

PARTITION PLAT No. 2005-23

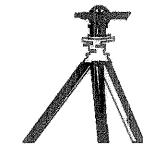
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4,
AND IN THE NORTHWEST 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: BRIAN D. WELDON AND LAURA A. WELDON
DATE: APRIL 5, 2005

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DAVID L. MALONE
JANUARY 12, 1999
51523

EXPIRES 12/31/2006



**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 2005-2006 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 JULY, 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] 6-30-05
CITY OF CORVALLIS ENGINEER DATE

APPROVED [Signature] 6-22-05
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED [Signature] 7-8-05
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 2005-23 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2005-388433 ON THIS 8TH DAY OF JULY, 2005, AT 1:41 O'CLOCK PM.

BY: [Signature]
BENTON COUNTY CLERK

SURVEYOR'S CERTIFICATE:

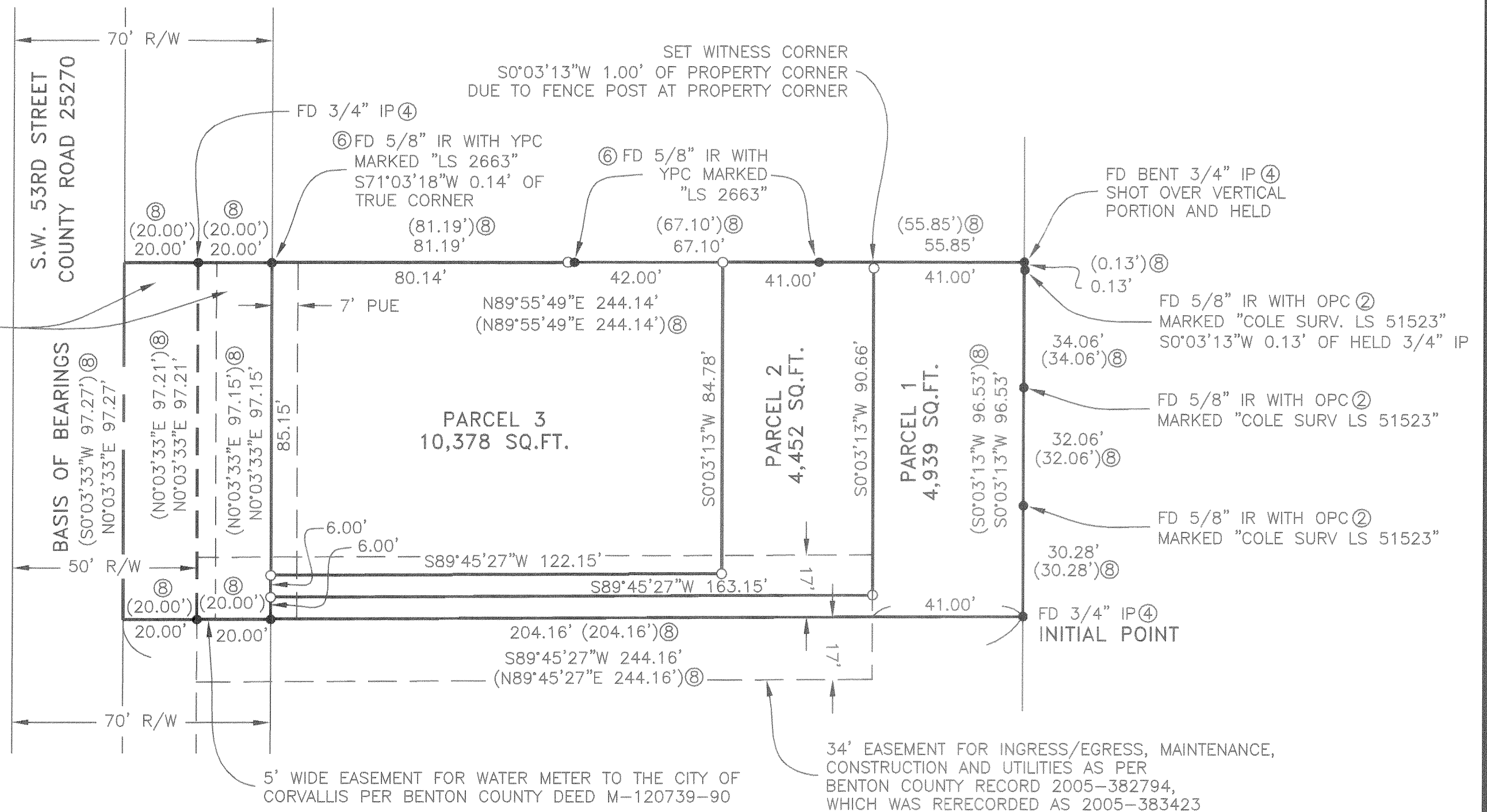
I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 3/4 INCH IRON PIPE AT THE NORTHEAST CORNER OF PARTITION PLAT 2005-13, A PARTITION PLAT OF RECORD IN THE SOUTHWEST QUARTER OF SECTION 4 AND IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 89°45'27" WEST 224.16 FEET ALONG THE NORTH LINE OF SAID PARTITION PLAT 2005-13 TO A 5/8 INCH IRON ROD AT THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 25270 (S.W. 53RD STREET - ORIGINAL 40 FOOT WIDTH); THENCE CONTINUING SOUTH 89°45'27" WEST 20.00 FEET TO THE CENTER OF SAID COUNTY ROAD AND THE NORTHWEST CORNER OF SAID PARTITION PLAT 2005-13; THENCE ALONG THE CENTER OF SAID COUNTY ROAD NORTH 0°03'33" EAST 97.27 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY CONVEYED TO BRIAN D. WELDON AND LAURA A. WELDON AS DESCRIBED IN BENTON COUNTY DEED RECORD 2004-375223; THENCE ALONG THE NORTH LINE OF SAID WELDON PROPERTY NORTH 89°55'49" EAST 20.00 FEET TO A 3/4 INCH IRON PIPE ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 25270; THENCE CONTINUING NORTH 89°55'49" EAST 224.14 FEET TO A 3/4 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID WELDON PROPERTY; THENCE SOUTH 0°03'13" WEST 96.53 FEET TO THE INITIAL POINT.

