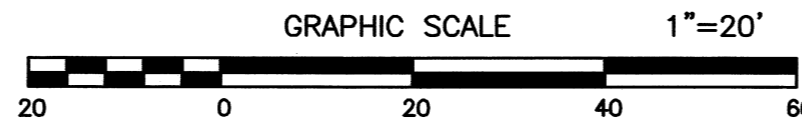
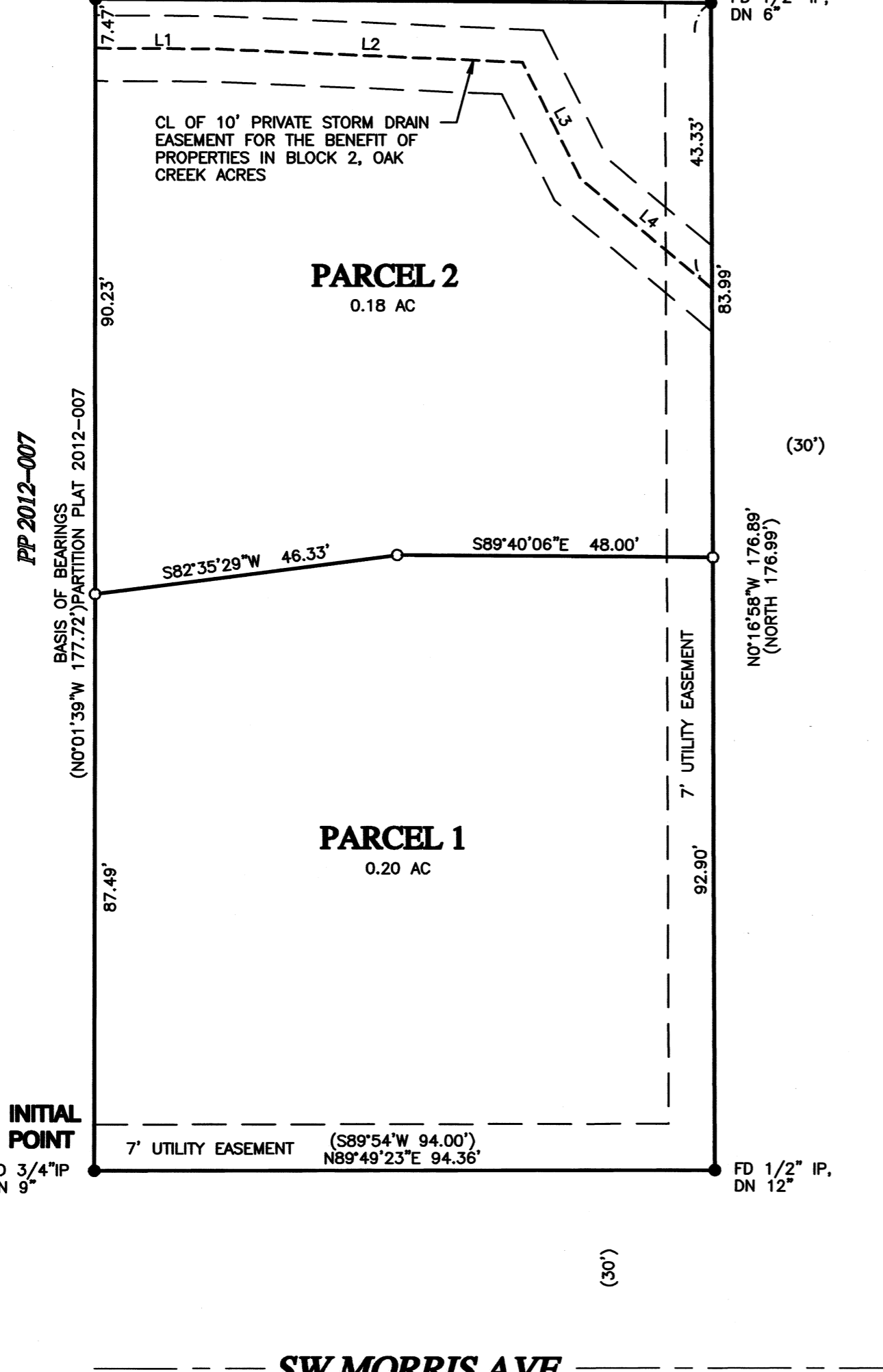


FD 3/4" IP DN 5"  
A 5/8" IR W/ORANGE PLASTIC  
CAP MKD "DARRYL HARMS  
PLS1079" LIES N10°21'31"E 0.94',  
PARTITION PLAT 2004-010

PP 2004-001

(N89°56'52"E 94.00')  
(N89°26'37"W 93.48')  
S89°40'06"E 93.57'

FD 1/2" IP,  
DN 6"



