

PARTITION PLAT NO. 99-25  
FOR  
FRANCIS F. IVES TRUST  
LOCATED IN  
NW 1/4 SEC 9, T12S, R5W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON  
JUNE 1, 1999

**MSS INC**  
531 SW 4TH  
CORVALLIS, OR 97333  
(541) 753-1320  
6/99/JD/BA25PLAT

I HEREBY CERTIFY THIS TO  
BE AN EXACT COPY OF  
THE ORIGINAL PLAT  
BY: [Signature]  
JOHN SEADERS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 22, 1974  
JOHN SEADERS  
1014

EXPIRES 06/30/00

C#	Radius	Delta	Length	Bearing	Chord
C1	42.00	26°32'22"	19.45	N 50°01'58" W	19.28
C2	42.00	80°24'05"	58.94	S 76°29'49" W	54.22

FD 3/4" I.D. IRON PIPE AS  
PER C.S.9257, PIPE BROKEN  
AND LEANING N39°47'52"E  
0.18 OF TRUE CORNER

FD 5/8" I.R. W/ YPC STAMPED  
'SPRINGER LS1102' AS PER C.S.8973

L#	Bearing	Length
L1	S 0°02'36" W	30.00
(L1)	S 0°02'36" W	30.00
L2	S 0°02'36" W	30.00
(L2)	S 0°02'36" W	30.00
L3	N 0°02'10" W	5.15
(L3)	N 0°02'10" W	5.15
L4	S 0°01'09" W	30.00
(L4)	S 0°01'09" W	30.00
L5	S 0°01'09" W	30.00
(L5)	S 0°01'09" W	30.00
L6	S 89°46'00" W	8.14
L7	S 89°48'12" W	24.05
L8	S 89°48'12" W	36.77

SURVEYOR'S CERTIFICATE

I, JOHN SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY OF WHICH IS AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8 INCH IRON ROD LYING NORTH 33°18'14" EAST 600.72 FEET OF THE NORTHWEST CORNER OF THE GEORGE W. BETHERS DONATION LAND CLAIM No. 49, SAID POINT ALSO BEING IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY OREGON; THENCE NORTH 0°01'13" EAST 130.78 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°46'00" EAST 142.02 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°46'00" EAST 36.83 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 0°01'59" WEST 130.90 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°48'12" WEST 36.77 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°48'12" WEST 142.05 FEET TO THE INITIAL POINT.

APPROVALS

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 199 9, 2000 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PROPERTY DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 16th DAY OF AUGUST, 199 9.

BY: [Signature]  
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 PROPERTY THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF 8/20/99.

BY: [Signature]  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,  
AUDITING, AND TAX COLLECTION

I HEREBY CERTIFY THAT ALL ASSESSMENTS AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

BY: [Signature] FOR LEE MARCH 08/23/99  
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED [Signature] 8-25-99  
CITY OF CORVALLIS ENGINEER DATE

APPROVED [Signature] 8-30-99  
BENTON COUNTY SURVEYOR DATE

STATE OF OREGON )  
                  )SS  
COUNTY OF BENTON )

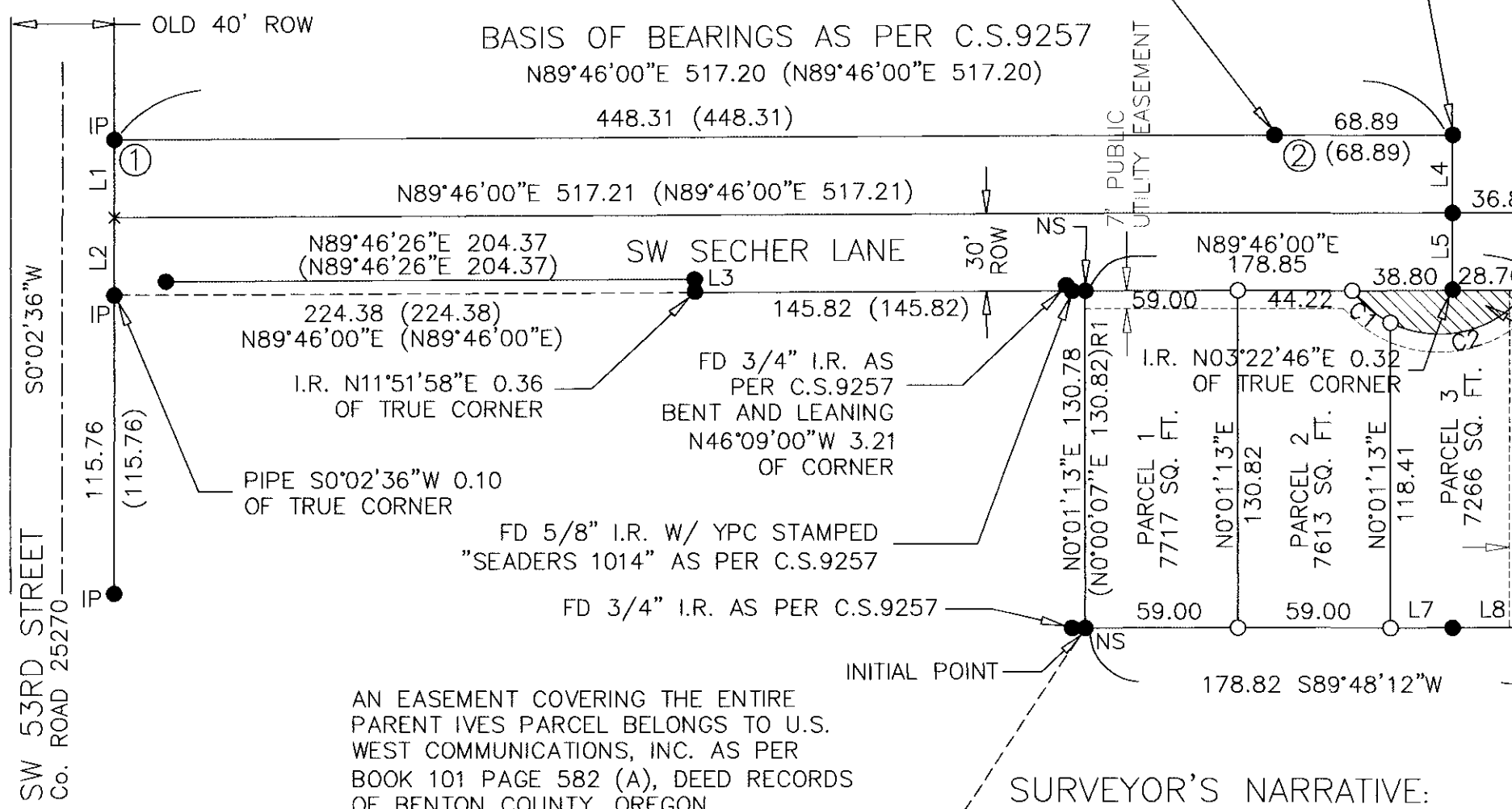
I HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS BOOK OF PARTITION PLATS, AS PLAT NO. 99-25 ON THIS 30th DAY OF August, 1999, AT 9:18 O'CLOCK AM.

