

PARTITION PLAT 2004-03
 FOR HARALD AND LYNN NORDHAUSEN
 LOCATED IN THE GEORGE W. BETHERS D.L.C. No. 49,
 AND IN THE NW 1/4 AND THE NE 1/4 OF
 SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST
 OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
 BENTON COUNTY, OREGON

OWNER: HARALD AND LYNN NORDHAUSEN
 2315 SW 49th STREET
 CORVALLIS, OREGON

ENGINEER: DEVCO ENGINEERING, INC.
 P.O. BOX 1211
 CORVALLIS, OREGON
 (541) 757-8991

DATE: JANUARY 08, 2004

CITY OF CORVALLIS NOTICE OF DECISION : MLP02-00012

SURVEYOR'S CERTIFICATE:

BEGINNING AT A POINT WHICH IS NORTH 70°36'47" WEST, 42.40 FEET FROM THE WEST-SOUTHWEST CORNER OF THE PRIOR SCOTT DLC NO. 44 AS DESCRIBED IN BENTON COUNTY RESTORATION FORM 3588; THENCE SOUTH 89°55'33" WEST, 1.45 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496", WHICH IS ON THE WESTERLY RIGHT-OF-WAY OF SOUTHWEST 45TH STREET, SAID POINT MARKING POINT "A" AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°55'33" WEST, 133.37 FEET, TO A POINT ON THE EAST BOUNDARY OF THAT PARCEL DESCRIBED IN BENTON COUNTY DEED RECORD BOOK 181, PAGE 338, SAID POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 1496"; THENCE SOUTH 00°04'30" EAST, 206.24 FEET, ALONG AFOREMENTIONED EASTERLY BOUNDARY TO A POINT FROM A 5/8 INCH IRON ROD WHICH IS NORTH 89°57'49" WEST, 0.22 FEET OF CORNER AS DEPICTED ON BENTON COUNTY SURVEY RECORD 9504, SAID POINT ALSO BEING POINT "F"; THENCE SOUTH 89°57'49" EAST 78.55 FEET TO A 5/8 INCH IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF SW 45TH STREET AS DEPICTED ON BENTON COUNTY SURVEY RECORD 3612, SAID POINT ALSO BEING POINT "G"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 24°56'49" EAST, 3.45 FEET TO A 1/2 INCH IRON PIPE AS DEPICTED IN BENTON COUNTY SURVEY RECORD 9504, SAID POINT ALSO BEING POINT "H"; THENCE ALONG THE ARC OF A 582.74 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 14°38'05" EAST, 210.15 FEET) A DISTANCE OF 211.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.53 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THE ABOVE DESCRIBED PARCEL IS BENTON COUNTY SURVEY RECORD 9504.

NARRATIVE:

PURPOSE:
 THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT 0.53 ACRE PARCEL DESCRIBED IN BENTON COUNTY DEED RECORD 2003-344497 AND TO PARTIALLY FULFILL THE CONDITIONS OF APPROVAL IN THE CITY OF CORVALLIS NOTICE OF DECISION MLP02-00012.

BOUNDARY DETERMINATION:
 ALL MONUMENTS DEPICTED ON COUNTY SURVEY 9504 WERE FOUND IN THE FIELD AND WERE HELD AS THE BOUNDARY CORNERS, EXCEPT AS SHOWN. RECORD BEARINGS AND DISTANCES FROM CS 9504 ARE THE SAME AS MEASURED AS SHOWN HEREON.

EQUIPMENT USED:
 FIELD MEASUREMENTS FOR THIS SURVEY WERE MADE USING A LEICA T1610 1.5" INSTRUMENT AND A LEICA DI 1600 EDM WITH A DISTANCE MEASUREMENT ACCURACY OF 3mm +/- 2ppm.

