

PARTITION PLAT 2010-02

A REPLAT OF PARCELS 1, 2 and 3  
PARTITION PLAT 1998-22

for

DAVID WILLIAMS  
KEVIN & ANDREA GUNNELL

in

SOUTHWEST QUARTER of SECTION 4  
T 12 S, R 5 W, W.M.  
CITY of CORVALLIS  
BENTON COUNTY, OREGON

JANUARY 4, 2010

APPROVALS MRP09-00007 & LD009-00009

Kevin Young, AIC 1/20/2010  
Corvallis Planning Division Manager date  
Eugene Brown, P.E. 1/21/2010  
Corvallis City Engineer date  
Jan Madsen FEBRUARY 26, 2010  
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 Doug Hilbert 2-24-10  
Director, Benton County Dept. of Assessment date  
by Irish Shalloway 2-25-10  
Director, Benton County Department of Finance, Auditing & Tax Collection date

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

I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2010-02 in Benton County Records Document No. 2010-46286 on this 26 day of February, 2010 at 3:15 o'clock PM.

by [Signature] W. L. Lauer  
Benton County Clerk

LEGEND

- Found survey monument - 5/8" iron rod with yellow plastic cap set per Partition Plat 98-22, unless otherwise noted.
GHC...Galloway Hardcopy Survey 12-5 #00028.
Set monument - 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING."
A.E....Access Easement
U.E....Utilities Easement
Record data from Partition Plat 98-22.
CS 10265.

NOTE: Pipe dimension is inside diameter

NARRATIVE

This Plat is a replat of Parcels 1, 2 and 3 of Partition Plat 98-22. The purpose is only to shift the North-South line between Parcels 2 and 3 westerly. Parcel 1 is unchanged but, by this Plat, becomes Parcel 4.

I found all the corner monuments from the original Plat except the most westerly corner common to Parcels 2 and 3. I computed the corner position at the midpoint between the monument at the Northwest corner of Parcel 3 and the monument at the Northwest corner of Parcel 1.

Benton County recorded CS 10265 - a survey to define the right-of-way of S.E. 53rd Street - in 2007. That survey showed the monument at the NW corner of Parcel 3 (now Parcel 4) to be 0.21 feet East of the R/W, and the monument at the SW corner of Parcel 1 to be 0.10 feet West of the R/W. I held the monuments to define the E-W property lines but held Benton County's data to compute the true property corners on the road right-of-way line.

The Access and Maintenance Easement created by M-441746-08 and M-441747-08 does not reach the west line of Parcel 6. To correct this problem the owners are creating a 0.37 ft x 28.00 ft Access Easement on Parcels 5 and 6 as shown.

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 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:

Parcels 1, 2 and 3 of Partition Plat 98-22 in the City of Corvallis, Benton County, Oregon.

DECLARATION

Know all persons by these presents that David A. Williams, Kevin D. Gunnell and Andrea W. Gunnell are the recorded owners of the lands represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and replatted into Parcels as shown hereon.

We hereby create the Utilities Easement as shown along SW 53rd Street.

We hereby create the Access Easement as shown on Parcels 5 and 6 for the benefit of Parcels 4, 5 and 6.

[Signature] David A. Williams

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

Signed and attested before me on this 12th day of January, 2010, by David A. Williams.

[Signature] Linda K. Vehrs signature

Linda K. Vehrs printed name

Notary Public - State of Oregon
Commission No. 435018
My Commission Expires Dec 19, 2012

[Signature] Kevin D. Gunnell [Signature] Andrea W. Gunnell

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

Signed and attested before me on this 14th day of January, 2010, by Kevin A. Gunnell and Andrea W. Gunnell.

