

for
Matt Ponzoha

MAY 31, 2006

REPLAT OF LOTS 1, 2 & 3, BLOCK 2, OAK HURST ADDITION

IN THE JOSEPH P. FRIEDLEY D.L.C. No. 62
S.E. 1/4, SECTION 28, T11S, R5W, W.M.
CITY OF CORVALLIS, BENTON COUNTY, OREGON

Surveyor's Certificate

I, Darryl W. Harms, a registered land surveyor in the State of Oregon, certify that I have correctly surveyed and marked with proper monuments the lands represented on this partition plat, said lands described as follows:

Lots 1, 2 & 3, Block 2, Oak Hurst Addition, a subdivision of record in the Joseph P. Friedley Donation Land Claim No. 62, Southeast 1/4 of Section 28, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon.

Declaration

Know all men by these presents that Matthew C. Ponzoha and Margie A. Ponzoha are the recorded owners of the lands represented on the attached map and more particularly described in the Surveyor's Certificate, and have caused same to be surveyed and partitioned into parcels as shown hereon. We hereby grant all easements, as shown, for said purposes respectively.

Matthew C. Ponzoha
Matthew C. Ponzoha

Margie A. Ponzoha
Margie A. Ponzoha

Acknowledgement

State of Oregon)
County of Benton) S.S.

This is to certify that on this 26 day of June, 2006, before me, a Notary for the State of Oregon, in the County of Benton, did personally appear Matthew C. Ponzoha and Margie A. Ponzoha, who are known to me to be the identical individuals described in and who executed the above instrument and acknowledged to me that they executed the same freely and voluntarily.

Paige Olsen
Notary Signature
Paige Olsen
Notary Public-Oregon (printed)

Commission No. 371133
8-24-07
My Commission Expires

Approvals

CORVALLIS DEVELOPMENT DEPT. FILE No. MRP06-00001
EXAMINED AND APPROVED THIS 3rd DAY OF August, 2006
BY: *Gregory A. Parnell* P.E.
CITY ENGINEER, CITY OF CORVALLIS
EXAMINED AND APPROVED THIS 8th DAY OF August, 2006
BY: *Neil Stone*
DEVELOPMENT SERVICES MANAGER, CITY OF CORVALLIS
EXAMINED AND APPROVED THIS 8th DAY OF August, 2006
BY: *Ray Wilson* 8-10-06
BENTON COUNTY SURVEYOR

Recording

STATE OF OREGON)
COUNTY OF BENTON) S.S.
I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2006-33 IN BENTON COUNTY DEED RECORDS, AS DOCUMENT No. 2006-408663 ON THIS 10th DAY OF AUGUST, 2006 AT 3:48 O'CLOCK P M
BY: *W. J. ...*
BENTON COUNTY CLERK
Dr. Deputy Clerk

Curve Table

CURVE	DELTA	RADIUS	ARC	CH. BEARING	CHORD
(A)	1'03'01"	1392.40' (1392.40)	25.53' (25.37')	N 12'30'28"E	25.53'
(B)	3'20'00"	1392.40' (1392.40)	81.01' (81.25)	N 14'42'39"E	81.00'
(C)	1'38'17"	1392.40'	39.81'	N 17'11'48"E	39.80'
(D)	5'06'14"	1392.40'	124.03'	N 20'34'03"E	123.99'
(E)	4'31'01"	1392.40' SS (1392.40)	109.77' (109.93)	N 25'22'40"E	109.75'
(F)	10'04'30"	1392.40' (1392.40)	244.85' (245.19)	N 18'04'54"E	244.53'

Legend

- 5/8" IRON ROD FOUND PER PLAT OF "OAK HURST ADDITION" EXCEPT AS NOTED
- SET 5/8" X 30" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "DARRYL HARMS, PLS 1079"
- () RECORD DATA FROM PLAT OF "OAK HURST ADDITION" EXCEPT AS NOTED
- SS SOUZA SUBDIVISION

Easement of Record

M-16692 IN FAVOR OF PACIFIC POWER & LIGHT COMPANY FOR GUY LINES AND ANCHORS.

THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT

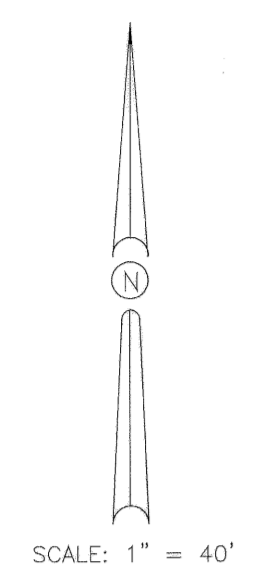
Narrative

This Partition Plat was prepared pursuant to a condition of Corvallis Development Dept. Case File No. MRP06-00001 and is a replat of Lots 1, 2 & 3, Block 2, Oak Hurst Addition.

