

2003-04

PARTITION PLAT No. 2003-04

LOCATED IN THE PRIOR SCOTT D.L.C. No. 44,
AND IN THE NORTHEAST 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: MLC VENTURES, LLC
DATE: JULY 15, 2002

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2004

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT CASE No. MLP01-00006.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE DONATION LAND CLAIM LINE FROM THE WEST-SOUTHWEST CORNER OF THE PRIOR SCOTT DLC 44 TO THE EAST-NORTHEAST CORNER OF THE GEORGE W. BETHERS DLC 49 AS PER BENTON COUNTY SURVEY 9560.

BOUNDARY DETERMINATION

THE NORTH BOUNDARY OF THE PROPERTY WAS HELD TO THE MONUMENTS SET AS PER PARTITION PLAT 1992-29. THE REMAINING BOUNDARY LINES WERE HELD AS PER BENTON COUNTY SURVEYS 9504 AND 9560.

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 LOCATED SOUTH 89°54'42" EAST 7.91 FEET FROM A 3-1/4 INCH BRASS CAP AT THE WEST-SOUTHWEST CORNER OF THE PRIOR SCOTT DONATION LAND CLAIM No. 44, BEING IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE ALONG A SOUTH LINE OF THE PRIOR SCOTT CLAIM SOUTH 89°54'42" EAST 241.99 FEET TO A POINT, SAID POINT BEING WITNESSED BY A 1/2 INCH IRON PIPE NORTH 0°02'42" EAST 0.30 FEET; THENCE NORTH 0°02'42" EAST 91.04 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF PARTITION PLAT 1992-29, A PARTITION PLAT OF RECORD IN BENTON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID PARTITION PLAT 1992-29, SOUTH 89°56'37" WEST 239.94 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 45TH STREET, SAID POINT BEING WITNESSED BY A 5/8 INCH IRON ROD SOUTH 89°56'37" WEST 0.16 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 0°01'18" WEST 21.00 FEET TO A 1/2 INCH IRON PIPE AND ALONG A 739.49 FOOT RADIUS CURVE TO THE RIGHT 69.49 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 1°44'37" WEST 69.46 FEET) TO THE INITIAL POINT.

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
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- PUE PUBLIC UTILITY EASEMENT
- BCCRF BENTON COUNTY CORNER RESTORATION FORM
- R/W RIGHT-OF-WAY
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER
 - ① C.S. 9560
 - ② C.S. 1832
 - ③ PARTITION PLAT 1992-29
 - ④ COUNTY ROAD SURVEY BY C.C. HANSON, JUNE 1950, ROUTE 1, SECTION H, ROAD 25103
 - ⑤ C.S. 9504

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT MLC VENTURES, LLC, A LIMITED LIABILITY COMPANY, 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, EASEMENTS, AND STREET RIGHT-OF-WAY AS SHOWN ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE STREET RIGHT-OF-WAY AS SHOWN AND THE 7 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN.

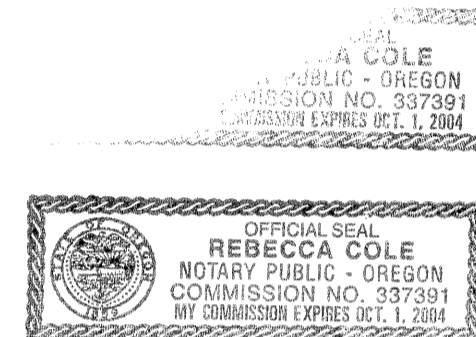
Duncan Campbell
DUNCAN CAMPBELL AS MEMBER
FOR MLC VENTURES, LLC

ACKNOWLEDGMENTS:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 27 DAY OF January, 2003, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR DUNCAN CAMPBELL AS MEMBER FOR MLC VENTURES, LLC, A LIMITED LIABILITY COMPANY, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

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



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 2002-2003 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 30th DAY OF JANUARY, 2003.

By: *Douglas Hillst*
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, 2003.

