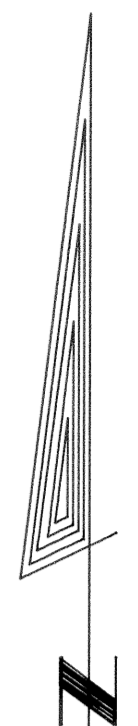


PARTITION PLAT NO. 2003-31  
 FOR **JASON P. BROWN &  
 LISANNE G. PEARCY**  
 THE A.G. HOVEY D.L.C. NO. 43  
 IN THE S.W. 1/4 OF SECTION 4,  
 T.12S., R.5W., W.M.  
 CITY OF CORVALLIS,  
 BENTON COUNTY, OREGON  
 MLP03-00011  
 SEPTEMBER 3, 2003

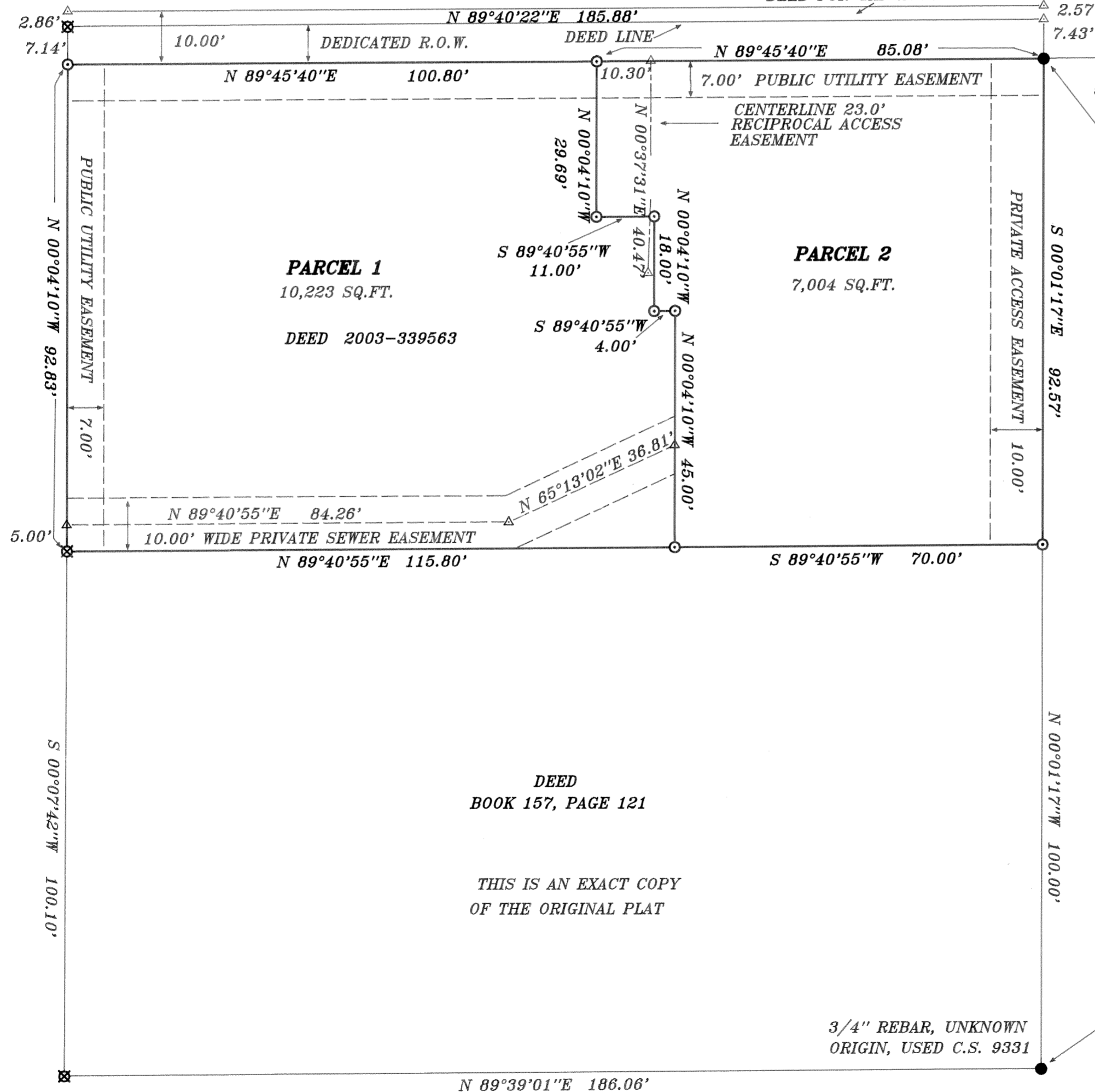


5/8" REBAR WITH YELLOW  
 PLASTIC BENTON COUNTY CAP

CENTERLINE N 89°45'40"E 215.81' (N 89°46'30"E 215.74', C.S. 9331)

**S.W. WEST HILLS ROAD** R.O.W. 40.00' WIDE

DEED FOR GAP 2003-351003



INITIAL POINT  
 5/8" REBAR WITH YELLOW  
 PLASTIC CAP STAMPED  
 "TACCHINI LS 2267"  
 NORTHWEST CORNER PARCEL 1  
 PARTITION PLAT 2000-03  
 5/8" REBAR WITH RED PLASTIC CAP  
 STAMPED "NORTHSTAR PLS 1823"

DEED  
 BOOK 169, PAGE 137

**NARRATIVE**

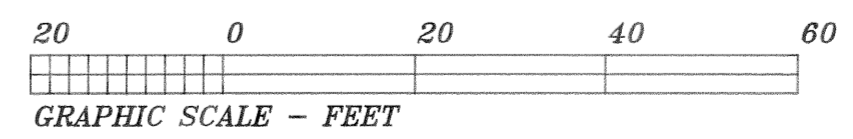
**PURPOSE**  
 The purpose of this survey is to define Parcels 1 and 2 of the City of Corvallis Development Case Number MLP03-00011.

**CONTROL**  
 The control for this survey is Galloway hard copy 12-5-00028, C.S. 7438, C.S. 8472, C.S. 9331, and Partition Plat 2000-03. Deeds M-162077-93, Book 169, Page 137, Book 157, Page 121, 2003-339563, 2003-351003; the road right-of-ways of Southwest 53rd Street and Southwest West Hills Road.

