

PARTITION PLAT No. 2005-18

A REPLAT OF PARCEL 1 OF PARTITION PLAT 1995-03, LOCATED IN THE JOSEPH C. AVERY D.L.C. No. 41, AND IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: ROBERT L. STEBBINS AND MONINE STEBBINS

DATE: APRIL 5, 2005

SHEET 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

David L. Malone

OREGON JANUARY 12, 1999 DAVID L. MALONE 51523

EXPIRES 12/31/2006



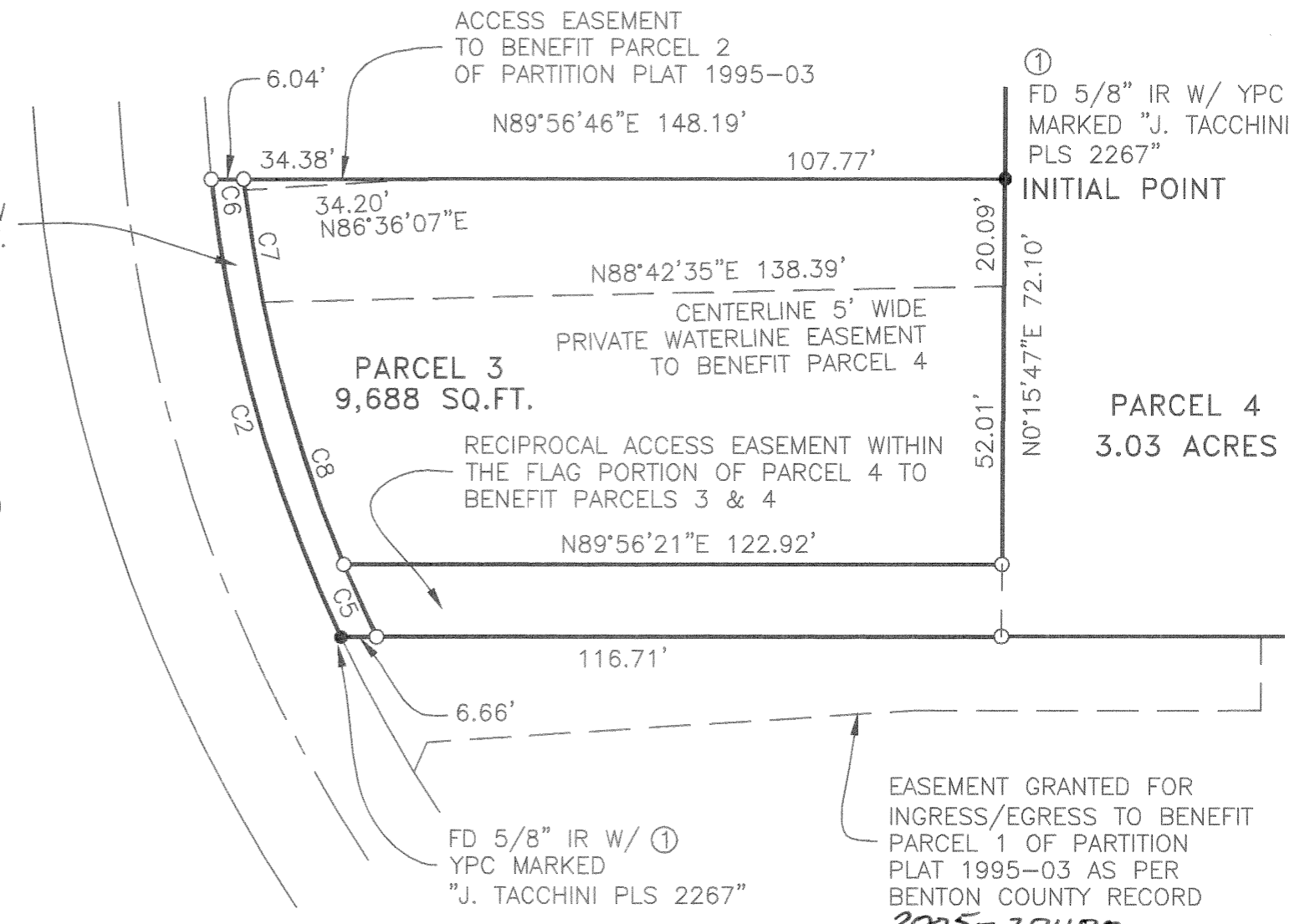
DAVID L. MALONE, P.L.S.
COLE SURVEYING, LLC
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500

COLE SURVEYING, LLC

DEDICATION FOR R/W AREA = 537 SQ.FT.

LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
- FD 5/8" IR WITH YPC MARKED "CITY OF CORVALLIS" AS PER C.S. 8907, UNLESS OTHERWISE NOTED
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- FD FOUND
- D.L.C. DONATION LAND CLAIM
- YPC YELLOW PLASTIC CAP
- R/W RIGHT OF WAY
- SQ.FT. SQUARE FEET
- BCDR BENTON COUNTY DEED RECORD
- GHC GALLOWAY HARDCOPY
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER
- ① PARTITION PLAT 1995-03
- ② C.S. 8084
- ③ C.S. 8907
- ④ GHC 12-5-00011
- ⑤ UNKNOWN ORIGIN
- ⑥ SURVEY OF BROOK LANE ROAD #402 BY W.C. GALLOWAY DATED JUNE, 1939



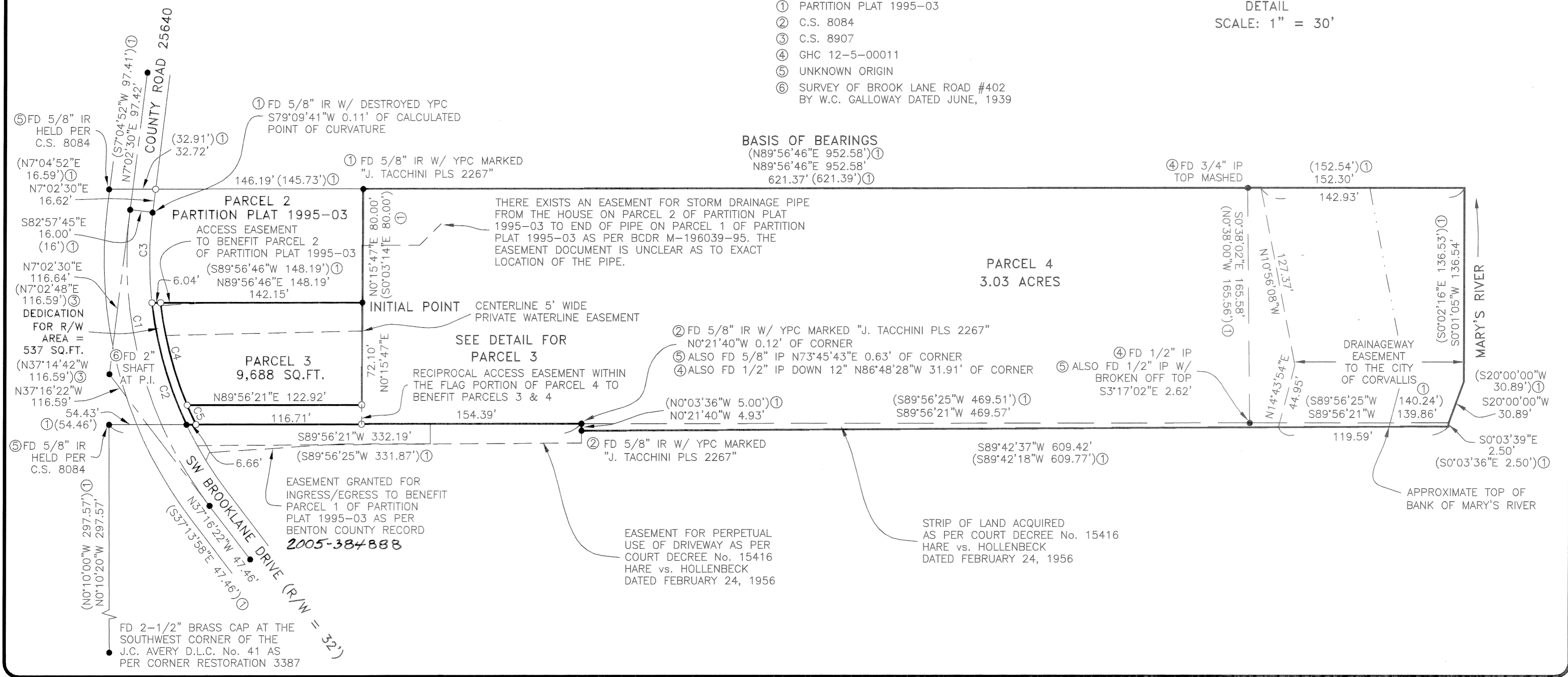
DETAIL SCALE: 1" = 30'

