

BOOK 2000 PAGE 17

**PARTITION PLAT 2000-17**

A REPLAT OF LOTS 10-13  
BLOCK 2, FERNWOOD HILL  
for

**DERALD HERLING  
ANDREA HERLING  
DANIEL FOREMAN  
MARGARET FOREMAN  
JOHN FOSTER  
MARY ANN TARR**

in

SE 1/4 SECTION 28  
T 11 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

MAY 7, 2000

SHEET 1 OF 2

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	185.00' (185.00)	73.06' (73.19)	22°37'36" (22°40')	72.58' (72.71)	S 22°57'44"W (S 22°57'W)
2	43.00' (43.00)	58.29' (58.31)	77°40'04" (77°42')	53.93' (53.94)	S 50°28'58"W (S 50°28'W)
3	96.36' (96.36)	43.28' (43.28)	25°44'00" (25°44')	42.92' (42.91)	N 13°30'07"W (N 13°32'30"W)
4	27.75' (27.75)	31.88' (31.86)	65°49'07" (65°47'30")	30.15' (30.14)	N 06°23'03"E (N 06°28'45"E)
5	246.49' (246.49)	36.85' (36.85)	8°34'00" (8°34')	36.82' (36.82)	N 43°34'36"E (N 43°39'30"E)
6	117.11' (117.11)	91.77' (91.74)	44°54'02" (44°53')	89.44' (89.41)	N 25°24'35"E (N 25°30'E)

COURSE	BEARING	DISTANCE
(C)-(D)	N 05°12'40"E (N 05°09'46"E)	180.59' (180.68)
(D)-(E)	N 33°51'55"E (N 33°56'49"E)	270.81' (270.61)

**LEGEND**

- .....Found monument; 3/4" iron rod by plat of FERNWOOD HILLS unless otherwise noted.
  - .....Set monument; 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
  - FH.....FERNWOOD HILLS plat.
  - ( ).....Record data from plat of FERNWOOD HILLS.
  - RM.....Reference Monument.
- NOTE: Pipe dimension is inside diameter.

**NARRATIVE**

This plat is the result of Corvallis Development Services Division Case MRPO0-00001, Order No. 2000-11. Lots 10, 11, 12 and 13, Block 2, FERNWOOD HILL, is being replatted - creating 3 Parcels. FERNWOOD HILL, Blocks 1, 2, 3 & 4, was platted in 1959. I found no recorded surveys of Lots 10-13, Block 2, done since then. In 1983 I did a topo survey of Lot 13 and computed the boundary based on the 3/4" rods at the SW and westerly NW corners of Lot 10.

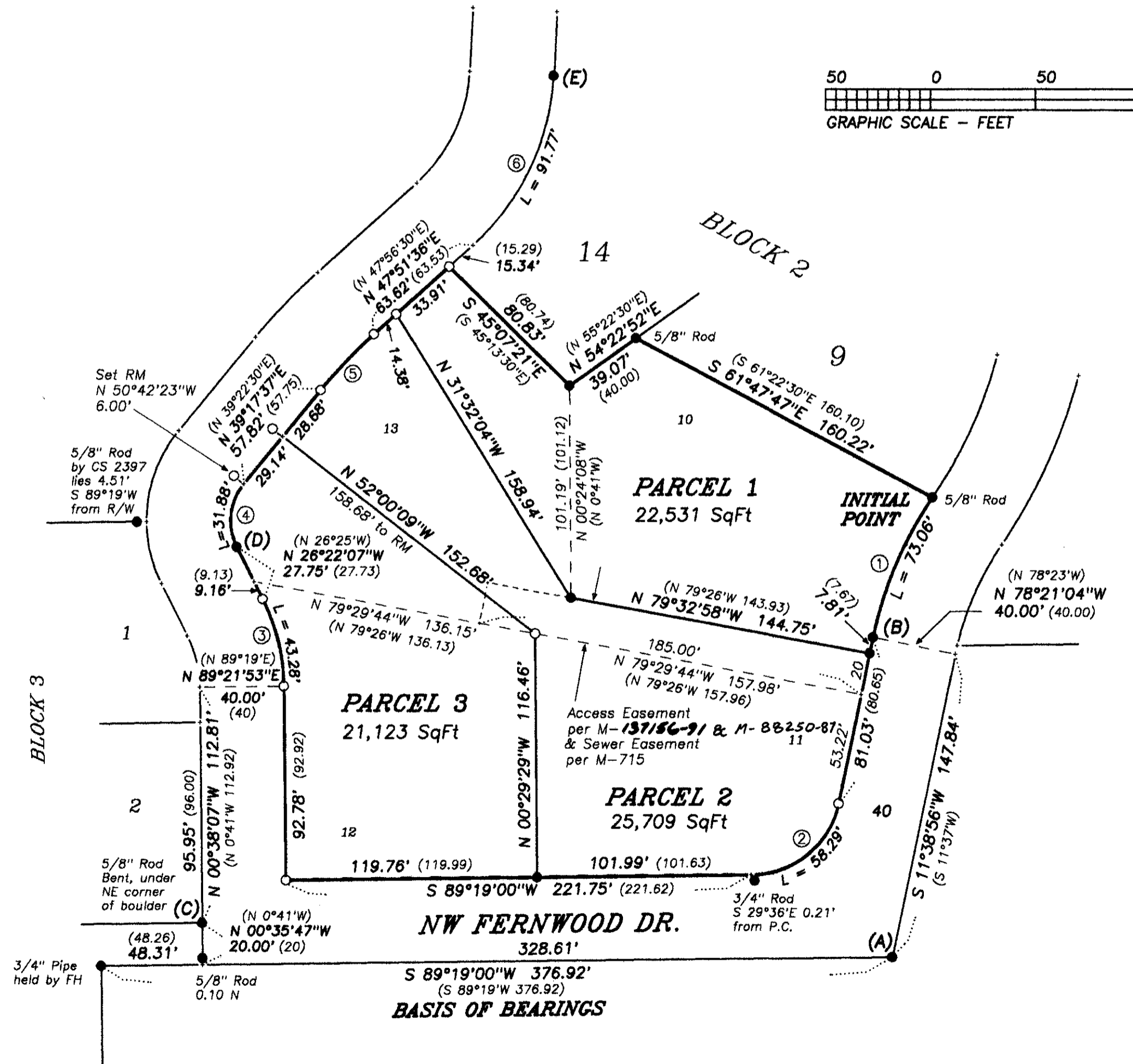
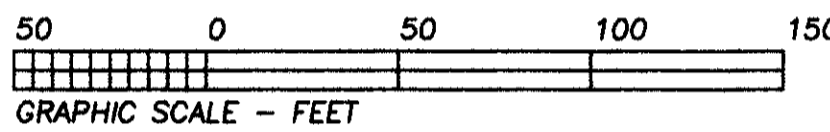
To do this replat properly I first had to determine the boundary of the 4 Lots. Many of the monuments defining the right-of-way (R/W) of NW Fernwood Drive and Lot corners are gone. I computed the easterly R/W (opposite Lots 10 & 11) as a line from the rod at (A) through a point 40.00 feet from rod (B) (measured perpendicular to the line). I held the plat's record radius and made curve (1) tangent at (B).

