

PARTITION PLAT No. 2000-20

LOCATED IN THE NW 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: ERIC O. CARLSON
AND CAROLYN B. LOCHERT
DATE: MAY, 2000

L#	Bearing	Length
L1	S 89°54'48" W	20.00
(	N 89°54'48" E	20.00)②
L2	S 89°46'32" W	20.00
(	N 89°46'32" E	20.00)②
L3	S 0°03'36" W	30.00
(	N 0°03'36" E	30.00)②
L4	S 1°08'01" W	5.17
(	N 0°02'10" W	5.15)④
L5	N 0°03'44" E	20.00
L6	N 0°03'44" E	30.00
(	S 0°02'30" W	30.00)⑧
L7	S 0°03'44" W	21.66
L8	N 89°47'33" E	20.00
(	S 89°47'33" W	20.00)②
L9	S 89°46'32" W	20.00
(	N 89°46'32" E	20.00)②
L10	S 0°02'29" W	30.00
(	S 0°02'29" W	30.00)②
L11	S 89°46'32" W	36.90
(	N 89°46'32" E	36.90)②
L12	S 89°46'32" W	8.16
(	N 89°46'32" E	8.16)②
L13	S 89°46'32" W	5.02
(	N 89°46'32" E	5.02)②
L14	S 0°02'29" W	30.00
(	S 0°02'29" W	30.00)②

LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV. LS 51523"
- FOUND MONUMENT NOTED
- △ CALCULATED POINT
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- FD FOUND
- L# SEE LINE TABLE
- C# SEE CURVE TABLE
- C.S. BENTON COUNTY SURVEY
- R/W RIGHT OF WAY
- BCDR BENTON COUNTY DEED RECORD
- PUE PUBLIC UTILITY EASEMENT
- SQ.FT. SQUARE FEET
- () RECORD INFORMATION AS PER
 - ① C.S. 7676
 - ② C.S. 9445
 - ③ C.S. 7297
 - ④ C.S. 9257
 - ⑤ C.S. 5579
 - ⑥ PARTITION PLAT 99-5
 - ⑦ C.S. 9304
 - ⑧ C.S. 6193
 - ⑨ C.S. 2140
 - ⑩ HARDCOPY 12-5-00028
 - ⑪ PARTITION PLAT 99-25

I, DAVID L. MALONE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone
OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

