

PARTITION PLAT No. 2014-001

A REPLAT OF PARCEL 1 OF PARTITION PLAT 2000-39 LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: SDC-W-ECIRCLE, LTD
DATE: DECEMBER 3, 2013
SHEET 1 OF 3

SHEET INDEX
SHEET 1 - EXTERIOR BOUNDARY AND R/W DEDICATION
SHEET 2 - EXISTING AND NEW EASEMENTS
SHEET 3 - NARRATIVE, CERTIFICATE, DECLARATION, APPROVALS AND RECORDING

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT PLANNING DIVISION CASE No. MRP13-00007.

BASIS OF BEARINGS

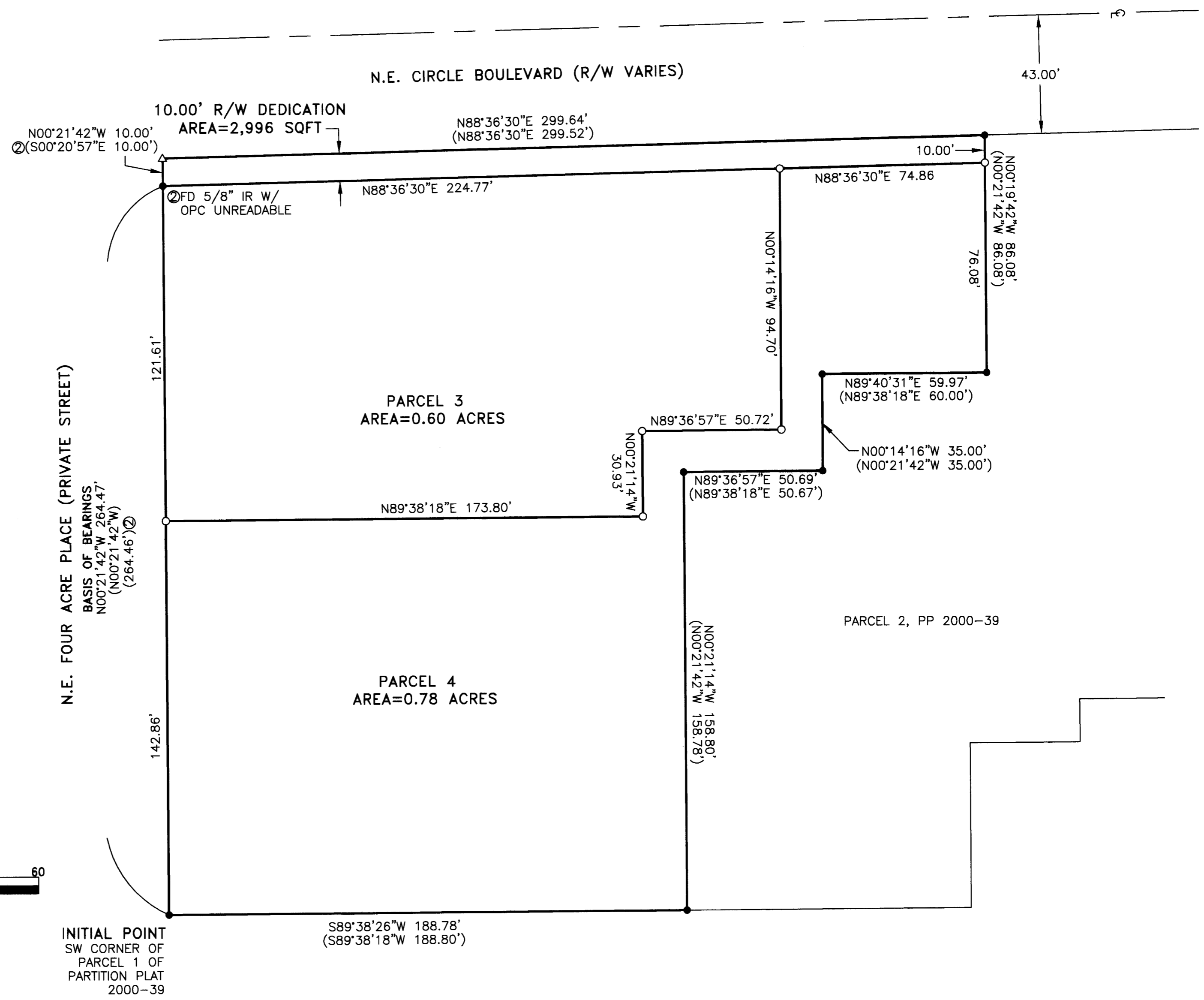
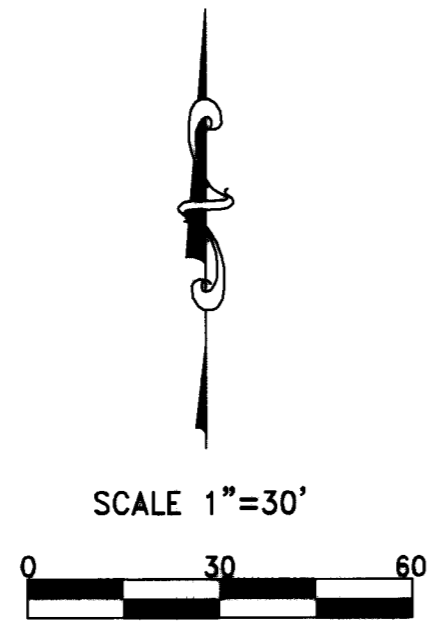
THE BASIS OF BEARINGS IS THE WEST LINE OF THE PROPERTY PER PARTITION PLAT 2000-39, AS SHOWN ON ATTACHED MAP.

