



Community Development
Planning Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6908
FAX: (541) 754-1792
Planning@ci.corvallis.or.us

NOTICE OF DISPOSITION FOR A PROPERTY LINE ADJUSTMENT

CASE: PLA12-00002

ORDER NO. 2012-077

REQUEST: The applicant proposes to adjust common property lines between Tax Lots 4200 and 10800 of Benton County Assessor's Map 11-5-35 DC.

**OWNER /
APPLICANT:**
Steve Weiler
200 SW 4th Street
Corvallis, OR 97333

LOCATION

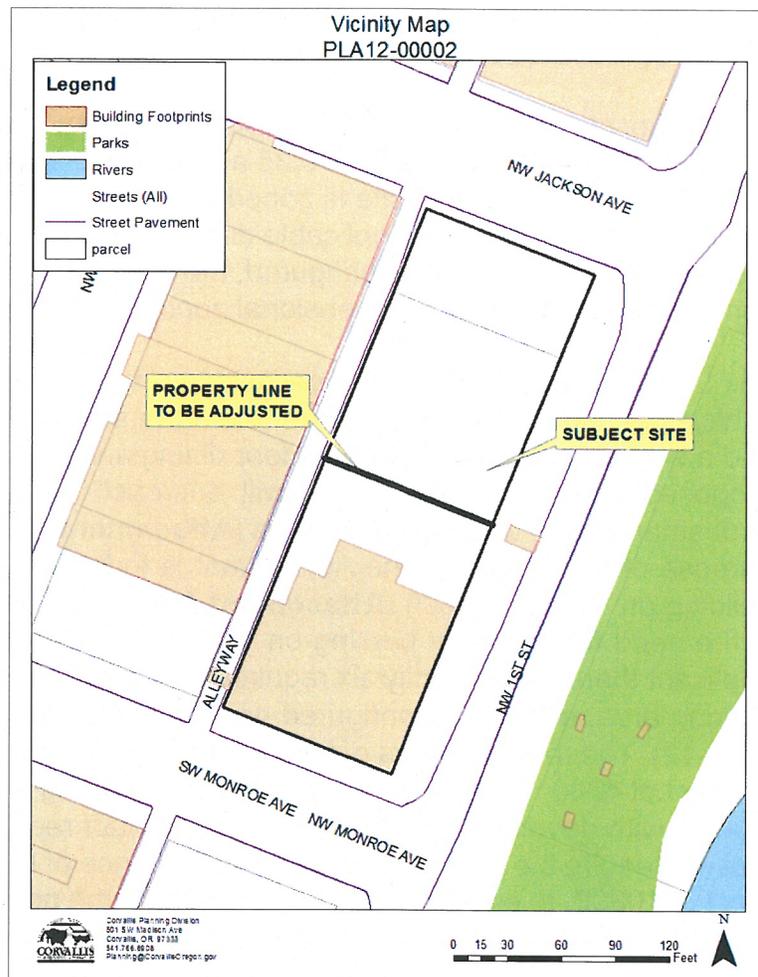
The subject properties are located at 151 NW Monroe Avenue and 142 NW 1st Street and are located on Benton County Assessor's Map 11-5-35 DC as Tax Lots 4200 and 10800.

ATTACHMENTS

- A. Excerpt of Application
- B. Original Town of Marysville Subdivision Plat
- C. Partition Plat 2012-018

FINDINGS

Staff have reviewed the request and find that the applicable review criteria of Corvallis Land Development Code (LDC)



Sections 2.14.60.b, c, and d have been met. The applicable review criteria and compliance with them are discussed below.

REVIEW CRITERIA COMPLIANCE

Applicable review criteria from the LDC are provided below, along with an evaluation of the application's compliance with each criterion.

Section 2.14.60 - PROPERTY LINE ADJUSTMENT

b. A Lot Line Adjustment shall be approved if the following criteria have been met:

- 1. The Property Line Adjustment shall not result in creation of an additional unit of land;**

The applicant requests to adjust the common property lines between two existing tax lots. The two lots were created through partition and subdivision plats (**Attachments B and C**). The proposed property line adjustment will result in two lots, which is the same number of lots that current exist. The criterion is met, because the proposal does not create an additional unit of land.

- 2. Any unit of land reduced in size by the Property Line Adjustment shall comply with all applicable zoning regulations;**

The proposal will result in Tax Lot 10800 increasing in size, and Tax Lot 4200 decreasing in size. Tax Lot 4200 currently is 0.35 acres in size and is proposed to be reduced to 0.30 acres in size. The subject site is zoned Riverfront. The Riverfront Zone does not have a minimum lot area or other applicable dimensional standards that would be impacted as a result of the proposal. As reconfigured, the property proposed to be reduced in size would comply with all applicable dimensional zoning development standards.

