

2008-22

PARTITION PLAT NO. 2008-22

for **RICHARD M. HOPPER**

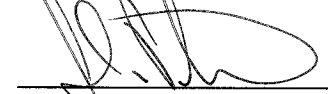
in the SW1/4 SECTION 2, T12S, R5W, W.M.

and in the AVERY D.L.C. NO. 41


CORVALLIS, BENTON COUNTY, OREGON

MAY 21, 2008

I HEREBY CERTIFY THIS TO BE  
A TRUE AND EXACT COPY OF  
THE ORIGINAL PLAT.

  
JIM S. PETERSON

SURVEYED BY:  
PETERSON & ASSOCIATES  
8155 NW MITCHEL DRIVE  
CORVALLIS, OREGON 97330  
PHONE: 541-757-1794

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
OREGON  
JULY 31, 1976  
JIM S. PETERSON  
1084  
RENEWAL: 12-31-08

**NARRATIVE**

The purpose of this survey is to define the boundaries of Parcels 1 and 2 of a land partition as per City of Corvallis Community Development Department Case MLPO7-00002. Said partition involves Tax Lot 1200 of Tax Map 12-5-02CB, as described by M-154970-92 of the Benton County Deed Records.

M-154970-92 does not call monuments at the property corners, but deed dimensions match those shown on C.S. 2927. C.S. 2927 does not describe the monuments set, but we find the 1/2" iron pipes to fit record data and have held them as the true property corners since they were almost certainly set by C.S. 2927.

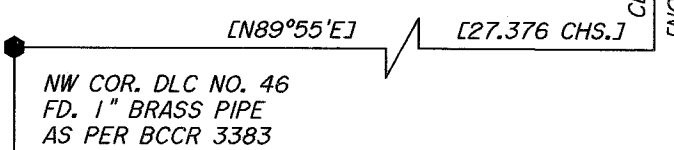
The Southeast corner of Parcel 2 was established by proportion using the found pipes on the North line of Twin Oaks Circle and data as per C.S. 2927. The Northwest corner of Parcel 1 was computed by proportion using the found pipes along the East line of the private road.

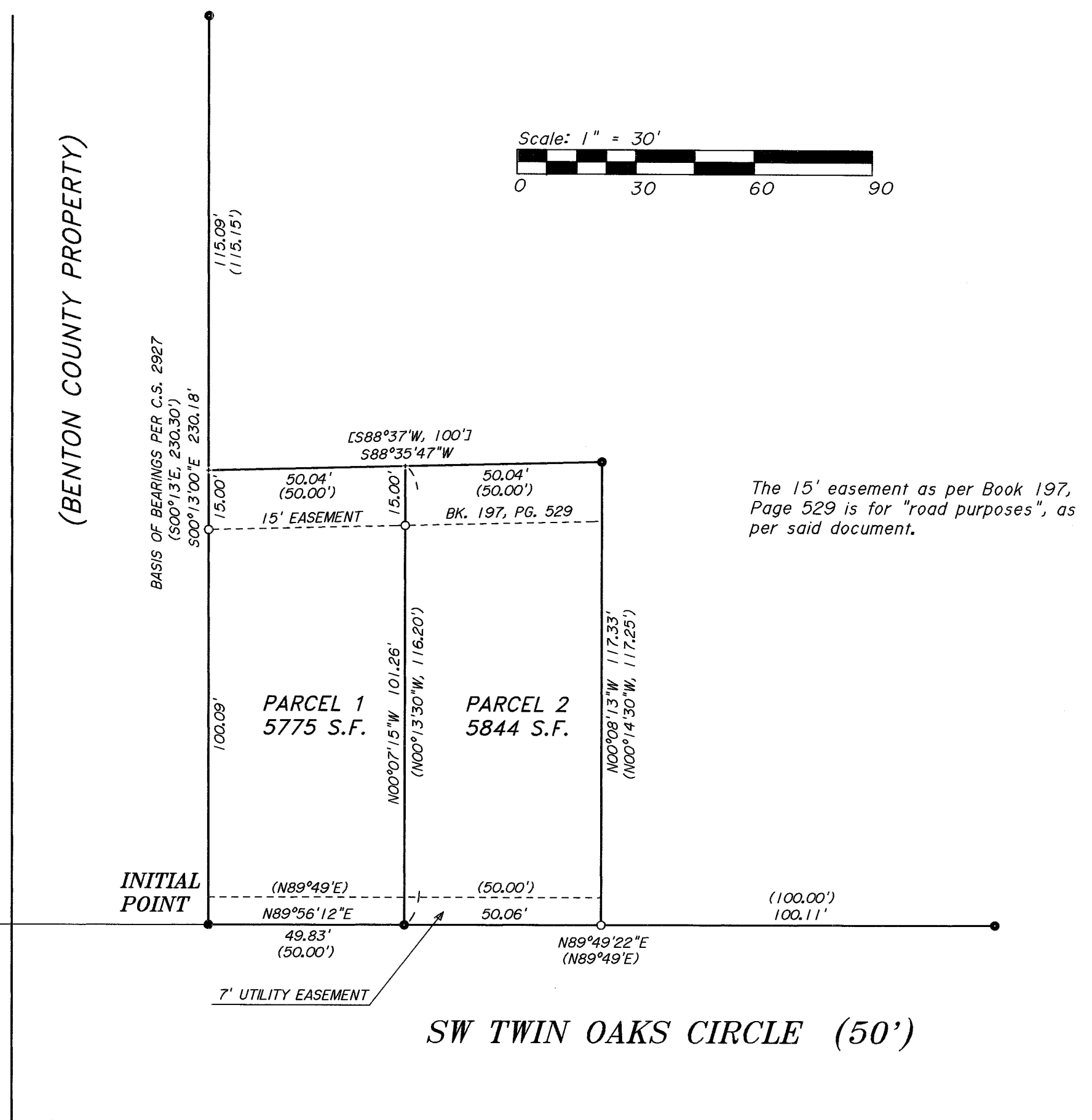
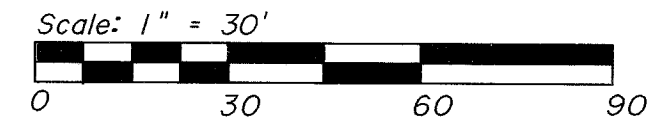
The Northwest corners of Parcels 1 and 2 fall in the asphalt of a private street. We have therefore established witnesses to the true corners along the South line of the 15' roadway easement described in Book 197, Page 529.

