

PARTITION PLAT No. 2013-005

A REPLAT OF LOT 6, 7 AND 8 OF FAIRVIEW ADDITION TO CORVALLIS, AND ADDITIONAL PROPERTY OWNED BY OREGON STATE UNIVERSITY AS DEPICTED AS TAX MAP 11534CB TAX LOTS 2700, 1100 AND 1500 LOCATED IN SECTION 34 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 7, 2012

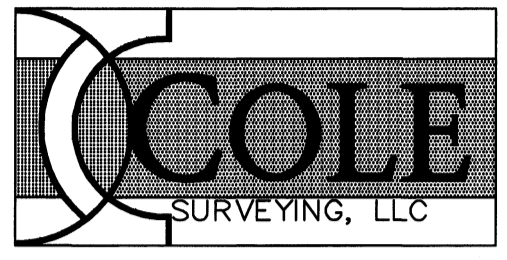
SHEET 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
81341

EXPIRES 6/30/14

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



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

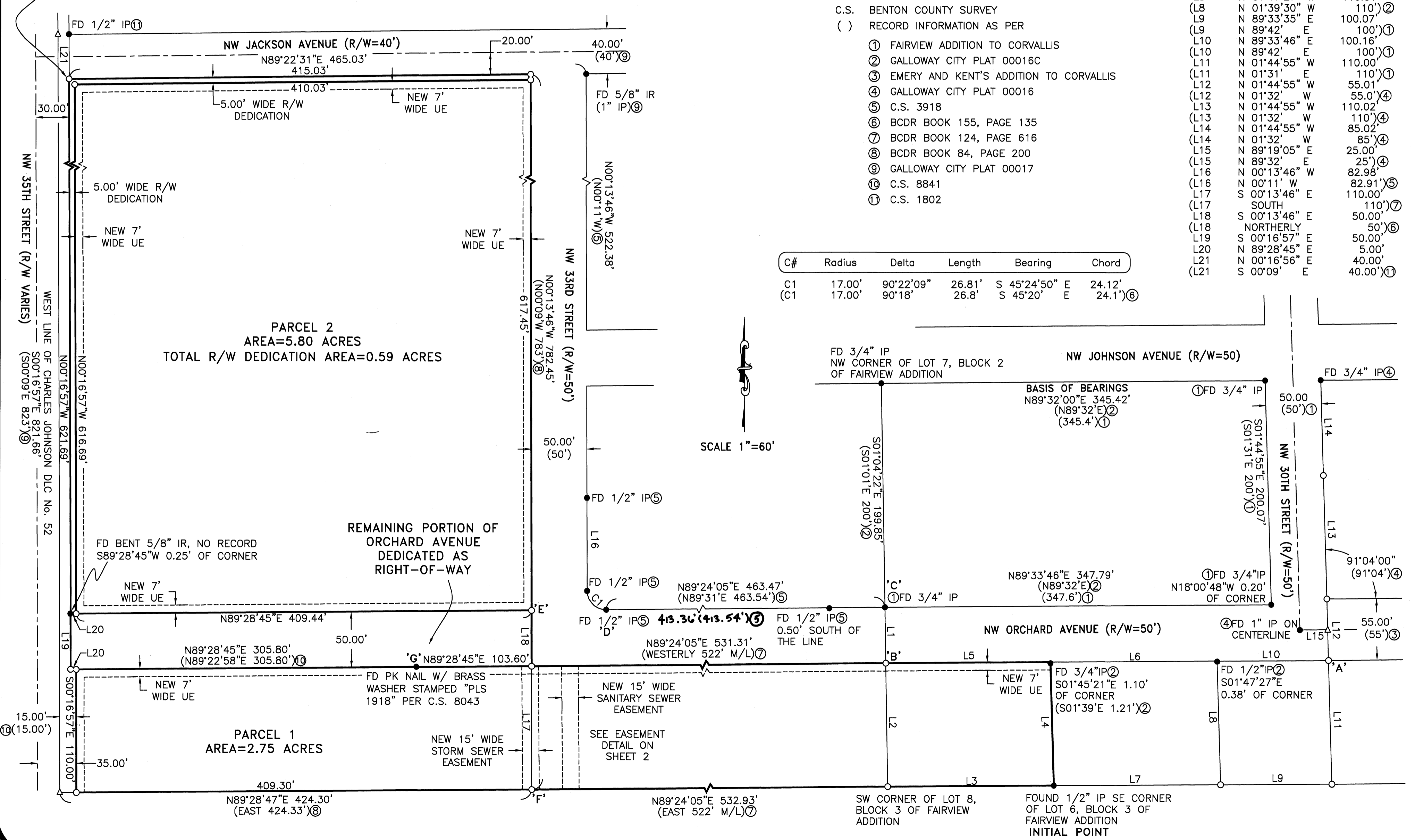
LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
 - FOUND MONUMENT AS NOTED
 - △ CALCULATED POSITION
 - IR IRON ROD
 - IP IRON PIPE -- INSIDE DIAMETER
 - FD FOUND
 - YPC YELLOW PLASTIC CAP
 - BCDR BENTON COUNTY DEED RECORD
 - M/L MORE OR LESS
 - UE UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - C.S. BENTON COUNTY SURVEY
 - () RECORD INFORMATION AS PER
- ① FAIRVIEW ADDITION TO CORVALLIS
 - ② GALLOWAY CITY PLAT 00016C
 - ③ EMERY AND KENT'S ADDITION TO CORVALLIS
 - ④ GALLOWAY CITY PLAT 00016
 - ⑤ C.S. 3918
 - ⑥ BCDR BOOK 155, PAGE 135
 - ⑦ BCDR BOOK 124, PAGE 616
 - ⑧ BCDR BOOK 84, PAGE 200
 - ⑨ GALLOWAY CITY PLAT 00017
 - ⑩ C.S. 8841
 - ⑪ C.S. 1802

