

2008-24

PARTITION PLAT 2008-24  
A REPLAT OF LOT 1 AND A PORTION OF LOT 2,  
BLOCK 5, WILKINS ADDITION

for  
**CHRISTOPHER & KELLY SALTVEIT**

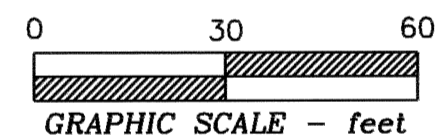
in  
SE 1/4 of SECTION 34  
T 11 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

JUNE 20, 2008  
SHEET 1 of 2

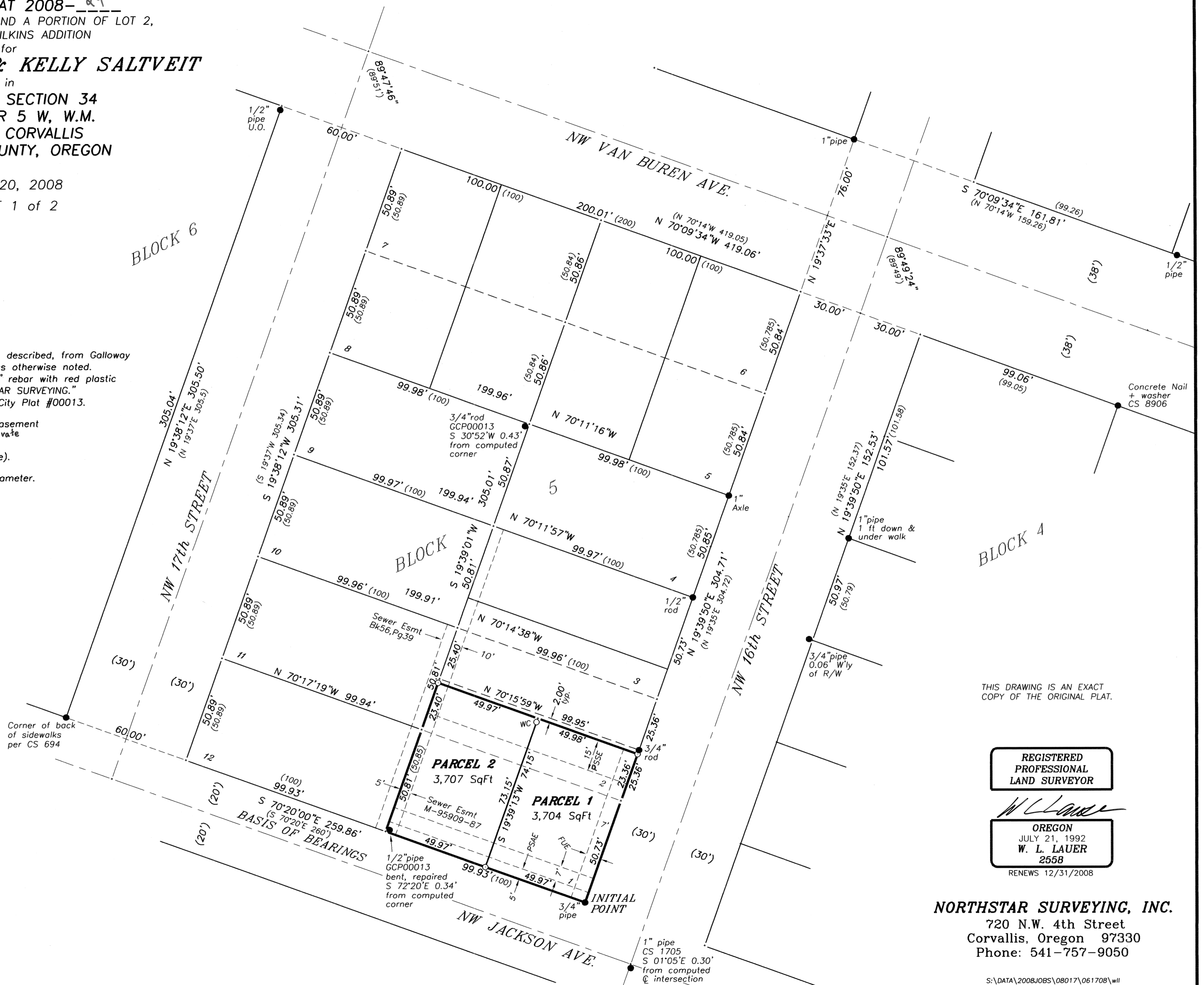
**LEGEND**

- .....Found survey monument, as described, from Galloway City Plat #00013, unless otherwise noted.
- .....Set monument - 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING."
- ( ).....Record data from Galloway City Plat #00013.
- FUE...Franchise Utility Easement
- PSAE...Public Sidewalk & Access Easement
- PSSE...Sanitary Sewer Easement, Private
- U.O...Unkown Origin.
- WC...Witness Corner (see Narrative).

NOTE: Pipe dimension is inside diameter.



