

PARTITION PLAT No. 2014-023

A REPLAT OF PARCELS 1, 2 AND 3 OF PARTITION PLAT 91-18, LOCATED IN THE H.C. LEWIS D.L.C. No. 47, IN THE SOUTHWEST QUARTER OF SECTION 24 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: NINE ELKS PROPERTIES, LLC

DATE: OCTOBER 30, 2013

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS PLANNING DEPARTMENT CASE MRP13-00001.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF PARCEL 1 OF PARTITION PLAT 91-18, AS SHOWN.

BOUNDARY DETERMINATION

THE BOUNDARIES WERE DETERMINED BY HOLDING ALL OF THE FOUND MONUMENTS AS SHOWN.

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:

PARCELS 1, 2 AND 3 OF PARTITION PLAT 91-18, A PARTITION PLAT OF RECORD LOCATED IN THE H.C. LEWIS D.L.C. No. 47 AND IN THE SOUTHWEST ONE-QUARTER OF SECTION 24 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 NINE ELKS PROPERTIES, LLC., AN OREGON LIMITED LIABILITY COMPANY, 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. OWNER DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE LAND FOR STREET RIGHT-OF-WAY AS SHOWN. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 7 FOOT WIDE UTILITY EASEMENT TO BENEFIT FRANCHISE UTILITIES. FRANCHISE UTILITIES INCLUDE THOSE OPERATING POWER, GAS, TELECOMMUNICATIONS SYSTEMS, AS WELL AS ANY OTHER COMPANIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS AND/OR BENTON COUNTY. OWNER DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS A CONSERVATION EASEMENT, AS SHOWN ON THE ATTACHED PLAT. THE RESTRICTIONS AND AFFIRMATIVE MEASURES REQUIRED BY THIS EASEMENT ARE THOSE SET OUT IN BENTON COUNTY DEED RECORDS 2014-524930 ("DECLARATION OF A CONSERVATION EASEMENT"), AND INCORPORATED BY THIS REFERENCE AS IF SET OUT IN WHOLE.

Brett Slayden
BRETT SLAYDEN, AS MEMBER, NINE ELKS PROPERTIES, LLC

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2015.

BY: *Jami Woodruff* 10-10-14
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

BY: *Rebecca V. Sumner* 10-10-14
FOR: DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED: *J. Mendi* 11-3-14
BENTON COUNTY SURVEYOR DATE

CITY OF CORVALLIS CASE MRP13-00001

APPROVED: *Kevin Young* 9-28-2014
CITY OF CORVALLIS PLANNING DIVISION MANAGER DATE

APPROVED: *Greg A. Inel* 09-29-14
CITY OF CORVALLIS ENGINEER DATE

ACKNOWLEDGMENTS:

STATE OF OREGON }
COUNTY OF BENTON } SS

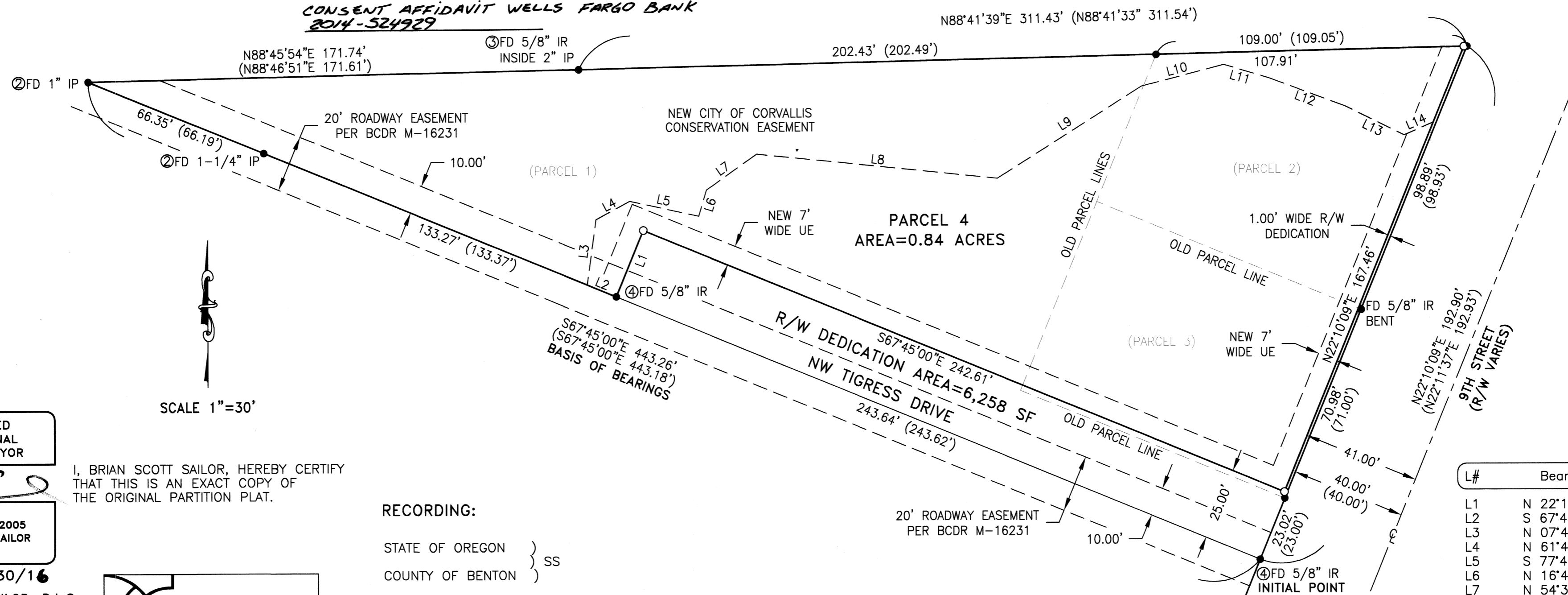
THIS IS TO CERTIFY THAT ON THIS 12th DAY OF September, 2014, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR BRETT SLAYDEN, AS MEMBER, NINE ELKS PROPERTIES, LLC, AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

Linda D. Howard
NOTARY SIGNATURE

Linda D. Howard
NOTARY PUBLIC - OREGON (PRINTED NAME)
COMMISSION No. 480986
MY COMMISSION EXPIRES October 6, 2017

- LEGEND**
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS 1084", AS PER PARTITION PLAT 91-18, UNLESS OTHERWISE NOTED
 - IR IRON ROD
 - FD FOUND
 - IP IRON PIPE
 - R/W RIGHT OF WAY
 - UE FRANCHISE UTILITY EASEMENT
 - SF SQUARE FEET
 - ☒ CENTERLINE
 - BCDR BENTON COUNTY DEED RECORD
 - C.S. BENTON COUNTY SURVEY
 - () RECORD INFORMATION AS PER PARTITION PLAT 91-18, UNLESS OTHERWISE NOTED
 - ① PARTITION PLAT 91-18
 - ② GALLOWAY HARD COPY 11-5 #11
 - ③ SUBDIVISION PLAT OF "ELKS ADDITION"
 - ④ C.S. 3274

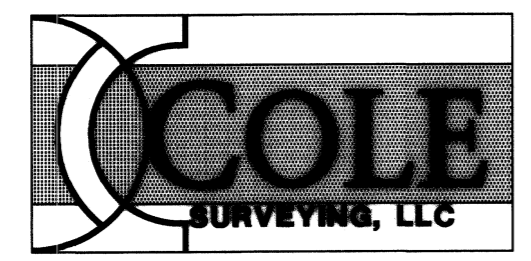
CONSENT AFFIDAVIT WELLS FARGO BANK 2014-524929



L#	Bearing	Length
L1	N 22°15'00" E	25.00'
L2	S 67°45'00" E	10.96'
L3	N 07°44'40" E	23.01'
L4	N 61°43'01" E	13.42'
L5	S 77°40'54" E	24.74'
L6	N 16°43'01" E	9.49'
L7	N 54°35'31" E	21.63'
L8	S 84°02'52" E	84.76'
L9	N 57°43'26" E	59.81'
L10	N 75°28'21" E	29.74'
L11	S 73°27'03" E	16.85'
L12	S 69°36'30" E	28.06'
L13	S 63°50'26" E	23.19'
L14	N 66°28'51" E	11.11'

REGISTERED PROFESSIONAL LAND SURVEYOR
Brian Scott Sailor
OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341
EXPIRES 6/30/16

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



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

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 2014-023 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2014-524928 ON THIS 3rd DAY OF November, 2014, AT 1:32 O'CLOCK PM.

BY: *Rosalee Fleming*
for BENTON COUNTY CLERK