

PARTITION PLAT 2005-44  
for  
**BENTON HABITAT for HUMANITY**  
in  
SE 1/4 SECTION 24  
T 11 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

OCTOBER 5, 2005  
SHEET 1 OF 2

**NORTHSTAR SURVEYING, INC.**  
720 N.W. 4th Street  
Corvallis, Oregon 97330  
Phone: 541-757-9050

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**  
*Theodore James Langton*  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823  
Renewal Date 12/31/2006

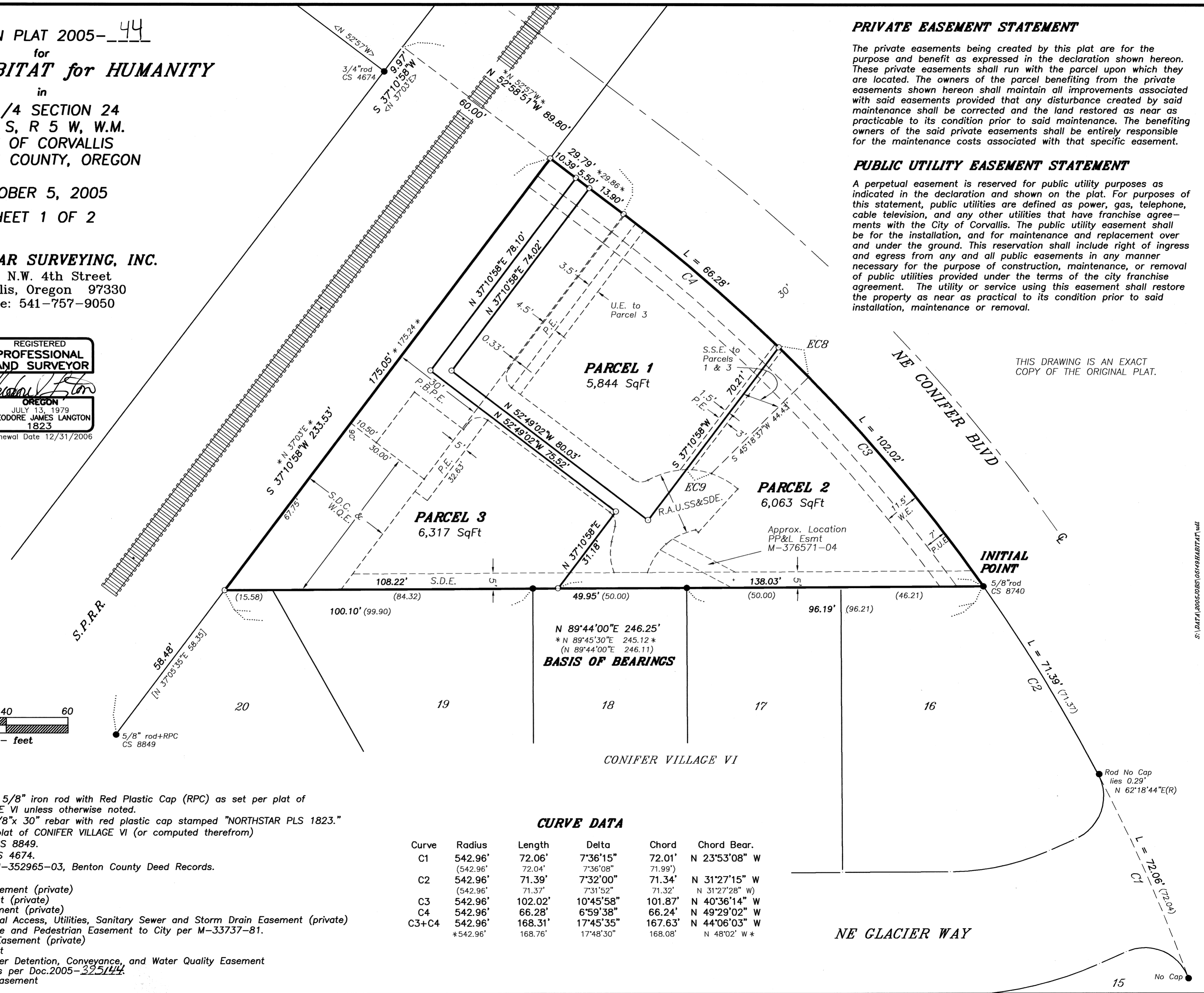
**PRIVATE EASEMENT STATEMENT**

The private easements being created by this plat are for the purpose and benefit as expressed in the declaration shown hereon. These private easements shall run with the parcel upon which they are located. The owners of the parcel benefiting from the private easements shown hereon shall maintain all improvements associated with said easements provided that any disturbance created by said maintenance shall be corrected and the land restored as near as practicable to its condition prior to said maintenance. The benefiting owners of the said private easements shall be entirely responsible for the maintenance costs associated with that specific easement.

