

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/2006

I hereby certify this to be a true
and exact copy of the original plat.

Theodore J. Langton
Theodore J. Langton

PARTITION PLAT 2006-20

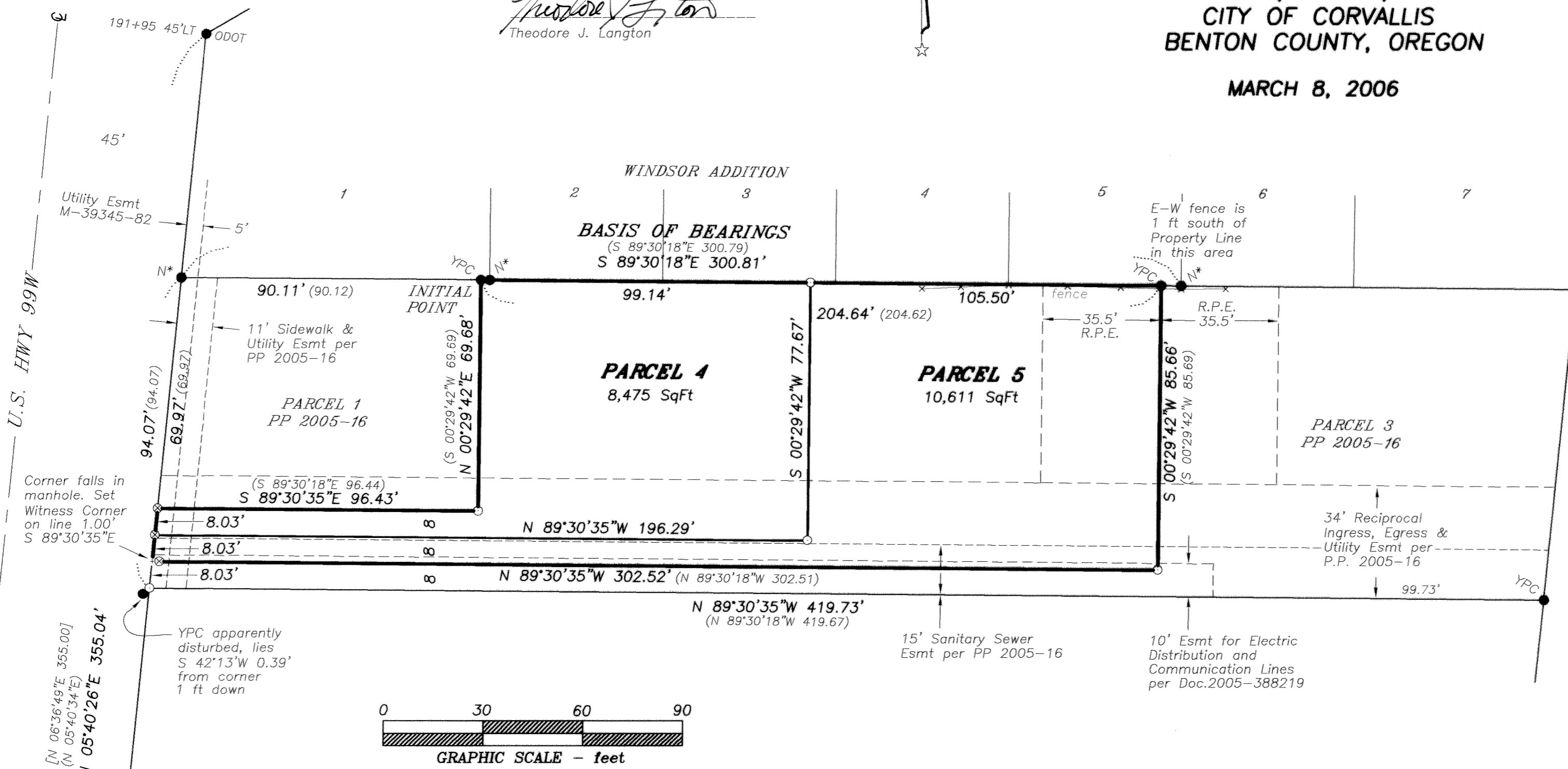
A REPLAT OF PARCEL 2
PARTITION PLAT 2005-16

for
**JOHN GRIMM, Jr. &
HEATHER NICHOLS GRIMM**

in
NW 1/4 SECTION 14
T 12 S, R 5 W, W.M.

CITY OF CORVALLIS
BENTON COUNTY, OREGON

MARCH 8, 2006



LEGEND

-Found monument as noted.
- N*.....rod with red cap set per plat of WINDSOR ADDITION.
- ODOT.....5/8" rod with yellow cap set per CS 8920.
- YPC.....Yellow Plastic Cap on 5/8" rod set per Partition Plat 2005-16.
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ⊙.....Set monument: 1" dia. brass cap stamped "NORTHSTAR PLS 1823."
- ().....Record data from Partition Plat 2005-16.
- []....." " " " CS 8920.
- RPE.....Reciprocal Parking Easement per PP 2005-16.

NARRATIVE

This plat is the result of City of Corvallis Community Development Case No. MLP06-00002. It represents a Replat of Parcel 2 of Partition Plat 2005-16, dividing it to create 2 new Parcels. I located many monuments shown as found or set per PP 2005-16. Many monuments by that plat have been destroyed as the result of construction. Of those monuments I did find only one had apparently been disturbed. The rod by PP 2005-16 for the southerly SW corner of Parcel 3 is out of position by nearly 0.4 ft. In order to compute the south line of Parcel 3 (and the flag strip for Parcel 2) I held the plat record distance 94.07 feet along the highway right-of-way from the NW corner of Parcel 1 to the S'y SW corner of Parcel 3. I computed the east and west lines of Parcel 2 to be perpendicular to the north line and intersected them with lines parallel to the south line of Parcel 3, holding the record plat flag strip widths. My resulting data nicely matched data from the original plat.

DECLARATION

Know all men by these presents that John William Grimm, Jr., and Heather Nichols-Grimm are the recorded owners of the land represented on the attached map, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon.

John William Grimm, Jr.
John William Grimm, Jr. *Heather Nichols Grimm*
Heather Nichols Grimm

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

Signed or attested before me on this 24th day of March 2006
2005, by John William Grimm, Jr., and Heather Nichols Grimm.

Linda K. Vehrs *Linda K. Vehrs*
Notary public for Oregon Printed Name

My commission expires Dec 19, 2008 Commission No. 387839

EASEMENTS OF RECORD

The property is subject to an easement in favor of Pacific Power & Light per M-81331. The description is too vague to plat.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a registered professional land surveyor in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

Parcel 2 of Partition Plat 2005-16, in the Northwest Quarter of Section 14, T 12 S, R 5 W, W.M., City of Corvallis, Benton County, Oregon.

APPROVALS MLP06-00002

D. Williams 3/29/06
Corvallis Development Services Manager date
Ernie J. Brown, P.E. 6/6/06
Corvallis City Engineer date
Ray Wilson 6/9/06
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 2006-2007 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 15th day of May, 2006.

by *Douglas Hill*
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 16th day of May, 2006.

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

STATE OF OREGON)
 s.s.
COUNTY OF BENTON)

I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2006-20 in Benton County Records Document No. 2006-405214, on this 12th day of June, 2006, at 9:07 o'clock AM.

by *W. Hill*
Benton County Clerk
Sr. Deputy Clerk