

**PARTITION PLAT No. 2012-14**

A REPLAT OF LOTS 4, 5, 6, 7, 8 AND 9 OF BLOCK 29 OF JOB'S ADDITION TO CORVALLIS IN THE SE 1/4 OF THE NE 1/4 OF SECTION 34 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

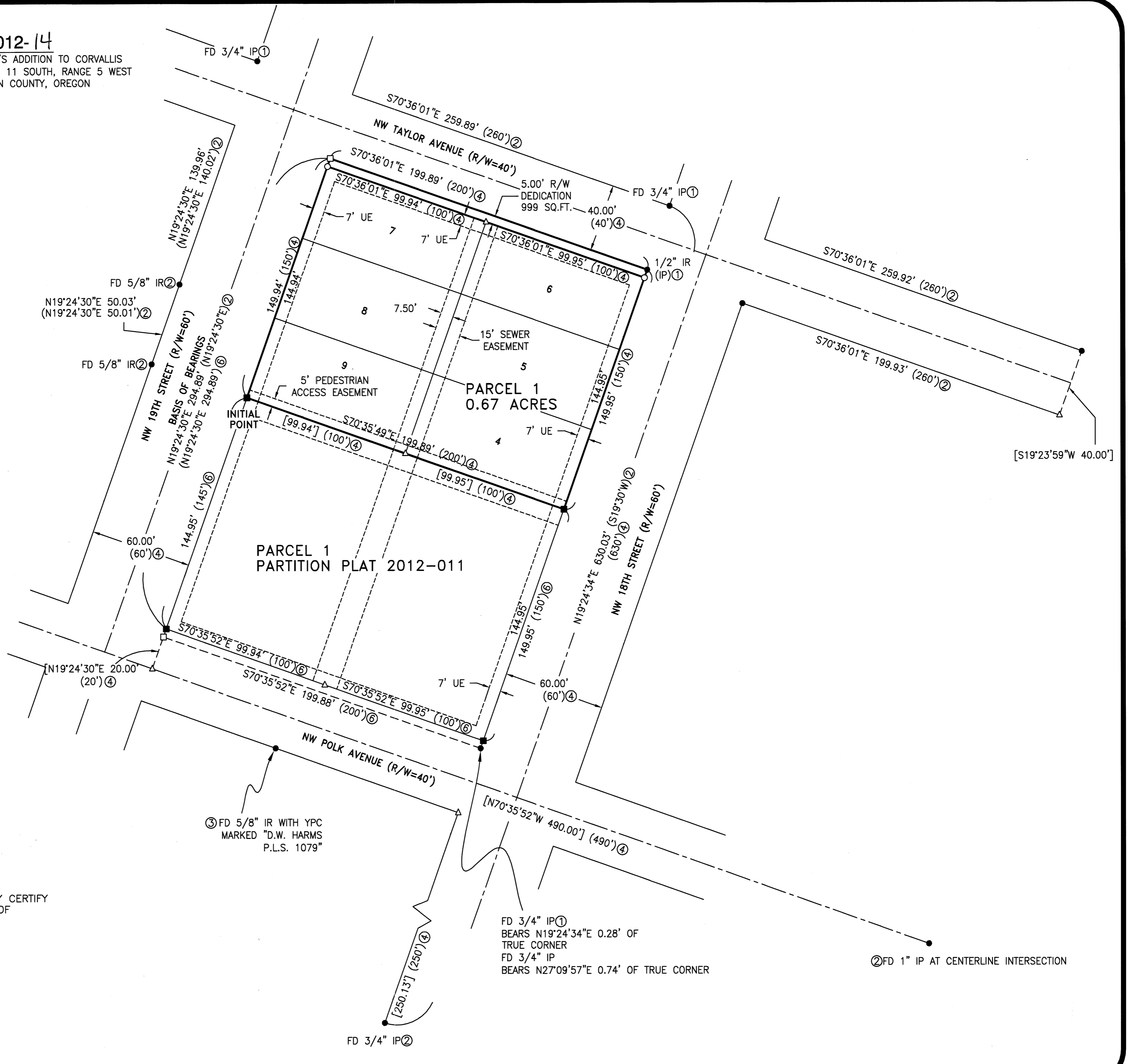
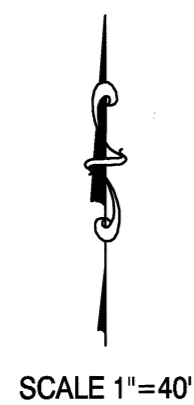
FOR: 18TH STREET COMMONS, LLC

DATE: SEPTEMBER 7, 2012

SHEET 1 OF 2

**LEGEND**

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
  - FOUND 1/2" IRON PIPE PER C.S. 10315, UNLESS OTHERWISE NOTED
  - FOUND 1/2" IRON PIPE PER C.S. 10315, BENT UNDER SIDEWALK, SHOT VERTICALLY
  - FOUND 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341" PER PARTITION PLAT 2012-011
  - △ CALCULATED POSITION
  - IR IRON ROD
  - IP IRON PIPE
  - FD FOUND
  - YPC YELLOW PLASTIC CAP
  - R/W RIGHT OF WAY
  - SF SQUARE FEET
  - UE UTILITY EASEMENT
  - C.S. BENTON COUNTY SURVEY
  - [ ] CALCULATED DATA
  - ( ) RECORD INFORMATION AS PER
- ① C.S. 10315
  - ② GALLOWAY HARDCOPY CITY PLAT 00004
  - ③ C.S. 8543
  - ④ JOB'S ADDITION TO CORVALLIS
  - ⑤ BCDR M-122716-90
  - ⑥ PARTITION PLAT 2012-011