BOUNDARY DETERMINATION

THE MONUMENTS FOUND IN PARTITION PLAT 2000-39 AND BENTON COUNTY SURVEY No. 9613 WERE HELD FOR THE EXTERIOR BOUNDARY LINES.

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND 5/8" IR WITH YPC MARKED "QUERY PLS 1653" AS PER PARTITION PLAT 2000-39, UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE
- FD FOUND
- R/W RIGHT OF WAY
- SQFT SQUARE FEET
- EX. EXISTING
- PUE PUBLIC UTILITY EASEMENT
- UE UTILITY EASEMENT
- BCDR BENTON COUNTY DEED RECORD
- () RECORD INFORMATION AS PER PARTITION PLAT 2000-39, UNLESS OTHERWISE NOTED
- ① BCDR M-128926-90
- ② C.S. 9613
- ③ BCDR 2008-434579
- ④ BCDR 2008-434577



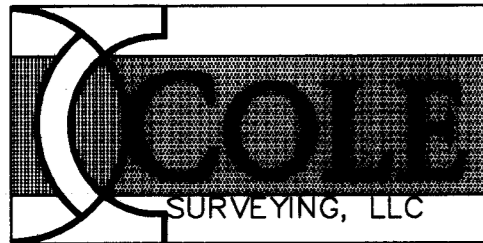
BRIAN SCOTT SAILOR, P.L.S.
COLE SURVEYING, LLC
P.O. BOX 1211
CORVALLIS, OREGON 97339
(541) 929-5500

