

PARTITION PLAT No. 2013-004

A REPLAT OF BLOCK 28 AND LOTS 1 THROUGH 5 OF BLOCK 29 OF COUNTY ADDITION TO THE TOWN OF MARYSVILLE, AND ADDITIONAL PROPERTY OWNED BY OREGON STATE UNIVERSITY AS DEPICTED AS TAX MAP 11535CC TAX LOTS 1700 AND 1800 LOCATED IN SECTION 35 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: OREGON STATE BOARD OF HIGHER EDUCATION

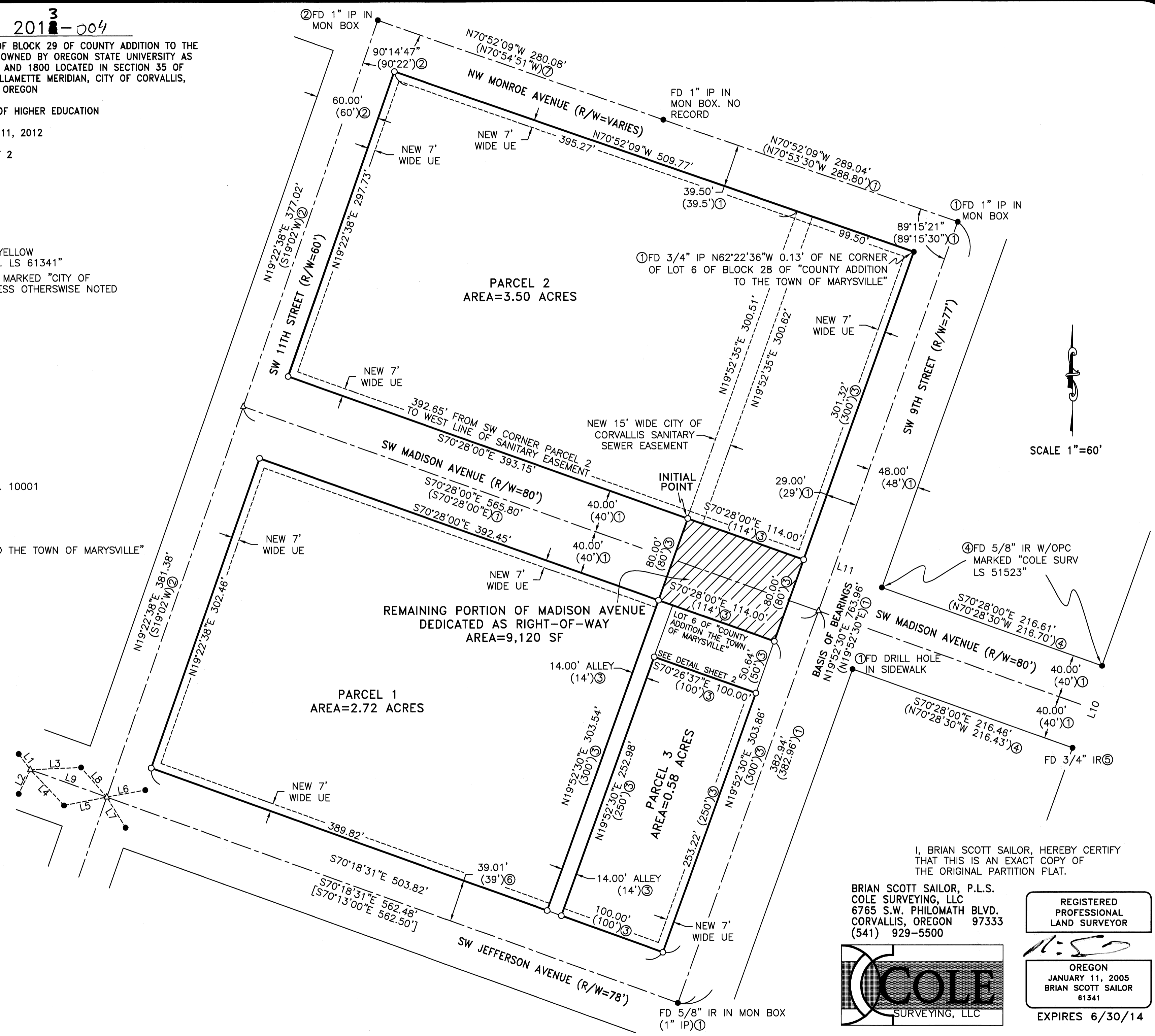
DATE: SEPTEMBER 11, 2012

SHEET 1 OF 2

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND 5/8" IRON ROD WITH YPC MARKED "CITY OF CORVALLIS" PER C.S. 10001, UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
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- [] RECORD INFORMATION AS PER C.S. 10001
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- ① GALLOWAY CITY PLAT 00011
- ② GALLOWAY CITY PLAT 00012
- ③ PLAT OF "COUNTY ADDITION TO THE TOWN OF MARYSVILLE"
- ④ PARTITION PLAT 2009-22
- ⑤ C.S. 3343
- ⑥ GALLOWAY CITY PLAT 00026
- ⑦ PARTITION PLAT 2001-45

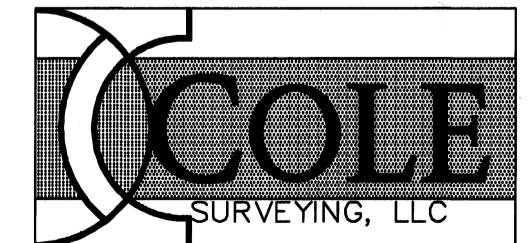
L#	Bearing	Length
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[L1	S 36°36'24" E	18.07']
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L10	S 19°59'15" W	80.00'
[L10	S 20°03'50" W	80.00']④
L11	S 70°28'00" E	77.00'



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

BRIAN SCOTT SAILOR, P.L.S.
 COLE SURVEYING, LLC
 6765 S.W. PHILOMATH BLVD.
