

PARTITION PLAT No. 2001-38

LOCATED IN THE JOHN TRAPP D.L.C. No. 38,
AND IN THE NORTHEAST 1/4 OF SECTION 5,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: ASSEMBLY OF GOD OF CORVALLIS

DATE: JULY 27, 2001

SHEET 1 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2002

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



COLE
SURVEYING, INC.

① FD 5/8" IR W/
YPC MARKED "BENTON
COUNTY SURVEY"

SCALE: 1" = 100'

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 MONUMENT AS NOTED

IR IRON ROD

IP IRON PIPE - INSIDE DIAMETER

FD FOUND

BCDR BENTON COUNTY DEED RECORD

YPC YELLOW PLASTIC CAP

DLC DONATION LAND CLAIM

R/W RIGHT OF WAY

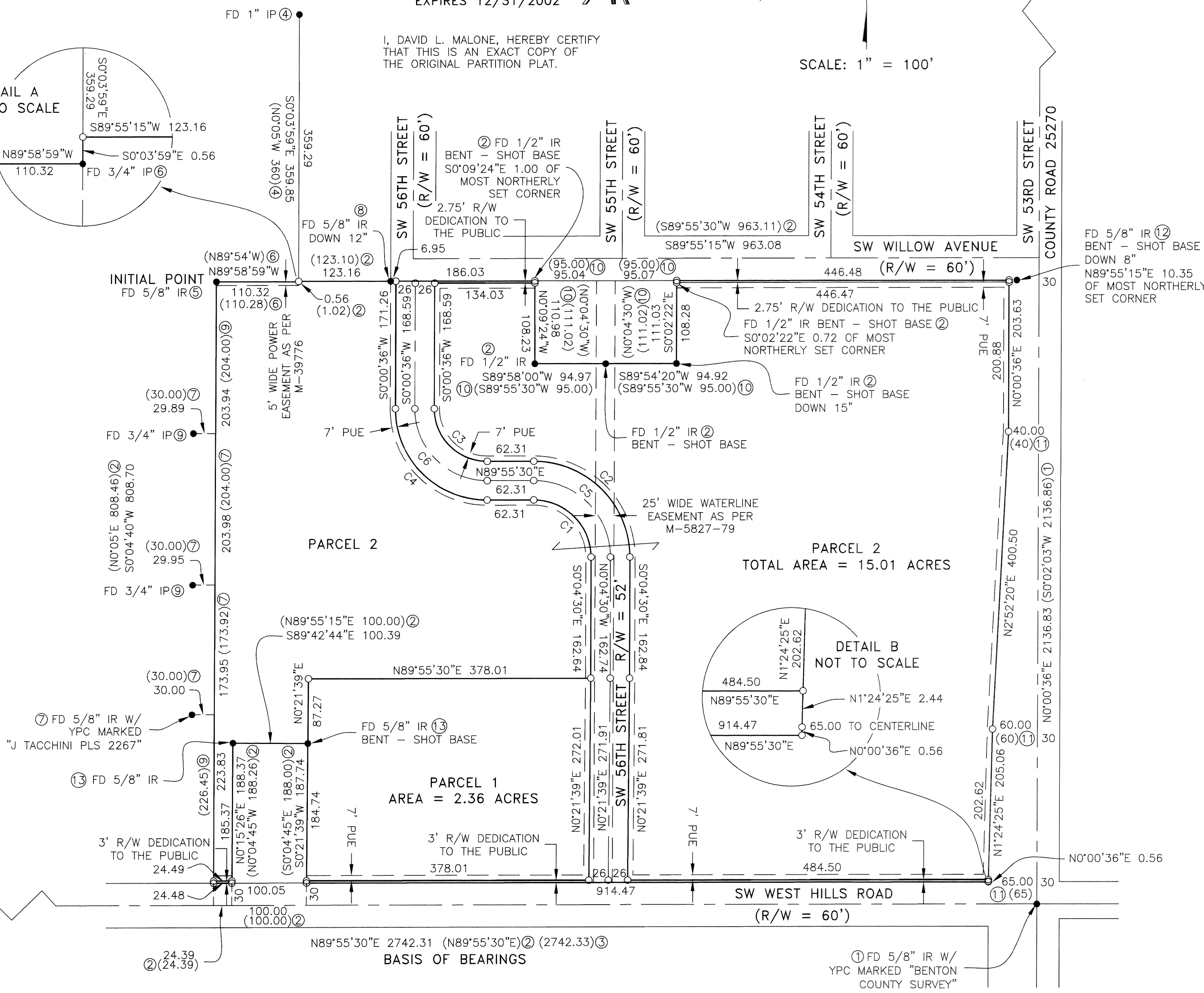
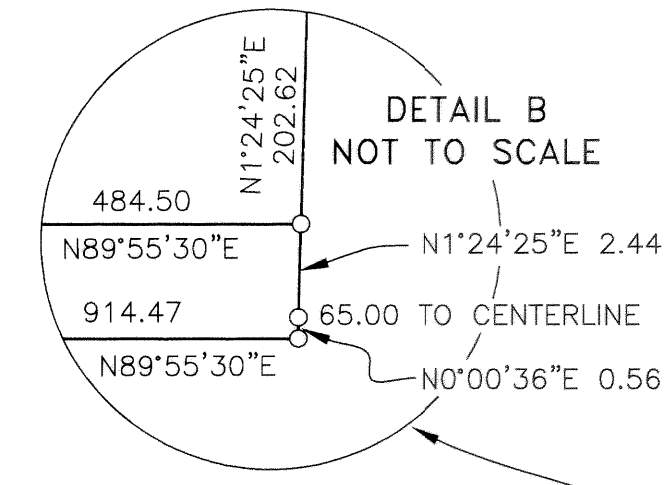
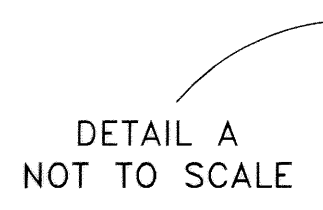
PUE PUBLIC UTILITY EASEMENT

