

PARTITION PLAT NO. 2015-007
1530 PROPERTIES, LLC
 IN THE
 A.G. HOVEY D.L.C. 43
 SOUTHEAST 1/4 SEC. 5, T. 12 S., R. 5 W., W.M.
 CITY OF CORVALLIS, BENTON COUNTY, OREGON
 FEBRUARY 17, 2015

NARRATIVE:

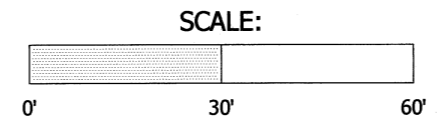
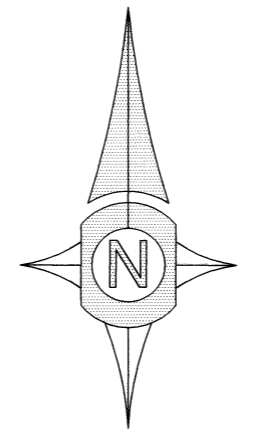
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LAND DESCRIBED IN BENTON COUNTY DEED DOCUMENT NO 2014-519370 PER CITY OF CORVALLIS PLANNING CASE NO MLP 14-00004, ORDER NO. 2014-069 AND AT OUR CLIENTS REQUEST.

THE NORTHWEST CORNER OF PARCEL 1 WAS SET AT THE INTERSECTION OF THE SOUTH LINE OF THE US 20 R/W AND THE WEST LINE OF THAT LAND DESCRIBED IN BENTON COUNTY DEED DOCUMENT NO 2014-519370 PER DN 2015-527240. THE NORTHEAST CORNERS AND CORNERS ON THE WEST RIGHT-OF-WAY OF 53RD STREET WERE SET PER DN 2015-527240. THE PARTITION LINE WAS CREATED AT THE CITY OF CORVALLIS LAND USE ZONE BOUNDARY BETWEEN RS-12 AND MUCS ZONES.

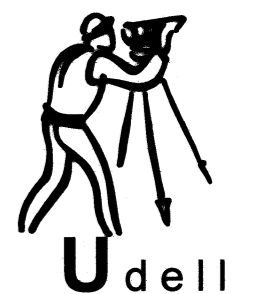
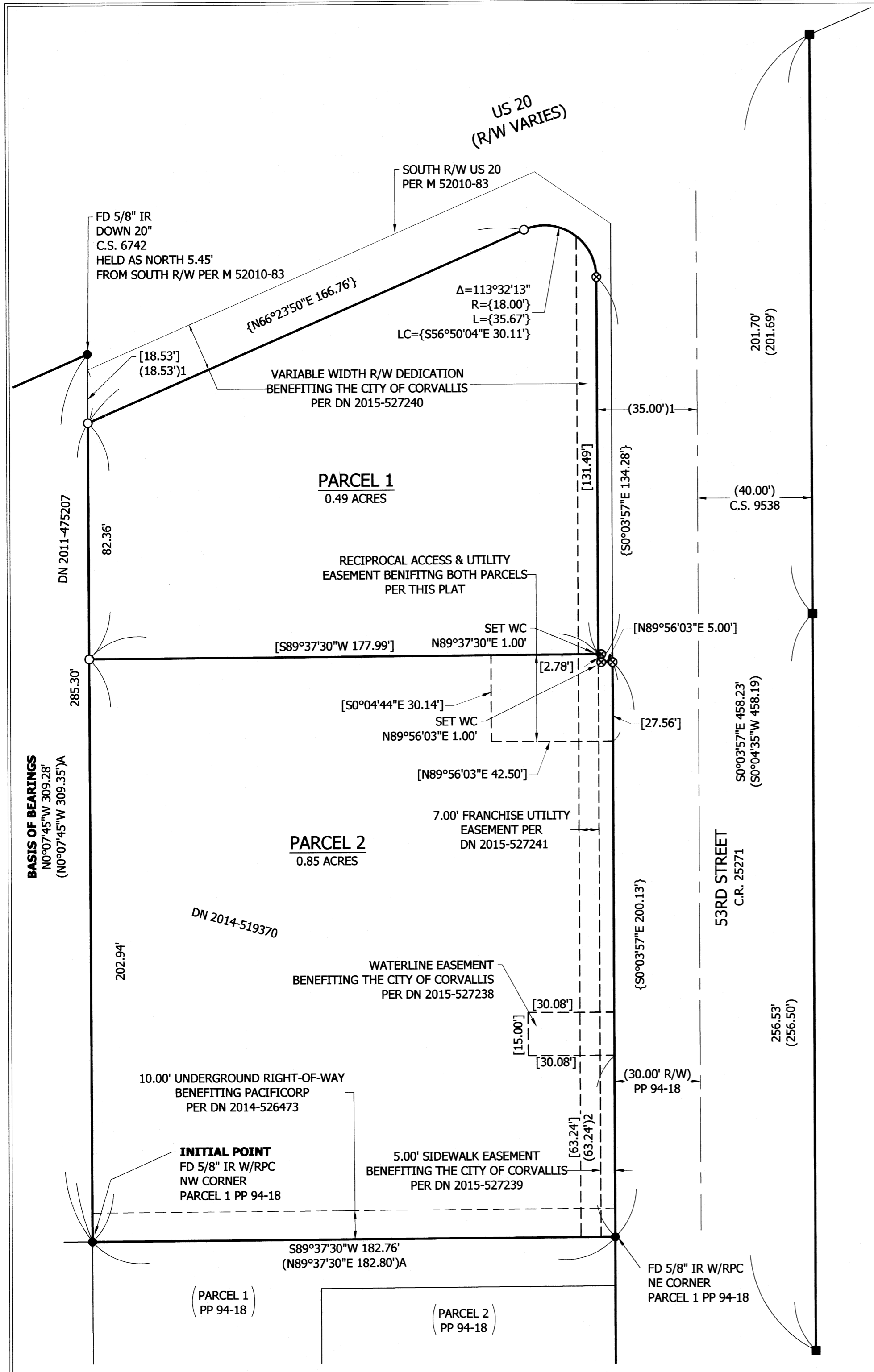
THE BASIS OF BEARINGS WAS HELD PER PP 94-18.