DOCUMENTS AFFECTING THE PARCEL BUT NOT SHOWN ON PLAT:

- ORDER NO. D2001-036, RECORDED FEBRUARY 1, 2001, AS M-293959-01 AND RE-RECORDED ON MARCH 19, 2001, AS M-295683-01, MICROFILM RECORDS OF BENTON COUNTY, OREGON. THIS ORDER IS FOR THE VACATION OF A PORTION OF THE STREET RIGHT-OF-WAY OF 45TH STREET (COUNTY ROAD NO. 25103).
- ALSO A PORTION DESCRIBED IN DEED TO HOMER GRAY AND HELEN GRAY IN DEED RECORDED APRIL 13, 1962, IN BOOK 181, PAGE 338, DEED RECORDS OF BENTON COUNTY, OREGON. THE PORTION DESCRIBED IN THIS DEED IS A PORTION OF TAX LOT 600, MAP 12-05-9BD.

WITH THE EXCEPTION THEREFROM THE PARCEL DESCRIBED IN DEED TO WILLIAM E. CALDWELL AND DORIS CONGER CALDWELL BY DEED RECORDED APRIL 13, 1962, IN BOOK 181, PAGE 337, DEED RECORDS OF BENTON COUNTY, OREGON. THIS PARCEL IS A PORTION OF TAX LOT 600, MAP 12-5-9BD.

LINE TABLE:					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	3.45'	N24°56'49"E	L5	12.33'	S89°55'33"W
L2	78.55'	S89°57'49"E	L5-A	1.45'	S89°55'33"W
L3	206.24'	S00°04'30"E	L6	10.23'	N89°55'33"E
L4	133.38'	S89°55'33"W	L7	3.78'	N89°57'49"W
L4-A	134.83'	S89°55'33"W			

CURVE TABLE:					
CURVE	RADIUS	ARC	CHORD LENGTH	CHORD BEARING	Δ
C1	582.74'	40.25'	40.24'	S06°13'33"W	03°57'27"
C2	582.74'	32.49'	32.48'	S09°48'06"W	03°11'40"
C3	582.74'	138.57'	138.25'	S18°12'41"W	13°37'30"
C4	582.74'	215.03'	213.81'	N15°04'47"E	21°08'30"
C5	582.74'	77.84'	77.79'	N08°04'25"E	21°06'59"
C6	628.12'	72.47'	72.43'	N06°10'27"E	06°36'38"
C7	628.12'	140.05'	139.76'	N15°52'01"E	12°46'31"
C8	582.74'	171.06'	170.45'	S16°36'51"W	16°49'09"
C9	628.12'	212.52'	211.51'	N12°33'42"E	19°23'09"
C10	582.74'	211.31'	210.15'	N14°28'05"E	20°46'34"

FOUND MONUMENT TABLE:

- FOUND 3-1/4" BRASS CAP PER C.S. 9504. W-SW CORNER OF PRIOR SCOTT DLC NO.44 IN MONUMENT BOX
- FOUND 3-1/4" BRASS CAP PER C.S. 9504, N-NE CORNER GEORGE W. BETHERS DLC #49.
- FOUND 3/4" SQUARE IRON ROD, APPROX. 0.70 FEET BELOW SURFACE PER C.S. 1911
- FOUND 1/2" IRON PIPE, TOP BENT TO SOUTH, APPROX. 0.10 FEET BELOW SURFACE, PER CS 9504 (MEASURED INSIDE DIAMETER).
- FOUND 5/8" IRON ROD, NO CAP, EXPOSED AT SURFACE, PER CS 3612
- FOUND 5/8" IRON ROD W/ORANGE CAP MARKED "COLE LS 51528", EXPOSED AT SURFACE, PER BENTON COUNTY SURVEY RECORDS, BOOK 10, PAGE 31
- FOUND 5/8" IRON ROD, EXPOSED AT SURFACE. N89°57'49"W, 0.22 FEET OF CORNER PER C.S. 9504.

