

2019-012

PARTITION PLAT 2019-012
A REPLAT OF LOTS 19 & 20,
SUNCREST PHASE II "A"
 for
AKRO CONSTRUCTION CORP.
 in the
SOUTHWEST 1/4 OF SECTION 21,
TOWNSHIP 11 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

MAY 14, 2019
CASE No. MRP-2018-04

NARRATIVE

The purpose of this survey was to adjust the common boundary line between Lots 19 & 20 of Suncrest Phase II "A" as shown. Because these are both subdivided lots, per Case No. MRP-2018-04 the City of Corvallis is reviewing this as a Minor Replat, which requires that we find or set permanent monuments at all lot corners. The NW corner of Lot 20 at (C) was not in place, so I calculated its position by proportion between monuments (A) & (B), which fit the record nicely. The record monument (F) was not in, so I calculated its position by right angle proportion relative to monuments (D) & (E). The intent of the new line was to adjust two equal area portions of Lots 19 & 20. The direction of the line (G) to (H) runs along the southeasterly face of an existing retaining wall. The intersection of position (H) with the original Lot line landed on top of a large boulder and could not be set, so reference monuments were set as shown.

LEGEND

- FOUND 5/8" ROD WITH PWE YPC PER SUNCREST PHASE II "A" OR OTHERWISE NOTED
- SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING"
- △ CALCULATED POSITION NOTHING FOUND OR SET FOR THIS SURVEY
- () RECORD DATA PER SUNCREST PHASE II "A" PWEYPC PACWEST ENGINEERING YELLOW PLASTIC CAP
- Sq Ft SQUARE FEET
- ESMT EASMENT
- SS SANITARY SEWER EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PP PARTITION PLAT

APPROVALS

City of Corvallis, Case No. MRP-2018-04
 Corvallis Planning Division Manager 8/23/2019
Judy A. Hunt date
 Corvallis City Engineer 08-23-19
Joe Grande date
 Benton County Surveyor 8-30-19
Joe Grande date

ASSESSOR'S STATEMENT

All taxes, fees, assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2020
 by Debbie Brown 08-30-2019
 Benton County Tax Collector
Jamie 8-30-19
 Director, Benton County Department of Assessment

RECORDER'S STATEMENT

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 No. 2019-012 in Benton County Deed Records as Document No. 2019-585567 on this 30th day of August, 2019, at 1:33 o'clock PM
 By: [Signature]
 Benton County Clerk

SURVEYOR'S CERTIFICATE

I, Theodore James Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found or set proper monuments defining the corners of Parcels 1 and 2, and have accurately described the tract of land as follows:
 Lots 19 & 20, SUNCREST PHASE II "A", City of Corvallis, Benton County, Oregon.
 Containing 0.38 acres, more or less.

DECLARATION

Know all persons by these presents that Akro Construction Corp. is the owner of Lot 20, Suncrest Phase II "A", and Jared & Heather Moore are the owners of Lot 19, Suncrest Phase II "A" as described 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 create a 15' Sanitary Sewer Easement on and across Parcel 1 for the benefit of Parcel 2 as shown hereon.

We hereby create a 5' Joint Access Easement for the benefit of Parcel 1, PP 2014-016 at the northeast corner of Lot 20 as shown hereon.

We hereby create a Private Utility Easement within the area being transferred from Lot 20 to Lot 19 for the benefit of Parcel 1 as shown hereon.

