

2019-014

# PARTITION PLAT No. 2019-014

A REPLAT OF LOT 7 AND LOT 8 OF "BARBERS SUPPLEMENT TO LOTS 2 AND 3 - COLLEGE HOMES", AND A PORTION OF BLOCK 4 OF "HILL CREST ADDITION TO CORVALLIS", BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 34 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: CASEY FAMILY REVOCABLE LIVING TRUST

DATE: AUGUST 23, 2019

SHEET 1 OF 2

## SURVEYOR'S NARRATIVE:

### PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS COMMUNITY DEVELOPMENT PLANNING DIVISION CASE MRP-2018-03.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH RIGHT OF WAY LINE OF NW VAN BUREN AVENUE PER BENTON COUNTY SURVEY No. 9971, AS SHOWN ON ATTACHED MAP.

### BOUNDARY DETERMINATION

ALL MONUMENTS FOUND AT THE CORNERS OF THE PROPERTY WERE HELD. THE SOUTHWEST CORNER OF THE PROPERTY WAS DETERMINED BY PROPORTIONAL MEASUREMENT BETWEEN THE MONUMENTS FOUND AND THE NORTHWEST AND SOUTHWEST BLOCK CORNERS. THE CENTERLINE OF THE ALLEY WAS DETERMINED BY CALCULATING THE CENTERLINE ON THE NORTH RIGHT OF WAY LINE OF NW JACKSON AVENUE BY PROPORTIONAL MEASUREMENT BETWEEN THE MONUMENTS FOUND AT THE SOUTHWEST AND SOUTHEAST BLOCK CORNERS AND BY HOLDING THE MONUMENT FOUND AT THE CENTERLINE ON THE NORTH END OF THE ALLEY. THE SOUTH LINE OF THE PROPERTY WAS DETERMINED BY HOLDING THE ABOVE DETERMINED SOUTHWEST CORNER OF THE PROPERTY AND THE MONUMENT FOUND NEAR THE SOUTHEAST CORNER OF LOT 5. THE POINT OF INTERSECTION OF THIS LINE AND THE CENTERLINE OF THE VACATED ALLEY WAS HELD FOR THE SOUTHEAST CORNER. THE RESULTING DISTANCES ALONG THE EAST LINE AGREE EXTREMELY WELL WITH THE RECORD INFORMATION.

### LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND 5/8" IR W/ OPC MARKED "DARRYL HARMS PLS 1079", PER C.S. 9971, UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- OPC ORANGE PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- FD FOUND
- R/W RIGHT OF WAY
- SF SQUARE FEET
- BCDR BENTON COUNTY DEED RECORD
- C.S. BENTON COUNTY SURVEY
- [ ] RECORD INFORMATION AS PER BARBERS SUPPLEMENT TO LOTS 2 AND 3 - COLLEGE HOMES
- ( ) RECORD INFORMATION AS PER C.S. 9971, UNLESS OTHERWISE NOTED
- ① HILL CREST ADDITION TO CORVALLIS
- ② C.S. 2182
- ③ GALLOWAY CITY PLAT 00017
- ④ C.S. 2240
- ⑤ CITY OF CORVALLIS ALLEY VACATION ORDINANCE 2019-02 AS RECORDED IN BCDR 2019-586351

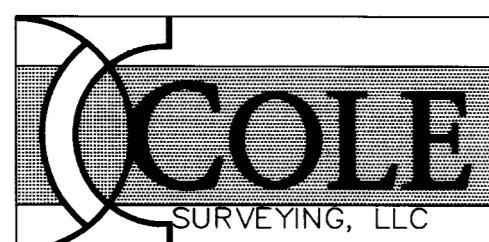
L#	Bearing	Length
L1	S 00°17'20" W	13.88'
(L1)	S 00°17'20" W	13.88'
L2	S 00°44'56" E	14.42'
(L2)	S 00°44'43" E	14.42'
L3	N 00°44'56" W	64.42'
(L3)	N 00°44'43" W	64.42'
L4	S 00°59'13" E	14.06'
(L4)	S 00°44'25" E	14.05'
L5	N 89°36'30" E	57.64'
(L5)	N 89°36'59" E	57.64'
L6	N 89°36'30" E	7.00'
(L6)	N 89°36'59" E	7.00'
L7	N 89°36'30" E	7.00'
(L7)	N 89°36'59" E	7.00'
L8	S 89°24'55" W	65.23'
(L8)	S 89°24'37" W	65.22'
L9	N 00°44'48" W	50.03'
(L9)		50']
L10	N 00°44'48" W	60.00'
(L10)	N 00°44'37" W	59.99'

