

2009-22

PARTITION PLAT No. 2009-22

A REPLAT OF LOTS 1 THRU 12, OF BLOCK 21 OF "COUNTY ADDITION TO THE TOWN OF MARYSVILLE", LOCATED IN THE WILLIAM F. DIXON D.L.C. No. 50, AND IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: FIRST PRESBYTERIAN CHURCH OF CORVALLIS, OREGON ALSO KNOWN AS FIRST UNITED PRESBYTERIAN CHURCH, AN OREGON CORPORATION

DATE: SEPTEMBER 1, 2009

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 12, 1999 DAVID L. MALONE 51523

EXPIRES 12/31/2010

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



COLE SURVEYING, LLC

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT FIRST PRESBYTERIAN CHURCH CORVALLIS, OREGON, ALSO KNOWN AS FIRST UNITED PRESBYTERIAN CHURCH, AN OREGON CORPORATION, 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 PARCELS AND EASEMENT AS SHOWN AND NOTED ON THE ATTACHED MAP, AND DOES 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.

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 PARCELS 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 NORTHEAST CORNER OF BLOCK 21 OF "COUNTY ADDITION TO THE TOWN OF MARYSVILLE", A SUBDIVISION PLAT OF RECORD IN SECTION 35 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 20°03'50" WEST 301.87 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID BLOCK 21; THENCE NORTH 70°28'30" WEST 216.70 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID BLOCK 21; THENCE NORTH 19°52'30" EAST 301.68 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID BLOCK 21; THENCE SOUTH 70°31'19" EAST 217.69 FEET TO THE INITIAL POINT.

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO REMOVE THE INTERIOR LOT LINES OF BLOCK 21 OF "COUNTY ADDITION TO THE TOWN OF MARYSVILLE", TO CREATE 2 NEW PARCELS AT THE SOUTH END OF BLOCK 21 AS PER CLIENT REQUEST, AND TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT PLANNING DIVISION CASE NUMBERS PLD08-00012 & SUB08-00006, AS PER ORDER 2009-00011. SEE ALSO CASES HPP08-00014 AND ZDC08-00006.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF BLOCK 20 OF "COUNTY ADDITION TO THE TOWN OF MARYSVILLE" AS SHOWN ON BENTON COUNTY SURVEY 7677.

BOUNDARY DETERMINATION

THE FOUND STREET CENTERLINE MONUMENTS ON NW MONROE STREET WERE HELD AS THE CENTERLINE INTERSECTION POINTS OF NW MONROE & SW 9TH STREET AND NW MONROE & SW 8TH STREET. THE MONUMENTS FOUND AT THE NORTHWEST AND NORTHEAST CORNERS OF BLOCK 20 WERE HELD. THE RIGHT OF WAY WIDTHS USED TO DETERMINE THE CORNERS OF BLOCK 21 WERE THOSE SHOWN ON GALLOWAY CITY PLAT NUMBER 00011.

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2010.

BY: Wendi Limer 10-23-09 DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

BY: Irish Shallow for 10-23-09 DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION DATE

APPROVED Kevin Young AIC for Fred Towne 10-21-09 CORVALLIS PLANNING DIVISION MANAGER DATE CASE PLD08-00012, SUB08-00006, ORDER 2009-00011 HPP08-00014, ZDC08-00006

