

PARTITION PLAT 2011 - 012

A REPLAT OF LOTS 7, 8, AND 9 OF THE PLAT OF "CORONADO", A SUBDIVISION OF RECORD LOCATED IN THE HEMAN LEWIS D.L.C. No. 47, AND IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: SLAYDEN & SON INC.

DATE: SEPTEMBER 13, 2011

SHEET 1 OF 2

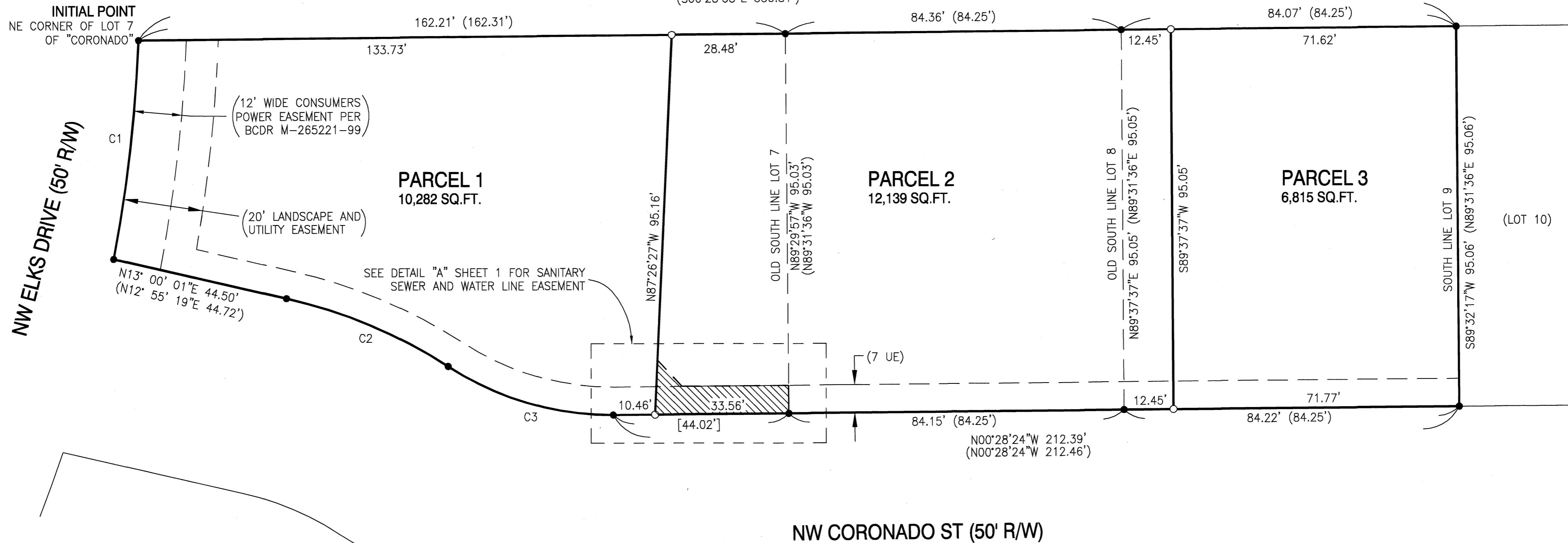


SCALE: 1" = 20'

CURVE #	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	368.00'	08°35'04"	55.14'	S83°25'53"E	55.08'
	(368.00')	08°35'21"	55.17'	S83°24'45"E	55.12'
C2	125.00'	20°15'34"	44.20'	N22°52'31"E	43.97'
	(125.00')	20°10'12"	44.00'	N23°00'25"E	43.78'
C3	75.00'	33°28'26"	43.82'	N16°24'12"E	43.20'
	(75.00')	33°33'55"	43.94'	S16°18'34"W	43.31'

BASIS OF BEARINGS

S00°28'58"E 330.84'
(S00°28'58"E 330.81')



LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "J.C. SPARKS L.S. 57173" AS PER THE PLAT OF "CORONADO", BOOK 11 PAGE 8, BENTON COUNTY SURVEY RECORDS
- R/W RIGHT OF WAY
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- BCDR BENTON COUNTY DEED RECORD
- () RECORD INFORMATION AS PER THE SUBDIVISION PLAT OF "CORONADO", UNLESS OTHERWISE NOTED
- [] MEASURED INFORMATION IS THE SAME AS RECORD INFORMATION AS PER THE SUBDIVISION PLAT OF "CORONADO"

EASEMENTS AFFECTING PARCELS WHICH WERE NOT LOCATABLE:

TO CONSUMER'S POWER, INC. FOR ELECTRIC LINE, TRANSMISSION LINE OR TELEPHONE TRANSMISSION:
BOOK 155, PAGE 370
M-16110
M-69245

TO BENTON-LINCOLN ELECTRIC COOPERATIVE, INC FOR ELECTRIC TRANSMISSION LINE:
BOOK 176, PAGE 553.

