

### PARTITION PLAT No. 2017-028

A REPLAT OF LOTS 7, 8 AND A PORTION OF 9 OF BLOCK 2, ORIGINAL TOWN OF MARYSVILLE, BEING LOCATED IN THE NE 1/4 AND NW 1/4 OF SECTION 2 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: BENTON COUNTY HISTORICAL SOCIETY  
DATE: NOVEMBER 22, 2017

#### SURVEYOR'S NARRATIVE:

##### PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO REPLAT LOTS 7, 8 AND THE REMAINDER OF LOT 9, BLOCK 2, ORIGINAL TOWN OF MARYSVILLE, BEING LOCATED IN THE NW 1/4 OF SECTION 2 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

##### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE CENTERLINE OF SW SECOND STREET PER PARTITION PLAT 2001-01.

##### BOUNDARY DETERMINATION

THE CENTERLINE INTERSECTIONS OF ADAMS, FIRST, WASHINGTON AND SECOND STREETS WERE FIRST DETERMINED AND THEN OFFSET THE RECORD DISTANCES TO ESTABLISH THE BLOCK BOUNDARIES. THE CENTERLINE INTERSECTION OF WASHINGTON AND FIRST WAS DETERMINED BY HOLDING 20.00 FEET OFF THE MONUMENTS FOUND ON FIRST STREET AND 50.00 FEET OFF THE MONUMENTS FOUND ON THE SOUTH SIDE OF WASHINGTON. THE MONUMENTS FOUND IN THE CENTERLINE OF SECOND STREET WERE HELD AND THE RECORD DISTANCE WAS USED TO ESTABLISH THE CENTERLINE INTERSECTION AT ADAMS. THE RECORD ANGLE AND DISTANCE WAS THEN HELD AT THIS POINT TO ESTABLISH THE CENTERLINE INTERSECTION OF ADAMS AND FIRST. THE RESULTING ANGLE BACK TO THE CENTERLINE INTERSECTION OF FIRST AND WASHINGTON AND THE RESULTING BEARINGS AND DISTANCES AROUND THE BLOCK PERIMETER CHECK WELL WITH THE RECORD. THE REFERENCE OFFSET MONUMENTS IN THE ALLEY WERE HELD TO ESTABLISH THE ALLEY AND THE SOUTH LINE OF THE PROPERTY.

##### 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:

LOTS 7, 8 AND LOT 9, BLOCK 2, ORIGINAL TOWN OF MARYSVILLE, A SUBDIVISION PLAT OF RECORD LOCATED IN THE NW 1/4 OF SECTION 2 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON. SAVE AND EXCEPT THAT PORTION OF SAID LOT 9 LYING WITHIN PARCEL 1 OF PARTITION PLAT 2001-01, A PARTITION PLAT OF RECORD LOCATED IN THE NE 1/4 AND NW 1/4 OF SECTION 2 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

PARTITION PLAT CONSENT AFFIDAVIT BY PETER E. JOHNSON AND ROSALIE M. JOHNSON, RECORDED IN BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NUMBER 2017-565496

##### DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT BENTON COUNTY HISTORICAL SOCIETY, AN OREGON NON-PROFIT CORPORATION, IS THE OWNER 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 ALLEY RIGHT-OF-WAY AS SHOWN AND NOTED ON THE ATTACHED MAP. OWNER DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE 3.00 FOOT STRIP OF LAND FOR ALLEY RIGHT OF WAY AS SHOWN.

*Michael Schweizer*  
BY: MIKE SCHWEIZER  
AS: PRESIDENT, BENTON COUNTY HISTORICAL SOCIETY BOARD OF TRUSTEES

##### APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2018.

BY: *Denise L. Nolan* 12-26-17  
FOR: DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

BY: *Debbie Bauer* 12-26-17  
FOR: DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED: *J. Mankie* 12-27-17  
BENTON COUNTY SURVEYOR DATE