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES 6/30/14

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



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FOR: SDC-W-ECIRCLE, LTD

DATE: DECEMBER 3, 2013

SHEET 2 OF 3

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND 5/8" IR WITH YPC MARKED "QUERY PLS 1653" AS PER PARTITION PLAT 2000-39, UNLESS OTHERWISE NOTED
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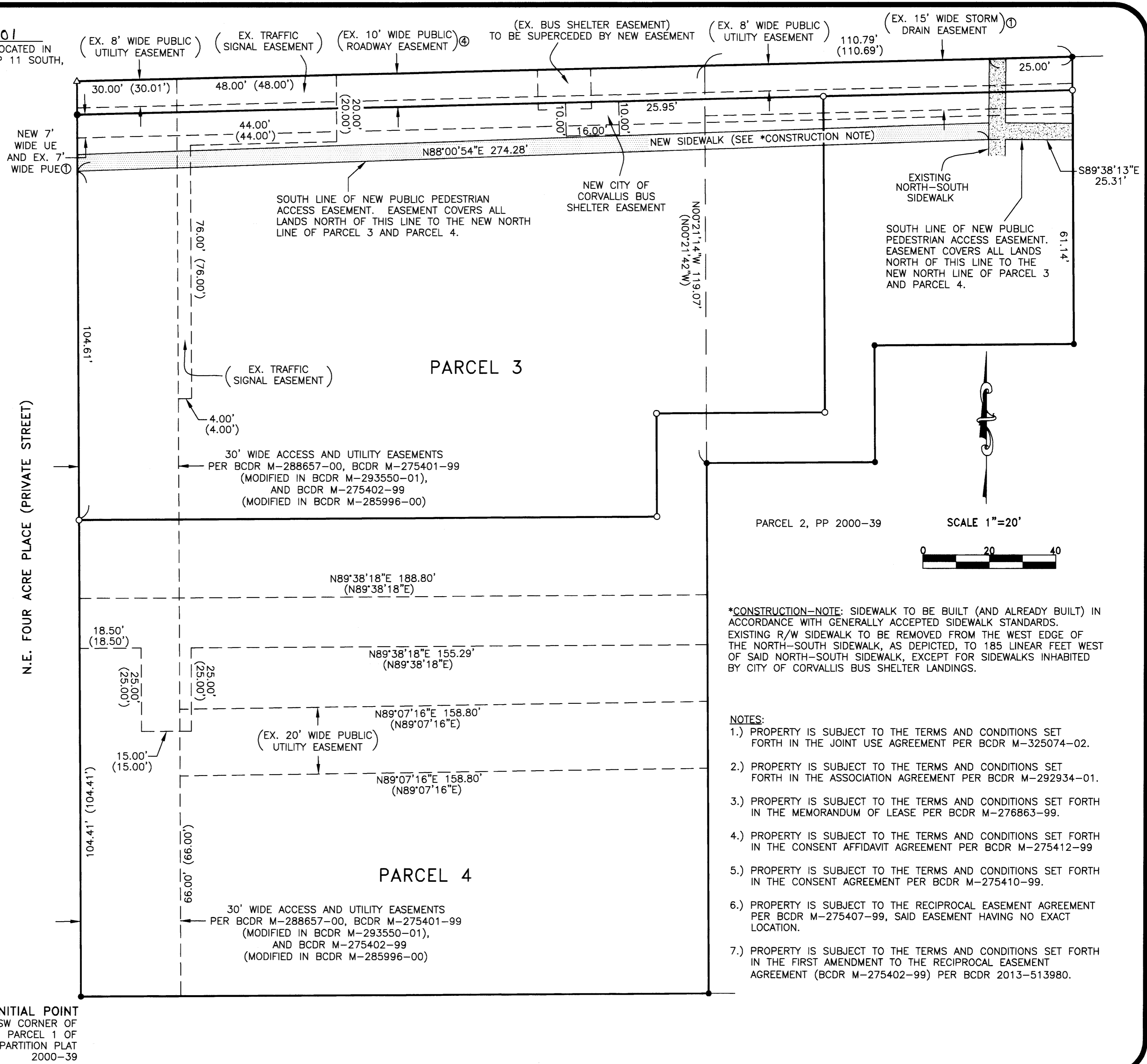
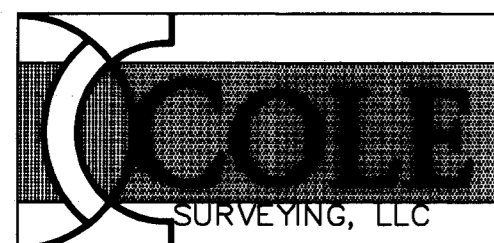
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INITIAL POINT
SW CORNER OF
PARCEL 1 OF
PARTITION PLAT
2000-39

***CONSTRUCTION-NOTE:** SIDEWALK TO BE BUILT (AND ALREADY BUILT) IN ACCORDANCE WITH GENERALLY ACCEPTED SIDEWALK STANDARDS. EXISTING R/W SIDEWALK TO BE REMOVED FROM THE WEST EDGE OF THE NORTH-SOUTH SIDEWALK, AS DEPICTED, TO 185 LINEAR FEET WEST OF SAID NORTH-SOUTH SIDEWALK, EXCEPT FOR SIDEWALKS INHABITED BY CITY OF CORVALLIS BUS SHELTER LANDINGS.

