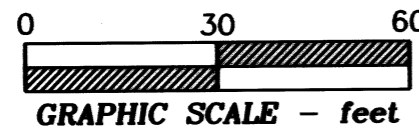


PARTITION PLAT 2015-010
for
SHERALYN LEAVITT
in
NW QUARTER OF SECTION 3
T 12 S, R 5 W, W.M.
CITY of CORVALLIS
BENTON COUNTY, OREGON

MARCH 31, 2015



LEGEND

-Found survey monument - 5/8" rod with red plastic cap set per CS 10648 unless otherwise noted.
- RPC...Red Plastic Cap on 5/8" iron rod set per plat of OAK GROVE COMMONS CONDOMINIUM.
-Set monument - 5/8"x 30" rebar with red plastic cap, stamped "NORTHSTAR SURVEYING."
- *.....Measured data identical to that from CS 10648.
- ().....Record data from Plat of Oak Grove Commons Condominium.
- UE.....Utilities Easement

NARRATIVE

This Plat is the result of, and is in compliance with, the Conditions of Approval for City of Corvallis Planning Division Case MLP 14-00007. It effects the division of the tract conveyed to Sheralyn Leavitt per Document 2014-519316 into 2 equal-area Parcels.

I performed the survey for CS 10648 in March of 2014. I used the same survey control network for this partition project and confirmed the position of controlling monuments. Thus I show the same data for boundary courses common to the 2 surveys.

Per the deed, I made the south line of the parent tract parallel to, and 62.00 feet Southerly from, the north line (measured perpendicular). Per the City's Conditions of Approval, the easterly 5 feet, of even width, is hereby being dedicated to the City for right-of-way purposes.

NOTES:

This property is subject to an easement for an electric line pole and anchor per Book 95, Page 413, Benton County Deed Records. The location of the structures is not stated or mapped.

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 or as witness corners to the true corners of the land represented on this Partition Plat. The land is described as follows:

That tract of land conveyed to Sheralyn Leavitt by deed recorded as Document 2014-519316, Deed Records of Benton County, Oregon, said tract lying in the Northwest Quarter of Section 3, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, said County and State, and being more specifically described as follows:

Beginning at a 5/8" iron rod at the Northwest corner of said Leavitt tract, said rod lying N 89°40'22"W 45.00 feet, S 00°31'00"E 67.95 feet and N 89°40'24"W 74.93 feet from the Northwest corner of Oak Grove Commons Condominium; THENCE along the north line of said Leavitt tract, S 89°40'24"E 74.93 feet to a 5/8" iron rod; THENCE S 89°40'24"E 5.00 feet to the Northeast corner of said tract on the westerly right-of-way line of SW Grove Street; THENCE along said right-of-way line, S 00°31'00"E 62.01 feet to a 5/8" iron rod at the Southeast corner of said tract; THENCE leaving said right-of-way line, N 89°40'24"W 79.92 feet to a 5/8" iron rod at the Southwest corner of said tract; THENCE N 00°31'39"W 62.01 feet to the point of beginning.

DECLARATION

Know all persons by these presents that Sheralyn Leavitt 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.

I hereby grant the easterly 5 feet of even width of the herein-described property to the City of Corvallis for street right-of-way purposes.

I hereby create the Utilities Easement as shown for Franchise Utilities.

Sheralyn Leavitt
Sheralyn Leavitt

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

Signed and attested before me on this 23 day of April, 2015, by Sheralyn Leavitt.

