

**SURVEYOR'S CERTIFICATE**

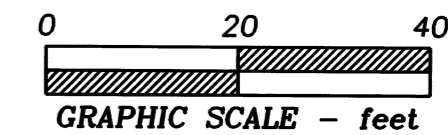
I, William L. Lauer, a registered Professional Land Surveyor in the State of Oregon, do hereby say that I have correctly surveyed and found or set proper monuments at the true corners of the land represented on this Partition Plat. The land is described as follows:

All that Land conveyed to Sheryl Leavitt and O State Properties, LLC, by deed recorded as Document 2013-513803, Benton County Deed Records, said Tract lying in the Northwest Quarter of Section 2, Township 12 South, Range 5 West, Willamette Meridian, in the City of Corvallis, Benton County, Oregon, and being more specifically described as follows:

Beginning at a 1" iron pipe at the Southwest corner of said Land, also being the Southwest corner of Lot 10, Block 2, N.B. & P. Avery's Second Addition to the City of Corvallis, and lying on the easterly right-of-way line of SW 10th Street; THENCE along said right-of-way line, N 06°29'43"W 52.15 feet to a 5/8" iron rod at the westerly corner common to said Lot 10 and Lot 11 of said Block 2; THENCE along the line common to said Lots, S 68°50'15"E 13.86 feet to a 1/4" iron pipe; THENCE N 83°40'51"E 28.89 feet to a 5/8" iron rod on the east line of said Lot 11; THENCE N 84°03'31"E 10.74 feet to a 1/2" iron pipe; THENCE N 04°18'45"E 33.02 feet to a 1/2" iron pipe at the Northerly Northwest corner of said Land on the east line of said Lot 11; THENCE S 68°50'15"E 100.00 feet to a 5/8" iron rod at the Northerly Northeast corner of said Land; THENCE S 21°38'35"W 49.83 feet to a point on the north line of said Lot 10, from which point a 1/2" iron pipe bears S 21°38'35"W 0.08 feet; THENCE S 68°50'15"E 14.13 feet to a 1/2" iron pipe at the Northeast corner of said Lot 10; THENCE S 21°06'42"W 46.02 feet to a 5/8" iron rod at the Southeast corner of said Lot 10; THENCE N 68°54'52"W 129.04 feet to the point of beginning.

**PARTITION PLAT 2014-009**  
 A REPLAT OF LOT 10 AND  
 A PORTION OF LOT 11, BLOCK 2  
 N.B. & P. AVERY'S 2ND ADDITION  
 for  
**SHERALYN LEAVITT &  
 O STATE PROPERTIES, LLC**  
 in  
 NW 1/4 of SECTION 2  
 T 12 S, R 5 W, W.M.  
 CITY of CORVALLIS  
 BENTON COUNTY, OREGON

MARCH 18, 2014



**LEGEND**

- .....Found survey monument by City Plat #25 unless otherwise noted.
- .....Set monument - 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING."
- ( ).....Record data from deed - Doc.2013-513803
- [ ]..... " " " Galloway City Plat #25
- < >..... " " " plat of N.B. & P. AVERY'S 2ND ADDITION
- \*\*.... " " " CS 4907
- # #.... " " " CS 10296
- UE.....Utility Easement
- U.O....Unknown Origin

NOTE: pipe dimension is inside diameter

**DECLARATION**

Know all persons by these presents that Sheryl Leavitt and O State Properties, LLC, are the recorded owners of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Parcels as shown hereon.

We hereby create the Utility Easement as shown for the benefit of Franchise Utilities.

*Sheryl Leavitt* (signature)  
 Sheryl Leavitt

STATE OF OREGON )  
 S.S.  
 COUNTY OF BENTON )

Signed and attested before me on this 18 day of April, 2014, by Sheryl Leavitt.

*Jessica Gayle Cook* (signature)  
 Jessica Gayle Cook, printed name of Notary

Notary Public - State of Oregon  
 Commission No. 468353  
 My Commission Expires MAY 13, 2016

*T. Dean Hansen* (signature)  
 John R. Adkisson - T. Dean Hansen  
 -Manager, EEC Holding, LLC - Managing Member  
 -Sole Member, O State Properties, LLC

STATE OF OREGON )  
 S.S.  
 COUNTY OF BENTON )

Signed and attested before me on this 18<sup>th</sup> day of APRIL, 2014, by John R. Adkisson as Manager of EEC Holding, LLC, sole member of O State Properties, LLC; T. Dean Hansen as Managing Member of O State Properties, LLC

*Marcia R. Laurson* (signature)  
 Marcia R. Laurson, printed name of Notary

MARCIA R. LAURSON printed name of Notary

Notary Public - State of Oregon  
 Commission No. 476484  
 My Commission Expires APRIL 6, 2017

**NARRATIVE**

This plat is the result of City of Corvallis Planning Division Case MRP14-00001. The tracts conveyed per deed Document 2013-513803, which include Lot 10 and a portion of Lot 11, Block 2, N.B. & P. Avery's Addition, are being combined into a single Parcel.

I based the survey largely on monuments from W.C. Galloway's City Plat #25. The westerly corner common to Lots 10 and 11 was missing so I computed the position by proportion between the monuments at the NW corner of Lot 11 and the SW corner of Lot 10. The SE corner of Lot 10 was also missing. I computed its position by proportion between the monuments at the NE corner of Lot 10 and the SE corner of Lot 8.

