

PARTITION PLAT No. 2006-26

LOCATED IN THE WILLIAM F. DIXON D.L.C. No. 50,
AND IN THE NORTH 1/2 OF SECTION 35
TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: T AND G CORVALLIS LLC

DATE: MAY 1, 2006

SHEET 2 OF 2

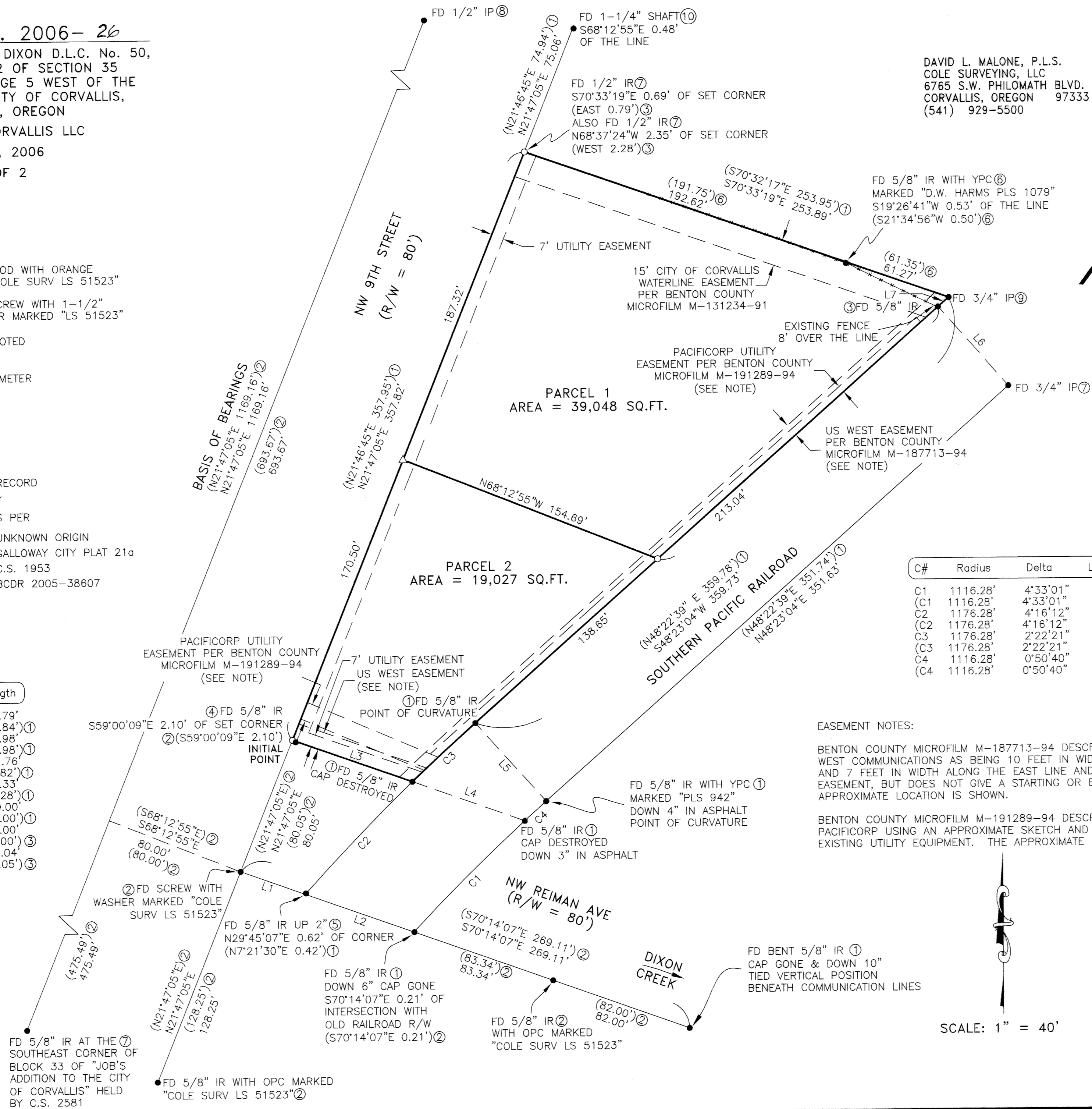
LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
- △ SET STAINLESS STEEL SCREW WITH 1-1/2" STAINLESS STEEL WASHER MARKED "LS 51523"
- FOUND MONUMENT AS NOTED
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- FD FOUND
- SQ.FT. SQUARE FEET
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- R/W RIGHT-OF-WAY
- BCDR BENTON COUNTY DEED RECORD
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER

