

2009-10

PARTITION PLAT 2009-10
FOR
CORVALLIS CHURCH OF THE EVANGELICAL
CHURCH OF NORTH AMERICA

JUNE 15, 2009
IN THE
S.M. STOUT D.L.C. No. 48
S.E. 1/4, SECTION 27, T11S, R5W, W.M.,
BENTON COUNTY, OREGON
SURVEYOR'S CERTIFICATE

I, Darryl W. Harms, a Registered Professional Land Surveyor in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments the lands represented on this partition plat, the boundary of which is described as follows:

Beginning at the Southeast corner of Lot 1, Harman Fifth Addition, a subdivision of record in the City of Corvallis, Benton County, Oregon; thence South 89°17'12" West 72.91 feet to the Southwest corner of said Lot 1; thence South 00°21'23" East 148.66 feet to the Southeast corner of the tract of land conveyed to Corvallis Church of the Evangelical Church of North America by deed recorded on Microfilm No. M-84706-77, Deed Records of Benton County, Oregon; thence South 89°59'30" West, on the South line of said Evangelical Church tract, 425.66 feet to the East line of that 10 foot wide strip of land conveyed to City of Corvallis by deed recorded in Book 197, Page 266, said Deed Records, said East line also being the East line of N.W. Kings Boulevard; thence North 00°20'00" West, on said East line of N.W. Kings Boulevard, 100.00 feet to the North line of said Evangelical Church tract; thence North 89°59'30" East 365.62 feet to the Southwest corner of the tract of land conveyed to Corvallis Church of the Evangelical Church of North America by deed recorded on Microfilm No. M-12782-69, said Deed Records; thence North 00°21'23" West, on the West line of the last mentioned Evangelical Church tract, 157.93 feet to the South line of N.W. Garfield Avenue as described in Deed Book 162, Page 592, said Deed Records; thence North 89°18'12" East, on said South line of N.W. Garfield Avenue, 133.03 feet to the Northeast corner of said Lot 1 of Harman Fifth Addition; thence South 00°17'29" East 109.98 feet to the point of beginning.

DECLARATION

Know all men by these presents that Corvallis Church of the Evangelical Church of North America is the recorded owner of the lands represented on this Partition Plat and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into Parcels as shown.

William Magedanz
William Magedanz, Chairman, Board of Trustees,
Corvallis Church of the Evangelical
Church of North America

ACKNOWLEDGEMENT

State of Oregon } S.S.
County of Benton }

This is to certify that on this 26 day of June, 2009, before me, a Notary Public in and for said County and State did personally appear William Magedanz, Chairman of the Board of Trustees of Corvallis Church of the Evangelical Church of North America, who is known to me to be the identical individual that signed the above instrument and acknowledged to me that he signed the same freely and voluntarily.

Clara R. Montgomery
Notary signature
Coleen R. Montgomery
Notary Public - Oregon (printed)

Commission No. 398816
My Commission Expires 1/21/2010

APPROVALS

City of Corvallis Case MRP09-00001

Examined and Approved this 30th day of JUNE, 2009

By: *Paul T...*
Corvallis Planning Division Manager

Examined and Approved this 1st day of July, 2009

By: *Eugene J. Braun, P.E.*
Corvallis City Engineer

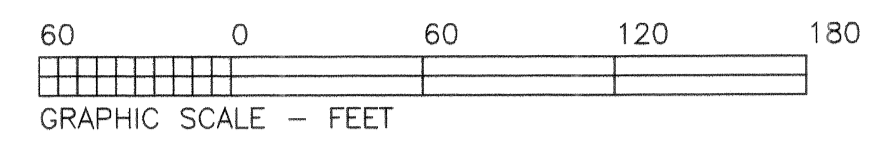
Examined and Approved this 8th day of July, 2009