By: *Velda Holseth*
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,
AUDITING, AND TAX COLLECTION

APPROVED *Lee Ward* 2-3-03 DATE
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER

APPROVED *Eugene J. Brown, P.E.* 2-5-03 DATE
CITY OF CORVALLIS ENGINEER

APPROVED *Ray Wilson* 2-6-03 DATE
BENTON COUNTY SURVEYOR

RECORDING:

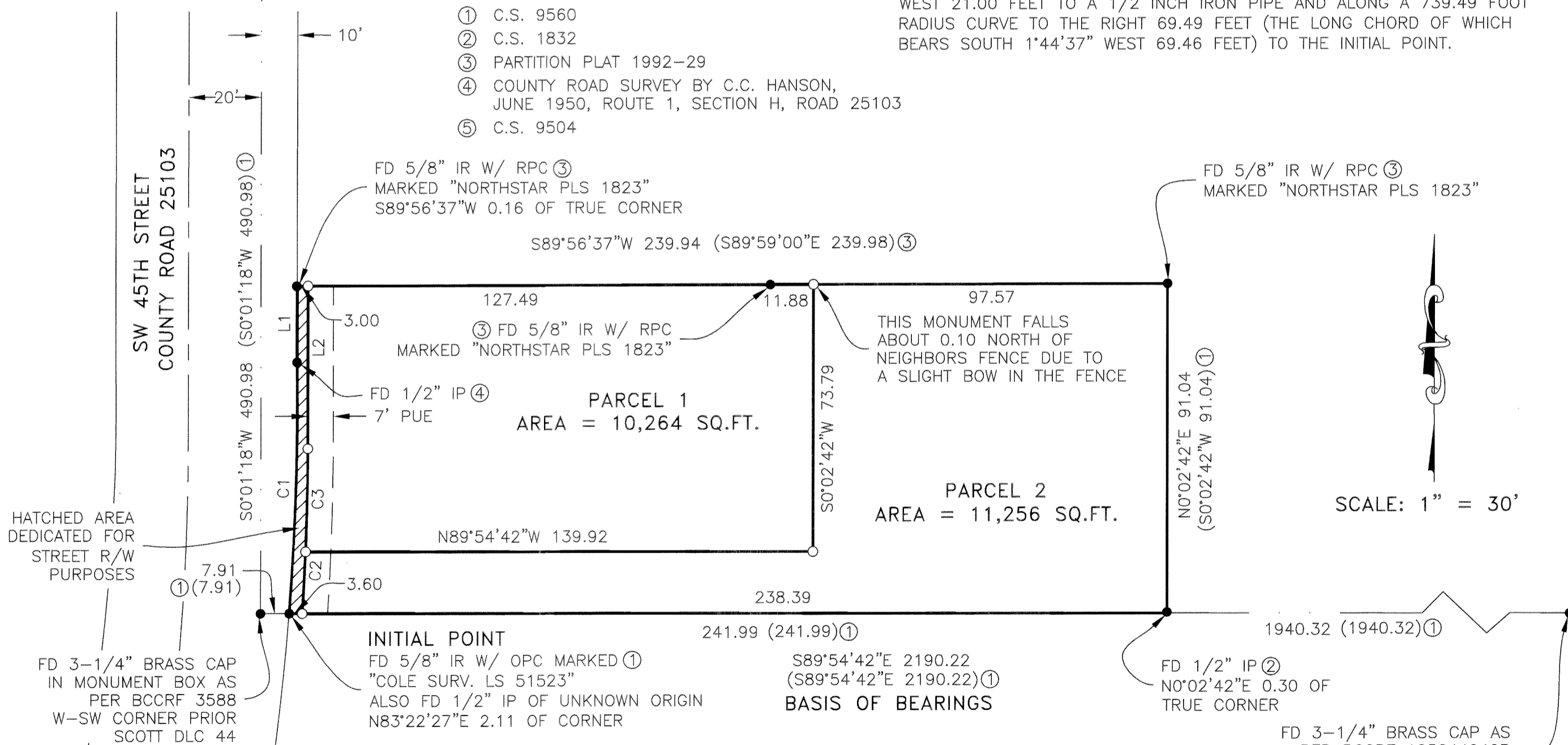
STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2003-04 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2003-334236 ON THIS 1st DAY OF February, 2003, AT 2:56 O'CLOCK PM.

By: *Kathleen Horning*
for BENTON COUNTY CLERK *Senior Deputy Clerk*



FD 3-1/4" BRASS CAP
IN MONUMENT BOX AS
PER BCCRF 3713
N-NE CORNER GEORGE
W. BETHERS DLC 49



L#	Bearing	Length	C#	Radius	Delta	Length	Bearing	Chord
L1	S 0°01'18" W	21.00	C1	739.49	5°23'02"	69.49	S 1°44'37" W	69.46
(S 0°01'18" W	21.00) ⑤	(739.49	5°23'02"	69.49	S 1°44'37" W	69.46) ①
L2	S 0°01'18" W	45.02	C2	694.12	1°24'19"	17.02	S 3°04'15" W	17.02
			C3	694.12	2°20'47"	28.43	S 1°11'42" W	28.43