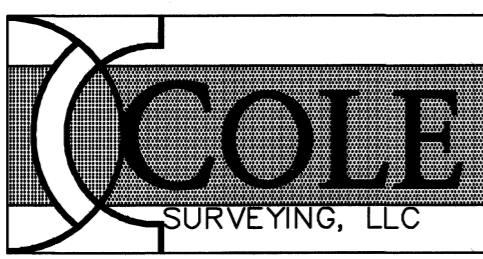
REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXPIRES 6/30/14

BRIAN SCOTT SAILOR, P.L.S.  
 COLE SURVEYING, LLC  
 P.O. BOX 1211  
 CORVALLIS, OREGON 97339  
 (541) 929-5500

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



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**PARTITION PLAT No. 2012-14**

A REPLAT OF LOTS 4, 5, 6, 7, 8 AND 9 OF BLOCK 29 OF JOB'S ADDITION TO CORVALLIS IN THE SE 1/4 OF OF THE NE 1/4 OF SECTION 34 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: 18TH STREET COMMONS, LLC

DATE: SEPTEMBER 7, 2012

SHEET 2 OF 2

**SURVEYOR'S NARRATIVE:**

**PURPOSE**

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT CASE No. SUB12-00004.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE WEST LINE OF BLOCK 29 OF JOB'S ADDITION TO CORVALLIS PER GALLOWAY HARDCOPY CITY PLAT 00004.

**BOUNDARY DETERMINATION**

THE SOUTHWEST, SOUTHEAST, NORTHWEST AND NORTHEAST CORNER MONUMENTS WERE HELD FOR THE WEST, NORTH, EAST AND SOUTH LINES OF THE PROPERTY.

**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:

LOT 4, 5, 6, 7, 8 AND 9 BLOCK 29 OF JOB'S ADDITION TO THE CORVALLIS, A SUBDIVISION OF RECORD IN SECTION 34 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

**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 2012-14 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2012-497673 ON THIS 4<sup>th</sup> DAY OF OCTOBER, 2012, AT 3:20 O'CLOCK PM.

BY: [Signature]  
BENTON COUNTY CLERK  
Sr. Deputy Clerk

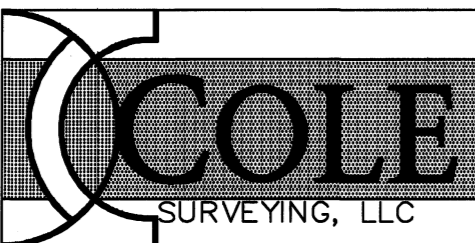
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 11, 2005  
BRIAN SCOTT SAILOR  
61341

EXPIRES 6/30/14

BRIAN SCOTT SAILOR, P.L.S.  
COLE SURVEYING, LLC  
P.O. BOX 1211  
CORVALLIS, OREGON 97339  
(541) 929-5500

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



**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS, THAT 18TH STREET COMMONS, LLC., 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, EASEMENTS, AND STREET RIGHT-OF-WAY AS SHOWN AND NOTED ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE LAND FOR STREET RIGHT-OF-WAY AS SHOWN.

18TH STREET COMMONS, LLC. DOES ALSO HEREBY CREATE AND GRANT THE 7-FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE ATTACHED MAP. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITH THE UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE PARCELS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE UTILITY EASEMENT. THE UTILITY MAY REQUIRE THE PARCEL OWNER TO REMOVE ALL OBSTRUCTIONS AT THE PARCEL OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE PARCEL OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE UTILITY EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE UTILITY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE UTILITY EASEMENT.

18TH STREET COMMONS, LLC. DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE 15-FOOT WIDE SEWER EASEMENT OVER PARCEL 1 AS SHOWN ON THE ATTACHED MAP. TERMS AND CONDITIONS OF THE EASEMENT RECORDED IN BENTON COUNTY DEED RECORD 2012-497675.

18TH STREET COMMONS, LLC. DOES ALSO HEREBY CREATE AND GRANT TO THE PUBLIC THE 5-FOOT WIDE PEDESTRIAN ACCESS EASEMENT OVER PARCEL 1 AS SHOWN ON THE ATTACHED MAP.

[Signature]  
BY: CHRISTOPHER SALTVEIT, AS MANAGING MEMBER FOR 18TH STREET COMMONS, LLC.

PARTITION PLAT CONSENT AFFIDAVIT BY UMPQUA BANK RECORDED IN BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NUMBER 2012-497674.

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR CHRISTOPHER SALTVEIT, AS MANAGING MEMBER FOR 18TH STREET COMMONS, LLC., AND BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

[Signature]  
NOTARY SIGNATURE  
Nancy R. Edwards  
NOTARY PUBLIC - OREGON (PRINTED NAME)  
COMMISSION No. 441915  
MY COMMISSION EXPIRES 8-18-2013

**APPROVALS:**

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, ~~2012~~ 2013

BY: [Signature] 10-2-12  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

[Signature] 10-2-12  
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED [Signature] 10/4/12  
BENTON COUNTY SURVEYOR DATE

CITY OF CORVALLIS CASE SUB12-00004

APPROVED [Signature] 09-27-12  
CITY OF CORVALLIS ENGINEER DATE

APPROVED [Signature] 9/18/12  
CITY OF CORVALLIS PLANNING COMMISSION CHAIR DATE

APPROVED [Signature] 9/27/12  
CITY OF CORVALLIS FINIACE DIRECTOR DATE