

PARTITION PLAT 2016-012

for
ERIK ENGDahl

in
SOUTHWEST QUARTER OF SECTION 4
T 12 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

JANUARY 11, 2016

DECLARATION (cont.)

Erik H. Engdahl
Erik Engdahl

STATE OF North Carolina) S.S.
COUNTY OF Catawba)

Signed and attested before me on this 21st day of
July, 2016, by Erik Engdahl.

Christy Scott Leonard signature of Notary

Christy Scott Leonard printed name of Notary

Notary Public - State of North Carolina
Commission No. 201533800228
My Commission Expires 10/14/2017

LEGEND

-Found survey monument - 5/8" iron rod by Galloway Hardcopy Survey 12-5-00050 unless otherwise noted
- RPC...Red Plastic Cap on 5/8" iron rod by plat of WEST HILLS PLACE
- YPC...Yellow Plastic Cap on 5/8" rod by CS 7559
-Set monument - 5/8"x 30" rebar with red cap stamped "NORTHSTAR SURVEYING"
- ().....Record data from plat of WEST HILLS PLACE
- []..... " " " Galloway Hardcopy 12-5-00019 (GHC)
- < >... " " " CS 7559
- EVE...Emergency Vehicle Easement
- PUE...Public Utilities Easement per plat of WEST HILLS PLACE
- R/W...Right-of-Way
- PSDE...Private Storm Drain Easement
- SDE...Storm Drain Easement
- UE...Utilities Easement

NARRATIVE

This Plat is the result of City of Corvallis Community Development Planning Division Case MLP14-00001. It effects the partitioning of the Engdahl property into 3 Parcels.

The property was conveyed to Erik and Brenda Engdahl in 2010 per Document 2010-474059 and surveyed and monumented per Galloway Hardcopy Survey 12-5-00019. I found what I believe to be those original monuments at the 4 corners of the property.

I computed the line between Parcels 1 and 2 to be a minimum of 17.5 feet from the nearest corner of the existing house on Parcel 2. The configuration honors the City's minimum average lot width of 65 feet for the RS-3.5 Development Zone (10,609 square feet area / 162.85 ft = 65.15 ft).

The line between Parcels 2 and 3 is a minimum of 5.8 feet South of the shed on Parcel 2.

EASEMENT OF RECORD

The property described herein is encumbered by an easement to Mountain States Power Company, its successors and assigns, for electric power line, telephone or aerial cable line, recorded in Book 131, Page 754, Benton County Records. The easement is not specific as to location.

APPROVALS

CITY OF CORVALLIS CASE MLP14-00001

Karin Young 7-22-2016
Corvallis Planning Division Manager date
Greg A. Beal 08-04-16
Corvallis City Engineer date
Jim Maudis 8-26-2016
Benton County Surveyor date

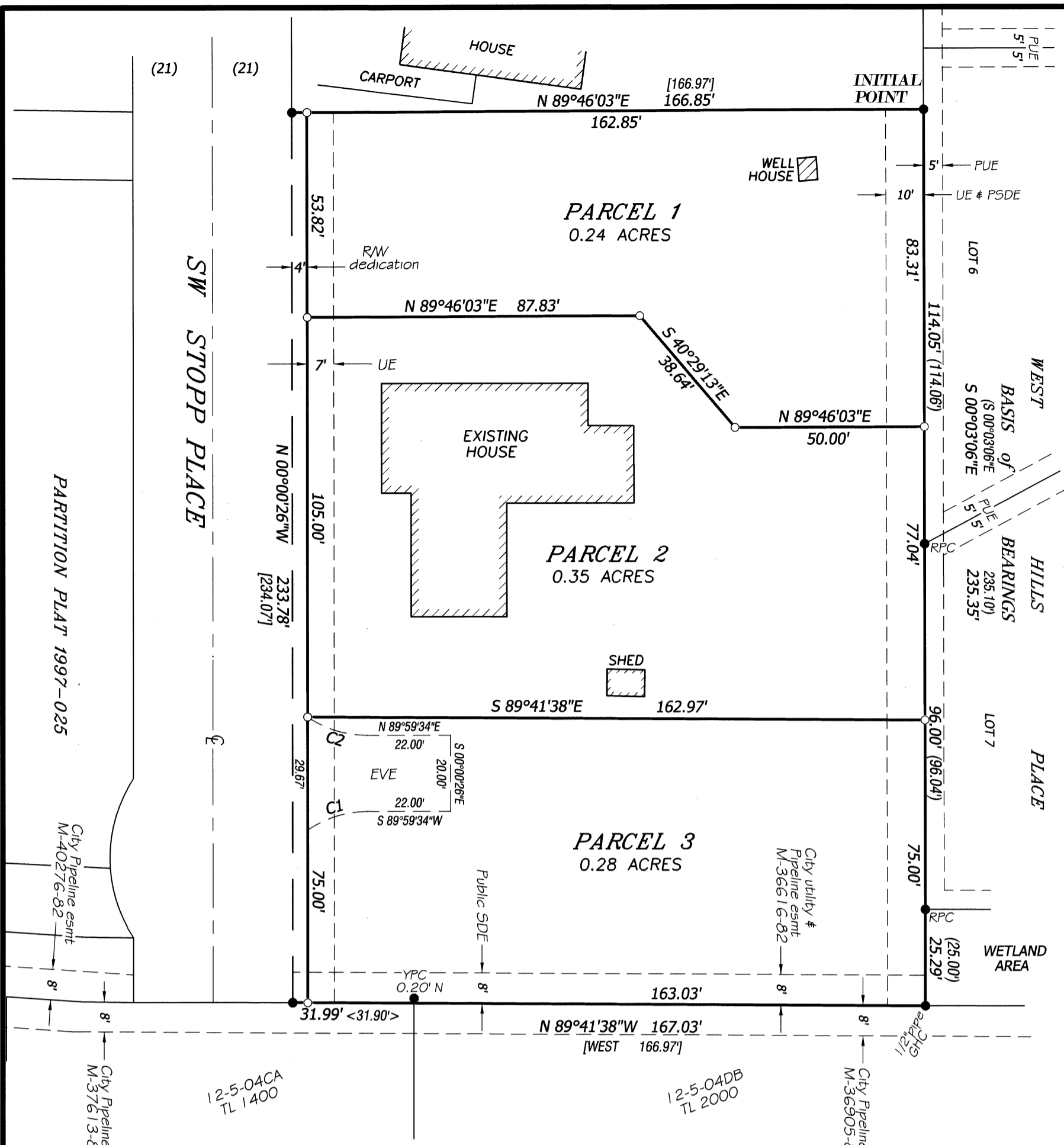
All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2017.

