

FULL STAFF USE ONLY

CASE NUMBER LA00-0004 DATE FILED 2-9-00
FEE 1.50 RECEIPT NO. 45106 PLANNER JMK DATE ACCEPTED _____
AVERAGE LOT AREA OF DEVELOPED LOTS WITHIN 300 FEET _____

APPLICATION FOR:

MINOR LAND PARTITION & LOT LINE ADJUSTMENT



Community Development
Department
P.O. Box 1001
Corvallis, OR 97339-1001
757-6900

PLEASE TELL US ABOUT YOURSELF AND YOUR SITE:

APPLICANT: NAME LARRY W. PASSMORE MESSAGE + WORK PHONE 752-1561
ADDRESS 445 NW 8TH CORVALLIS HOME PHONE 929-7110
SIGNATURE Larry W. Passmore 2/9/00
Cathryn RH Passmore (DATE) 2/9/00
PROPERTY OWNER*: NAME LARRY & CATHRYN PASSMORE PHONE _____
ADDRESS _____
SIGNATURE _____ (DATE) _____

*Where the owner and applicants differ, written authorization by owner is required.

Paul S. Ross, Habitat for Humanity Board member - Paul S Ross
2-9-2000

PROPERTY LOCATION: ADDRESS 712 SW 5TH
ASSESSOR'S MAP NO. 12-5-02BC TAX LOT 1300 & 1400

(The Assessor's Map Number (township/range/section) and the Tax Lot number can be found on your tax statement on the upper left side or at the Assessor's office.)

DEVELOPMENT DISTRICT _____

EXISTING USE OF PROPERTY SINGLE FAMILY

PROPOSED USE OF PROPERTY SAME

DATE OF LAST PARTITION (If Known) _____

PROPOSED LOT SIZES - Parcel A FROM 4225 SQ. FT. B _____ C _____
TO 4112 SQ. FT.

There are no City liens as of 2/11/00 on the above map and Tax Lot.

Ted Burger
Finance

FULL STAFF USE ONLY

CASE NUMBER

LLA00-0004

DATE FILED

2-9-00

FEE

\$50

RECEIPT NO.

45108

PLANNER

JPK

DATE ACCEPTED

AVERAGE LOT AREA OF DEVELOPED LOTS WITHIN 300 FEET

APPLICATION FOR:

MINOR LAND PARTITION & LOT LINE ADJUSTMENT



Community Development
Department
P.O. Box 1083
Corvallis, OR 97339-1083
757-6908

PLEASE TELL US ABOUT YOURSELF AND YOUR SITE:

APPLICANT:

NAME LARRY W. PASSMORE

MESSAGE +

WORK PHONE 752-1561

ADDRESS 445 NW 8TH CORVALLIS

HOME PHONE 929-7110

SIGNATURE Larry W. Passmore

2/9/00

Cathryn R. Passmore

(DATE) 2/9/00

PROPERTY OWNER*:

NAME LARRY & CATHRYN PASSMORE

PHONE

ADDRESS

SIGNATURE

(DATE)

*Where the owner and applicants differ, written authorization by owner is required.

Paul S. Ross, Habitat for Humanity Board member - Paul S. Ross
2-9-2000

PROPERTY LOCATION:

ADDRESS 712 SW 5TH

ASSESSOR'S MAP NO.

TAX LOT

(The Assessor's Map Number (township/range/section) and the Tax Lot number can be found on your tax statement on the upper left side or at the Assessor's office.)

