

SURVEYOR'S CERTIFICATE

I, PETER J. SEADERS, 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 PLAT. THE LAND DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 15, JOHNSON'S ADDITION TO THE CITY OF CORVALLIS, EXCEPTING THEREFROM THE NORTH 6 FEET, IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON MAY 28, 2015
 PETER J. SEADERS 60183PLS
 RENEWS: 06/30/18

PARTITION PLAT 2017-003
 FOR
TSL PROPERTIES, LLC.
 A REPLAT OF A PORTION OF
LOT 5, BLOCK 15,
JOHNSON'S ADDITION
 LOCATED IN
 TOWNSHIP 11 SOUTH, RANGE 5 WEST,
 SOUTHEAST 1/4 SECTION 27
 CITY OF CORVALLIS
 BENTON COUNTY, OREGON
 NOVEMBER 02, 2016

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT TSL Properties, LLC. IS 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.

UTILITY EASEMENT (E1) IS HEREBY DEDICATED TO THE PUBLIC AS SHOWN ON THE ATTACHED MAP.
TSL Properties, LLC.

by Sheralyn S. Leavitt, member SIGNATURE
Sheralyn S. Leavitt PRINTED NAME
Authorized member TITLE

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

SIGNED AND ATTESTED BEFORE ME ON THIS 15th DAY OF

February, 2017, BY
Sheralyn S. Leavitt member

G. Marie Collier SIGNATURE

Tiffany Marie Collier PRINTED NAME

NOTARY PUBLIC - STATE OF OREGON

COMMISSION NO. 942285

MY COMMISSION EXPIRES August 27, 2019

APPROVALS

Greg A. Guel 02-27-17
 CITY OF CORVALLIS ENGINEER DATE
J. J. 2/21/2017
 CITY OF CORVALLIS PLANNING DIVISION MANAGER DATE
Ja. G. Madi 3-8-2017
 BENTON COUNTY SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2017.

For: Denise E. Nolan 2-28-17
 DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

For: Debbie Bauer 02-28-2017
 DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING & TAX COLLECTION DATE

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

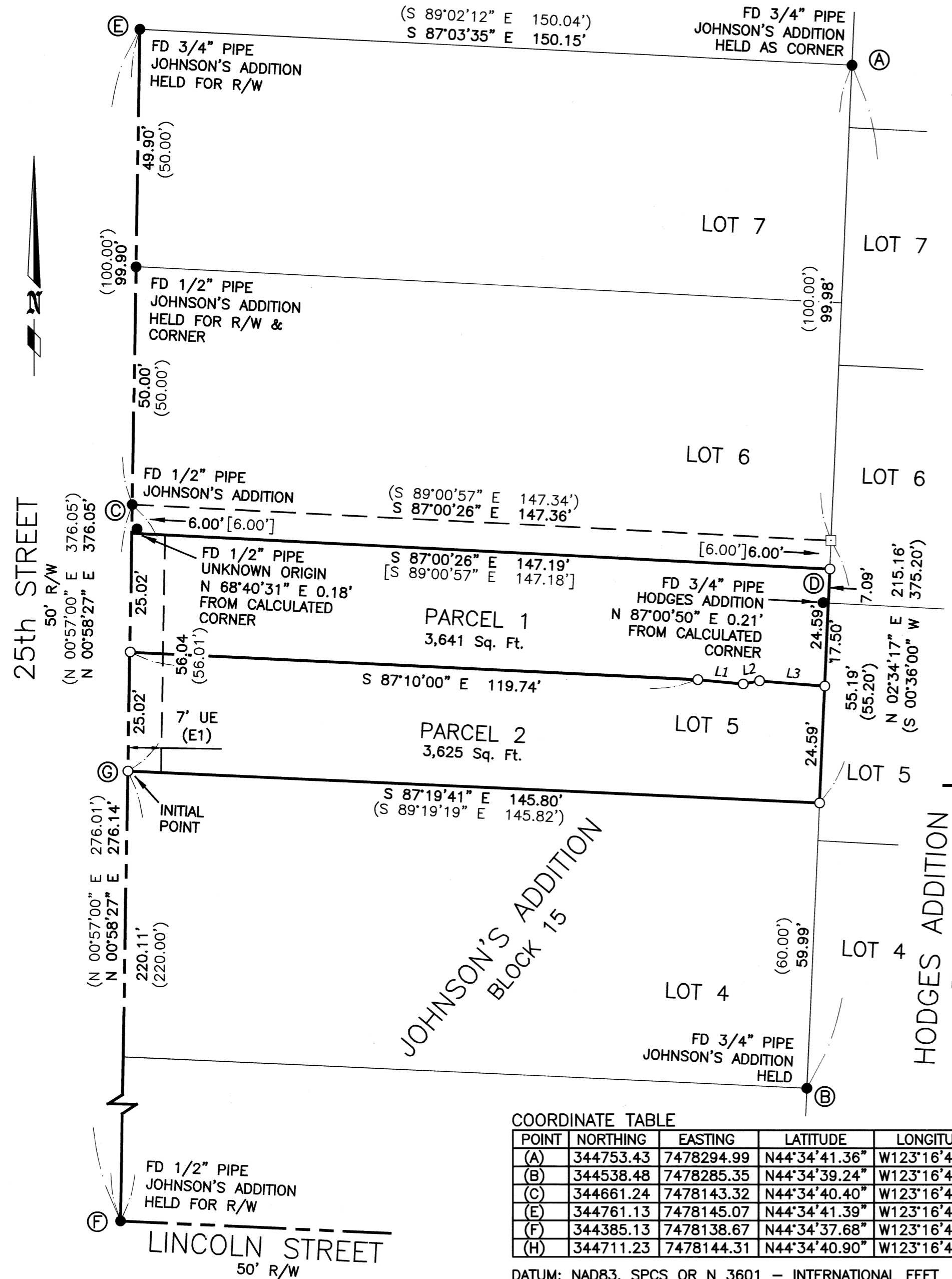
I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2017-003 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2017-555057

