DRAWING NUMBER
2000-33

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

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REORDER BY NUMBER 075AR

PARTITION PLAT No 2000-33
for
REED L. AND NADINE M. KING

IN THE
H.C. LEWIS DLC No. 47,
NE 1/4 SE1/4 SEC 23 T 11 S, R 5 W, W.M.
CORVALLIS, BENTON COUNTY, OREGON

PARSONS SURVEYING
1915 S.E. Stone Street
Corvallis, OR 97333
(541) 752-7515

SCALE: 1" = 30'
DATE: 8/29/2000
DRAWN: TBP
PROJECT: 0022
DRAWING: 0022.PRO

NARRATIVE

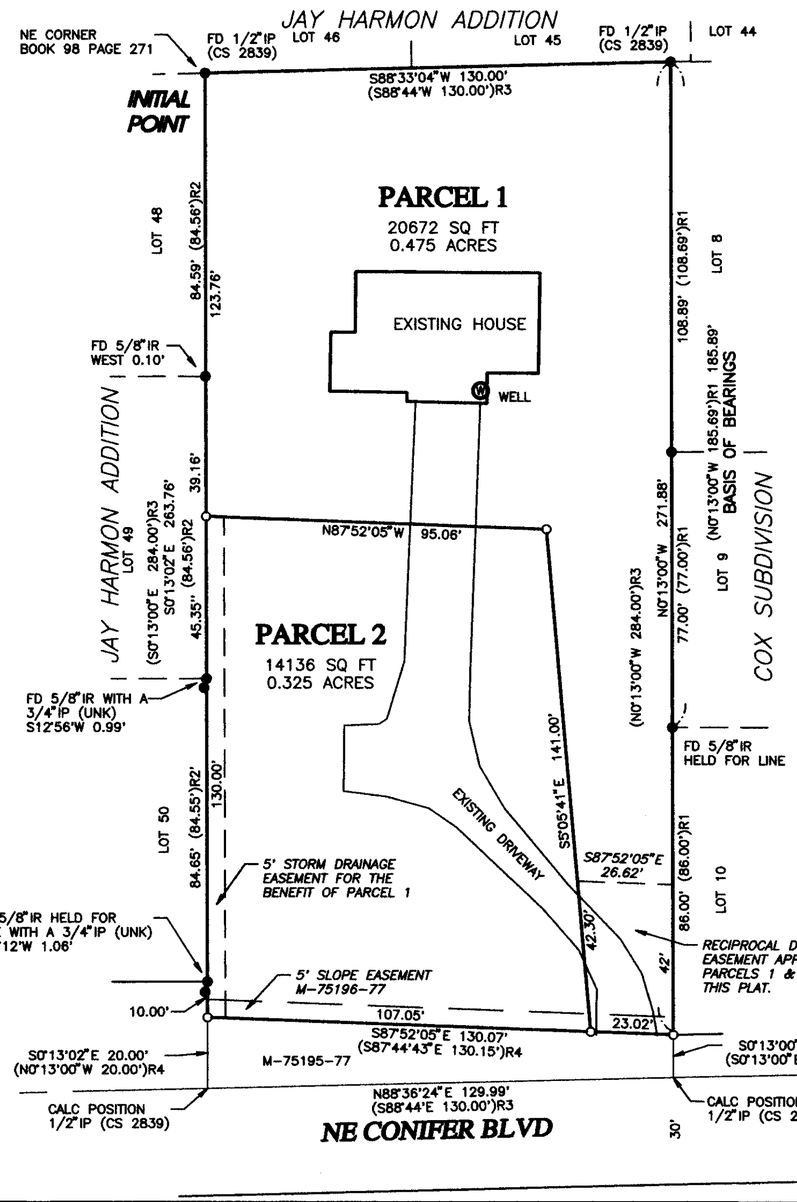
The purpose of this survey is to partition that property described in the deed recorded as M-285232-00, Benton County Deed Records per City of Corvallis Case No. MLP00-00012.

Basis of Bearings is the West line of COX Subdivision, N 0°13'00" W between the a 5/8" iron rod at the northwest corner of Lot 10, and a 1/2" iron pipe (CS 2839) at the northwest corner of Lot 8.

All found monuments were tied from a closed loop traverse. The 1/2" iron pipes set in CS 2839 were held for position. The 1/2" iron pipes set in that survey for the original southeast and southwest corners have been destroyed, but were previously located and shown in the plats of COX Subdivision and JAY HARMON ADDITION. No monuments of these subdivisions were found along the right of way line of NE Conifer Blvd to reestablish the respective corners. I projected the West line of COX SUBDIVISION Southerly 98.00 feet from the 5/8" iron rod at the northwest corner of Lot 10, and projected the East line of JAY HARMON ADDITION Southerly 30.00 feet from the 5/8" iron rod at the southeast corner of Lot 50 to establish the original positions of the 1/2" iron pipes at the southeast and southwest corners of the original property. Monuments were then set Northerly 12 feet from the southeast corner and Northerly 20 feet from the southwest corner for the current south line of the property per M-75195-77.

