

2005-39

PARTITION PLAT 2005-39

A REPLAT OF LOTS 1, 2, 3, 7, 9, 10, AND 11 OF "F.L. LILLY TRACTS", AND ADDITIONAL PROPERTY IN THE NW 1/4 OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: CORVALLIS SCHOOL DISTRICT 509J

DATE: JULY 6, 2005

SHEET 1 OF 2



SCALE: 1" = 60'

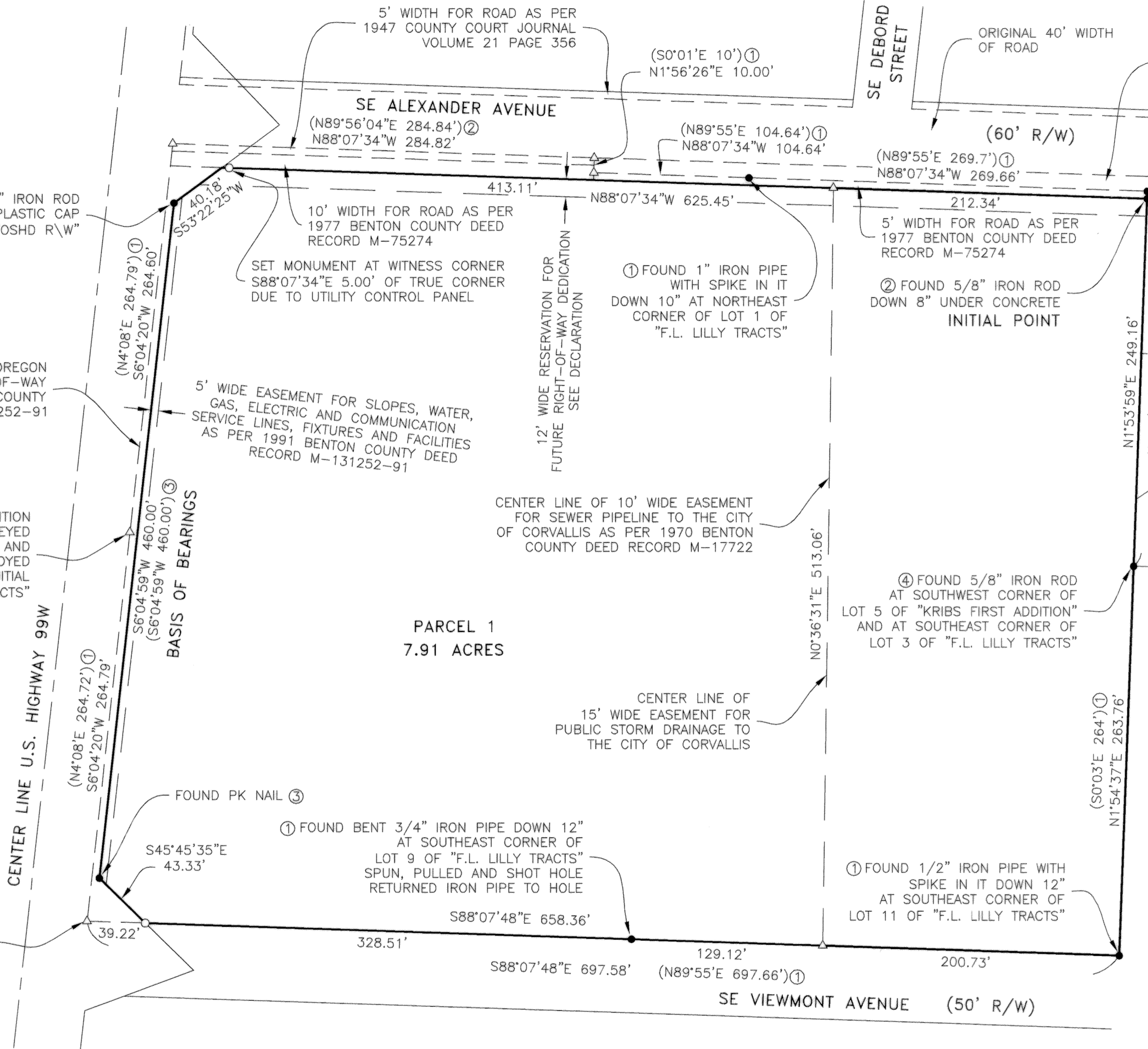
LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
- FOUND MONUMENT AS NOTED
- △ CALCULATED POSITION
- IRON PIPE MEASUREMENTS ARE INSIDE DIAMETER
- R/W RIGHT-OF-WAY
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER
- ① PLAT OF "F.L. LILLY TRACTS"
- ② C.S. 5740
- ③ C.S. 8920
- ④ PLAT OF "KRIBS FIRST ADDITION"
- ⑤ UNKNOWN ORIGIN