L#	Bearing	Length
L1	S 01°04'22" E	50.00'
(L1)	S 01°01' E	50'②
L2	S 01°04'22" E	110.00'
(L2)	S 01°01' E	110'②
L3	N 89°33'35" E	149.51'
(L3)	N 89°32' E	149.5'②
L4	N 01°45'21" W	110.01'
(L4)	N 01°39' W	110'②
L5	N 89°33'46" E	148.20'
(L5)	N 89°32' E	148.24'②
L6	N 89°33'46" E	150.04'
(L6)	N 89°32' E	150'②
L7	N 89°33'35" E	150.10'
(L7)	N 89°32' E	150'②
L8	N 01°47'27" W	110.01'
(L8)	N 01°39'30" W	110'②
L9	N 89°33'35" E	100.07'
(L9)	N 89°42' E	100'①
L10	N 89°33'46" E	100.16'
(L10)	N 89°42' E	100'①
L11	N 01°44'55" W	110.00'
(L11)	N 01°31' E	110'①
L12	N 01°44'55" W	55.01'
(L12)	N 01°32' W	55.0'④
L13	N 01°44'55" W	110.02'
(L13)	N 01°32' W	110'④
L14	N 01°44'55" W	85.02'
(L14)	N 01°32' W	85'④
L15	N 89°19'05" E	25.00'
(L15)	N 89°32' E	25'④
L16	N 00°13'46" W	82.98'
(L16)	N 00°11' W	82.91'⑤
L17	S 00°13'46" E	110.00'
(L17)	SOUTH	110'⑦
L18	S 00°13'46" E	50.00'
(L18)	NORTHERLY	50'⑥
L19	S 00°16'57" E	50.00'
L20	N 89°28'45" E	5.00'
L21	N 00°16'56" E	40.00'
(L21)	S 00°09' E	40.00'①

C#	Radius	Delta	Length	Bearing	Chord
C1	17.00'	90°22'09"	26.81'	S 45°24'50" E	24.12'
(C1)	17.00'	90°18'	26.8'	S 45°20' E	24.1'⑥

FOUND 3/4" IP BADLY BENT, REPLACED WITH NEW MONUMENT



11808 PLAT 1

2013-005

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FOR: OREGON STATE BOARD OF HIGHER EDUCATION

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 PLANNING COMMISSION CASE SUB11-00002.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH RIGHT OF WAY LINE OF NW JOHNSON AVENUE PER GALLOWAY CITY PLAT 00016C.

