

PARTITION PLAT NO. 2000-32

BEING A REPLAT OF PARCEL 3, PARTITION PLAT 1998-58

IN THE JOHN TRAPP D.L.C. NO. 38

NW1/4 SECTION 5, T.12S., R.5W., W.M.

CITY OF CORVALLIS
BENTON COUNTY, OREGON

SURVEYED MARCH 17, 2000

SHEET 2 OF 2

otak
incorporated
17355 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)635-3618 FAX (503)635-5395

NOTES

1. SUBJECT TO THE CONDITIONS OF APPROVAL IN THE CITY OF CORVALLIS PLANNING FILE NO. MLP00-00006.
2. THE LOCATION OF THE EXISTING CITY OF CORVALLIS EASEMENT FOR WATER PIPE LINE AS DESCRIBED IN BOOK 46, PAGE 101, RECORDED MARCH 20, 1906, BENTON COUNTY DEED RECORDS, CAN NOT BE DETERMINED FROM INFORMATION WITHIN THE DOCUMENT.
3. PARCELS 4 AND 5 ARE SUBJECT TO A RECIPROCAL ACCESS AND PARKING EASEMENT OVER ALL ROADWAY AND PARKING AREAS WITHIN PARCELS 4 AND 5.

DECLARATION

KNOWN ALL PERSONS BY THESE PRESENTS: THAT OREGON LAND DEVELOPMENT CO., AN OREGON CORPORATION, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED PARTITION PLAT AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, THE PARTITION PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, ALL PARCELS BEING OF THE DIMENSIONS SHOWN AND ALL EASEMENTS OF THE WIDTHS THEREON SET FORTH AND WE DO HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED.

OREGON LAND DEVELOPMENT CO.
NAME CHANGED FROM KBG INVESTMENT CO.,
AN OREGON CORPORATION

dl
HERB D. KOSS
PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF CLACKAMAS }SS

THIS IS TO CERTIFY: THAT ON THIS 22nd DAY OF MAY, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HERB D. KOSS, WHO BEING FIRST DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF SAID OREGON LAND DEVELOPMENT CO., AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY THE AUTHORITY AND APPROVAL OF ITS BOARD OF DIRECTORS, AND HE DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HIS OWN FREE ACT AND DEED.

Sharon E. Jackson
NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE



APPROVALS

APPROVED THIS 20th DAY OF SEPTEMBER, 2000
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER

BY Lee March

APPROVED THIS 18th DAY OF October, 2000
CITY OF CORVALLIS ENGINEER

BY Ray Wilson

APPROVED THIS 30th DAY OF October, 2000

BY Ray Wilson
BENTON COUNTY SURVEYOR

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

APPROVED THIS _____ DAY OF _____, 2000
CITY OF CORVALLIS FINANCE DIRECTOR

BY _____

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES, FEES, AND OTHER CHARGES AS REQUIRED BY LAW TO BE PLACED ON THE 1999-2000 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 17th DAY OF September, 2000.

DIRECTOR
BENTON COUNTY DEPARTMENT OF ASSESSMENT

BY Douglas Hilgert

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 SUBDIVISION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID AS OF June 30, 2000.

DIRECTOR
BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

BY Welda Holseth

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT NO. 2000-32 IN BENTON COUNTY DEED RECORDS M- 290524-00, ON THIS 30 DAY OF OCTOBER, 2000 AT 10:03 O'CLOCK AM.

BY Ma D. R.
BENTON COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul
OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2000

THIS IS AN EXACT COPY OF
THE ORIGINAL PLAT.