LEGEND

- MONUMENT FOUND FLUSH OR AS NOTED
 - SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED: UDELL ENG
 - ⊗ SET 1" BRASS PLUG STAMPED: UDELL ENG
 - FOUND BRASS SCREW W/WASHER MARKED LS 1102 PER C.S. 9538
 - () DATA OF RECORD PER C.S. 9538 OR AS NOTED OTHERWISE
 - [] CALCULATED DATA
 - { } MEASURED & RECORD DATA PER DN 2015-527240
 - BK BOOK
 - C.S. COUNTY SURVEY
 - DLC DONATION LAND CLAIM
 - DN BENTON COUNTY DEED DOCUMENT NO
 - FD FOUND
 - IR IRON ROD
 - M BENTON COUNTY DEED MICROFILM RECORDS
 - PP BENTON COUNTY PARTITION PLAT
 - R/W RIGHT OF WAY
 - W.C. WITNESS CORNER
- A DATA OF RECORD PER PP 94-18
 (1) DATA OF RECORD PER BENTON COUNTY DEED DOCUMENT NUMBER 2015-527240
 (2) DATA OF RECORD PER BENTON COUNTY DEED DOCUMENT NUMBER 2015-527238
- REFERENCE SURVEYS/DEEDS: C.S. 9538, PP 94-18, C.S. 6742, M52010-83, DN 2015-527240



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.



REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Kyle W. Latimer
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2016
 SHEET 1 OF 2

**ENGINEERING &
 LAND SURVEYING, LLC**
 63 EAST ASH ST.
 LEBANON, OREGON
 97355
 PH. (541) 451-5125
 FAX (541) 451-1366
 12-080

PARTITION PLAT NO. 2015- 007
1530 PROPERTIES, LLC
IN THE
A.G. HOVEY D.L.C. 43
SOUTHEAST 1/4 SEC. 5, T. 12 S., R. 5 W., W.M.
CITY OF CORVALLIS, BENTON COUNTY, OREGON
FEBRUARY 17, 2015

SURVEYOR'S CERTIFICATE

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF PARCEL 1 OF BENTON COUNTY PARTITION PLAT 94-18 IN THE SOUTHEAST 1/4 SECTION 5, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON; THENCE, NORTH 0°07'45 WEST 285.30 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT-OF-WAY OF US 20; THENCE ALONG SAID SOUTH RIGHT-OF-WAY NORTH 66°23'50" EAST 166.76 FEET TO A 5/8" IRON ROD; THENCE 35.67 FEET ALONG AN 18.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH IS SOUTH 56°50'04" EAST 30.11 FEET, TO A 1" BRASS PLUG ON THE WEST RIGHT-OF-WAY OF 53RD STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY SOUTH 0°03'57" EAST 134.28 FEET TO A POINT WHICH BEAR SOUTH 89°56'03" WEST OF A 1" BRASS PLUG; THENCE NORTH 89°56'03" EAST 5.00 FEET TO A 1" BRASS PLUG; THENCE SOUTH 0°03'57" EAST 200.13 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTH LINE OF SAID PARTITION PLAT BOUNDARY SOUTH 89°37'30" WEST 182.76 FEET TO THE POINT OF BEGINNING.

