

PARTITION PLAT No. 2005-32

LOCATED IN THE A.G. HOVEY D.L.C. No. 43,
AND IN THE SOUTHWEST 1/4 OF SECTION 4,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: JOHN D. FAULCONER

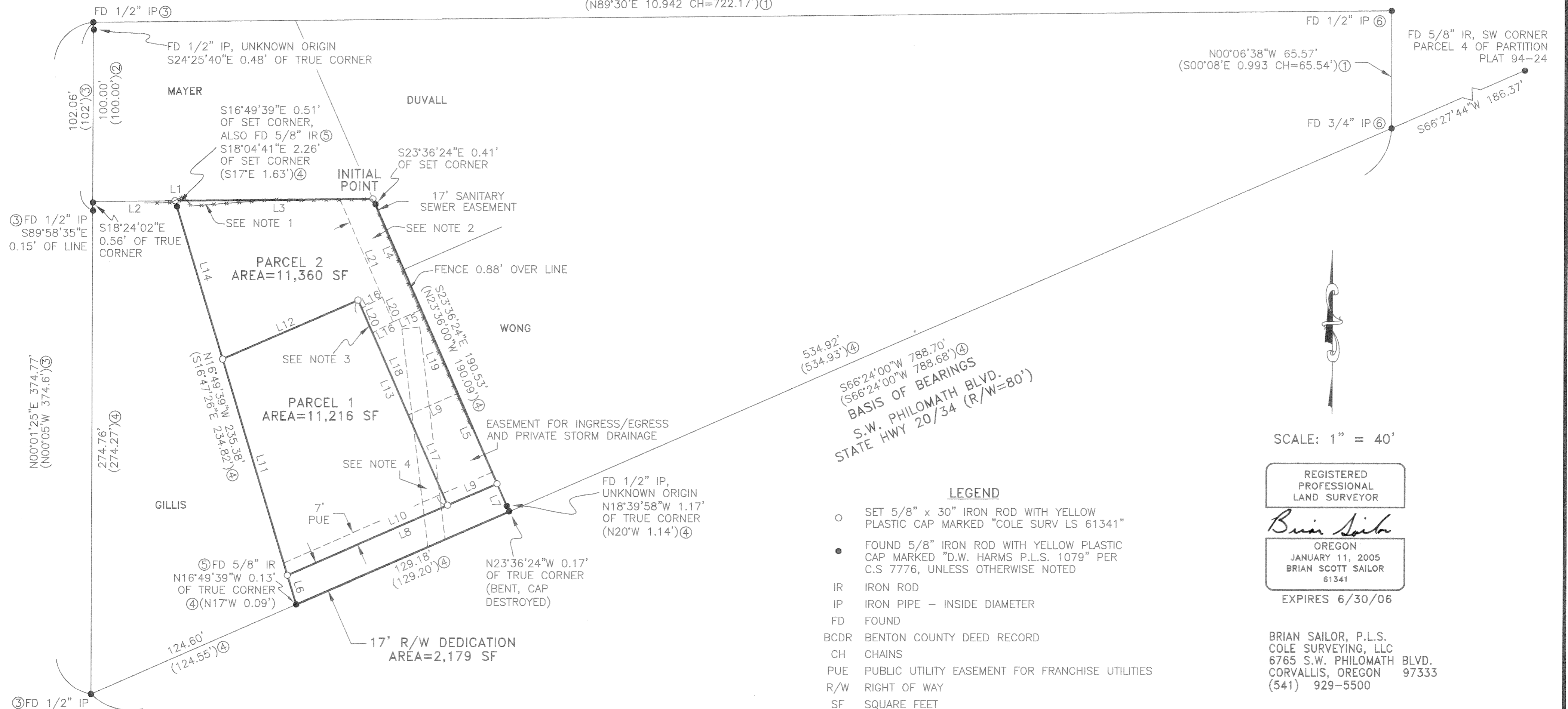
DATE: JULY 25, 2005

SHEET 1 OF 2

NOTES:

- 1.) A FENCE HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE. THE FENCE IS 3.1' OVER THE LINE NEAR THE NORTHWEST CORNER OF THE PARENT PARCEL AND ANGLES BACK ON TO THE PROPERTY TO THE NORTH AS THE FENCE GOES EAST FROM THIS POINT.
- 2.) THERE APPEARED TO BE A 15' WIDE UTILITY EASEMENT OVER THE SEWER LINE, INCORRECTLY DESCRIBED IN MICROFILM M-36774-82 AS BEING COINCIDENT WITH THE EAST LINE OF DEED BOOK 98, PAGE 108. THE ORIGINAL INTENT WAS TO COVER THE SEWER LINE AND SERVICES TO THE ADJACENT PROPERTIES. A NEW 17' SANITARY SEWER EASEMENT IS BEING CREATED ON THIS PLAT TO BENEFIT THE CITY OF CORVALLIS TO COVER THESE SERVICES.
- 3.) A PRIVATE SEWER SERVICE EXISTS BETWEEN THE SANITARY SEWER EASEMENT AND PARCEL 1. A 15' PRIVATE SANITARY SEWER EASEMENT IS BEING CREATED ON THIS PLAT TO COVER THIS SERVICE.
- 4.) THERE IS A 10' WIDE UTILITY EASEMENT TO BENEFIT PACIFICORP DESCRIBED IN MICROFILM 2005-383570. HOWEVER, THE LOCATION OF THIS EASEMENT IS NOT DESCRIBED IN SUCH A WAY THAT IT CAN BE LOCATED ON THIS SURVEY WITH ANY CERTAINTY. THE LOCATION AS SHOWN ON THIS SURVEY IS 10' WIDE AND CENTERED ON THE POWER POLES SUPPORTING THE OVERHEAD POWER LINES.