DOCUMENTS REFERENCED ON PLAT:

- PER C.S. 9504
- PER C.S. 3612
- COUNTY ROAD SURVEY - BOOK 159, PAGE 271
- BENTON COUNTY DEED RECORD BOOK 181, PAGE 338

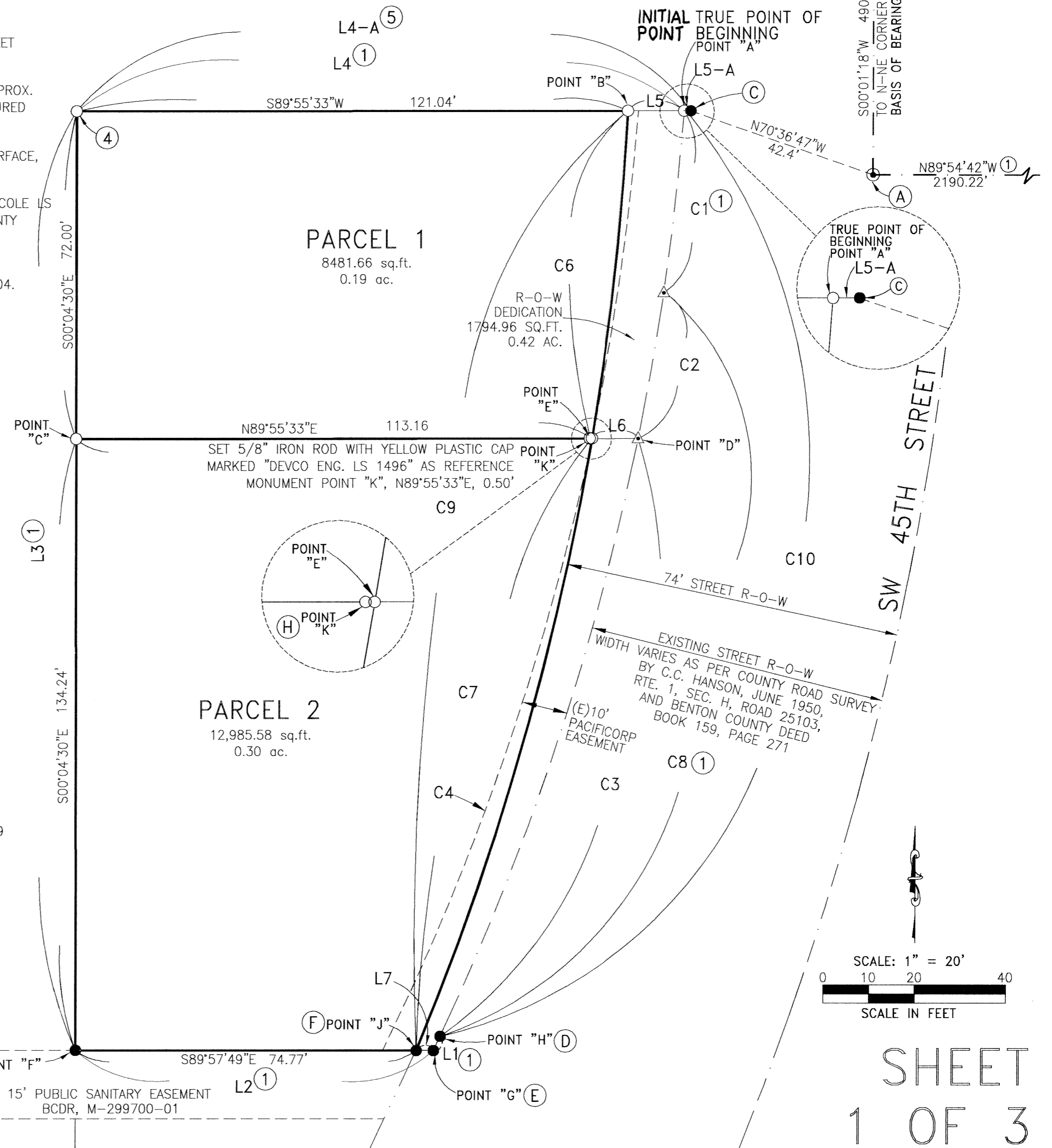
LEGEND	
	EXISTING PROPERTY LINE
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() - #	RECORD DATA
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C.S.	COUNTY SURVEY
R-O-W	RIGHT-OF-WAY

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 OCTOBER 28, 1977
 NEAL L. PETERSON
 1496

