

PARTITION PLAT NO. 2006-44

LOCATED IN
SE 1/4, SW 1/4, SEC 11, T12S, R5W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON
FOR: DONALD MARSH
APRIL 12, 2006
SHEET 1 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 22, 1974
JOHN SEADERS
1014

EXPIRES 06/30/08

MSS INC
535 SW 4TH
CORVALLIS, OR 97333
(541) 753-1320
FILE: 06025/plat

I, JOHN SEADERS, CERTIFY THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT

LEGEND:

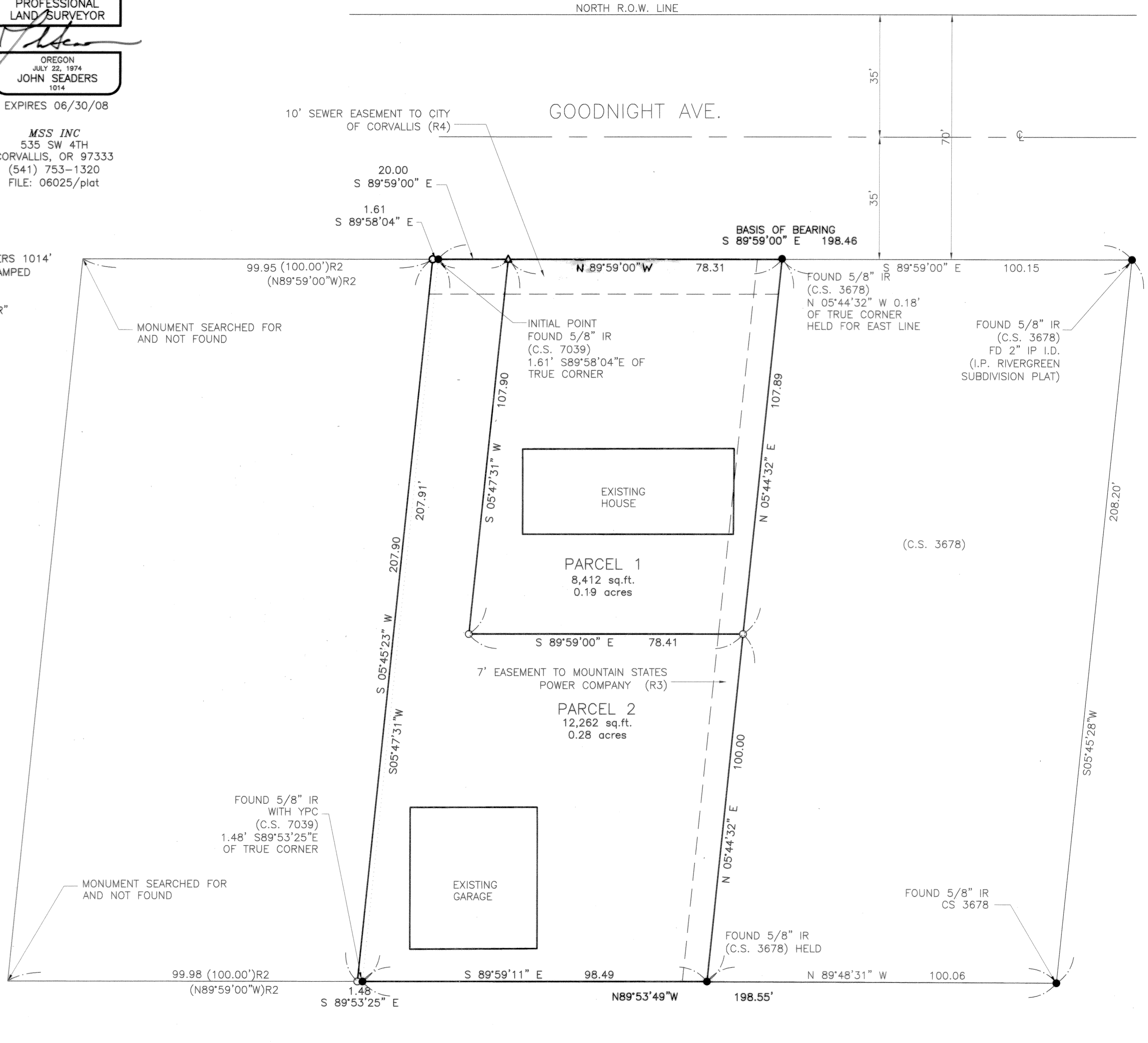
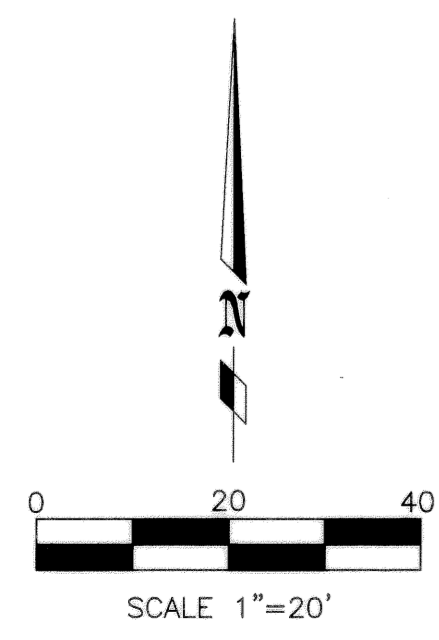
- SET 5/8" x 30" I.R. W/ YPC STAMPED 'SEADERS 1014'
- △ SET 3/8" MAG NAIL WITH 1" BRASS WASHER STAMPED 'SEADERS 1014'
- IR FD 5/8" I.R.
- YPC FD 5/8" I.R. W/ YPC STAMPED "PLS 1637 OR"
- ⊕ FD SECTION CORNER
- PROPERTY LINE
- - - CENTERLINE
- · - · - EASEMENT LINE
- · · · · REESTABLISHED PROPERTY LINE
- () DATA OF, OR COMPUTED FROM, THE FOLLOWING REFERENCES
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- I.D. INSIDE DIAMETER
- R.O.W. RIGHT OF WAY
- FD FOUND
- CL CENTERLINE