Monuments found as per C.S. 2927 and BCCR 3383 were held as control for this survey.

- Monuments found as noted
  - Found 1/2" iron pipe per C.S. 2927
  - Set 5/8" X 30" iron rod with plastic cap (LS 1084)
  - ( ) Data of record per C.S. 2927
  - [ ] Data of record per M-154970-92
  - BCCR Benton County Corner Restoration
- Iron pipe diameters are inside measure

The Southwest corner of Parcel 1 bears N63°13'22"E, 2189.90' from the Northwest corner of the Avery D.L.C. No. 46.

  
NW COR. DLC NO. 46  
FD. 1" BRASS PIPE  
AS PER BCCR 3383



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MAY 21, 2008

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THE ORIGINAL PLAT.

  
JIM S. PETERSON

**SURVEYOR'S CERTIFICATE**

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in May of 2008, I correctly surveyed and marked with proper monuments the lands represented on the attached Partition plat, the exterior boundaries of which are described by M-154970-92 of the Benton County Deed Records and being more particularly described as follows:

Beginning at the Northwest corner of the Alexander Donation Land Claim No. 46, Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon; thence North 89°55' East, along the Claim line, 27.376 chains to the dividing line between the East and West halves of the Avery Donation Land Claim No. 41, said Township and Range; thence North 0°13' West, along said dividing line, 971.16 feet; thence North 89°49' East, 150 feet to the true point of beginning, said point being a 1/2" iron pipe on the North line of NW Twin Oak Circle; thence along said North line the following courses: North 89°56'12" East, 49.83 feet to a 1/2" iron pipe, and N89°49'22" East, 50.06 feet to a 5/8" iron rod at the Southwest corner of that tract described in Book 188, Page 342 of the Benton County Deed Records; thence North 00°08'13" West, 117.33 feet to a 1/2" iron pipe at the Northwest corner of said deed; thence South 88°35'47" West, 100.08 feet; thence South 00°13'00" East, 115.09 feet to the true point of beginning.

EXCEPTING THEREFROM: The rights of the public in and to that portion of the premises herein described lying within the limits of roads and highways.

**DECLARATION**

Know all men by these presents that Richard M. Hopper is the owner of record of the lands represented on this map and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused said lands to be partitioned into parcels, and does hereby create a 7' utility easement as shown on the attached map.

  
RICHARD M. HOPPER

**ACKNOWLEDGEMENT**

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

This is to certify that on this 9<sup>th</sup> day of July, 2008, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Richard M. Hopper, who is known to me to be the identical person described in and who executed the above instrument, and acknowledged to me that he executed the same freely and voluntarily.

  
NOTARY SIGNATURE


COMMISSION NO. 414254

GORDON P. KUETZ  
NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES: FEB. 19, 2011

**APPROVALS (CASE MLP07-00002)**

APPROVED  7/15/08  
CORVALLIS PLANNING DIVISION MANAGER DATE

APPROVED  7/23/08  
CORVALLIS CITY ENGINEER DATE

APPROVED  7/28/08  
BENTON COUNTY SURVEYOR DATE

All taxes, fees, assessments, and other charges as provided by O.R.S. 92.095 have been paid through June 30, 2009.

BY:  7/9/08  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY:  7-10-08  
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING, AND TAX COLLECTION DATE

SURVEYED BY:  
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LAND SURVEYOR


OREGON  
JULY 31, 1976  
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RENEWAL: 12-31-08

**RECORDING**

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

I hereby certify that the attached Partition Plat was received and duly recorded by me as Partition Plat 2008 - 22 per

Document Number 2008-440523, on this 29 day of JULY, 2008, at 9:09 o'clock am.

  
BENTON COUNTY CLERK