

DRAWING NUMBER
2000-36

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

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
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2000-36

PARTITION PLAT NO. **2000-36**
FOR
CHRISTINA L. KENNEDY
LOCATED IN
NW 1/4 SEC 9, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON
OCTOBER 19, 1999

REGISTERED
PROFESSIONAL
LAND SURVEYOR
John Seaders
OREGON
JULY 22, 1974
JOHN SEADERS
1014
EXPIRES 06/30/02

MSS INC
531 SW 4TH
CORVALLIS, OR 97333
(541) 753-1320
9/00/JD/BB75PLAT

THIS IS AN EXACT COPY
OF THE ORIGINAL PLAT.

AN EASEMENT COVERING THE ENTIRE
PARENT KENNEDY TRACT BELONGS TO U.S.
WEST COMMUNICATIONS, INC. AS PER
BOOK 101, PAGE 582 (A), DEED RECORDS
OF BENTON COUNTY, OREGON.

A BLANKET EASEMENT WAS GRANTED TO
NORTHERN IDAHO AND MONTANA POWER
COMPANY AS PER BOOK 55, PAGE 74,
DEED OF RECORDS OR BENTON COUNTY,
OREGON.

FD 5/8" I.R.
W/ YPC
STAMPED
"LING, GREEN
AND ASSOC."

SURVEYOR'S CERTIFICATE

I, JOHN SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY OF WHICH IS AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8 INCH IRON ROD MARKING THE NORTH EAST CORNER OF TRACT 'B' OF SUNSET MEADOWS SUBDIVISION AS PER BOOK 9 PAGE 28 OF BENTON COUNTY RECORDS, SAID POINT ALSO LYING IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 89°52'50" EAST 466.82 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 0°07'52" EAST 360.35 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 54°35'55" WEST 83.61 FEET TO AN 5/8 INCH IRON ROD; THENCE ALONG A 190 FOOT RADIUS CURVE RIGHT 18.56 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 57°27'51" WEST 18.56 FEET) TO A 5/8 INCH IRON ROD; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE SOUTH 89°33'04" WEST 384.16 FEET TO A POINT, SAID POINT BEING MARKED BY 5/8 INCH IRON ROD THAT LIES NORTH 44°08'56" WEST 0.10 FEET OF SAID POINT, THENCE NORTH 0°02'24" EAST 420.81 FEET TO THE INITIAL POINT.

L#	Bearing	Length
L1	N 0°16'22" W	24.65
L2	S 54°35'55" W	83.61
L3	S 54°44'00" W	93.02
L4	S 89°33'04" W	60.65
L5	S 89°33'04" W	79.33
L6	S 89°33'04" W	24.00
L7	N 0°02'45" E	20.00
L8	S 0°07'52" E	20.00
L9	S 0°2'24" W	10.00
L10	S 89°33'04" W	10.00
L11	N 0°2'24" E	10.00
L12	N 89°33'04" E	10.00

C#	Radius	Delta	Length	Bearing	Chord
C1	190.00	5°35'53"	18.56	S 57°27'51" W	18.56
C2	183.00	5°01'45"	16.06	S 57°10'51" W	16.06

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 2000 - 2001 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PROPERTY DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 23rd DAY OF October, 2000.

BY: *Connie 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 PROPERTY THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2001

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

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

BY: *Lee Marshall* 10-25-00
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED *Eugene Johnson* 11-15-00
CITY OF CORVALLIS ENGINEER DATE

APPROVED *Ray Wilson* 11-29-00
BENTON COUNTY SURVEYOR DATE

STATE OF OREGON)
)SS
COUNTY OF BENTON)

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2000-36 IN THE BENTON COUNTY DEED RECORDS M-291695-00 ON THIS 29 DAY OF November, 2000, AT 2:56 O'CLOCK PM.

BY: *John Seaders*
BENTON COUNTY CLERK

LEGEND

- FD 5/8" I.R. UNLESS OTHERWISE NOTED AS PER C.S. 9528
- SD FD 5/8" I.R. W/ YPC STAMPED "SEADERS LS 1014" AS PER C.S. 9528
- JT FD 5/8" I.R. W/ YPC STAMPED "J TACCHINI PLS 2267" AS PER C.S. 9528
- L# LINE NUMBER - SEE LINE TABLE
- C# CURVE NUMBER - SEE CURVE TABLE
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- C.S. BENTON COUNTY SURVEY
- FD FOUND