REFERENCE SURVEYS:

- R1 C.S. 3678
- R2 C.S. 7039

EASEMENTS OF RECORD:

- R3 BENTON CO. BOOK 109 PG. 649
- R4 BENTON CO. RECORDER'S No. M-17711

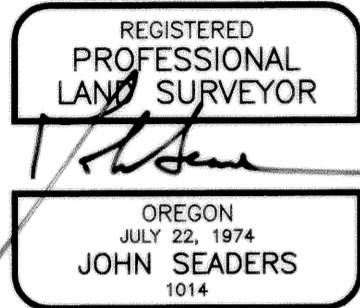


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SURVEYOR'S NARRATIVE

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY OF TAX LOT 2300 LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 IN TOWNSHIP 12 SOUTH RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, AND TO DEDICATE RIGHT OF WAY AND EASEMENTS AS SHOWN IN THE ATTACHED MAP TO SERVE THE PARTITION CALLED "MARSH PARTITION" IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF CORVALLIS CASE NUMBER MLPO5-00021. THE BASIS OF BEARING WAS HELD AS THE SOUTH RIGHT OF WAY LINE OF GOODNIGHT AVENUE AS PER COUNTY SURVEY 7039.

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8" IRON ROD LOCATED ALONG THE SOUTH RIGHT OF WAY LINE OF GOODNIGHT AVENUE, SAID POINT IS LOCATED 1.61 FT. S89°58'04"E OF THE NORTHWEST CORNER OF THE EAST PARCEL CREATED BY C.S. 7039. THE SURVEY REVEALED THAT THE LOCATION OF THE WESTERLY CORNER MONUMENTS DEFINING THIS PARCEL ARE INCORRECTLY LOCATED AND THE LINE DISTANCES HAVE DISCREPANCIES. THE NORTH LINE IS RECORDED AS 100.00 FT. AND MEASURES 98.33 FT. THE SOUTH LINE IS RECORDED AS 100.00 FT. AND MEASURES 98.49 FT. I HELD THE MONUMENTS FOR THE PARCEL TO THE EAST AS SHOWN IN C.S. 3678. I THEN CALCULATED A LINE 300.00 FT WEST OF THE EAST LINE OF THIS PARCEL TO FORM THE WEST BOUNDARY OF A 200 FT PARCEL AS SHOWN IN C.S. 6375. THE CORRECTED WEST BOUNDARY LINE OF THE PARCEL BEING PARTITIONED WAS CALCULATED AS A LINE RUNNING BETWEEN THE MIDPOINTS OF THE NORTH AND SOUTH BOUNDARIES OF THE 200 FT PARCEL AS SHOWN IN C.S. 7039. POINTS WERE SET IN LINE WITH THE FURTHEST SEPARATED EXISTING MONUMENTS AS SHOWN ON THE ATTACHED MAP AND WERE MARKED WITH 5/8"x30" IRON RODS WITH A YELLOW PLASTIC CAPS STAMPED 'SEADERS 1014'.