Gary E. Paul
P.L.S. NO. 2698

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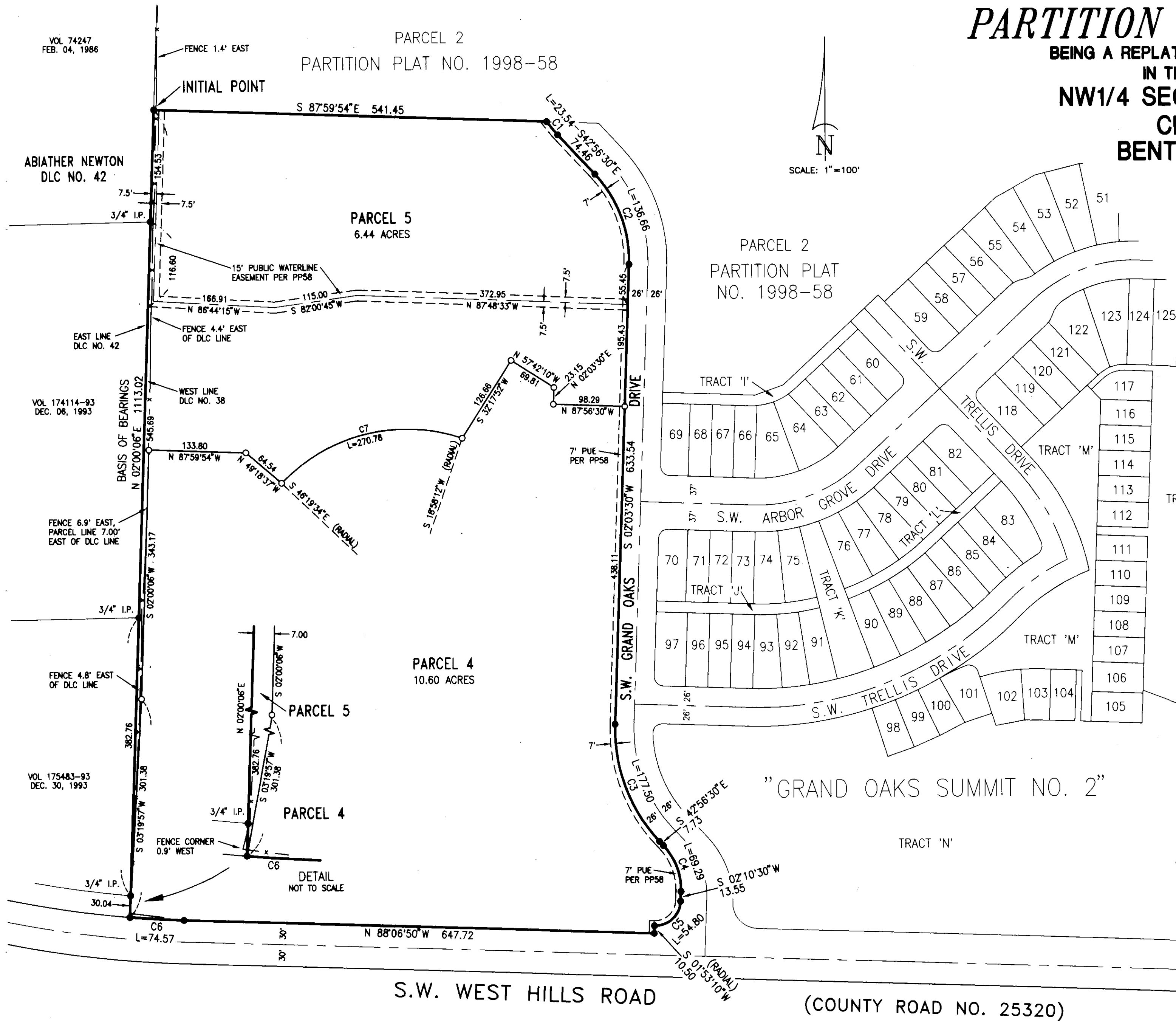
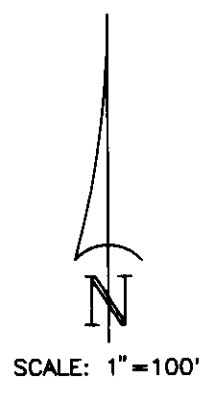
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LEGEND

- DENOTES 5/8" x 30" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK, INC." SET.
- DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK, INC." FOUND AS SET FOR PARTITION PLAT NO. 1998-58 UNLESS OTHERWISE NOTED.
- L DENOTES ARC LENGTH.
- VOL DENOTES DOCUMENT NUMBER, BENTON COUNTY DEED RECORDS
- I.R. DENOTES IRON ROD
- I.P. DENOTES IRON PIPE, INSIDE DIAMETER
- PUE DENOTES PUBLIC UTILITY EASEMENT
- PP58 DENOTES PARTITION PLAT NO. 1998-58

SURVEYOR'S CERTIFICATE

I GARY E. PAUL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED PARTITION PLAT, SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 5, T.12S., R.5W., W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON AND SAID LANDS BEING DESCRIBED AS PARCEL 3, PARTITION PLAT NO. 1998-58, BENTON COUNTY PLAT RECORDS.

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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698

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NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO TWO PARCELS THAT TRACT OF LAND SHOWN AND AS DESCRIBED AS PARCEL 3, PARTITION PLAT NO. 1998-58, BENTON COUNTY PLAT RECORDS. THE BASIS OF BEARINGS IS THE EAST LINE OF THE ABIATHER NEWTON DLC NO. 42 (N.02°00'06"E.) PER SURVEY NO. 9210, BENTON COUNTY SURVEY RECORDS. ALL BOUNDARY LINES ARE PER SAID SURVEY NO. 9210 AND PARTITION PLAT 1998-58. PARCEL LINES ARE PER THE REQUIREMENTS OF THE DECLARANTS TO THIS PLAT.

