

2016-08

# PARTITION PLAT No. 2016-08

A REPLAT OF LOT 18 WITH A PORTION OF LOT 15 OF BLOCK 2, "HIGHLAND LAWN ACRES", BEING LOCATED IN THE NE 1/4 OF SECTION 26 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: CHRISTOPHER AND KELLY SALTVEIT

DATE: APRIL 1, 2016

## SURVEYOR'S NARRATIVE:

### PURPOSE

THE PURPOSE OF THIS REPLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT CASE No. MRP16-00001.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS FROM THE NORTHEAST CORNER OF LOT 18 TO THE NORTHWEST CORNER OF LOT 17 OF BLOCK 2 IN HIGHLAND LAWN ACRES PER C.S. 10724.

### BOUNDARY DETERMINATION

THE MONUMENTS FOUND AT THE NE AND SE CORNERS OF PROPERTY WERE HELD. THE MONUMENT FOUND AT THE NW CORNER OF LOT 17 WAS HELD TO ESTABLISH THE NORTH LINES LOT 17 AND 18. THE MONUMENT AT THE NW CORNER OF LOT 15 AND THE MONUMENT FOUND NEAR THE SW CORNER OF LOT 18 THAT WAS SET IN C.S. 10724 WERE HELD TO ESTABLISH THE WEST LINES OF LOT 15 AND LOT 18. THE SW CORNER OF LOT 18 WAS ESTABLISHED BY HOLDING THE SOUTH LINE BEARING OF LOT 17 FROM THE SE CORNER OF LOT 18, AND THEN EXTENDING THE WEST LINE TO THE SOUTH INTERSECTION. THE SOUTH LINE OF SYCAMORE WAS ESTABLISHED HOLDING 60.00' FROM THE IRON PIPE TO THE EAST AND THE NW CORNER OF LOT 15. THE RECORD 85.00 FEET WAS HELD ALONG SAID SOUTH LINE, THE LINE PARALLEL TO THE WEST LINE OF LOT 15, AND THE 11.50 FEET OF EVEN WIDTH WERE HELD TO ESTABLISH THE PORTION OF LOT 15 THAT IS PART OF THIS PLAT.

### 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:

LOT 18, BLOCK 2 OF "HIGHLAND LAWN ACRES", A SUBDIVISION OF RECORD IN THE NE 1/4 SECTION 26 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON. TOGETHER AND WITH: BEGINNING AT A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF THAT PROPERTY CONVEYED IN BCDR BK 197, PAGE 180; THENCE ALONG THE NORTH LINE OF SAID PROPERTY NORTH 87°15'16" EAST 85.00 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY SOUTH 02°48'52" EAST 11.50 FEET TO A 5/8 INCH ON THE SOUTH LINE OF LOT 15, BLOCK 2 OF "HIGHLAND LAWN ACRES"; THENCE ALONG SAID SOUTH LINE SOUTH 87°15'16" WEST 85.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE ALONG THE WEST LINE OF SAID LOT 15 NORTH 02°48'52" WEST 11.50 FEET TO THE POINT OF BEGINNING.

### DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT CHRISTOPHER E. SALTVEIT AND KELLY K. SALTVEIT ARE THE OWNERS 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 A PARCEL AND EASEMENT AS SHOWN. OWNERS DO HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE 5.50 FOOT WIDE STRIP OF LAND FOR RIGHT OF WAY PURPOSES. OWNERS DO ALSO HEREBY CREATE AND GRANT THE 7.00 FOOT UTILITY EASEMENT FOR FRANCHISE UTILITIES PURPOSES. OWNERS ARE THE SOLE BENEFICIARIES OF THE 20' WIDE ACCESS EASEMENT AND DO ALSO HEREBY EXTINGUISH SAID EASEMENT.

BY: CHRISTOPHER E. SALTVEIT

BY: KELLY K. SALTVEIT

### ACKNOWLEDGMENT:

STATE OF OREGON )  
                          ) SS  
COUNTY OF BENTON )

THIS IS TO CERTIFY THAT ON THIS 31<sup>st</sup> DAY OF May, 2016, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR CHRISTOPHER E. SALTVEIT AND KELLY K. SALTVEIT AND BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

NOTARY SIGNATURE

Linda D. Howard  
NOTARY PUBLIC - OREGON (PRINTED NAME)  
COMMISSION No. October 06, 2017  
MY COMMISSION EXPIRES 480986

### RECORDING:

STATE OF OREGON )  
                          ) SS  
COUNTY OF BENTON )

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2016-08 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2016-545106 ON THIS DAY OF JUNE, 2016, AT 10:25 O'CLOCK AM

BY: [Signature]  
BENTON COUNTY CLERK

### APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2016.

BY: [Signature] 6-13-16  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

BY: [Signature] 6-13-16  
For DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED [Signature] 6-14-16 DATE  
BENTON COUNTY SURVEYOR

CITY OF CORVALLIS CASE MRP16-00001

APPROVED [Signature] 06-08-16 DATE  
CITY OF CORVALLIS ENGINEER

APPROVED [Signature] June 1, 2016 DATE  
CITY OF CORVALLIS PLANNING DIVISION MANAGER

### LEGEND

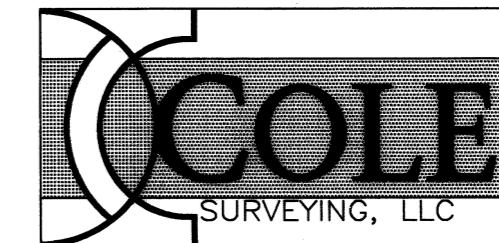
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND 5/8" IRON ROD WITH BLUE PLASTIC CAP "DARRYL HARMS, PLS 1084" PER C.S. 10724
- FOUND MONUMENT AS NOTED
- △ CALCULATED POSITION
- IR IRON ROD
- IP IRON PIPE
- FD FOUND
- YPC YELLOW PLASTIC CAP
- R/W RIGHT OF WAY