- ① C.S. 7628 ⑦ UNKNOWN ORIGIN
- ② C.S. 10052 ⑧ GALLOWAY CITY PLAT 21a
- ③ C.S. 7667 ⑨ C.S. 1953
- ④ C.S. 3501 ⑩ BCDR 2005-38607
- ⑤ C.S. 6693
- ⑥ C.S. 7590

L#	Bearing	Length
L1	S 70°14'07" E	38.79'
(L1)	N 70°13'49" W	38.84' ①
L2	S 70°14'07" E	64.98'
(L2)	N 70°13'49" W	64.98' ①
L3	N 70°14'07" W	71.76'
(L3)	S 70°13'49" E	71.82' ①
L4	S 70°14'07" E	67.33'
(L4)	S 70°13'49" E	67.28' ①
L5	N 41°37'33" W	60.00'
(L5)	N 41°37'33" W	60.00' ①
L6	S 41°33'50" E	60.00'
(L6)	S 41°37'21" E	60.00' ③
L7	N 48°23'04" E	8.04'
(L7)	N 48°22'39" E	8.05' ③

6845CS01



C#	Radius	Delta	Length	Bearing	Chord
C1	1116.28'	4'33"01"	88.65'	S 45°15'17" W	88.63'
(C1)	1116.28'	4'33"01"	88.65'		②
C2	1176.28'	4'16"12"	87.66'	S 43°52'00" W	87.64'
(C2)	1176.28'	4'16"12"	87.67'		②
C3	1176.28'	2'22"21"	48.71'	S 47°11'17" W	48.70'
(C3)	1176.28'	2'22"21"	48.71'	S 47°11'17" W	48.70' ②
C4	1116.28'	0'50"40"	16.45'	N 47°57'07" E	16.45'
(C4)	1116.28'	0'50"40"	16.45'	N 47°57'07" E	16.45' ②

EASEMENT NOTES:

BENTON COUNTY MICROFILM M-187713-94 DESCRIBES AN EASEMENT TO US WEST COMMUNICATIONS AS BEING 10 FEET IN WIDTH ALONG THE SOUTHERN LINE AND 7 FEET IN WIDTH ALONG THE EAST LINE AND GIVES LENGTHS FOR THE EASEMENT, BUT DOES NOT GIVE A STARTING OR ENDING POINT. THE APPROXIMATE LOCATION IS SHOWN.

BENTON COUNTY MICROFILM M-191289-94 DESCRIBES AN EASEMENT TO PACIFICORP USING AN APPROXIMATE SKETCH AND APPEARS TO OVERLAY THE EXISTING UTILITY EQUIPMENT. THE APPROXIMATE LOCATION IS SHOWN.

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

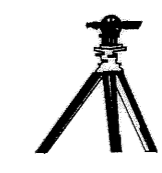
REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2006

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



COLE SURVEYING, LLC

SCALE: 1" = 40'

PARTITION PLAT No. 2006-26

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AND IN THE NORTH 1/2 OF SECTION 35
TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: T AND G CORVALLIS LLC

DATE: MAY 1, 2006

SHEET 1 OF 2

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
MLP06-00004.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST RIGHT OF WAY LINE OF N.W. 9TH
STREET AS PER C.S. 10052.

BOUNDARY DETERMINATION

THE RIGHT OF WAY OF N.W. 9TH STREET WAS DETERMINED BY HOLDING THE
TWO FOUND MONUMENTS ON THE WESTERLY RIGHT OF WAY LINE. THIS LINE
WAS THEN OFFSET 80 FEET TO THE EAST. THE NORTH LINE OF THE
PROPERTY WAS DETERMINED BY HOLDING THE IRON PIPE AT THE NORTHEAST
CORNER AND THE IRON ROD FOUND TO THE EAST OF THE NORTHWEST
CORNER. THIS LINE WAS THEN EXTENDED WEST TO INTERSECT THE
EASTERLY RIGHT OF WAY LINE OF N.W. 9TH STREET. THE EASTERLY LINE OF
THE PROPERTY WAS DETERMINED BY HOLDING THE IRON PIPE AT THE
NORTHEAST CORNER AND THE IRON RODS ON THE WESTERLY RAILROAD
RIGHT OF WAY LINE. THE SOUTH LINE OF THE PROPERTY WAS DETERMINED
BY HOLDING THE MONUMENTS FOUND ON THE SOUTH RIGHT OF WAY LINE
OF N.W. REIMAN AVENUE. THIS LINE WAS THEN OFFSET 80 FEET TO THE
NORTH.