TO THE STATE OF OREGON FOR HIGHWAY RIGHT-OF-WAY AS PER 1991 BENTON COUNTY DEED RECORD M-131252-91

CALCULATED POSITION OF MONUMENT SURVEYED IN C.S. 8920 AND SUBSEQUENTLY DESTROYED BY CONSTRUCTION AT INITIAL POINT OF "F.L. LILLY TRACTS"

CALCULATED POSITION OF MONUMENT SURVEYED IN C.S. 8920 AND SUBSEQUENTLY DESTROYED BY CONSTRUCTION AT SOUTHWEST CORNER OF LOT 9 OF "F.L. LILLY TRACTS"



EASEMENT NOTES:

- 1) AN EASEMENT WHICH AFFECTS THIS PROPERTY WAS GRANTED TO BENEFIT PACIFICORP AS DESCRIBED IN BENTON COUNTY DEED RECORD 2005-383022. THIS EASEMENT DOES NOT DESCRIBE AN EXACT LOCATION.
- 2) AN EASEMENT WHICH AFFECTS THIS PROPERTY WAS GRANTED TO BENEFIT PACIFIC POWER & LIGHT COMPANY AS DESCRIBED IN 1978 BENTON COUNTY DEED RECORD M-91612. THE LOCATION OF THIS EASEMENT IS WITHIN THE RIGHT-OF-WAY OF SE ALEXANDER AVENUE.
- 3) AN EASEMENT WHICH AFFECTS THIS PROPERTY WAS GRANTED TO BENEFIT PACIFIC POWER & LIGHT COMPANY AS DESCRIBED IN 1977 BENTON COUNTY DEED RECORD M-78038. THE LOCATION OF THIS EASEMENT IS WITHIN THE RIGHT-OF-WAY OF SE ALEXANDER AVENUE.

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

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

4233CS01

2005-39

PARTITION PLAT 2005-39

A REPLAT OF LOTS 1, 2, 3, 7, 9, 10, AND 11 OF "F.L. LILLY TRACTS", AND ADDITIONAL PROPERTY IN THE NW 1/4 OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: CORVALLIS SCHOOL DISTRICT 509J

DATE: JULY 6, 2005

SHEET 2 OF 2

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 18TH DAY OF OCTOBER, 2005.

BY: Douglas Hilbert 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 NO TAXES DUE - EXEMPT PROPERTY.

BY: Velda Holseth DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

I HEREBY CERTIFY THAT ALL ASSESSMENTS AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

APPROVED: [Signature] CITY OF CORVALLIS FINANCE DIRECTOR DATE 10/17/05

APPROVED: Eugene L. Brown, P.E. CITY OF CORVALLIS ENGINEER DATE 10/11/05

APPROVED: [Signature] CHAIRPERSON, CITY OF CORVALLIS PLANNING COMMISSION DATE 10/7/05

APPROVED: Ray Wilson BENTON COUNTY SURVEYOR DATE 10-21-05

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 2005-39 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2005-394302 ON THIS 21st DAY OF October, 2005, AT 1:14 O'CLOCK PM.