**PUBLIC UTILITY EASEMENT STATEMENT**

A perpetual easement is reserved for public utility purposes as indicated in the declaration and shown on the plat. For purposes of this statement, public utilities are defined as power, gas, telephone, cable television, and any other utilities that have franchise agreements with the City of Corvallis. The public utility easement shall be for the installation, and for maintenance and replacement over and under the ground. This reservation shall include right of ingress and egress from any and all public easements in any manner necessary for the purpose of construction, maintenance, or removal of public utilities provided under the terms of the city franchise agreement. The utility or service using this easement shall restore the property as near as practical to its condition prior to said installation, maintenance or removal.

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.



**BASIS OF BEARINGS**  
N 89°44'00"E 246.25'  
\* N 89°45'30"E 245.12 \*  
(N 89°44'00"E 246.11)

**CURVE DATA**

| Curve | Radius               | Length             | Delta                  | Chord              | Chord Bear.                    |
|-------|----------------------|--------------------|------------------------|--------------------|--------------------------------|
| C1    | 542.96'<br>(542.96') | 72.06'<br>72.04'   | 7°36'15"<br>7°36'08"   | 72.01'<br>71.99'   | N 23°53'08" W                  |
| C2    | 542.96'<br>(542.96') | 71.39'<br>71.37'   | 7°32'00"<br>7°31'52"   | 71.34'<br>71.32'   | N 31°27'15" W<br>N 31°27'28" W |
| C3    | 542.96'              | 102.02'            | 10°45'58"              | 101.87'            | N 40°36'14" W                  |
| C4    | 542.96'              | 66.28'             | 6°59'38"               | 66.24'             | N 49°29'02" W                  |
| C3+C4 | 542.96'<br>*542.96'  | 168.31'<br>168.76' | 17°45'35"<br>17°48'30" | 167.63'<br>168.08' | N 44°06'03" W<br>N 48°02' W *  |

**LEGEND**

- .....Found Monument: 5/8" iron rod with Red Plastic Cap (RPC) as set per plat of CONIFER VILLAGE VI unless otherwise noted.
- .....Set Monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ( ).....Record data per plat of CONIFER VILLAGE VI (or computed therefrom)
- [ ]..... " " " CS 8849.
- < >..... " " " CS 4674.
- \* \* \* \* " " " M-352965-03, Benton County Deed Records.
- (R).....Radial Bearing
- S.D.E.....Storm Drain Easement (private)
- U.E.....Utilities Easement (private)
- P.E.....Pedestrian Easement (private)
- R.A.U.SS&SDE.....Reciprocal Access, Utilities, Sanitary Sewer and Storm Drain Easement (private)
- P.B.P.E.....Pipeline, Bicycle and Pedestrian Easement to City per M-33737-81.
- S.S.E.....Sanitary Sewer Easement (private)
- W.E.....Waterline Easement
- S.D.C.&W.Q.E.....Stormwater Detention, Conveyance, and Water Quality Easement to City of Corvallis per Doc.2005-325144.
- P.U.E.....Public Utilities Easement

S:\DATA\2005\005\051\BENTON HABITAT.plt

**APPROVALS**

David H. Croft 10/26/05  
Corvallis Planning Commission Chairperson date

Ernest B. Brown, P.E. 10/31/05  
Corvallis City Engineer date

Nancy B. 10/21/05  
Corvallis City Finance Director date

Ron Wilson 11-4-05  
Benton County Surveyor date

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 during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 3rd day of November, 2005.

by Joseph Hillert  
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 roll which have become a lien on this partition that are now due and payable have been paid to me this 3rd day of November, 2005.

by Velda Holath  
Director, Benton County Dept. of Finance,  
Auditing & Tax Collection

STATE OF OREGON )  
COUNTY OF BENTON ) S.S.

I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2005-44 in Benton County Records Document No. 2005-395143, on this 4th day of November, 2005, at 1:23 o'clock PM.

by William Hillert  
Benton County Clerk  
Sr. Deputy Clerk

**DECLARATION**

Know all persons by these presents that Benton Habitat for Humanity is the recorded owner of the lands represented on Sheet 1 of this plat and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be partitioned and surveyed into parcels as shown hereon.

We hereby create the Private Utility Easement as shown across Parcel 1 for the benefit of Parcel 3.