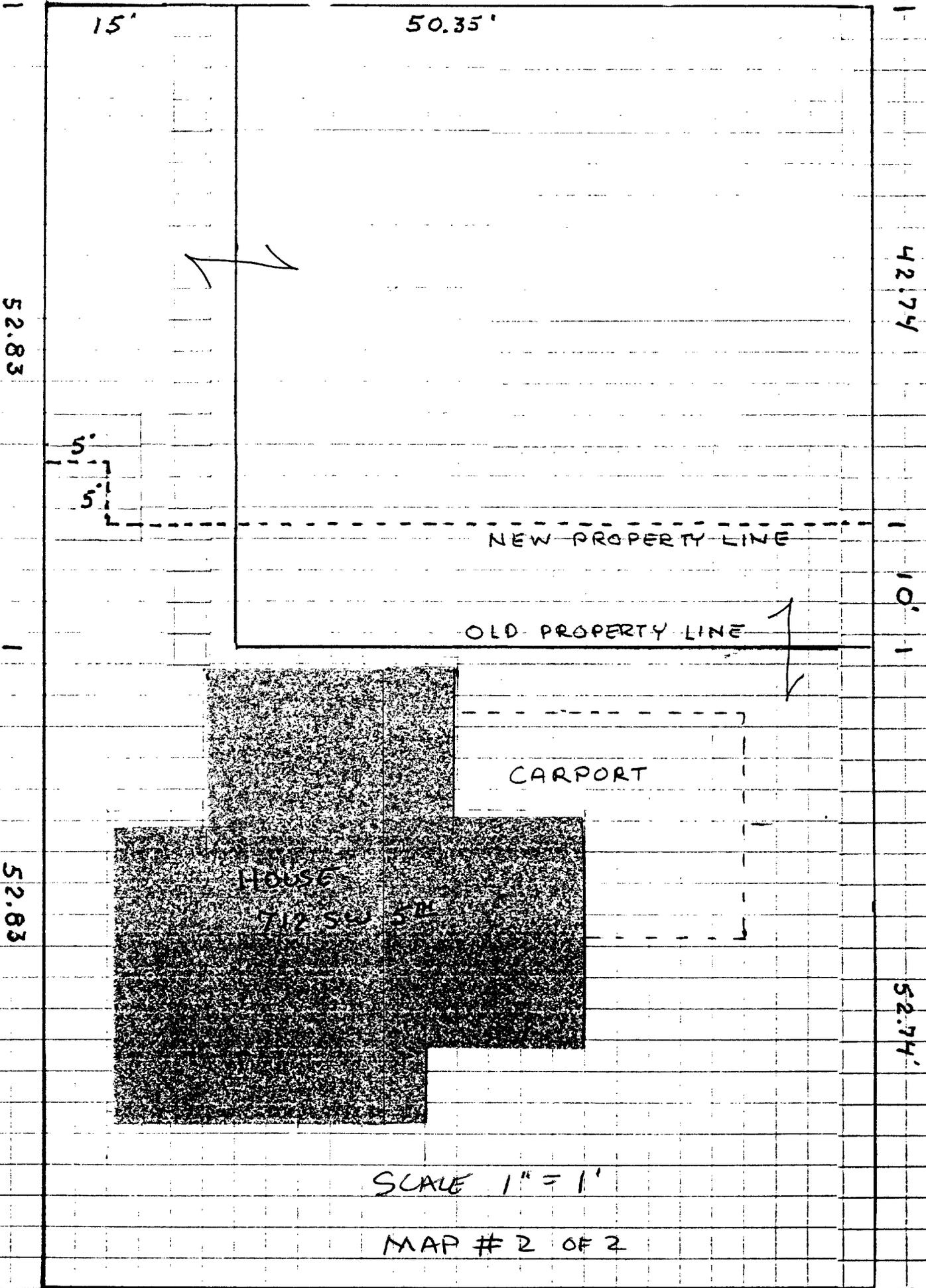
DEVELOPMENT DISTRICT

EXISTING USE OF PROPERTY SINGLE FAMILY

PROPOSED USE OF PROPERTY SAME

DATE OF LAST PARTITION (If Known)

PROPOSED LOT SIZES - Parcel A FROM 4225 SQ. FT. B _____ C _____
TO 4112 SQ. FT.



SCALE 1" = 1'

MAP # 2 OF 2



First American Title Insurance Company of Oregon

1122 NE Second Street

Corvallis, OR 97330

Phone: (541) 757-1344 Fax: (541) 753-6414

June 5, 2000

City of Corvallis
Attn: Joe Kasper
Corvallis, Oregon

re: Lot line adjustment

Dear Mr. Kasper:

Please be advised that escrow has been opened for the lot line adjustment between Larry W. Passmore and Cathy H. Passmore and Habitat for Humanity. The properties are described and attached as per exhibit "A"

