

BASIS of BEARINGS
 A - C
 N 00°54'19"W 175.03'
 (N 00°54'19"W) [175.03]

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

S:\2010JOBS\10068\wll\101810

LEGEND

●.....Found survey monument by Galloway Hardcopy 14-00014
 ○.....Set monument - 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING"
 [].....Record data from Galloway City Plat No. 00014
 ()..... " " " SUPPLEMENTAL PLAT OF BLOCKS 8, 9, 13 & 14, COLLEGE HILL ADDITION
 UE...Utilities Easement (franchise and private utilities)
 NOTE: Pipe dimension is inside diameter

NARRATIVE

This Plat is the result of City of Corvallis Community Development Planning Division Case MRP10-00007. It effects a replatting of Lot 5, Block 9, SUPPLEMENTAL PLAT OF BLOCKS 8, 9, 13 AND 14, COLLEGE HILL ADDITION - dividing the Lot into 2 Parcels.

This Block was surveyed and monumented per Galloway City Plat No. 00014. That survey set monuments at certain Lot corners and deed corners. We searched unsuccessfully for monuments along Kings Blvd. These monuments were no doubt destroyed during the construction for the Kings & Harrison street intersection project circa 1997. I contacted the City and the Oregon Department of Transportation - trying to get pertinent survey records that might help me compute the NE and SE Lot corners - but no-one could find any information. The private surveyor that was involved with the initial phase of the project has moved out of the area.

I found a number of Galloway monuments along the alley. Several of these had apparently been disturbed and were unacceptable but I found 3 on the east side of the alley and 2 on the west side that related well to one-another. I held the pipes at "A" and "B" as found. I computed the easterly alley right-of-way (R/W) line as the line from "A" through a point 16.00 feet easterly of "B" (measured perpendicular). Using data from the original subdivision Plat, I computed the record bearing of the alley to be N 00°54'19"W. I rotated my alley right-of-way line to that bearing then computed the NW corner of Lot 5 ("C") at the intersection of the easterly R/W line with a line from "B" with the computed Plat bearing of N 87°13'00"E. I computed the NE Lot corner by projecting this line easterly the record distance, 138.01 feet, from the Galloway City Plat. I held the record distance, 50.00 feet, along the alley R/W from the NW Lot corner to compute the SW Lot corner and computed the SE corner by intersecting the south line with the east line, holding record bearings. The NE and SE corners fall at the edge of the street curb.

DECLARATION

Know all persons by these presents that Kings Street Commons, LLC, an Oregon Limited Liability Corporation, 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 platted into Parcels as shown hereon.

We hereby create the Utilities Easement as shown hereon for franchise and private utilities, BENEFIT'S PARCEL 1 AND PARCEL 2.

We hereby dedicate the easterly 16 feet, of even width, of the property to the Public for street right-of-way purposes.

Christopher E. Saltveit
 Christopher E. Saltveit
 Managing Member
 Kings Street Commons, LLC

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

Signed and attested before me on this 19th day of October, 2010, by Christopher E. Saltveit as managing member of Kings Street Commons, LLC.

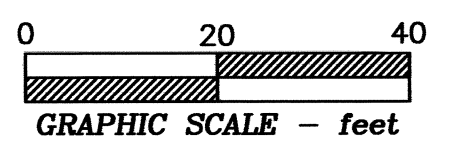
Cinda K. Vehrs signature
 Cinda K. Vehrs printed name

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

PARTITION PLAT 2010-016

A REPLAT of LOT 5, BLOCK 9
 SUPPLEMENTAL PLAT OF
 BLOCKS 8, 9, 13 & 14
 COLLEGE HILL ADDN
 for
KINGS STREET COMMONS, LLC
 in
 NE 1/4 of SECTION 34
 T 11 S, R 5 W, W.M.
 CITY of CORVALLIS
 BENTON COUNTY, OREGON

OCTOBER 5, 2010



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, or as reference to, the true corners of the land represented on this Partition Plat. The land is described as follows:

Lot 5, Block 9, SUPPLEMENTAL PLAT OF BLOCKS 8, 9, 13 AND 14, COLLEGE HILL ADDITION TO CORVALLIS, OREGON, save and except the easterly 5 feet of even width thereof.

APPROVALS

Kevin Young 10/26/2010
 Corvallis Planning Division Manager date

Eugene L. Brown 10/27/2010
 Corvallis City Engineer date

Joe Maudin 11/1/2010
 Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June, 2011.

by *Loni Woodhouse* 10/29/2010
 Director, Benton County Dept. of Assessment date

by *Lish Shallow Lee* 10/29/2010
 Director, Benton County Department of Finance, Auditing & Tax Collection date

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

I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2010-16 in Benton County Records Document No. 2010-47248 on this 19 day of November, 2010, at 1:19 o'clock PM.

by *[Signature]*
 Benton County Clerk