BY: Kathleen Hanning For BENTON COUNTY CLERK Senior Deputy Clerk

REGISTERED PROFESSIONAL LAND SURVEYOR

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

OREGON JANUARY 12, 1999 DAVID L. MALONE 51523 EXPIRES 12/31/2006



COLE SURVEYING, LLC

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

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT CORVALLIS SCHOOL DISTRICT 509J, WHICH ACQUIRED TITLE TO PORTIONS OF THE PROPERTY AS SCHOOL DISTRICT No. 38 OF BENTON COUNTY, OREGON, AS CONSOLIDATED SCHOOL DISTRICT No. 38, BENTON COUNTY, OREGON, A MUNICIPAL CORPORATION, AS CORVALLIS SCHOOL DISTRICT No. 509J (JOINT DISTRICT 509A, LINN COUNTY, OREGON), AS CORVALLIS SCHOOL DISTRICT #509 OF BENTON COUNTY, OREGON, AS CONSOLIDATED SCHOOL DISTRICT No. 38 OF BENTON COUNTY, OREGON, AS SCHOOL DISTRICT NUMBER 38, OF BENTON COUNTY, OREGON, A MUNICIPAL CORPORATION, AS CONSOLIDATED SCHOOL DISTRICT No. 9, BENTON COUNTY OREGON (JOINT SCHOOL DISTRICT No. 9A, LINN COUNTY, OREGON), AND AS CONSOLIDATED SCHOOL DISTRICT No. 509cj, BENTON COUNTY, OREGON, (JOINT SCHOOL DISTRICT No. 509a, LINN COUNTY, OREGON), 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 A PARCEL AS SHOWN ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE CITY OF CORVALLIS THE 15 FOOT WIDE EASEMENT FOR PUBLIC STORM DRAINAGE AS SHOWN. A 12 FOOT WIDE RESERVATION FOR FUTURE STREET RIGHT-OF-WAY DEDICATION TO THE CITY OF CORVALLIS IS HEREBY CREATED AS SHOWN ON THE ATTACHED MAP. THE REAL PROPERTY AFFECTED BY THE ABOVE DESCRIBED RESERVATION MAY BE REQUIRED FOR THE PURPOSE STATED ABOVE. THE LEGAL OWNER, THEIR GRANTEEES, HEIRS, SUCCESSORS AND ASSIGNS, HEREBY AGREE TO DEDICATE THE STREET RIGHT-OF-WAY TO THE CITY OF CORVALLIS FOR SAID PURPOSE, AT SUCH TIME AS SAID REAL PROPERTY IS NEEDED FOR THAT PURPOSE. A DEED CONVEYING SAID REAL PROPERTY TO THE CITY OF CORVALLIS SHALL BE EXECUTED BY THE OWNER, THEIR GRANTEEES, HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL BE DELIVERED TO THE CITY OF CORVALLIS UPON DEMAND. THESE RESERVATIONS SHALL BE BINDING UPON THE UNDERSIGNED AND THEIR GRANTEEES, HEIRS, SUCCESSORS AND ASSIGNS, AS RESERVATIONS RUNNING WITH THE LAND, TO BE RELEASED ONLY BY THE CITY OF CORVALLIS.

BY: Nell O'Malley SCHOOL BOARD CHAIRPERSON CORVALLIS SCHOOL DISTRICT 509J

BY: Dawn Tarzian SCHOOL DISTRICT SUPERINTENDENT CORVALLIS SCHOOL DISTRICT 509J

ACKNOWLEDGMENTS:

STATE OF OREGON) COUNTY OF BENTON) SS

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF September, 2005, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR Nell O'Malley, AS SCHOOL BOARD CHAIRPERSON FOR CORVALLIS SCHOOL DISTRICT 509J, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS/HER OWN FREE ACT AND DEED.

Julie E. Catala PRINTED NAME Julie E. Catala NOTARY PUBLIC - OREGON COMMISSION No. 395810 MY COMMISSION EXPIRES Aug. 15, 2009

STATE OF OREGON) COUNTY OF BENTON) SS

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF September, 2005, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR Dawn Tarzian, AS SCHOOL DISTRICT SUPERINTENDENT FOR CORVALLIS SCHOOL DISTRICT 509J, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS/HER OWN FREE ACT AND DEED.

Julie E. Catala PRINTED NAME Julie E. Catala NOTARY PUBLIC - OREGON COMMISSION No. 395810 MY COMMISSION EXPIRES Aug. 15, 2009