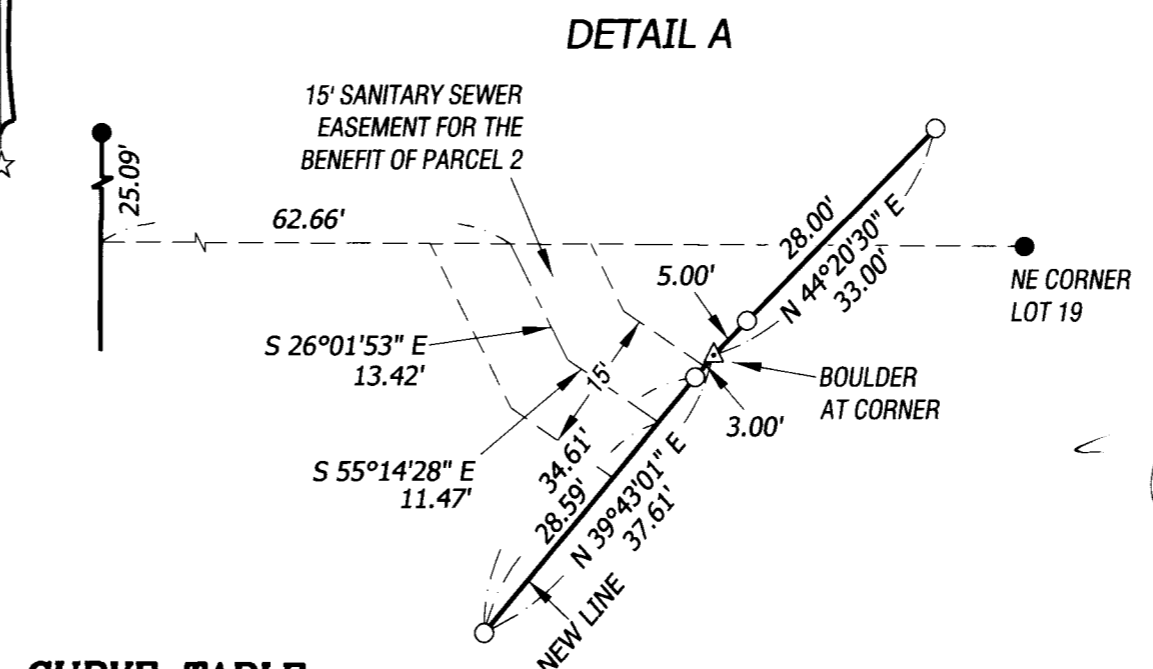
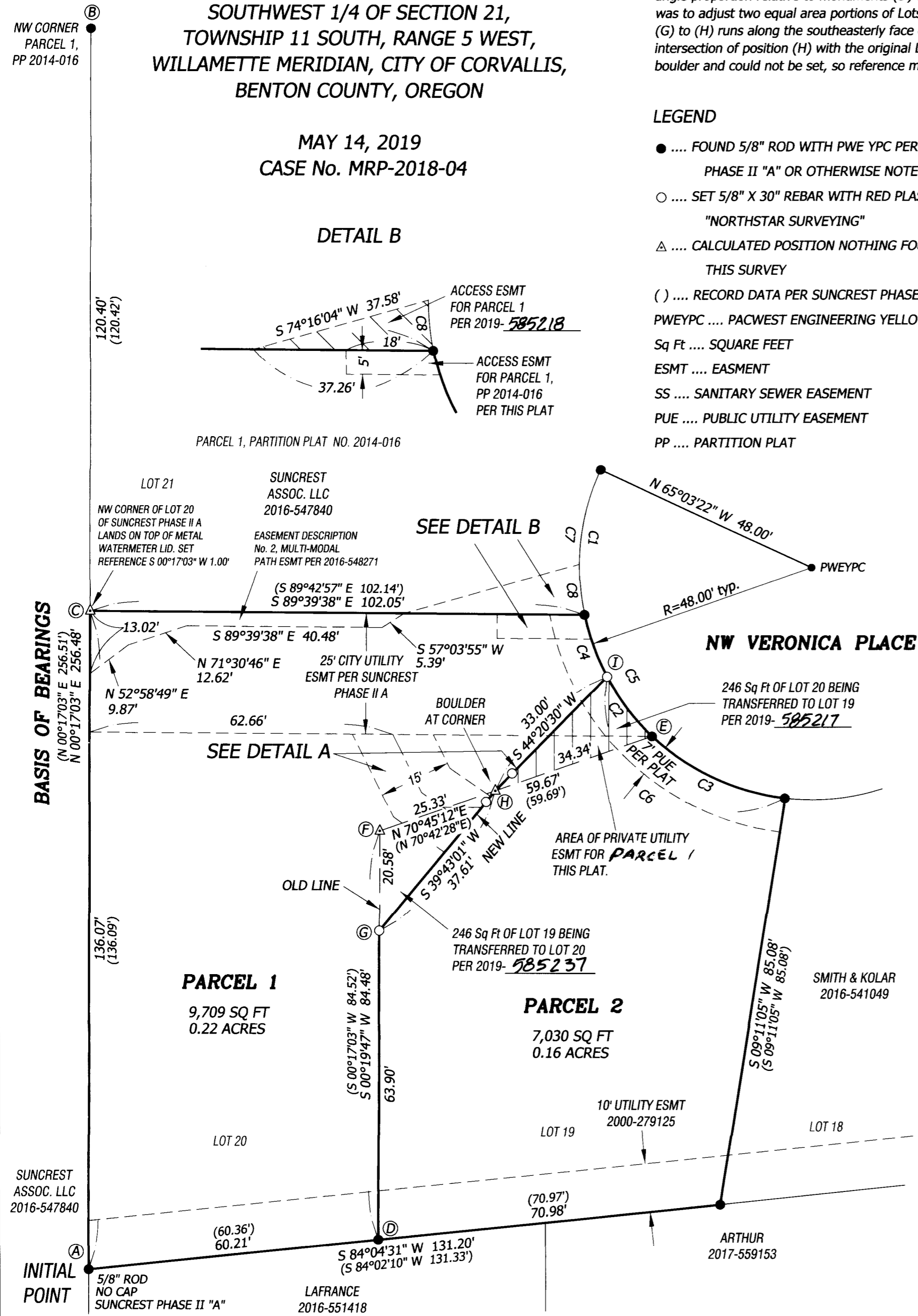
Wolfgang Dilson 8/22/2019
 Wolfgang Dilson date
 President of Akro Construction Company