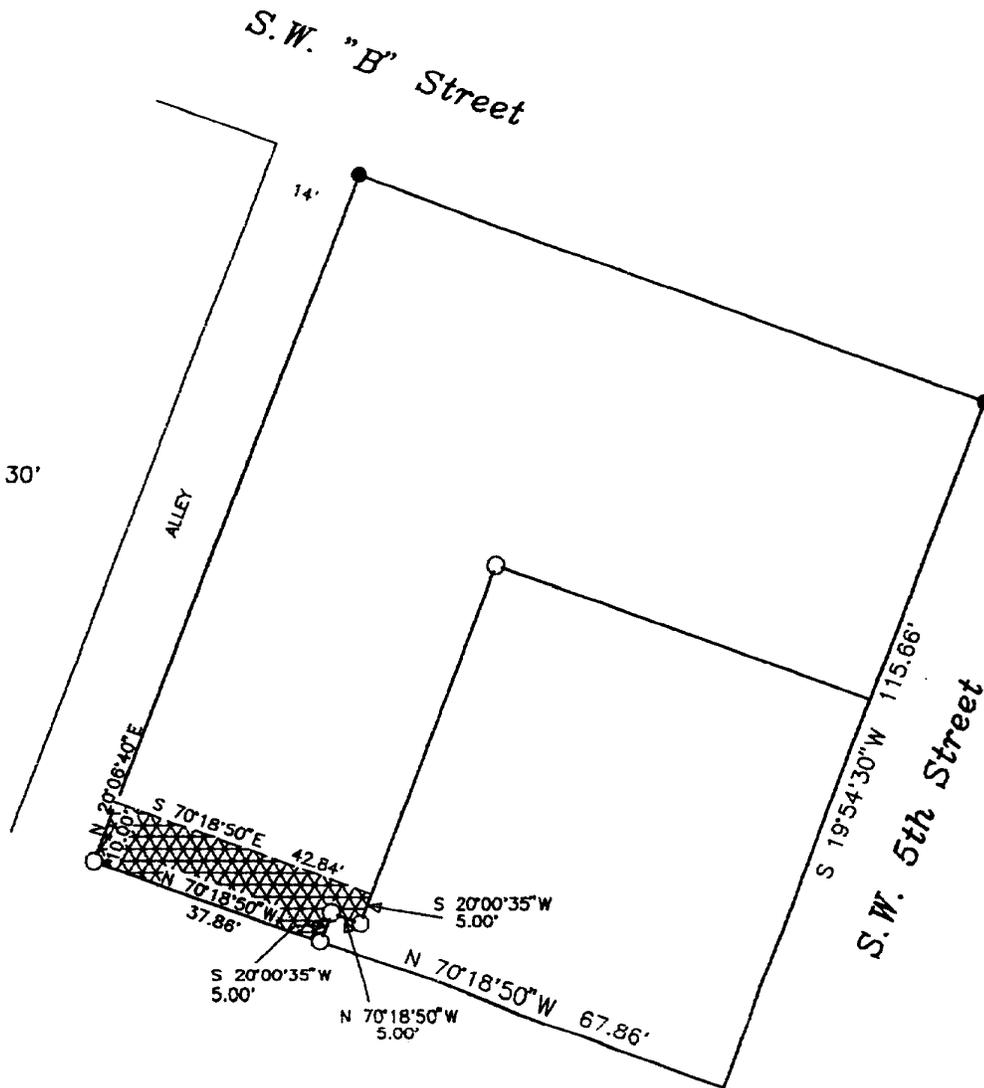
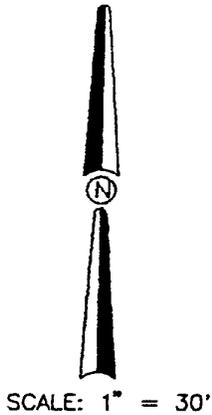
If you have any further questions please do not hesitate to contact the undersigned.

Sincerely,
First American Title Insurance Co.

Barbara Shreve
Escrow Officer

cc: Mr. and Mrs. Larry W. Passmore
Habitat for Humanity

EXHIBIT "A"



EASEMENT LEGAL DESCRIPTION

Beginning at a point on the South line of and North 70°18'50" West 67.86 feet from the Southeast corner of the tract of land conveyed to Larry W. Passmore and Cathy H. Passmore by deed recorded on Microfilm No. 234285-97, Deed Records of Benton County, Oregon, said beginning point being South 19°54'30" West 115.66 feet and North 70°18'50" West 67.86 feet from the Northeast corner of Block 25, Avery's Second Addition in the City of Corvallis, Benton County, Oregon; thence North 70°18'50" West 37.86 feet to the Southwest corner of said Passmore tract; thence North 20°06'40" East on the West line of said Passmore tract, 10.00 feet; thence South 70°18'50" East 42.84 feet; thence South 20°00'35" West 5.00 feet; thence North 70°18'50" West 5.00 feet; thence South 20°00'35" West 5.00 feet to the point of beginning.

