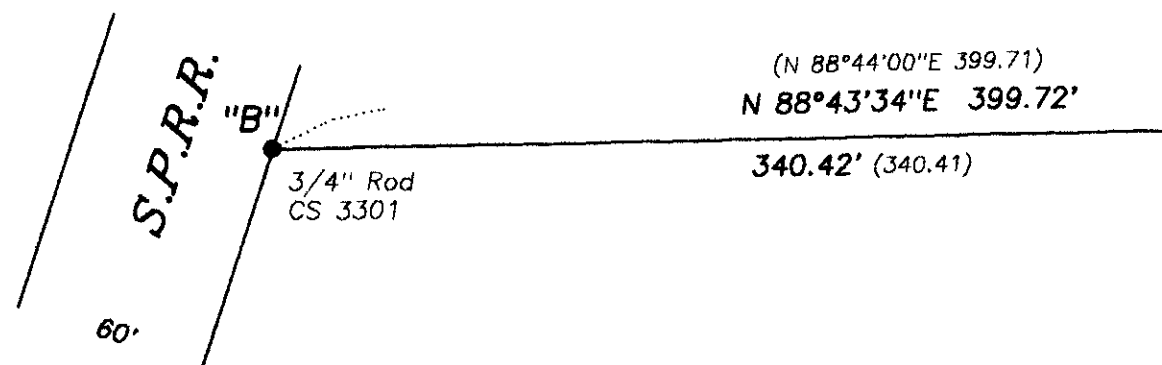


PARTITION PLAT 1999-47  
for  
**ROBERT C. WILSON**  
in  
SW 1/4 SECTION 24  
T 11 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON  
SEPTEMBER 30, 1999



CURVE	RADIUS	ARC	DELTA	CHORD	CH. BEARING
1	20.00'	30.96'	88°42'10"	27.96'	N 43°35'52"E
2	20.00'	31.75'	90°57'35"	28.52'	N 45°35'48"W
3	(B) 20.00'	(31.73')	(90°54'10")	(28.51')	(N 45°32'55"W)(B)
4	(A) 938.81'	(111.06')	(6°46'38")	(111.00')	(N 87°36'41"W)(A)
	(B) 599.62'	(105.67')	(10°05'51")	(105.54')	(N 04°55'55"E)(B)

**LEGEND**

- .....Found monument: 5/8" iron rod with yellow plastic cap stamped "CITY OF CORVALLIS" set per CS 7593 or 7598 unless otherwise noted.
- YPC.....Yellow Plastic Cap, stamped "K&D ENG LS 1630," on 5/8" iron rod set per Partition Plat 93-39.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ⊙.....Set monument: 5/8" brass washer, stamped "PLS 1823," in lead plug.
- ( ).....Record data from CS 9245 or as noted below:
- (A)....." " " CS 7598.
- (B)....." " " CS 7593.
- (C)....." " " CS 7624.
- (D)....." " " Partition Plat 93-39.

NOTE: Pipe dimension is inside diameter.

**NARRATIVE**

This survey is the result of City of Corvallis Community Development File MLP99-00008.