I made curve (2) tangent also, computing the radius point by intersection of lines parallel to and 83.00 feet (40' R/W + 43' radius) from the south and easterly ROW lines.

I calculated the R/W adjacent to Lots 12 and 13 based on the found monuments at (C) (SE corner of Lot 2, Block 3), (D) (R/W curve point), and (E) (R/W curve point). I calculated the plat's record relationship between these found monuments and calculated all the missing Lot corner and R/W points between them by right triangle proportion, adjusting the computed R/W points slightly as necessary to create tangent curves. I computed the NW corner of Lot 11 (NE of 12) by proportion between my computed position for the NE of 11 and the NW of 12.

Finally, I divided up Lot 13 according to the percentage of ownership by the clients: 25% each to the owners of Lots 10 and 12, and 50% to the owner of Lot 11. The configuration is their design.

Note that I set a Reference Monument (RM) to the NW corner of Parcel 3 and at the R/W curve point southwest of it. The true corners are at the edge of a cliff.



THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Theodore James Langton*

OREGON  
JULY 15, 1979  
THEODORE JAMES LANGTON  
1823  
Renewal Date 12/31/2000

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

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T 11 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

MAY 7, 2000  
SHEET 2 OF 2

**DECLARATION**

Know all men by these presents that Derald Herling, Andrea Herling, The Foster and Tarr Living Trust, John W. Foster and Mary Ann Tarr, Trustees, Dan Foreman and Margaret Foreman are the recorded owners of the land represented on the accompanying map and described in the accompanying surveyor's certificate and have caused same to be surveyed and partitioned into parcels as shown hereon.

Derald Herling  
Derald Herling

Andrea Herling  
Andrea Herling

John W. Foster  
John W. Foster, Trustee

Mary Ann Tarr  
Mary Ann Tarr, Trustee

Dan Foreman  
Dan Foreman

Margaret Foreman  
Margaret Foreman

**ACKNOWLEDGEMENT**

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

Signed or attested before me on this 2nd day of June, 2000, by Derald Herling and Andrea Herling.

Shelley Browne  
Notary Public



**APPROVALS**

Michael Regis FOR LEE MARCH 06/13/00  
Corvallis Development Services Manager date

Suzanne [Signature] 6/16/00  
Corvallis City Engineer date

Ray Wilson 6/29/00  
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 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 7th day of JUNE, 2000.

by Doralee Hillier  
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 roll which have become a lien on this partition that are now due and payable have been paid to me this 29th day of June, 2000.

by Maury K. O'Leary  
Director, Benton County Dept. of Finance, Auditing & Tax Collection

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

I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2000-17 in Benton County Records M-285684-00 on this 29 day of JUNE, 2000, at 1:24 o'clock P.M.

by [Signature]  
for Benton County Clerk

**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 or set proper monuments marking the boundary of the land represented on this Partition Plat. The land is described as follows:

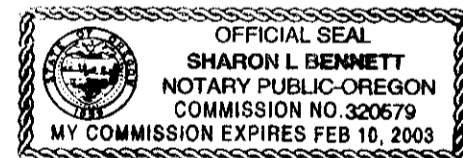
Lots 10, 11, 12 and 13, Block 2, FERNWOOD HILL, in the Southeast Quarter of Section 28, T 11 S, R 5 W, W.M., City of Corvallis, Benton County, Oregon.

**ACKNOWLEDGEMENT**

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

Signed or attested before me on this 2nd day of JUNE, 2000, by John W. Foster and Mary Ann Tarr as Trustees of The Foster and Tarr Living Trust.

Sharon L. Bennett  
Notary Public



**ACKNOWLEDGEMENT**

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

Signed or attested before me on this 50 day of May, 2000, by Dan Foreman and Margaret Foreman.

Else Englen  
Notary Public



THIS DRAWING IS AN EXACT  
COPY OF THE ORIGINAL PLAT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Theodore J. Langton  
OREGON  
JULY 13, 1878  
THEODORE JAMES LANGTON  
1823  
Renewal Date 12/31/2000

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