


**PARTITION PLAT 2019-17**  
 for  
**SIGMA PHI EPSILON FRATERNITY**  
 A REPLAT OF LOTS 3,4,5,6,7,8,& 9, BLOCK "1"  
 KERRS ADDITION  
 in  
**SE 1/4 SECTION 34**  
**T 11 S, R 5 W, W.M.**  
**CITY OF CORVALLIS**  
**BENTON COUNTY, OREGON**

**AUGUST 8, 2019**

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
  
**OREGON**  
 JUNE 10, 2014  
 DAVID LEE SCHLOSSER JR.  
 72617  
 RENEWS: 06/30/2020

I, DAVID LEE SCHLOSSER JR.  
 HEREBY CERTIFY THAT THIS  
 IS AN EXACT COPY OF THE  
 ORIGINAL PLAT.

**NARRATIVE**

This survey is the result of Benton County Community Development Document No. MRP-2019-03. It represents a replat to merge Lots 3-9, Block 1, of Kerrs Addition.

The boundary was calculated by locating monuments set per KERRS ADDITION SUBDIVISION PLAT, DEED M-37409 OF BENTON COUNTY DEED RECORDS, GCP00016A, and the SUPPLEMENTAL PLAT OF PART OF BLOCK NO. 2 WELLS AND MCELROY'S ADDITION TO CORVALLIS of Benton County Survey Records. All monuments were found to be in good position and condition. The North and East lines were calculated holding found monuments along the Northerly Right of Way of Van Buren Street and the Easterly Right of Way of 26th Street to calculate the respective centerlines, and then offset to the appropriate widths. The Westerly line was the result of utilizing the Grant Boundary Adjustment method on monuments (F) & (D), and proportioning the lots based on record measurements per KERRS ADDITION SUBDIVISION PLAT.

The monuments were set at the same time as a subsequent survey by the same owner on Lots 12-13, Block 1 KERRS ADDITION.

The basis of bearings for this survey is from a found 1/2" Iron Pipe set per SUPPLEMENTAL PLAT OF PART OF BLOCK NO. 2 WELLS AND MCELROY'S ADDITION TO CORVALLIS, S.00°00'00"E. 199.97' to a 5/8" rebar with a yellow plastic cap, set per CS 10148.

There is an easement in favor of the City of Corvallis for a Sanitary Sewer line recorded in Book 56, Page 36 of Benton County Deed Records that is non-plottable. However, there seem to be existing lines as depicted on the City of Corvallis Geographic Information System that cross the subject property for the benefit of adjoining land owners, the actual lines have not been located.

**SURVEYOR'S CERTIFICATE**

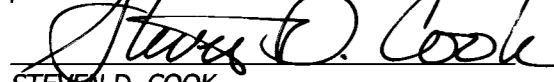
I, David Lee Schlosser, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found or set proper monuments defining only the corners of this partition plat. The land is described as follows:

All that land conveyed to Oregon Alpha Alumni Association, Sigma Phi Epsilon an Oregon Corporation, by Deed recorded as document M-37409, Benton County Deed Records, said tract lying in the Southeast quarter of Section 34, Township 11 South, Range 5 West, Willamette Meridian, in the City of Corvallis, Benton County, Oregon, and being more specifically described as follows:

Beginning at a 5/8" iron rod at the intersection of the South R.O.W. of Van Buren Street and the West R.O.W. of 26th Street, thence S. 00°00'00" E. 250.03 feet along said West R.O.W. to a 5/8" rod at the Southeast corner of Lot 3 of KERRS ADDITION; thence N.86°34'06" W. 65.05 feet to a 1/2" pipe; thence N.19°26'50" W. 13.30 feet to a 5/8" rod; thence N.38°54'30" W. 13.15 feet to a 5/8" rod; thence N.10°29'27" W. 28.14 feet to a 5/8" rod; thence N.19°26'50" W. 53.50 feet to a 5/8" rod; thence N.38°57'09" W. 177.48 feet to a 1/2" pipe lying on the Southerly R.O.W. of Van Buren; thence along said R.O.W. N.51°27'51" E. 24.10 feet to a 5/8" rod; thence S. 87°41'36" E. 193.44 feet to the point of beginning; containing 0.75 acres, more or less;


