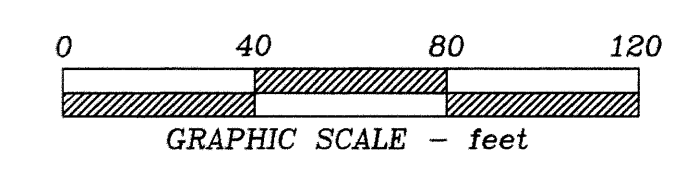
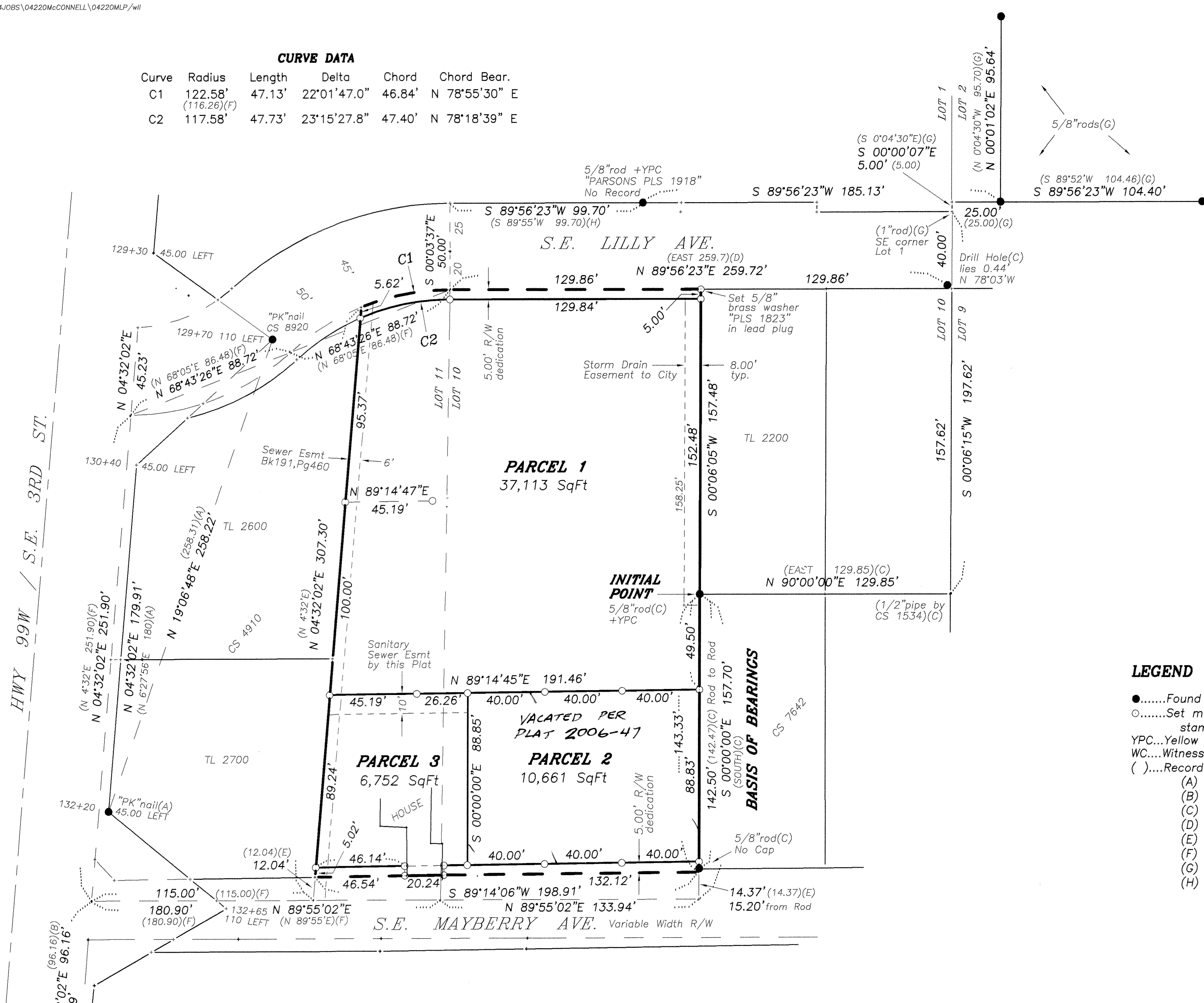