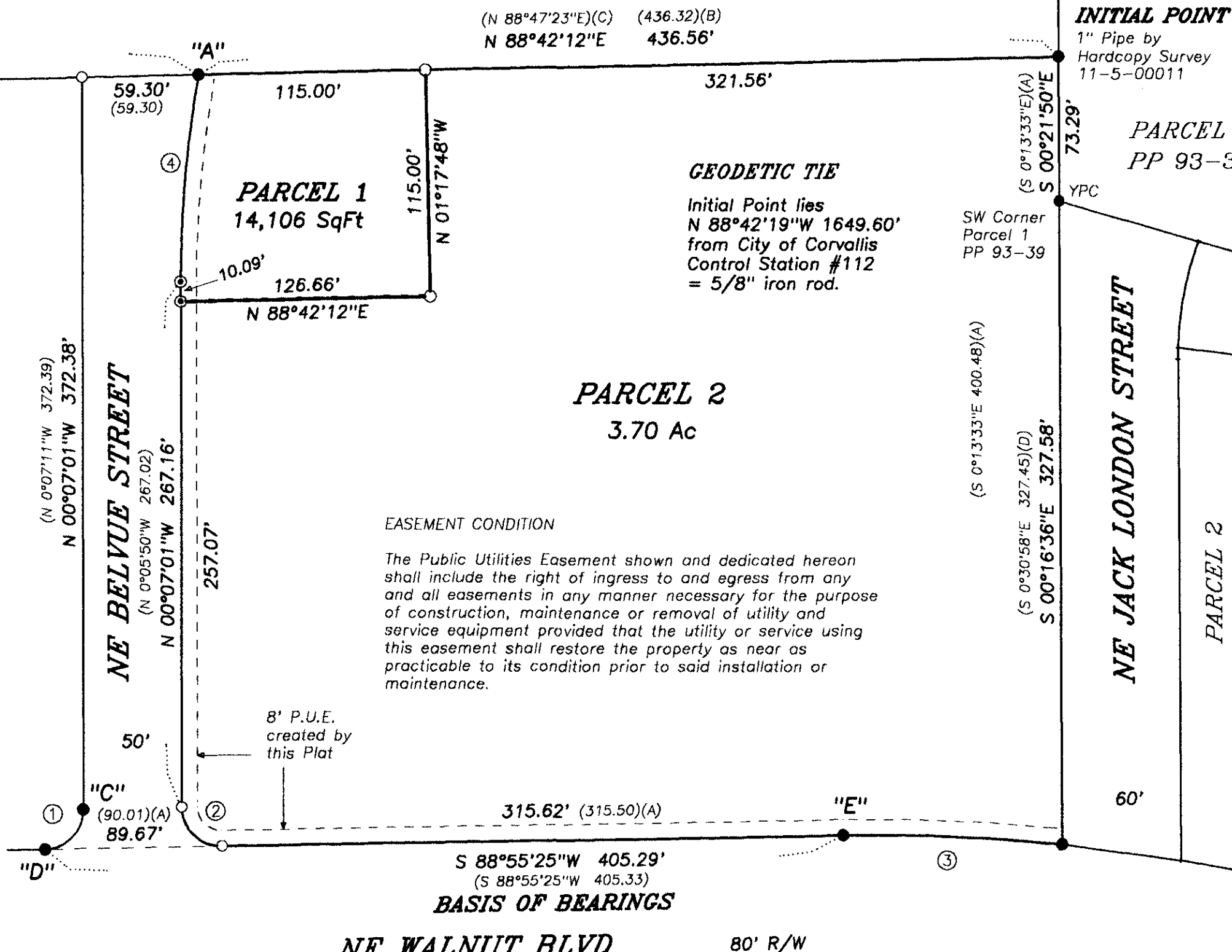
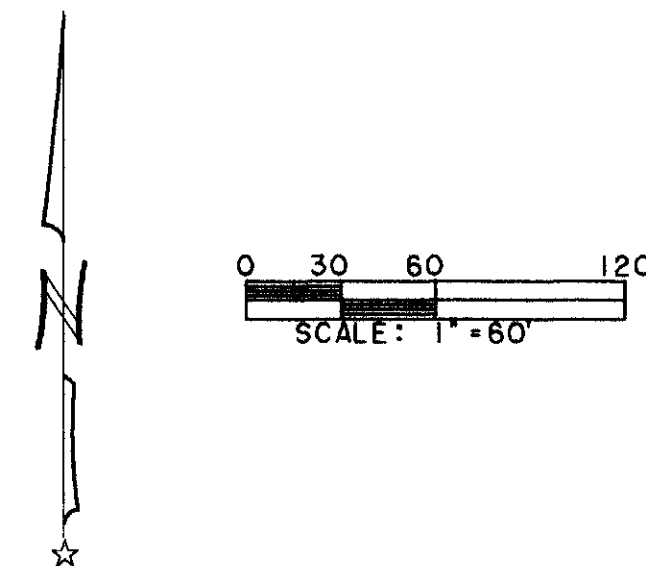
The property is bounded on the west by NE Belvue St. (surveyed by CS 7593), on the south by NE Walnut Blvd (CS 7598), and on the east by NE Jack London St. and Parcel 1 of Partition Plat 93-39. The north line was surveyed and monumented per Hardcopy Survey 11-5-#00011. I found and am holding monuments from these surveys at the NW, NE and SE corners of the property. Several monuments defining the easterly right-of-way (R/W) line of Belvue St. have been destroyed as was the pipe at the NW corner of the street. I computed the pipe's position on line between the found rods at "A" and "B" at the record distance from "A" as shown on CS 9245 and thus, with monument "C," established the westerly R/W of Belvue St. Next I computed the radius point of curve #2 by intersecting a line parallel to and 70.00 feet easterly of that R/W line with a line parallel to and 20.00 feet (= record radius) northerly of the north R/W line of Walnut Blvd (defined by monuments "D" and "E"). I made curve #2 a tangent curve by computing its beginning and end points as being on the respective R/W lines at points opposite (i.e. at 90° to) the radius point.

