

99-5

PARTITION PLAT NO. 99-5
for
TRACY AND AMY STRADER
in the
NW 1/4 SEC. 9, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON
DECEMBER 31, 1998
CASE # MLP98-00003

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:

Those tracts of land in the Northwest Quarter of Section 9, T12S, R5W, W.M., City of Corvallis, Benton County, Oregon, being those tracts conveyed to Tracy P. Strader and Amy L. Hartney-Strader per M-237875-97 (hereafter referred to as Strader "A") and M-247925-98 (hereafter referred to as Strader "B"), Benton County Deed Records, being more specifically described as follows:

Beginning at a 5/8" iron rod at the southwest corner of said Strader "A" tract lying N 50°26'53"E 145.96 feet from a 5/8" iron rod at the Northeast corner of Parcel 1, Partition Plat 96-22, said County and State; thence along the west line of said Strader "A" N 0°00'30"E 130.77 feet to the northwest corner thereof lying on the south right-of-way line of SW Secher Lane S 11°51'58"W 0.36 feet from a 5/8" iron rod; thence along said right-of-way line being also the north line of said Strader "A" and "B" tracts, N 89°46'00"E 150.82 feet to a 5/8" iron rod at the northeast corner of said Strader "B" tract, thence leaving said right-of-way line along the east line of said Strader "B" tract, S 0°00'07"W 130.82 feet to a 5/8" iron rod at the southeast corner thereof; thence along the south line of said Strader "A" and "B" tracts S 89°47'20"W 150.83 feet to the point of beginning.

DECLARATION

Know all men by these presents that Tracy P. Strader and Amy L. Hartney-Strader 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.

We hereby dedicate to the public the 7 foot public utility easement shown.

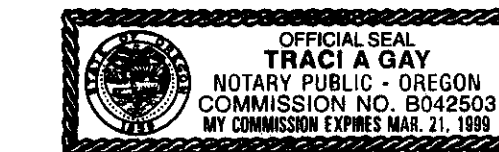
Tracy P. Strader
Tracy P. Strader
Amy L. Hartney-Strader
Amy L. Hartney-Strader

ACKNOWLEDGEMENTS

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

Signed or attested before me on this 22nd day of January, 1999, by Tracy P. Strader and Amy L. Hartney-Strader.

David A. Lamy
Notary Public



APPROVALS

APPROVED *Ernest J. Brown* 3-1-99
Corvallis City Engineer date

APPROVED *Les Marshall* 2-25-99
Development Services Manager date

APPROVED *Ray Wilson* 3-10-99
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 1998-1999 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 21st day of February, 1999.

by *Conrad Smith*
Benton County Assessor

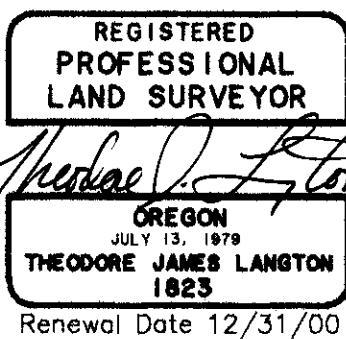
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 30th day of June, 1999.

by *Mary K. Alley*
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. 99-5, on this 10th day of MARCH, 1999 at 9:46 o'clock AM.

