledged before me on this 27th day of JANUARY, 1998, by John L. Fox as trustee of John Fox Investments, Inc. Defined Benefit Pension Plan.

Eileen N. Hildenbrand
Notary Public

APPROVALS

APPROVED *Eugene Robinson* 1-28-98
Corvallis City Engineer date

APPROVED *Lee Mark* 1-28-98
Development Services Manager date

APPROVED *Ray Wilson* 2-27-98
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 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 19th day of February, 1998.

by *Paul K. Grant*
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 19th day of February, 1998.

by *Maury K. Alley*
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. 98-09, on this 27th day of February, 1998, at 3:25 o'clock P.M.

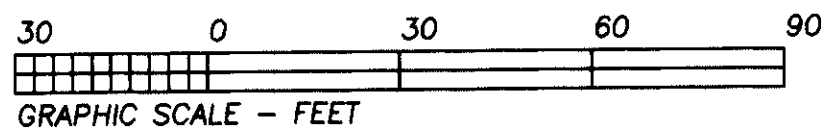
by *Richard Whitney*
Benton County Clerk
FOR Deputy Clerk

RECIPROCAL INGRESS-EGRESS CALL TABLE

COURSE	BEARING	DISTANCE
(7)-(11)	N 88°23'54"E	257.50'
(11)-(12)	S 01°39'30"E	110.96'
(12)-(13)	S 55°52'30"W	8.13'
(13)-(14)	S 88°25'00"W	29.71'
(14)-(15)	N 01°38'20"W	106.32'

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

Theodore J. Langton
THEODORE J. LANGTON



NARRATIVE

The purpose of this survey was to divide the tract which was conveyed to Mr Fox per M-222762-96. The boundary of this tract was surveyed by Jack Burrell in March 1981 per CS 7223. Due to prior driveway and parking lot construction monuments at (9), (15), and (16) have been destroyed. I held found monuments at (4) and (5) for the R/W of Pickford St. They fit the computed position (8) nicely. Monument (16) was computed at record distance from (1). Because the distance along the north line (3) to (7) was right on, I set (15) at the record distance from (9).

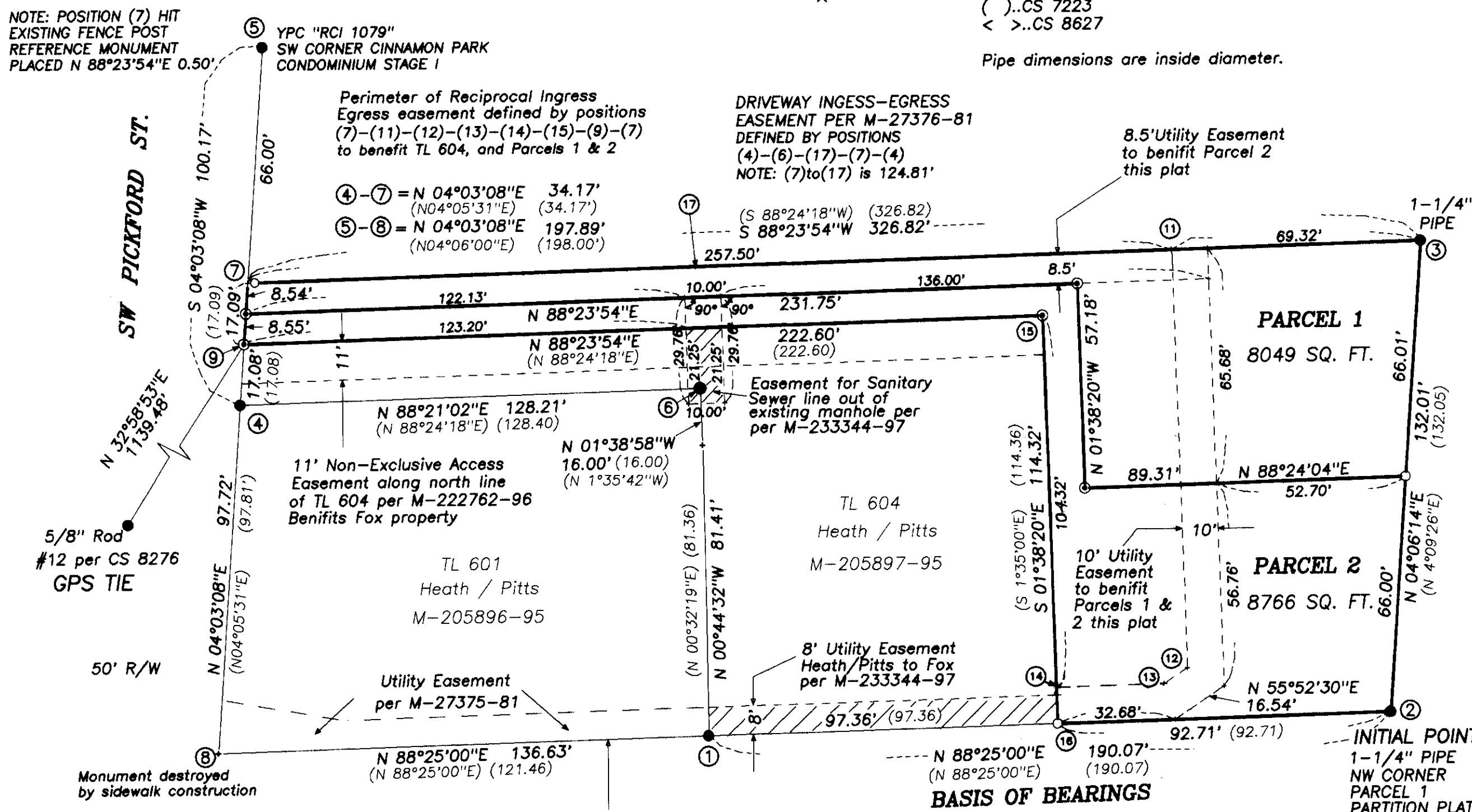
LEGEND

-Found Monument 5/8" iron rod or as noted.
-Set Monument: 5/8" x 30" rebar with a red plastic cap stamped " NORTHSTAR PLS 1823 ".
- ⊙Set Lead plug in concrete with 3/4" brass washer stamped " PLS 1823 ".
- +Computed Position, nothing found or set.

Data of, or computed from, the following:
() ..CS 7223
< > ..CS 8627

Pipe dimensions are inside diameter.

NOTE: POSITION (7) HIT EXISTING FENCE POST REFERENCE MONUMENT PLACED N 88°23'54"E 0.50'



South Line J.C. Alexander
DLC No.46 per C.S. 6352