REGISTERED PROFESSIONAL LAND SURVEYOR

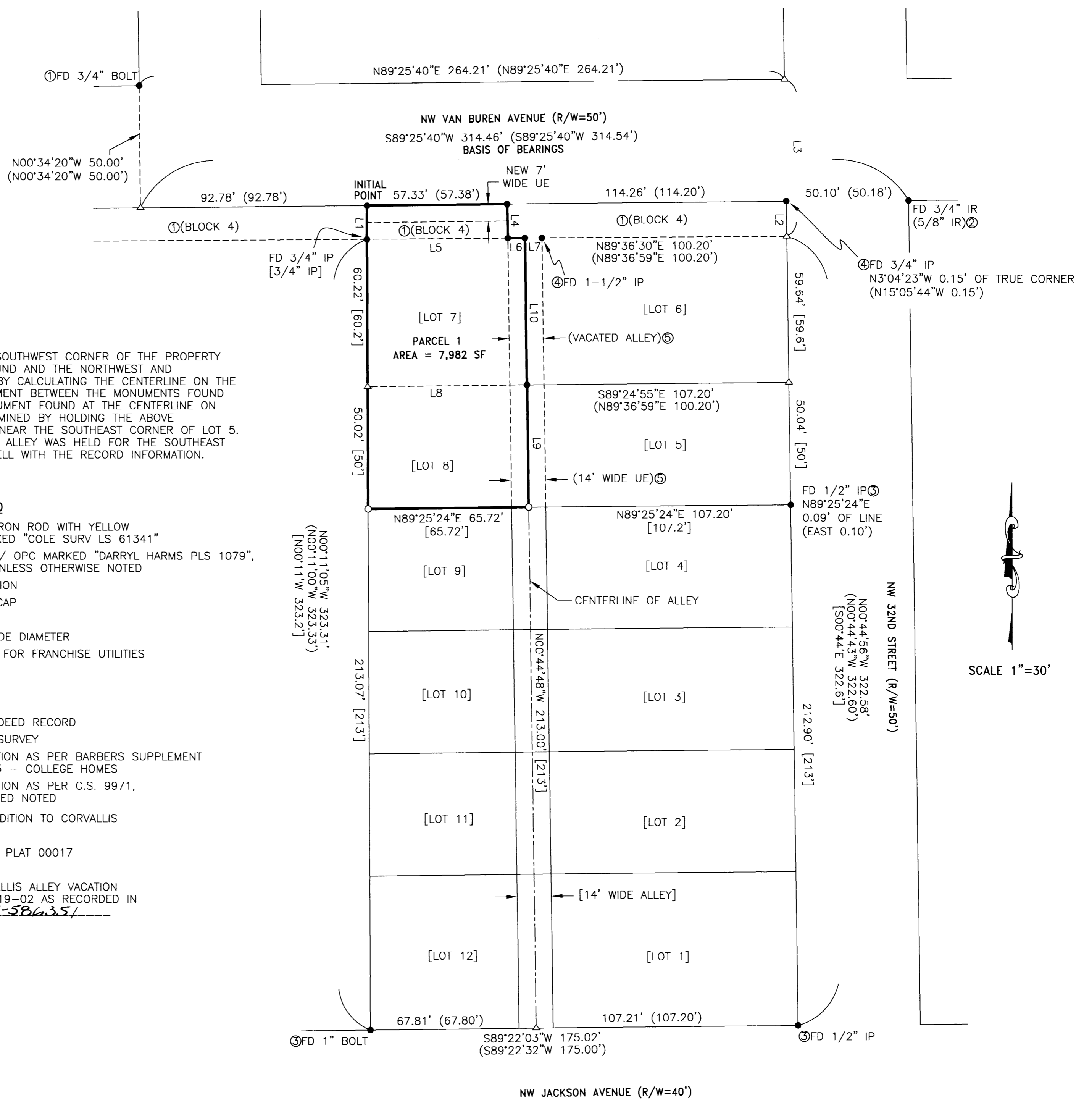
*Brian Scott Sailor*  
OREGON  
JANUARY 11, 2005  
BRIAN SCOTT SAILOR  
61341

EXPIRES 6/30/20

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



NOO°11'05"W 323.31'  
(NOO°11'00"W 323.33')  
[NOO°11'W 323.2']

NOO°44'56"W 322.58'  
(NOO°44'43"W 322.60')  
[SOO°44'E 322.6']

SCALE 1"=30'

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FOR: CASEY FAMILY REVOCABLE LIVING TRUST