CITY OF CORVALLIS CASE MRP17-00005

APPROVED: *Greg A. Seal* 12-15-17  
CITY OF CORVALLIS ENGINEER DATE

APPROVED: *[Signature]* 12-18-2017  
CITY OF CORVALLIS PLANNING DIVISION MANAGER DATE

- LEGEND**
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
  - ⊗ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341", PER PARTITION PLAT 2015-013
  - FOUND 3/4" BRASS WASHER STAMPED "PLS 1823" SET IN LEAD PLUG PER PARTITION PLAT 2001-01, UNLESS OTHERWISE NOTED
  - △ CALCULATED POSITION
  - IR IRON ROD
  - IP IRON PIPE
  - FD FOUND
  - OPC ORANGE PLASTIC CAP
  - R/W RIGHT OF WAY
  - BCDR BENTON COUNTY DEED RECORD
  - C.S. BENTON COUNTY SURVEY
  - [ ] RECORD INFORMATION AS PER PARTITION PLAT 2001-01
  - < > RECORD INFORMATION AS PER BCDR 2016-543897, MEASURED SAME AS RECORD
  - { } RECORD INFORMATION AS PER PARTITION PLAT 2015-013, MEASURED SAME AS RECORD
  - ( ) RECORD INFORMATION AS PER
    - ① C.S. 10017
    - ② "RENAISSANCE ON THE RIVERFRONT" CONDOMINIUM PLAT PER BK 11, PG 7
    - ③ GALLOWAY CITY PLAT 00009
    - ④ C.S. 4846

L#	Bearing	Length
L1	N 70°01'31" W	13.99'
(L1)	S 70°01'03" E	14.00'②
<L2	N 70°09'16" W	38.00'>
<L3	S 20°06'11" W	30.00'>

PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS:  
1.) PARTY WALL AGREEMENT PER BCDR BOOK 163, PAGE 199.  
2.) REVOCABLE LICENCE AND RIGHT TO USE PUBLIC RIGHT OF WAY PER BCDR 2017-563112.

##### ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 11<sup>th</sup> DAY OF December 2017, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR MIKE SCHWEIZER AS PRESIDENT, BENTON COUNTY HISTORICAL SOCIETY BOARD OF TRUSTEES, AND BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