by *Jami Tracy* 8-22-16
Director, Benton County Dept. of Assessment date
by *Rebecca Sumore* 8-22-16
For Director, Benton County Department of Finance, Auditing & Tax Collection date

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

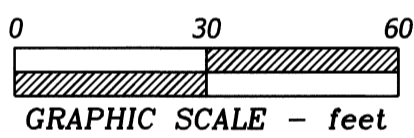
I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2016-012 in Benton County Records Document No. 2016-548295, on this 26 day of August, 2016, at 11:39 o'clock A.M.

by *[Signature]*
for Benton County Clerk



EMERGENCY VEHICLE EASEMENT CURVE DATA

Curve	Radius	Length	Delta	Chord
C1	28.00'	16.70'	34°10'55"	N 72°54'06" E 16.46'
C2	28.00'	16.70'	34°10'55"	N 72°54'59" W 16.46'



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

Beginning at a 5/8" iron rod at the northeast corner of that Tract of land conveyed to Erik and Brenda Engdahl by deed recorded December 29, 2010 as Document 2010-474059, Deed Records of Benton County, in the South Half of Section 4, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, said Tract corner being on the west line of Lot 6, WEST HILLS PLACE, a recorded Subdivision; THENCE along the line common to said Subdivision and said Engdahl Tract, S 00°03'06"E 235.35 feet to a 1/2" iron pipe at the southwest corner of the "Wetland Area" as identified on the plat of said Subdivision, said pipe also being the southeast corner of said Engdahl Tract; THENCE along the south line of said Tract N 89°41'38"W 167.03 feet to a 5/8" iron rod at the southwest corner thereof, said rod being on the easterly right-of-way line of SW Stopp Place; THENCE along the line common to said Tract and right-of-way, N 00°00'26"W 233.78 feet to a 5/8" iron rod at the northwest corner of said Engdahl Tract; THENCE leaving said right-of-way line, N 89°46'03"E 166.85 feet to the point of beginning.

I HEREBY CERTIFY THAT THIS DRAWING IS AN 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

DECLARATION

Know all persons by these presents that Erik Engdahl and Brenda Engdahl are the recorded owners of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Parcels as shown hereon.

We hereby dedicate to public use forever the Westerly 4 feet of even width of the property as shown hereon.

We hereby create a Private Storm Drain Easement over the Easterly 10 feet of even width of the property as shown hereon, for placement and maintenance of storm drain facilities serving Parcels 1, 2 and 3.

We hereby create a public Storm Drain Easement over the Southerly 8 feet of even width of Parcel 3 as shown hereon, for placement and maintenance of storm drain facilities.

We hereby create a Utilities Easement over the Westerly 7 feet and the Easterly 10 feet of even width of Parcels 1, 2 and 3, as shown hereon, for placement and maintenance of franchise utilities.

We hereby create the Emergency Vehicle Easement as shown on Parcel 3.

Brenda L Engdahl
Brenda Engdahl

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

Signed and attested before me on this 19th day of
July, 2016, by Brenda Engdahl.

[Signature] signature of Notary
SEAN PATRICK CHARLTON printed name of Notary

Notary Public - State of Oregon
Commission No. 950005
My Commission Expires APRIL 28, 2020