BOUNDARY DETERMINATION

THE NORTHEAST CORNER OF LOT 1 OF BLOCK 3 OF FAIRVIEW ADDITION, SHOWN AS POINT 'A' ON THE ATTACHED MAP, WAS ESTABLISHED BY HOLDING THE IRON PIPE AT THE SOUTHEAST CORNER OF 30TH STREET AND JOHNSON AVENUE AND PROJECTING A LINE SOUTH TO A POINT 25 FEET EAST AND 27.50 FEET SOUTH OF THE IRON PIPE AT THE CENTERLINE INTERSECTION OF 30TH STREET AND ORCHARD AVENUE. THIS LINE WAS THEN EXTENDED SOUTH THE RECORD 110.00 FEET TO ESTABLISH THE SOUTHEAST CORNER OF SAID LOT 1. THE NORTHWEST CORNER OF LOT 8 OF BLOCK 3 OF FAIRVIEW ADDITION, SHOWN AS POINT 'B', WAS ESTABLISHED BY HOLDING THE IRON PIPES AT THE NORTHWEST CORNER OF LOT 7 OF BLOCK 2 AND THE SOUTHWEST CORNER OF LOT 8, SHOWN AS POINT 'C', AND PROJECTING THE LINE SOUTH THE RECORD 50.00 FEET. THIS LINE WAS THEN EXTENDED SOUTH THE RECORD 110.00 FEET TO ESTABLISH THE SOUTHWEST CORNER OF SAID LOT 8. THE LINES FOR THE SOUTH RIGHT OF WAY LINE OF ORCHARD AVENUE AND THE SOUTH LINE OF FAIRVIEW ADDITION, CREATED BY USING THE ABOVE DETERMINED CORNERS, FIT WELL WITH THE IRON PIPES FOR THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 6 OF BLOCK 3. THE NORTH RIGHT OF LINE OF ORCHARD AVENUE WEST OF FAIRVIEW ADDITION WAS DETERMINED BY HOLDING POINT 'C' AND POINT 'D'. THE RIGHT OF WAY LINES OF 33RD STREET WAS THEN DETERMINED BY HOLDING THE IRON PIPES ON THE EAST RIGHT OF WAY LINE AND THEN OFFSET THE RECORD 50.00 FEET TO THE WEST. POINT 'E' WAS THEN ESTABLISHED BY INTERSECTING THE NORTH RIGHT OF WAY LINE OF ORCHARD AND THE WEST RIGHT OF WAY LINE OF 33RD STREET. THIS LINE WAS THEN PROJECTED SOUTH THE RECORD 160.00 FEET TO THE SOUTH TO ESTABLISH POINT 'F'. THE EAST RIGHT OF WAY LINE OF 35TH STREET WAS ESTABLISHED BY HOLDING THE IRON PIPE AT THE NORTHEAST CORNER OF 35TH STREET AND JACKSON AVENUE AND THE RECORD DISTANCE OF 305.80 FEET FROM THE PK NAIL, POINT 'G', ON THE SOUTH LINE OF ORCHARD AVENUE. NO RECORD HAS BEEN FOUND OF THE REMAINING PORTION OF ORCHARD AVENUE SHOWN ON THE ATTACHED MAP EVER BEING DEEDED TO THE CITY FOR RIGHT OF WAY. THE NORTH LINE OF THE DEDICATION WAS DETERMINED BY HOLDING POINT 'E' AND THE BENT IRON PIPE TO THE WEST. THIS LINE WAS THEN OFFSET 50.00 FEET TO THE SOUTH. THE PK NAIL FITS WELL WITH THIS LINE.

EASEMENT NOTES:

- 1.) THERE IS AN EXISTING CITY OF CORVALLIS WATERLINE EASEMENT OVER THE PROPERTY PER BCDR M-193797-94. THE EASEMENT LOCATION IS DESCRIBED AS A STRIP OF LAND 15 FEET IN WIDTH OVER THE LINE LOCATED WEST OF 11TH STREET, NORTH OF WASHINGTON WAY, EAST OF 35TH STREET AND SOUTH OF ORCHARD AND MONROE AVENUES. THE LOCATION IS ALSO SHOWN IN THE OSU CAMPUS MAP TITLED "WATER SYSTEM", WHICH CANNOT BE LOCATED.
- 2.) THERE IS AN EXISTING 7 FOOT WIDE PP&L EASEMENT OVER PARCEL 2 PER BCDR M-298151-01. NOT ENOUGH INFORMATION IS PROVIDED IN SAID DOCUMENT TO ACCURATELY LOCATE SAID EASEMENT ON THIS PLAT. A SKETCH OF THE LOCATION IS INCLUDED IN SAID DOCUMENT.

EXISTING LEASE AGREEMENTS:

- 1.) TO THE UNITED STATES OF AMERICA PER BCDR BOOK 187, PAGE 37.
- 2.) TO THE UNITED STATES OF AMERICA PER BCDR M-4339 AND AS AMENDED IN BCDR M-39227.
- 3.) TO THE UNITED STATES OF AMERICA PER BCDR M-12592.
- 4.) TO THE UNITED STATES OF AMERICA PER BCDR M-105379-88 AND AS AMENDED IN BCDR M-207012-95.

