

**LEGEND**

- .....Found survey monument - 5/8" iron rod with red cap set per Partition Plat 2011-006, unless otherwise noted.
- GCP...Galloway City Plat #00012
- .....Set Monument - 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING."
- \*.....Data matches Partition Plat 2011-006
- ( ).....Record data from Partition Plat 95-16
- [ ]..... " " " " Galloway City Plat #00012

NOTE: pipe dimension is inside diameter

**NARRATIVE**

This Plat is the result of City of Corvallis Community Development Planning Division Case MRP11-00001. It effects a replatting of Lot 10, Block 3, CHASE'S ADDITION.

I recently platted Partition Plat 2011-006 and used the same field survey control network for this project. Thus my data matches PP 2011-006 for courses common to both Plats. As explained in that previous Plat we (Northstar Surveying) surveyed the northerly portion of this Block per Partition Plat 95-16, and found the 3/4" pipes "A" and "B" to be off the street rights-of-way but held them to define the north lines of Lots 3 and 10. The pipe at "B" has been disturbed - apparently by driveway construction. It is 0.82 feet from the position we found it in 1994. I computed the Northeast corner of Lot 3 on the right-of-way at our 1994 measured distance of 50.37 feet from the 3/8" rod at "C." The pipe at "A" fits the 12th Street right-of-way as computed per PP2011-006. Though we showed it as being 0.06 feet easterly of the Lot corner in 1994, I am now holding it as the true Southwest corner of Lot 9.

**PARTITION PLAT 2011-002**  
 A REPLAT OF LOT 10, BLOCK 3,  
 CHASE'S ADDITION  
 for  
**THE ESTATE OF ARDIS WELLS**  
 in  
 SW 1/4 of SECTION 35  
 T 11 S, R 5 W, W.M.  
 BENTON COUNTY, OREGON  
 JUNE 9, 2011  
 SHEET 1 of 2

I hereby certify that 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 12/31/2012

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

**DECLARATION**

Know all persons by these presents that Michael P. Wells, Sheralyn S. Leavitt, Terri L. Hellesto and David A. Wells, Co-Trustees of the Ardis C. Wells Revocable Living Trust dated December 16, 2004, the recorded owner of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, have caused same to be surveyed and platted into Parcels as shown hereon.

We hereby grant the westerly 3 feet of even width of the property to the Public for street right-of-way purposes.

We hereby create the Utilities Easement as shown hereon for franchise and private utilities to serve Parcels 1 and 2.

Michael P. Wells

Michael P. Wells  
STATE OF OREGON )  
COUNTY OF BENTON ) S.S.

Signed and attested before me on this 25th day of October, 2011 by Michael P. Wells as Co-Trustee of the Ardis C. Wells Revocable Living Trust dated December 16, 2004.

Juinda K Vehrs signature

Linda K. Vehrs printed name

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

Sheralyn S. Leavitt

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

Signed and attested before me on this 10th day of November, 2011 by Sheralyn S. Leavitt as Co-Trustee of the Ardis C. Wells Revocable Living Trust dated December 16, 2004.

Juinda K Vehrs signature

Linda K. Vehrs printed name

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

Terri L. Hellesto

Terri L. Hellesto  
STATE OF OREGON )  
COUNTY OF BENTON ) S.S.

Signed and attested before me on this 25th day of October, 2011 by Terri L. Hellesto as Co-Trustee of the Ardis C. Wells Revocable Living Trust dated December 16, 2004.

Juinda K Vehrs signature

Linda K Vehrs printed name

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

David A. Wells

David A. Wells  
STATE OF OREGON )  
COUNTY OF BENTON ) S.S.

Signed and attested before me on this 25th day of October, 2011 by David A. Wells as Co-Trustee of the Ardis C. Wells Revocable Living Trust dated December 16, 2004.

Juinda K Vehrs signature

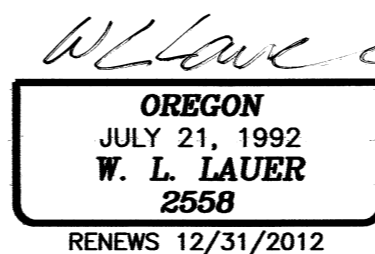
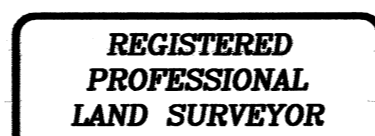
Linda K Vehrs printed name

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

**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:

Lot 10, Block 3, CHASE'S ADDITION, in the Southwest Quarter of Section 35, Township 11 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon.



I hereby certify that this drawing is an exact copy of the original Plat.

**PARTITION PLAT 2012-002**  
A REPLAT OF LOT 10, BLOCK 3,  
CHASE'S ADDITION  
for  
**THE ESTATE of ARDIS WELLS**

in  
**SW 1/4 of SECTION 35**  
**T 11 S, R 5 W, W.M.**  
**BENTON COUNTY, OREGON**

JUNE 9, 2011

SHEET 2 of 2

**APPROVALS**

Kevin Young Jan. 25, 2012  
Corvallis Planning Division Manager date  
Gary A. Beal 01-30-12  
Corvallis City Engineer date  
J. Madsen 02-01-12  
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2011.

by Jami Rowland 1-31-12  
Director, Benton County Dept. of Assessment date  
by Josh Shallont 1-31-12  
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 2012-002 in Benton County Records Document No. 2012-487602, on this 01 day of February, 2012, at 9:59 o'clock AM.

by W. L. Lauer  
Benton County Clerk

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