We hereby create the Private Storm Drain Easement as shown across Parcels 2 and 3 for the benefit of all 3 Parcels.

We hereby create the Private Sanitary Sewer Easement as shown across Parcel 2 for the benefit of Parcels 1 and 3.

We hereby create the Private Pedestrian Easements as shown for the benefit of all 3 Parcels.

We hereby create the Private Reciprocal Access, Utilities, Sanitary Sewer and Storm Drain Easement for the benefit of all 3 Parcels. Maintenance of the easement area shall be the shared responsibility of all Parcels.

We hereby create the Public Utilities Easement as shown and dedicate it to the City of Corvallis.

We hereby create the Waterline Easement as shown and dedicate it to the City of Corvallis.

Cynthia L. Mitchell  
Executive Director  
Benton Habitat for Humanity

State of Oregon ) s.s.  
County of Benton )

Signed or attested before me on this 20th day of October, 2005, by Cynthia L. Mitchell as Executive Director of Benton Habitat for Humanity.

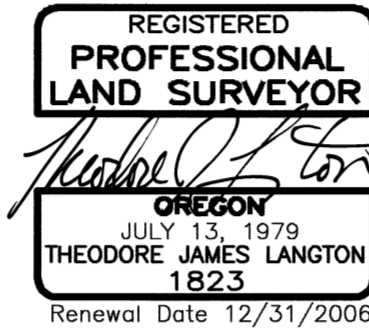
Juida K. Vehrs Juida K. Vehrs  
Notary Public for Oregon Printed Name

Commission No. 387839

My Commission expires Dec. 19, 2008

**NORTHSTAR SURVEYING, INC.**

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SHEET 2 OF 2

**NARRATIVE**

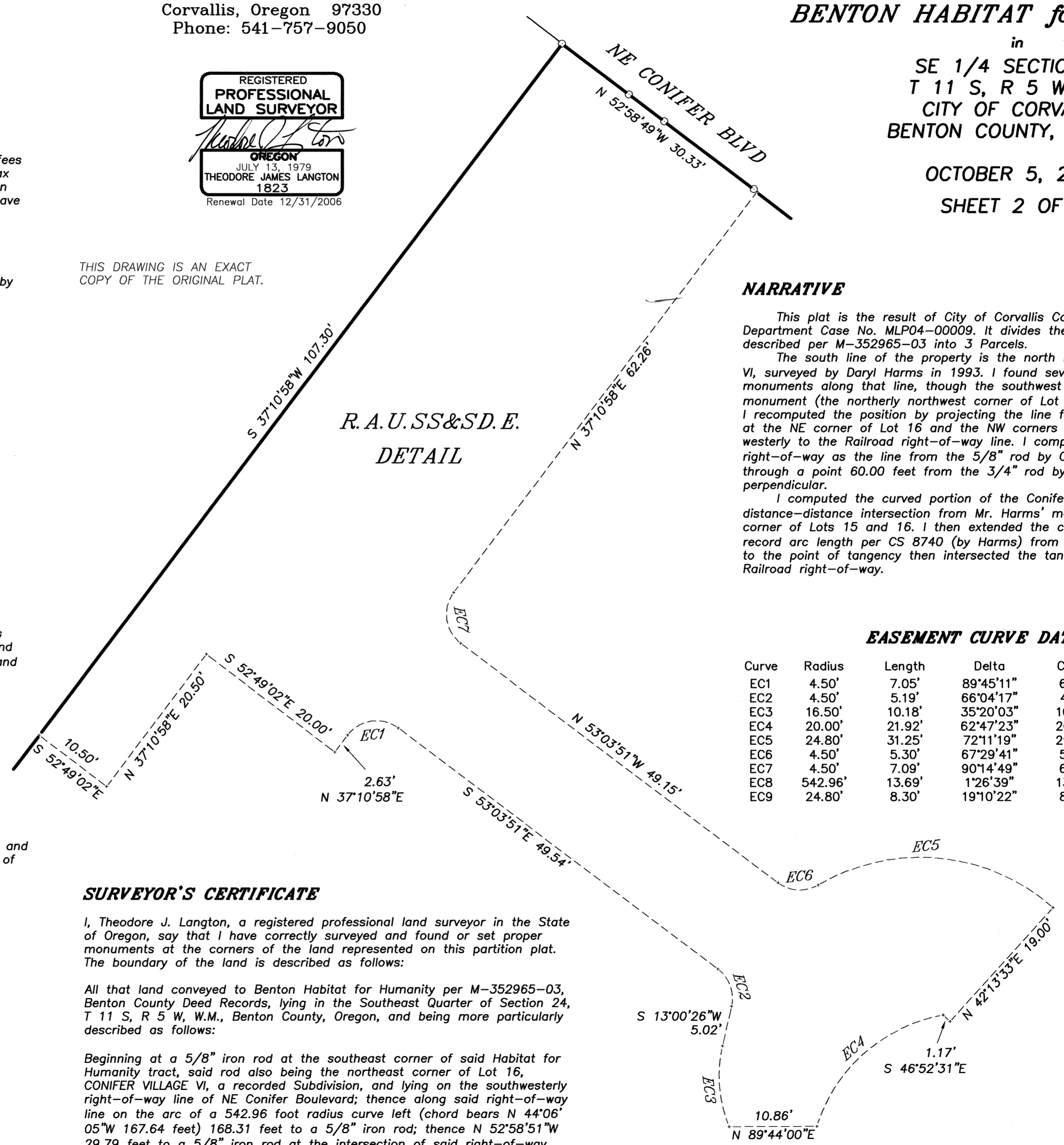
This plat is the result of City of Corvallis Community Development Department Case No. MLP04-00009. It divides the land conveyed and described per M-352965-03 into 3 Parcels.

