

S.E. RIVERGREEN AVE.**RECORD EASEMENTS**

EASEMENT "C"—Easement to ODOT for Drainage Facilities per M-128506-90.
 EASEMENT "D"—Easement to ODOT for Slopes, Water, Gas, Electric & Communication Service Lines & appurtenances per M-128506-90.
 EASEMENT "E"—easterly 10 ft of 15 ft-wide easement to City of Corvallis for Sanitary Sewer Main per M-39977-82.

- (1) - (2) N 05°35'40"E 51.54' (N 4°35'51"E 51.50')(B)
 (2) - (3) N 05°38'57"E 94.23' (N 4°39'E 94.23')(C)
 (3) - (4) N 05°38'57"E 94.16' (N 4°39'E 94.18')(C)

N 89°31'45"W 424.72'
 (N 89°32'29"W 424.72')(A)

(S 89°32'E 424.78')(C)
 S 89°32'16"E 424.71'
 419.67'

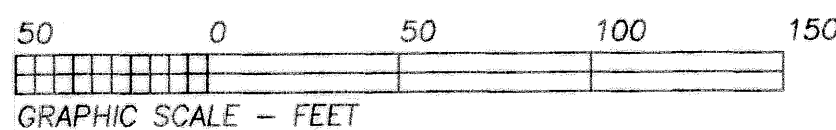
1-1/4" Pipe by
 (C) lies 1411.26'
 S 58°10'12"W from
 YPC by (F) at
 SE Corner of
 VILLA SOUTH

INITIAL POINT

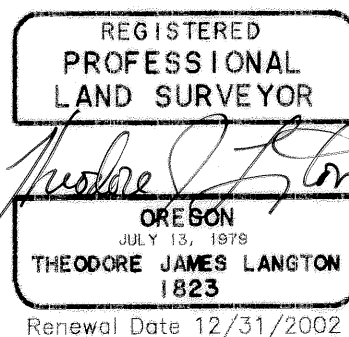
LEGEND

-Found monument as noted.
 - YPC.....Yellow Plastic Cap on 5/8" iron rod.
 - ODOT.....Oregon Department of Transportation.
 - OSHD.....Oregon State Highway Division.
 -Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
 - ⊙.....Computed position of monument found by OSHD.
 - ().....Record data from the reference shown below:
- (A) - CS 7033
 (B) - CS 7120
 (C) - Hardcopy Survey 12-5 #00036.
 (D) - M-277063-99, Benton County Deed Records
 (E) - OSHD survey of Pacific Highway West, Mary's River - Kiger Island Section
 (F) - Plat of VILLA SOUTH.

NOTE: Pipe dimension is inside diameter.



THIS DRAWING IS AN EXACT
 COPY OF THE ORIGINAL PLAT.



NORTHSTAR SURVEYING, INC.
 720 N.W. 4th Street
 Corvallis, Oregon 97330
 Phone: 541-757-9050

NARRATIVE

This plat is the result of City of Corvallis Community Development Case No. MLP00-00007. The land described per M-277063-99 is being partitioned into 2 Parcels.

The north and east lines of the property were surveyed per Hardcopy Survey 12-5#00036. Monuments from that survey were held by subsequent surveys (CS 2156, 6724, 7033, 7120, 7402 and CS 8379). CS 7120 monumented the south line. Additional highway R/W was obtained and the Oregon State Highway Division did an extensive survey, recorded in 1995 as CS 8920, showing the position of monuments they found that were subsequently destroyed by construction. I located 3 OSHD monuments and used them to compute the position of monuments (1) and (2). I held (1), the position of the old SW corner monument by CS 7120, and intersected the line from it to the SE corner monument with the new R/W line to compute the new SW property corner. The OSHD did find a monument near (3) but it was bent and my calculations show that it was out of position. Using record data from CS 7402 I computed position (4). I then computed (3), the old NW property corner, on the line from (2) to (4) at the deed distance 94.23 feet from (2). I intersected the R/W line with the line from (3) to the NE corner monument to compute the new NW property corner.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and found or set proper monuments at the corners of the land represented on this partition plat. The boundary of the property is described as follows:

Beginning at a 1-1/4" iron pipe at the northeast corner of that tract conveyed to the James D. Stinson Living Trust and the Linda Stinson Living Trust per M-277063-99, Deed Records of Benton County, in the Northwest Quarter of Section 14, T 12 S, R 5 W, W.M., City of Corvallis, Benton County, Oregon; thence along the east line of said tract S 5°39'36"W 145.70 feet to a 5/8" iron rod at the southeast corner thereof; thence along the south line of said tract N 89°32'55"W 419.65 feet to a 5/8" iron rod on the easterly right-of-way line of State Highway 99W; thence along said right-of-way line N 5°39'00"E 145.77 feet to a 5/8" iron rod on the north line of said tract; thence along said north line S 89°32'16"E 419.67 feet to the point of beginning.

DECLARATION

Know all men by these presents that the James D. Stinson Living Trust and the Linda Stinson Living Trust, James D. Stinson and Linda Stinson, Co-Trustees, are the recorded owners of the land represented on the attached map, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and partitioned platted into Parcels as shown hereon.

We hereby create the Public Utilities Easement as shown hereon.

We Hereby create Access Easement "A" for the benefit of Parcel 2.

We Hereby create Access Easement "B" for the benefit of Parcel 1.

We hereby create the Well and Waterline Easement as shown hereon for the benefit of Parcel 2.

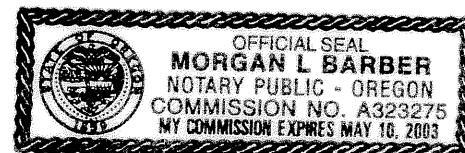
James D. Stinson
 James D. Stinson, Trustee
 The James D. Stinson Living Trust
 The Linda Stinson Living Trust

Linda Stinson
 Linda Stinson, Trustee
 The James D. Stinson Living Trust
 The Linda Stinson Living Trust

STATE OF OREGON)
 COUNTY OF BENTON) S.S.

This instrument was acknowledged before me this 22 day of MARCH, 2001, by James D. Stinson and Linda Stinson as Co-Trustees of the James D. Stinson Living Trust and the Linda Stinson Living Trust.

Morgan L Barber
 Notary Public

**APPROVALS**

Lee March 4-10-01
 Corvallis Development Services Manager date

Eugene J. Brown 4-10-01
 Corvallis City Engineer date

Ray Wilson 4-11-01
 Benton County Surveyor date

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 during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 3RD day of April, 2001.

by Corinna 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 roll which have become a lien on this partition that are now due and payable have been paid to me this 4th day of April, 2001.

by Velda Holseth
 for Director, Benton County Dept. of Finance, Auditing & Tax Collection

STATE OF OREGON)
 COUNTY OF BENTON) S.S.

I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2001-13 in Benton County Records M-296797-01, on this 11th day of APRIL, 2001, at 2:23 o'clock pm.

by Wally G
 Benton County Clerk sn Deputy Clerk

PARTITION PLAT 2001-13
 for

JAMES D. STINSON LIVING TRUST
 and **LINDA STINSON LIVING TRUST**

in

NW 1/4 SECTION 14
 T 12 S, R 5 W, W.M.

CITY OF CORVALLIS
 BENTON COUNTY, OREGON

MARCH 9, 2001