

PARTITION PLAT No. 2005-1

A REPLAT OF LOT 7, BLOCK 3, "OAK CREEK ACRES", LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45, AND IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: BRANDON ANTONI, TINA SCHINDLER JOHN SCHINDLER, AND DIANE SCHINDLER

DATE: NOVEMBER 16, 2004

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT DEPARTMENT FILE NUMBER MLP04-00003.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF BLOCK 3 OF "OAK CREEK ACRES".

BOUNDARY DETERMINATION

THE IRON PIPES FOUND AT THE NORTHWEST, SOUTHWEST, AND SOUTHEAST CORNERS OF LOT 7 WERE HELD FOR THE WEST AND SOUTH LINES OF THE PARENT PARCEL. THE NORTH LINE WAS DETERMINED BY HOLDING THE IRON PIPE AT THE NORTH WEST CORNER OF LOT 7 AND THE IRON PIPE AT THE NORTHEAST CORNER OF LOT 3. THIS LINE AGREED CLOSELY WITH IRON RODS ON THE NORTH RIGHT-OF-WAY OF SW MORRIS STREET. THE NORTHEAST CORNER OF LOT 7 WAS THEN ESTABLISHED BY PROPORTIONATE MEASUREMENT BETWEEN THE ABOVE DESCRIBED IRON PIPES.

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, 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:

LOT 7 OF BLOCK 3 OF "OAK CREEK ACRES", A SUBDIVISION PLAT OF RECORD IN SECTION 3, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT BRANDON ANTONI, TINA SCHINDLER, JOHN SCHINDLER, AND DIANE SCHINDLER 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 PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP.

Signature of Brandon Antoni

Signature of Tina Schindler

Signature of John Schindler

Signature of Diane Schindler

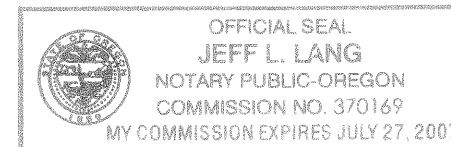
ACKNOWLEDGMENT:

STATE OF OREGON } COUNTY OF Marion } SS

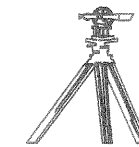
THIS IS TO CERTIFY THAT ON THIS 21 DAY OF December, 2004, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR BRANDON ANTONI, TINA SCHINDLER, JOHN SCHINDLER, AND DIANE SCHINDLER, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Signature of Notary Public Jeff L. Lang

NOTARY PUBLIC - OREGON COMMISSION NO. 370169 MY COMMISSION EXPIRES: July 27, 2007



I, C. HENRY COLE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.



COLE SURVEYING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

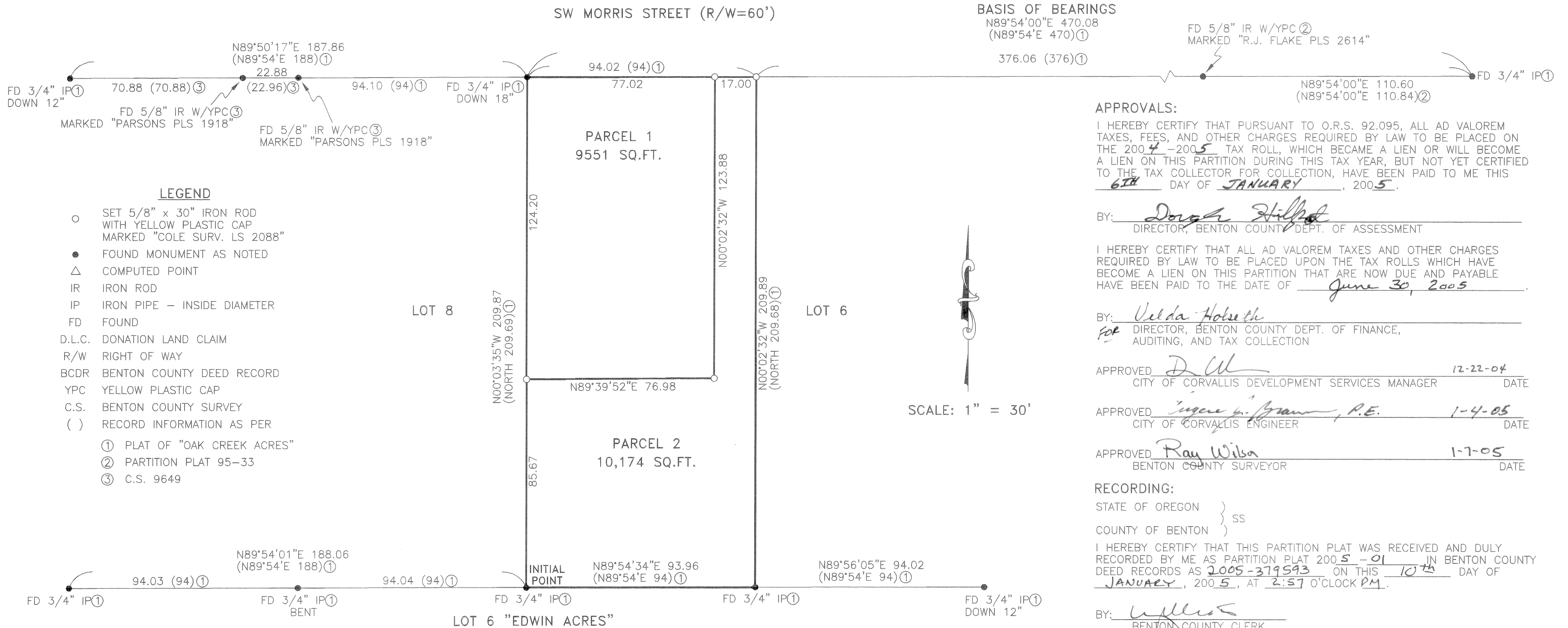
Signature of C. Henry Cole, OREGON JULY 13, 1984 C. HENRY COLE 2088

EXPIRES 12/31/05

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

NOTES:

AN EASEMENT BENEFITING NORTHERN IDAHO AND MONTANA POWER COMPANY AS PER BCDR BOOK 55 PAGE 73 EXISTS OVER THE PROPERTY. AN EASEMENT FOR A GUY WIRE AND A TV ANTENNA POLE AS PER BCDR BOOK 142 PAGE 660 EXISTS OVER THE PROPERTY. THESE TWO EASEMENTS DO NOT DEFINE AN EXACT LOCATION.



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 2004-2005 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 6th DAY OF JANUARY, 2005.

BY: Douglas Hilbert, 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, 2005.

BY: Velda Holseth, DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED: [Signature], 12-22-04, CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER

APPROVED: Eugene L. Gram, P.E., 1-4-05, CITY OF CORVALLIS ENGINEER

APPROVED: Ray Wilson, 1-7-05, 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 2005-01 IN BENTON COUNTY DEED RECORDS AS 2005-319593 ON THIS 10th DAY OF JANUARY, 2005, AT 2:57 O'CLOCK PM.

BY: [Signature], BENTON COUNTY CLERK, Sr. Deputy Clerk