[Signature] Linda K. Vehrs signature

Linda K. Vehrs printed name

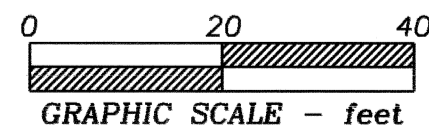
Notary Public - State of Oregon
Commission No. 435018
My Commission Expires Dec 19, 2012

REGISTERED PROFESSIONAL LAND SURVEYOR

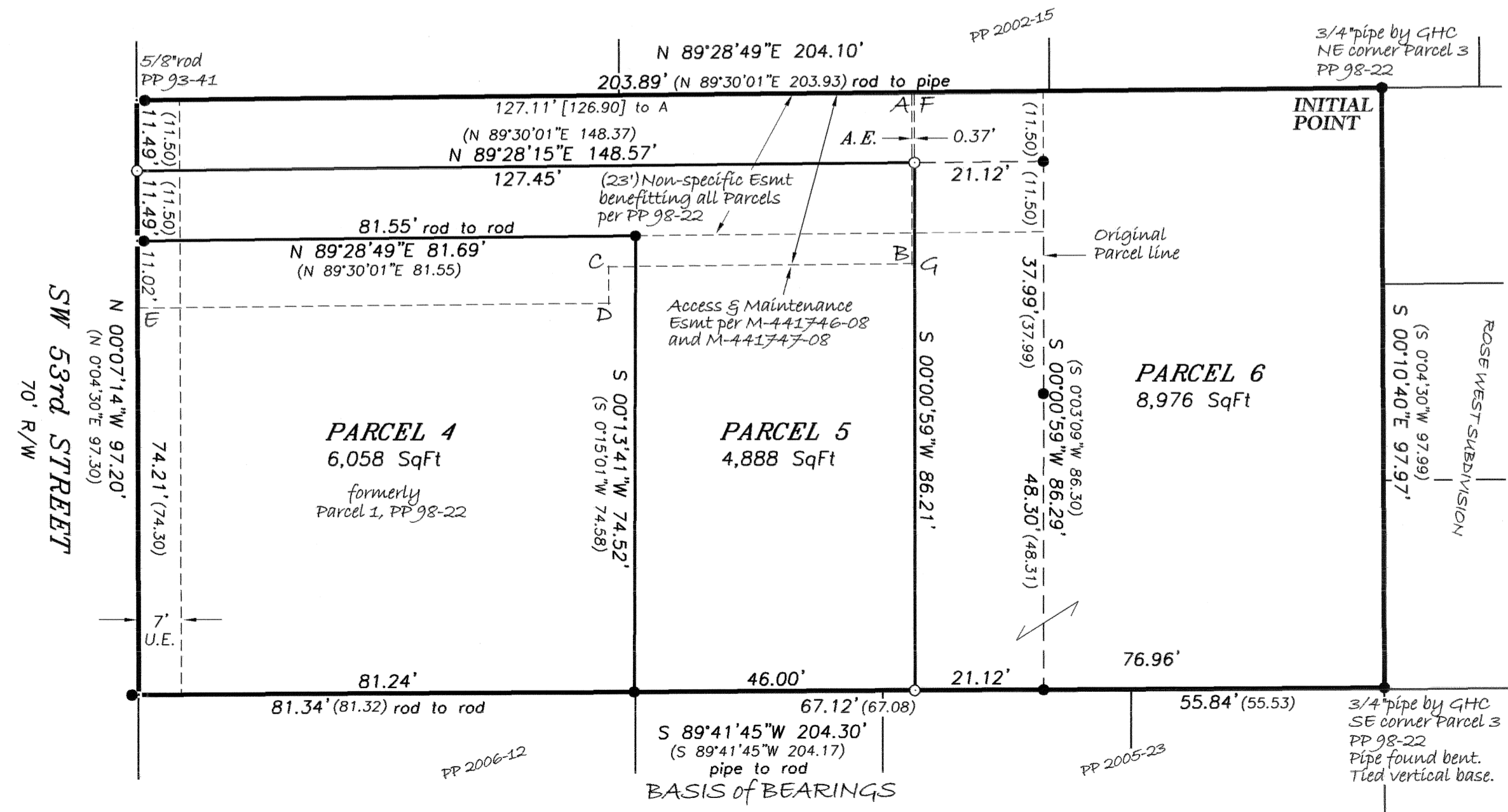
[Signature] W. L. Lauer

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

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT



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



ACCESS EASEMENTS table with columns: Course, Bearing, Distance. Rows include A-B, B-C, C-D, D-E, A-F, F-G, G-B with bearings and distances.