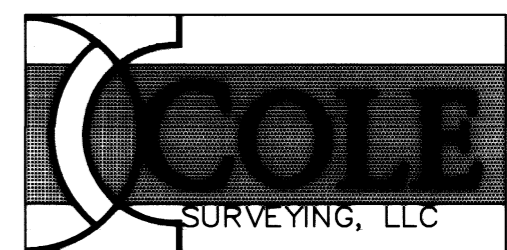
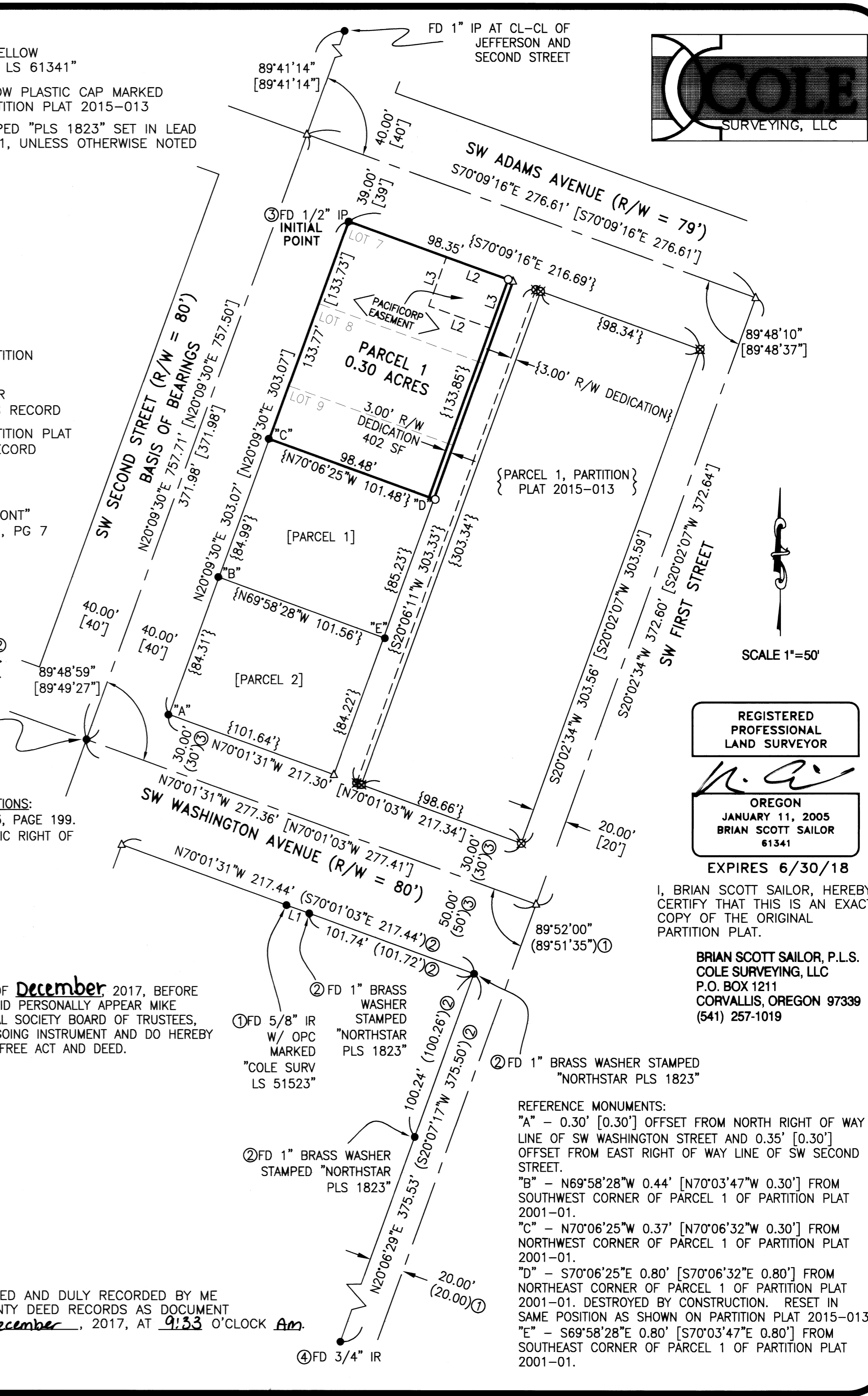
*Nancy Reid Walker*  
NOTARY SIGNATURE  
**Nancy Reid Walker**  
NOTARY PUBLIC - OREGON (PRINTED NAME)  
COMMISSION No. 958065  
MY COMMISSION EXPIRES Feb 7, 2021

##### RECORDING:

STATE OF OREGON }  
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2017-028 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2017-565495 ON THIS DAY OF 27<sup>th</sup>, December, 2017, AT 9:33 O'CLOCK Am.

BY: *[Signature]*  
BENTON COUNTY CLERK



REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
OREGON  
JANUARY 11, 2005  
BRIAN SCOTT SAILOR  
61341

EXPIRES 6/30/18

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

BRIAN SCOTT SAILOR, P.L.S.  
COLE SURVEYING, LLC  
P.O. BOX 1211  
CORVALLIS, OREGON 97339  
(541) 257-1019

REFERENCE MONUMENTS:  
"A" - 0.30' [0.30'] OFFSET FROM NORTH RIGHT OF WAY LINE OF SW WASHINGTON STREET AND 0.35' [0.30'] OFFSET FROM EAST RIGHT OF WAY LINE OF SW SECOND STREET.  
"B" - N69°58'28"W 0.44' [N70°03'47"W 0.30'] FROM SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2001-01.  
"C" - N70°06'25"W 0.37' [N70°06'32"W 0.30'] FROM NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2001-01.  
"D" - S70°06'25"E 0.80' [S70°06'32"E 0.80'] FROM NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2001-01. DESTROYED BY CONSTRUCTION. RESET IN SAME POSITION AS SHOWN ON PARTITION PLAT 2015-013.  
"E" - S69°58'28"E 0.80' [S70°03'47"E 0.80'] FROM SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2001-01.