

**PARTITION PLAT No. 2008-08**

LOCATED IN THE PRIOR SCOTT D.L.C. No. 44,  
AND IN THE NORTHEAST 1/4 OF SECTION 9,  
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE  
WILLAMETTE MERIDIAN, CITY OF CORVALLIS  
BENTON COUNTY, OREGON

FOR: SCOTT AND AMY SANDERS  
DATE: FEBRUARY 6, 2008

**ACKNOWLEDGMENTS:**

STATE OF OREGON }  
COUNTY OF Benton } SS

THIS IS TO CERTIFY THAT ON THIS 9 DAY OF APRIL, 2008, BEFORE ME,  
A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR SCOTT AND AMY SANDERS, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Karen L. Davis NOTARY PUBLIC - OREGON  
MY COMMISSION EXPIRES: 6-28-09  
MY COMMISSION NUMBER: 380139  
Karen L. Davis PRINTED NAME

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS, THAT SCOTT AND AMY SANDERS ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AND EASEMENTS AS SHOWN AND NOTED ON THE ATTACHED MAP IN ACCORDANCE WITH O.R.S. CHAPTER 92. WE, THE UNDERSIGNED, DO HEREBY CREATE AND GRANT FOREVER EASEMENTS FOR THE PURPOSES SHOWN AND NOTED ON THE ATTACHED MAP.

**NOTES:**

- 1.) THERE IS A ROAD MAINTENANCE AGREEMENT RECORDED MARCH 21, 2002, FEE No. M-314956-02 THAT AFFECTS THE PROPERTY.
- 2.) THERE IS AN IRREVOCABLE PETITION FOR STREET IMPROVEMENTS RECORDED April 17, 2008, M-2008-435996 THAT AFFECTS THE PROPERTY.
- 3.) SUBJECT TO THE CONDITIONS OF APPROVAL IN THE CITY OF CORVALLIS PLANNING FILE No. MLP07-00007.
- 4.) NEW 7-FOOT WIDE UTILITY EASEMENT OVER PARCELS 1 AND 2.
- 5.) NEW 8-FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT OVER PARCELS 1 AND 2, BENEFITTING PARCELS 1 AND 2 AND ACCEPTING OVERLAND STORM DRAINAGE FROM THE SOUTH, AS PER BENTON COUNTY DEED RECORD M-2008-436701.
- 6.) NEW 24-FOOT WIDE 73-FOOT LONG RECIPROCAL ACCESS EASEMENT OVER PARCELS 1 AND 2, BENEFITTING PARCEL 1 AND 2. COST OF MAINTAINING AND REPAIRING THE SHARED DRIVEWAY WITHIN THIS EASEMENT IS THE JOINT RESPONSIBILITY OF PARCELS 1 AND 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 MLP07-00007.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE PROPERTY AS PER C.S. 9560.

**BOUNDARY DETERMINATION**

THE SOUTH RIGHT-OF-WAY LINE OF SW GOLF VIEW AVENUE WAS DETERMINED BY HOLDING THE IRON ROD TO THE EAST OF THE PROPERTY THAT WAS SET ON THE SOUTH RIGHT-OF-WAY LINE IN C.S. 9560 AND A CALCULATED POINT 5' SOUTH OF THE IRON PIPE TO THE WEST OF THE PROPERTY. THE NORTHWEST AND NORTHEAST CORNERS OF THE PROPERTY WERE THEN DETERMINED BY PROPORTIONAL MEASUREMENT BASED ON C.S. 1832. THE SOUTH LINE OF THE PROPERTY WAS DETERMINED BY HOLDING THE IRON PIPE AT THE SOUTHWEST CORNER OF THE PROPERTY AND THE IRON ROD TO THE EAST OF THE PROPERTY THAT WAS SET AS A WITNESS CORNER IN C.S. 9560. THE SOUTHEAST CORNER OF THE PROPERTY WAS THEN DETERMINED BY PROPORTIONAL MEASUREMENT BASED ON C.S. 1832.

**SURVEYOR'S CERTIFICATE:**

I, BRIAN SCOTT SAILOR, 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 3/4 INCH IRON PIPE AT THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO SCOTT AND AMY SANDERS IN BENTON COUNTY DEED RECORD MICROFILM 2005-393960, SAID POINT BEING NORTH 0°02'56" EAST 270.37 FEET FROM A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 92-29, A PARTITION PLAT OF RECORD IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID SANDERS PROPERTY NORTH 0°01'07" WEST 195.15 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID SANDERS PROPERTY, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SW GOLF VIEW AVENUE (A 50 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°58'40" EAST 99.93 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID SANDERS PROPERTY; THENCE ALONG THE EAST LINE OF SAID SANDERS PROPERTY SOUTH 0°00'43" WEST 195.09 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID SANDERS PROPERTY; THENCE SOUTH 89°56'27" WEST 99.83 FEET TO THE POINT OF BEGINNING.

**APPROVALS:**

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2007.