N89°28'48"E 722.48'
(N89°30'E 10.942 CH=722.17')①



S66°24'00"W 788.70'
(S66°24'00"W 788.68')④
BASIS OF BEARINGS
S.W. PHILOMATH BLVD.
STATE HWY 20/34 (R/W=80')

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "D.W. HARMS P.L.S. 1079" PER C.S 7776, UNLESS OTHERWISE NOTED
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- FD FOUND
- BCDR BENTON COUNTY DEED RECORD
- CH CHAINS
- PUE PUBLIC UTILITY EASEMENT FOR FRANCHISE UTILITIES
- R/W RIGHT OF WAY
- SF SQUARE FEET
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER

- ① BCDR BOOK 98, PAGE 108
- ② BCDR BOOK 154, PAGE 397
- ③ C.S. 1526
- ④ C.S. 7776
- ⑤ C.S. 6527
- ⑥ GALLOWAY HARDCOPY 12-5-00028

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brian Sailor

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/06

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

I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

L#	Bearing	Length	L#	Bearing	Length
L1	N 89°28'48" E (N 89°30' E)②	156.15'	L10	S 66°24'00" W	97.16'
L2	N 89°28'48" E (N 89°26'51" E 46.01')④	45.93'	L11	N 16°49'39" W	125.88'
L3	N 89°28'48" E (N 89°26'51" E 110.15')④	110.22'	L12	N 66°24'00" E	82.30'
L4	S 23°36'24" E	67.53'	L13	S 23°36'24" E	125.00'
L5	S 23°36'24" E	55.00'	L14	N 16°49'39" W	92.38'
L6	N 16°49'39" W	17.12'	L15	S 66°24'00" W	17.00'
L7	S 23°36'24" E	17.00'	L16	S 61°35'07" W	13.05'
L8	S 66°24'00" W	127.16'	L17	S 23°36'24" E	55.00'
L9	S 66°24'00" W	30.00'	L18	S 23°36'24" E	49.90'
			L19	S 23°36'24" E	51.00'
			L20	S 23°36'24" E	15.05'
			L21	S 23°36'24" E	59.72'



PARTITION PLAT No. 2005-32

LOCATED IN THE A.G. HOVEY D.L.C. No. 43, AND IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: JOHN D. FAULCONER

DATE: JULY 25, 2005

SHEET 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

Brian Saylor

OREGON JANUARY 11, 2005 BRIAN SCOTT SAILOR 61341

EXPIRES 6/30/06

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

I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT JOHN D. FAULCONER 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, STREET RIGHT-OF-WAY, AND EASEMENTS AS SHOWN ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE STREET RIGHT-OF-WAY AND HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE SANITARY SEWER EASEMENT AND CREATE AND GRANT THE PUBLIC UTILITY EASEMENT FOR FRANCHISE UTILITIES AS SHOWN ON THE ATTACHED MAP, AND DOES ALSO HEREBY CREATE AND GRANT THE PRIVATE SANITARY SEWER EASEMENT, INGRESS/EGRESS EASEMENT, AND PRIVATE STORM DRAINAGE EASEMENT OVER PARCEL 2 TO BENEFIT PARCEL 1, AS SHOWN ON THE ATTACHED MAP.

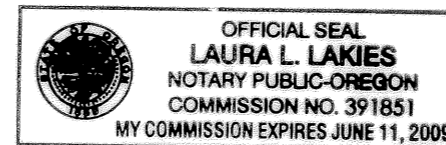
John D. Faulconer JOHN D. FAULCONER

ACKNOWLEDGMENT:

STATE OF OREGON } COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF August, 2005, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR JOHN D. FAULCONER, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

Laura L. Lakies NOTARY PRINTED NAME: LAURA L. LAKIES NOTARY PUBLIC - OREGON COMMISSION NO. 391851 MY COMMISSION EXPIRES: June 11, 2009



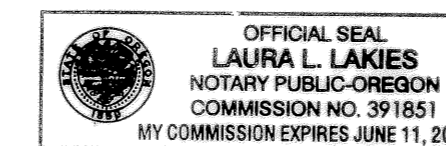
Robert D. Street BY: ROBERT D. STREET AS: TRUST DEED HOLDER

ROBERT D. STREET DOES HEREBY CONSENT TO THE DEDICATION OF RIGHT OF WAY TO THE PUBLIC AS PER THE DECLARATION.

STATE OF OREGON } COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF August, 2005, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR ROBERT D. STREET 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.

