



PARTITION PLAT 2008-33

A REPLAT OF LOTS 5 THRU 8 OF BLOCK 13 OF  
"SUPPLEMENTAL PLAT OF BLOCKS 8, 9, 13 AND 14  
COLLEGE HILL ADDITION TO CORVALLIS OREGON"

AND ADDITIONAL PROPERTY  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 34,  
TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE  
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,  
BENTON COUNTY, OREGON

FOR: ADVANCED PROPERTY RESOURCES, LLC

DATE: OCTOBER 8, 2008

SHEET 2 OF 2

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT ADVANCED PROPERTY RESOURCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A PARCEL, STREET RIGHT-OF-WAYS, AND EASEMENTS AS SHOWN AND NOTED ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE LAND FOR STREET RIGHT-OF-WAYS AS SHOWN.

ADVANCED PROPERTY RESOURCES, LLC, DOES ALSO HEREBY CREATE AND GRANT THE 7' WIDE UTILITY EASEMENTS AS SHOWN TO BENEFIT FRANCHISE UTILITIES. FRANCHISE UTILITIES INCLUDE THOSE OPERATING POWER, GAS, TELEVISION, AND TELECOMMUNICATIONS SYSTEMS, AS WELL AS ANY OTHER COMPANIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS AND/OR BENTON COUNTY.

THE EASEMENTS HEREIN CREATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT FOR THE PURPOSES AS SHOWN ON THE ATTACHED MAP.

R.D. Pickett  
BY: R. DEAN PICKETT  
AS: PRESIDENT OF THE MANAGER  
FOR ADVANCED PROPERTY RESOURCES, LLC

Kenneth O. McBride  
BY: Kenneth O. McBride  
AS: Vice President  
FOR BANNER BANK  
TRUST DEED HOLDER  
BANNER BANK  
DOES HEREBY CONSENT TO THE  
DEDICATION OF RIGHT-OF-WAY TO  
THE PUBLIC AS PER THE DECLARATION.

ACKNOWLEDGMENT:

STATE OF Oregon }  
COUNTY OF Clackamas } SS

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF November, 2008, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF Oregon, DID PERSONALLY APPEAR R. DEAN PICKETT AS PRESIDENT OF THE MANAGER FOR ADVANCED PROPERTY RESOURCES, LLC, AND WHOM, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

Monika Sanders  
PRINTED NAME MONIKA SANDERS  
NOTARY PUBLIC - OREGON  
COMMISSION No. 428105  
MY COMMISSION EXPIRES APR. 16, 2012



STATE OF OREGON }  
COUNTY OF CLACKAMAS } SS

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF November, 2008, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR KENNETH McBRIDE AS VICE PRESIDENT FOR BANNER BANK, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS/HER OWN FREE ACT AND DEED.

Monika Sanders  
PRINTED NAME MONIKA SANDERS  
NOTARY PUBLIC - OREGON  
COMMISSION No. 428105  
MY COMMISSION EXPIRES APR. 16 2012



SURVEYOR'S CERTIFICATE:

I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCEL AND STREET RIGHT-OF-WAYS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD LOCATED AT THE INTERSECTION OF THE CENTERLINE OF THAT ALLEY VACATED AS PER BENTON COUNTY DEED RECORD BOOK 201 PAGE 34, WITH THE NORTH RIGHT-OF-WAY LINE OF NW HARRISON BOULEVARD, AND BEING LOCATED IN BLOCK 13 OF "SUPPLEMENTAL PLAT OF BLOCKS 8, 9, 13 AND 14 OF COLLEGE HILL ADDITION TO CORVALLIS, OREGON", A SUBDIVISION PLAT OF RECORD IN SECTION 34 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE ALONG SAID VACATED ALLEY CENTERLINE NORTH 0°53'51" WEST 169.07 FEET TO A 5/8 INCH IRON ROD ON THE CENTERLINE OF THAT 40 FOOT WIDE ROAD VACATED AS PER BENTON COUNTY DEED RECORD BOOK 162 PAGE 157; THENCE ALONG SAID VACATED ROAD CENTERLINE NORTH 89°06'15" WEST 134.64 FEET TO A 5/8 INCH IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF NW 23RD STREET, BEING THE EAST LINE OF THAT 10 FEET EXCEPTED FROM VACATION BY SAID DEED BOOK 162 PAGE 157; THENCE ALONG SAID EAST LINE SOUTH 0°56'37" EAST 20.01 FEET TO A 5/8 INCH IRON ROD ON THE SOUTH LINE OF SAID VACATED ROAD, BEING THE SOUTH LINE OF THAT 10 FEET EXCEPTED FROM VACATION BY SAID DEED BOOK 162 PAGE 157; THENCE ALONG SAID SOUTH LINE NORTH 89°06'15" WEST 5.00 FEET TO A 5/8 INCH IRON ROD ON THE EAST LINE OF THAT PROPERTY QUITCLAIMED TO THE CITY OF CORVALLIS AND DESCRIBED IN BENTON COUNTY DEED RECORD BOOK 129 PAGE 544; THENCE ALONG SAID EAST LINE SOUTH 0°56'37" EAST 128.28 FEET TO A 5/8 INCH IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF NW HARRISON BOULEVARD; THENCE SOUTH 80°40'32" EAST 141.71 FEET TO THE INITIAL POINT.

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2009.

BY: Jami Woodward 11-26-08  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

BY: T. A. Rad 11-26-08  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, DATE  
AUDITING, AND TAX COLLECTION

APPROVED Paul L. ... 11/24/08  
CORVALLIS PLANNING DIVISION MANAGER DATE  
CITY OF CORVALLIS CASE MRP08-00014

APPROVED Eugene L. ... P.E. 11/24/08  
CORVALLIS CITY ENGINEER DATE

APPROVED Roy Wilson 11/26/08  
BENTON COUNTY SURVEYOR DATE

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 2008-33 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2008-444650 ON THIS 28th DAY OF NOV, 2008, AT 9:34 O'CLOCK AM

BY: Malone  
BENTON COUNTY CLERK

I, DAVID L. MALONE, HEREBY CERTIFY  
THAT THIS IS AN EXACT COPY OF  
THE ORIGINAL PARTITION PLAT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

David L. Malone  
OREGON  
JANUARY 12, 1999  
DAVID L. MALONE  
51523

EXPIRES 12/31/2008

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



COLE  
SURVEYING, LLC