Jessica Gayle Cosby signature of Notary
Jessica Gayle Cosby printed name of Notary

Notary Public - State of Oregon

Commission No. 408353

My Commission Expires May 13, 2016

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

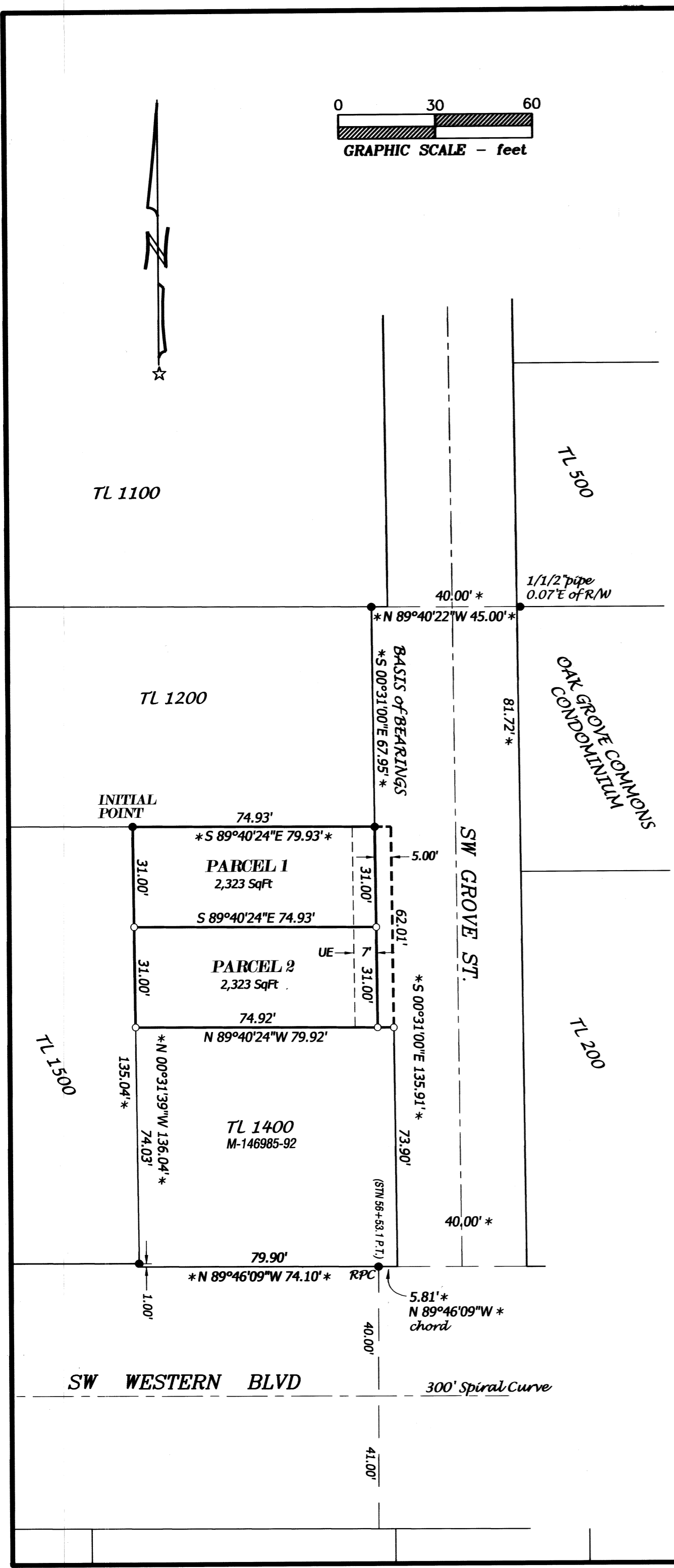
REGISTERED
PROFESSIONAL
LAND SURVEYOR

W. L. Lauer
OREGON
JULY 21, 1992
W. L. LAUER
2558

RENEWS 12/31/2016

NORTHSTAR SURVEYING, INC.

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



APPROVALS MLP 14-00007

Kevin Young 4-27-2015
Corvallis Planning Division Manager date

Doug A. Mosher 05-07-15
Corvallis City Engineer date

J. M. Madi 5-11-15
Benton County Surveyor date

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

by *Jami Woodward* 5-11-15
Director, Benton County Dept. of Assessment date

by *T. J. Kidd* 5-11-15
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 2015-010 in Benton County Records Document No. 2015-530918, on this 11th day of May, 2015, at 4:01 o'clock pm.

by *Renee Stenwig*
for Benton County Clerk