PARTITION PLAT 2005-12

A REPLAT OF A PORTION OF
LOTS 10 AND 11, LINCOLN TRACTS
for
**CRYSTAL CLEAR
INVESTMENTS, L.L.C.**
in
NW 1/4 SECTION 11
T 12 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON
MARCH 10, 2005
SHEET 1 OF 2

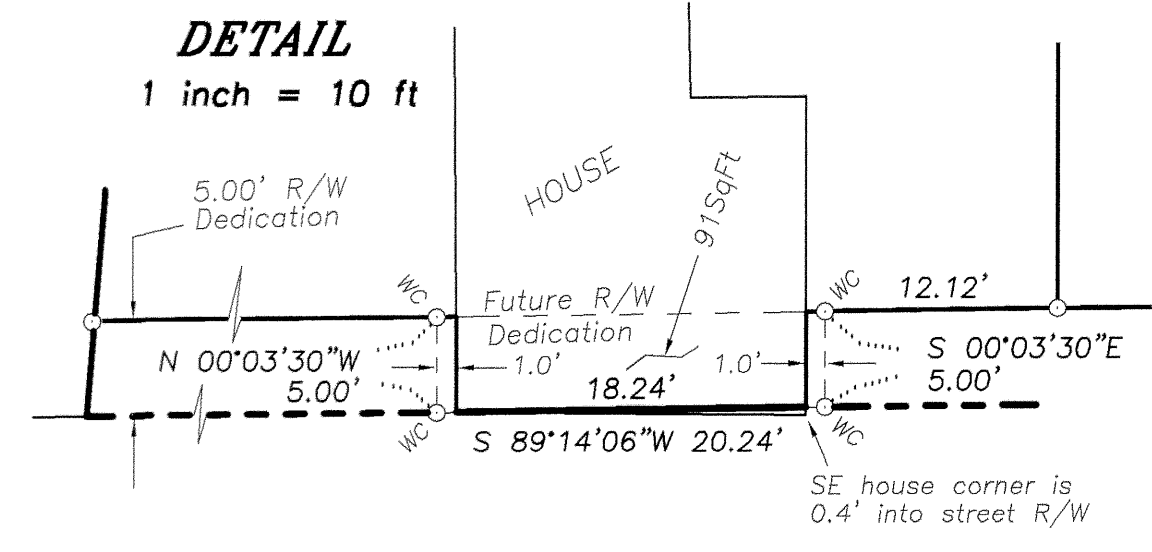
CURVE DATA

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	122.58' (116.26)(F)	47.13'	22°01'47.0"	46.84'	N 78°55'30" E
C2	117.58'	47.73'	23°15'27.8"	47.40'	N 78°18'39" E



- LEGEND**
-Found monument as noted.
 -Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823" unless otherwise noted.
 - YPC....Yellow Plastic Cap.
 - WC....Witness Corner.
 - ()....Record data or monument from the source noted below:
 - (A) - CS 8920
 - (B) - CS 3450
 - (C) - CS 7642
 - (D) - Plat of LINCOLN TRACTS
 - (E) - M-102692
 - (F) - CS 4910
 - (G) - CS 6344
 - (H) - CS 5166

DETAIL
1 inch = 10 ft



THIS DRAWING IS AN EXACT
COPY OF THE ORIGINAL PLAT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore James Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/2006