BY: Douglas Hilseth 4-22-08  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

BY: Velda Holseth 4-22-08  
FOR DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, DATE  
AUDITING, AND TAX COLLECTION

APPROVED Eugene J. Dean, P.E. 4/21/2008  
CITY OF CORVALLIS ENGINEER DATE

APPROVED Keith 4/22/08  
CITY OF CORVALLIS PLANNING DIVISION MANAGER DATE

APPROVED Ray White 5-1-08  
BENTON COUNTY SURVEYOR DATE

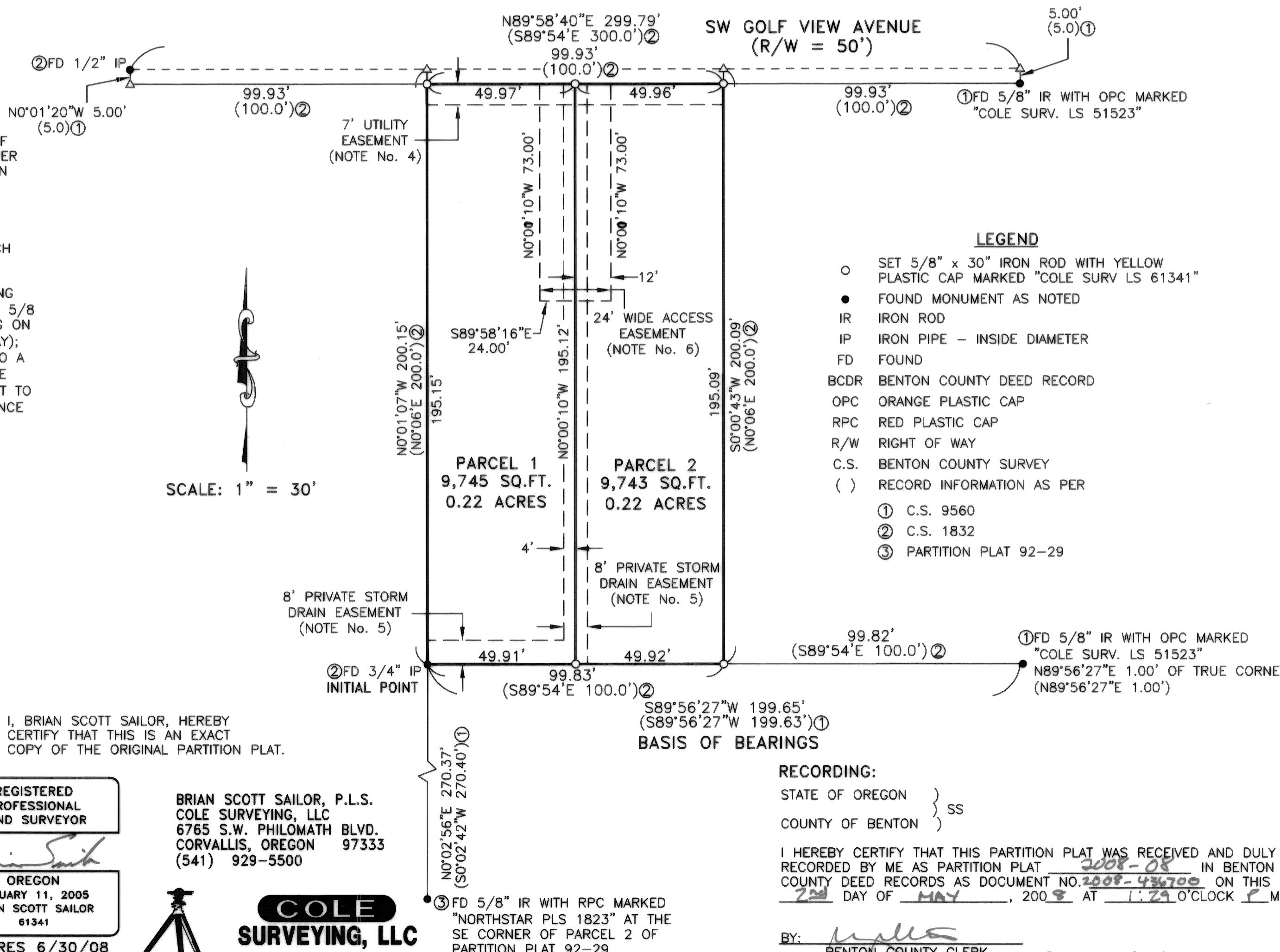
REGISTERED PROFESSIONAL LAND SURVEYOR

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

OREGON  
JANUARY 11, 2005  
BRIAN SCOTT SAILOR  
61341  
EXPIRES 6/30/08



**COLE SURVEYING, LLC**



- LEGEND**
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
  - FOUND MONUMENT AS NOTED
  - IR IRON ROD
  - IP IRON PIPE - INSIDE DIAMETER
  - FD FOUND
  - BCDR BENTON COUNTY DEED RECORD
  - OPC ORANGE PLASTIC CAP
  - RPC RED PLASTIC CAP
  - R/W RIGHT OF WAY
  - C.S. BENTON COUNTY SURVEY
  - ( ) RECORD INFORMATION AS PER
  - ① C.S. 9560
  - ② C.S. 1832
  - ③ PARTITION PLAT 92-29

**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 2008-08 IN BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2008-436700 ON THIS 22 DAY OF MAY, 2008 AT 1:29 O'CLOCK P. M.

BY: Velda Holseth  
BENTON COUNTY CLERK Sr. Deputy Clerk