DATE: AUGUST 23, 2019

SHEET 2 OF 2

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT PATRICK M. CASEY AND SUSAN K. CASEY, TRUSTEES OF THE CASEY FAMILY REVOCABLE LIVING TRUST, ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A PARCEL AND EASEMENT AS SHOWN ON THE ATTACHED MAP. OWNERS DO HEREBY CREATE AND GRANT THE 7 FOOT WIDE UTILITY EASEMENT TO BENEFIT FRANCHISE UTILITIES. FRANCHISE UTILITIES INCLUDE THOSE OPERATING POWER, GAS, TELEVISION AND TELECOMMUNICATIONS SYSTEMS, AS WELL AS ANY OTHER COMPANIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS AND/OR BENTON COUNTY.

Signature of Patrick M. Casey, Trustee of the Casey Family Revocable Living Trust.

Signature of Susan K. Casey, Trustee of the Casey Family Revocable Living Trust.

ACKNOWLEDGMENT:

STATE OF Oregon )
COUNTY OF Benton ) SS

THIS IS TO CERTIFY THAT ON THIS 5 DAY OF SEPT, 2019, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR PATRICK M. CASEY AND SUSAN K. CASEY, AS TRUSTEES OF THE CASEY FAMILY REVOCABLE LIVING TRUST AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Signature of Jeni-Tsu Pensader, Notary Public for Oregon. Commission No. 982782, expires July 25, 2020.



APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2020.

BY: [Signature] 9-16-19
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

BY: [Signature] 09-16-2019
BENTON COUNTY TAX COLLECTOR DATE

APPROVED [Signature] 9-19-19
BENTON COUNTY SURVEYOR DATE

CITY OF CORVALLIS CASE MRP-2018-03

APPROVED [Signature] 9-13-19
CORVALLIS PLANNING DIVISION MANAGER DATE

APPROVED [Signature] 09-12-19
CITY OF CORVALLIS ENGINEER DATE

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 2019-014 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2019-586352 ON THIS DAY OF September 19, 2019, AT 1:48 O'CLOCK pm.

BY: [Signature]
BENTON COUNTY CLERK

SURVEYOR'S CERTIFICATE:

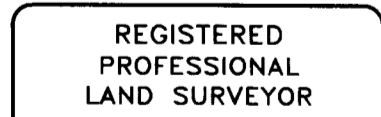
I, BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCEL SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

LOT 7 AND LOT 8 OF "BARBER'S SUPPLEMENT TO LOTS 2 AND 3 - COLLEGE HOMES", A SUBDIVISION PLAT OF RECORD LOCATED IN THE NORTHWEST QUARTER OF SECTION 34 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON.

TOGETHER AND WITH THAT PORTION OF BLOCK 4 OF "HILLCREST ADDITION TO THE CITY OF CORVALLIS", A SUBDIVISION PLAT OF RECORD LOCATED IN THE NORTHWEST QUARTER OF SECTION 34 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, CONVEYED TO PATRICK M. CASEY AND SUSAN K. CASEY, TRUSTEES OF THE CASEY FAMILY REVOCABLE LIVING TRUST, IN BENTON COUNTY DEED RECORD 2017-563247, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

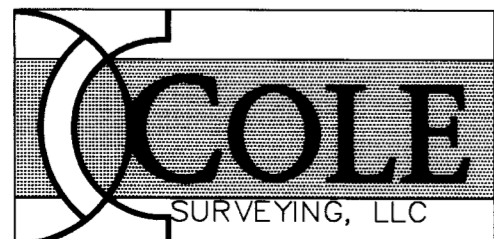
BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID CASEY FAMILY REVOCABLE LIVING TRUST PROPERTY, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF NW VAN BUREN AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°25'40" EAST 57.33 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID CASEY FAMILY REVOCABLE LIVING TRUST PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY SOUTH 00°59'13" EAST 14.06 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 7 OF "BARBER'S SUPPLEMENT TO LOTS 2 AND 3 - COLLEGE HOMES"; THENCE ALONG THE NORTH LINE OF SAID LOT 7 SOUTH 89°36'30" WEST 57.64 FEET TO A 3/4 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE ALONG THE WEST LINE OF SAID CASEY FAMILY REVOCABLE LIVING TRUST PROPERTY NORTH 00°17'20" EAST 13.88 FEET TO THE POINT OF BEGINNING.

FURTHER TOGETHER AND WITH THE WEST HALF OF THE 14.00 FOOT VACATED ALLEY RIGHT OF WAY PER CITY OF CORVALLIS ORDINANCE 2019-02.



OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/20
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