EASEMENTS OF RECORD

A OWNERSHIP AND MONETARY ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON DATED FEBRUARY 2, 2015 REVEALED THE FOLLOWING EASEMENTS OF RECORD:

1. ELECTRIC POWER LINE EASEMENT TO MOUNTAIN STATES POWER COMPANY, AS RECORDED IN BENTON COUNTY DEED RECORDS BOOK 146, PAGE 385, DATED MARCH 9, 1954. INSUFFICIENT DESCRIPTION TO ACCURATELY LOCATE.
2. ELECTRIC POWER LINE ANCHOR AND GUYS EASEMENT TO PACIFIC POWER AND LIGHT COMPANY, AS RECORDED IN BENTON COUNTY DEED RECORDS BOOK 201, PAGE 52, DATED MAY 26, 1966. INSUFFICIENT DESCRIPTION TO ACCURATELY LOCATE.
3. SIDEWALK & UTILITIES EASEMENT TO THE CITY OF CORVALLIS AS RECORDED IN BENTON COUNTY DEED RECORDS M-52011-83, DATED OCTOBER 3, 1983. DOES NOT APPEAR TO APPLY TO THIS PLAT, LIES WITHIN PUBLIC RIGHT-OF-WAY.
4. UNDERGROUND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND COMMUNICATION LINES TO PACIFICORP, AS RECORDED IN BENTON COUNTY DEED DOCUMENT NO 2014-526473, DATED DECEMBER 29, 2014. AS SHOWN ON SHEET 1.
5. WATERLINE EASEMENT TO THE CITY OF CORVALLIS, AS RECORDED IN BENTON COUNTY DEED DOCUMENT NO 2015-527238, DATED JANUARY 26, 2015. AS SHOWN ON SHEET 1.
6. SIDEWALK EASEMENT TO THE CITY OF CORVALLIS, AS RECORDED IN BENTON COUNTY DEED DOCUMENT NO 2015-527239, DATED JANUARY 26, 2015. AS SHOWN ON SHEET 1.
7. FRANCHISE UTILITY EASEMENT TO THE CITY OF CORVALLIS, AS RECORDED IN BENTON COUNTY DEED DOCUMENT NO 2015-527241, DATED JANUARY 26, 2015. AS SHOWN ON SHEET 1.

RECORDER'S STATEMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2015- 007 IN BENTON COUNTY RECORDS DOCUMENT NO. 2015- 529867, ON THIS 16 DAY OF April, 2015, AT 10:52 O'CLOCK AM.

[Signature]
FOR BENTON COUNTY CLERK

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

PRIVATE RECIPROCAL USE ACCESS & UTILITY EASEMENT:

AN AREA OF LAND AS SHOWN AND DIMENSIONED HEREON IS RESERVED FOR THE JOINT USE BY THE OWNERS OF PARCELS 1 & 2 OF THIS PLAT FOR ACCESS, AND UTILITIES AND MAINTENANCE THEREOF. THIS AREA SHALL BE FOR THE INGRESS AND EGRESS FROM 53RD STREET FOR THE OWNERS OF PARCELS 1 & 2 OF THIS PLAT AND EMERGENCY SERVICE VEHICLES AS NECESSARY. THIS AREA SHALL BE FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE DRIVEWAY, STORM DRAINAGE INFRASTRUCTURE AND OTHER UTILITIES AS NECESSARY. THE CONSTRUCTION AND MAINTENANCE OF THE PRIVATE DRIVEWAY IN THE EASEMENT SHALL BE BY THE OWNERS OF PARCEL 1 & 2, THEIR HEIRS, SUCCESSORS, OR ASSIGNS. THE MAINTENANCE OF EACH PARCELS UTILITY SERVICES SHALL BE THE SOLE RESPONSIBILITY OF THE PARTY BEING SERVED BY THE UTILITY. ANY DAMAGE CAUSED TO THE DRIVEWAY, UTILITIES, OR LANDSCAPING WITHIN THE EASEMENT AREA WILL BE THE SOLE RESPONSIBILITY OF THE PARTY WHICH CAUSED THE DAMAGE TO OCCUR. NO STRUCTURE SHALL BE LOCATED WITHIN THE LIMITS OF THIS EASEMENT THAT RESTRICTS THE USE OF THIS EASEMENT ACCORDING TO THE PURPOSES STATED ABOVE.

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT 1530 PROPERTIES, LLC IS THE OWNERS OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS WITH A PRIVATE JOINT USE ACCESS & UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON.

[Signature]
SCOTT SANDERS
President, 1530 PROPERTIES, LLC

ACKNOWLEDGMENT:

STATE OF OR }
COUNTY OF Linn } SS
THIS IS TO CERTIFY THAT ON THIS 26th DAY OF March, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SCOTT & AMY SANDERS WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

[Signature]
NOTARY SIGNATURE
[Signature]
NOTARY PUBLIC - OREGON
(PRINT NAME)
COMMISSION NO. 471288
MY COMMISSION EXPIRES Aug. 29th, 2016

APPROVALS:

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

[Signature] 4-15-15
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

[Signature] 4-15-15
FOR DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING & TAX COLLECTION DATE

WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES FOR CITY OF CORVALLIS NOTICE OF DECISION ORDER NO. 2014-069 FOR PLANNING CASE NO MLP 14-00004.

[Signature] 04-06-15
CORVALLIS CITY ENGINEER DATE

[Signature] 4-1-2015
CITY OF CORVALLIS PLANNING DIVISION MANAGER DATE

[Signature] 4-16-2015
BENTON COUNTY SURVEYOR DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2016



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