 CORVALLIS, OREGON 97333
 (541) 929-5500

REGISTERED PROFESSIONAL LAND SURVEYOR



OREGON
 JANUARY 11, 2005
 BRIAN SCOTT SAILOR
 61341

EXPIRES 6/30/14

PARTITION PLAT No. 201³-004

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DATE: SEPTEMBER 11, 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 PLANNING COMMISSION CASE SUB11-00003.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE LINE BETWEEN MONUMENTS FOUND MONUMENT BOXES IN SW 9TH STREET PER GALLOWAY CITY PLAT 00011.

BOUNDARY DETERMINATION

THE RIGHTS OF WAY OF NW MONROE AVENUE, SW 9TH STREET, SW JEFFERSON AVENUE, AND SW 11TH STREET WERE DETERMINED BY HOLDING THE MONUMENTS FOUND IN MONUMENT BOXES IN SAID STREETS AND THE CALCULATED CENTERLINE INTERSECTION OF SW JEFFERSON AVENUE AND SW 11TH STREET. THE RIGHT OF WAY OF SW MADISON WAS DETERMINED BY HOLDING THE RECORD ANGLE AT THE INTERSECTION OF SW 9TH STREET AND SW MADISON AVENUE. THE RESULTING CENTERLINE OF MADISON FITS WELL WITH THE MONUMENTS FOUND ON THE RIGHT OF WAY LINES OF MADISON EAST OF 9TH STREET. THE SOUTH LINE OF LOT 6 OF "COUNTY ADDITION TO THE TOWN OF MARYSVILLE" WAS THEN DETERMINED BY PROPORTIONAL MEASUREMENT.

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 1, 2, 3, 4 AND 5 OF BLOCK 29 OF "COUNTY ADDITION TO THE TOWN OF MARYSVILLE", A SUBDIVISION PLAT OF RECORD IN SECTION 35 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

