

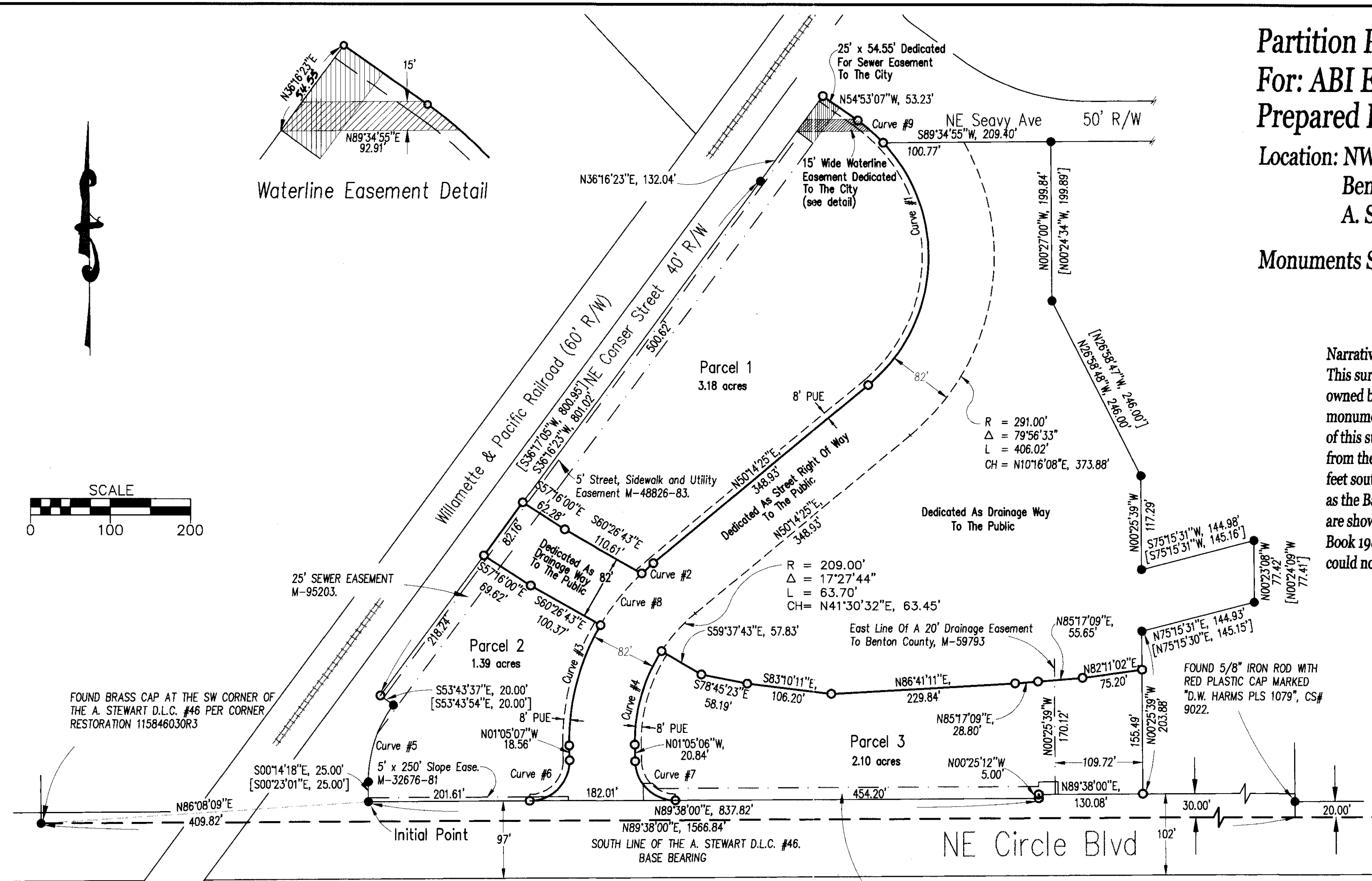
2001-02

Partition Plat No. 2001-02
For: ABI Enterprises and City of Corvallis
Prepared By: City of Corvallis

Location: NW 1/4 Section 25, T.11S., R.5W.W.M.,
Benton County, Oregon
A. Stewart D.L.C. No. 46

Monuments Set October 2000

Narrative:
This survey was performed in order to partition that property owned by ABI Enterprises and the City of Corvallis. The found monuments from CS#8057 were used to control the perimeter of this survey. The south line of the A. Stewart D.L.C. No. 46, from the brass cap at the southwest corner to a point 20.00 feet south of the 5/8" iron rod from CS#9022 shown, was used as the Basis of Bearing for this survey. All Easements of record are shown except easement to Pacific Power & Light Company, Book 198, Page 682 of the Benton County Deed Records, which could not be plotted.