**DECLARATION**

Know all persons by these presents that the Oregon Alpha Alumni Association, Sigma Phi Epsilon an Oregon Corporation, is the recorded owner of the land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into parcels as shown hereon

  
 STEVEN D. COOK  
 REPRESENTATIVE FOR OREGON ALPHA ALUMNI ASSOCIATION,  
 SIGMA PHI EPSILON AN OREGON CORPORATION

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

SIGNED AND ATTESTED BEFORE ME ON THIS 24 DAY OF October, 2019, BY STEVEN D. COOK, A REPRESENTATIVE OF OREGON ALPHA ALUMNI ASSOCIATION, SIGMA PHI EPSILON AN OREGON CORPORATION

  
 SIGNATURE OF NOTARY

Cassandra M. Mulkey PRINTED NAME OF NOTARY

NOTARY PUBLIC - OREGON  
 COMMISSION NO. 952816  
 MY COMMISSION EXPIRES 08/07/2020

**MONUMENT TABLE**

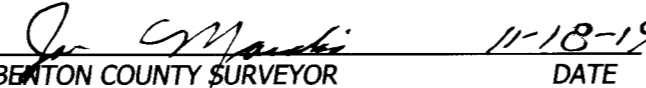
- (A) ...Found 1/2" pipe, 0.1' below surface, per KERRS ADDITION PLAT
- (B) ...Found 1/2" pipe, 0.1' below surface, per KERRS ADDITION PLAT
- (C) ...Found 3/4" pipe, 0.2' below surface, per GCP 00016A
- (D) ...Found 1/2" pipe, 0.1' below surface, per KERRS ADDITION PLAT
- (E) ...Found 3/4" pipe, 0.1' below surface, per GCP 00016A
- (F) ...Found 1/2" pipe, 0.2' below surface, per KERRS ADDITION PLAT
- (G) ...Found 3/4" pipe, 0.15' below surface, per ARNOLD HEIGHTS ADDITION SUBDIVISION PLAT
- (H) ...Found 3/4" pipe, 0.3' below surface, per ARNOLD HEIGHTS ADDITION SUBDIVISION PLAT
- (I) ...Found 1/2" pipe, 0.3' below surface, per supplemental plat of part of Block No. 2 WELLS AND MCELROY'S ADDITION TO CORVALLIS
- (J) ...Found 5/8" rod w/ yellow plastic cap stamped, "HARMS PLS 1079", 0.1' below surface, per CS 10148