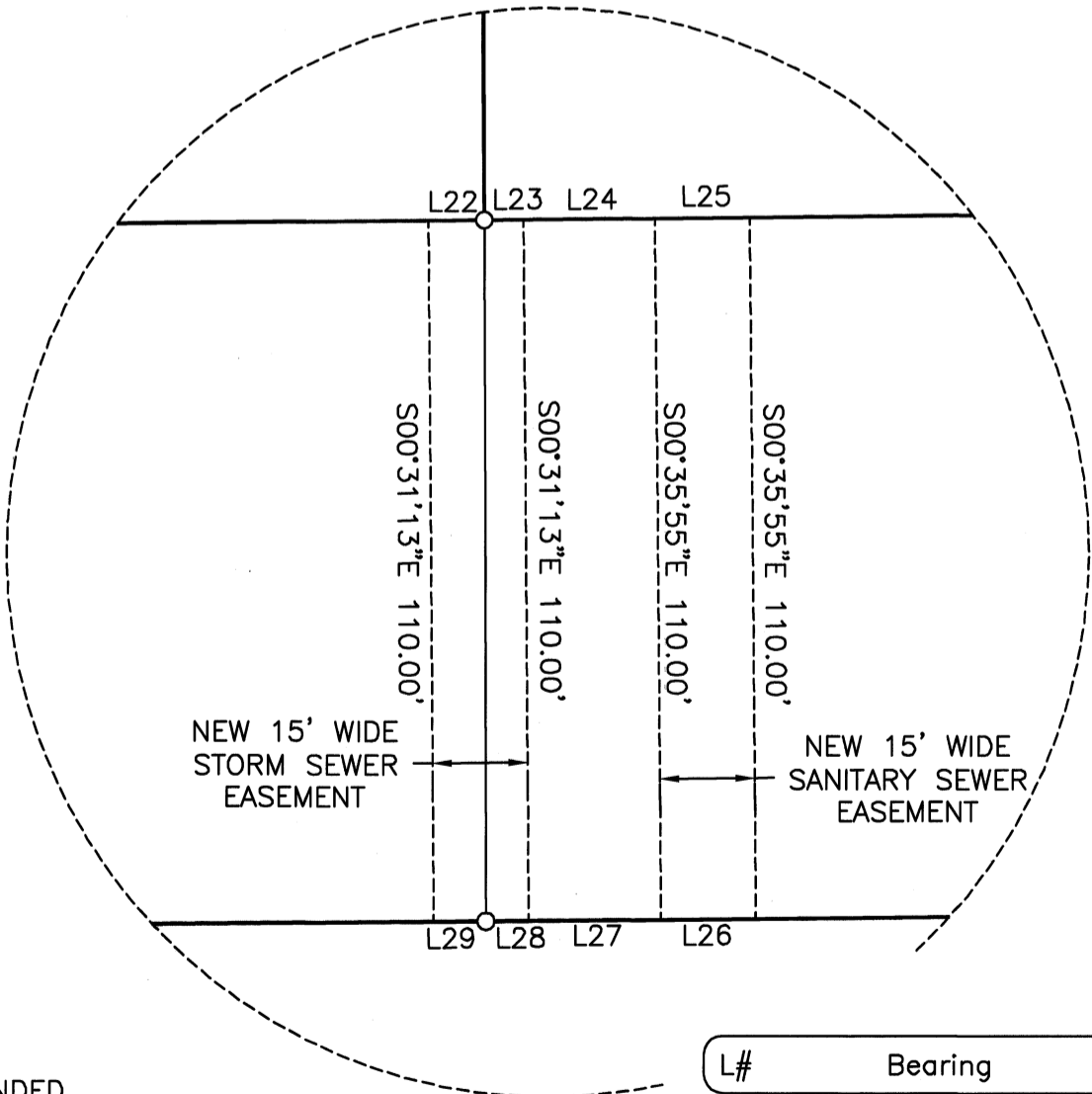
OTHER EXISTING DOCUMENT AFFECTING PROPERTY:

- 1.) AGREEMENT REGARDING A GARAGE ENCROACHMENT PER BCDR BOOK 115, PAGE 312 RECORDED NOVEMBER 21, 1946 THAT DOES NOT APPEAR TO CURRENTLY AFFECT 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:

BEGINNING AT THE INITIAL POINT, A 1/2 INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 3 OF FAIRVIEW ADDITION TO CORVALLIS, A SUBDIVISION PLAT OF RECORD IN SECTION 34 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID LOT 6 NORTH 01°45'21" WEST 110.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF NW ORCHARD AVENUE, SAID POINT BEING WITNESSED BY A 3/4 INCH IRON PIPE WHICH BEARS SOUTH 01°45'21" EAST 1.10 FEET FROM THE TRUE CORNER; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°33'46" WEST 148.20 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 8, BLOCK 3 OF SAID FAIRVIEW ADDITION; THENCE CONTINUING ALONG SAID SOUTH LINE OF ORCHARD AVENUE SOUTH 89°24'05" WEST 531.31 FEET TO A 5/8 INCH IRON ROD ON THE WEST RIGHT OF WAY LINE OF NOW 33RD STREET; THENCE ALONG SAID WEST RIGHT OF WAY LINE NORTH 00°13'46" WEST 672.45 FEET TO A 5/8 INCH IRON ROD AT THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF 33RD STREET AND THE SOUTH RIGHT OF WAY LINE OF NW JACKSON AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF JACKSON AVENUE SOUTH 89°22'31" WEST 465.03 FEET TO A 5/8 INCH IRON AT THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF JACKSON AVENUE AND THE EAST RIGHT OF WAY LINE OF NW 35TH STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF 35TH STREET SOUTH 00°16'57" EAST 671.69 FEET TO A 5/8 INCH IRON AT AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE OF 35TH STREET; THENCE NORTH 89°28'45" EAST 5.00 FEET TO A 5/8 INCH IRON ROD AT AN ANGLE POINT IN SAID EAST RIGHT OF WAY LINE OF 35TH STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF 35TH STREET SOUTH 00°16'57" EAST 110.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°28'47" EAST 409.30 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°24'05" EAST 532.93 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 3 OF THE AFOREMENTIONED FAIRVIEW ADDITION TO CORVALLIS; THENCE ALONG THE SOUTH LINE OF SAID FAIRVIEW ADDITION NORTH 89°33'35" EAST 149.51 FEET TO THE INITIAL POINT.



SCALE 1"=30'
EASEMENT DETAIL

L#	Bearing	Length
L22	S 89°28'45" W	8.84'
L23	N 89°24'05" E	6.16'
L24	N 89°24'05" E	20.79'
L25	N 89°24'05" E	15.00'
L26	S 89°24'05" W	15.00'
L27	S 89°24'05" W	20.94'
L28	S 89°24'05" W	6.72'
L29	S 89°28'47" W	8.28'

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 AND STORM SEWER EASEMENTS OVER PARCEL 1 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.

Mark McCambridge

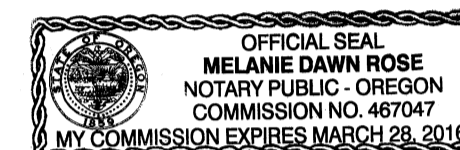
BY: MARK MCCAMBRIDGE AS VICE PRESIDENT FOR FINANCE AND ADMINISTRATION FOR THE STATE OF OREGON, ACTING BY AND THROUGH THE STATE BOARD OF HIGHER EDUCATION

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON }

THIS IS TO CERTIFY THAT ON THIS 1st DAY OF FEBRUARY, 2013, 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 Rose
NOTARY SIGNATURE
MELANIE ROSE
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 467047
MY COMMISSION EXPIRES 3/29/2016



APPROVALS:

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

BY: *Sam Woodward* 1/16/13
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

BY: *Frank Ridd* 01-16-13
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

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

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

APPROVED *Joe Madd* 2/8/13
BENTON COUNTY SURVEYOR DATE

APPROVED *Annabelle* 1/8/13
CITY OF CORVALLIS FINANCE DIRECTOR DATE

APPROVED *Annabelle* 2/8/2013
BENTON COUNTY BOARD OF COMMISSIONERS DATE

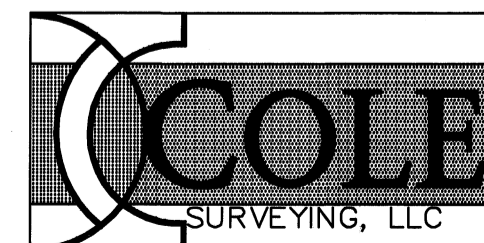
RECORDING:

STATE OF OREGON }
COUNTY OF BENTON }

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2013-005 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2013-50260 ON THIS 11 DAY OF FEB, 2013 AT 11:29 O'CLOCK AM.

BY: *HD*
BENTON COUNTY CLERK

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



REGISTERED PROFESSIONAL LAND SURVEYOR

Brian Scott Sailor
OREGON
JANUARY 11, 2005
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