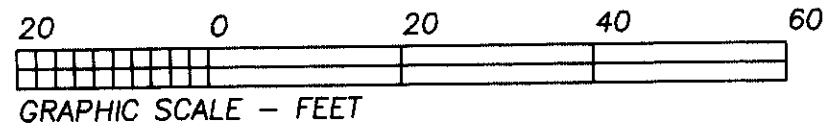


98-24

PARTITION PLAT No 98-24
for
CHRISTINE FLEMING
in
SE 1/4 SEC. 23, T11S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON
NOVEMBER 13, 1997



SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and found proper monuments defining the boundary of the land represented on this Partition Plat. The boundary is described as follows:

A tract of land in the Southeast Quarter of Section 23, T11S, R5W, W.M., City of Corvallis, Benton County, Oregon, being that tract conveyed to Christine E. Fleming per M-234596-97, Benton County Deed Records, and being more specifically described as follows:

Beginning at a 1-1/4" iron pipe at the southwest corner of said Fleming tract lying N 85°35'28"W 14.42 feet from a 1/2" iron rod at the northeast corner of Lot 6, ANDERSON SUBDIVISION, a legal subdivision in said County; thence along the west line of said Fleming tract N 1°23'30"W 120.56 feet to a 1-1/4" iron pipe at the northwest corner thereof, being on the southerly right-of-way of NW Walnut Boulevard; thence along said right-of-way line N 88°44'00"E 112.28 feet to a 1-1/4" iron pipe at the northeast corner of said Fleming tract; thence along the Fleming east line S 1°16'41"E 120.62 feet to a 1-1/4" iron pipe at the southeast corner thereof, being on the north line of said subdivision; thence along the line common to said Fleming tract and said subdivision S 88°46'00"W 112.04 to the point of beginning; containing 13,525 square feet, more or less.

GPS REFERENCE

INITIAL POINT to City of Corvallis Control Station No. 47
(1-1/2" Aluminum Cap on 5/8" iron rod):
S 33°29'09"W 1677.92'

DECLARATION

Know all men by these presents that Christine M. Fleming 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 hereon.

I hereby create the Reciprocal Access Easement for the mutual benefit of Parcels 1 and 2.

Christine M. Fleming
Christine M. Fleming

ACKNOWLEDGEMENT

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

Signed or attested before me on this 27 th day of April, 1998, by Christine M. Fleming.

Uma King
Notary Public



APPROVALS

<i>Lee March</i>	4-29-98
Corvallis Development Services Manager	date
<i>Eugene</i>	5-1-98
Corvallis City Engineer	date
<i>Ray Wilson</i>	5-6-98
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 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 27 day of APRIL, 1998.

by *Don E. Farrell* ACTING ASSESSOR 4/27/98
Benton County Assessor

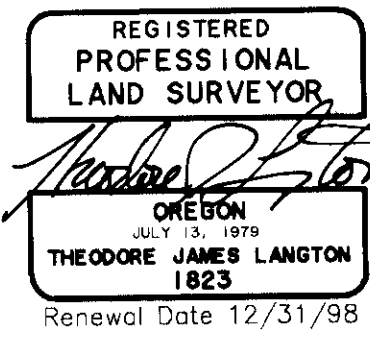
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 27 day of April, 1998.

