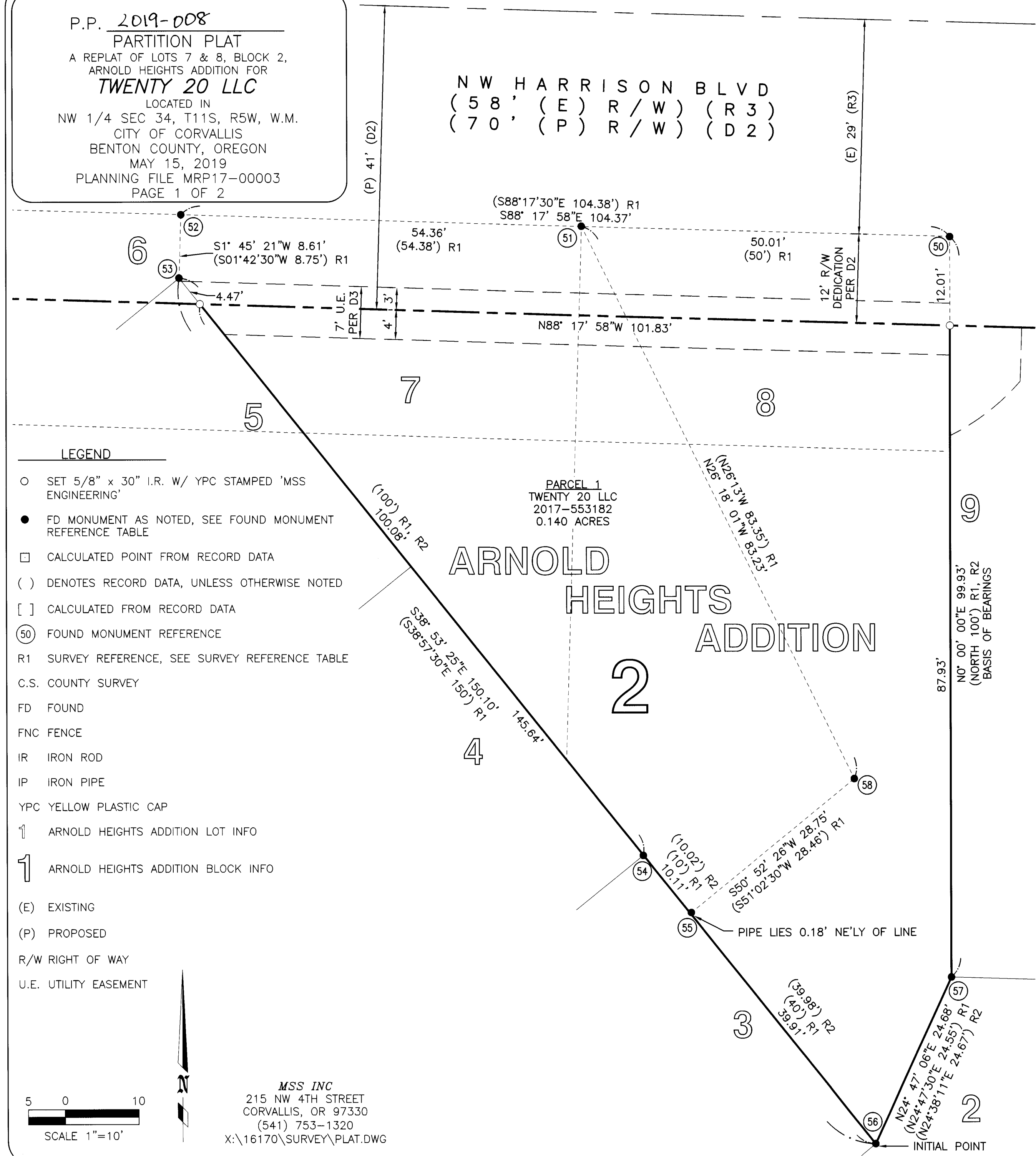


P.P. 2019-008
PARTITION PLAT
 A REPLAT OF LOTS 7 & 8, BLOCK 2,
 ARNOLD HEIGHTS ADDITION FOR
TWENTY 20 LLC
 LOCATED IN
 NW 1/4 SEC 34, T11S, R5W, W.M.
 CITY OF CORVALLIS
 BENTON COUNTY, OREGON
 MAY 15, 2019
 PLANNING FILE MRP17-00003
 PAGE 1 OF 2