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

DRAWING NUMBER
2005-12

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER

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DRAWING NUMBER

1 of 2

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PARTITION PLAT 2005-12

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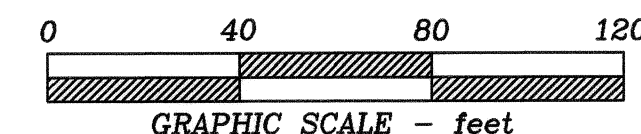
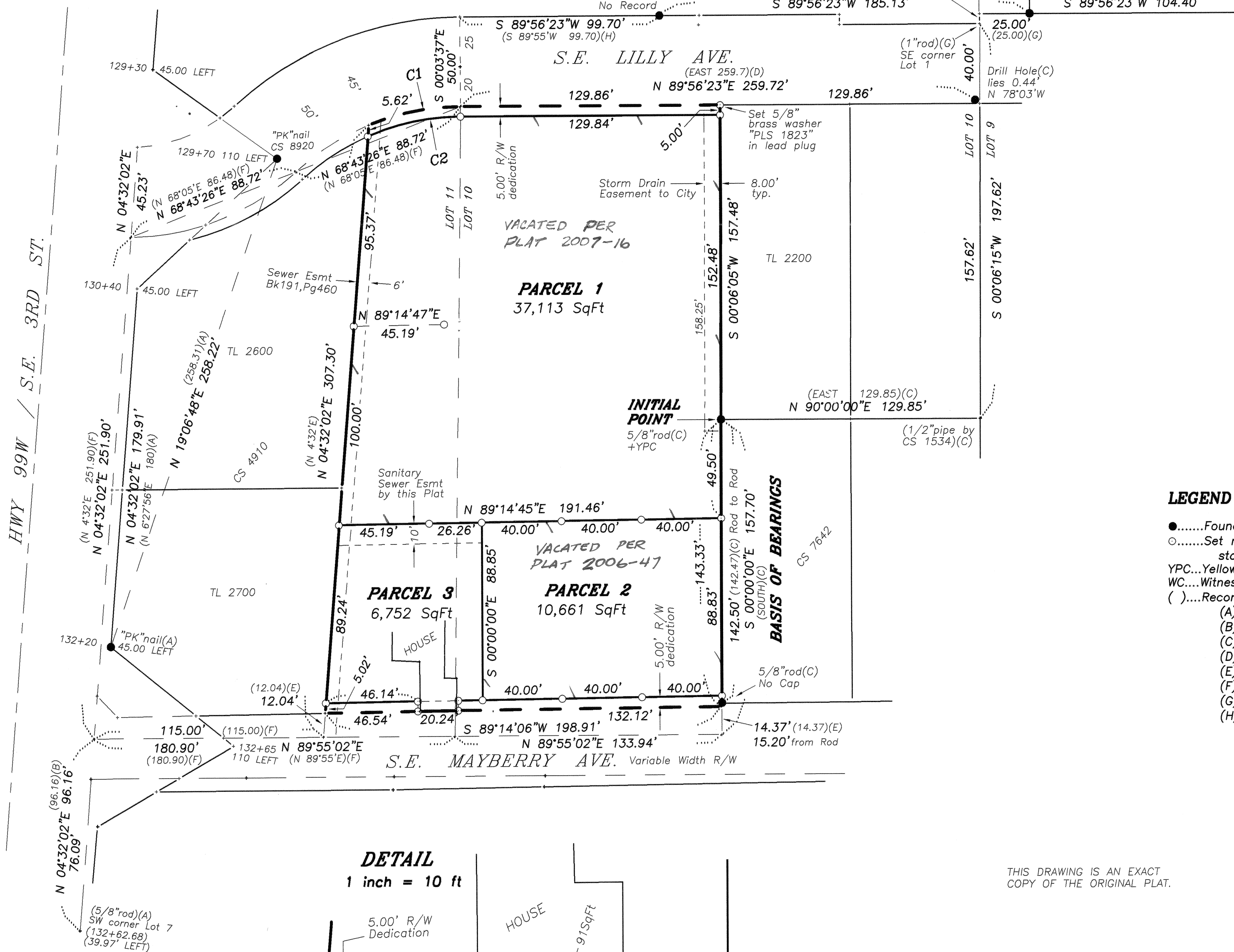
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MARCH 10, 2005

