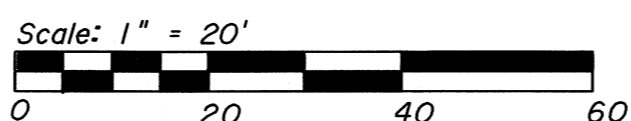


**PARTITION PLAT NO.** 2014-016  
**for SUNCREST DEVELOPMENT, LLC**  
**a REPLAT of LOTS 21 & 22 of SUNCREST PHASE II "A"**  
**in the SW1/4 SECTION 21, T11S, R5W, W.M.**  
**CORVALLIS, BENTON COUNTY, OREGON**  
**APRIL 28, 2014**



**NARRATIVE**

The purpose of this survey is to replat Lots 21 and 22 of SUNCREST PHASE II "A" and create one parcel as per City of Corvallis Planning Department Case No. SUB14-00001.

Monuments found as per the plat of SUNCREST PHASE II "A" and Partition Plat 2001-09 were held as control for this survey.

**ENCUMBRANCES**

EASEMENTS over Parcel 1 remain as shown and described by the plat of SUNCREST PHASE II "A" and M-320573-02 of the Benton County Deed Records.

COVENANTS, CONDITIONS, and RESTRICTIONS remain as per M-213502-96, M-273155-99, and Document No. 2009-449530 of the Benton County Deed Records.

REGULATIONS and ASSESSMENTS remain as per M-213502-96 and M-273155-99 of the Benton County Deed Records.

**SURVEYOR'S CERTIFICATE**

I, Brian M. Peterson, a Registered Land Surveyor in the State of Oregon, hereby certify that in April of 2014, I correctly surveyed and marked with proper monuments the lands represented on the attached partition plat, the exterior boundaries of which are described as follows:

Lots 21 and 22, SUNCREST PHASE II "A", a subdivision of record in Benton County, Oregon.

**DECLARATION**

Know all by these presents that Suncrest Development, LLC is the owner of record of the lands represented on this map and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused said lands to be partitioned into parcels as shown on the attached map.

Wolfgang Dilson, Member  
 Suncrest Development, LLC by Wolfgang Dilson, Member

**RECORDING**

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 - 016 per

Document Number 2014-521492, on this 22nd day of July, 2014, at 10:01 o'clock am.

Rinelle Steaming  
 BENTON COUNTY CLERK

- Found 5/8" iron rod with plastic cap (LS 2680) per SUNCREST PHASE II "A"
- Found 5/8" iron rod with plastic cap (LS 1329) per Partition Plat 2001-09
- ( ) Data of record per SUNCREST PHASE II "A"
- £ 3 Data of record per Partition Plat 2001-09
- [ ] Easement data of record per Document No. 2009-445864

**ACKNOWLEDGEMENT**

STATE OF OREGON) S.S.  
 COUNTY OF BENTON)  
 This is to certify that on the 21 day of May, 2014, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Wolfgang Dilson, a Member of Suncrest Development, LLC, who is known to me to be the identical person described in and who executed the above instrument, and acknowledged to me that they executed the same freely and voluntarily.

Brian M. Peterson  
 NOTARY SIGNATURE COMMISSION NO. 456412

ROBERTA MICHELLE ARTUS  
 NOTARY PUBLIC - OREGON MY COMMISSION EXPIRES: 3/2/2015

**APPROVALS (CASE SUB14-00001)**

APPROVED Greg A. Jescher 07-03-14  
 CORVALLIS CITY ENGINEER DATE

APPROVED Ken Killeb 7-3-14  
 CORVALLIS COMMUNITY DEVELOPMENT DIRECTOR DATE

APPROVED Brian M. Peterson 7-22-14  
 BENTON COUNTY SURVEYOR DATE

All taxes, fees, assessments, and other charges as provided by O.R.S. 92.095 have been paid through June 30, 2014.

