

NARRATIVE

The purpose of this survey is to partition Lot 19, Block 6, Village Green Subdivision in accordance with City of Corvallis Case MRP07-0001.

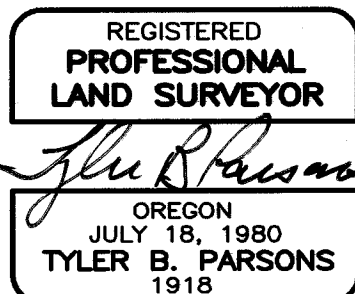
Basis of Bearings is the north line of Lot 19 between the found monuments, North 85°13'30" East from the Plat of Village Green.

Monuments of record for this subdivision are 3/4" iron rods, however the only 3/4" iron rod found was at the southwest corner. There are no subsequent surveys of record for Lot 19 and few in the entire subdivision. CS 4292, CS 7416, and Partition Plat 93-39 all indicate 5/8" iron rods found. A diligent search in the vicinity of the found monuments did not reveal any additional monuments of record. The west line of most of the lots in Block 6 along Lancaster Drive are shown as even feet, as is Lot 19, however while most of the record dimensions of the lots are consistent with the arc distances along Lancaster Street, Lot 19 calculates to 90.33 feet arc rather than the 90 feet arc shown, which is very close to the actual distance measured between the monuments. I accept the position of the found monuments.

There is a 10 foot wide by 25 foot long underground electric utility easement recorded as document 2005-390218 in the vicinity of the southwest corner of Parcel 1. The description is vague but the accompanying drawing, not drawn to scale, shows the northeasterly line being 25 feet long. The location shown in this partition plat centers the easement on an existing marked underground electric line from a transformer to a utility junction box. If the centerline of the easement is assumed to be 25 feet the existing line falls outside the easement.

An underground electric line serving the existing house on Parcel 1 runs across the southerly portion of Parcel 2. To accommodate this line, a private utility easement is being created between the north line of the 15 foot sewer line easement and the north line of the existing 7 foot utility easement on Parcel 2 to accommodate the electric service line and an underground telephone line to be relocated within the easement.

REFERENCES:
Plat of Village Green
Deed Records:
2005-393548
2005-290218 (Pacifcorp easement)



PARSONS SURVEYING
1915 S.E. Stone Street
Corvallis, OR 97333
(541) 752-7515
Project No. 0805

SURVEYOR'S CERTIFICATE

I, Tyler B. Parsons, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that on April 1, 2008, I correctly surveyed and marked with proper monuments the lands represented on the attached Partition Plat, the boundary of which is described as follows:

Lot 19, Block 6, Village Green, City of Corvallis, Benton County, Oregon, containing 0.53 acres, more or less.

Corner Notes

- A Found 1/2" iron rod in edge of sidewalk.
- B Found 3/4" iron pipe.
- C Found 5/8" iron rod, down 12"
- D Found 3/4" iron pipe.
- E Found 3/4" iron rod.

Curve Data

CURVE	RADIUS	DELTA	CHORD	ARC	CHORD BEARING
C1	1238.77'	4°10'55"	90.40'	90.42'	N0°33'21"W
C2	1238.77'	0°50'00"	18.02'	18.02'	N2°13'49"W
C3	1238.77'	3°20'55"	72.39'	72.40'	N0°08'21"W
(C1) (1238.77')				(90°)	

Legend

- Found monument as noted. See Corner Notes.
- Set 5/8"x30" iron rod with yellow plastic cap marked "PARSONS PLS 1918".
- B Corner Note reference
- C1 Curve Date reference
- () Information of Record, Plat of Village Green
- IR Iron rod
- IP Iron Pipe, inside measure
- PVT Private
- EASE Easement
- X- Fence line

PARTITION PLAT No. 2008-19

for
Gary and Julie Rodgers
a replat of Lot 19, Block 6, Village Green
in the Archimedes Stewart DLC No. 51
SW 1/4 SEC 24, T 11 S, R 5 W, W.M.
Corvallis, Benton County, Oregon
April 1, 2008
MRP 07-0001

DECLARATION

Know all men by these presents that Gary A. Rodgers and Julie H. Rodgers are the recorded owners of the lands represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into Parcels.

We hereby create the 15' Storm Sewer Easement and the 7' Utility Easement along NE Lancaster Street granted to the City of Corvallis, the 23' Reciprocal Driveway Easement as shown and a private utility easement across Parcel 2 for the benefit of Parcel 1 as shown. Driveway maintenance within the Driveway Easement shall be shared equally by the owners of Parcels 1 and 2.

Gary A. Rodgers
Gary A. Rodgers

Julie H. Rodgers
Julie H. Rodgers

STATE OF OREGON }
COUNTY OF BENTON } SS

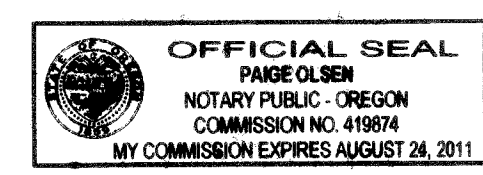
This is to certify that on this 14 day of July, 2008, before me, a Notary Public for said State and County, did personally appear Gary A. Rodgers and Julie H. Rodgers, who, being duly sworn, did say that they are the identical persons named in the foregoing instrument and who acknowledged that they executed the same freely and voluntarily.