SHEET 1 OF 2

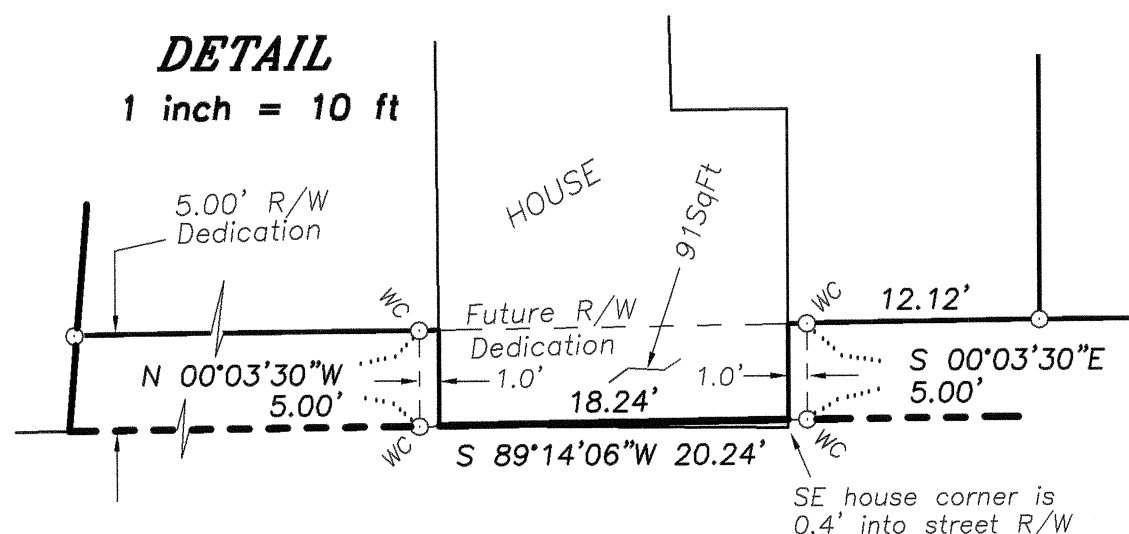
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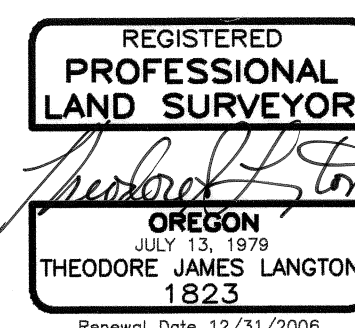
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 - (E) - M-102692
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 - (G) - CS 6344
 - (H) - CS 5166

DETAIL
1 inch = 10 ft



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NARRATIVE

This plat is the result of City of Corvallis Community Development Dept. Case MLP04-00021. It portrays the partitioning of Tax Lot 2500, Map 12-5-11BA, conveyed and described per Document 2003-358874. Fred Lemke computed the west line of the property and set a monument for the NE corner of TL 2700 per CS 4910 in 1970. In 1971, per CS 5166, he did an extensive survey on the north side of Lilly Ave., basing his work on several original plat monuments. He set a monument at the northerly right-of-way curve point, 25 feet from centerline. Darryl Harms set monuments on the southerly half of the east line in 1984 (CS 7642). He based his survey on monuments from the plat of Michael's Addition and CS 1534 and held record data to compute corners.

Richard Fail found original monuments at the 4 corners of Lot 2 of LINCOLN TRACTS, and set others per his 1977 survey, CS 6344. I found 3 of Mr. Fail's monuments in good position and condition (also found and held per CS 7010-A).