I am holding the unrecorded 1/4" pipe at (A). I computed point (B) by holding the deed distance 13.33 feet ("13 ft 4 inches") from the SE corner of Lot 11 on the easterly Lot line. I held the 1/2" pipes at (C) and the NW corner of the property. I computed the northerly NE corner of the property at the deed distance (100 feet) on a line from the pipe at the NW corner that is parallel to the north line of Lot 10 (per the deed).

**APPROVALS** MRP14-00001

*Kevin Young* 4-21-14  
 Corvallis Planning Division Manager date  
*Gary A. Hecker* 04-21-14  
 Corvallis City Engineer date  
*Joe Merdis* 4-24-14  
 Benton County Surveyor date

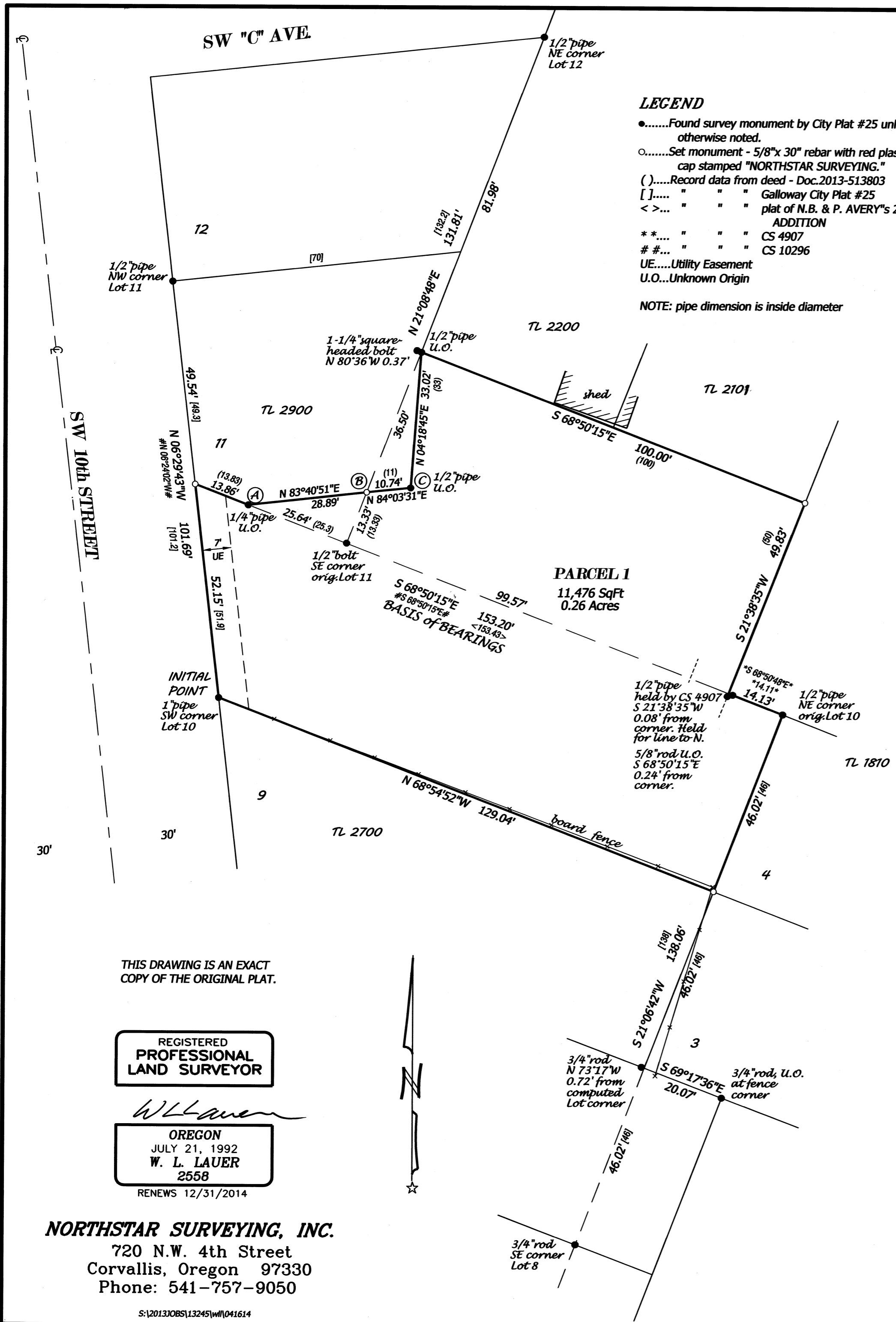
All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2014

by *Lani Woodard* 4-23-14  
 Director, Benton County Dept. of Assessment date  
 by *Tom Ridd* 04-21-14  
 Director, Benton County Department of Finance, Auditing & Tax Collection date

STATE OF OREGON )  
 S.S.  
 COUNTY OF BENTON )

I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2014-009 in Benton County Records Document No. 2014-518587, on this 24<sup>th</sup> day of April, 2014, at 1:32 o'clock pm

by *Russell Steining*  
 for Benton County Clerk



THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

*W. Lauer*

OREGON  
 JULY 21, 1992  
 W. L. LAUER  
 2558  
 RENEWS 12/31/2014

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