N W H A R R I S O N B L V D
 (5 8 ' (E) R / W) (R 3)
 (7 0 ' (P) R / W) (D 2)



FOUND MONUMENT REFERENCE:

- 50 FD 5/8" IR W/NO CAP FLUSH PER R2, HELD
- 51 FD 3/4" IP FLUSH PER R1
- 52 FD 1/2" IP FLUSH PER R3, HELD
- 53 FD 3/4" IP DN 1.2' PER R3, HELD
- 54 FD 5/8" IR W/YPC "J. TACCHINI" FLUSH PER R2
- 55 FD 3/4" IP FLUSH PER R1, BENT
- 56 FD 5/8" IR W/YPC "J. TACCHINI" DN 0.1 PER R2, HELD
- 57 FD 5/8" IR W/YPC "J. TACCHINI" DN 0.1 PER R2, HELD
- 58 FD 3/4" IP DN 1.3' PER R1, HELD

SURVEY REFERENCE:

- R1 CS 3846
- R2 CS 8869
- R3 ARNOLD HEIGHTS ADDITION

DEED REFERENCE:

- D1 2017-553182 (BENTON COUNTY DEED RECORDS)
- D2 2019-581476 (BENTON COUNTY DEED RECORDS)
- D3 2019-581475 (BENTON COUNTY DEED RECORDS)

SURVEY NARRATIVE

PURPOSE:

The purpose of this survey was to combine lots 7 & 8 of block 2, Arnold Heights Addition into a single parcel, and monument the boundary thereof.

BASIS OF BEARINGS:

The basis of bearings for the survey was held between points 50 and 57 as per R1 & R2.

BOUNDARY DETERMINATION:

For the South right of way of Harrison Blvd, I held points 50 and 52. Point 51 fit nicely on this line. I then offset said line 12.00' for the required Harrison Blvd right of way dedication per D2. For the West line, I held points 53 and 56. Finally, for the Southeast and East lines, I held points 56, 57, and 50.

LEGEND

- SET 5/8" x 30" I.R. W/ YPC STAMPED 'MSS ENGINEERING'
- FD MONUMENT AS NOTED, SEE FOUND MONUMENT REFERENCE TABLE
- CALCULATED POINT FROM RECORD DATA
- () DENOTES RECORD DATA, UNLESS OTHERWISE NOTED
- [] CALCULATED FROM RECORD DATA
- 50 FOUND MONUMENT REFERENCE
- R1 SURVEY REFERENCE, SEE SURVEY REFERENCE TABLE
- C.S. COUNTY SURVEY
- FD FOUND
- FNC FENCE
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP
- ↑ ARNOLD HEIGHTS ADDITION LOT INFO
- 1 ARNOLD HEIGHTS ADDITION BLOCK INFO
- (E) EXISTING
- (P) PROPOSED
- R/W RIGHT OF WAY
- U.E. UTILITY EASEMENT

MSS INC
 215 NW 4TH STREET
 CORVALLIS, OR 97330
 (541) 753-1320
 X:\16170\SURVEY\PLAT.DWG

I, PETER SEADERS, CERTIFY THAT THIS IS A TRUE & EXACT COPY OF THE ORIGINAL PLAT.

 PETER SEADERS PLS 60183

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON MAY 28, 2015
 PETER J. SEADERS 60183PLS
 RENEWS: 06/30/20

P.P. 2019-008
 PARTITION PLAT
 A REPLAT OF LOTS 7 & 8, BLOCK 2,
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 CITY OF CORVALLIS
 BENTON COUNTY, OREGON
 MAY 15, 2019
 PLANNING FILE MRP17-00003
 PAGE 2 OF 2



OREGON
 MAY 26, 2015
PETER J. SEADERS
 60183PLS
 RENEWS: 06/30/20

MSS INC
 215 NW 4TH STREET
 CORVALLIS, OR 97330
 (541) 753-1320
 X:\16170\SURVEY\PLAT.DWG

I, PETER SEADERS, CERTIFY THAT THIS IS
 A TRUE & EXACT COPY OF THE ORIGINAL
 PLAT.