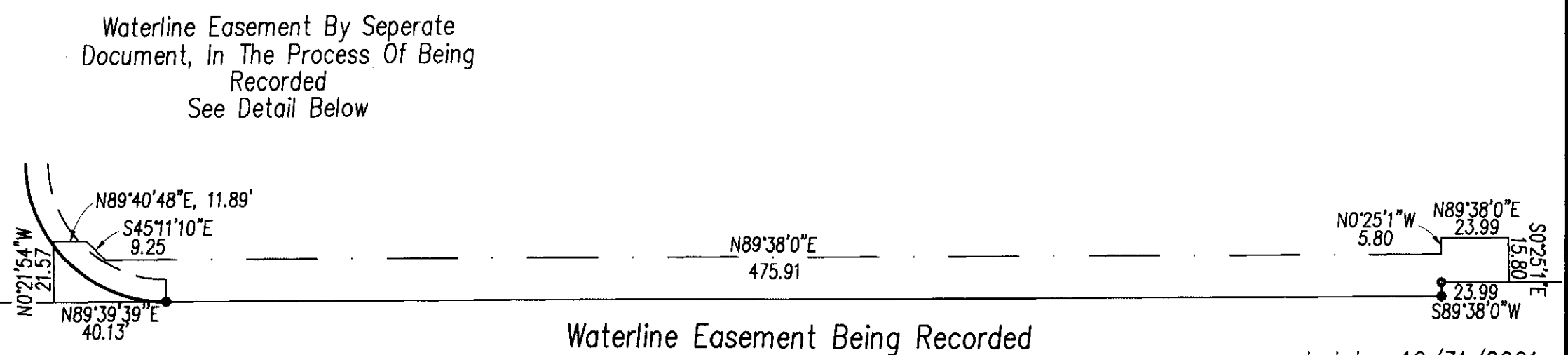


Curve Table

	CURVE #1	CURVE #2	CURVE #3	CURVE #4	CURVE #5	CURVE #6	CURVE #7	CURVE #8	CURVE #9
ARC LENGTH	341.37'	19.37'	158.07'	123.52'	103.03' (102.98')*	79.17'	77.91'	83.23'	42.10'
CHORD LENGTH	304.67'	19.37'	156.14'	121.73'	101.26' (101.24')*	71.15'	70.27'	82.95'	42.03'
CHORD BEARING	S03°26'53"W	S48°20'00"W	S14°28'36"W	S15°50'47"W	S17°56'31"W (S17°57'33"W)*	S44°16'26"W	S45°43'34"E	N38°13'56"E	N49°06'53"W
RADIUS	209.00'	291.00'	291.00'	209.00'	160.00' (160.99')*	50.00'	50.00'	291.00'	209.00'
CENTRAL ANGLE	93°35'04"	3°48'50"	31°07'24"	33°51'47"	36°53'43" (36°39'10")*	90°43'05"	89°16'55"	16°23'17"	11°32'28"

- LEGEND**
- MONUMENT FOUND, 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "CITY OF CORVALLIS", UNLESS OTHERWISE NOTED, FROM CS # 8057.
 - 5/8" x 30" IRON ROD SET, WITH YELLOW PLASTIC CAP MARKED "CITY OF CORVALLIS", UNLESS OTHERWISE NOTED.
 - [] RECORD DATA FROM CS# 8057
 - (*) RECORD DATA FROM M-59793
 - PUE PUBLIC UTILITY EASEMENT

References:
County Surveys.....7484, 8057, 8215, 9022
Deeds..... M-59793, M-91552-87, M-73599,
M-32676-81, M-64307-85, M-72726-85,
M-48826-83, M-95203



I, Warren Deglow, Certify That This Plat
Is A True And Exact Copy Of The Original

Warren Deglow

Warren Deglow
City of Corvallis
1245 NE 3rd St.
Corvallis, Oregon

renewal date: 12/31/2001

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Warren Deglow

**OREGON
JULY 6, 1982
WARREN DEGLOW
1984**

2001-02

DECLARATION

Know all persons by these presents that ABI ENTERPRISES, an Oregon partnership, and the City of Corvallis, an Oregon Municipal Corporation, are the owners of the land represented on this map and particularly described in the Surveyor's Certificate, and have caused said land to be partitioned and surveyed into parcels as shown on this map. ABI and the City of Corvallis hereby dedicate the 25' Sewer Easement, 15' Water Easement, Drainage ways and 82' wide right of way and grants the PUE's as shown.

ABI Enterprises
Terry M. Allen
Terry M. Allen, Partner
Steven P. Allen
Steven P. Allen, Partner

City Of Corvallis
Jon S. Nelson
Jon S. Nelson, City Manager

ACKNOWLEDGEMENT

STATE OF OREGON)
) ss
COUNTY OF BENTON)

This is to certify that on this 5th day of January, 2001, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Terry M. Allen and Steven P. Allen, partners of ABI ENTERPRISES, who are known to me to be the identical persons described in and who executed the following instrument, and acknowledged to me that the following instrument was executed freely and voluntarily.