Corner of back of sidewalks per CS 694



THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*W. L. Lauer*  
OREGON  
JULY 21, 1992  
W. L. LAUER  
255B  
RENEWS 12/31/2008

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

2008-24

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BLOCK 5, WILKINS ADDITION

for  
**CHRISTOPHER & KELLY SALTVEIT**

in  
SE 1/ of SECTION 34  
T 11 S, R 5 W, W.M.  
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JUNE 20, 2008  
SHEET 2 of 2

**NARRATIVE**

This Plat is the result of City of Corvallis Community Development Planning Division Case No. MRP08-00009. It effects the replatting of Lot 1 and a portion of Lot 2, Block 5, Wilkins Addition, into 2 Parcels. W. C. Galloway surveyed Blocks 4, 5 and 6, circa 1937-1940 per Galloway City Plat #00013. I found many of Mr. Galloway's monuments and, with only 2 exceptions, am holding them to control my survey. I found no monuments along the north line of the Block. At the north end of the centerline of Block 4 I found the monument set by the City of Corvallis which replaced Mr. Galloway's monument at that position. Mr. Galloway did additional work in Block 6 in 1942 per CS 694. He identified the SE Block corner as being at the intersection of the backs of the sidewalks. I tied that position and projected the line from that corner through the 1/2" pipe (of unknown origin) the distance Mr. Galloway shows (305.5 feet) to compute the NE corner of Block 6. This position nicely fit found monuments on VanBuren Avenue as shown. I then gave full width to the right-of-way of 17th Street and computed the NE, NW and SW corners of Block 5 by intersecting the rights-of-way of 16th & 17th Streets with Jackson and VanBuren Avenues. I held Mr. Galloway's monuments for the NE corners of Lots 3 and 4, Block 5, and held his monument for the NE corner of the South Half of Lot 2. I computed the North-South centerline of the Block at the midpoint between the Block corners and computed the Lot corners along the west side of the Block by proportionate measure between the NW and SW Block corners. I computed the NE corners of Lots 1 and 2 by proportionate measure between Mr. Galloway's monuments at the SE corner of Lot 1 and the NE corner of Lot 3. I intersected the N-S centerline of the Block with the lines between the Lot corners along 16th and 17th Streets to compute the interior Lot corners then computed the NW corner of the South Half of Lot 2 at the midpoint between the NW and SW corners of the Lot. The north line of my client's property is parallel to and 2.00 feet southerly from the north line of the South Half of Lot 2. Note that I had to set a Witness Corner as reference to the true corner northerly corner common to the Parcels. The true corner falls approximately 0.3 ft into the garage belonging to the property to the North.

**SURVEYOR'S CERTIFICATION**

I, William L. Lauer, a registered Professional Land Surveyor in the State of Oregon, say the have correctly surveyed and found or set proper monuments at or as witness corners to the true corners of the land represented on this Partition Plat. The land is described as follows:  
  
Lot 1 and the South half of Lot 2, except the northerly 2 feet thereof, Block 5, Wilkins Addition, City of Corvallis, Benton County, Oregon.


**DECLARATION**

Know all persons by these presents that Christopher Saltveit and Kelly Saltveit are the recorded owners of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Parcels as shown hereon.

We hereby create the Franchise Utilities Easements as shown on Parcels 1 and 2.

We hereby create the 5 foot-wide Public Sidewalk & Access Easement as shown along the south line of Parcels 1 and 2.


We hereby create the 15 foot-wide Sanitary Sewer Easement, as shown along the north line of Parcels 1 and 2, ~~for the benefit of Parcels 1 and 2.~~

  
Christopher Saltveit  
AKA. Christopher E. Saltveit

  
Kelly Saltveit  
AKA. Kelly K. Saltveit

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




Signed and attested before me on this 27 day of June 2008 2008, by Christopher Saltveit and Kelly Saltveit.

 signature  
Theresa J. Boyd printed name

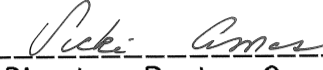

Notary Public - State of Oregon  
Commission No. 429418  
My Commission Expires June 2, 2012



**APPROVALS** MRP08-00009

 7/24/08 date  
Corvallis Planning Division Manager  
 7/25/08 date  
Corvallis City Engineer  
 August 8, 2008 date  
for Benton County Surveyor

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2008.

by  8-04-08 date  
Director, Benton County Dept. of Assessment  
by  8-5-08 date  
Director, Benton County Department of Finance, Auditing & Tax Collection

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

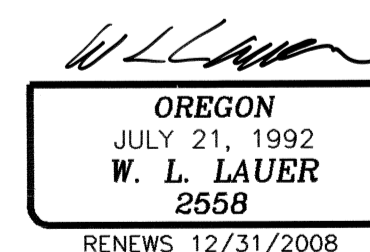
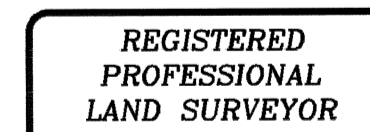
I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2008-24 in Benton County Records Document No. 2008-440928 on this 8 day of August, 2008, at 2:25 o'clock PM.

by  Senior Deputy Clerk  
Benton County Clerk

**FRANCHISE UTILITIES**

A perpetual easement is reserved for Franchise Utility Purposes as indicated in the Declaration and shown on Sheet 1. For purposes of this Plat, Franchise Utilities are defined as any Utility that has a franchise agreement with the City, such as Power, Natural Gas, Telephone and Cable Television.

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