**503 SQ.FT. PORTION OF TAX LOT 1400 TO BE
TRANSFERRED TO TAX LOT 1300**

Beginning at a point on the South line of and North 70°10'17" West 52.74 feet from the Northeast corner of Lot 5, Block 25, Avery's Second Addition to the City of Corvallis, Benton County, Oregon; thence South 20°00'35" West 50.28 feet to the South line of said Lot 5; thence North 70°14'34" West, on the South line of said Lot 5, a distance of 10.00 feet; thence North 20°00'35" East 50.29 feet to the North line of said Lot 5; thence South 70°10'17" East 10.00 feet to the point of beginning.

**632 SQ.FT. PORTION OF TAX LOT 1300 TO BE
TRANSFERRED TO TAX LOT 1400**

Beginning at a point on the South line of and North 70°18'50" West 67.86 feet from the Southeast corner of the tract of land conveyed to Larry W. Passmore and Cathy H. Passmore by deed recorded on Microfilm No. 234285-97, Deed Records of Benton County, Oregon, said beginning point being South 19°54'30" West 115.66 feet and North 70°18'50" West 67.86 feet from the Northeast corner of Block 25, Avery's Second Addition to the City of Corvallis, Benton County, Oregon; thence North 70°18'50" West 37.86 feet to the Southwest corner of said Passmore tract; thence North 20°06'40" East 15.35 feet to the most Westerly Northwest corner of said Passmore tract; thence South 70°14'34" East 42.83 feet; thence South 20°00'35" West 10.30 feet; thence North 70°18'50" West 5.00 feet; thence South 20°00'35" West 5.00 feet to the point of beginning.

RESULTANT TAX LOT 1400

Lot 6, Block 25, Avery's Second Addition to the City of Corvallis, Benton County, Oregon, ALSO INCLUDING: Beginning at a point on the South line of and North 70°10'17" West 62.74 feet from the Southeast corner of Lot 6, Block 25, Avery's Second Addition to the City of Corvallis, Benton County, Oregon; thence South 20°00'35" West 60.59 feet; thence North 70°18'50" West 5.00 feet; thence South 20°00'35" West 5.00 feet to a point which is 35.00 feet from, when measured at right angles to, the South line of Lot 4 in said Block 25, Avery's Second Addition; thence North 70°18'50" West, parallel to the South line of said Lot 4, a distance of 37.86 feet to the West line of said Lot 4; thence North 20°06'40" East 65.70 feet to the Southwest corner of said Lot 6; thence South 70°10'17" East 42.74 feet to the point of beginning.

RESULTANT TAX LOT 1300

Beginning at a point on the South line of and North 70°10'17" West 62.74 feet from the Southeast corner of Lot 6, Block 25, Avery's Second Addition to the City of Corvallis, Benton County, Oregon; thence South 20°00'35" West 60.59 feet; thence North 70°18'39" West 5.00 feet; thence South 20°00'35" West 5.00 feet to a point which is 35.00 feet from, when measured at right angle to, the South line of Lot 4 in said Block 25, Avery's Second Addition; thence South 70°18'50" East, parallel to the South line of said Lot 4, a distance of 67.86 feet to the East line of said Lot 4; thence North 19°54'30" East 65.44 feet to the Southeast corner of said Lot 6; thence North 70°10'17" West 62.74 feet to the point of beginning.

LLA00-00004
 MAP OF PROPERTY LINE ADJUSTMENT SURVEY
 FOR
LARRY PASSMORE
 MARCH 30, 2000

BLOCK 25, AVERY'S 2ND ADDITION
 N.W. 1/4 SECTION 2, T.12 S., R.5 W., W.M.,
 IN THE CITY OF CORVALLIS, BENTON COUNTY, OREGON.