In 1995, ODOT surveyed Hwy 99 (CS 8920) and found monuments along the old R/W, including a 5/8" rod set by Mr. Lemke per CS 5166 and a 5/8" rod set by Mr. Lemke in 1960 for the SW corner of Lot 7, CARVER TRACTS (per CS 3450). I found 2 of the "PK" nails set by ODOT. Using those nails I was able to compute not only the new R/W but also the positions of the 2 Lemke monuments (destroyed during construction). From the computed position of Mr. Lemke's monument at the SW corner of Lot 7, and using record data from CS 3450, I computed the SW corner of Lot 11 of LINCOLN TRACTS. I then computed the SE corner of Lot 11 as well as the SW corner of my client's property holding record angle (relative to the highway R/W) and record distance per Mr. Lemke's CS 4910. I computed my client's west line parallel to the highway R/W according to the deed and CS 4910. I computed the NW corner of Lot 11 along the old R/W at the plat record distance from the SW corner (also matches data from CS 4910 and CS 3273).

The monuments by Mr. Fail line up nicely with the monument by Tyler Parsons. Mr. Parsons stated that he found Mr. Lemke's monument from CS 5166 but it was buried so he replaced it with his own monument at the ground surface. I held the 3 monuments as defining the northerly R/W line of Lilly Ave. I then computed the curve point in the northerly R/W holding Mr. Lemke's CS 5166 distance from Mr. Parsons' monument (Mr. Lemke computed the curve point at the platted distance from the 1" rod at the SE corner of Lot 1). I computed the southerly curve point 45.00 feet from the northerly, measured perpendicular to the northerly R/W line. The original plat shows the southerly curve point to be the NE corner of Lot 11.

Lacking sufficient curve data on the plat for the Lilly Ave. reverse curve, Mr. Lemke computed the point of reverse curve on the southerly R/W at the mid-point between the NE and NW corners of Lot 11. Following that procedure I computed the intersection of the old Hwy 99 R/W with the northerly R/W of Lilly Ave. and my position falls within 0.35 ft of the 5/8" iron rod set by Mr. Lemke per CS 5166 and found by ODOT. The chord bearings and distances don't match Mr. Lemke's CS 4910 data very well but for that survey he used record plat angle and distance to compute the NE corner of Lot 11.

I computed the SE corner of Lot 1 of LINCOLN TRACTS by holding record data from Mr. Fail's CS 6344 relative to the R/W monuments I found from that survey. I computed the position of the 1/2" pipe found by Mr. Harms at the midpoint of the east line of Lot 10. I computed the NE corner of Lot 10 at the intersection of the line between these two computed points with the southerly R/W line of Lilly Ave. The distance to the NW corner of the Lot fit the plat nicely. I felt comfortable with this procedure since the originally platted north - south Lot lines are in alignment. Mr. Harms' drill hole is close but I didn't hold it because he couldn't identify the type or condition of the monument he drilled to (nor could I).

Finally I computed my client's NW corner at the intersection of the west line with the southerly R/W of Lilly Avenue. The City required my client to dedicate 5 feet of right-of-way along Lilly and Mayberry Avenues as a condition of approval for this partition. On Mayberry the south face of the existing house is at the present R/W line (the SE corner is actually 0.4 ft over the line). The new R/W runs to the actual east and west sides of the house then along those sides southerly to the existing R/W line. By recorded document the client agreed to dedicate to R/W the additional 5 foot strip within the house at the time of application for demolition of the house. I set Witness Corner monuments 1 foot away from the true R/W angle points.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed the land represented on this partition plat and have found or set proper monuments at the corners thereof. The land is described as follows:

All that tract of land conveyed to Crystal Clear Investments, LLC, per Document No. 2003-358874, Benton County Deed Records, lying in the Northwest Quarter of Section 11, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, said tract being more specifically described as follows:

Beginning at a 5/8" iron rod on the east line of said Crystal Clear tract, said rod marking the northwest corner of the west half of the south half of the east half of Lot 10 of LINCOLN TRACTS, a recorded subdivision; thence along the east line of said Crystal Clear tract, S 00°00'00"E 143.33 feet to the southeast corner thereof on the northerly right-of-way line of SE Mayberry Avenue, and from which a 5/8" iron rod lies N 00°00'00"W 0.83 feet; thence along the south line of said tract and said right-of-way, S 89°14'06"W 198.91 feet to the southwest corner thereof, from which a 5/8" iron rod lies S 04°32'02"E 5.02 feet; thence along the west line of said Crystal Clear tract, N 04°32'02"E 295.26 feet to the northwest corner thereof on the southerly right-of-way line of SE Lilly Avenue, from which a 5/8" iron rod lies S 04°32'02"W 5.62 feet; thence along the north line of said tract and said right-of-way line on the arc of a 122.58 foot radius curve right (chord bears N 78°55'30"E 46.84 feet) 47.13 feet; thence continuing along said line, N 89°56'23"E 129.86 feet to a brass washer in a lead plug at the northeast corner of said tract; thence S 00°06'05"W 157.48 feet to the point of beginning.

DECLARATION

Know all persons by these presents that CRYSTAL CLEAR INVESTMENTS, L.L.C. is the recorded owner of the Land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into Parcels as shown hereon.

We hereby dedicate to the City of Corvallis for right-of-way purposes the strips of land along the north and south lines of the property as shown.

We hereby agree to Future Right-of-Way Dedication that portion of Parcel 3 lying within the southerly portion of the house as shown hereon.

We hereby create the Sanitary Sewer Easement as shown across Parcel 3 for the benefit of Parcel 2.

We hereby create and grant to the City of Corvallis the Storm Drain Easement as shown on Parcel 1.

Mel McConnell

Mel McConnell
Partner, Crystal Clear Investments, LLC

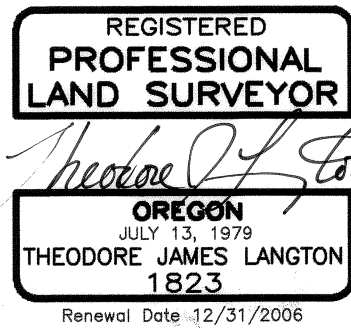
STATE OF OREGON)
S.S.
COUNTY OF BENTON)

Signed and attested before me on this 1st day of April, 2005, by Mel McConnell as a partner of Crystal Clear Investments, LLC.

Linda K Vehrs signature

Linda K Vehrs printed name

Notary Public - Oregon
Commission No. 307839
My Commission Expires Dec 19, 2008



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720 N.W. 4th Street
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LOTS 10 AND 11, LINCOLN TRACTS

for
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in
NW 1/4 SECTION 11
T 12 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

MARCH 10, 2005

SHEET 2 OF 2

PARTITION CONSENT

A Partition Plat Consent affidavit from Umpqua Bank, beneficiary of that certain Trust Deed recorded as M-342014, Deed Records of Benton County, Oregon, has been recorded as Document No. 2005-383451, said Deed Records.

APPROVALS MLP04-00021

D. Wilson 4-1-05
Corvallis Development Services Manager date
Ernest J. Brown, P.E. 4-7-05
Corvallis City Engineer date
Ray Wilson 4-11-05
Benton County Surveyor date

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 during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 8th day of April, 2005.

by Jami Woodward
For 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 roll which have become a lien on this partition that are now due and payable have been paid to me this 8th day of April, 2005.

by T. J. Judd
For Director, Benton County Dept. of Finance,
Auditing & Tax Collection

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

I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2005-12 in Benton County Records Document No. 2005-383708, on this 13th day of April, 2005, at 9:19 o'clock AM.

by Wallis S.
Benton County Clerk
Sr. Deputy Clerk