

LEGEND

- Found monument: 3/4" iron pipe set per CS 2836 unless otherwise noted.
YPC...5/8" iron rod with Yellow Plastic Cap
Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
Record data from CS 2836.
" " " CS 7687.
F.U.E..Franchise Utility Easement

NOTE: pipe dimension is inside diameter

NARRATIVE

This plat is the result of the City of Corvallis Planning Division Case MLP06-00017. It depicts the division of the property conveyed and described per M-401880-2006 into 2 Parcels.

John Hanna surveyed and monumented the property in 1956 per CS 2836. The Benton County surveyor replaced Mr. Hanna's monument at the original southeast corner in 1983 per CS 7687. That 1983 survey corresponded to the County's acquisition of additional right-of-way along 53rd Street - expanding it from 30 to 45 feet from centerline along my client's easterly boundary (M-50338-83).

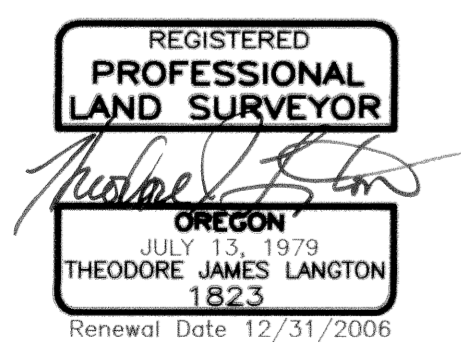
I found the 4 monuments defining the 1956 property boundary. I computed the centerline of 53rd Street as the line from the County's monument at the intersection of the centerlines of 53rd Street and West Hills Road, through a point 30.18 feet (measured perpendicular as shown on CS 7687) from the County's monument at the original SE property corner. I then computed the westerly right-of-way line as parallel to and 45.00 feet from the centerline and intersected it the original north and south lines of the property as defined by the found monuments.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found or set proper monuments at the corners of the land represented on this Partition Plat. The land is described as follows:

That tract of land conveyed to Integrity Investments, LLC, per M-401880-2006, Benton County Deed Records, said tract being more specifically described as follows:

Beginning at a 5/8" iron rod at the southeast corner of said Integrity Investments tract on the westerly right-of-way line of SW 53rd Street, said rod lying SOUTH 1445.52 feet and WEST 76.80 feet from a 5/8" iron rod at the northwest corner of Parcel 1 of Partition Plat 2003-31, in the Southeast Quarter of Section 5, T 12 S, R 5 W, W.M., City of Corvallis, Benton County, Oregon; thence along the south line of said Integrity Investments tract, S 89°54'30"W 156.16 feet to a 3/4" iron pipe at the southwest corner thereof; thence N 00°05'58"W 84.97 feet to a 3/4" iron pipe at the northwest corner of said tract; thence N 89°52'51"E 156.41 feet to a 5/8" iron rod at the northeast corner thereof on said 53rd Street right-of-way line; thence S 00°04'19"W 85.05 feet to the point of beginning.



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

DECLARATION

Know all persons by these presents that Integrity Investments, LLC, an Oregon Limited Liability Company, is the recorded owner of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into Parcels as shown hereon.

We hereby dedicate to public use forever for street right-of-way the northerly 10 feet of the property as shown hereon.

We hereby create the Franchise Utility Easement as shown.

Signature of W. Brad Wilson

W. Brad Wilson
Manager, Integrity Investments, LLC

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

Signed and attested before me on this 4th day of December, 2006, by W. Brad Wilson as manager of Integrity Investments, LLC.

Signature of Linda K. Vehrs

Linda K. Vehrs printed name

Notary Public - State of Oregon
Commission No. 387829
My Commission Expires Dec. 19, 2008

APPROVALS

- Corvallis Development Services Manager 3-9-07
Corvallis City Engineer Eugene H. Braun, P.E. 3-13-07
Benton County Surveyor Ray Wilson 3-19-07

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 19th day of December, 2006.

by Douglas Hillot
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 19th day of December, 2006.

by Velda Halseth
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 2006-009 in Benton County Records Document No. 2007-418426 on this 19 day of March, 2008, at 1:55 o'clock P.M.