TO TCI CABLEVISION OF OREGON, INC, FOR RIGHT OF ENTRY;
M-226907-97

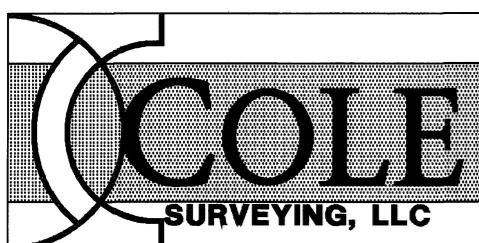
I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

BRIAN SCOTT SAILOR
COLE SURVEYING, LLC
245 NE CONIFER BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500

REGISTERED PROFESSIONAL LAND SURVEYOR

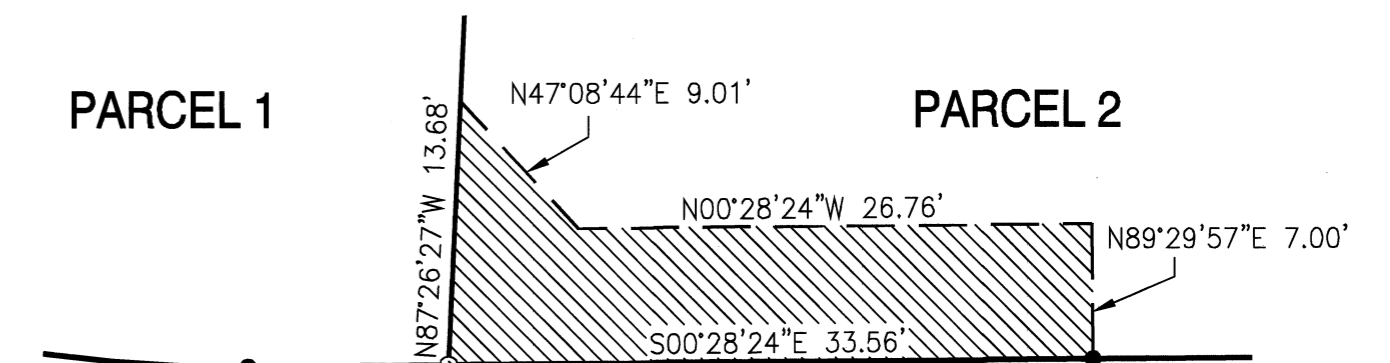
Brian Scott Sailor
OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/12



PARCEL 1

PARCEL 2



DETAIL "A" FOR SANITARY SEWER AND WATERLINE EASEMENT BENEFITING PARCEL 1
SCALE: 1"=10'

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FOR: SLAYDEN & SON INC.

DATE: SEPTEMBER 13, 2011

SHEET 2 OF 2

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2012.

BY: Celi Ames 10/27/2011
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

BY: FAURida 10-27-11
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

CITY OF CORVALLIS CASE MRP11-00005

APPROVED Kevin Young 10/17/11
CITY OF CORVALLIS PLANNING DIVISION MANAGER DATE

APPROVED Greg A. Becker 10-21-11
CITY OF CORVALLIS ENGINEER DATE

APPROVED David L. Malone 10-27-11
FOR 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 2011-012 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2011-484351 ON THIS 27 DAY OF October, 2011, AT 2:59 O'CLOCK PM

BY: [Signature]
FOR BENTON COUNTY CLERK

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS CASE MRP11-00005.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE MOST NORTHERLY EAST LINE OF THE SUBDIVISION PLAT OF "CORONADO", AS SHOWN ON THE ATTACHED MAP.

BOUNDARY DETERMINATION

THE BOUNDARY WAS DETERMINED BY HOLDING THE MONUMENTS AS SHOWN, PER THE SUBDIVISION PLAT OF "CORONADO".

SURVEYOR'S CERTIFICATE:

I, BRIAN SCOTT SAILOR, 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:

LOTS 7, 8 AND 9 OF THE SUBDIVISION PLAT OF "CORONADO", A SUBDIVISION OF RECORD IN THE CITY OF CORVALLIS, BENTON COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT SLAYDEN & SON INC. 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 EASEMENTS. SLAYDEN & SON INC. DOES HEREBY CREATE AND GRANT THE PRIVATE SANITARY SEWER AND WATERLINE EASEMENT TO BENEFIT PARCEL 1 OVER PARCEL 2, AS SHOWN ON THE ATTACHED MAP.

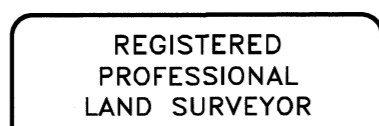
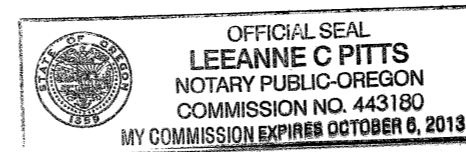
[Signature]
PETER SLAYDEN, AS AGENT FOR SLAYDEN & SON INC.

ACKNOWLEDGMENTS:

STATE OF Oregon }
COUNTY OF Benton } SS

THIS IS TO CERTIFY THAT ON THIS 10 DAY OF October, 2011, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF Oregon, DID PERSONALLY APPEAR PETER SLAYDEN, AS AGENT FOR SLAYDEN & SON INC., AND WHOM, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

Leeanne C. Pitts
PRINTED NAME Leeanne C. Pitts
NOTARY PUBLIC - Oregon
COMMISSION No. 443188
MY COMMISSION EXPIRES October 6, 2013



[Signature]
OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/12

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