

PARTITION PLAT 2015-011
 FOR
TWENTY LLC
 A REPLAT OF LOT 8, BLOCK 7, WILKIN'S
 ADDITION TO THE CITY OF CORVALLIS
 IN
 NW 1/4 SEC 34, T11S, R5W, W.M.
 CITY OF CORVALLIS
 BENTON COUNTY, OREGON
 MAY 13, 2015

SURVEY REFERENCE:
 WILKINS ADDITION TO CORVALLIS
 (SP0001-83)
 GALLOWAY C.S. GCP00013
 PARTITION PLAT 2014-005
 PARTITION PLAT 1998-19

- LEGEND:**
- SET 5/8"x30" IRON ROD W/YELLOW PLASTIC CAP MARKED: "SEADERS LS1014"
 - FOUND MONUMENT PER C.S. GCP00013, UNLESS OTHERWISE NOTED
 - () DENOTES RECORD DATA PER GALLOWAY SURVEY #GCP00013, UNLESS OTHERWISE NOTED
 - ⊙ FOUND MONUMENT REFERENCE
 - PROPERTY LINE
 - - - EASEMENT LINE
 - EXISTING FENCE
 - BLDG BUILDING
 - C.S. COUNTY SURVEY
 - FD FOUND
 - FNC FENCE
 - IP IRON PIPE, ALL PIPE SIZES ARE INSIDE DIAMETER, UNLESS OTHERWISE NOTED
 - ℓ PROPERTY LINE
 - SF SQUARE FEET

NARRATIVE:
PURPOSE:
 THE PURPOSE OF THIS SURVEY IS TO PARTITION LOT 8, BLOCK 7 OF "WILKIN'S ADDITION TO THE CITY OF CORVALLIS" AS APPROVED BY THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT PLANNING DIVISION PER CASE NO. MRP14-00012.

BASIS OF BEARINGS:
 BASIS OF BEARINGS WAS CALCULATED BY PROPORTIONATE MEASURE BETWEEN RECORD BEARING OF THE CENTERLINE OF HARRISON ST AND THE CENTERLINE OF VANBUREN ST PER GALLOWAY C.S. GCP00013.

BOUNDARY DETERMINATION:
 ALL MONUMENTS FOUND AS SHOWN ON THE MAP ARE BELIEVED TO BE SET BY GALLOWAY PER C.S. GCP00013 AND WERE HELD TO ESTABLISH THE BOUNDARY OF LOT 8. THE NW CORNER OF LOT 8 WAS ESTABLISHED BY PROPORTIONATE MEASURED BETWEEN POINT (54) AND (53).

SURVEYOR'S CERTIFICATE:
 I, JOHN SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCEL REPRESENTED HEREON PER ORS 92.060 WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOT 8, IN BLOCK 7, OF WILKIN'S ADDITION TO THE CITY OF CORVALLIS, BENTON COUNTY, OREGON.

APPROVALS:
 CITY OF CORVALLIS CASE NO. MRP14-00012
Kevin Young 5-19-15
 CORVALLIS PLANNING DIVISION MANAGER DATE
Greg A. Gruber 05-21-15
 CORVALLIS CITY ENGINEER DATE
John Seaders 5-29-15
 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: *Samie Udor* 5-26-15
 DIRECTOR DATE
 BENTON COUNTY DEPT. OF ASSESSMENT

FOR BY: *Rebecca V. Szymore* 5-26-15
 DIRECTOR DATE
 BENTON COUNTY DEPT. OF FINANCE,
 AUDITING & TAX COLLECTION

DECLARATION:
 KNOW ALL PERSONS BY THESE PRESENTS THAT **TWENTY LLC** IS THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

WE HEREBY DEDICATE THE EASEMENTS LISTED BELOW FOR THE FOLLOWING PURPOSE:

A 7' WIDE UTILITY EASEMENT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NW 18TH ST AS SHOWN ON THE MAP FOR FRANCHISE UTILITIES.

T. Dean Hansen
 T. DEAN HANSEN, MEMBER

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

THIS IS TO CERTIFY THAT ON THIS 14TH DAY OF MAY, 2015, BEFORE ME NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED **T. DEAN HANSEN, MEMBER OF TWENTY LLC**, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND WHOM EXECUTED THE SAME DECLARATION AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Cheryl A. Flick
 NOTARY SIGNATURE