EXPIRES 12/31/04

NEAL L. PETERSON
 DEVCO ENGINEERING
 P.O. BOX 1211
 CORVALLIS, OR 97339
 (541) 757-8991



SCALE: 1" = 20'
 0 10 20 40
 SCALE IN FEET

SHEET
 1 OF 3

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EXISTING AND
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 EASEMENTS
 AND
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 DEDICATION

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C11	621.12'	72.48'	72.44'	N06°14'42"E	06°41'10"
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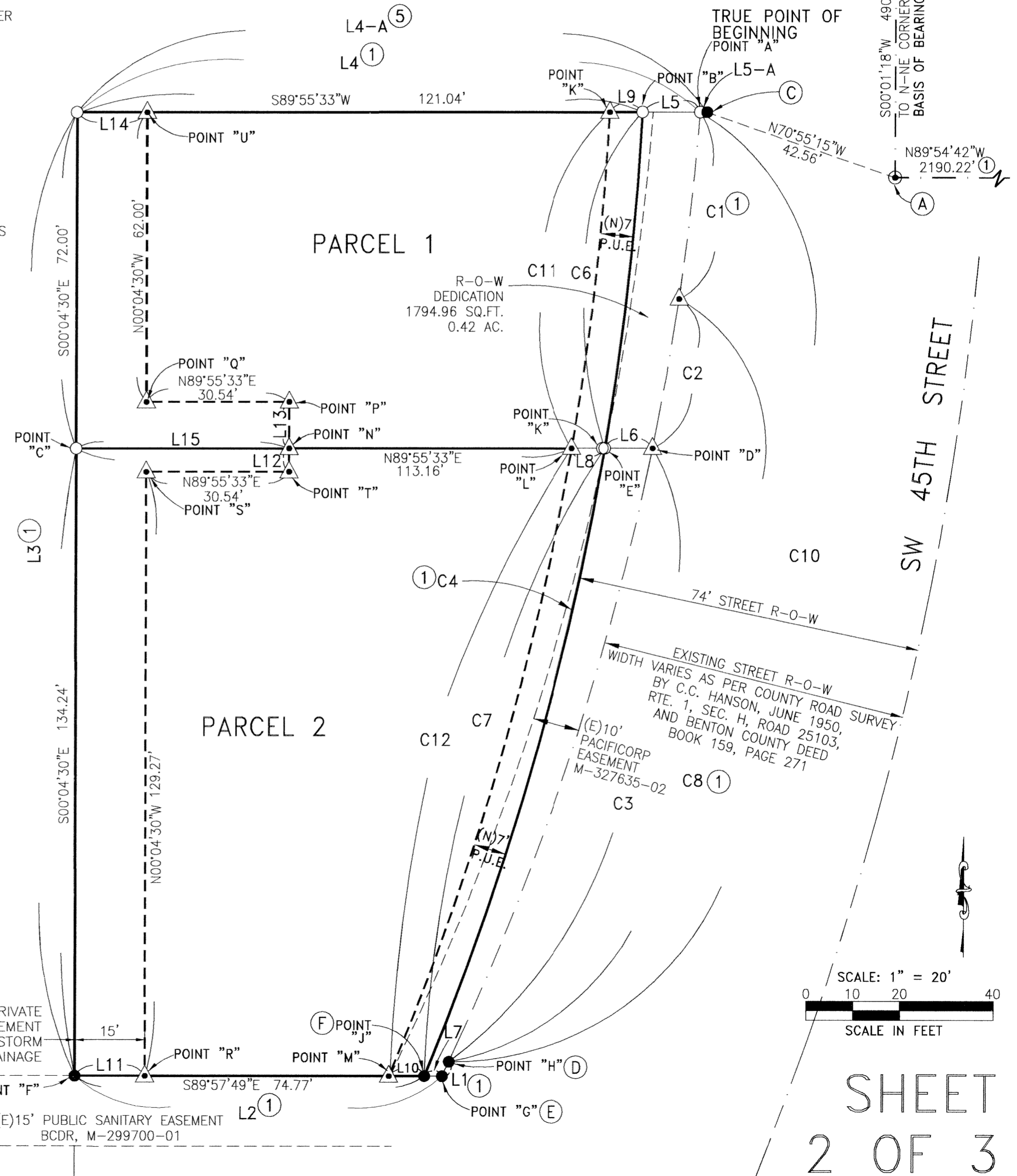
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	NEW PROPERTY LINE
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DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT HARALD AND LYNN NORDHAUSEN ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS, EASEMENTS AND STREET RIGHT-OF-WAY AS SHOWN AND NOTED ON THE ATTACHED MAP IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