C#	Radius	Delta	Length	Bearing	Chord
C1	286.48'	44°17'46"	221.48'	N 15°06'39" W	216.01'
(C1)	286.48'	44°17'36"	221.47'	N 15°05'49" W	215.99'①
C2	270.48'	18°57'02"	89.46'	N 15°55'20" W	89.05'
(C2)	270.48'	18°56'42"	89.44'	N 15°54'50" W	89.03'①
C3	270.48'	13°29'04"	63.66'	N 0°17'43" E	63.51'
(C3)	270.48'	13°29'28"	63.69'	N 0°18'15" E	63.54'①
C4	264.48'	16°12'00"	74.78'	N 14°41'33" W	74.53'
C5	264.48'	3°13'18"	14.87'	N 24°24'13" W	14.87'
C6	264.48'	0°26'07"	2.01'	N 6°48'37" W	2.01'
C7	264.48'	4°37'45"	21.37'	N 9°20'33" W	21.36'
C8	264.48'	11°08'08"	51.40'	N 17°13'30" W	51.32'

SCALE: 1" = 50'

BASIS OF BEARINGS

- (N89°56'46"E 952.58')①
- (N89°56'46"E 952.58')
- (621.37' (621.39')①)



4188CS01

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COLE SURVEYING, LLC

DAVID L. MALONE, P.L.S. COLE SURVEYING, LLC 6765 S.W. PHILOMATH BLVD. CORVALLIS, OREGON 97333 (541) 929-5500

I, DAVID L. MALONE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

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 9th DAY OF MAY, 2005.

BY: [Signature] 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: [Signature] FOR DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED [Signature] 5-12-05 CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED [Signature], P.E. 5-19-05 CITY OF CORVALLIS ENGINEER DATE

APPROVED [Signature] 5-31-05 BENTON COUNTY SURVEYOR DATE

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 2005-18 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2005-386107 ON THIS 31st DAY OF MAY, 2005, AT 1:49 O'CLOCK PM

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

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT ROBERT L. STEBBINS AND MONINE STEBBINS 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, RIGHT OF WAY, AND EASEMENTS AS SHOWN ON THE ATTACHED MAP, AND DO HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE 6 FOOT WIDE STRIP OF LAND AS SHOWN ON THE ATTACHED MAP. ROBERT L. STEBBINS AND MONINE STEBBINS DO HEREBY CREATE AND DEDICATE TO THE CITY OF CORVALLIS THE DRAINAGEWAY EASEMENT AS SHOWN ON THE ATTACHED MAP, FOR PUBLIC PURPOSES PURSUANT TO THE CITY OF CORVALLIS LAND DEVELOPMENT CODE CHAPTER 4.5 (AMENDED 12/02/2002). ROBERT L. STEBBINS AND MONINE STEBBINS DO HEREBY CREATE THE 5.00 FOOT WIDE EASEMENT FOR PRIVATE WATERLINE PURPOSES TO BENEFIT PARCEL 4 OVER PARCEL 3 AS SHOWN, AND DO ALSO HEREBY CREATE THE ACCESS EASEMENT TO BENEFIT PARCEL 2 OF PARTITION PLAT 1995-03 OVER PARCEL 3 AS SHOWN, AND DO ALSO HEREBY CREATE A RECIPROCAL ACCESS EASEMENT AS SHOWN ON THE ATTACHED MAP TO BENEFIT PARCELS 3 AND 4 AND TO BE EQUALLY MAINTAINED BY PARCELS 3 AND 4 IN PROPORTION TO THE USE OF THE RECIPROCAL ACCESS EASEMENT AREA BY EACH PARCEL.