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE AFOREMENTIONED PROPERTY OWNED BY CHRISTINA KENNEDY INTO TWO PARCELS. I HELD ALL RECORD AND MEASURED BEARINGS AND DISTANCES AS PER C.S. 9528, EXCEPT THE BEARINGS AND DISTANCES ALONG THE SEWER AND STORM DRAIN EASEMENT, WHICH WERE COMPUTED FROM SAID SURVEY. I HELD ① AND ② AS THE BASIS OF BEARING AS PER C.S. 9528. I HELD POINTS ③ ④ ⑤ AND ⑥ AS PER C.S. 9528 TO FORM THE BOUNDARY LINES BETWEEN PARCEL 1 AND PARCEL 2, AS SHOWN ON MAP. THE BOUNDARY OF THE PARTITION WAS ESTABLISHED BY THE MONUMENTS HELD AS SHOWN.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHRISTINA L. KENNEDY IS THE RECORDED OWNER OF THE LANDS REPRESENTED ON THIS PARTITION PLAT, 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 ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE CITY OF CORVALLIS THE SEWER EASEMENT AS SHOWN. A SEVEN FOOT WIDE FRANCHISE UTILITY EASEMENT IS DECLARED AS SHOWN ON THE ATTACHED PLAT TO BENEFIT QUEST CORP., PACIFIC POWER, NORTHWEST NATURAL, INC., AND AT&T BROADBAND, AS WELL AS A UTILITY AND SERVICE EASEMENT DECLARED AS SHOWN ON THE ATTACHED PLAT FOR A TELEPHONE TERMINAL BOX TO BENEFIT QUEST CORP.

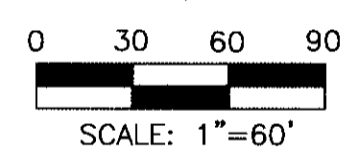
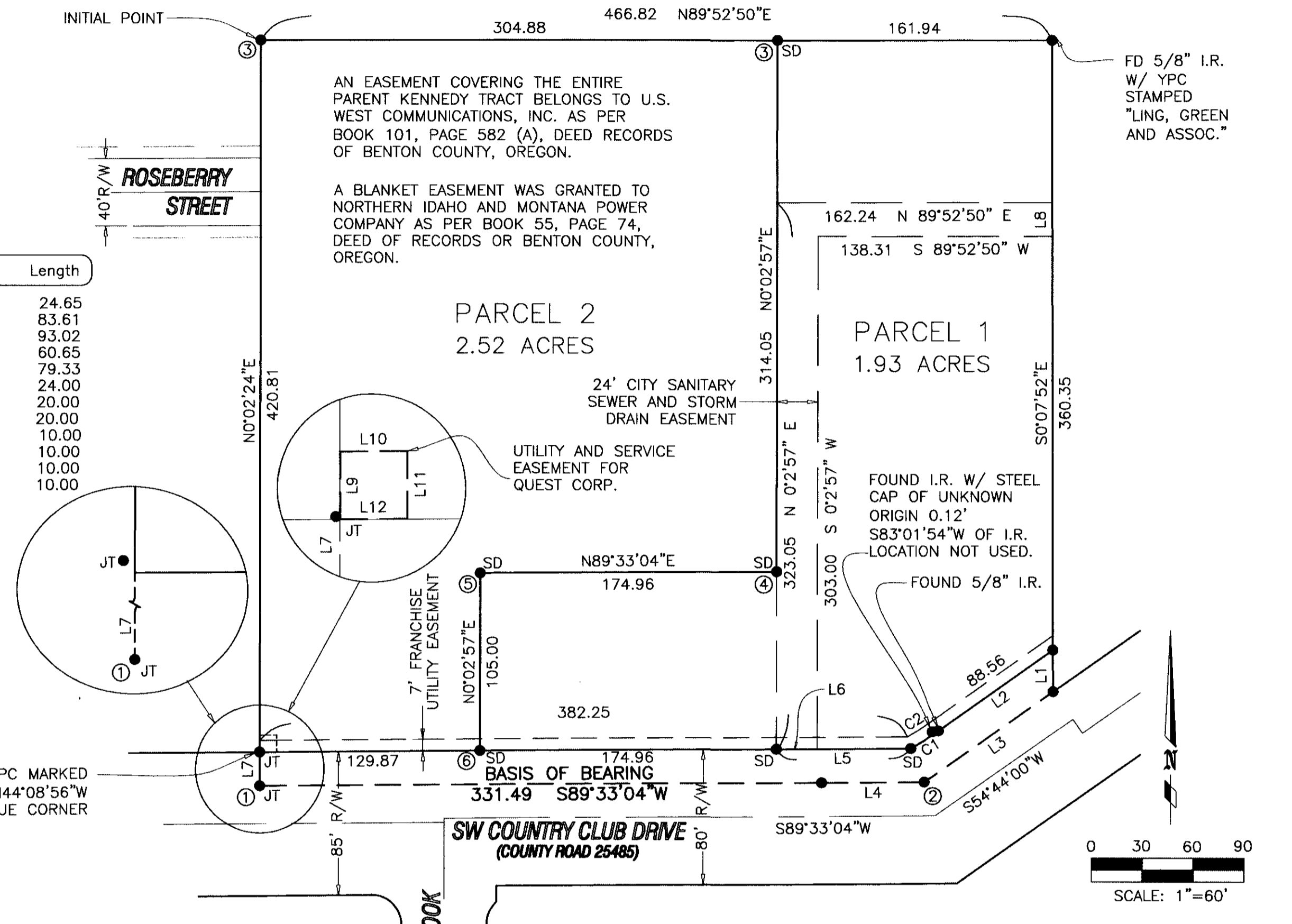
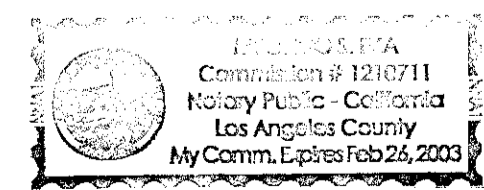
Christina L. Kennedy
CHRISTINA L. KENNEDY