SURVEYOR'S CERTIFICATE

I, JOHN SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR (PLS 1014) IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS, TRACTS AND STREET RIGHT-OF-WAYS SHOWN ON THE ATTACHED MAP OF THIS PARTITION, BEING A TRACT OF LAND LOCATED WITHIN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 IN TOWNSHIP 12 SOUTH RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF GOODNIGHT AVE.; THENCE N89°58'04"W 1.61' TO A SET 5/8" IRON ROD WITH YPC STAMPED 'SEADERS 1014'; THENCE S5°45'23"W 207.90' TO A SET 5/8" IRON ROD WITH YPC STAMPED 'SEADERS 1014'; THENCE S89°53'25"E 1.48' TO A 5/8" IRON ROD WITH YPC STAMPED 'PLS 1637'; THENCE S89°59'11"E 98.49' TO A 5/8" IRON ROD; THENCE N05°44'32"E 100.00' TO A 5/8" IRON ROD WITH YPC STAMPED 'SEADERS 1014'; THENCE N05°44'32"E 107.89' TO A POINT MARKED BY A 5/8" IRON ROD THAT IS N05°44'32"W 0.18' FROM THAT POINT; THENCE N89°59'00"W 78.31' TO A SET 5/8" MAG NAIL WITH A BRASS WASHER; THENCE N89°59'00"W 20.00' TO A 5/8" IRON ROD WHICH IS THE POINT OF BEGINNING CONTAINING AN AREA OF 0.47 ACRES.

DECLARATIONS:

KNOW ALL PERSONS BY THESE PRESENTS THAT DONALD E. MARSH AND ABIGAIL J. MARSH ARE THE RECORDED OWNERS OF THE LAND REPRESENTED ON THE ATTACHED MAP AND PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREUNTO ATTACHED AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO TWO PARCELS SHOWN ON THE ATTACHED PLAT.

BY: Donald E. Marsh
OWNER

BY: Abigail J. Marsh
OWNER

ACKNOWLEDGMENT:

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

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF Sept, 2006, BEFORE ME, A NOTARY FOR THE SAID STATE AND COUNTY, DID APPEAR THE WITHIN NAMED, DONALD E. MARSH AND ABIGAIL J. MARSH, THAT THEY ARE THE PERSONS NAMED IN THE FORGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Patricia A. Gorman

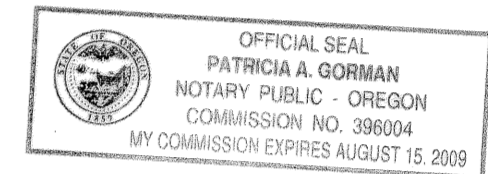
PRINTED NAME: Patricia A. Gorman
NOTARY PUBLIC FOR OREGON

COMMISSION NUMBER: 396004

MY COMMISSION EXPIRES: 8-15-2009

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 2006-44 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2006-410998 ON THIS 28th DAY OF SEPTEMBER 2006 AT 3:07 O'CLOCK PM.

BY: [Signature]
BENTON COUNTY CLERK Sr. Deputy Clerk

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 12TH DAY OF SEPTEMBER, 2006.

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 June 30 2006

BY: [Signature]
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING, AND TAX COLLECTION

APPROVED: [Signature] 9/19/06
FOR CITY OF CORVALLIS ENGINEER DATE

APPROVED: [Signature] FOR: DAN CARLSON 09/13/06
DEVELOPMENT SERVICES MANAGER DATE

APPROVED: [Signature] 9-28-06
FOR BENTON COUNTY SURVEYOR DATE