NOTES:

- 1.) PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE JOINT USE AGREEMENT PER BCDR M-325074-02.
- 2.) PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE ASSOCIATION AGREEMENT PER BCDR M-292934-01.
- 3.) PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE MEMORANDUM OF LEASE PER BCDR M-276863-99.
- 4.) PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE CONSENT AFFIDAVIT AGREEMENT PER BCDR M-275412-99
- 5.) PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE CONSENT AGREEMENT PER BCDR M-275410-99.
- 6.) PROPERTY IS SUBJECT TO THE RECIPROCAL EASEMENT AGREEMENT PER BCDR M-275407-99, SAID EASEMENT HAVING NO EXACT LOCATION.
- 7.) PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FIRST AMENDMENT TO THE RECIPROCAL EASEMENT AGREEMENT (BCDR M-275402-99) PER BCDR 2013-513980.

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FOR: SDC-W-ECIRCLE, LTD

DATE: DECEMBER 3, 2013

SHEET 3 OF 3

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:

PARCEL 1 OF PARTITION PLAT 2000-39, A PARTITION PLAT OF RECORD LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT SDC-W-ECIRCLE, LTD., A TEXAS LIMITED PARTNERSHIP, 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.

OWNER DOES HEREBY CREATE AND GRANT THE VARIABLE WIDTH PUBLIC PEDESTRIAN ACCESS EASEMENT AS SHOWN ON THE ATTACHED MAP.

OWNER DOES ALSO HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE LAND FOR STREET RIGHT OF WAY AS SHOWN ON THE ATTACHED MAP.

OWNER DOES ALSO HEREBY CREATE AND GRANT THE 7.00' WIDE UTILITY EASEMENT AS SHOWN TO BENEFIT FRANCHISE UTILITIES. FRANCHISE UTILITIES INCLUDE THOSE OPERATING POWER, GAS, TELEVISION, AND TELECOMMUNICATIONS SYSTEMS, AS WELL AS ANY COMPANIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS AND/OR BENTON COUNTY.

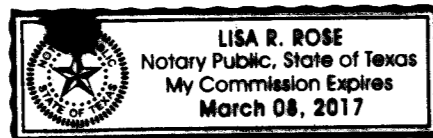
THE EASEMENTS HEREIN DEDICATED OR CREATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT FOR THE PURPOSES SHOWN ON THE ATTACHED MAP.

[Signature]
BY: A. Schlueter
AS: PARTNER OF ITS CORPORATE GENERAL PARTNER
FOR SDC W ECIRCLE, LTD

ACKNOWLEDGMENT:

STATE OF Texas)
COUNTY OF Travis) SS

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF January, 2014, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON DID PERSONALLY APPEAR A. Schlueter, AS Part. of its Corp. p.p. FOR SDC-W-ECIRCLE, LTD., AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.



Lisa R. Rose
Lisa R. Rose
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 512117
MY COMMISSION EXPIRES 3/8/17

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2014.

BY: Jami Woodward 1-14-14
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

BY: Mary K. Alley 1-14-14
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED J. Madala 1-14-2014
BENTON COUNTY SURVEYOR DATE

CITY OF CORVALLIS CASE MRP13-00007

APPROVED Kevin Young 1-10-14
CITY OF CORVALLIS PLANNING DIVISION MANAGER DATE

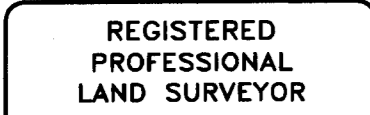
APPROVED Greg A. Hecker 01-10-14
CITY OF CORVALLIS ENGINEER DATE

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 2014-001 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2014-516086 ON THIS DAY OF 16 January, 2014, AT 12:05 O'CLOCK PM.

BY: [Signature]
BENTON COUNTY CLERK



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

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