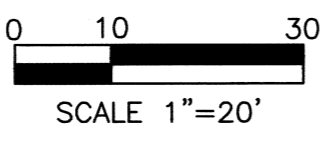
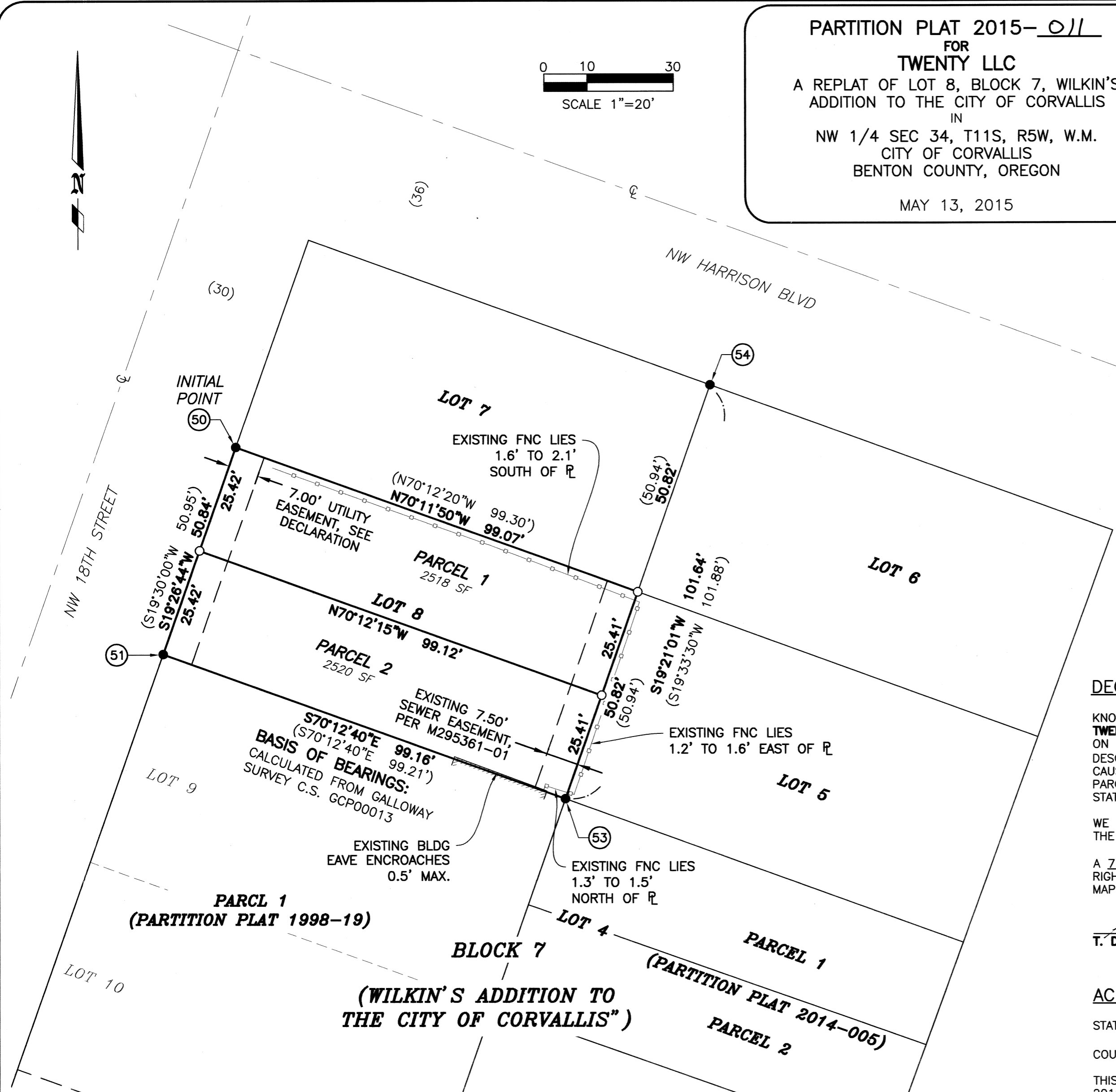
CHERYL A. FLICK
 NOTARY PUBLIC OREGON

COMMISSION NO. 474752
 MY COMMISSION EXPIRES 1-14-17

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 2015-011 IN BENTON COUNTY RECORDS DOCUMENT NO. 2015-531654 ON THIS 29 DAY OF MAY, 2015, AT 3:20 PM O'CLOCK.

BY: *John Seaders*
 BENTON COUNTY CLERK



- FOUND MONUMENT REFERENCE:**
- ⊙ 50 FD 3/4" IP FLUSH WITH SURFACE, AT BACK OF SIDEWALK
 - ⊙ 51 FD 1/2" IP FLUSH WITH SURFACE, AT BACK OF SIDEWALK
 - ⊙ 53 FD 1/2" IP DOWN 0.5' BELOW SURFACE, 1.45' SOUTH OF E/W FNC & 1.8' WEST OF N/S FNC CORNER
 - ⊙ 54 FD 1/2" IP DOWN 0.2' BELOW SURFACE, 0.25' SOUTH FROM BACK OF SIDEWALK

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
John Seaders
 JOHN SEADERS P.L.S. 1014

REGISTERED PROFESSIONAL LAND SURVEYOR
John Seaders

OREGON JULY 22, 1974
 JOHN SEADERS 1014
 EXPIRES 06/30/16

MSS INC
 215 NW 4TH STREET
 CORVALLIS, OR 97330
 (541) 753-1320
 14127-2/MH/PARTPLAT

CONSENT AFFIDAVIT BY PACIFIC CONTINENTAL BANK RECORDED IN DOCUMENT NUMBER 2015-531655