CONSENT AFFIDAVIT

Partition Plat Consent Affidavit by Jared Moore and Heather Moore recorded in the Benton County, Oregon Deed Records as document number 2019-585567.

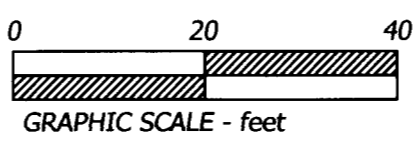
ACKNOWLEDGEMENT

STATE OF OREGON)
 COUNTY OF BENTON) s.s.
 Signed and attested before me on this 22 day of August, 2019, by Wolfgang Dilson
[Signature] signature of Notary
Cassandra M. Mulker printed name of Notary
 Notary Public - State of Oregon
 Commission No. 952816
 My Commission Expires 08/07/2020



CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	30.70'	48.00'	36°38'34"	S 06°37'21" E	28.74'
	(30.70')	(48.00')	(36°38'56")	(S 06°35'02" E)	(30.18')
C2	15.51'	48.00'	18°30'33"	S 37°16'44" E	15.44'
C3	30.75'	48.00'	36°42'19"	S 65°03'38" E	30.34'
	(30.75')	(48.00')	(36°42'16")	(S 64°53'05" E)	(30.23')
C4	13.68'	48.00'	16°19'31"	S 19°51'42" E	13.63'
C5	90.63'	48.00'	108°10'57"	S 29°08'50" E	77.76'
	(90.60')	(48.00')	(108°08'47")	(S 29°09'35" E)	(77.74')
C6	46.26'	48.00'	55°12'51"	N 55°37'53" W	44.49'
C7	11.49'	48.00'	13°42'55"	N 07°42'44" E	11.46'
C8	10.51'	48.00'	12°32'43"	N 05°25'35" W	10.49'
C9	58.31'	56.73'	38°41'21"	S 74°16'04" W	57.38'



Northstar SURVEYING
 720 NW 4TH STREET CORVALLIS, OR 97330
 (541) 757-9050 FAX (541) 757-7578
 www.northstarsurveying.com

REGISTERED PROFESSIONAL LAND SURVEYOR
Theodore J. Langton
 OREGON
 JULY 13, 1979
 THEODORE JAMES LANGTON
 1823
 RENEWS: 12/31/2020