I computed the radius point of curve #4 by intersecting a line parallel to and 649.62 feet easterly of the westerly R/W line of Belvue St. with a line 599.62 feet from monument "A" (record radius = 599.62 ft). I made the curve tangent as before by computing the point of curvature on the easterly R/W line and opposite the radius point.

**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 marked with proper monuments the boundary of the land represented on this Partition Plat. The boundary is described as follows:

Beginning at a 1" iron pipe at the northeast corner of the tract conveyed to Robert and Patricia Wilson per Book 158, Page 236, Benton county Deed Records, in the Southwest Quarter of Section 24, T11S, R5W, W.M., City of Corvallis, Benton county, Oregon, said pipe also being on the west line of Parcel 1 of Partition Plat 93-39; thence along the east line of said Wilson tract S 0°21'50"E 73.29 feet to a 5/8" iron rod; thence S 0°16'36"E 327.58 feet to a 5/8" iron rod on the northerly right-of-way line of NE Walnut Boulevard; thence along said right-of-way line on the arc of a 938.81 foot radius curve left (chord bears N 87°36'14"W 111.18 feet) 111.24 feet to a 5/8" iron rod; thence S 88°55'25"W 315.62 feet to a 5/8" iron rod; thence along the arc of a 20.00 foot radius curve right (chord bears N 45°35'48"W 28.52 feet) 31.75 feet to a 5/8" iron rod on the easterly right-of-way line of NE Belvue Street; thence along said easterly right-of-way line N 0°07'01"W 267.16 feet to a 5/8" iron rod; thence along the arc of a 599.62 foot radius curve right (chord bears N 4°55'55"E 105.54 feet) 105.67 feet to a 5/8" iron rod on the north line of said Wilson tract; thence N 88°42'12"E 436.56 feet to the point of beginning.



**DECLARATION**

Know all men by these presents that Robert C. Wilson 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 Public Utilities Easement (P.U.E.) as shown hereon and dedicate it to public use forever.

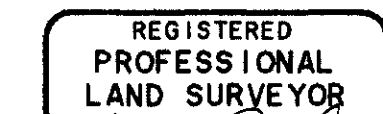
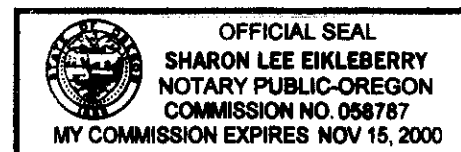
*Robert C. Wilson*  
Robert C. Wilson

**ACKNOWLEDGEMENT**

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

Signed or attested before me on this 10 th day of December, 1999, by Robert C. Wilson.