ACKNOWLEDGMENT

STATE OF OREGON)
CALIFORNIA)SS
COUNTY OF BENTON)
LOS ANGELES (LA)

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF OCTOBER, 2000, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR CHRISTINA L. KENNEDY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE DID SO FREELY AND VOLUNTARILY.

John Seaders
NOTARY PUBLIC FOR THE STATE OF OREGON CALIFORNIA



2000-36

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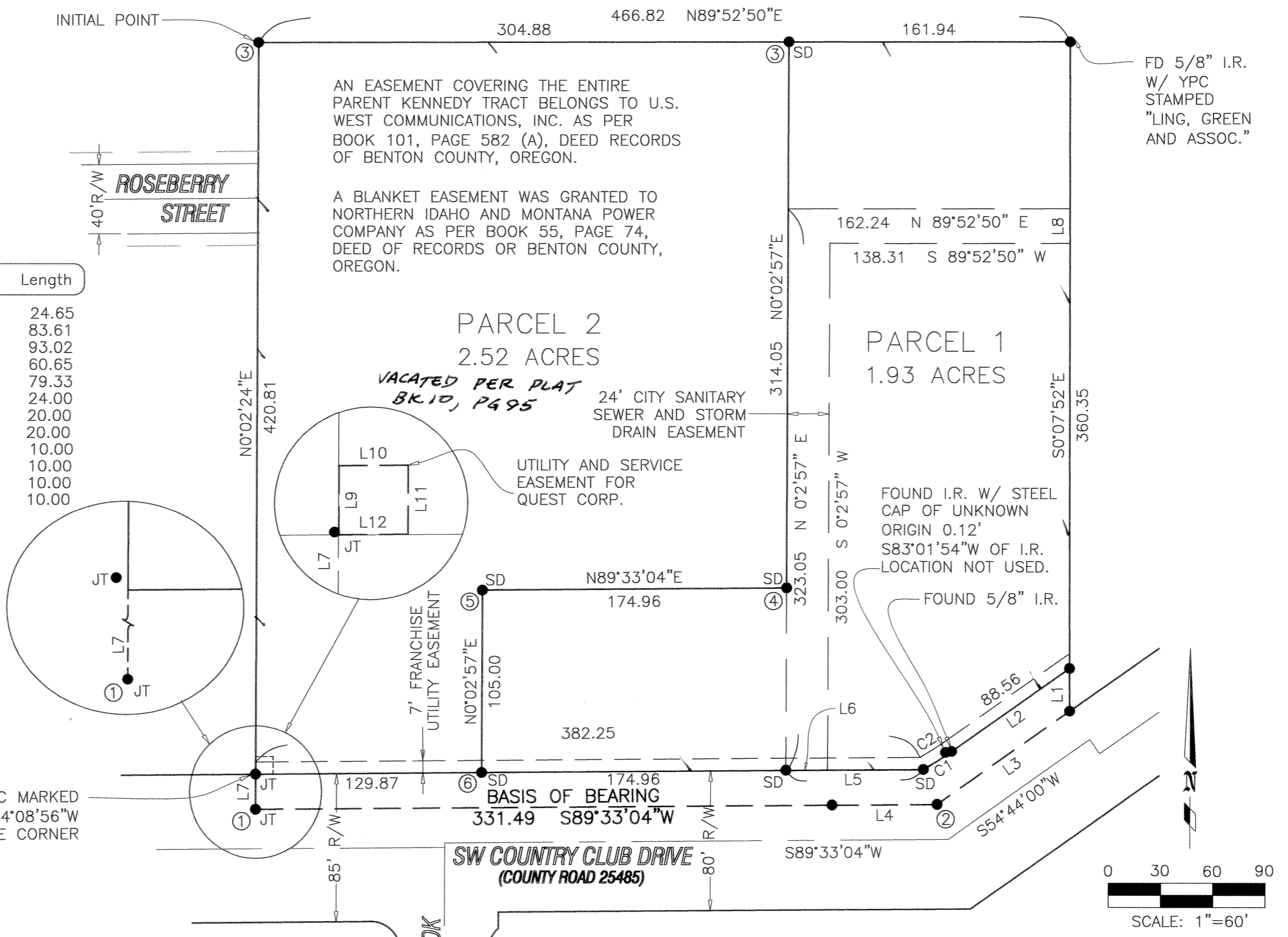
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Notary Signature
NOTARY PUBLIC FOR THE STATE OF OREGON CALIFORNIA