Paige Olsen
Notary Signature
Paige Olsen
Notary Public-OREGON (Printed)

419874
Commission No.
8-24-11
My Commission Expires

APPROVALS

City of Corvallis Case MRP07-0001
[Signature] 7/15/08
Corvallis Planning Division Manager Date
[Signature] 7/15/08
Corvallis City Engineer Date
[Signature] 7-22-08
Benton County Surveyor Date

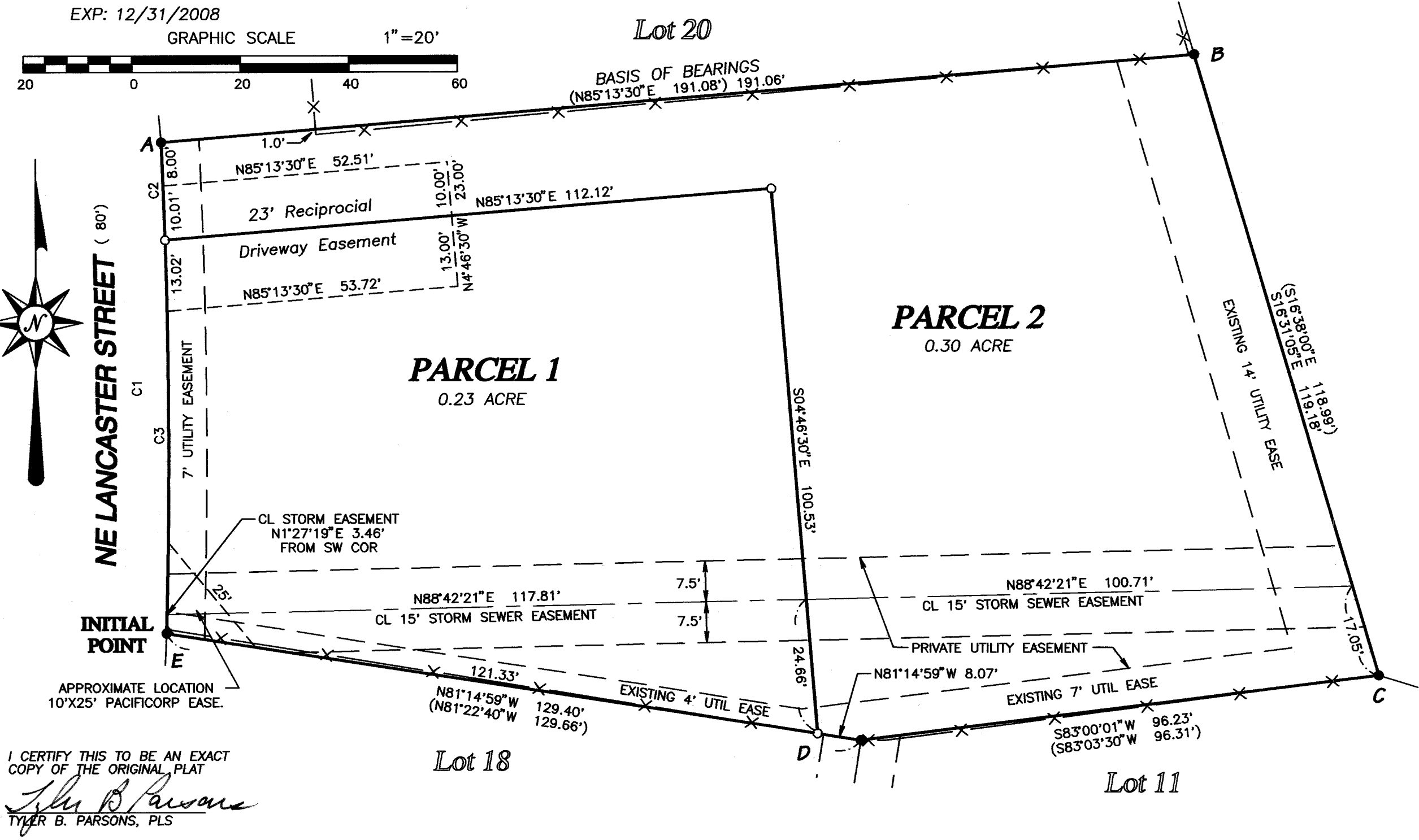


All taxes, fees, assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2008.

By: *[Signature]* 7/21/08
Director, Benton County Dept. of Assessment Date
By: *[Signature]* 7/21/08
Director, Benton County Dept of Finance Date
Auditing, and Tax Collection

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 2008-19 in Benton County Deed Records as document no. 2008-440331 on this 22 day of JULY, 2008 at 3:50 o'clock p m.
by *[Signature]*
Benton County Clerk



FILE: D:\Projects\0804\Regem\Partition\0805\regemppp.pro
MODIFIED: 5/6/2008 10:51:00AM

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT
[Signature]
TYLER B. PARSONS, PLS