

**NORTHSTAR SURVEYING, INC.**

720 N.W. 4th Street  
Corvallis, Oregon 97330  
Phone: 541-757-9050

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Theodore J. Langton*  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823  
Renewal Date 12/31/2006

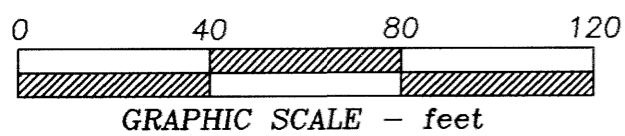
I hereby certify this to be a true and exact copy of the original plat.

*Theodore J. Langton*  
Theodore J. Langton



**CURVE DATA**

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	200.00'	29.00'	8°18'32"	28.98'	N 04°13'08" E
C2	200.00'	29.61'	8°28'54"	29.58'	N 04°07'57" E
C3	225.00'	28.29'	7°12'16"	28.27'	N 03°40'00" E
C4	225.00'	4.34'	1°06'16"	4.34'	N 07°49'16" E
C5	175.00'	25.91'	8°28'54"	25.88'	N 04°07'57" E
C6	9.00'	14.14'	90°00'00"	12.73'	N 45°06'30" W
C7	175.00'	24.77'	8°06'39"	24.75'	N 04°07'12" E
C8	175.00'	0.60'	0°11'53"	0.60'	N 08°16'28" E
C9	225.00'	33.31'	8°28'54"	33.28'	N 04°07'57" E
C10	9.00'	14.14'	90°00'00"	12.73'	N 44°53'30" E



**LEGEND**

- .....Found monument: 5/8" rod with yellow plastic cap stamped  
"SPRINGER LS1102" set per PP94-46, unless otherwise noted.
- YPC...Yellow Plastic Cap on 5/8" rod set per CS 7595.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped  
"NORTHSTAR PLS 1823."
- ( ).....Record data from Partition Plat 94-46.
- U.E.....Utility Easement

**NARRATIVE**

This plat is the result of City of Corvallis Community Development Case "SUB03-00004." It represents the first phase of the replatting of Parcel 1, Partition Plat 94-46, creating an eight Lot Subdivision, creating Tract "A" for storm water management purposes and Tract "B" which is intended for future development.

I found all corner monuments of Parcel 1, Partition Plat 94-46 to be in good position. The monuments at the southerly corners of Parcels 1 and 2 of that Plat are on the northerly right-of-way line of Country Club Drive, 30 feet north of the north line of the Silas Newcomb DLC No. 50 per the deed recorded as M-143812-92. The right-of-way is 20 feet wide on the south side of the DLC line per Partition Plat 97-04.

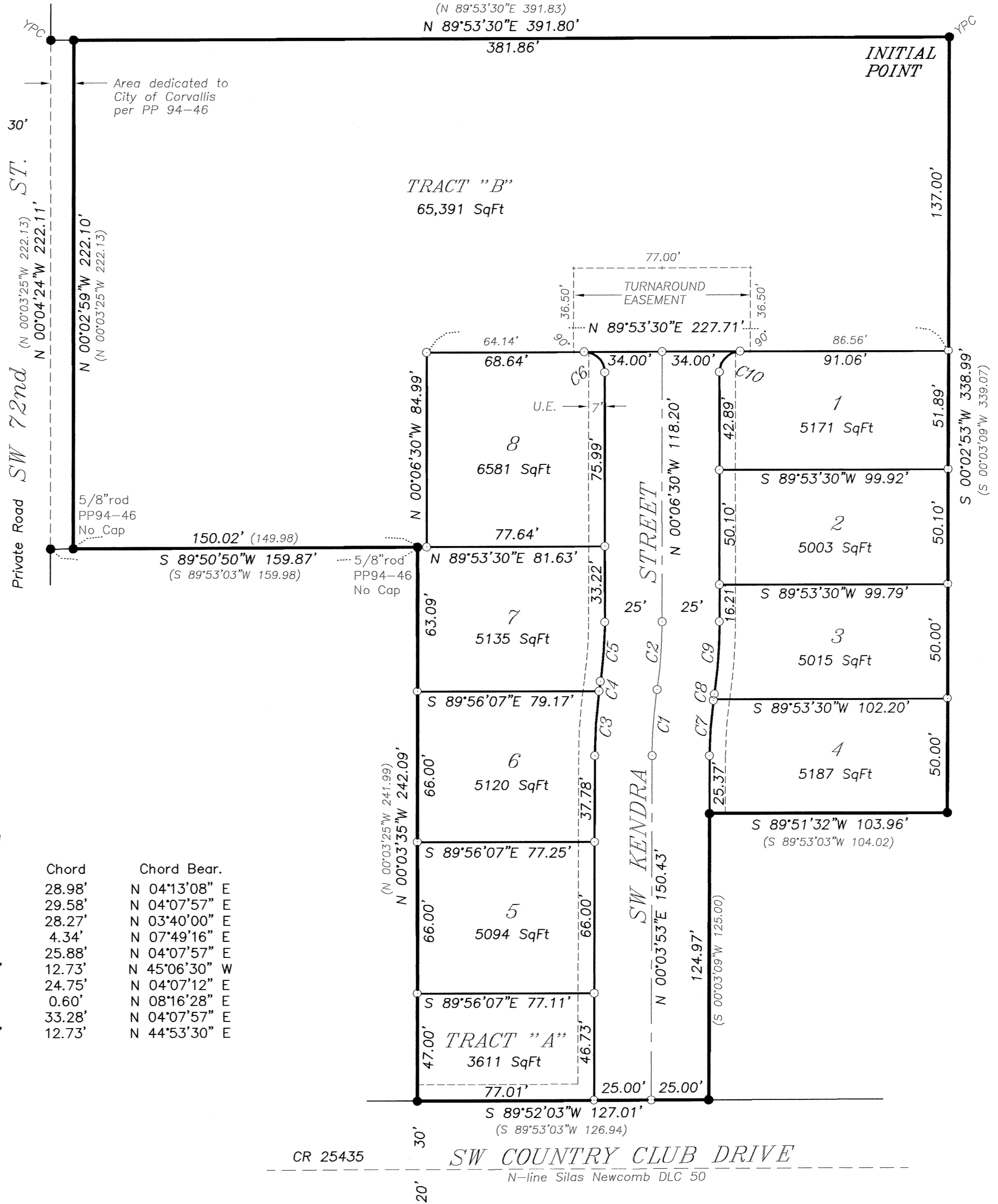
**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the land represented on this Subdivision Plat. The land is described as follows:

Parcel 1 of Partition Plat 94-46, in the Northeast Quarter of section 7, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon.

**BASIS OF BEARINGS**

(N 89°53'30"E 391.83)  
N 89°53'30"E 391.80'



**MEGAN'S ADDITION  
PHASE I**

A REPLAT OF PARCEL 1  
PARTITION PLAT 94-46

in

NE 1/4 SECTION 7  
T 12 S, R 5 W, W.M.

CITY OF CORVALLIS  
BENTON COUNTY, OREGON

APRIL 17, 2006

SHEET 1 OF 2

Book 19 Page 91

# MEGAN'S ADDITION PHASE I

A REPLAT OF PARCEL 1  
PARTITION PLAT 94-46  
in

NE 1/4 SECTION 7  
T 12 S, R 5 W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

APRIL 17, 2006  
SHEET 2 OF 2

Book 18 Page 91

### SUBDIVISION CONSENT

Citizens Bank, beneficiary of that certain Trust Deed recorded as Document No. 2005-380775, Benton County Deed Records, has given consent to this Subdivision via affidavit recorded as Document No. 2006-402679, said Deed Records.

### DECLARATION

Know all persons by these presents that Leslie D. Melvill and Betty Jo Melvill are the recorded owners of the land represented on this Subdivision Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Lots as shown on the accompanying map and to be dedicated "MEGAN'S ADDITION PHASE I."

We hereby create the Utility Easements as shown on Sheet 1.

We hereby create the Vehicle Turnaround Easement as shown on Sheet 1 and dedicate it for public vehicle use.

We hereby dedicate to public use forever the street right-of-way as shown on Sheet 1 and referred to as SW Kendra Street.

We hereby dedicate Tract "A," and the facilities thereon, to the City of Corvallis for stormwater management purposes..

Leslie D. Melvill      Betty Jo Melvill  
Leslie D. Melvill      Betty Jo Melvill

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

Signed or attested before me on this 28th day of April, 2006, by Leslie D. Melvill and Betty Jo Melvill.

Carol Holm      Carol Holm  
signature      printed name

Notary Public - Oregon  
Commission No. \_\_\_\_\_  
My Commission Expires June 2, 2009



### APPROVALS

<u>[Signature]</u>	<u>8-25-06</u>
Chairperson	date
Benton County Board of Commissioners	
<u>[Signature]</u>	<u>8/10/06</u>
Chairperson	date
Corvallis Planning Commission	
<u>[Signature]</u>	<u>7/28/06</u>
Corvallis Finance Director	date
<u>[Signature]</u>	<u>8-3-06</u>
Corvallis City Engineer	date
<u>[Signature]</u>	<u>8-25-06</u>
Benton County Surveyor	date

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 2005-2006 tax roll, which became a lien or will become a lien during this tax year on this Subdivision, but not yet certified to the tax collector for collection have been paid to me this 1st day of MAY, 2006.

by [Signature]  
Director, Benton County Dept. of Assessment  
[Signature] 9th of AUGUST, 2006 (2006-2007 Tax Roll)

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this Subdivision that are now due and payable have been paid to me this 1st day of MAY, 2006.

by [Signature]  
for Director, Benton County Dept. of Finance,  
Auditing & Tax Collection

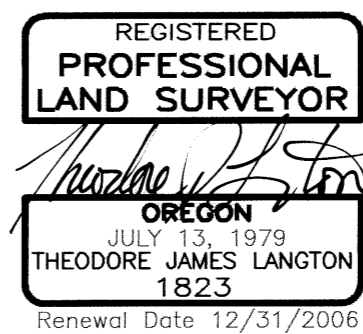
STATE OF OREGON )  
                          ) S.S.  
COUNTY OF BENTON )

I hereby certify that this Subdivision Plat was received and duly recorded by me in Benton County Records as Document No. 2006-409360, on this 25th day of August, 2006, at 10:55 o'clock A.M.

by [Signature]  
for Benton County Clerk      Senior Deputy Clerk

I hereby certify this to be a true and exact copy of the original plat.

[Signature]  
Theodore J. Langton



**NORTHSTAR SURVEYING, INC.**  
720 N.W. 4th Street  
Corvallis, Oregon 97330  
Phone: 541-757-9050