TOGETHER AND WITH:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF BLOCK 28 OF SAID "COUNTY ADDITION", ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF SW MADISON AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 70°28'00" WEST 393.15 FEET TO A 5/8 INCH IRON ROD AT THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF SW 11TH STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 19°22'38" EAST 297.73 FEET TO A 5/8 INCH IRON ROD AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF NW MONROE AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 70°52'09" EAST 509.77 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 28 OF "COUNTY ADDITION", SAID CORNER BEING WITNESSED BY A 3/4 INCH IRON PIPE WHICH BEARS NORTH 62°22'36" WEST 0.13 FEET OF THE TRUE CORNER, ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SW 9TH STREET; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 19°52'30" WEST 381.32 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF LOT 6 OF BLOCK 29 OF SAID "COUNTY ADDITION"; THENCE ALONG THE NORTH LINE OF SAID LOT 6 OF BLOCK 29 OF "COUNTY ADDITION" NORTH 70°28'00" WEST 114.00 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID BLOCK 29; THENCE ALONG THE WEST LINE OF SAID "COUNTY ADDITION" NORTH 19°52'30" EAST 80.00 FEET TO THE INITIAL POINT.

ALSO TOGETHER AND WITH:

COMMENCING AT SAID INITIAL POINT; THENCE SOUTH 19°52'30" WEST 80.00 FEET TO A 5/8 INCH IRON AT THE NORTHWEST CORNER OF SAID BLOCK 29 OF "COUNTY ADDITION" TO THE TRUE POINT OF BEGINNING, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF SW MADISON AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 70°28'00" WEST 392.45 FEET TO A 5/8 INCH IRON ROD AT THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF SW 11TH STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE SOUTH 19°22'38" WEST 302.46 FEET TO A 5/8 INCH IRON ROD AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF SW JEFFERSON AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 70°18'31" EAST 389.82 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID BLOCK 29; THENCE ALONG THE WEST LINE OF SAID BLOCK 29 NORTH 19°52'30" EAST 303.54 FEET TO THE TRUE POINT OF BEGINNING.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE STATE OF OREGON, ACTING BY AND THROUGH THE STATE BOARD OF HIGHER EDUCATION 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. THE STATE OF OREGON DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE 15 FOOT WIDE SANITARY SEWER EASEMENT OVER PARCEL 2 AS SHOWN ON THE ATTACHED MAP. THE STATE OF OREGON DOES ALSO HEREBY CREATE AND GRANT THE 7 FOOT WIDE UTILITY EASEMENTS OVER PARCELS 1 AND 2 AS SHOWN TO BENEFIT FRANCHISE UTILITIES. FRANCHISE UTILITIES INCLUDE THOSE OPERATING POWER, GAS, TELEVISION, AND TELECOMMUNICATIONS SYSTEMS, AS WELL AS ANY OTHER COMPANIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS AND/OR BENTON COUNTY. THE EASEMENTS HEREIN DEDICATED OR CREATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT FOR THE PURPOSES SHOWN ON THE ATTACHED MAP.

BY: Mark McCambridge AS VICE PRESIDENT FOR FINANCE AND ADMINISTRATION FOR THE STATE OF OREGON, ACTING BY AND THROUGH THE STATE BOARD OF HIGHER EDUCATION

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF OCTOBER, 2012, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR MARK MCCAMBRIDGE, AS VICE PRESIDENT FOR FINANCE AND ADMINISTRATION FOR THE STATE OF OREGON, ACTING BY AND THROUGH THE STATE BOARD OF HIGHER EDUCATION, AND BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

Melanie Dawn Rose
NOTARY SIGNATURE
MELANIE DAWN ROSE
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 467047
MY COMMISSION EXPIRES 3/28/2016



APPROVALS:

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

BY: Jami Woodward 1-16-13
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

J. Faulkner 01-16-13
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED Greg A. Decker 12-07-12
CITY OF CORVALLIS ENGINEER DATE

APPROVED N. B. 1/8/13
CITY OF CORVALLIS FINANCE DIRECTOR DATE

APPROVED M. G. 1/10/13
CITY OF CORVALLIS PLANNING COMMISSION CHAIR DATE

APPROVED Annabelle J. Jaramilla 2/8/2013
BENTON COUNTY BOARD OF COMMISSIONERS DATE

