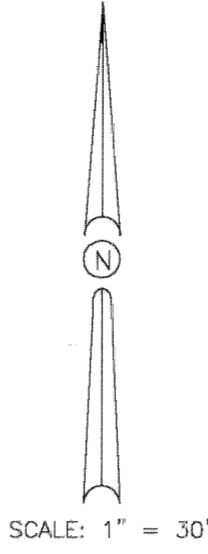


PARTITION PLAT 2005-07
FOR
David & Susan Williams
DECEMBER 9, 2004

IN THE
PRIOR SCOTT D.L.C. No. 44
NE 1/4 SEC. 4, T 12 S., R. 5 W., W.M.,
CITY OF CORVALLIS, BENTON COUNTY, OREGON



Legend

- MONUMENT FOUND, TYPE & SOURCE NOTED
PIPE DIMENSIONS ARE INNER DIAMETER
- W/YPC1 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.E. WILSON OR 1924" PER C.S. 7455
- W/YPC2 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "K & D ENGR LS 2395" PER C.S. 8709
- SET 5/8" X 30" STEEL REBAR WITH ORANGE PLASTIC CAP STAMPED "DARRYL HARMS PLS 1079"
- ◁ SET 2-1/2" MAGNAIL WITH 1-1/2" ALUMINUM WASHER STAMPED "D.W. HARMS P.L.S. 1079"
- () RECORD DATA, SOURCE NOTED
- Ⓐ 12-5-00021, GALLOWAY HARDCOPY
- Ⓑ C.S. 3028
- Ⓒ DEED: M-5021
- P.S.S.E. PUBLIC SANITARY SEWER EASEMENT CONVEYED TO THE CITY OF CORVALLIS
- P.U.E. PUBLIC UTILITY EASEMENT
- CALC. CALCULATED

Easements

Deed Book 55, Page 71 in favor of Northern Idaho and Montana Power Company for electric transmission line.

Deed Book 90, Page 517 in favor of Mountain States Power Company for distribution line pole, with wire and fixtures.

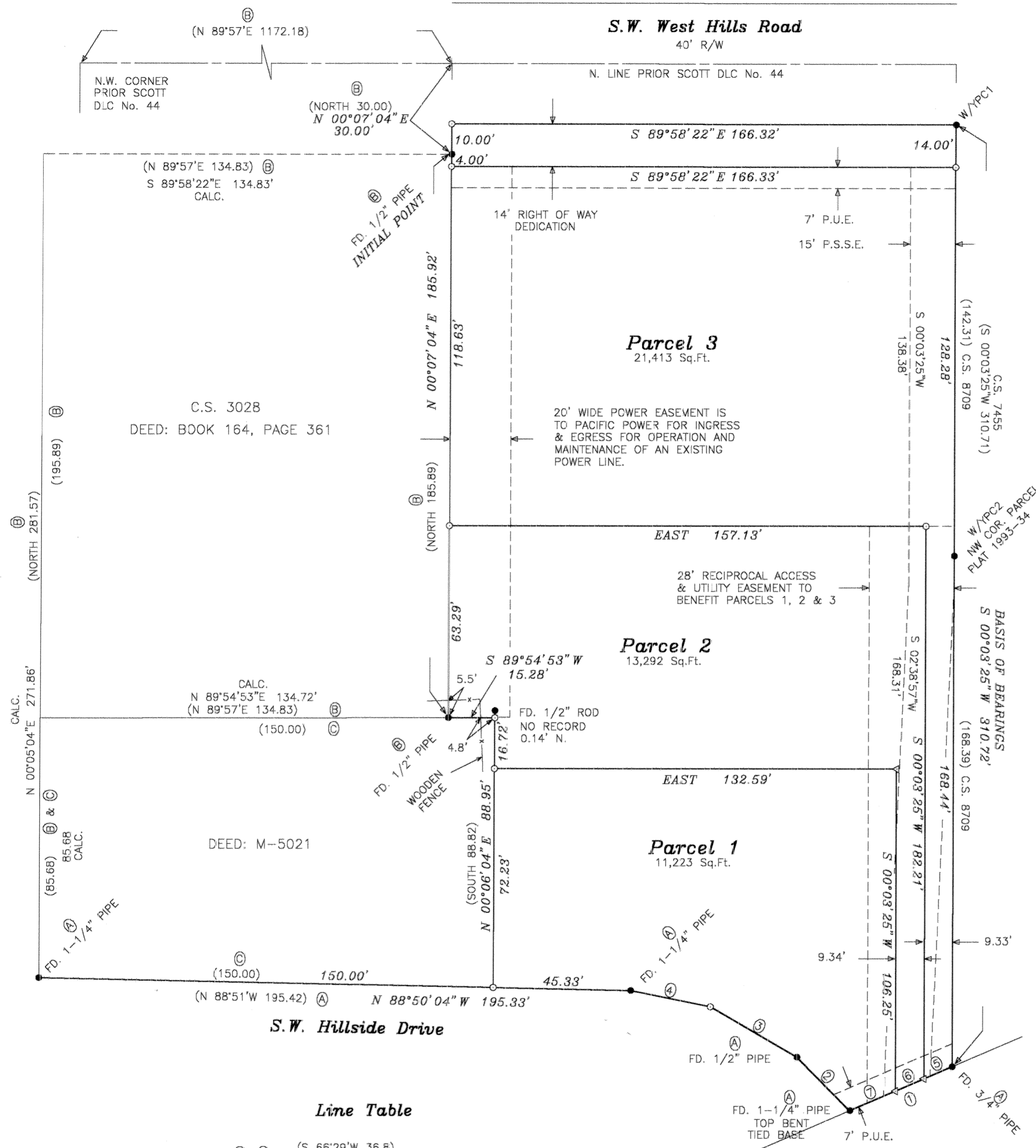
Deed Book 91, Page 369 in favor of adjoining lot owners for joint use of private roadway (S.W. Hillside Drive) and maintenance obligations, including terms and provisions thereof.