**APPROVALS**

CITY OF CORVALLIS CASE MRP-2019-03


  
 CORVALLIS PLANNING DIVISION MANAGER DATE 11-6-2019

  
 CORVALLIS CITY ENGINEER DATE 11-05-19

  
 BENTON COUNTY SURVEYOR DATE 11-18-19


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

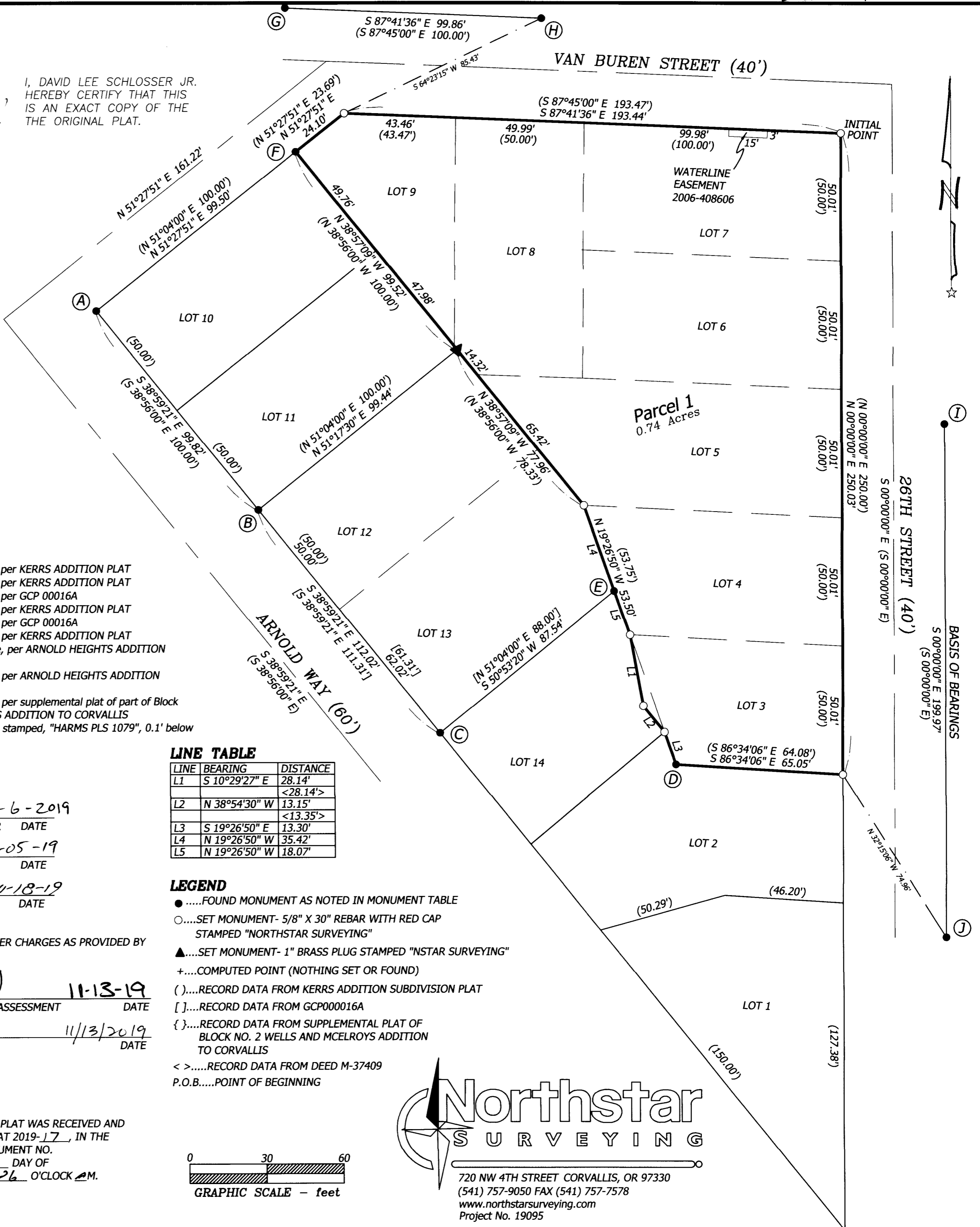
  
 DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE 11-13-19

  
 BENTON COUNTY TAX COLLECTOR DATE 11/13/2019

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 2019-17, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2019-58558, ON THIS 19 DAY OF NOVEMBER, 2019, AT 9:26 O'CLOCK AM.

BY   
 BENTON COUNTY CLERK



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 10°29'27" E	28.14'
L2	N 38°54'30" W	13.15'
L3	S 19°26'50" E	13.30'
L4	N 19°26'50" W	35.42'
L5	N 19°26'50" W	18.07'

**LEGEND**

- .....FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- .....SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
- ▲.....SET MONUMENT- 1" BRASS PLUG STAMPED "NSTAR SURVEYING"
- +.....COMPUTED POINT (NOTHING SET OR FOUND)
- ( ).....RECORD DATA FROM KERRS ADDITION SUBDIVISION PLAT
- [ ].....RECORD DATA FROM GCP00016A
- { }.....RECORD DATA FROM SUPPLEMENTAL PLAT OF BLOCK NO. 2 WELLS AND MCELROY'S ADDITION TO CORVALLIS
- < >.....RECORD DATA FROM DEED M-37409
- P.O.B.....POINT OF BEGINNING

**Northstar**  
 SURVEYING  
 720 NW 4TH STREET CORVALLIS, OR 97330  
 (541) 757-9050 FAX (541) 757-7578  
 www.northstarsurveying.com  
 Project No. 19095