

**PARTITION PLAT No. 2001-28**

LOCATED IN THE NW 1/4 OF SECTION 9,  
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE  
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,  
BENTON COUNTY, OREGON

FOR: ERIC O. CARLSON  
AND CAROLYN B. LOCHERT  
DATE: APRIL 17, 2001

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS, THAT ERIC O. CARLSON AND CAROLYN B. LOCHERT ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN AND NOTED ON THE ATTACHED PLAT, AND DO HEREBY DEDICATE THE PUBLIC UTILITY EASEMENT AS SHOWN ON THE ATTACHED PLAT, AND DO HEREBY CREATE THE FOLLOWING PRIVATE EASEMENTS AS SHOWN ON THE ATTACHED PLAT:  
A PRIVATE WATERLINE EASEMENT TO BENEFIT PARCELS 1 AND 2.  
A PRIVATE SANITARY SEWER EASEMENT TO BENEFIT PARCELS 1 AND 2.  
A PRIVATE SANITARY SEWER EASEMENT TO BENEFIT PARCEL 2.  
A PRIVATE STORM DRAINAGE EASEMENT TO BENEFIT PARCELS 1 AND 3.  
A PRIVATE RECIPROCAL ACCESS EASEMENT TO BENEFIT PARCELS 1, 2, AND 3 OF THIS PLAT AND RESULTANT PROPERTIES 1, 2, AND 3 AS DESCRIBED IN M-299817-01 OF THE BENTON COUNTY MICROFILM RECORDS.  
MAINTENANCE OF THE ABOVE EASEMENTS IS TO BE SHARED PROPORTIONATE TO THE LENGTH OF USE BY THE BENEFITING PROPERTY.

*Eric O. Carlson*  
ERIC O. CARLSON

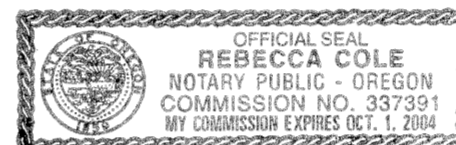
*Carolyn B. Lochert*  
CAROLYN B. LOCHERT

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF BENTON }

THIS IS TO CERTIFY THAT ON THIS 6 DAY OF June, 2001, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR ERIC O. CARLSON AND CAROLYN B. LOCHERT, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

*Rebecca Cole*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES: Oct. 1, 2004



FD COLE MONUMENT AT CORNER  
ALSO FD 3/4" IR  
SLIGHTLY BENT EAST - SHOT STRAIGHT PORTION  
N52°41'23"E 0.43 OF COLE MONUMENT

**SURVEYOR'S NARRATIVE:**

**PURPOSE**

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS DEVELOPMENT SERVICES CASE MLPO1-00002.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE LINE SO MARKED AS PER BENTON COUNTY SURVEY 9644.

**BOUNDARY DETERMINATION**

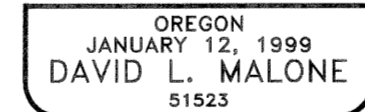
THE BOUNDARY WAS HELD AS PER BENTON COUNTY SURVEY 9644.

FD COLE MONUMENT AT CORNER  
ALSO FD 3/4" IR  
BENT WEST - SHOT STRAIGHT PORTION  
N15°47'43"E 0.28 OF COLE MONUMENT

I, DAVID L. MALONE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

**LEGEND**

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV. LS 51523"
- FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV. LS 51523" AS PER C.S. 9445, C.S. 9548, OR C.S. 9644, UNLESS OTHERWISE NOTED
- FD FOUND
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- BCDR BENTON COUNTY DEED RECORD
- PUE PUBLIC UTILITY EASEMENT
- SQ.FT. SQUARE FEET
- ( ) RECORD INFORMATION AS PER C.S. 9644. MEASURED DISTANCE AND BEARING IS THE SAME AS RECORD SHOWN HEREON.