PETER SEADERS PLS 60183

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TWENTY 20 LLC, BEING THE
 OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON
 MADE, AND DESIRING TO DISPOSE OF THE SAME IN A SINGLE PARCEL, HAS
 CAUSED THE SAME TO BE PARTITIONED AND SURVEYED AS SHOWN ON THE
 ATTACHED MAP.

IN WITNESS WHEREOF WE SET OUR HAND AND SEAL THIS 17th

DAY OF May, 2019

Jasen Hansen Manager
 NAME, TITLE

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

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF May
 2019, DID PERSONALLY APPEAR BEFORE ME THE ABOVE NAMED Jasen
Hansen, Manager OF TWENTY 20 LLC, AND ACKNOWLEDGED
 THE FOREGOING INSTRUMENT TO BE FREELY AND VOLUNTARILY EXECUTED.

COMMISSION NO. 946527
 NOTARY SIGNATURE

Crystal R. Austin COMMISSION EXPIRES: Feb. 3, 2020
 NOTARY PUBLIC - STATE OF OREGON
 (PRINT NAME)

SURVEYOR'S CERTIFICATE:

I, PETER SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
 STATE OF OREGON, DO HEREBY CERTIFY THAT DURING THE MONTH OF MAY,
 2019, I DID ACCURATELY SURVEY AND MARK WITH PROPER MONUMENTS THE
 LAND REPRESENTED ON THE ATTACHED MAP, A PORTION OF THAT LAND IN
 ARNOLD HEIGHTS ADDITION, IN THE NW CORNER OF SECTION 34, TOWNSHIP
 11S, RANGE 5W, W.M. CONVEYED TO TWENTY 20 LLC IN DOCUMENT
 2017-553182, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, THE SOUTHERNMOST CORNER OF LOT 8,
 BLOCK 2, ARNOLD HEIGHTS ADDITION, A FOUND 5/8" IRON ROD WITH YELLOW
 PLASTIC CAP STAMPED "J. TACCHINI / PLS 2267"; RUNNING THENCE
 N24°47'06"E ALONG THE SOUTHEAST LINE OF LOT 8 A DISTANCE OF 24.68' TO
 THE SOUTHEAST CORNER THEREOF, A FOUND 5/8" IRON ROD WITH YELLOW
 PLASTIC CAP STAMPED "J. TACCHINI / PLS 2267"; THENCE NORTH ALONG THE
 EAST LINE OF LOT 8 A DISTANCE OF 87.93' TO THE INTERSECTION THEREOF
 WITH THE NEW SOUTH RIGHT OF WAY OF NW HARRISON BLVD, A POINT
 MARKED WITH A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
 "MSS ENGINEERING"; THENCE N88°17'58"W ALONG SAID RIGHT OF WAY, 101.83'
 TO THE INTERSECTION THEREOF WITH THE WEST LINE OF LOT 7, A POINT
 MARKED WITH A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
 "MSS ENGINEERING"; THENCE S38°53'25"E ALONG THE SOUTH LINE OF LOTS 7
 AND 8 A DISTANCE OF 145.64' BACK TO THE INITIAL POINT, CONTAINING AN
 AREA OF 0.140 ACRES MORE OR LESS.

PETER SEADERS, PLS 60183

APPROVALS:

THE WITHIN PLAT IS HEREBY APPROVED:
 CITY OF CORVALLIS CASE MRP17-00003

7/8/2019
 CORVALLIS PLANNING DIVISION MANAGER DATE

07-10-19
 CORVALLIS CITY ENGINEER DATE

7-22-19
 BENTON COUNTY SURVEYOR DATE

I CERTIFY THAT ALL TAXES ON THE WITHIN
 DESCRIBED PROPERTY ARE PAID AS OF
 THIS 30th DAY OF June, 2020.

7.19.19
 DIRECTOR, BENTON COUNTY DEPARTMENT
 OF ASSESSMENT DATE

07-19-2019
 BENTON COUNTY TAX COLLECTOR DATE

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

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY
 RECORDED BY ME AS PARTITION PLAT 2019-008 IN THE BENTON
 COUNTY DEED RECORDS AS DOCUMENT NUMBER 2019-584020 ON
 THIS 22nd DAY OF July, 2019, AT 9:07 O'CLOCK AM

M
 BENTON COUNTY CLERK