ON THIS 8 DAY OF March, 2017, AT

11:46 O'CLOCK AM

FOR BY: [Signature]
 BENTON COUNTY CLERK

MSS INC
 215 NW 4TH STREET
 CORVALLIS, OR 97330
 (541) 753-1320
 16091/PLAT.DWG



SURVEY NARRATIVE

THIS PLAT IS THE RESULT OF, AND IS IN COMPLIANCE WITH, THE CONDITIONS OF APPROVAL FOR THE CITY OF CORVALLIS PLANNING DIVISION CASE MRP 16-00006. IT EFFECTS THE DIVISION OF A PORTION OF LOT 5, BLOCK 15, JOHNSON'S ADDITION, INTO 2 PARCELS.

BASIS OF BEARINGS:

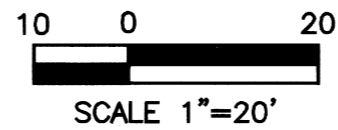
THE BASIS OF BEARINGS FOR THE SURVEY IS GEODEDIC, NAD 83, OREGON NORTH.

BOUNDARY DETERMINATION:

THE BOUNDARY WAS DETERMINED BY LOCATING EXISTING MONUMENTS FROM THE JOHNSON'S ADDITION. I FOUND AND HELD (A) AND (B) AND COMPUTED BY PROPORTIONATE MEASURE THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 5, AND HELD (C) AS THE NORTHWEST CORNER THEREOF. I HELD THE NORTH LINE LINE OF THE SUBJECT PROPERTY PER DEED M-237570-17 6' SOUTH FROM AND PARALLEL TO THE NORTH LINE OF SAID LOT 5. I HELD THE EAST RIGHT-OF-WAY LINE OF 25TH STREET BASED ON A BEST FIT OF THE MONUMENTS (C), (E), AND (F). I CALCULATED THE SOUTHWEST CORNER OF LOT 5 BY PROPORTIONMENT BETWEEN (C) AND (F) ALONG THE EAST RIGHT-OF-WAY LINE OF 25TH STREET.

LEGEND

- SET 5/8" x 30" I.R. W/ YPC STAMPED 'MSS ENGINEERING'
- FD MONUMENT AS NOTED
- CALCULATED POINT FROM RECORD DATA
- () DENOTES RECORD DATA, JOHNSON'S ADDITION
- [] DENOTES RECORD DATA, M-237570-17
- FD FOUND
- RIGHT-OF-WAY LINE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 84°38'50" E	9.58'
L2	N 79°00'22" E	3.50'
L3	N 85°26'14" W	13.78'

COORDINATE TABLE

POINT	NORTHING	EASTING	LATITUDE	LONGITUDE	CONVERGENCE	SCALE(GRD->GND)
(A)	344753.43	7478294.99	N44°34'41.36"	W123°16'42.30"	N 01°58'13" E	1.00005267809757
(B)	344538.48	7478285.35	N44°34'39.24"	W123°16'42.33"	N 01°58'14" E	1.00006375992662
(C)	344661.24	7478143.32	N44°34'40.40"	W123°16'44.35"	N 01°58'15" E	1.00006396389989
(E)	344761.13	7478145.07	N44°34'41.39"	W123°16'44.37"	N 01°58'15" E	1.00005266498961
(F)	344385.13	7478138.67	N44°34'37.68"	W123°16'44.28"	N 01°58'15" E	1.00006382865151
(H)	344711.23	7478144.31	N44°34'40.90"	W123°16'44.36"	N 01°58'15" E	1.00005264057423

DATUM: NAD83, SPCS OR N 3601 - INTERNATIONAL FEET

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

 PETER J. SEADERS
 P.L.S. 60183