*Sharon Lee Eikleberr*  
Notary Public



*Theodore J. Langton*  
THEODORE JAMES LANGTON  
1823  
Renewal Date 12/31/2000

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

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

**APPROVALS** MLP99-00008

APPROVED *Susan J. ...* 12-20-99  
Corvallis City Engineer date

APPROVED *Joe March* 12-16-99  
Development Services Manager date

APPROVED *Ray Wilson* 12-21-99  
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 1999-2000 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 3rd day of December, 1999.

*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 15th day of DECEMBER, 1999.

by *Velda Holseth*  
for 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. 99-47, on this 21st day of December, 1999, at 3:30 o'clock P.M. PER M 277748-99

by *Kathleen ...*  
Benton County Clerk Senior Deputy Clerk

99-47

DRAWING NUMBER  
**99-47**  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR

DRAWING NUMBER  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
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**ROBERT C. WILSON**

in  
SW 1/4 SECTION 24  
T 11 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

SEPTEMBER 30, 1999

CURVE	RADIUS	ARC	DELTA	CHORD	CH.BEARING
1	20.00' (20.00)	30.96' (31.02)	88°42'10" (88°51'25")	27.96' (28.00)	N 43°35'52"E (N 43°35'49"E)
2	20.00' (20.00)	31.75' (31.73)	90°57'35" (90°54'10")	28.52' (28.51)	N 45°35'48"W (N 45°32'55"W)(B)
3	938.81' (A)(938.81)	111.24' (111.06)	6°47'21" (6°46'38")	111.18' (111.00)	N 87°36'14"W (N 87°36'41"W)(A)
4	599.62' (B)(599.62)	105.67' (105.75)	10°05'51" (10°06'17")	105.54' (105.61)	N 04°55'55"E (N 04°57'19"E)(B)

**LEGEND**

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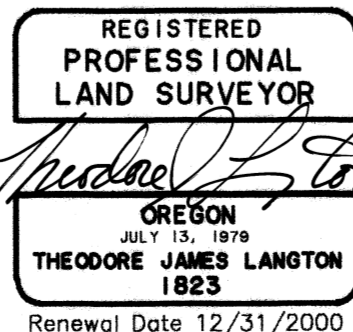
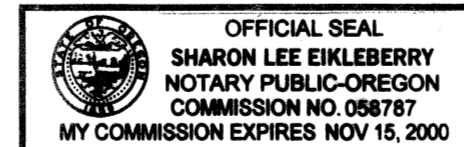
*Robert C. Wilson*  
Robert C. Wilson

**ACKNOWLEDGEMENT**

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

Signed or attested before me on this 10th day of December, 1999, by Robert C. Wilson.