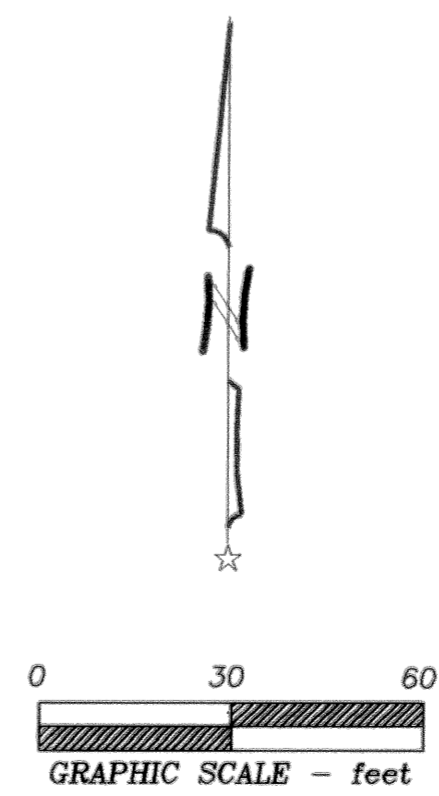
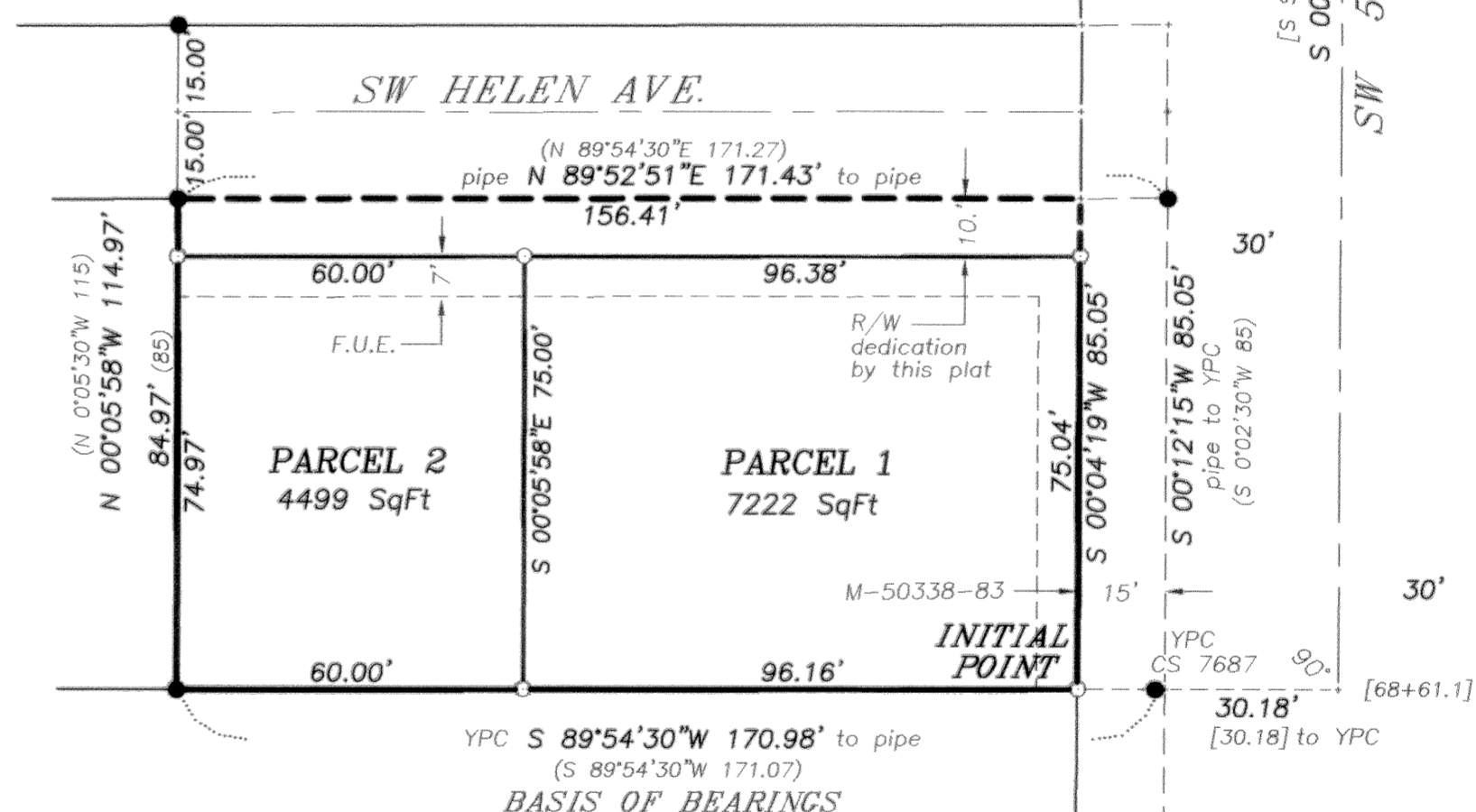
by [Signature]
Benton County Clerk

PLAT CONSENT

Jennifer L. Baker, beneficiary of that Trust Deed recorded as Document No. 2006-401881, has given consent to this plat via affidavit recorded as Document 2006-413737, Benton County Deed Records.

FRANCHISE UTILITY EASEMENT

Franchise utilities are defined as power, gas, telephone, cable television, and any other utilities that have franchise agreements with the City of Corvallis and/or Benton County. The franchise utility easement shall be for the installation, and for maintenance and replacement over and under the ground. This reservation shall include the right of ingress and egress from any and all franchise utility easements in any manner necessary for the purpose of construction, maintenance, or removal by the franchise utility, provided that under the terms of the city and/or county franchise agreement, the utility or service using this easement shall restore the property as near as practical to its condition prior to said installation or maintenance.



THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

PARTITION PLAT 2007-009
for
INTEGRITY INVESTMENTS, LLC
in
SE 1/4 SECTION 5
T 12 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON
OCTOBER 20, 2006