C.S. BENTON COUNTY SURVEY

() RECORD INFORMATION AS PER

- ① C.S. 7676
- ② C.S. 6860
- ③ C.S. 9210
- ④ C.S. 1814
- ⑤ C.S. 2261
- ⑥ C.S. 2366
- ⑦ C.S. 8812
- ⑧ PLAT OF "1ST ADDITION TO WEST HILLS TERRACE"
- ⑨ C.S. 2607
- ⑩ MINOR LAND PARTITION FILED AS BCDR M-3157-79
- ⑪ BCDR M-48646-83
- ⑫ PLAT OF "WEST HILLS TERRACE"
- ⑬ BCDR BOOK 133 PAGE 623

C#	Radius	Delta	Length	Bearing	Chord
C1	77.00	90°00'00"	120.95	N 45°04'30" W	108.89
C2	129.00	90°00'00"	202.63	N 45°04'30" W	182.43
C3	71.00	90°05'06"	111.63	N 45°01'57" W	100.48
C4	123.00	90°05'06"	193.39	N 45°01'57" W	174.08
C5	103.00	90°00'00"	161.79	N 45°04'30" W	145.66
C6	97.00	90°05'06"	152.51	N 45°01'57" W	137.28



FD 3-1/4" BRASS CAP
NW CORNER A.G. HOVEY DLC 43
AS PER BENTON COUNTY CORNER
RESTORATION FORM 125843040R3

PARTITION PLAT No. 2001-38

LOCATED IN THE JOHN TRAPP D.L.C. No. 38, AND IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: ASSEMBLY OF GOD OF CORVALLIS

DATE: JULY 27, 2001

SHEET 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

David L. Malone

OREGON JANUARY 12, 1999 DAVID L. MALONE 51523

EXPIRES 12/31/2002

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



COLE SURVEYING, INC.