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 PARCEL 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 INTERSECTION OF THE EAST LINE OF LOT 3 OF "F.L. LILLY TRACTS", A SUBDIVISION PLAT OF RECORD IN BENTON COUNTY, OREGON, AND THE SOUTH LINE OF THAT PROPERTY CONVEYED TO THE CITY OF CORVALLIS FOR RIGHT-OF-WAY AS DESCRIBED IN BENTON COUNTY DEED RECORD M-75274-77, ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE ALONG SAID CITY OF CORVALLIS SOUTH LINE NORTH 88°07'34" WEST 625.45 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTH LINE WITH THE EASTERLY LINE OF THAT PROPERTY CONVEYED TO THE STATE OF OREGON AS DESCRIBED IN BENTON COUNTY DEED RECORD M-131252-91, SAID POINT BEING WITNESSED BY A 5/8 INCH IRON ROD LOCATED SOUTH 88°07'34" EAST 5.00 FEET; THENCE ALONG THE LINES OF SAID STATE OF OREGON PROPERTY THE FOLLOWING COURSES: SOUTH 53°22'25" WEST 40.18 FEET TO A 5/8 INCH IRON ROD, SOUTH 6°04'59" WEST 460.00 FEET TO A PK NAIL, AND SOUTH 45°45'35" EAST 43.33 FEET TO A 5/8 INCH IRON ROD AT THE INTERSECTION WITH THE NORTH LINE OF SE VIEWMONT AVENUE (A 50 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH LINE SOUTH 88°07'48" EAST 658.36 FEET TO A 1/2 INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 11 OF THE AFOREMENTIONED "F.L. LILLY TRACTS"; THENCE NORTH 1°54'37" EAST 263.76 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 3 OF "F.L. LILLY TRACTS"; THENCE ALONG THE EAST LINE OF SAID LOT 3 NORTH 1°53'59" 249.16 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE SCHOOL DISTRICT PROPERTY INTO ONE PARCEL AND THEREBY REMOVE EXISTING INTERIOR LOT LINES AS PER CORVALLIS PLANNING COMMISSION CASE SUB05-00001 AND LDO05-00025.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SCHOOL DISTRICT PROPERTY AS PER BENTON COUNTY SURVEY 8920.

BOUNDARY DETERMINATION

THE RIGHT-OF-WAY OF HIGHWAY 99W WAS DETERMINED HOLDING THE TWO FOUND RIGHT-OF-WAY MONUMENTS AS PER BENTON COUNTY SURVEY 8920 AND CALCULATING THE BOUNDARY LINES AT THE STREET INTERSECTIONS WITH SE ALEXANDER AVENUE AND SE VIEWMONT AVENUE AS PER SAID C.S. 8920. SAID C.S. 8920 WAS ALSO USED TO CALCULATE THE ORIGINAL WESTERLY LINE OF "F.L. LILLY TRACTS" SINCE IT HAD SURVEYED THE LOCATION OF TWO OF THE MONUMENTS ALONG THAT LINE WHICH WERE THEN DESTROYED BY CONSTRUCTION. THE CALCULATED POSITION FOR THE SOUTHWEST CORNER OF LOT 9 OF "F.L. LILLY TRACTS" AND THE FOUND 1/2 INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 11 WERE HELD FOR THE NORTH LINE OF SE VIEWMONT AVENUE. THE EAST LINE OF THE SCHOOL PROPERTY WAS DETERMINED HOLDING THE MONUMENTS FOUND AT THE SOUTHEAST CORNER OF LOT 11, THE SOUTHEAST CORNER OF LOT 3, AND AT THE INTERSECTION OF THE EAST LINE OF LOT 3 WITH THE SOUTH LINE OF THAT PROPERTY CONVEYED TO THE CITY OF CORVALLIS FOR RIGHT-OF-WAY PER BENTON COUNTY DEED RECORD M-75274-77 (THE INITIAL POINT OF THIS PLAT). THE NORTHEAST CORNER OF LOT 3 OF "F.L. LILLY TRACTS" WAS DETERMINED HOLDING THE 5/8 INCH IRON ROD AT THE INITIAL POINT OF THIS PLAT AND EXTENDING THE EAST LINE OF LOT 3 NORTHERLY 5 FEET. THE NORTHEAST CORNER OF LOT 3 AND THE 1 INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 1 WERE HELD TO DETERMINE THE SOUTH LINE OF SE ALEXANDER AVENUE AS PLATTED BY "F.L. LILLY TRACTS". THIS SOUTH LINE WAS THEN OFFSET 5 FEET SOUTH AND EXTENDED TO INTERSECT THE WESTERLY LINE OF "F.L. LILLY TRACTS" AS PER DEED RECORD M-75274-77.

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