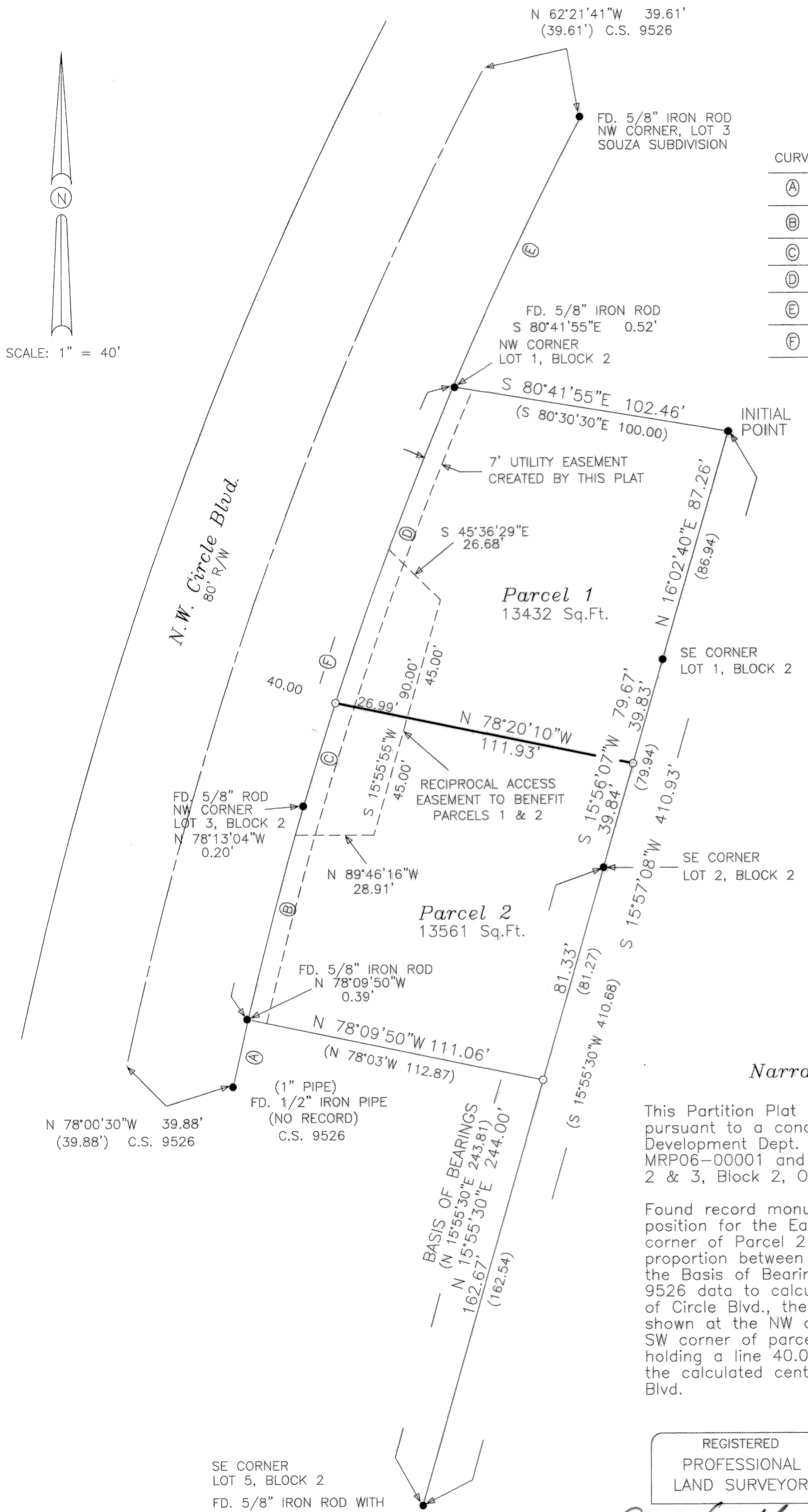
Found record monuments were held in position for the East line, the SE corner of Parcel 2 was replaced by proportion between monuments used for the Basis of Bearings. I held C.S. 9526 data to calculate the centerline of Circle Blvd., the position error shown at the NW corner of Parcel 1 and SW corner of parcel 2 are based upon holding a line 40.00 feet Easterly of the calculated centerline of Circle Blvd.

REGISTERED PROFESSIONAL LAND SURVEYOR
Darryl W. Harms
OREGON JULY 30, 1976
DARRYL W. HARMS 1079
RENEWAL DATE 6/30/07

DARRYL W. HARMS, P.L.S.
720 N.E. GRANGER #1
P.O. BOX 1051
CORVALLIS, OR 97339
PHONE: (541) 745-3948
FAX: (541) 745-3952



SCALE: 1" = 40'



SE CORNER LOT 5, BLOCK 2
FD. 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 1102" PER C.S. 8108

FD. 5/8" ROD NW CORNER LOT 3, BLOCK 2
N 78°13'04"W 0.20'

FD. 5/8" IRON ROD S 80°41'55"E 0.52' NW CORNER LOT 1, BLOCK 2

N 62°21'41"W 39.61'
(39.61') C.S. 9526

N.W. Circle Blvd.
80' R/W

Parcel 1
13432 Sq.Ft.

Parcel 2
13561 Sq.Ft.

(1" PIPE)
FD. 1/2" IRON PIPE (NO RECORD) C.S. 9526

BASIS OF BEARINGS
(N 15°55'30"E 243.81)
(S 15°55'30"E 244.00)
(162.54)

INITIAL POINT

7' UTILITY EASEMENT CREATED BY THIS PLAT

S 45°36'29"E 26.68'

SE CORNER LOT 1, BLOCK 2

SE CORNER LOT 2, BLOCK 2

RECIPROCAL ACCESS EASEMENT TO BENEFIT PARCELS 1 & 2

SE CORNER LOT 2, BLOCK 2

FD. 5/8" IRON ROD N 78°09'50"W 0.39'

N 78°09'50"W 111.06'
(N 78°03'W 112.87)

N 78°00'30"W 39.88'
(39.88') C.S. 9526