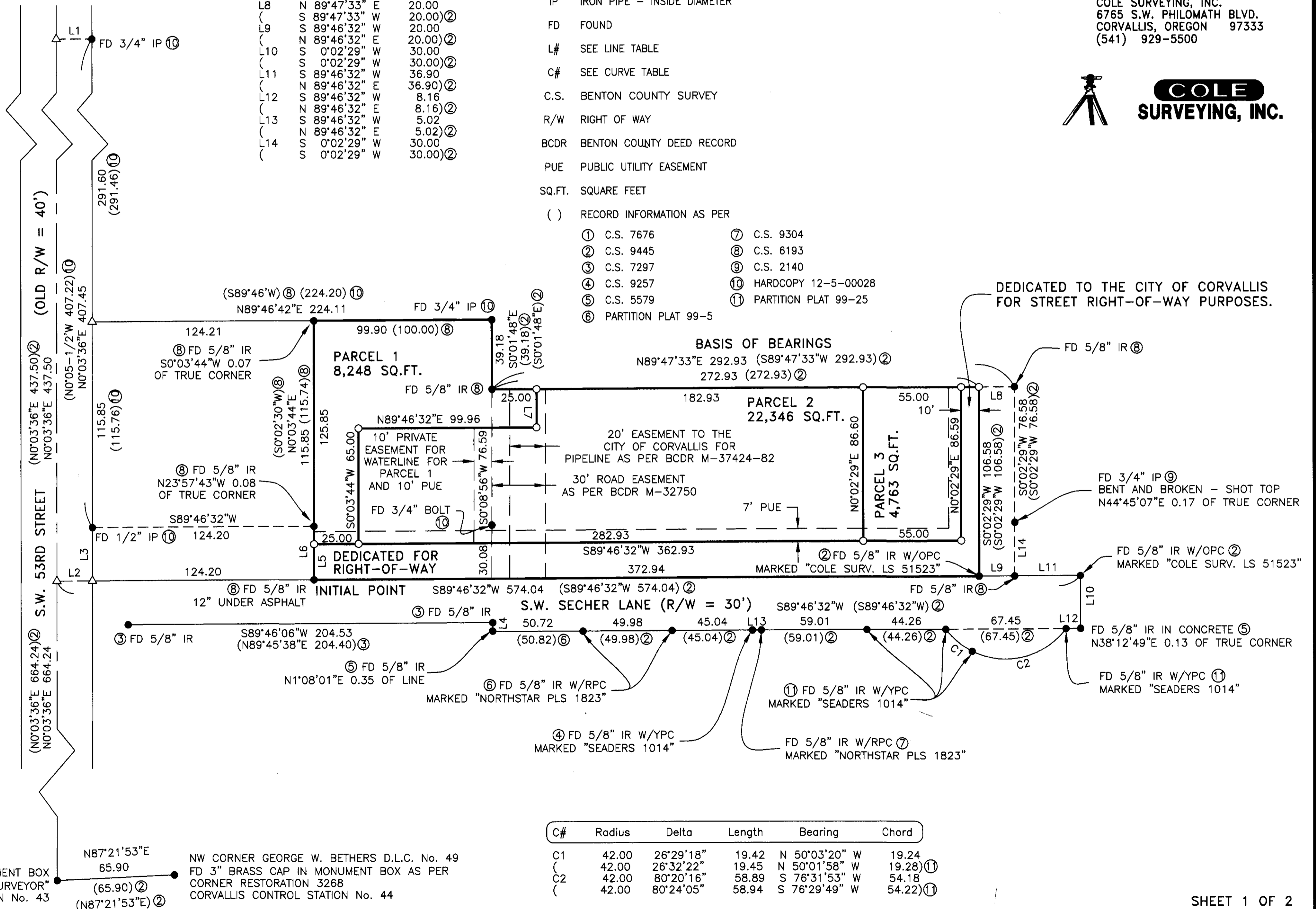
EXPIRES 12/31/2000

DAVID L. MALONE, P.L.S.
COLE SURVEYING, INC.
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500



COLE
SURVEYING, INC.

SCALE: 1" = 40'



DEDICATED TO THE CITY OF CORVALLIS FOR STREET RIGHT-OF-WAY PURPOSES.

① FD 5/8" IR W/YPC IN MONUMENT BOX MARKED "BENTON COUNTY SURVEYOR" CORVALLIS CONTROL STATION No. 43

PARTITION PLAT No. 2000-20

LOCATED IN THE NW 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: ERIC O. CARLSON
AND CAROLYN B. LOCHERT

DATE: MAY , 2000



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JANUARY 12, 1999
DAVID L. MALONE
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EXPIRES 12/31/2000

I, DAVID L. MALONE, HEREBY
CERTIFY THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PARTITION
PLAT.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT ERIC O. CARLSON AND
CAROLYN B. LOCHERT ARE THE OWNERS OF THE LAND SHOWN ON THE
ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S
CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED
INTO PARCELS AS SHOWN AND NOTED ON THE ATTACHED PLAT, AND DO
HEREBY DEDICATE, WITHOUT RESERVATION OR RESTRICTION, TO THE CITY OF
CORVALLIS FOR STREET RIGHT-OF-WAY PURPOSES THAT PROPERTY AS SHOWN
AND NOTED ON THE ATTACHED PLAT, AND DO HEREBY DEDICATE THAT SEVEN
FOOT PUBLIC UTILITY EASEMENT AS SHOWN.

Eric O. Carlson
ERIC O. CARLSON

Carolyn B. Lochert
CAROLYN B. LOCHERT
POA M284401-00

ACKNOWLEDGMENT:

STATE OF OREGON }
 } SS
COUNTY OF BENTON }

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF JUNE, 2000.
BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY
APPEAR ERIC O. CARLSON AND CAROLYN B. LOCHERT, AND WHO, BEING FIRST
DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY
ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Laurie Sheriff
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES:



SURVEYOR'S CERTIFICATE:

