

PARTITION PLAT 2002-11

for
DUTCH BROS., LLC

A REPLAT OF LOTS 1 & 2, BLOCK 14,
DIXON'S SECOND ADDITION

in
SE 1/4 SECTION 35, T 11 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

APRIL 9, 2002

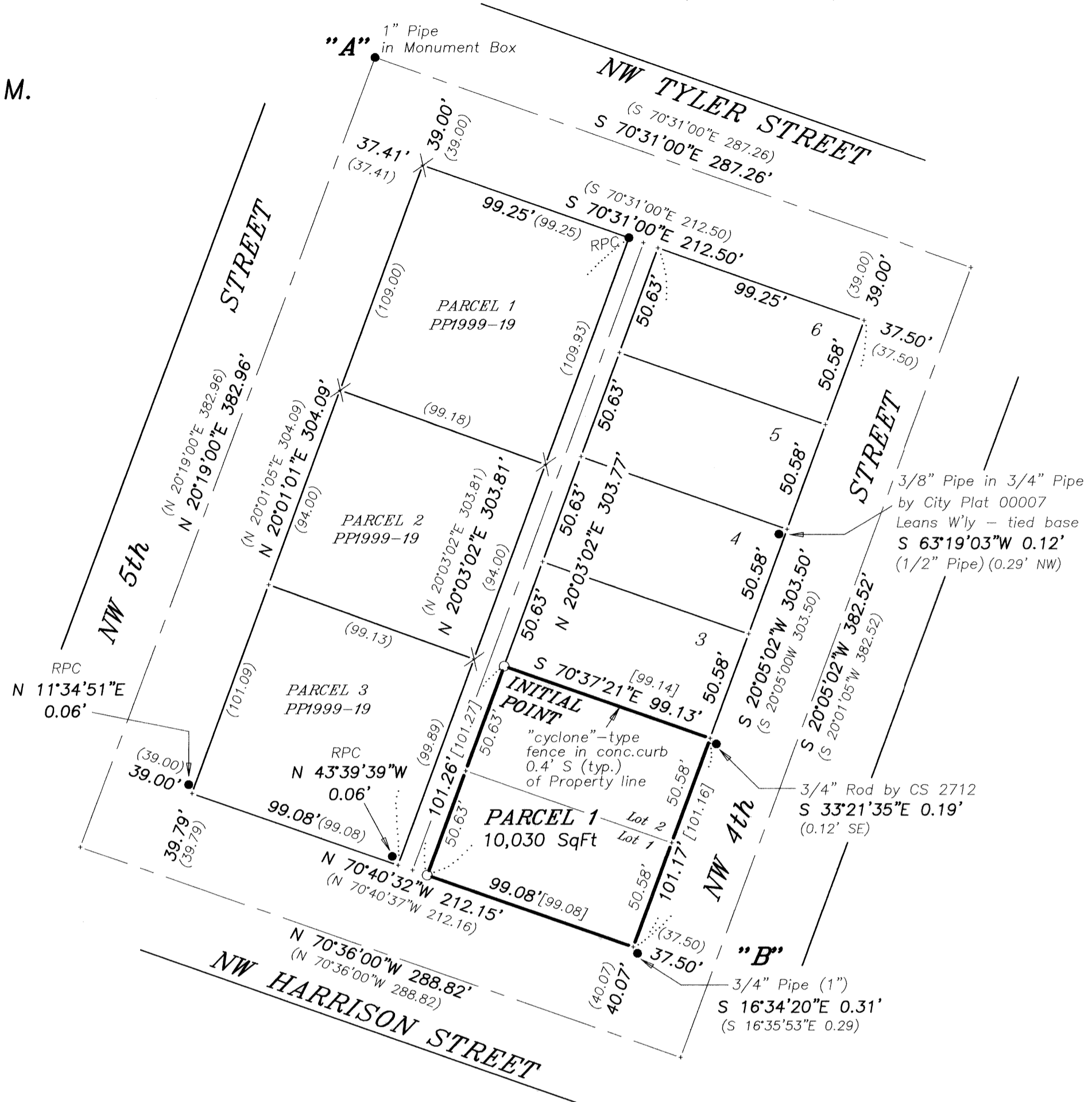
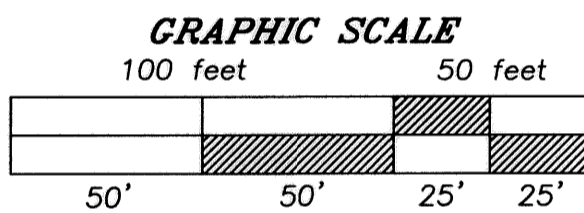
BASIS OF BEARINGS
"A"-"B"
S 16°13'28"E 422.09'
(S 16°13'28"E 422.06')