Tonya Fawver
Notary Public - Oregon
My Commission Expires 8/15/04

STATE OF OREGON)
) ss
COUNTY OF BENTON)

Personally appeared the above-named Jon S. Nelson who acknowledged he is the City Manager of Corvallis and has accepted the foregoing instrument on behalf of the City of Corvallis by authority of its City Council. Before me this 8th day of January, 2001.



M. Sue Mariner
Notary Public - Oregon
My Commission Expires 05-01-02

APPROVALS

Approved this 3rd day of January, 2001.
Eugene Braun
Eugene Braun, Corvallis City Engineer

Approved this 2nd day of JANUARY, 2001.
Lee March
Lee March, Development Services Manager

Approved this 16th day of January, 2001.
Ray Wilson
Benton County Surveyor

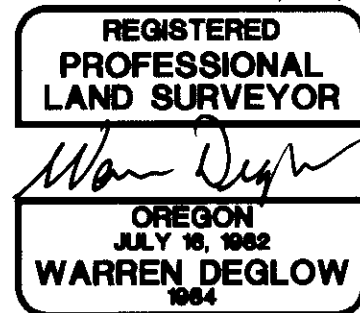
STATE OF OREGON)
) ss
COUNTY OF BENTON)

I hereby certify that this partition plat was received and duly recorded by me as partition plat 2001-02 in Benton County Deed Records M-293414-01 on this 16th day of January, 2001, at 3:27 o'clock PM.

Kathleen Haring
Senior Deputy Clerk
for Benton County Clerk

renewal date: 12/31/2001

Warren Deglow
City of Corvallis
1245 NE 3rd St.
Corvallis, Oregon



SURVEYOR'S CERTIFICATE

I, Warren Deglow, a Registered Land Surveyor in the State of Oregon, being first duly sworn, hereby depose and say that in October, 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 point on the east line of that property as described in M-59793 of the Benton County Deed Records, said point being the intersection of the north right of way of NE Circle Blvd. and the east right of way of NE Conser Street, said point also being N86°08'09"E, 409.82 feet from the southwest corner of the A. Stewart Donation Land Claim No. 46, Section 25 of Township 11 South, Range 5 West of the Willamette Meridian, Benton County, Oregon; thence along said north right of way N89°38'00"E, 837.82 feet to a point on the west line of that property described as Parcel I, M-72726-85 of said Benton County Deed Records; thence along said west line N00°25'12"W, 5.00 feet; thence N89°38'00"E, 130.08 feet to a point on the east line of that property as described as Parcel II, M-64307-85; thence along said east line N00°25'39"W, 203.88 to the southwest corner of said property as described as Parcel II; thence N75°15'31"E, 144.93' to the southeast corner of said Parcel II; thence N00°23'08"W, 77.42' to the northeast corner of said Parcel II; thence S75°15'31"W, 144.98 feet to the northwest corner of said Parcel II; thence N00°25'39"W, 117.29 feet to the northeast corner of said Parcel I; thence N26°58'48"W, 246.00 feet to the north corner of said Parcel I; thence N00°27'00"W, 199.84 feet to the northeast corner of said Parcel I, M-72726-85, said northeast corner being the south right of way of NE Seavy Ave.; thence along said south right of way S89°34'55"W, 209.40 feet; thence 42.10 feet along the arc of a 209.00 foot radius curve to the left (the long chord of which bears N49°06'53"W, 42.03 feet); thence N54°53'07"W, 53.23 feet to the intersection with the east right of way of NE Conser Street; thence along said east right of way S36°16'23"W, 933.06 feet to the northwest corner of said property as described in M-59793; thence along the north and east lines of said property the following courses: S53°43'37"E, 20.00 feet; 103.04 feet along the arc of a 160.00 foot radius curve to the left (the long chord of which bears S17°56'31"W, 101.26 feet); S00°14'18"E, 25.00 feet to the point of beginning.

I certify that pursuant to O.R.S. 92.095, all valorem taxes, fees and other charges required by law to be placed on the ~~2000-2001~~ tax roll, which become 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 on this 28th day of December, 2000.

By Douglas Hillgart
Director, Benton County Dept. of Assessment

I certify that all Valeromtaxes and other charges required by law to be placed upon the tax rolls which have become a lien or will become a lien on this partition that are now due and payable have been paid to the date June 30, 2001.

By Nelda Holseth
for Director, Benton County Dept. of Finance, Auditing & Tax Collection

~~I certify that pursuant to O.R.S. 92.095, all valorem taxes, fees and other charges required by law to be placed on the 2000-2001 tax roll, which become 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 on this _____ day of _____, 2000.~~

By _____
Director, Benton County Dept. of Assessment

~~I certify that all Valerem taxes and other charges required by law to be placed upon the tax rolls which have become a lien or will become a lien on this partition that are now due and payable have been paid to the date _____.~~

By _____
Director, Benton County Dept. of Finance, Auditing & Tax Collection

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