SCALE: 1" = 30'

LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
- FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523" AS PER PARTITION PLAT 2005-13, UNLESS OTHERWISE NOTED
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- FD FOUND
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- SQ.FT. SQUARE FEET
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER
 - ② ROSE WEST SUBDIVISION
 - ④ GALLOWAY HARD COPY 12-5-00028
 - ⑥ PARTITION PLAT 1998-22
 - ⑧ PARTITION PLAT 2005-13



DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT BRIAN D. WELDON AND LAURA A. WELDON 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, STREET RIGHT-OF-WAY, AND EASEMENT AS SHOWN ON THE ATTACHED MAP, AND DO HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE STREET RIGHT-OF-WAY, AS SHOWN, AND DO ALSO HEREBY GRANT THE 7 FOOT WIDE EASEMENT TO PUBLIC UTILITIES, AS SHOWN.

[Signature]
BRIAN D. WELDON

[Signature]
LAURA A. WELDON

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 21ST DAY OF June, 2005, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR BRIAN D. WELDON AND LAURA A. WELDON, 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 DARLA A. MEYERS
NOTARY PUBLIC - OREGON
COMMISSION No. 308715
MY COMMISSION EXPIRES 8/11/06

SURVEYOR'S NARRATIVE:

PURPOSE
THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS DEVELOPMENT SERVICES CASE MLP05-00005.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE LINE SO MARKED AS PER BENTON COUNTY PARTITION PLAT 2005-13.

BOUNDARY DETERMINATION
THE BOUNDARY OF THIS PROPERTY WAS HELD AS DETERMINED IN PARTITION PLAT 2005-13.

PARTITION PLAT No. 2005-23

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4,
AND IN THE NORTHWEST 1/4 OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: BRIAN D. WELDON AND LAURA A. WELDON
DATE: APRIL 5, 2005

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2006



**COLE
SURVEYING, LLC**

DAVID L. MALONE, P.L.S.
COLE SURVEYING, LLC
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
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Brian D. Weldon
BRIAN D. WELDON

Laura A. Weldon
LAURA A. WELDON

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

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Darla A. Meyers
PRINTED NAME DARLA A. MEYERS
NOTARY PUBLIC - OREGON
COMMISSION No. 388715
MY COMMISSION EXPIRES 8/12/06

SURVEYOR'S NARRATIVE:

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BY: *David Hilpert*
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 Hobeth*
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,
AUDITING, AND TAX COLLECTION

APPROVED *Eugene J. Braun, P.E.* 6-30-05
CITY OF CORVALLIS ENGINEER DATE

APPROVED *D.W.* 6-22-05
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED *Ray Wilson* 7-8-05
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 2005-23 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2005-388433 ON THIS 6th DAY OF JULY, 2005, AT 1:41 O'CLOCK PM.

BY: *David L. Malone*
BENTON COUNTY CLERK

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:

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 - ② ROSE WEST SUBDIVISION
 - ④ GALLOWAY HARD COPY 12-5-00028
 - ⑥ PARTITION PLAT 1998-22
 - ⑧ PARTITION PLAT 2005-13

DEDICATION OF
STREET R/W TO THE
PUBLIC = 3,888 SQ.FT.

