

PARTITION PLAT No. 2003-18

A MINOR REPLAT OF LOTS 4, 5, & 6 OF BLOCK 6 OF NORTH COLLEGE HILL ADDITION AND THAT PORTION OF VACATED ALLEY INURING THERETO, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: JOHN W. CORDEN
DATE: MAY 15, 2003

REGISTERED PROFESSIONAL LAND SURVEYOR

David L. Malone

OREGON JANUARY 12, 1999 DAVID L. MALONE 51523

EXPIRES 12/31/2004



COLE SURVEYING, INC.

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

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

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 4th DAY OF JUNE, 2003.

BY: *Joseph Hillpot*
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 Holbeath*
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED *Lee Maul* 6-6-03
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED *Ernest D. Brann, P.E.* 6-9-03
CITY OF CORVALLIS ENGINEER DATE

APPROVED *Ray Wilson* 6-13-03
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 2003-18 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2003-344000 ON THIS 13th DAY OF JUNE, 2003, AT 3:52 O'CLOCK PM.

BY: *W. J. Elliott, Sr. Deputy*
BENTON COUNTY CLERK

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT DEPARTMENT CASE MRP02-00004, AND COMBINE THREE EXISTING LOTS INTO ONE PARCEL.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTER LINE OF NW JACKSON AVENUE AS PER GALLOWAY HARD COPY CITY PLAT 00014.

BOUNDARY DETERMINATION

THE BLOCK BOUNDARIES WERE DETERMINED HOLDING THE FOUND MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF THE BLOCK, AND HOLDING THE FOUND MONUMENTS AT THE CENTERLINE STREET INTERSECTIONS AT THE SOUTHWEST AND SOUTHEAST CORNERS WITH RECORD RIGHT OF WAY WIDTH OF 20 FEET FOR ALL OF THE STREETS. THE PUBLIC ALLEY WAS DETERMINED HOLDING THE MIDPOINT OF THE NORTH AND SOUTH LINES OF THE BLOCK FOR CENTERLINE, AND 16' WIDTH AS PER VACATION ORDINANCE RECORDED IN BENTON COUNTY DEED RECORD BOOK 128, PAGE 384. THE ORIGINAL ALLEY WAS 40 FEET WIDE USING THE SAME CENTERLINE. THE 1-1/4" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 4 WAS HELD, AND THE EAST LINE OF THE ORIGINAL ALLEY WAS PROPORTIONED FROM SAID SOUTHWEST CORNER OF LOT 4 TO THE NORTH LINE OF THE BLOCK TO DETERMINE THE ORIGINAL WESTERLY LOT CORNERS OF LOTS 4-6. THE SOUTHEAST CORNER OF LOT 4 WAS ESTABLISHED AT THE MIDPOINT OF THE EAST LINE OF THE BLOCK. THE ORIGINAL EASTERLY LOT CORNERS OF LOTS 4-6 WERE PROPORTIONED FROM THE SOUTHEAST CORNER OF LOT 4 TO THE NORTHEAST CORNER OF THE BLOCK. THE SOUTH LINE OF THE ORIGINAL LOT 4 WAS EXTENDED WESTERLY TO INTERSECT THE EAST LINE OF THE 16 FOOT WIDE ALLEY.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT JOHN W. CORDEN 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 A PARCEL AS SHOWN ON THE ATTACHED MAP.

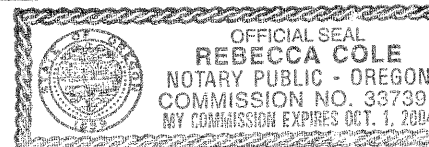
BY: *John W. Corden*
JOHN W. CORDEN

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 2 DAY OF June, 2003, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR JOHN W. CORDEN, 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.

BY: *Rebecca Cole*
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES: Oct. 1, 2004



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 PARCEL SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, A 3/4 INCH IRON PIPE LOCATED AT THE NORTHEAST CORNER OF LOT 6 OF BLOCK 6 OF "NORTH COLLEGE HILL ADDITION", A SUBDIVISION PLAT OF RECORD IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID BLOCK 6 NORTH 80°54'04" WEST 140.34 FEET TO A 5/8 INCH IRON ROD ON THE EAST LINE OF THE PUBLIC ALLEY AS PER VACATION ORDINANCE RECORDED IN THE BENTON COUNTY DEED RECORDS BOOK 128, PAGE 384; THENCE ALONG SAID ALLEY EAST LINE SOUTH 0°49'06" EAST 138.14 FEET TO A 5/8 INCH IRON ROD ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 OF SAID BLOCK 6; THENCE ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 4 SOUTH 78°50'07" EAST 141.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EAST LINE OF SAID BLOCK 6 NORTH 0°52'16" WEST 143.34 FEET TO THE POINT OF BEGINNING.