*Sharon Lee Eikleberry*  
Notary Public



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

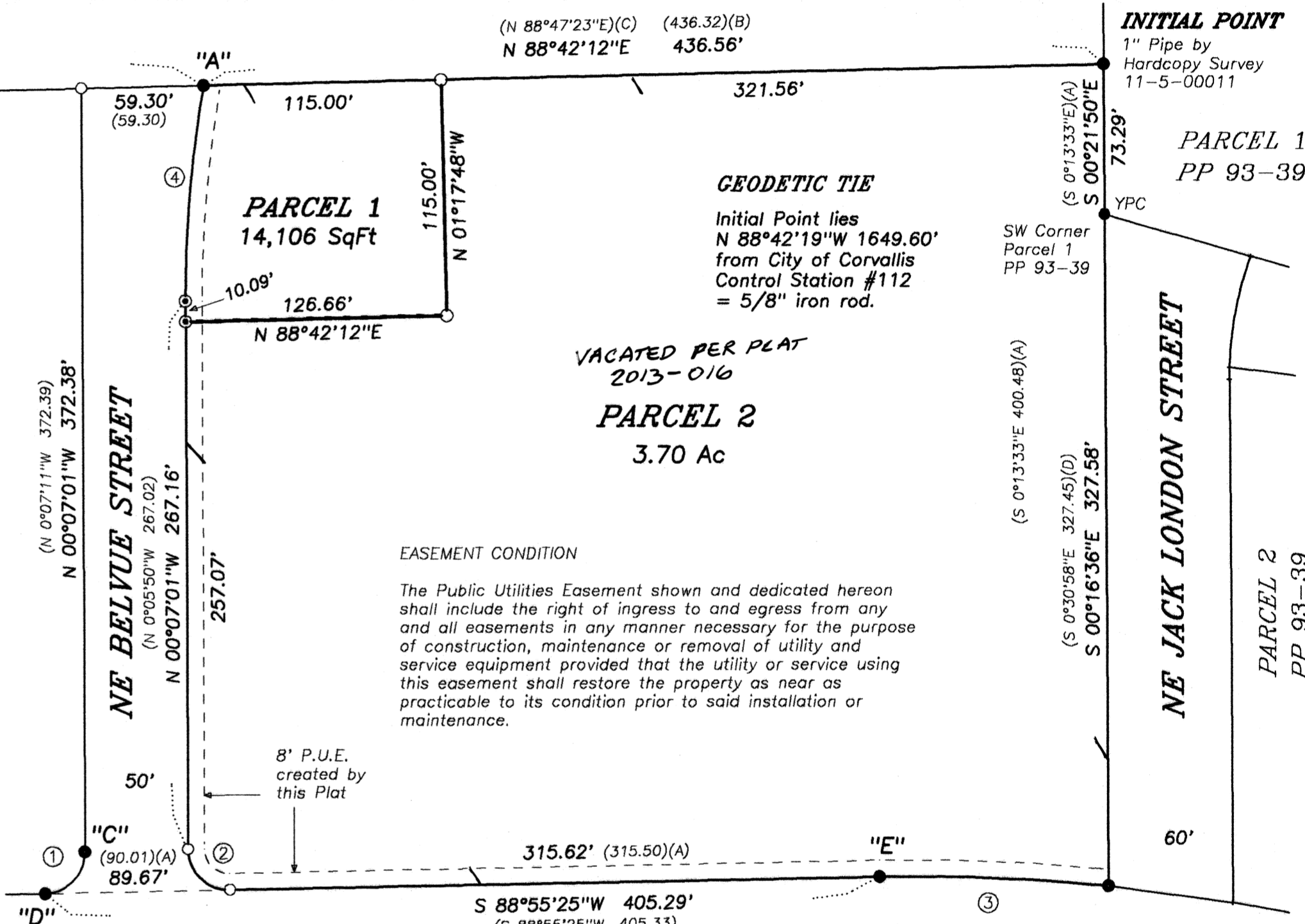
THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

**NE WALNUT BLVD** 80' R/W

**EASEMENT CONDITION**

The Public Utilities Easement shown and dedicated hereon shall include the right of ingress to and egress from any and all easements in any manner necessary for the purpose of construction, maintenance or removal of utility and service equipment provided that the utility or service using this easement shall restore the property as near as practicable to its condition prior to said installation or maintenance.

**BASIS OF BEARINGS**



**APPROVALS** MLP99-00008

APPROVED *[Signature]* 12-20-99  
Corvallis City Engineer date

APPROVED *[Signature]* 12-16-99  
Development Services Manager date

APPROVED *[Signature]* 12-21-99  
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 1999-2000 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 13th day of December, 1999.

by *[Signature]*  
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 15th day of DECEMBER, 1999.

by *[Signature]*  
for 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. 99-47, on this 21st day of December, 1999, at 3:30 o'clock P.M. PER M 277748-99

by *[Signature]*  
for Benton County Clerk

99-47