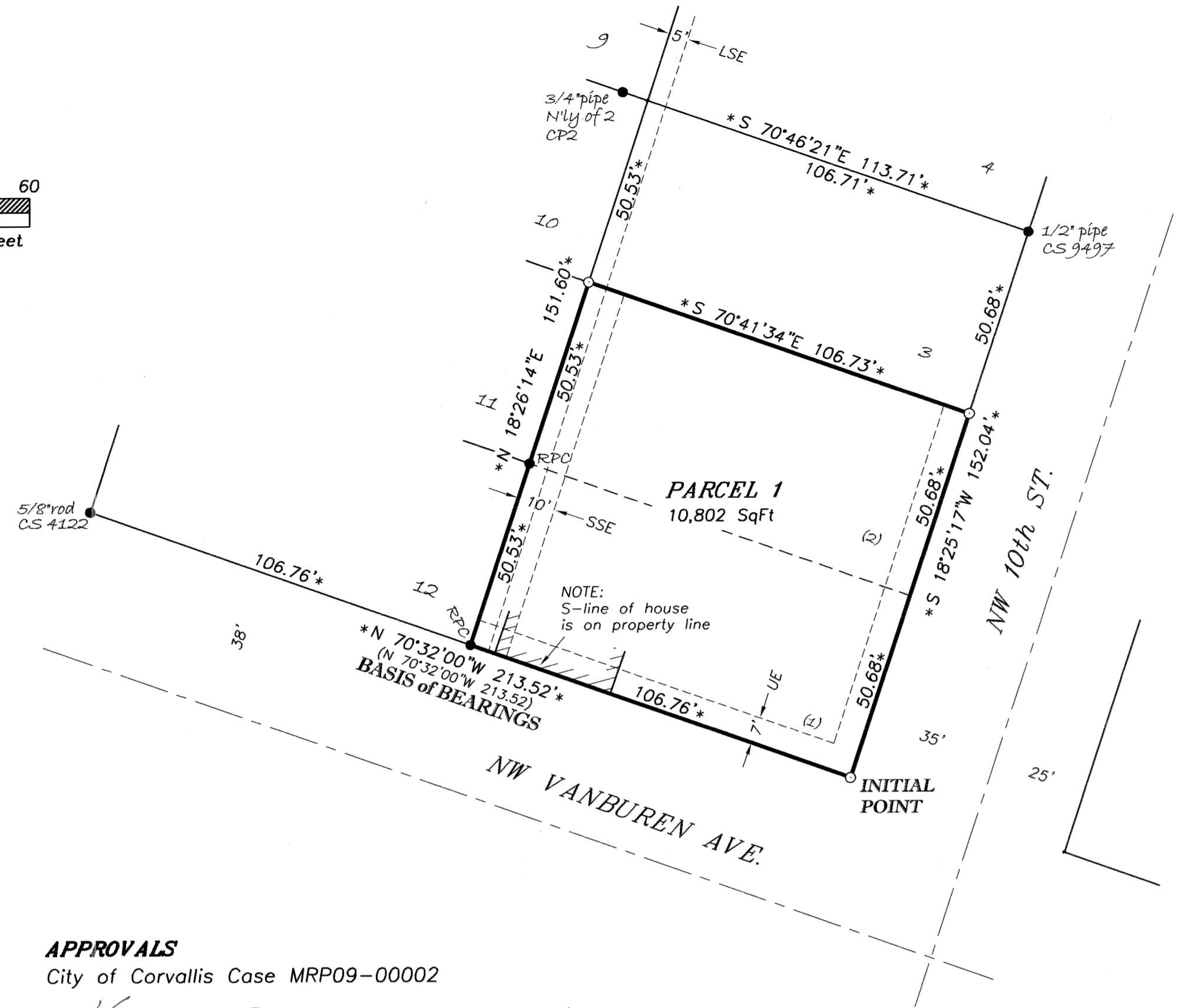
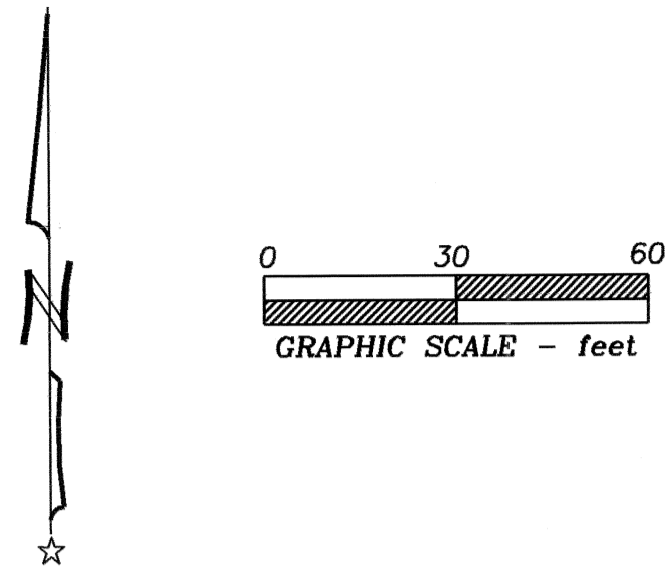