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 A 5/8 INCH IRON ROD AT THE INTERSECTION OF THE NORTHERLY
RIGHT-OF-WAY LINE OF N.W. REIMAN AVENUE (AN 80 FOOT RIGHT-OF-WAY) AND THE
EASTERLY RIGHT-OF-WAY LINE OF N.W. 9TH STREET (AN 80 FOOT RIGHT-OF-WAY),
ALSO BEING THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO T AND G
CORVALLIS LLC AS DESCRIBED IN BENTON COUNTY MICROFILM 2005-383607, SAID POINT
BEING NORTH 29°58'45" EAST 561.27 FEET FROM THE SOUTHEAST CORNER OF BLOCK
33 OF "JOB'S ADDITION TO THE CITY OF CORVALLIS", A SUBDIVISION PLAT OF RECORD
IN SECTION 35, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN,
BENTON COUNTY, OREGON; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N.W.
9TH STREET NORTH 21°47'05" EAST 357.82 FEET TO A 5/8 INCH IRON ROD AT THE
SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO ROY J. TAYLOR AND MARIETTA
TAYLOR AS DESCRIBED IN BENTON COUNTY MICROFILM 2005-380250; THENCE ALONG
THE SOUTH LINE OF SAID TAYLOR PROPERTY SOUTH 70°33'19" EAST 253.89 FEET TO A
3/4 INCH IRON PIPE AT THE SOUTHEAST CORNER OF SAID TAYLOR PROPERTY, ALSO
BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD (A
60 FOOT RIGHT OF WAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH
48°23'04" WEST 359.73 FEET TO A 5/8 INCH IRON AT THE POINT OF CURVATURE OF
SAID WESTERLY RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID WESTERLY
RIGHT-OF-WAY ALONG A 1,176.28 FOOT RADIUS CURVE TO THE LEFT 48.71 FEET (THE
LONG CHORD OF WHICH BEARS SOUTH 47°11'17" WEST 48.70 FEET) TO A 5/8 INCH
IRON ROD AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED T AND G CORVALLIS
PROPERTY, SAID POINT ALSO BEING AT THE INTERSECTION OF SAID WESTERLY RAILROAD
RIGHT-OF-WAY LINE AND THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF
N.W. REIMAN AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH
70°14'07" WEST 71.76 FEET TO THE POINT OF BEGINNING.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT T AND G CORVALLIS LLC (A
OREGON LIMITED LIABILITY COMPANY) 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 AND EASEMENT AS SHOWN ON THE ATTACHED MAP,
AND DO HEREBY GRANT THE UTILITY EASEMENT, AS SHOWN ON THE
ATTACHED MAP, TO ALL PUBLIC UTILITY COMPANIES FRANCHISED BY THE CITY
OF CORVALLIS. FOR THE PURPOSES OF THIS STATEMENT UTILITIES ARE
DEFINED AS POWER, GAS, TELEPHONE, CABLE TELEVISION, AND ANY OTHER
UTILITIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS.
THE UTILITY EASEMENT SHALL BE FOR THE INSTALLATION, AND FOR
MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND. THIS
EASEMENT SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS FROM ANY
AND ALL UTILITY EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE
OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF THE UTILITY, PROVIDED
THE UTILITY OR SERVICE USING THIS EASEMENT SHALL RESTORE THE
PROPERTY AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID
INSTALLATION OR MAINTENANCE.

Anthony K. Wilson
BY: ANTHONY K. WILSON
AS: MEMBER FOR T AND G CORVALLIS, LLC

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 2006-2007 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, 2006.

BY: *Doug Hillst*
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, 2006.

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

APPROVED *Eugene L. Brown P.E.* 7-6-06
CITY OF CORVALLIS ENGINEER DATE

APPROVED *D. M.* 6-8-06
CITY OF CORVALLIS DEVELOPMENT SERVICES MANAGER DATE

APPROVED *Ray Wilson* 7/7/06
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 2006-26 IN BENTON COUNTY
DEED RECORDS AS DOCUMENT No. 2006-406871 ON THIS
7th DAY OF July, 2006, AT 1:47 O'CLOCK P.M.

BY: *David L. Malone*
BENTON COUNTY CLERK
Sr. Deputy Clerk

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Benton } SS

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF June,
2006, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID
PERSONALLY APPEAR ANTHONY K. WILSON AS MEMBER FOR T AND G
CORVALLIS LLC (A OREGON LIMITED LIABILITY COMPANY), 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.

