

2005-21

PARTITION PLAT No. 2005-21

A REPLAT OF THE REMAINDER OF LOT 1 OF SUMMERFIELD ESTATES, LOCATED IN THE HEMAN C. LEWIS D.L.C. No. 47, AND IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: HAROLD C. REYNOLDS
DATE: FEBRUARY 28, 2005

REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID L. MALONE
JANUARY 12, 1999
51523

EXPIRES 12/31/2006



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

LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
● FD 5/8" IR WITH RED PLASTIC CAP MARKED "NORTHSTAR PLS 1823" AS PER SUMMERFIELD ESTATES, UNLESS OTHERWISE NOTED
IR IRON ROD
FD FOUND
D.L.C. DONATION LAND CLAIM
R/W RIGHT OF WAY
C.S. BENTON COUNTY SURVEY
() RECORD INFORMATION AS PER

Table with columns: C#, Radius, Delta, Length, Bearing, Chord. Contains curve data for C1 through C7.

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 24th DAY OF JUNE, 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] DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED: [Signature] CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER 6-20-05 DATE

APPROVED: [Signature] CITY OF CORVALLIS ENGINEER 6-22-05 DATE

APPROVED: [Signature] BENTON COUNTY SURVEYOR 6-28-05 DATE

RECORDING:

STATE OF OREGON } SS
COUNTY OF BENTON }

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2005-21 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2005-387919 ON THIS 29th DAY OF June, 2005, AT 8:38 O'CLOCK AM.

BY: [Signature] BENTON COUNTY CLERK Senior Deputy Clerk

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT HAROLD C. REYNOLDS IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP.

[Signature] HAROLD C. REYNOLDS

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 MRPO5-00001.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE EAST RIGHT-OF-WAY LINE OF NW 13TH STREET ALONG THE TANGENT PORTION OF THE WEST LINE OF SUMMERFIELD ESTATES, AS SHOWN ON THE ATTACHED MAP.

BOUNDARY DETERMINATION

THE MONUMENTS FOUND AT THE SOUTHEAST AND SOUTHWEST CORNERS OF LOT 1 AND THE MONUMENTS FOUND AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THAT PORTION OF LOT 1 CONVEYED TO THE WINJUMS WERE HELD FOR THE CORNERS OF THE PARENT PARCEL. THE CURVE WAS DETERMINED HOLDING THE FOUND MONUMENTS AT THE ENDS OF THE CURVE, AND I THEN REPLACED THE BENT IRON ROD AT THE CURVE POINT ON THE WEST LINE OF LOT 1.

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:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD LOCATED AT THE SOUTHWEST CORNER OF LOT 1 OF SUMMERFIELD ESTATES, A SUBDIVISION PLAT OF RECORD IN THE HEMAN C. LEWIS DONATION LAND CLAIM NUMBER 47, IN SECTION 23 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID LOT 1 NORTH 0°04'07" EAST 52.05 FEET TO A 5/8 INCH IRON ROD AND ALONG A 606.62 FOOT RADIUS CURVE TO THE RIGHT 94.29 FEET (THE LONG CHORD OF WHICH BEARS NORTH 4°34'22" EAST 94.19 FEET) TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO JACK K. AND M. JEAN WINJUM, AS DESCRIBED IN BENTON COUNTY DEED RECORD M-154793-92; THENCE NORTH 89°44'08" EAST 109.81 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID WINJUM PROPERTY, ALSO BEING ON THE EAST LINE OF THE AFOREMENTIONED LOT 1; THENCE SOUTH 1°05'01" EAST 145.84 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°41'50" WEST 120.14 FEET TO THE INITIAL POINT.