The south line of the property is the north line of CONIFER VILLAGE VI, surveyed by Daryl Harms in 1993. I found several of Mr. Harms' monuments along that line, though the southwest property corner monument (the northerly northwest corner of Lot 20) had been destroyed. I recomputed the position by projecting the line formed by the monuments at the NE corner of Lot 16 and the NW corners of Lots 17 and 18 westerly to the Railroad right-of-way line. I computed the Railroad right-of-way as the line from the 5/8" rod by CS 8849 (also by Harms) through a point 60.00 feet from the 3/4" rod by CS 4674, measured perpendicular.

I computed the curved portion of the Conifer Blvd right-of-way by distance-distance intersection from Mr. Harms' monuments at the NE corner of Lots 15 and 16. I then extended the curve northwesterly the record arc length per CS 8740 (by Harms) from the NE corner of Lot 16 to the point of tangency then intersected the tangent section with the Railroad right-of-way.

**EASEMENT CURVE DATA**

| Curve | Radius  | Length | Delta     | Chord  | Chord Bear.   |
|-------|---------|--------|-----------|--------|---------------|
| EC1   | 4.50'   | 7.05'  | 89°45'11" | 6.35'  | N 82°03'34" E |
| EC2   | 4.50'   | 5.19'  | 66°04'17" | 4.91'  | S 20°01'42" E |
| EC3   | 16.50'  | 10.18' | 35°20'03" | 10.02' | S 04°39'35" E |
| EC4   | 20.00'  | 21.92' | 62°47'23" | 20.84' | N 48°44'07" E |
| EC5   | 24.80'  | 31.25' | 72°11'19" | 29.22' | N 84°27'52" W |
| EC6   | 4.50'   | 5.30'  | 67°29'41" | 5.00'  | N 86°48'41" W |
| EC7   | 4.50'   | 7.09'  | 90°14'49" | 6.38'  | N 07°56'26" W |
| EC8   | 542.96' | 13.69' | 1°26'39"  | 13.68' | N 45°15'54" W |
| EC9   | 24.80'  | 8.30'  | 19°10'22" | 8.26'  | N 80°56'34" W |



**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a registered professional land surveyor in the State of Oregon, say that I have correctly surveyed and found or set proper monuments at the corners of the land represented on this partition plat. The boundary of the land is described as follows:

All that land conveyed to Benton Habitat for Humanity per M-352965-03, Benton County Deed Records, lying in the Southeast Quarter of Section 24, T 11 S, R 5 W, W.M., Benton County, Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod at the southeast corner of said Habitat for Humanity tract, said rod also being the northeast corner of Lot 16, CONIFER VILLAGE VI, a recorded Subdivision, and lying on the southwesterly right-of-way line of NE Conifer Boulevard; thence along said right-of-way line on the arc of a 542.96 foot radius curve left (chord bears N 44°06'05"W 167.64 feet) 168.31 feet to a 5/8" iron rod; thence N 52°58'51"W 29.79 feet to a 5/8" iron rod at the intersection of said right-of-way line with the easterly right-of-way line of the Southern Pacific Railroad; thence along said Railroad right-of-way line, S 37°10'58"W 175.05 feet to a 5/8" iron rod at the southwest corner of said Habitat for Humanity tract; thence N 89°44'00"E 246.25 feet to the point of beginning.