Deed Book 110, Page 663 in favor of Mountain States Power Company for electric power line, telephone or arial cable line.

Narrative

This plat was prepared pursuant to conditions of City of Corvallis, Community Development Case File No. MLPO3-00017.

The subject tract is the remainder of the tract of land described in Deed Book 91, Page 369, Ⓑ & Ⓒ were previously conveyed. The 3/4" iron pipe at the SE corner is called for as well as monuments marking the angle points in the north line of Hillside Drive, I set the SW corner at record distance (150.00) feet from the SW corner of Ⓒ, the NE corner of Ⓒ was set at the calculated easterly extension of the South line of Ⓑ, the NW corner was set by extending the East line of Ⓑ the record distance (10.00'), all found monuments were held in position.



Line Table

Ⓐ ①	(S 66°29'W 36.8)	36.78'
Ⓐ ②	(N 44°38'W 24.77)	24.80'
Ⓐ ③	(N 59°40'W 33.01)	33.05'
Ⓐ ④	(N 78°17'W 26.75)	26.79'
⑤	S 66°36'51" W	10.17'
⑥	S 66°36'51" W	10.18'
⑦	S 66°36'51" W	16.43'

THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT

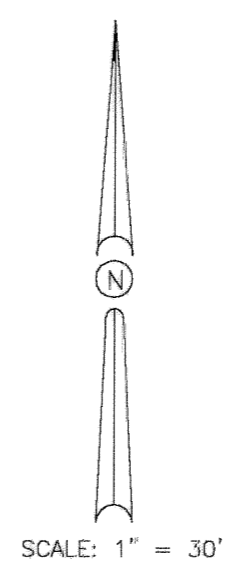
REGISTERED PROFESSIONAL LAND SURVEYOR

Darryl W. Harms

OREGON JULY 30, 1976
DARRYL W. HARMS
1079
RENEWAL DATE 6/30/05

DARRYL W. HARMS, P.L.S.
720 N.E. GRANGER #1
P.O. BOX 1051
CORVALLIS, OR 97339
PHONE: (541) 745-3948
FAX: (541) 745-3952

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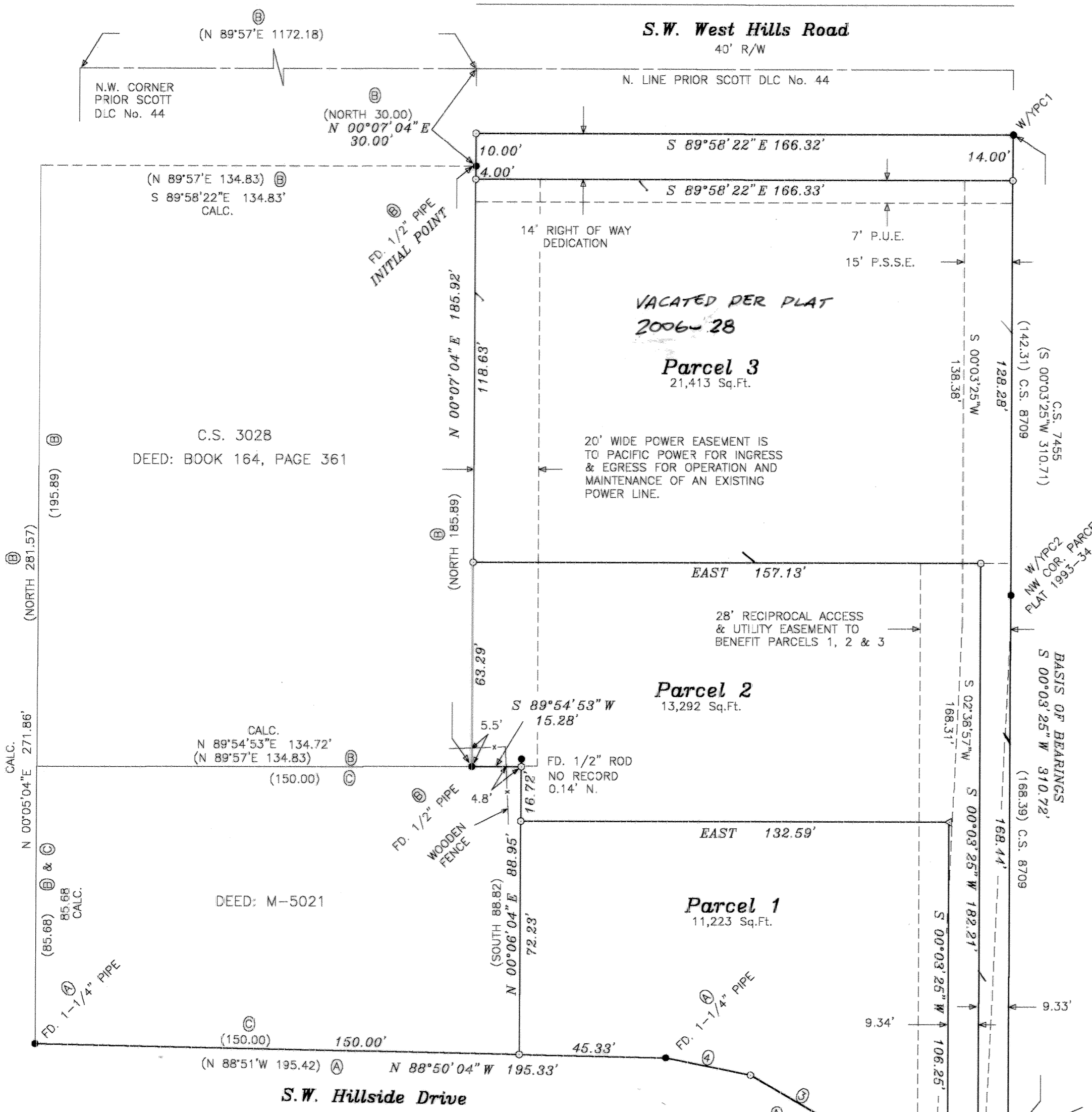
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darryl W. Harms

OREGON
JULY 30, 1975
DARRYL W. HARMS
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RENEWAL DATE 6/30/05

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Line Table

Ⓐ ①	(S 66°29' W 36.8) S 66°36' 51" W	36.78'
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CITY OF CORVALLIS, BENTON COUNTY, OREGON

Surveyor's Certificate

I, Darryl W. Harms, a registered land surveyor in the State of Oregon, hereby certify that I correctly surveyed and platted into parcels the lands represented on the attached map, the boundary of which is described as follows:
Beginning at a 1/2 inch iron pipe on the East line of that tract of land conveyed to Rodney R. Miles and Eleanor S. Miles by deed recorded in Book 164, Page 361, Deed Records of Benton County, Oregon, said 1/2 inch iron pipe is of record as being North 89°57' East, along the North claim line, 1172.18 feet and South 30.00 feet from the Northwest corner of the Prior Scott Donation Land Claim No. 44, Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon, as shown on Benton County Survey No. 3028, filed at the office of the Benton County Surveyor; thence North 00°07'04" East, on said East line of the Miles tract, 10.00 feet to the South line of S.W. West Hills Road; thence South 89°58'22" East, on said South line of S.W. West Hills Road, 166.32 feet to a 5/8 inch iron rod on the East line of that tract of land conveyed to Ralph O. Coleman and Eleanor Coleman by deed recorded in Book 91, Page 369, said Deed Records; thence South 00°03'25" West 310.72 feet to a 3/4 inch iron pipe at the Southeast corner of said Coleman tract and the North line of S.W. Western Boulevard (the Corvallis-Newport Highway per said Coleman deed); thence South 66°36'51" West, on said North line of S.W. Western Boulevard, 36.78 feet to a 1-1/4 inch iron pipe; thence along the North line of a private road (S.W. Hillside Drive) North 44°28'13" West 24.80 feet to a 1/2 inch iron pipe; North 59°52'52" West 33.05 feet to a 5/8 inch iron rod (1/2 inch iron pipe per said Coleman deed); North 78°29'41" West 26.79 feet to a 1-1/4 inch iron pipe and North 88°50'04" West 45.33 feet to the Southeast corner of that tract of land conveyed to Max R. McKinney and Sally A. McKinney by deed recorded on Microfilm No. M-5021, said Deed Records; thence North 00°06'04" East 88.95 feet to the Northeast corner of said McKinney tract; thence South 89°54'53" West 15.28 feet to a 1/2 inch iron pipe at the Southeast corner of said Miles tract; thence North 00°07'04" East 185.92 feet to the point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
Darryl W. Harms
OREGON JULY 30, 1976
DARRYL W. HARMS
1079
RENEWAL DATE 6/30/05
DARRYL W. HARMS, P.L.S.
720 N.E. GRANAGER #1
P.O. BOX 1051
CORVALLIS, OR 97339
PHONE: (541) 745-3948
FAX: (541) 745-3952