Narrative

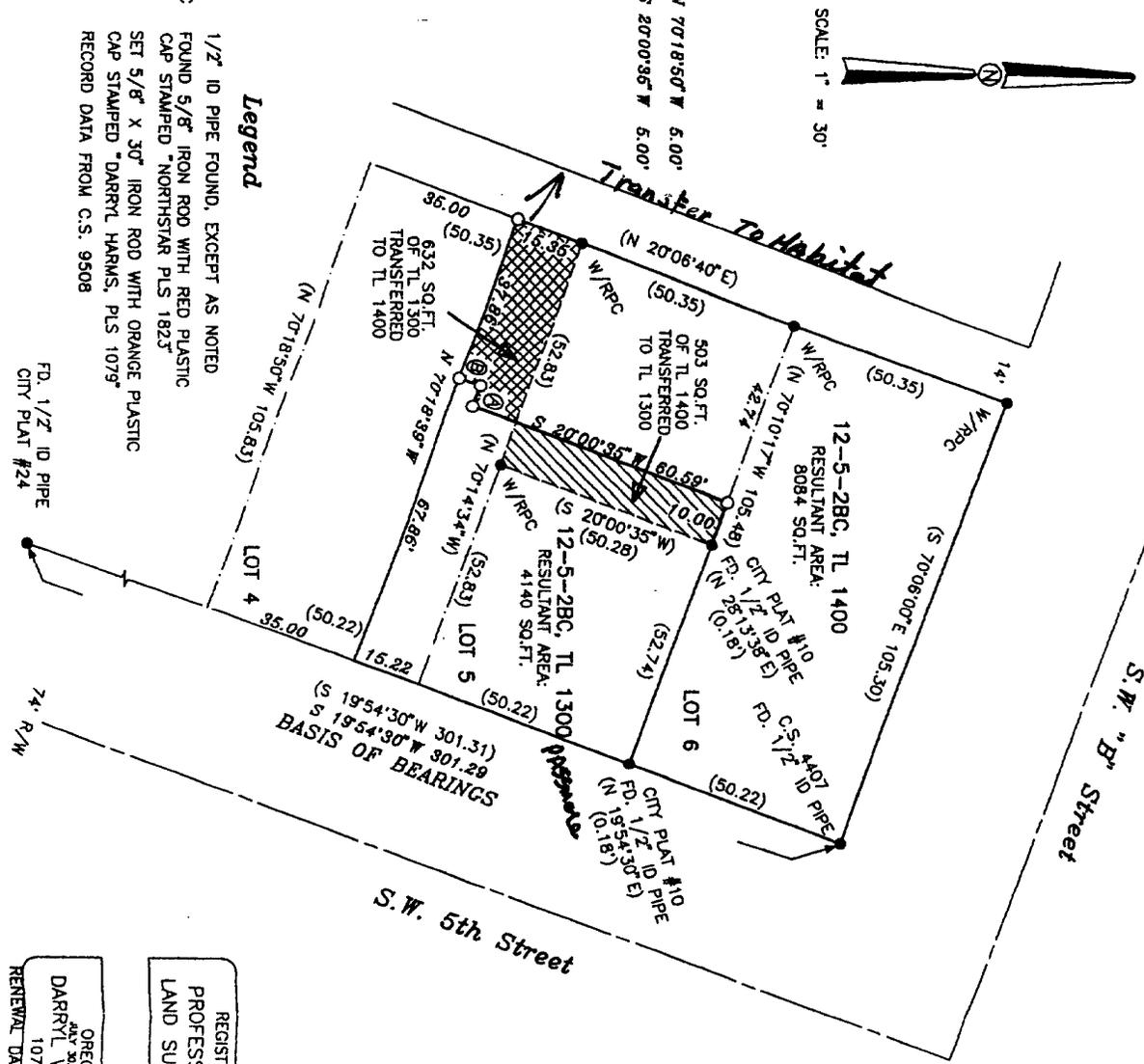
THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED LINE BETWEEN TAX LOTS 1300 & 1400 PURSUANT TO CORVALLIS COMMUNITY DEVELOPMENT CASE FILE NO. LLA00-00004. C.S.9508 DID A PROPORTIONAL BREAKDOWN OF BLOCK 25, AVERY'S SECOND ADDITION, MONUMENTS SET IN C.S.9508 WERE HELD IN POSITION AND MONUMENTS FOUND IN C.S.95 WERE HELD IN THEIR RELATIVE POSITION AS SHOWN ON SAID SURVEY.

LLA00-00004
Property Line Adjustment Approved

CITY ENGINEER	DATE
DEVELOPMENT SERVICES MANAGER	DATE

DARRYL W. HARMS, P.L.S.
 720 N.E. GRANGER #1
 CORVALLIS, OR 97339
 PHONE: (541) 745-3948
 FAX: (541) 745-3952

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 DARRYL W. HARMS
 1079
 RENEWAL DATE: 6/30/01



Legend

- 1/2" ID PIPE FOUND, EXCEPT AS NOTED
- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "NORTHSTAR PLS 1823"
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "DARRYL HARMS, PLS 1079"
- () RECORD DATA FROM C.S. 9508

FD. 1/2" ID PIPE
 CITY PLAT #24

74' R/W

SCALE: 1" = 30'