By: *Joe M...*
Benton County Surveyor

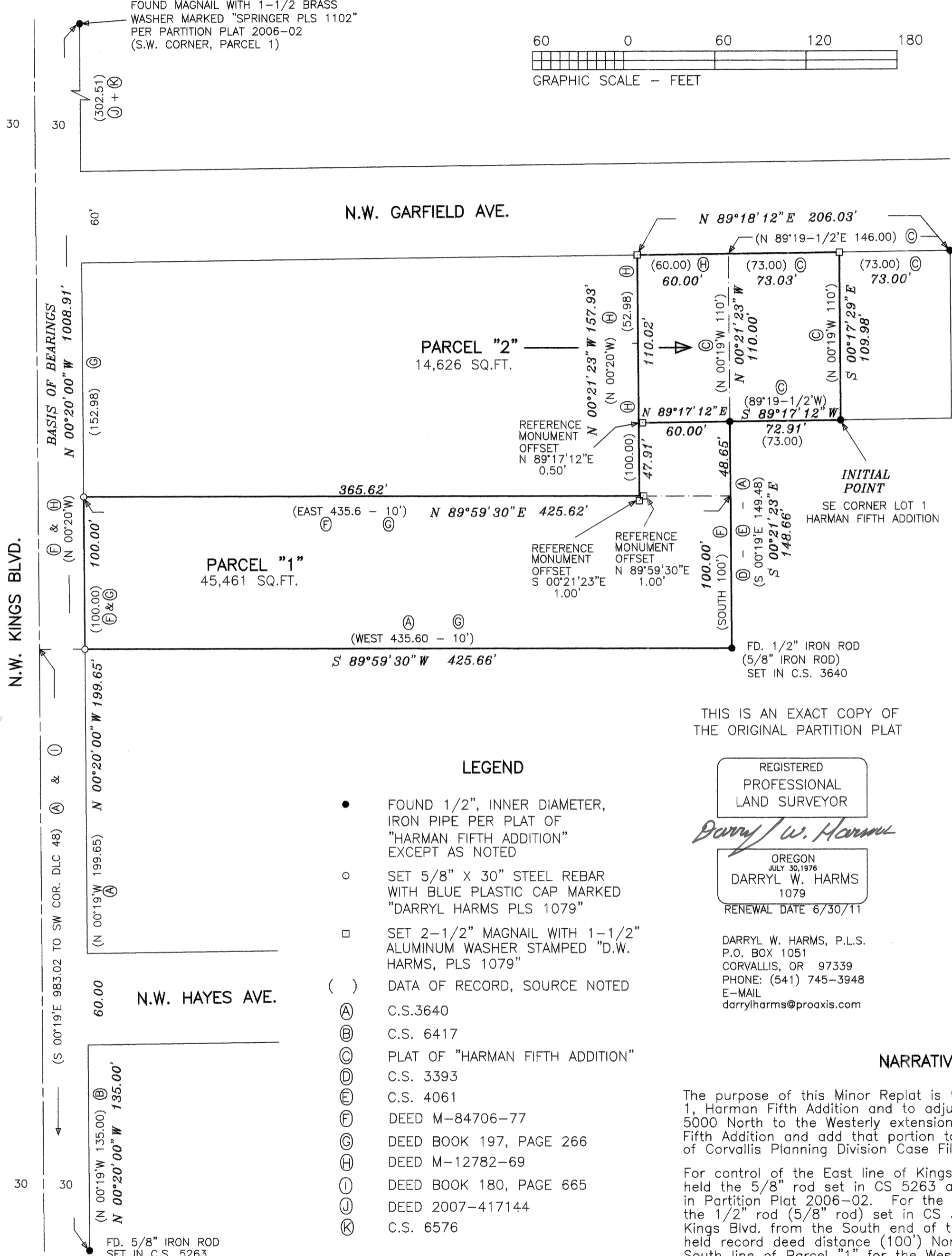
RECORDING

STATE OF OREGON)
COUNTY OF BENTON) S.S.
I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY
RECORDED BY ME AS PARTITION PLAT 2009-10 IN BENTON COUNTY DEED
RECORDS, AS DOCUMENT No. 2009 453821 ON THIS 8th
DAY OF July, 2009 AT 9:13 O'CLOCK A.M.

By: *Kathleen Harms*
FOR BENTON COUNTY CLERK *Senior Deputy Clerk*



FOUND MAGNAIL WITH 1-1/2 BRASS WASHER MARKED "SPRINGER PLS 1102" PER PARTITION PLAT 2006-02 (S.W. CORNER, PARCEL 1)



THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT

LEGEND

- FOUND 1/2", INNER DIAMETER, IRON PIPE PER PLAT OF "HARMAN FIFTH ADDITION" EXCEPT AS NOTED
- SET 5/8" X 30" STEEL REBAR WITH BLUE PLASTIC CAP MARKED "DARRYL HARMS PLS 1079"
- SET 2-1/2" MAGNAIL WITH 1-1/2" ALUMINUM WASHER STAMPED "D.W. HARMS, PLS 1079"
- () DATA OF RECORD, SOURCE NOTED
- (A) C.S.3640
- (B) C.S. 6417
- (C) PLAT OF "HARMAN FIFTH ADDITION"
- (D) C.S. 3393
- (E) C.S. 4061
- (F) DEED M-84706-77
- (G) DEED BOOK 197, PAGE 266
- (H) DEED M-12782-69
- (I) DEED BOOK 180, PAGE 665
- (J) DEED 2007-417144
- (K) C.S. 6576

EASEMENT

BOOK 198, PAGE 484 IN FAVOR OF PACIFIC POWER & LIGHT COMPANY AFFECTS THE SOUTH 5 FEET OF THE EASTERLY PORTION OF PARCEL "2".

REGISTERED PROFESSIONAL LAND SURVEYOR
Darryl W. Harms
DARRYL W. HARMS
1079
RENEWAL DATE 6/30/11

DARRYL W. HARMS, P.L.S.
P.O. BOX 1051
CORVALLIS, OR 97339
PHONE: (541) 745-3948
E-MAIL darrylharms@proaxis.com

NARRATIVE

The purpose of this Minor Replat is to remove the West line of Lot 1, Harman Fifth Addition and to adjust the South line of Tax Lot 5000 North to the Westerly extension of the South line of Harman Fifth Addition and add that portion to Tax Lot 4200 per a condition of Corvallis Planning Division Case File No. MRP09-00001.

For control of the East line of Kings Blvd. and Basis of Bearings I held the 5/8" rod set in CS 5263 and magnail with brass washer set in Partition Plat 2006-02. For the South line of Parcel "1" I held the 1/2" rod (5/8" rod) set in CS 3640 and record distances along Kings Blvd. from the South end of the Basis of Bearings line, I held record deed distance (100') North of and parallel to the South line of Parcel "1" for the Westerly portion of the North line of Parcel "1". I calculated the South line of Garfield Ave. holding the 1/2" pipe at the NE corner of Lot 2, Harman 5th Add. and extending the line from the SE corner of Parcel "1" through the SW corner of Lot 1, Harman 5th Add. the record distance (110.00') to the S. Line of Garfield, then held record distance (60.00') West of and parallel to the East line of Parcel "1" to calculate the West line of Parcel "2".