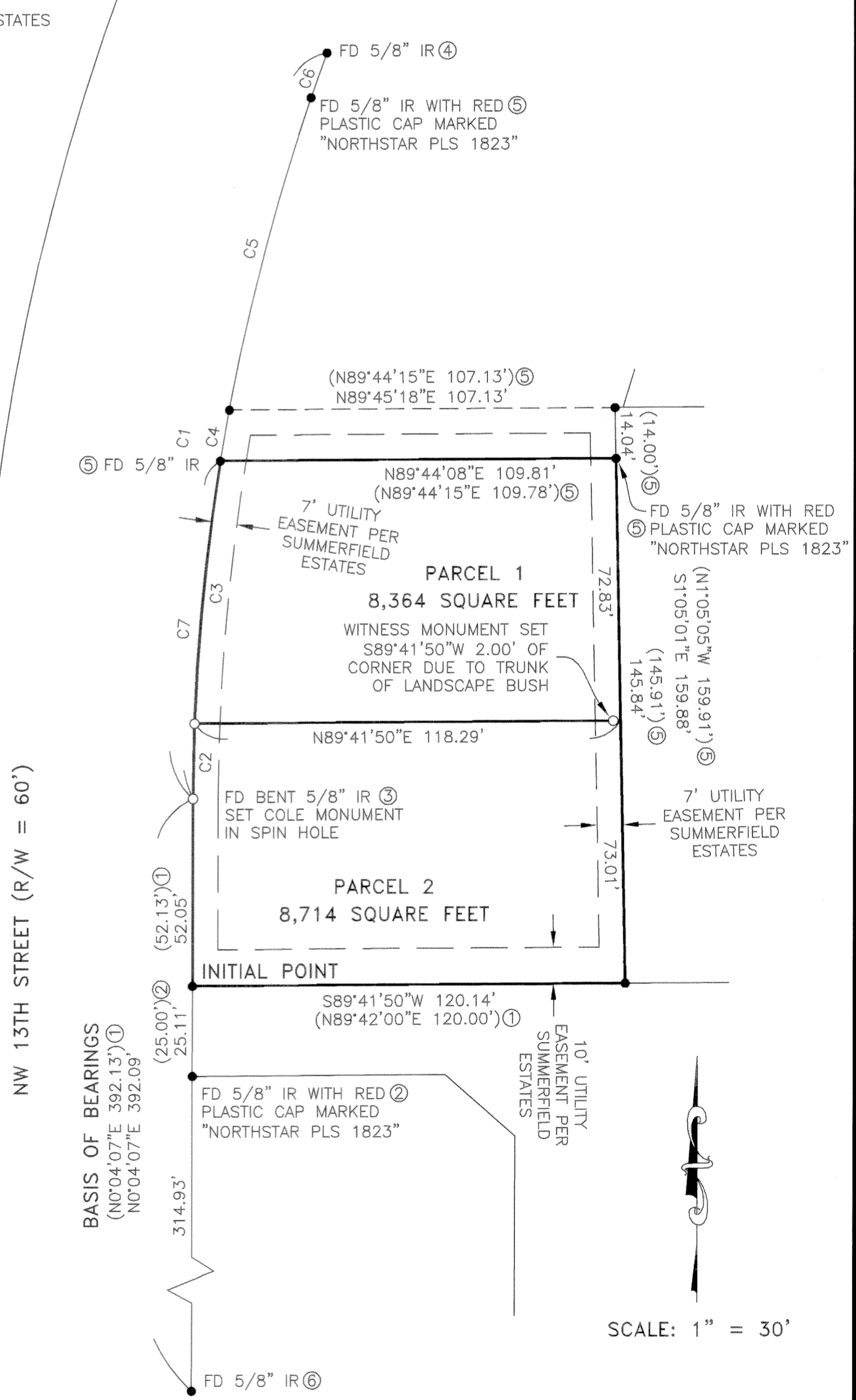
ACKNOWLEDGMENT:

STATE OF CT } SS
COUNTY OF Hartford }

THIS IS TO CERTIFY THAT ON THIS 1 DAY OF JUNE, 2005, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CT, DID PERSONALLY APPEAR HAROLD C. REYNOLDS, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

[Signature] NOTARY PUBLIC FOR MY COMMISSION EXPIRES: 12/31/09

Notary Public for State of Connecticut, this June 2005 day of June, 2005. Commission Expires 12/31/09



SCALE: 1" = 30'