**PROCEDURE**  
 All monuments found were held as control for this project. The 1/2 inch iron pipes found at the Northwest and Southwest Corners as well as others in the area are of unknown origin, but are the same type, fit the line to the South, and have been accepted by the Land owners to the South and East. Holding these monuments creates a small gap between the North line and the Southerly right-of-way of West Hills Road. An unsuccessful deed search was done to resolve the problem. It was decided that the owners would Quit Claim any rights they may have to the gap to Benton County, this gap is a portion of the 10 foot right-of-way dedication required in the Notice Of Disposition.

**LEGEND**

- ▲ COMPUTED POSITION, NO MONUMENT SET
- ⊗ FOUND 1/2" IRON PIPE
- FOUND MONUMENT AS SHOWN
- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 1050"
- ( ) RECORD DATA



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 OREGON  
 AUGUST 22, 1975  
 L. W. HUNNEMULLER  
 1050  
 Renewal Date 6/30/2005

SURVEYED BY:  
 L. W. HUNNEMULLER  
 3055 N.E. LANCASTER  
 CORVALLIS, OR 97330  
 PHONE: (541) 757-7614

DEED  
 BOOK 157, PAGE 121

THIS IS AN EXACT COPY  
 OF THE ORIGINAL PLAT

3/4" REBAR, UNKNOWN  
 ORIGIN, USED C.S. 9331

PARTITION PLAT NO. 2003-31

FOR JASON P. BROWN & LISANNE G. PEARCY

THE A.G. HOVEY D.L.C. NO. 43 IN THE S.W. 1/4 OF SECTION 4 T.12S., R.5W., W.M. CITY OF CORVALLIS BENTON COUNTY, OREGON MLP03-00011 SEPTEMBER 3, 2003