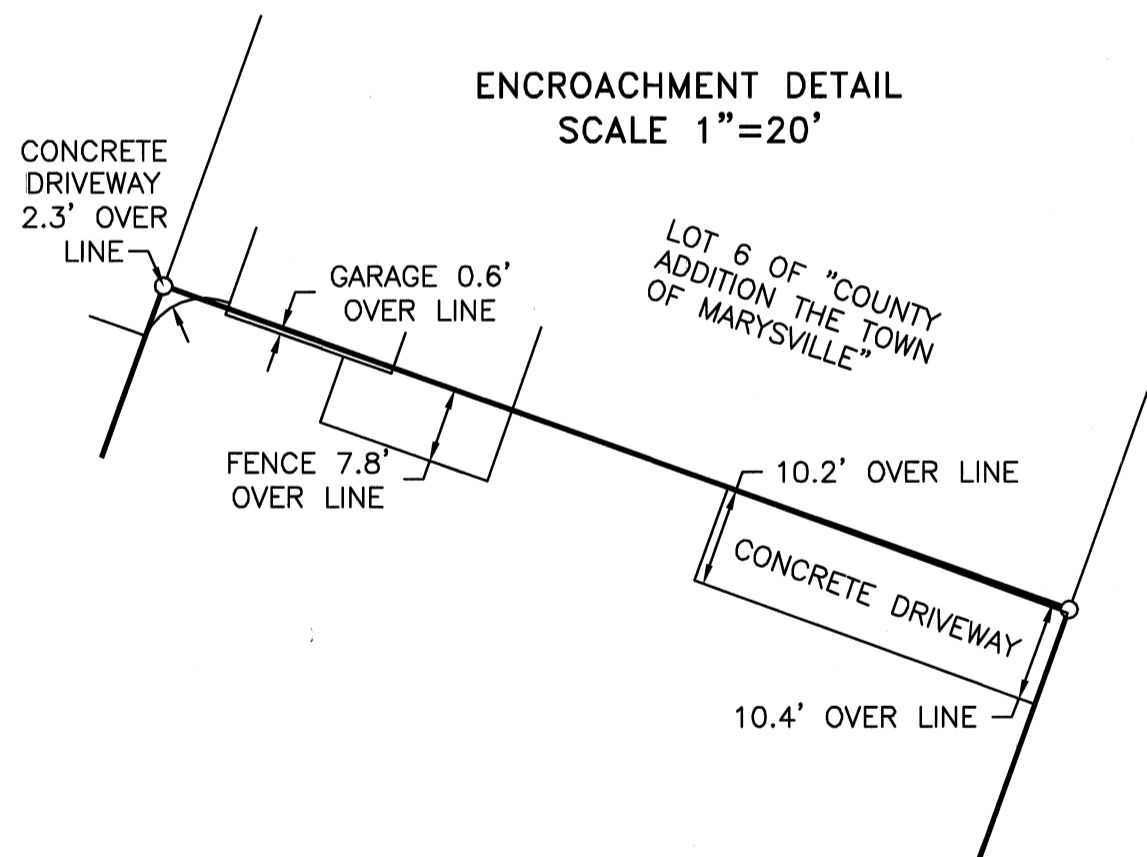
APPROVED Brian Scott Sailor 2/8/13
BENTON COUNTY SURVEYOR DATE

RECORDING:

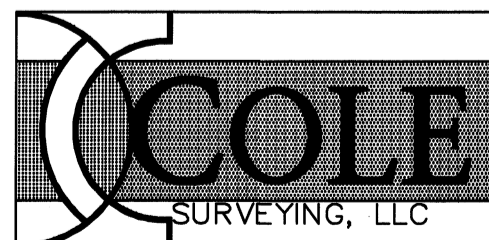
STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 201³-004 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 201³-02559 ON THIS 11 DAY OF FEB, 201³ AT 11:29 O'CLOCK am.