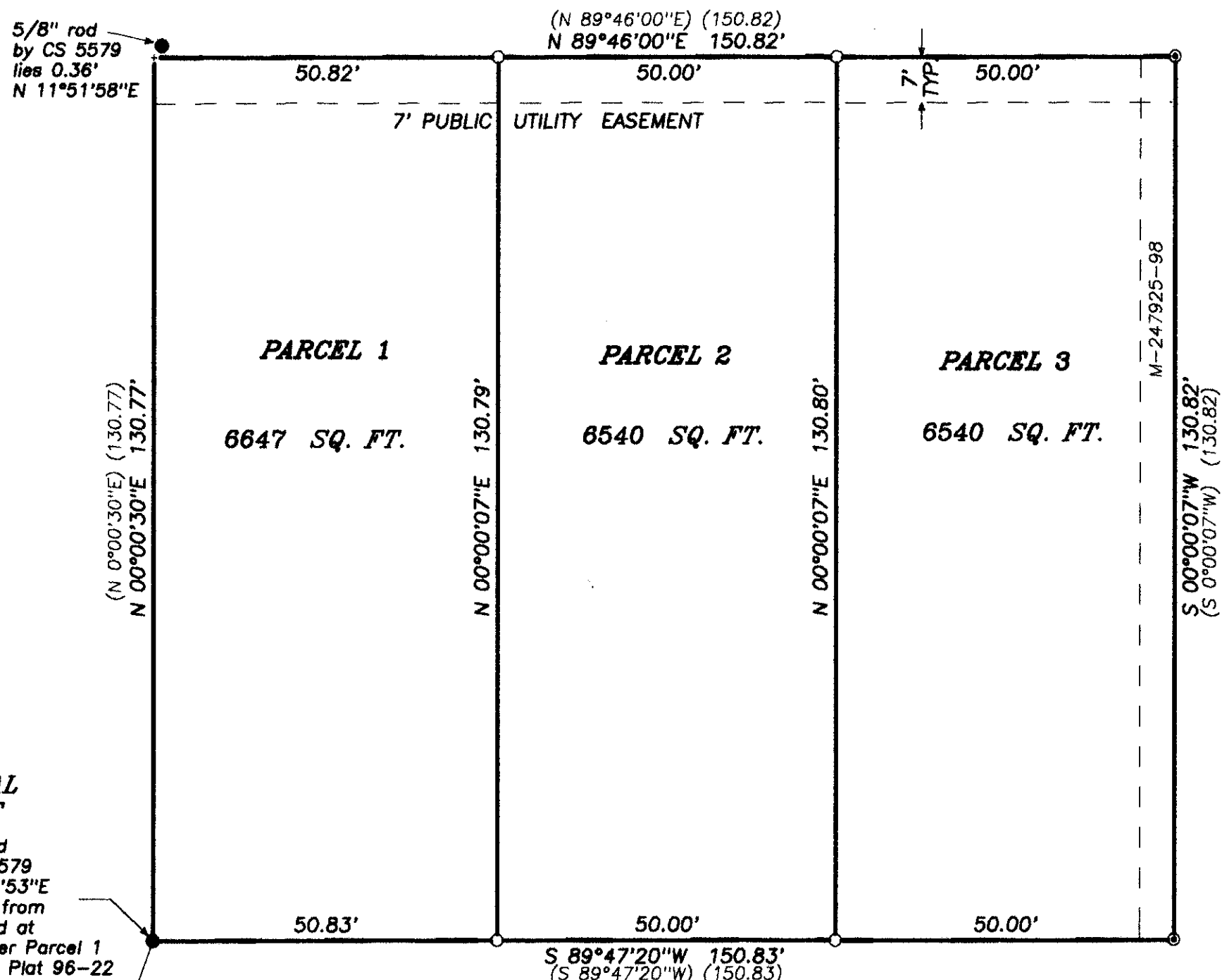
by *W. J. [Signature]*
Sr. Deputy County Clerk



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

SW SECHER LANE

BASIS OF BEARINGS



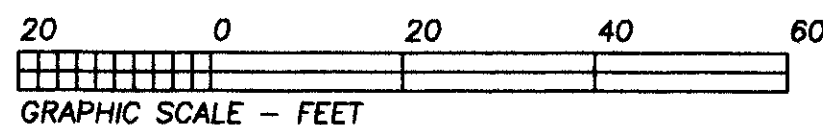
NARRATIVE

The purpose of this survey was to divide the property shown into the three parcels shown and to properly monument the resultant tracts per City of Corvallis Community Development Case No. MLP98-00003. On April 15 of 1998, I filed CS 9304 as a result of Case No. LLA98-00004; a Lot Line Adjustment adding 5 feet to my clients' property. This addition was made so that the resultant tract could be divided on this plat. I located my control from that previous survey and set the monuments shown hereon. The MLP design was per my clients' requests.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

LEGEND

-Found Monument as noted.
 -Set Monument: N*MON = 5/8" x 30" rebar with a red plastic cap stamped " NORTHSTAR PLS 1823 "
 - ⊙Found N*MON per CS 9304
 - +Computed Position, nothing found or set.
- Data of, or computed from, the following:
()..CS 9304 []..CS 9257



Corvallis Control Station # 43 per CS 7676
[N 87°21'16"E]
N 87°21'16"E
65.89' [65.89]

3" brass cap in monument box
NW COR. G.W. BETHERS DLC No. 49
as per Corner Restoration 3268
Corvallis Control Sta. No. 44