[Signature] ROBERT L. STEBBINS

[Signature] MONINE STEBBINS

ACKNOWLEDGMENT:

STATE OF OREGON } COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF MAY, 2005, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR ROBERT L. STEBBINS AND MONINE STEBBINS, 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] PRINTED NAME Gregory B. Sather NOTARY PUBLIC - OREGON COMMISSION No. 345798 MY COMMISSION EXPIRES May 13, 2005

SURVEYOR'S CERTIFICATE:

I, DAVID L. MALONE, 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:

PARCEL 1 OF PARTITION PLAT 1995-03, A PARTITION PLAT OF RECORD IN BENTON COUNTY, OREGON.

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 MLP04-00022.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE PLAT AS PER PARTITION PLAT 1995-03.

BOUNDARY DETERMINATION

FOR THE NORTH LINE OF THE PLAT I HELD THE 5/8" IRON ROD WEST OF THE RIGHT OF WAY OF SW BROOKLANE DRIVE AND THE 3/4" IRON PIPE SET AS PER GALLOWAY HARDCOPY 12-5-00011, AND EXTENDED THE LINE OVERALL RECORD DISTANCE FOR THE CENTERLINE OF THE MARY'S RIVER. FOR THE ORIGINAL SOUTH LINE I HELD THE 5/8" IRON ROD WEST OF THE RIGHT OF WAY AND THE 1/2" IRON PIPE SET AS PER GALLOWAY HARDCOPY 12-5-00011, AND EXTENDED THE LINE OVERALL RECORD DISTANCE FOR THE CENTERLINE OF THE MARY'S RIVER. FROM THE EAST END OF THAT LINE, I THEN HELD A LINE SOUTHERLY AND PERPENDICULAR WITH A RECORD LENGTH OF 2.50 FEET FOR THE SOUTHEAST CORNER OF THE SMALL STRIP OF PROPERTY, AND I HELD RECORD BEARING AND DISTANCE NORTHEASTERLY TO THE ANGLE POINT IN THE RIVER. I THEN CONNECTED THIS ANGLE POINT TO THE PREVIOUSLY CALCULATED NORTHEAST CORNER. THE CENTERLINE OF THE RIVER AS DETERMINED HERE IS AS PER RECORD DIMENSIONS, AND MAY NOT REPRESENT THE ACTUAL AND TRUE CENTERLINE OF THE MARY'S RIVER. THE SOUTH LINE OF THE SMALL STRIP OF PROPERTY WAS THEN DETERMINED HOLDING THE MONUMENT SET AS PER BENTON COUNTY SURVEY 8084 FOR THE SOUTHWEST CORNER. I HELD THE MONUMENTS SET BY C.S. 8084 FOR THE WEST LINE OF THE SMALL STRIP, BUT CALLED THE NORTHERLY MONUMENT OFF FROM THE CORNER AS IT IS NORTHERLY OF THE ORIGINAL SOUTH LINE OF THE PROPERTY. I HELD THE POINT OF INTERSECTION OF THE ROAD AND THE MONUMENTS SET FOR CENTERLINE, ALONG WITH RECORD RADIUS AND WIDTH, TO DETERMINE THE ROAD RIGHT OF WAY. I RE-ESTABLISHED THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 1995-03 HOLDING THE SOUTHEAST CORNER OF SAID PARCEL 2 AND A LINE PARALLEL TO THE NORTH LINE, AND INTERSECTING THAT LINE WITH THE ROAD RIGHT OF WAY.