Elisa Kennedy Garcia
NOTARY PRINTED NAME *Elisa Kennedy-Garcia*
NOTARY PUBLIC - OREGON
COMMISSION No. *A376544*
MY COMMISSION EXPIRES *1-21-08*

REGISTERED
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David L. Malone
OREGON
JANUARY 12, 1999
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EXPIRES 12/31/2006

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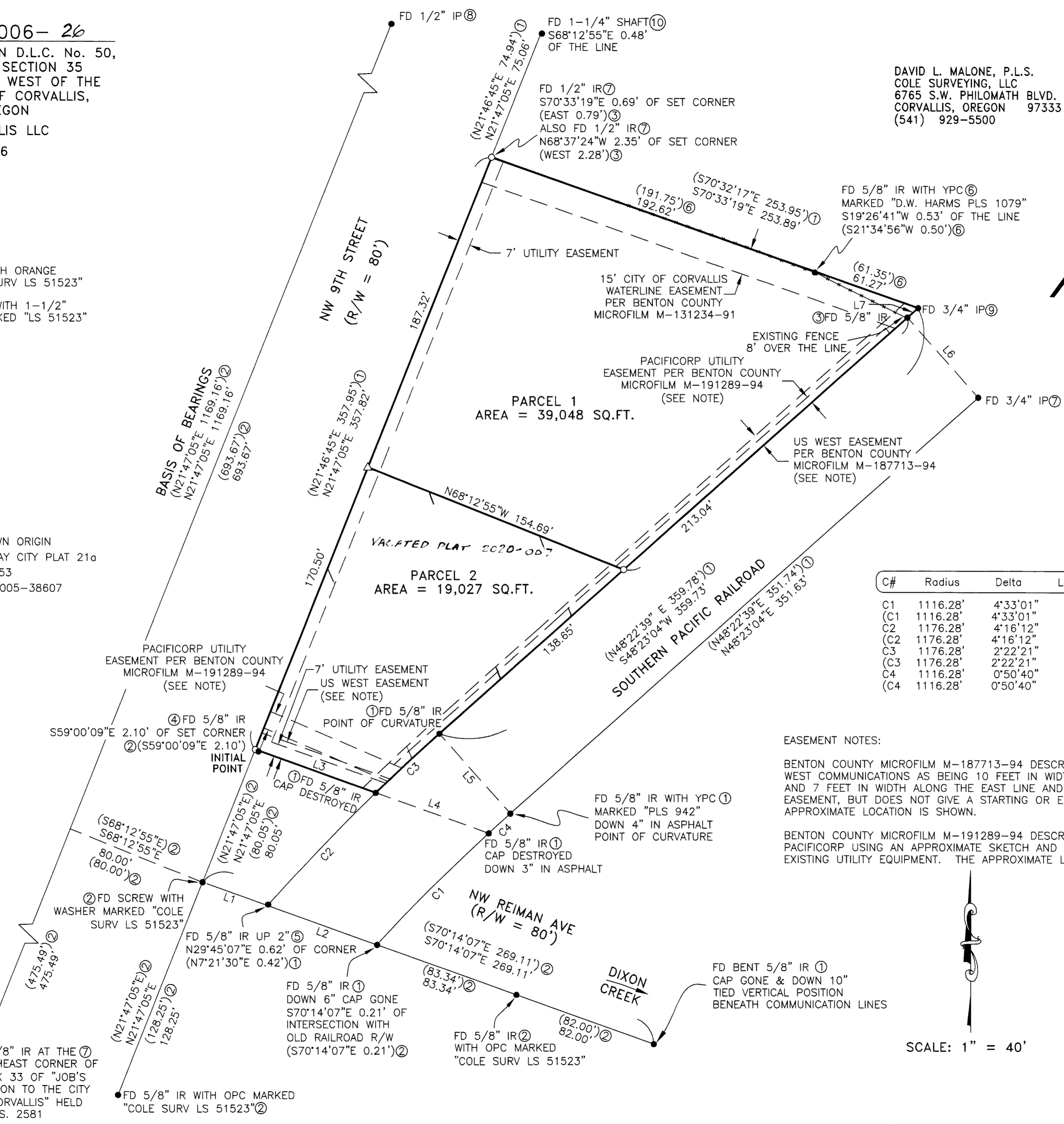
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SHEET 2 OF 2

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