APPROVED Regina J. Braun, P.E. 10-16-09 CORVALLIS CITY ENGINEER DATE

APPROVED David L. Malone 10-26-09 BENTON COUNTY SURVEYOR DATE

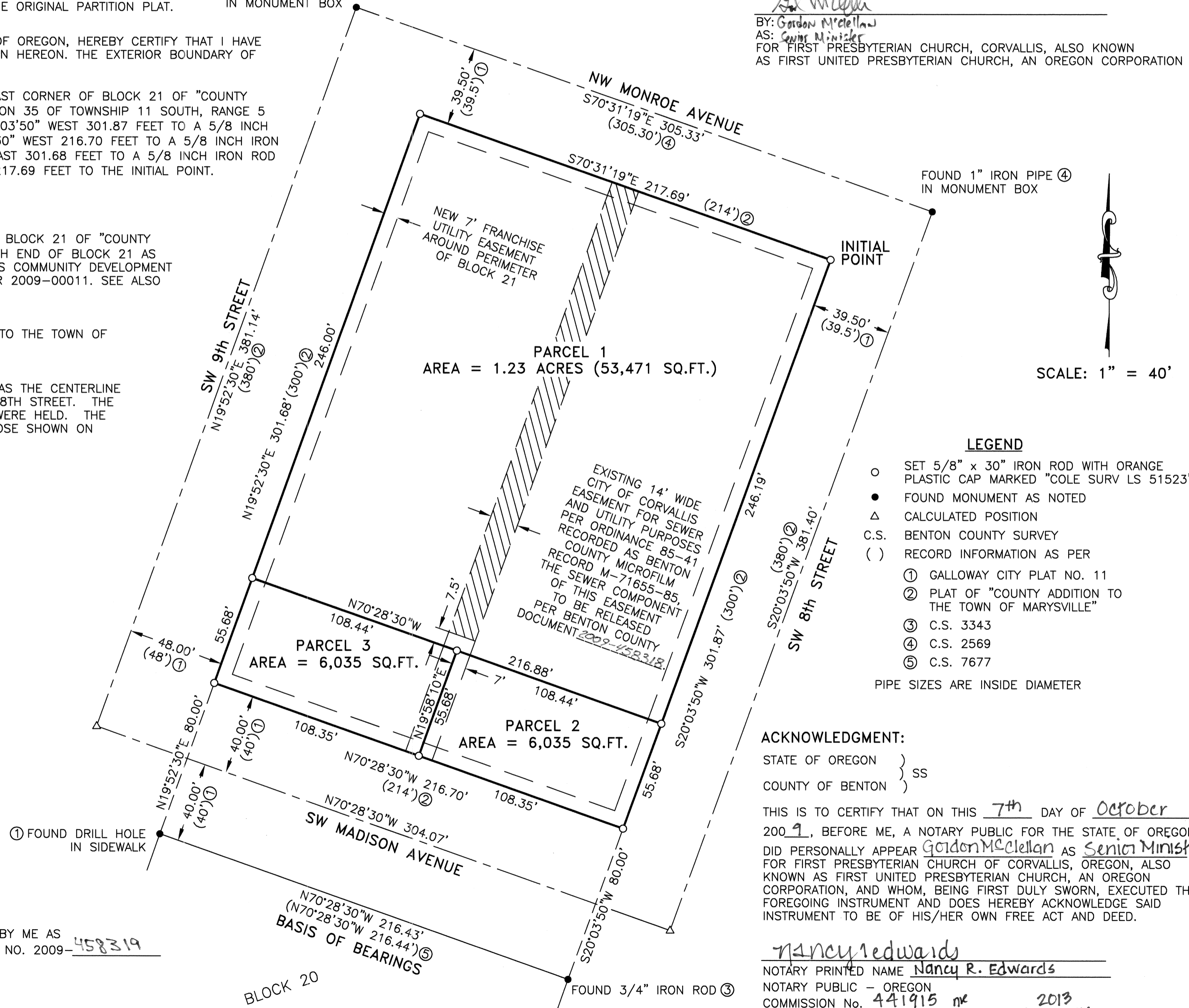
RECORDING:

STATE OF OREGON } COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2009-22 IN BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2009-458319 ON THIS 26th DAY OF October, 2009, AT 10:20 O'CLOCK AM.

BY: Kathleen Harning Senior Deputy Clerk BENTON COUNTY CLERK

I, DAVID L. MALONE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT. FOUND 1" IRON PIPE ① IN MONUMENT BOX



BY: Gordon Mclellan AS: Senior Minister FOR FIRST PRESBYTERIAN CHURCH, CORVALLIS, ALSO KNOWN AS FIRST UNITED PRESBYTERIAN CHURCH, AN OREGON CORPORATION

FOUND 1" IRON PIPE ④ IN MONUMENT BOX

SCALE: 1" = 40'

LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV LS 51523"
- FOUND MONUMENT AS NOTED
- △ CALCULATED POSITION
- C.S. BENTON COUNTY SURVEY
- () RECORD INFORMATION AS PER
- ① GALLOWAY CITY PLAT NO. 11
- ② PLAT OF "COUNTY ADDITION TO THE TOWN OF MARYSVILLE"
- ③ C.S. 3343
- ④ C.S. 2569
- ⑤ C.S. 7677

PIPE SIZES ARE INSIDE DIAMETER

ACKNOWLEDGMENT:

STATE OF OREGON } COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 7th DAY OF October, 2009, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR Gordon Mclellan as Senior Minister FOR FIRST PRESBYTERIAN CHURCH OF CORVALLIS, OREGON, ALSO KNOWN AS FIRST UNITED PRESBYTERIAN CHURCH, AN OREGON CORPORATION, AND WHOM, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS/HER OWN FREE ACT AND DEED.

Nancy Edwards NOTARY PRINTED NAME Nancy R. Edwards NOTARY PUBLIC - OREGON COMMISSION No. 441915 MY COMMISSION EXPIRES 10-08-18-2009