Laura L. Lakies NOTARY PRINTED NAME: LAURA L. LAKIES NOTARY PUBLIC - OREGON COMMISSION NO. 391851 MY COMMISSION EXPIRES: June 11, 2009



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 13th DAY OF SEPTEMBER, 2005.

Jami Woodward 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

Velda Holath For DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

D.W. APPROVED 8-31-05 CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

Emery S. Prann, P.E. APPROVED 9-1-05 CITY OF CORVALLIS ENGINEER DATE

Joe W. Mendel For BENTON COUNTY SURVEYOR 9-14-05 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 2005-32 IN BENTON COUNTY DEED RECORDS AS 2005-392095 ON THIS 14th DAY OF September, 2005, AT 2:41 O'CLOCK PM.

Benton County Clerk

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 MLP04-00018.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF C.S. 7776.

BOUNDARY DETERMINATION

THE SOUTH LINE OF THE FAULCONER PROPERTY WAS DETERMINED BY HOLDING THE IRON PIPES FOUND ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN BENTON COUNTY DEED RECORD BOOK 98, PAGE 108. THE IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE FAULCONER PROPERTY WAS FOUND TO BE OFF THIS SOUTH LINE, WHICH IS IN AGREEMENT WITH COUNTY SURVEY No. 7776. THE IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE FAULCONER PROPERTY HAS ALSO BEEN CALLED OFF LINE. THIS MONUMENT WAS FOUND TO BE BENT TO THE NORTH AND THE CAP HAS BEEN DESTROYED. HOWEVER, THESE RODS WERE HELD FOR THE LOCATION OF THE EAST AND WEST LINES. THE IRON RODS LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS HAVE BEEN INCORRECTLY SET. THE SOUTH LINE OF THE MAYER PROPERTY TO THE NORTH IS DESCRIBED IN DEED BOOK 154, PAGE 397 AND MICROFILM M-178367-94 AS BEING 100 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE. THE NORTH LINE OF THE MAYER PROPERTY WAS DETERMINED BY HOLDING THE IRON PIPE AT THE NORTHWEST CORNER AND THE IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 98, PAGE 108. TWO IRON PIPES WERE FOUND AT THE NORTHWEST CORNER OF THE MAYER PROPERTY. THE MONUMENTS THAT WERE SET ON THE NORTH LINE OF THE FAULCONER PROPERTY WERE SET BY HOLDING 100 FEET FROM THE INCORRECT PIPE. ADDITIONAL MONUMENTS TO THE WEST OF THE NORTHWEST CORNER OF THE MAYER PROPERTY WERE TIED IN ORDER TO VERIFY THAT THE CORRECT MONUMENT HAS BEEN HELD ON THIS SURVEY. THE IRON RODS PREVIOUSLY SET ON THE NORTH LINE OF THE FAULCONER PROPERTY ARE BEING CALLED OFF THE NORTH LINE BUT THEY ARE BEING HELD FOR THE EAST AND WEST LINES.

SURVEYOR'S CERTIFICATE:

I, BRIAN SCOTT SAILOR, 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 AT THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO JOHN D. FAULCONER IN BENTON COUNTY DEED RECORD MICROFILM 2004-373489, ALSO BEING THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO MILDRED S. MAYER IN BENTON COUNTY DEED RECORD MICROFILM M-178367-94, AND BEING ON THE WEST LINE OF THAT PROPERTY CONVEYED TO MARY T. DUVALL IN BENTON COUNTY MICROFILM 2003-345210, SAID POINT BEING SOUTH 81°12'09" WEST 746.08 FEET OF THE SOUTHWEST CORNER OF PARCEL 4 OF PARTITION PLAT 94-24, IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, CITY OF CORVALLIS, OREGON; THENCE ALONG THE WEST LINE OF SAID DUVALL PROPERTY AND THE WEST LINE OF THAT PROPERTY CONVEYED TO THE WONG FAMILY IRREVOCABLE TRUST IN BENTON COUNTY MICROFILM M-220951-96 SOUTH 23°36'24" EAST 190.53 FEET TO THE SOUTHWEST CORNER OF SAID WONG PROPERTY, ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY No. 20/34 (AN 80 FOOT RIGHT OF WAY), AND BEING WITNESSED BY A 5/8 INCH IRON ROD NORTH 23°36'24" WEST 0.17 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 66°24'00" WEST 129.18 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED FAULCONER PROPERTY, ALSO BEING THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO HUGH E. GILLIS AND LISA R. GILLIS IN BENTON COUNTY DEED RECORD MICROFILM M-187013-94, AND BEING WITNESSED BY A 5/8 INCH IRON ROD NORTH 16°49'39" WEST 0.13 FEET; THENCE ALONG THE EAST LINE OF SAID GILLIS PROPERTY NORTH 16°49'39" WEST 235.38 FEET TO A 5/8 INCH IRON ROD ON THE SOUTH LINE OF SAID MAYER PROPERTY, ALSO BEING THE NORTHEAST CORNER OF SAID GILLIS PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID MAYER PROPERTY NORTH 89°28'48" EAST 110.22 FEET TO THE POINT OF BEGINNING.



COLE SURVEYING, LLC