SURVEYOR'S CERTIFICATE

I, L.W. Hunnemuller, a Registered Land Surveyor in the State of Oregon hereby depose and say that I have correctly surveyed and marked with proper monuments the lands represented hereon, the exterior boundary of which is described as follows: That tract of land described in deed 2003-339563 lying in the A. G. HOVEY Donation Land Claim No. 43, in the Southwest 1/4 of Section 4, Township 12 South, Range 5 West of the Willamette Meridian, Corvallis, Benton County, Oregon; beginning at a 5/8" rebar marking the Northwest corner of Parcel 1, Partition Plat 2000-03; thence South 89°44'52"West, 299.88 feet to a 5/8" rebar, the Initial Point and THE TRUE POINT OF BEGINNING; Thence South 00°01'17"East, 92.57 feet to a 5/8" rebar; thence South 89°40'55"West, 185.80 feet to a 1/2" pipe on the Easterly right-of-way of Southwest 53rd Street; thence North 00°04'10"West along said right-of-way a distance of 92.83 feet to a 5/8" rebar at the intersection of the right-of-ways of said Southwest 53rd street and Southwest West Hills Road; thence continuing North 00°04'10"West a distance of 7.14 feet to a 1/2" pipe; thence North 89°40'22"East, 185.88 feet to a point; thence South 00°01'17"East, 7.43 feet to THE TRUE POINT OF BEGINNING.

TAXES

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 2003-2004 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 on this 1st day of OCTOBER, 2003

Sudith A. Smith For Director, Benton County Department 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 June 30, 2003.

Velda Holseth Benton County Dept. of Finance, Auditing, & Tax Collection

RECORDING

I hereby certify that this Partition Plat was recieved and duly recorded by me as Partition Plat 2003-31 in the Benton County Deed Records as document number 2003-356178 on this 30th day of October 2003 at 1:18 O'clock P.M.

By: [Signature] Benton County Clerk

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

DECLARATION

Know all persons by these presents that Jason P. Brown and Lisanne G. Percy are the owners of record of the lands represented on this Partition Plat and more particularly described in the surveyor's certificate and have caused the same to be surveyed and platted into parcels as shown. They also create the following easements: a 23.0 foot wide reciprocal access over parcels 1 & 2 for the benefit of Parcels 1 and 2; a 10 foot wide limited access easement for back yard access along the East line of Parcel 2 for the benefit of Donald A. Gallagher, Rae A. Gallagher, Alvah Hinton, and Louisa A. Hinton; a 10 foot wide sewer easement across Parcel 1 for the benefit of Parcel 2; a 7 foot wide Public Utility Easement along the West line of Parcel 1 and the North line Of Parcels 1 and 2; and dedicate to the Public a right-of-way of variable width along the North Line of Parcels 1 and 2 as shown.

[Signature] Jason P. Brown

[Signature] Lisanne G. Percy

ACKNOWLEDGMENT

STATE OF OREGON ) ) S.S. COUNTY OF BENTON )

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE This is to certify that on this 26th day of SEPTEMBER 2003, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Jason P. Brown and Lisanne G. Percy, are known to me to be the identical persons described in, and who executed the above instrument, and acknowledged to me that they executed the same freely and voluntarily.

[Signature] BONNIE BECK NOTARY SIGNATURE

COMMISSION NO. 360360



[Signature] BONNIE BECK NOTARY PUBLIC (OREGON) print

MY COMMISSION EXPIRES Aug 13, 2006

Partition Plat Consent Affidavit by Homecomings Financial, Trust Deed Holder recorded in the Benton County, Oregon Deed Records as 2003-356179.

APPROVALS

State of Oregon ) ) S.S. County of Benton )

We the undersigned have examined and approved the portion of this Plat as required by designated authority of our respective offices.

[Signature] Lee Ward City of Corvallis Development Services Director

10-16-03 Date

[Signature] Eugene A. Braun, P.E. Engineer, City of Corvallis

10-17-03 Date

[Signature] Ray Wilson Benton County Surveyor

10-30-03 Date