I, DAVID L. MALONE, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND
MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN ON THE ATTACHED
PLAT, BEING A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF
SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE
MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD LOCATED AT THE
SOUTHWEST CORNER OF THAT PROPERTY DEEDED TO MARY SECHER AND
DESCRIBED IN BENTON COUNTY DEED RECORD BOOK 170, PAGE 702; THENCE
NORTH 0°03'44" EAST 145.85 FEET TO THE SOUTH LINE OF THAT PROPERTY
DEEDED TO DONALD AND ELIZABETH RUSSELL AND DESCRIBED IN BENTON
COUNTY DEED RECORD BOOK 186, PAGE 396; THENCE ALONG SAID RUSSELL
SOUTH LINE NORTH 89°46'42" EAST 99.90 FEET TO A 3/4 INCH IRON PIPE ON
THE WEST LINE OF THAT PROPERTY DEEDED TO ARNOLD AND PHYLLIS SECHER
AND DESCRIBED IN BENTON COUNTY DEED RECORD BOOK 174, PAGE 59;
THENCE ALONG SAID WEST LINE SOUTH 0°01'48" EAST 39.18 FEET TO A 5/8
INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID ARNOLD AND PHYLLIS
SECHER PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID ARNOLD AND
PHYLLIS SECHER PROPERTY AND ALONG THE SOUTH LINE OF THAT SECOND
TRACT OF PROPERTY DEEDED TO META GEISTER AND DESCRIBED IN BENTON
COUNTY DEED RECORD BOOK 169, PAGE 351 NORTH 89°47'33" EAST 272.93
FEET TO A 5/8 INCH IRON ROD ON A WEST LINE OF THAT PROPERTY DEEDED
TO NORTHFORK FINANCIAL, L.L.C., AND DESCRIBED IN BENTON COUNTY
MICROFILM RECORD M-276494-99; THENCE ALONG SAID NORTHFORK
FINANCIAL, L.L.C., WEST LINE SOUTH 0°02'29" WEST 106.58 FEET TO A 5/8
INCH IRON ROD ON THE NORTH LINE OF THAT RIGHT-OF-WAY DEEDED TO THE
CITY OF CORVALLIS AND DESCRIBED IN BENTON COUNTY MICROFILM RECORD
M-31274-81; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH
89°46'32" WEST 372.94 FEET TO THE INITIAL POINT.

SURVEYOR'S NARRATIVE:

PURPOSE
THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE
REQUIREMENTS OF THE CITY OF CORVALLIS CASE MLP00-00003.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE LINE SO MARKED UPON THE
ATTACHED PARTITION PLAT AS PER BENTON COUNTY SURVEY 9445.

BOUNDARY DETERMINATION
A PORTION OF THIS PROPERTY AND THE RIGHT-OF-WAY OF S.W.
SECHER LANE WERE SURVEYED IN BENTON COUNTY SURVEY 9445
AND THOSE LINES WERE HELD AS PER THAT SURVEY. THE 5/8
INCH IRON ROD FOUND UNDER THE ASPHALT WAS HELD FOR THE
SOUTHWEST CORNER OF THE PARENT PARCEL BEING PARTITIONED.
THE MOST NORTHERLY NORTH LINE WAS ESTABLISHED HOLDING
THE FOUND 3/4 INCH IRON PIPE AT THE EAST END OF THE LINE
AND USING PROPORTIONATE MEASURE TO CALCULATE THE WEST
END OF THE LINE AT THE RIGHT-OF-WAY OF S.W. 53RD STREET.
THE WEST LINE OF THE PARENT PARCEL BEING PARTITIONED WAS
ESTABLISHED HOLDING THE SOUTHWEST CORNER AND THE 5/8
INCH IRON ROD NEAR THE NORTHWEST CORNER. THE NORTHWEST
CORNER WAS ESTABLISHED AT THE INTERSECTION OF THIS WEST
LINE WITH THE MOST NORTHERLY NORTH LINE.

THIS SUBDIVISION PLAT IS SUBJECT TO A SUBDIVISION CONSENT
AFFIDAVIT BY CITIZENS BANK, THE RECORDED TRUST DEED
HOLDER AND LINE OF CREDIT TRUST DEED HOLDER, AND
RECORDED IN THE BENTON COUNTY RECORDS AS M-285786-00

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 99-00 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME
A LIEN ON THIS PARTITION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED
TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS
28th DAY OF June, 2000.

BY: *Conrad Smith*
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 PARTITION THAT ARE NOW DUE AND PAYABLE
HAVE BEEN PAID TO THE DATE OF June 30, 2000.

BY: *Welda Holveth*
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,
AUDITING, AND TAX COLLECTION

APPROVED *Ernest P. Brown* 6-29-00
CITY OF CORVALLIS ENGINEER DATE

APPROVED *Lee Maul* 6-29-00
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED *Ray Wilson* 6-30-00
BENTON COUNTY SURVEYOR DATE

RECORDING:

STATE OF OREGON }
 } SS
COUNTY OF BENTON }

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND
DULY RECORDED BY ME AS PARTITION PLAT 2000-20 IN BENTON
COUNTY DEED RECORDS M-285785-00, ON THIS 30th
DAY OF JUNE, 2000, AT 1:20 O'CLOCK PM.