By: Janet Selby 7-7-14  
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

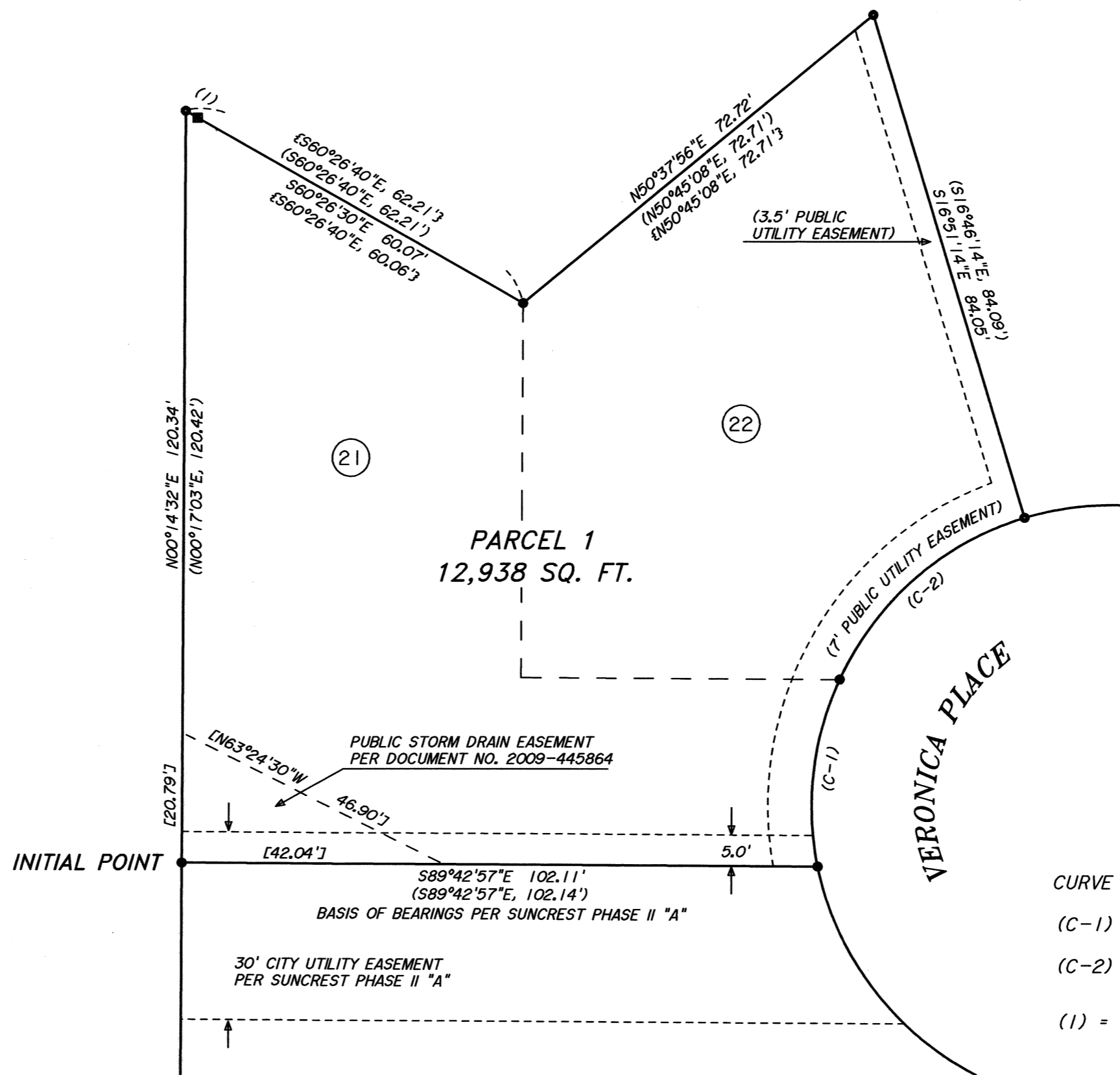
By: Toni Rida 07/07/14  
 DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING, AND TAX COLLECTION DATE

SURVEYED BY:  
 PETERSON & ASSOCIATES  
 8155 NW MITCHEL DRIVE  
 CORVALLIS, OREGON 97330  
 PHONE: 541-757-1794

REGISTERED PROFESSIONAL LAND SURVEYOR

Brian M. Peterson  
 OREGON  
 JULY 15, 2003  
 BRIAN M. PETERSON  
 60065  
 RENEWAL: 12-31-14

I HEREBY CERTIFY THIS MAP TO BE AN EXACT COPY OF THE ORIGINAL PLAT.  
Brian M. Peterson  
 BRIAN M. PETERSON



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
(C-1)	48.00'	30.67'	36°36'32"	30.15'	N06°39'41"E
	(48.00')	(30.70')	(36°38'56")	(30.18')	(N06°35'02"E)
(C-2)	48.00'	40.55'	48°23'58"	39.35'	N48°55'11"E
	(48.00')	(40.48')	(48°19'16")	(39.29')	(N49°04'08"E)

(1) = S60°27'20"E 2.21' S60°26'40"E, 2.15' S60°26'40"E