DAVID L. MALONE, P.L.S.  
COLE SURVEYING, INC.  
6765 S.W. PHILOMATH BLVD.  
CORVALLIS, OREGON 97333  
(541) 929-5500



**COLE SURVEYING, INC.**

**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 PARTITION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 7th DAY OF June, 2001.

*Conna Smith*  
BY: 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 PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2001.

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

APPROVED *Eugene L. Brown* 6-13-01  
CITY OF CORVALLIS ENGINEER DATE

APPROVED *Lee Maul* 6-8-01  
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED *Jo Martin* 6-15-01  
FOR BENTON COUNTY SURVEYOR DATE

**RECORDING:**

STATE OF OREGON }  
COUNTY OF BENTON }

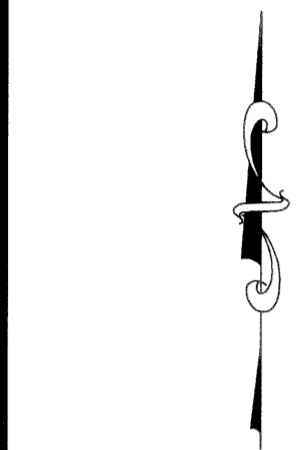
I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2001-28 IN BENTON COUNTY DEED RECORDS M-300436-01, ON THIS 15th DAY OF JUNE, 2001, AT 1:22 O'CLOCK PM.

*David L. Malone*  
BY: BENTON COUNTY CLERK

**SURVEYOR'S CERTIFICATE:**

I, DAVID L. MALONE, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN ON THE ATTACHED PLAT, BEING A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 3/4" INCH IRON PIPE AT THE MOST NORTHERLY NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2000-20, A PARTITION PLAT OF RECORD IN BENTON COUNTY, OREGON, IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89°46'42" EAST 3.10 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 0°08'56" WEST 60.84 FEET TO A 5/8 INCH IRON ROD ON AN INTERIOR SOUTH LINE OF SAID PARCEL 1; THENCE CONTINUING SOUTH 0°08'56" WEST 65.00 FEET TO A 5/8 INCH IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW SECHER LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°46'32" EAST 28.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 0°08'56" EAST 104.26 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°57'15" EAST 47.91 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING SOUTH 89°57'15" EAST 69.01 FEET TO A 5/8 INCH IRON ROD ON THE WEST LINE OF THAT PROPERTY CONVEYED TO M. JOHN COLLINS AND BETTY L. COLLINS AND DESCRIBED IN M-29603-81 OF THE BENTON COUNTY MICROFILM RECORDS; THENCE ALONG SAID COLLINS WEST LINE NORTH 0°02'29" EAST 99.91 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID COLLINS PROPERTY; THENCE ALONG THE WEST LINE OF THAT PROPERTY CONVEYED TO NORTHFORK FINANCIAL, L.L.C., AND DESCRIBED IN M-276494-99 OF THE BENTON COUNTY MICROFILM RECORDS, NORTH 0°02'29" EAST 114.87 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO KATHRYN JANE PHILLIPS AND DESCRIBED IN M-284743-00 OF THE BENTON COUNTY MICROFILM RECORDS; THENCE SOUTH 89°47'43" WEST 147.84 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PHILLIPS PROPERTY; THENCE SOUTH 0°05'05" WEST 192.70 FEET TO THE POINT OF BEGINNING.



SCALE: 1" = 30'

PUE AND PRIVATE WATERLINE EASEMENT TO BENEFIT PARCELS 1 AND 2

RECIPROCAL ACCESS EASEMENT

INITIAL POINT  
FD 3/4" IP AS PER  
HARDCOPY 12-5-00028

PROPERTY 1  
C.S. 9644

7.02' SANITARY EASEMENT TO BENEFIT PROPERTY 1 AS PER BCDR M-299819-01

30' ROAD EASEMENT AS PER BCDR M-32750

PROPERTY 2  
C.S. 9644

7.02' PUE AND PRIVATE WATERLINE EASEMENT TO BENEFIT PARCELS 1 AND 2

S.W. SECHER LANE (R/W VARIES)