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG
1	5°58'08"	226.00	23.54	23.53	S 39°57'26"E
2	4°50'00"	174.00	136.86	133.17	S 20°26'30"E
3	4°50'00"	226.00	177.50	172.97	S 20°26'30"E
4	4°50'00"	88.00	69.29	67.52	S 20°23'00"E
5	89°42'40"	35.00	54.80	49.37	S 47°01'50"W
6	3°02'48"	1402.39	74.57	74.57	N 86°35'26"W
7	65°17'46"	237.60	270.78	256.36	S 76°19'19"W

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR
POSITION EDGE OF PRINT ON THIS LINE

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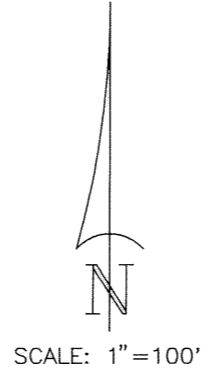
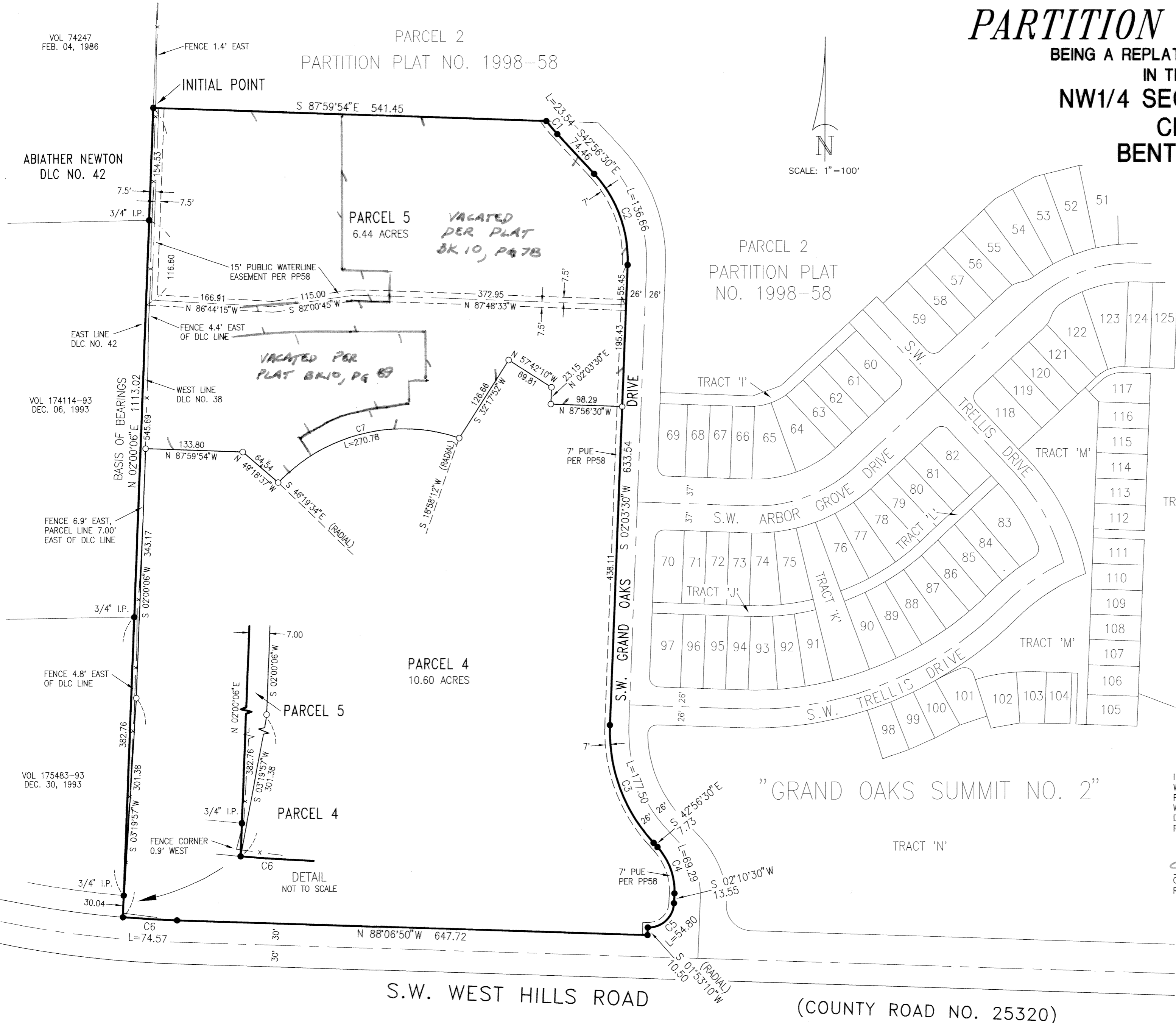
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