- SF SQUARE FEET
- UE UTILITY EASEMENT
- C.S. BENTON COUNTY SURVEY
- [ ] RECORD INFORMATION AS PER C.S. 10724
- ( ) RECORD INFORMATION AS PER
- ① PLAT OF "HIGHLAND LAWN ACRES"
- ② C.S. 3071
- ③ C.S. 9843
- ④ C.S. 10567
- ⑤ BCDR BK 197, PAGE 180

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 11, 2005 BRIAN SCOTT SAILOR 61341

EXPIRES 6/30/16

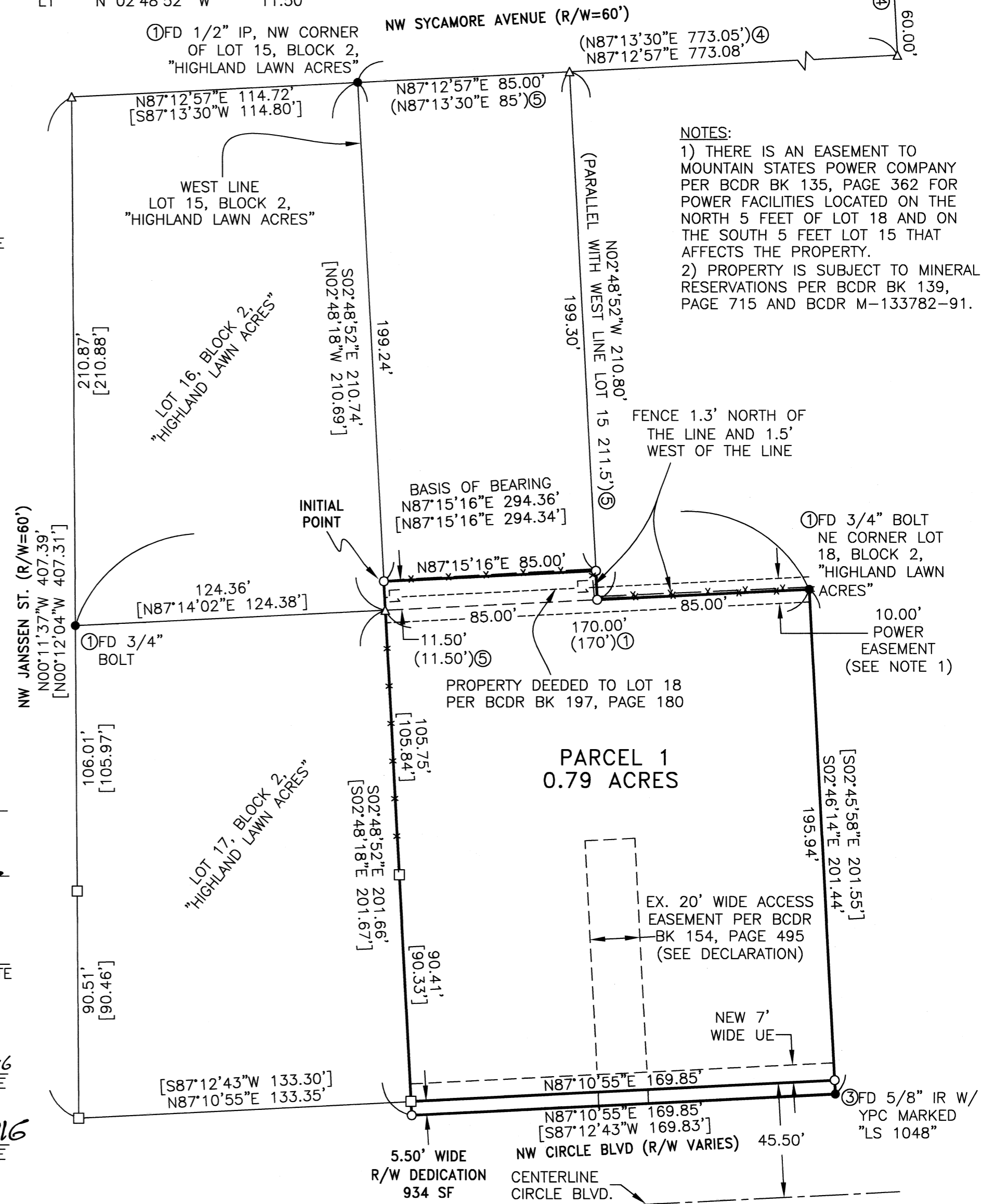


BRIAN SCOTT SAILOR, P.L.S. COLE SURVEYING, LLC P.O. BOX 1211 CORVALLIS, OREGON 97339 (541) 929-5500

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

② FD 1-1/4" IP, SE CORNER OF LOT 20, BLOCK 3, "HIGHLAND LAWN ACRES"

L#	Bearing	Length
L1	N 02°48'52" W	11.50'



### NOTES:

- 1) THERE IS AN EASEMENT TO MOUNTAIN STATES POWER COMPANY PER BCDR BK 135, PAGE 362 FOR POWER FACILITIES LOCATED ON THE NORTH 5 FEET OF LOT 18 AND ON THE SOUTH 5 FEET LOT 15 THAT AFFECTS THE PROPERTY.
- 2) PROPERTY IS SUBJECT TO MINERAL RESERVATIONS PER BCDR BK 139, PAGE 715 AND BCDR M-133782-91.

SCALE 1"=40'