

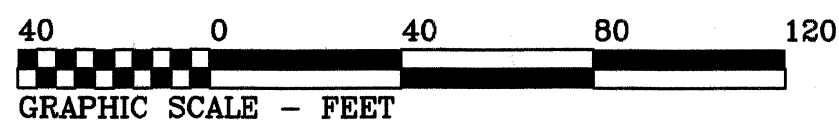
**PARTITION PLAT No. 2012 - 16**  
**A REPLAT OF LOT 1, CLOVERLAND VILLAGE**

for  
**MARTIN SCHULZ**

in the  
**SE 1/4 SECTION 27**  
**T 11 S, R 5 W, W.M.**  
**CITY OF CORVALLIS**  
**BENTON COUNTY, OREGON**

**SEPTEMBER 23, 2011**

**CASE MRP09-00006**



**NARRATIVE**

This survey represents the partition of Lot 1, Cloverland Village as stipulated in City of Corvallis Case No. MRP09-00006. I recovered original monuments as shown. They fit the original record data nicely. I computed the missing SW corner (A) by single proportion. The street dedication and other easements are as stipulated in the City of Corvallis Notice of Disposition 2009-00061.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Theodore J. Langton*  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823

RENEWS: 12/31/2012

**NORTHSTAR SURVEYING, INC.**

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

**DECLARATION**

Know all men by these presents that Martin E. Schulz is the recorded owner of the lands represented on this map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned and surveyed into parcels as shown hereon.

I hereby dedicate to the public, the additional 11.00 feet of right-of-way along NW Kings Blvd. as shown on this map, along the full length of this property.

I hereby create the 4 foot wide reciprocal access & waterline easement as shown hereon over Parcel 1 for the benefit of Parcel 2.

I hereby create the 24 foot wide reciprocal access easement as shown hereon over Parcel 2 for the benefit of Parcel 1.

I hereby create the 10 foot wide sanitary sewer easement as shown hereon over Parcel 2 for the benefit of Parcel 1.

I hereby create the 7 foot wide utility easement as shown hereon.

I hereby create the 8 foot wide waterline easement as shown hereon over Parcel 1 for the benefit of Parcel 2.

*Martin E. Schulz*  
Martin E. Schulz

**ACKNOWLEDGEMENTS**

State of Oregon )  
County of Benton ) s.s.

Signed or attested before me on this 2nd day of October, 2012, by Martin E. Schulz.

*Linda K. Venrs* Linda K. Venrs  
Notary public for Oregon Printed Name

My commission expires Dec 19, 2012 Commission No. 435018

**APPROVALS**

City of Corvallis Case MRP09-00006 & Order No. 2009-00061

*Kevin Young* 10-10-12  
Corvallis Planning Division Manager date

*Greg A. Becker* 10-15-12  
Corvallis City Engineer date

*Jan Maudin* 10-24-12  
Benton County Surveyor date

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 2012-2013 tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 24th day of October, 2012.

by *Shirley Woodman*  
Director, Benton County Dept. of Assessment

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 24 day of October, 2012.

by *Tou Kidd*  
Director, Benton County Dept. of Finance, Auditing & Tax Collection

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 No. 2012-16 in Benton County Records Document No. 2012-498460, on this 24 day of OCTOBER, 2012, at 3:20 o'clock pm.

by *M. D. R.*  
Benton County Clerk

**LEGEND**

- .....Found Monument: 1/2" pipe per CLOVERLAND VILLAGE SUBDIVISION or as noted.
- .....Set Monument: 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR SURVEYING".
- +.....Computed Position, nothing found or set.

Data of, or computed from, the following:  
( )...CLOVERLAND VILLAGE SUBDIVISION

B.O.W. = Back of Walk

DN = down or below surface

SQ. FT. = Square Feet

Pipe dimensions are inside diameter.

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a registered professional land surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

That tract of land as conveyed to Martin E. Schultz per M-212242-96, Benton County Deed Records, lying in the Southeast Quarter of Section 27, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, being further described as follows:

Lot 1, CLOVERLAND VILLAGE, a subdivision in said County and State.