BY: *W. J. ...*
BENTON COUNTY CLERK
Sr. Deputy Clerk

00070501

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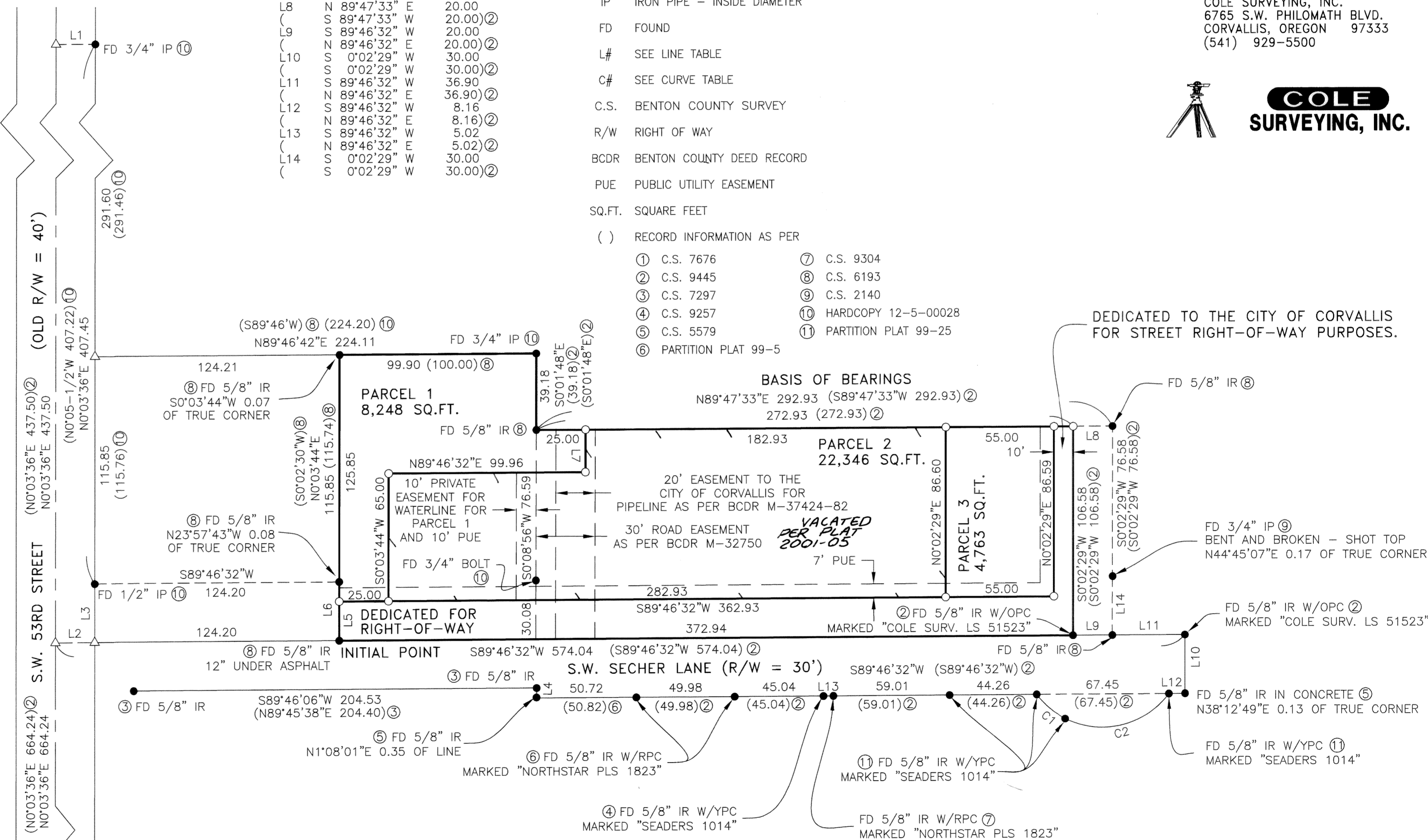
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SURVEYING, INC.

SCALE: 1" = 40'



C#	Radius	Delta	Length	Bearing	Chord
C1	42.00	26°29'18"	19.42	N 50°03'20" W	19.24
(	42.00	26°32'22"	19.45	N 50°01'58" W	19.28)①
C2	42.00	80°20'16"	58.89	S 76°31'53" W	54.18
(	42.00	80°24'05"	58.94	S 76°29'49" W	54.22)①

① FD 5/8" IR W/YPC IN MONUMENT BOX MARKED "BENTON COUNTY SURVEYOR" CORVALLIS CONTROL STATION No. 43

N87°21'53"E 65.90 NW CORNER GEORGE W. BETHERS D.L.C. No. 49
(65.90)②
(N87°21'53"E)②
FD 3" BRASS CAP IN MONUMENT BOX AS PER CORNER RESTORATION 3268
CORVALLIS CONTROL STATION No. 44