by *Mary Kelley*
Benton County Tax Collector

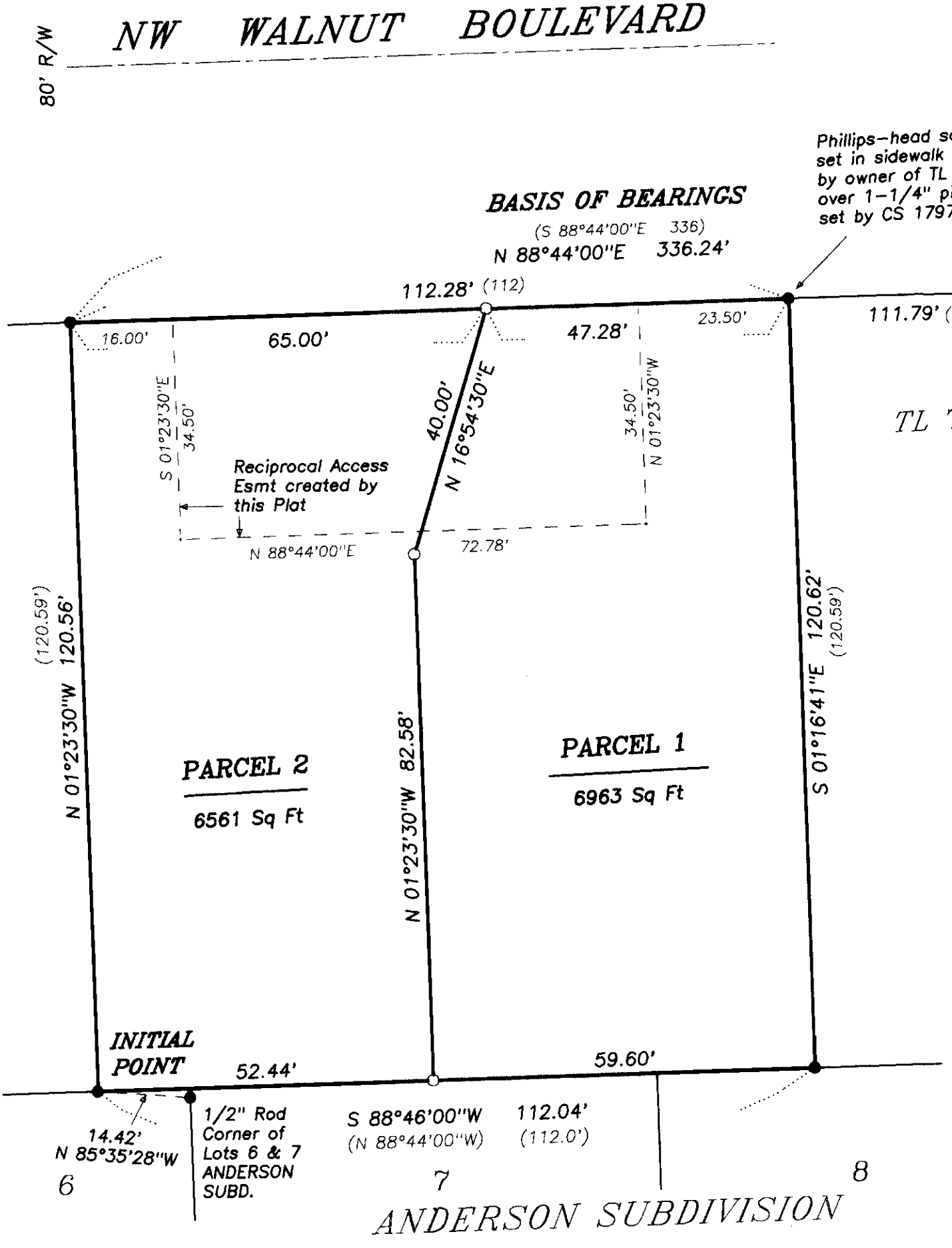
STATE OF OREGON)
S.S.
COUNTY OF BENTON)

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. 98-24, on this 27 day of May, 1998, at 1:30 o'clock pm.

by *Matthew Fleming* Senior deputy clerk
For Benton County Clerk



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



LEGEND

-Found monument: 1-1/4" iron pipe by CS 1797 unless otherwise noted.
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ().....Record data from CS 1797.

NOTE: Pipe dimension is inside diameter.

NARRATIVE

This plat is the result of City of Corvallis Development Services Division Case No. MLP98-00001.
The land being divided was conveyed and described per M-234596-97. The division line was designed to accommodate the potential construction of 2 duplexes.
The property was surveyed in 1946 by Otto Meyer per CS 1797. I found his monuments at all 4 corners. Those along the north line are under a concrete sidewalk. The owner of the adjacent property to the east set monuments in the sidewalk directly above Mr. Galloway's pipes.