28 foot reciprocal Access/Maintenance Agreement

A 28.0 foot strip of land is reserved as a reciprocal access and maintenance agreement between Parcels 1, 2 & 3 of this plat as shown on Sheet 1 of 2 of this plat. The strip of land is for the construction and maintenance of a private roadway and any private utilities necessary to serve Parcels 1, 2 & 3 of this plat and Parcels 1, 2 & 3 shall have the right to ingress from and egress to S.W. Western Blvd. over this strip of land. Parcels 1, 2 & 3 shall share equally the monetary responsibility of constructing said private roadway. Any party performing work in said strip of land which creates the need for maintenance shall be solely responsible to restore the strip of land as near as reasonable to its condition prior to work being performed. No permanent structures shall be constructed within said 28.0 foot strip of land.

This Partition Plat is subject to a Partition Consent Affidavit by Washington Federal Savings for the Deed of Trust recorded in instrument No. M-360243-04, Benton County Deed Records. The Affidavit of Consent to Partition is recorded in the Benton County Records as 2005-382438.

THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT

Declaration

Know all people by these presents that David A. Williams and Susan W. Williams are the owners of record of the lands represented on the attached map and more particularly described in the Surveyor's Certificate and have caused same to be surveyed and platted into parcels and easements as shown and hereby dedicate to the public, without reservation or restriction, the fourteen (14) foot wide strip along the South line of S.W. West Hills Road and hereby grant all easements, as shown, for said purposes respectively.

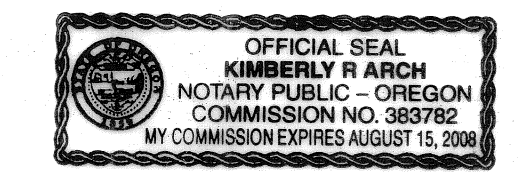
David Williams
David A. Williams
Susan W. Williams
Susan W. Williams

Acknowledgement

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

This is to certify that on this 17th day of December, 2004, before me, a Notary in and for said State and County, did personally appear David A. Williams and Susan W. Williams, who are known to me to be the identical individuals described in and who executed the above instrument and acknowledged to me that they executed the same freely and voluntarily.

Kimberly R. Arch
Notary Signature
Kimberly R. Arch
Notary Public-Oregon (printed)
Commission No. 383782
August 15, 2008
My Commission Expires



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 27th DAY OF DECEMBER, 2004

BY: *Angela Hillet*
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: *T. J. Pritch*
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING AND TAX COLLECTION *May Otkey*

EXAMINED AND APPROVED THIS 26th DAY OF January, 2005
BY: *Eugene J. Brown*
CITY ENGINEER, CITY OF CORVALLIS

EXAMINED AND APPROVED THIS 28th DAY OF DECEMBER, 2004
BY: *D. W.*
DEVELOPMENT SERVICES MANAGER, CITY OF CORVALLIS

EXAMINED AND APPROVED THIS 15th DAY OF March, 2005
BY: *Ray Wilson*
BENTON COUNTY SURVEYOR

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 2005-07 IN BENTON COUNTY DEED RECORDS, AS DOCUMENT No. 2005-382437 ON THIS 15th DAY OF MARCH, 2005 AT 2:04 O'CLOCK P.M.

BY: *William S.*
BENTON COUNTY CLERK
sr. Deputy Clerk