Equipment used: Topcon GTS4 2" total electronic station.

References:
Plat of JAY HARMON ADDITION, Plat of COX SUBDIVISION, CS 2839
M-28523-00, M-75196-77, M-75195-77, Book 157 Page 474, Book 89 Page 271



LEGEND

- ● Found 5/8" iron rod, no cap, unless noted.
- O Set 5/8"x30" iron rod with yellow plastic cap marked PARSONS, PLS 1918.

( ) Information of Record
R1 – Plat of COX SUBDIVISION
R2 – Plat of JAY HARMON ADDITION
R3 – M-285232-00
R4 – M-75196-77
IR Iron Rod
W/YPC With Yellow Plastic Cap
IP Iron Pipe (inside diameter)
UNK Unknown origin

GRAPHIC SCALE 1"=30'

0 30 60 90

DRIVEWAY MAINTENANCE

Cost of maintenance of the driveway within the Reciprocal Driveway Easement area shall be shared equally by the owners of Parcels 1 and 2.

SURVEYOR'S CERTIFICATE

I, TYLER B. PARSONS, a Registered Professional Land Surveyor in the State of Oregon hereby say that on August 29, 2000, I correctly surveyed and marked with proper monuments the lands represented on the attached partition plat, the boundary of which is described as follows:

Beginning at a 1/2" iron pipe at the Northeast corner of the tract of land described in deed recorded in Book 98, Page 271, Benton County Deed Records, said point being South 88°44' West 40.737 chains North 0°13' West 47.713 chains along the West line of the East half of Claim 47, Township 11 South, Range 5 West, Willamette Meridian, and North 88°44' East 1073.42 feet from the Southeast corner of the H. C. Lewis Donation Land Claim No. 47, said Township and Range; thence South 0°13'02" East 263.76 feet to a 5/8" iron rod on the north right of way line of NE Conifer Blvd; thence along said right of way line South 87°52'05" East 130.07 feet to a 5/8" iron rod; thence North 0°13'00" West 271.88 feet to a 1/2" iron pipe; thence South 88°33'04" West, 130.00 feet to the point of beginning.

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Tyler B. Parsons
TYLER B. PARSONS, PLS 1918

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 18, 1980
TYLER B. PARSONS
1918

EXP: 12/31/2000

DECLARATION

Know all men by these presents that Reed L. King and Nadine M. King are the recorded owners of the lands represented on this Partition Plat, and 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 annexed map.
We hereby create the driveway and storm drainage easements as shown on the attached map.

Reed L. King
Reed L. King

Nadine M. King
Nadine M. King

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF BENTON) SS

This is to certify that on this 31st day of OCTOBER, 2000, before me, a Notary Public for said State and County, did personally appear Reed L. King and Nadine M. King, who, being duly sworn, did say that they are the identical persons described in the above instrument and that they executed the same freely and voluntarily.

Tony M Smith
NOTARY PUBLIC

OFFICIAL SEAL
TONY M SMITH
NOTARY PUBLIC - OREGON
COMMISSION NO. 327789
MY COMMISSION EXPIRES OCT. 5, 2003

APPROVALS

Approved: *Eugene L. Brown* 11-6-00
Corvallis City Engineer Date

Approved: *Lee Mault* 11-6-00
Corvallis Development Services Manager Date

Approved: *Ray Wilson* 11-8-00
Benton County Surveyor Date

I hereby certify that pursuant to ORS. 92.095, all ad valorem taxes, fees and other charges required by law to be placed on the 2000/2001 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 2nd day of November 2000.

By: *Connie Mack* 11-2-00
Director, Benton County Dept. of Assessment Date

I hereby certify that all ad valorem taxes and other charges required by law to be placed on the tax roll which have become a lien on this partition that are now due and payable have been paid to the date of June 30, 2001.

By: *Velda Holseth* 11-3-00
for Director, Benton County Dept of Finance Date
Auditing, and Tax Collection

RECORDING

STATE OF OREGON)
COUNTY OF BENTON) SS

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2000-33 in Benton County Deed Records M-29015-00 on this 9th day of November, 2000 at 11:29 PM o'clock.

By: *Kathleen Haines*
For Benton County Clerk Senior Deputy Clerk

PROJECT: C:\Project\0022King\0022.pro
DATE: 10/30/2000 1:46:19PM