PARTITION PLAT 2009-016
 A REPLAT OF LOTS 1 & 2, BLOCK 1
 CHASE'S SECOND ADDITION
 for
LUCKIAMUTE ACRES DEVELOPMENT LLC
 in
 SW 1/4 SECTION 35
 T 11 S, R 5 W, W.M.
 CITY OF CORVALLIS
 BENTON COUNTY, OREGON

JULY 9, 2009



LEGEND

-Found survey monument as noted.
 - RPC...Red Plastic Cap on 5/8" rod set per CS 9497.
 - CP12...City Plat #12.
 -Set monument - 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING."
 - * *.....Measured data identical to that on CS 9497.
 - ().....Record data from CS 9497.
 - LSE...Lateral Sewer Easement per Book 56, Page 39, Benton County Deed Records (BCDR).
 - UE...Utilities Easement.
 - SSE...Sanitary Sewer Easement per M-81378-86, BCDR.
- NOTE: pipe dimension is inside diameter.

NARRATIVE

This plat is the result of City of Corvallis Community Development Case MRP09-00002. Lots 1 and 2 of Block 1, Chase's Second Addition are hereby being combined into 1 Parcel.

We (Northstar Surveying) surveyed this property in 1999 per CS 9497 but only monumented the NW and SW corners of Lot 1 at that time. For this present project we retried 5 controlling monuments from the 1999 survey and found them to be good position and condition. Thus I held my corner calculations from the 1999 survey and the data I show for this survey is identical to the 1999 data.

Note that the house straddles the UE created by this plat and also the SSE. The City is allowing the house to remain as is but will not allow its reconstruction within the UE or SSE, nor allow construction of any additional buildings within the UE or SSE.

As noted on CS 9497 there is no dedicated alley in this Block. However, there is a gravel road along the North-South centerline of the Block that is being used for access to many, if not all, of the properties in the Block. There may be a prescriptive easement for the continued use of the road.

SURVEYOR'S CERTIFICATE

I, William L. Lauer, a registered Professional Land Surveyor in the State of Oregon, do hereby say that I have correctly surveyed and found or set proper monuments at the true corners of the land represented on this Partition Plat. The land is described as follows:

Lots 1 and 2, Block 1, CHASE'S SECOND ADDITION, in the City of Corvallis, Benton County, Oregon.

DECLARATION

Know all persons by these presents that Luckiamute Acres Development, LLC, is the recorded owner of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and replatted into a single Parcel as shown hereon.

We hereby grant the Utility Easement as shown.

David R. Gray
 David R. Gray
 Member
 Luckiamute Acres Development, LLC

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

Signed and attested before me on this 27th day of August, 2009, by David R. Gray as a member of Luckiamute Acres Development, LLC.

Linda K. Vehrs signature
 Linda K. Vehrs printed name

Notary Public - State of Oregon
 Commission No. 425213
 My Commission Expires Dec. 19, 2012

APPROVALS

City of Corvallis Case MRP09-00002

David R. Gray 8/28/09
 Corvallis Planning Division Manager date

Eugene A. Brown, P.E. 9/1/09
 Corvallis City Engineer date

Jim Maudin 9/16/09
 Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2010.

by *Lami Woodward* 9-14-09
 Director, Benton County Dept. of Assessment date

by *Josh Shallow* 9-15-09
 Director, Benton County Department of Finance, Auditing & Tax Collection date

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

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2009-016 in Benton County Records Document No. 2009-455896, on this 16 day of SEPTEMBER, 2009, at 1:42 o'clock PM.

by *William L. Lauer*
 Benton County Clerk

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

W. L. Lauer
 OREGON
 JULY 21, 1992
 W. L. LAUER
 2558
 RENEWS 12/31/2010

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