SURVEYOR'S CERTIFICATE:

I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN BENTON COUNTY DEED BOOK 133, PAGE 650, SAID INITIAL POINT BEING IN THE JOHN TRAPP DONATION LAND CLAIM No. 38, AND IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID BOOK 133, PAGE 650, SOUTH 0'04'40" WEST 808.70 FEET TO A 5/8 INCH IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF SW WEST HILLS ROAD (60 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89'55'30" EAST 24.48 FEET TO A 5/8 INCH IRON ROD ON THE WEST LINE OF THAT PROPERTY CONVEYED TO NORMAN AND CLARIBEL DOTY AND DESCRIBED IN BENTON COUNTY DEED BOOK 133, PAGE 623; THENCE ALONG THE LINES OF SAID DOTY PROPERTY THE FOLLOWING COURSES: NORTH 0'15'26" EAST 188.37 FEET TO A 5/8 INCH IRON ROD, SOUTH 89'42'44" EAST 100.39 FEET TO A 5/8 INCH IRON ROD AND SOUTH 0'21'39" WEST 187.74 FEET TO A 5/8 INCH IRON ROD ON THE AFOREMENTIONED SW WEST HILLS ROAD NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89'55'30" EAST 914.47 FEET TO A 5/8 INCH IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF SW 53RD STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 0'00'36" EAST 0.56 FEET TO A 5/8 INCH IRON ROD, NORTH 1'24'25" EAST 205.06 FEET TO A 5/8 INCH IRON ROD, NORTH 2'52'20" EAST 400.50 FEET TO A 5/8 INCH IRON ROD, AND NORTH 0'00'36" EAST 203.63 FEET TO A 5/8 INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF SW WILLOW AVENUE (60 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89'55'15" WEST 446.48 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO WARREN AND VERDA DOTY AND DESCRIBED IN BENTON COUNTY DEED RECORD M-48901-83; THENCE ALONG THE LINES OF SAID DOTY PROPERTY SOUTH 0'02'22" EAST 111.03 FEET TO A 1/2 INCH IRON ROD AND SOUTH 89'54'20" WEST 94.92 FEET TO A 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO RALPH AND KAREN McNEES AND DESCRIBED IN BENTON COUNTY DEED RECORD M-165525-93; THENCE ALONG THE LINES OF SAID McNEES PROPERTY SOUTH 89'58'00" WEST 94.97 FEET TO A 1/2 INCH IRON ROD AND NORTH 0'09'24" WEST 110.98 FEET TO A 5/8 INCH IRON ROD ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF SW WILLOW AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89'55'15" WEST 192.98 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 68 OF "3RD ADDITION TO WEST HILLS TERRACE", A SUBDIVISION PLAT OF RECORD IN BENTON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID LOT 68 SOUTH 89'55'15" WEST 123.16 FEET TO A 5/8 INCH IRON ROD ON THE EAST LINE OF THAT PROPERTY CONVEYED TO ARTHUR AND MYRTLE STANSFIELD AND DESCRIBED IN BENTON COUNTY DEED BOOK 129, PAGE 795; THENCE ALONG THE LINES OF SAID STANSFIELD PROPERTY SOUTH 0'03'59" EAST 0.56 FEET TO A 3/4 INCH IRON PIPE AND NORTH 89'58'59" WEST 110.32 FEET TO THE POINT OF BEGINNING.

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 2001-2002 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 DAY OF Aug, 2001.

BY: Pamela K. Grant 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.

BY: Velda Holseth DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED Lee March 8-15-01 CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED Eugene J. Braun 8-20-01 CITY OF CORVALLIS ENGINEER DATE

APPROVED Ray Wilson 9-10-01 BENTON COUNTY SURVEYOR DATE

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 2001-38 IN BENTON COUNTY DEED RECORDS M-304896-01 ON THIS 11th DAY OF September, 2001, AT 10:01 O'CLOCK AM.