BY: W. J. K.
BENTON COUNTY CLERK



BRIAN SCOTT SAILOR, P.L.S.
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Brian Scott Sailor

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DRAWING NUMBER
2013-04

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

DRAWING NUMBER
1/2

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2013-004

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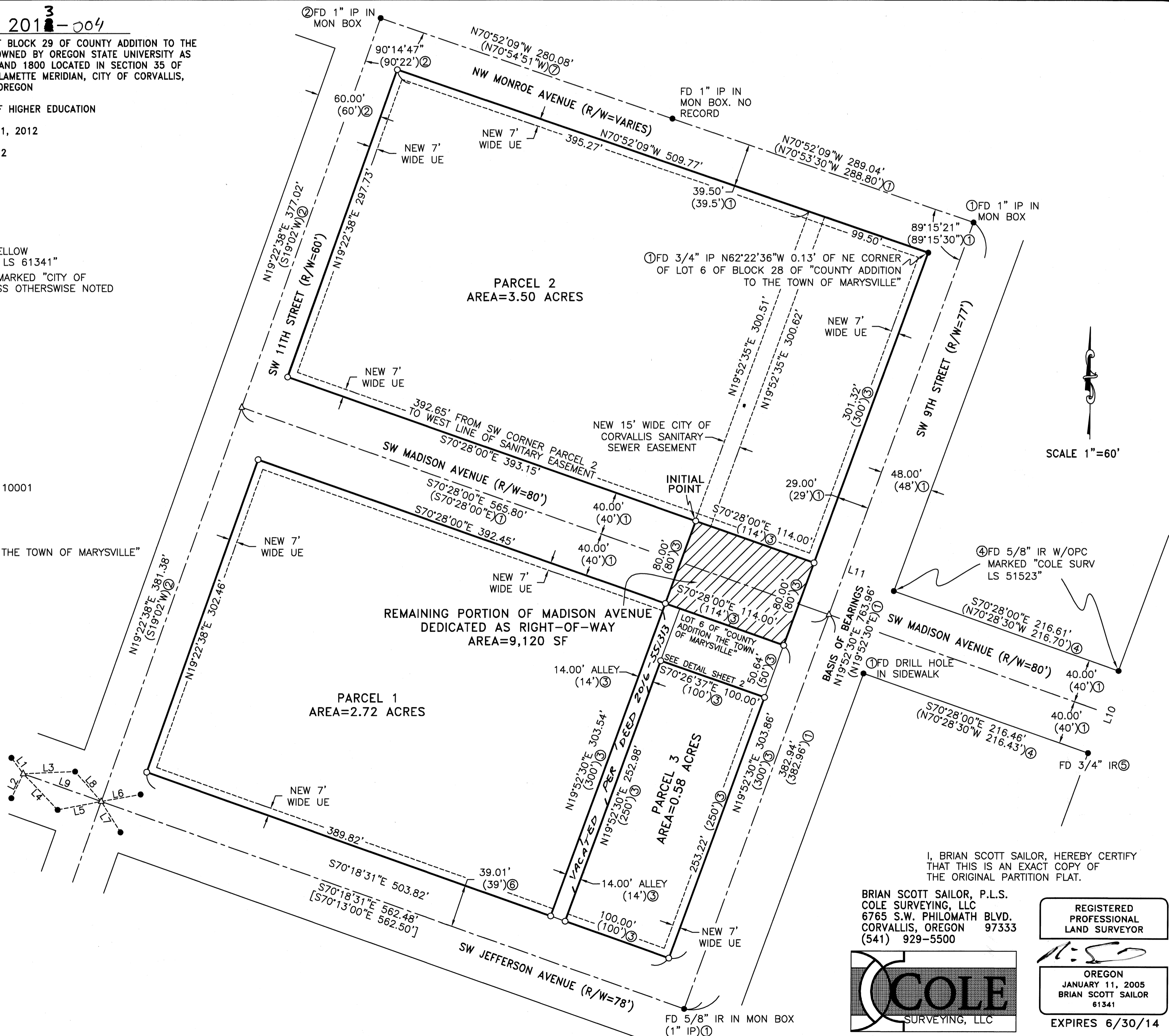
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SHEET 1 OF 2

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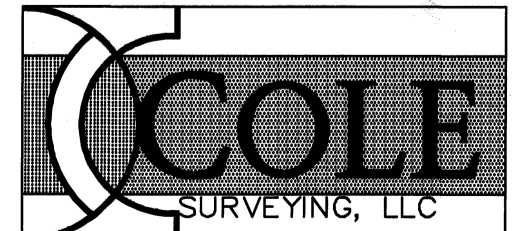
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SCALE 1"=60'

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