A) THE FOLLOWING TRACTS ARE BEING DEDICATED TO THE PUBLIC FOR THE STATED PURPOSES:

1) ADDITIONAL RIGHT-OF-WAY ALONG THE WEST SIDE OF SW 45TH STREET AS SHOWN ON SHEET 1.

B) THE FOLLOWING PUBLIC EASEMENTS ARE BEING CREATED BY THIS PARTITION:

1) A 7-FOOT WIDE PUBLIC UTILITY AND SERVICE EASEMENT ALONG THE WESTERLY SIDE OF SW 45TH STREET RIGHT-OF-WAY AS SHOWN ON SHEET 2.

C) THE FOLLOWING PRIVATE EASEMENTS ARE BEING CREATED BY THIS PARTITION:

1) NON-EXCLUSIVE, RECIPROCAL, 15 FOOT WIDE STORM DRAINAGE EASEMENT AS SHOWN ON SHEET 2.

THE RIGHT-OF-WAY AS DESCRIBED ABOVE AND AS SHOWN ON THE ATTACHED MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER AND ARE SUBJECT TO THE TERMS SHOWN HEREON.

THE EASEMENTS AS DESCRIBED ABOVE ARE HEREBY DECLARED TO AFFECT SAID PARCELS AND SHALL RUN WITH THE LAND AND BE IN EFFECT UNTIL OTHERWISE AGREED.

Harald Nordhausen
 HARALD NORDHAUSEN

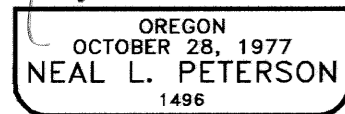
ACQUIRED TITLE AS:
 HARALD R. NORDHAUSEN

Lynn Nordhausen
 LYNN NORDHAUSEN

ACQUIRED TITLE AS:
 LYNN C. NORDHAUSEN



NEAL L. PETERSON
 DEVCO ENGINEERING
 P.O. BOX 1211
 CORVALLIS, OR 97339
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EXPIRES 12/31/04

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF BENTON } S.S.

THIS IS TO CERTIFY THAT ON THIS 8th DAY OF January, 2004, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR HARALD NORDHAUSEN AND LYNN NORDHAUSEN, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE THAT SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Linda D. Howard
 NOTARY SIGNATURE

Linda D. Howard
 NOTARY PUBLIC - OREGON

347849

COMMISSION NO.

July 21, 2005
 MY COMMISSION EXPIRES

APPROVALS:

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.005, 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 THE TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 2nd DAY OF FEBRUARY, 2004.

BY: Douglas Hilbert
 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 ROLLS WHICH HAVE BECOME LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF

June 30, 2004

BY: Velda Holbreth
 for DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 2nd DAY OF February, 2004.

BY: Ray Wilson
 BENTON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 14th DAY OF January, 2004.

BY: Eugene F. Brown, P.E.
 CORVALLIS CITY ENGINEER

EXAMINED AND APPROVED THIS 12th DAY OF JANUARY, 2004.

BY: Lee March
 DEVELOPMENT SERVICES MANAGER

EXAMINED AND APPROVED THIS 3rd DAY OF February, 2004.

BY: Wanda McOrrell
 CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS

RECORDING:

STATE OF OREGON }
 COUNTY OF BENTON } S.S.

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT NO. 2004-03, IN BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2004-361444, ON THIS 5th DAY OF February, 2004, AT 1:36 O'CLOCK p.m.

BY: [Signature]
 BENTON COUNTY CLERK