BY: [Signature]  
BENTON COUNTY CLERK  
[Signature]  
sr. Deputy Clerk

FD 5/8" I.R. W/ YPC STAMPED  
'BENTON COUNTY SURVEY' IN  
MONUMENT BOX AS PER C.S.7676  
CORVALLIS CONTROL STATION No. 43

(N87°22'26"E)  
N87°21'16"E  
65.89  
(65.90)

FD 3" BRASS CAP IN MONUMENT BOX  
NW CORNER GEORGE W. BETHERS D.L.C. No. 49  
AS PER CORNER RESTORATION 3268  
CORVALLIS CONTROL STATION No. 44



AN EASEMENT COVERING THE ENTIRE PARENT IVES PARCEL BELONGS TO U.S. WEST COMMUNICATIONS, INC. AS PER BOOK 101 PAGE 582 (A), DEED RECORDS OF BENTON COUNTY, OREGON.

LEGEND

- SET 5/8" x 30" I.R. W/ YPC STAMPED 'SEADERS 1014' CORNER CALCULATED, NOT FOUND NOR SET
- FD 5/8" I.R. AS PER C.S.9257 UNLESS OTHERWISE NOTED
- IP FD 1/2" I.D. IRON PIPE AS PER C.S. 9257
- NS FD 5/8" I.R. W/ RPC STAMPED "NORTHSTAR PLS 1823" AS PER C.S.9304
- ( ) DATA OF, OR COMPUTED FROM C.S. 9257— SAME AS MEASURED
- ( ) R1 DATA OF, OR COMPUTED FROM C.S. 9304
- L# LINE NUMBER — SEE LINE TABLE
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- C.S. BENTON COUNTY SURVEY
- ROW RIGHT OF WAY
- FD FOUND

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE AFORE MENTIONED PROPERTY OWNED BY THE FRANCIS F. IVES TRUST INTO THREE PARCELS. I HELD ① AND ② AS THE BASIS OF BEARING. I HELD THE LINE BETWEEN THE MOST WESTERLY PROPERTY CORNERS MARKING THE PRESENT PROPERTY AS PER C.S. 9304, AND PARALLELED THAT LINE TO THE EAST 59 FEET AND 118 FEET TO ESTABLISH TWO NEW LOT LINES. THE BOUNDARY OF THE PARTITION WAS ESTABLISHED BY THE MONUMENTS HELD AS SHOWN.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE FRANCIS F. IVES TRUST IS THE RECORDED OWNER OF THE LANDS REPRESENTED ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES THE AREA IN THE NORTHEAST CORNER OF THE PROPERTY, AND DOES DEDICATE THE SEWER EASEMENT TO THE CITY, AND DOES ALSO DEDICATE TO THE PUBLIC THE PUBLIC UTILITY EASEMENT AS SHOWN ON THE ATTACHED MAP TO THE BENEFIT OF THE FOLLOWING FRANCHISE UTILITIES: PACIFICORP, INC., NORTHWEST NATURAL GAS, INC., U.S. WEST COMMUNICATIONS, INC., AND T.C.I. CABLEVISION, INC.

[Signature]  
FRANCIS F. IVES, TRUSTEE OF THE FRANCIS F. IVES TRUST

ACKNOWLEDGMENT

STATE OF OREGON )  
                  )SS  
COUNTY OF BENTON )

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF July, 199 9, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR FRANCIS F. IVES OF THE FRANCIS F. IVES TRUST, AN OREGON CORPORATION, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DID SO FREELY AND VOLUNTARILY.

[Signature]  
NOTARY PUBLIC FOR THE STATE OF OREGON