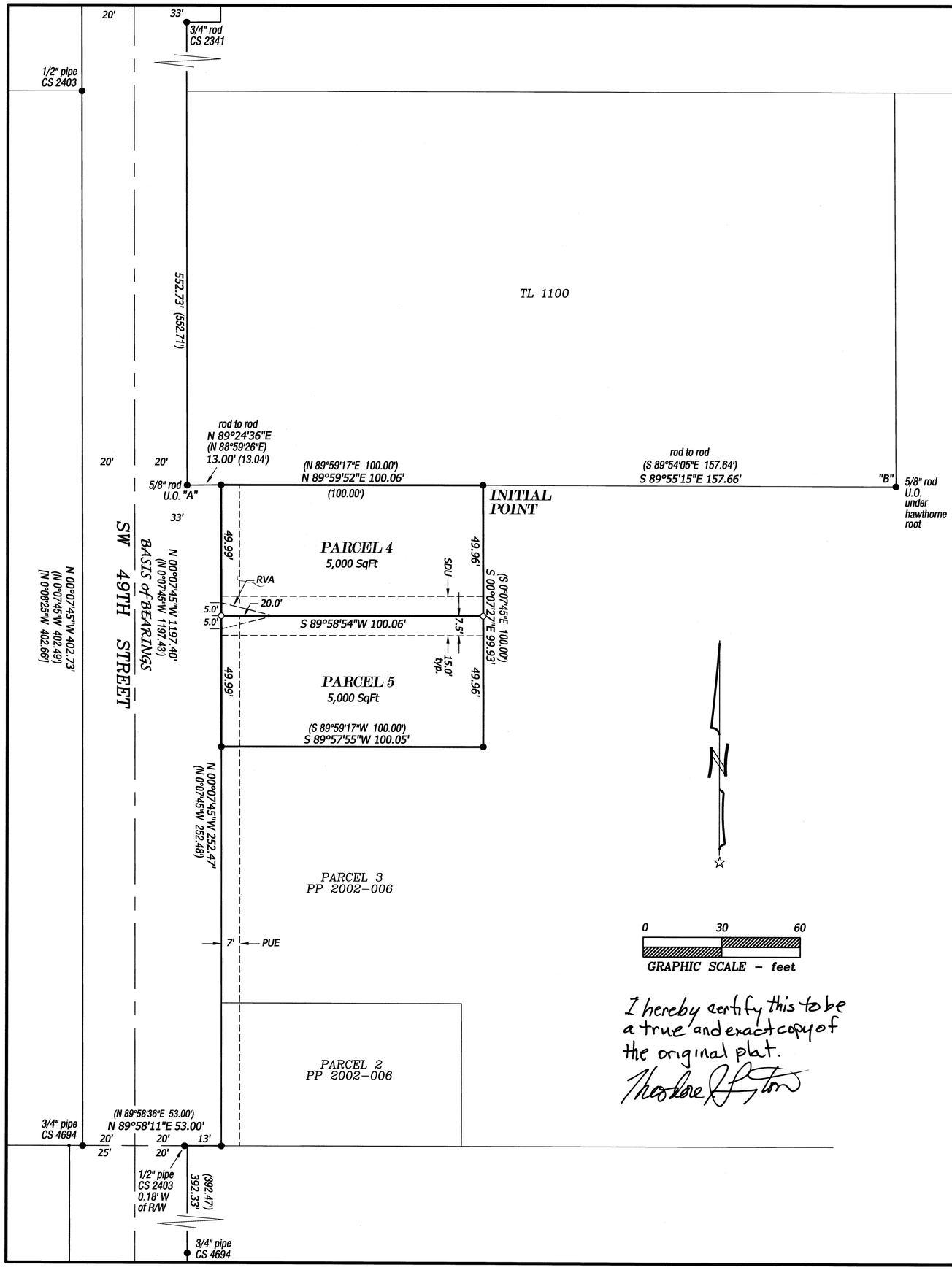
2015-04



I hereby certify this to be a true and exact copy of the original plat.

Theodore J. Langton

PARTITION PLAT 2015-04

A REPLAT OF PARCEL 1, PARTITION PLAT 2002-006
for
KATHRYN PHILLIPS
in
SW 1/4 of SECTION 9
T 12 S, R 5 W, W.M.
CITY of CORVALLIS
BENTON COUNTY, OREGON

DECEMBER 3, 2014

LEGEND

●.....Found 5/8" iron rod with orange cap (OPC) by Partition Plat 2002-006, unless otherwise noted
○.....Set monument - 5/8"x 30" rebar with red cap stamped "NORTHSTAR SURVEYING"
( ).....Record data from Partition Plat 2002-006
[ ]..... " " " CS 10332
U.O...Unknown Origin
PUE...Public Utilities Easement per Partition Plat 2002-006
RVA...Reciprocal Vehicle Access Easement per Doc.2015-528600
SDU.....Sewer Drainage and Utility Easement per Doc. 2015-528600.

NOTE: pipe dimension is inside diameter

NARRATIVE

This Plat is the result of City of Corvallis Community Development Planning Division Case MRP14-00005. It is a Replat of Parcel 1, Partition Plat 2002-006, dividing that Parcel in half. Dave Malone (Cole Surveying, Inc.) platted Partition Plat 2002-006. I found his corner monuments in good condition and acceptable positions relative to each other and Oregon Law. I have also shown my findings relative to several surrounding monuments. I also could not find any record of the two monuments at "A" and "B", so I am showing their location as tied. I have shown several easements that are being recorded with separate documents (see the references in the Legend).

DECLARATION

Know all persons by these presents that Kathryn J. Phillips 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 same to be surveyed and platted into Parcels as shown hereon.

Kathryn J. Phillips

Kathryn J. Phillips

STATE OF OREGON)
S.S.
COUNTY OF Benton)

Signed and attested before me on this 18 day of February, 2015, by Kathryn J. Phillips.

signature of Notary

Deborah L Hurd printed name of Notary

Notary Public - State of Oregon
Commission No. 480952
My Commission Expires August 21, 2017

OFFICIAL STAMP
DEBORAH L HURD
NOTARY PUBLIC - OREGON
COMMISSION NO. 480952
MY COMMISSION EXPIRES AUGUST 21, 2017

SURVEYOR'S CERTIFICATE

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

Parcel 1, Partition Plat 2002-006, in the City of Corvallis, Benton County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
RENEWS: 12/31/2016

APPROVALS MRP14-00005

Kevin Young 2-27-15
Corvallis Planning Division Manager date

Greg A. Beecher 02-23-2015
Corvallis City Engineer date

Jon Martin 3-12-15
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2015

by [illegible] 3-12-15
For Director, Benton County Dept. of Assessment date

by Rebecca Seymore 3-12-15
For 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 2015-04 in Benton County Records Document No. 2015-528599, on this 12 day of MARCH, 2015, at 3:33 o'clock P.

by [illegible]
For Benton County Clerk

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

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