BY: N.J. Elliott, Sr. Deputy BENTON COUNTY CLERK

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

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS PLANNING CASE NUMBER MLP01-00003.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTERLINE OF SW WEST HILLS ROAD AS PER BENTON COUNTY SURVEY 6860.

BOUNDARY DETERMINATION

THE CENTERLINE OF SW 53RD STREET WAS DETERMINED HOLDING THE CENTERLINE MONUMENTS ESTABLISHED BY BENTON COUNTY SURVEY 7676. THE WEST RIGHT-OF-WAY LINE WAS THEN ESTABLISHED USING BENTON COUNTY DEED RECORD M-48646-83 AND HOLDING THE MONUMENT AT THE INTERSECTION OF SW 53RD STREET AND SW WEST HILLS ROAD FOR CENTERLINE STATIONING. THE CENTERLINE OF SW WEST HILLS ROAD WAS DETERMINED HOLDING THE MONUMENT AT THE INTERSECTION OF SW WEST HILLS ROAD AND SW 53RD STREET AND THE NORTHWEST CORNER OF THE A.G. HOVEY DONATION LAND CLAIM No. 43. THE NORTH RIGHT-OF-WAY LINE WAS HELD AT 30 FEET OFFSET FROM CENTERLINE. THE WEST LINE OF THE PROPERTY WAS DETERMINED HOLDING THE MONUMENT AT THE NORTHWEST CORNER AND THAT MONUMENT SET AS A 30 FOOT OFFSET IN BENTON COUNTY SURVEY 8812, THEN EXTENDING THAT LINE TO INTERSECT THE CENTERLINE OF SW WEST HILLS ROAD. RECORD DISTANCE ALONG THE CENTERLINE WAS HELD FROM THAT INTERSECTION POINT TO ESTABLISH THE SOUTHEAST AND SOUTHWEST CORNERS OF THAT PROPERTY CONVEYED TO NORMAN AND CLARIBEL DOTY AND DESCRIBED IN BENTON COUNTY DEED BOOK 133, PAGE 623. FOUND MONUMENTS WERE HELD AT THE NORTHWEST AND NORTHEAST CORNERS OF THE DOTY PROPERTY. THE SOUTH LINE OF SW WILLOW AVENUE WAS DETERMINED HOLDING THE MONUMENTS AT EITHER END OF THE RIGHT-OF-WAY LINE AS PER THE PLAT OF "WEST HILLS TERRACE" AND THE PLAT OF "1ST ADDITION TO WEST HILLS TERRACE". THIS LINE WAS THEN EXTENDED WEST TO INTERSECT THE EAST LINE OF THAT PROPERTY CONVEYED TO ARTHUR AND MYRTLE STANSFIELD AND DESCRIBED IN BENTON COUNTY DEED BOOK 129, PAGE 795, SAID STANSFIELD EAST LINE BEING DETERMINED BY HOLDING THE FOUND MONUMENTS AT THE NORTHEAST AND SOUTHEAST CORNERS. THIS INTERSECTION POINT CREATES A JOG IN THE NORTH LINE OF THE PROPERTY AS SHOWN IN DETAIL A. PARCELS A AND B OF THAT MINOR LAND PARTITION FILED AS BENTON COUNTY MICROFILM M-3157-79 WERE ESTABLISHED HOLDING THE FOUND MONUMENTS AND INTERSECTING THE EAST AND WEST LINES WITH THE SOUTH LINE OF SW WILLOW AVENUE.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT ASSEMBLY OF GOD OF CORVALLIS IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC ADDITIONAL RIGHT-OF-WAY FOR SW WEST HILLS ROAD, SW 56TH STREET AND SW WILLOW AVENUE AS SHOWN ON THE ATTACHED MAP, AND DOES ALSO HEREBY DEDICATE TO THE PUBLIC THE PUBLIC UTILITY EASEMENTS AS SHOWN.

BY: KERRY McROBERTS AS PRESIDENT

ACKNOWLEDGMENT:

STATE OF OREGON } COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 13th DAY OF August, 2001, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR KERRY McROBERTS, AS PRESIDENT, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES 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