**LINE TABLE**

L1	S89°40'06"E	18.17'
L2	S87°31'03"E	46.80'
L3	S26°46'15"E	19.85'
L4	S50°17'23"E	25.89'

**LEGEND**

- Found monument, Plat of Oak Creek Acres, except as noted.
- Set 5/8"x30" iron rod w/yellow plastic cap marked "PARSONS PLS1918"
- ( ) Information of record, Plat of Oak Creek Acres
- ( ) Information of record, CS 8527
- FD Found monument
- IP Iron Pipe (inside diameter)
- W/YPC with yellow plastic cap
- DN Down below ground level
- L1 See Line Table
- CL Center line

**EASEMENTS OF RECORD**

An easement to Northern Idaho and Montana Power Company for electric transmission line guy anchors "along the County Road", recorded in Book 55, Page 73, Benton, County Deed Records. Exact location not described. Does not appear to directly affect this property.

An easement and right-of-way for an electric overhead distribution service conductor to Pacificorp, a corporation, d.b.a. Pacific Power and Light Company, recorded as M-211803-96, Benton County Deed Records. Exact location not described.

**NARRATIVE**

The purpose of this survey is a Minor Replat of Lot 10, Block 2, Oak Creek Acres Subdivision in the City of Corvallis, per City of Corvallis Notice of Disposition for a Minor Replat, Case No. MRP12-00012.

Basis of Bearings is the west line of Lot 10, N0°01'39"W between 3/4" iron pipes at the southwest and the northwest corners from Partition Plat No. 2012-007. The 1/2" iron pipes found along the east line of Lot 10 are similar to other monuments found in Oak Creek Acres and are accepted as the southeast and northeast corners.

The DRAIN as shown on the plat of Oak Creek Acres does not follow the actual alignment. Lines L1 and L4 are the original 6" concrete drain lines. Lines L2 and L3 represent the realigned centerline of newly installed 6" PVC pipe to facilitate building on Parcel 2.

Monuments set March 4, 2013. Equipment used: Topcon GTS4 Total Electronic Station.

**REFERENCES**

Deeds: M-485540-11  
Surveys: Plat of Oak Creek Acres, CS 8527, Partition Plat 2004-010, Partition Plat 2012-007.

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

*Tyler B. Parsons*  
TYLER B. PARSONS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Tyler B. Parsons*  
OREGON  
JULY 18, 1980  
TYLER B. PARSONS  
1918

RENEWS: 12/31/2014



**PARSONS SURVEYING**  
1915 S.E. Stone Street  
Corvallis, OR 97333  
(541) 752-7515  
Project No. 1233

PARTITION PLAT No. 2013-021

for  
**Karen Anderson**

A Replat of Lot 10, Block 2, Oak Creek Acres in the

James A. Bennett DLC No. 45  
NW1/4 SEC 3, T 12 S, R 5 W, W.M.  
Corvallis, Benton County, Oregon

March 12, 2013  
MRP12-00012

**SURVEYOR'S CERTIFICATE**

I, Tyler B. Parsons, a Registered Professional Land Surveyor in the State of Oregon, hereby say that on March 12, 2013, I correctly surveyed and marked with proper monuments the lands represented on the attached Partition Plat, the boundary of which is described as follows:

Lot 10, Block 2, Oak Creek Acres Subdivision, as platted and recorded in Book 4, Page 44, Benton County Plat Records, in the City of Corvallis, Benton County, State of Oregon.

**DECLARATION**

Know all men by these presents that Karen Anderson is the recorded owner of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and partitioned into Parcels.

I hereby create the 7 foot wide utility easement as shown adjoining SW Morris Avenue and SW Grove St as required in the City of Corvallis Notice of Disposition for a Minor Replat and the 10 foot wide private storm drain easement as shown for the benefit of properties in Block 2, Oak Creek Acres.

*Karen Anderson*  
Karen Anderson

**ACKNOWLEDGMENT**

STATE OF OREGON }  
COUNTY OF BENTON } SS  
Signed and attested before me on this 14 day of May, 2013, by  
Karen Anderson.

*Geryl McGowan* 452686  
Notary Signature Commission No.  
Geryl McGowan 11-26-14  
Notary Public-OREGON (printed name) My Commission Expires

**APPROVALS**

City of Corvallis Case MRP12-00012  
*Kevin Young* 5-15-13  
Corvallis Planning Division Manager date  
*Greg A. Muck* 05-16-13  
Corvallis City Engineer date  
*Tyler B. Parsons* 5-30-13  
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2013.

by *John W. W...* 5-28-13  
Director, Benton County Dept. of Assessment date  
By *Trish Shallow Jay* 5-29-2013  
Director, Benton County Department of Finance, Auditing & Tax Collection 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 2013-021 in Benton County Deed Records Document No. 2013-507435, on this 30th day of May, 2013 at 2:02 o'clock pm.  
by *Pat Fleming*  
Benton County Clerk