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/2002

THIS IS AN EXACT COPY
OF THE ORIGINAL PLAT



NARRATIVE

This plat is the result of City of Corvallis Development Services Division Case No. MRP02-00001. Lots 1 and 2, Block 14, DIXON'S SECOND ADDITION, are being replatted to a single Parcel.

The Block was surveyed, and monuments set at various corners, by City Plat 00007, CS 2712 and Partition Plat 1999-19. The Partition Plat, by Darryl Harms, basically held the City Plat monument at the intersection of the centerlines of 5th & Tyler Streets (point "A"), bearings from the City Plat and distances from CS 2712 to compute the other 3 centerline intersections.

Many of Mr. Harms' monuments were destroyed in the course of construction. I decided to follow his procedure by holding the pipe at "A," rotating my work to the line between the pipes at "A" and "B," computing the street centerline intersections, then holding Mr. Harm offsets from centerlines to compute all four Block corners. This way I honored all of the preceding surveys (though I did not accept the position of all the found monuments). Once I had the corners I subdivided the Block by proportionate measure after giving the alley full measure (14.00') down the Block's centerline. I set monuments at the NW and SW of the new Parcel but not at the NE and SE corners, holding the found monuments as references to the true corners.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and set proper monuments marking the northwest and Southwest corners of the land represented on this partition plat. The northeast and southeast corners have reference monuments. The boundary of the land is described as follows:

Beginning at a brass washer with screw in a lead plug at the southwest corner of Lot 3, Block 14, DIXON'S SECOND ADDITION, in the Southeast Quarter of Section 35, T 11 S, R 5 W, W.M., City of Corvallis, Benton County, Oregon; thence along the south line of said Lot S 70°37'21"E 99.13 feet to the southeast corner of said Lot, from which a 3/4" iron rod lies S 33°21'35"E 0.19 feet; thence along the east line of said Block S 20°05'02"W 101.17' to the southeast corner thereof, from which a 3/4" iron pipe lies S 16°34'20"E 0.31 feet; thence along the south line of said Block N 70°40'32"W 99.08 feet to a brass washer with screw in a lead plug on the east line of the alley running through said Block; thence along said east line N 20°03'02"E 101.26 feet to the point of beginning.

LEGEND

-Found monument as noted.
- RPC...Red Plastic Cap, marked "DARRYL HARMS PLS 1079," on 5/8" iron rod set per Partition Plat 1999-19.
- X.....Monument found or set per Partition Plat 1999-19 now gone.
- ().....Record data from Partition Plat 1999-19.
- []..... " " " CS 2712.
- O.....Set monument: 5/8" brass washer, stamped "PLS 1823," with brass screw in lead plug.

DECLARATION

Know all men by these presents that Dutch Bros., LLC is the recorded owner of the land represented on the attached map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned and surveyed into a parcel as shown hereon.

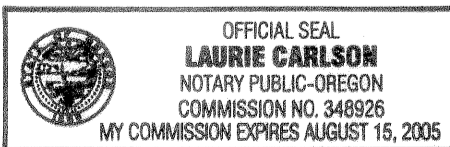
Travis Boersma
Travis Boersma
Member, Dutch Bros., LLC

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF Josephine) S.S.

Signed or attested before me on this 6th day of May, 2002, by Travis Boersma as a member of Dutch Bros., LLC.

Laurie Carlson
Notary Public



APPROVALS

Lee March S-16-02
Corvallis Development Services Manager date
Eugene J. Prann, P.E. S-23-02
Corvallis City Engineer date
Ray Wilson S-29-02
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 2002-2003 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 14th day of MAY, 2002.

by Douglas Hillert
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 14th day of May, 2002.

by Velda Holath
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 2002-11 in Benton County Records M-318845 on this 9th day of May, 2002, at 1:45 o'clock PM.

by Kathleen Horning
for Benton County Clerk Senior Deputy Clerk

020500UT/wil

2002-11