Tax Lot 4200 is currently developed with a single building containing commercial uses, a vehicle parking and loading area on the north side of the building accessed via the alley, and a small pedestrian plaza / outdoor dining area at the northeast corner of the lot. The proposed adjusted property line will encroach into the existing vehicle parking and pedestrian plaza / outdoor dining area (**Attachment A.4-5**). As stated by the applicant, the purpose of the Property Line Adjustment is to facilitate the construction of a mixed use building on Tax Lot 10800 (**Attachment A.9**). Development on Tax Lot 10800 will result in the need for off-street parking on Tax Lot 4200 to be reconfigured. As shown by the applicant there are currently six required vehicle parking spaces provided in the off-street parking area, and the reconfigured parking layout will provide four spaces (**Attachment A.11-12**). The result is a loss of two off-street parking spaces for the existing development on Tax Lot 4200. To ensure existing off-street parking is not reduced below the six required spaces with development of Tax Lot 10800, staff recommend **Condition of Approval 1** that will require the applicant, prior to the issuance of Building Permits for development on Tax Lot 10800, to either provide easements for the portion of existing parking spaces that would be located on Tax Lot 10800, pay a fee in lieu of providing the required off-street

parking proposed to be lost, or provide off-street parking within 750 ft. of the development site for required spaces that are lost, per LDC Sections 3.15.60.e and 4.1.30.g.4.

Given the above analysis, and as conditioned, the proposed Property Line Adjustment complies with all applicable zoning regulations, and consequently meets the above criterion.

- 3. The Property Line Adjustment shall not increase the degree of nonconformity that may exist on the subject lots; and**

No nonconformities exist on the two subject properties. Additionally, the proposal will not create any new nonconformities. Given that, the proposal complies with the above criterion.

- 4. The availability of both public and private utilities and required access shall not be adversely affected by a Property Line Adjustment;**

Existing public utilities are located in NW Monroe Avenue, NW 1st Street, NW Jackson Avenue and the public alley west of the subject site. These public utilities are available to the two properties, and the availability of these utilities will not be adversely affected by the Property Line Adjustment. If the proposal results in private utility services crossing property lines, the applicant shall provide private easements on the final survey (**Condition 2**). The two properties each have access to and frontage along public streets and the alley. The property line adjustment will not adversely affect the properties' access. As conditioned, the proposal complies with the above criterion.

- c. For properties with Natural Resources or Natural Hazards subject to Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, or Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, the Property Line Adjustment shall not adjust properties unless each resultant property contains an area unconstrained by Natural Resources or Natural Hazards and that area is equal to or greater than the applicable Minimum Assured Development Area(s) for the zone or zones in which the site falls. Exceptions to this requirement are:**

- 1. Properties with public park purposes; and**
- 2. Privately- or publicly-owned properties completely contained within an area zoned Conservation - Open Space.**

The two properties are partially encumbered by a Partial Protection Riparian Corridor for the Willamette River. However, development restrictions within the riparian corridor are limited to the area within 25 ft. of the top of bank. Both of the subject properties are located more than 25 ft. from the top of bank of the Willamette River. The proposal will not result in either property being constrained such that the Minimum Assured Development Area (MADA) provisions would apply. Given that, the proposal complies with the above criterion.

- d. **Property Line Adjustments may not create new tracts. Where such tracts are proposed and/or required by this Code, a Land Division is required; and**

The proposed Property Line Adjustment will not create any new tracts. The criterion is met.

Conclusion on Review Criteria

Based on the above criteria and findings, staff find the proposal complies with the review criteria in LDC Section 2.14.60. Land Development Code Section 2.14.60(e) provides minimum conditions of approval to ensure that Property Line Adjustments are properly finalized. The conditions of approval are provided at the end of this Notice of Disposition.

DECISION

Based on the information submitted by the applicant and City staff review, it is the decision of the Planning Division Manager that the request be approved subject to the following conditions of approval:

1. Prior to the issuance of Building Permits for development on Tax Lot 10800, the applicant shall ensure that six off-street parking spaces are maintained for the existing development on Tax Lot 4200. To ensure a no net loss in existing required off-street parking, as required by LDC Section 4.1.30, the applicant shall either provide an easement for the existing parking, pay a fee in lieu of required parking proposed to be removed, or provide the off-street parking within 750 ft. of Tax Lot 4200, consistent with LDC Section 3.15.60.e and 4.1.30.g.4.
2. The final survey shall include all existing easements and any approved through this decision. The applicant shall verify that the proposal does not result in private utility services (sewer, storm, water) for any of the tax lots being located on the other tax lots without adequate private easements. Per LDC Section 2.14.60(b).4, appropriate easements to provide utility services for each site shall be demonstrated or provided concurrent with the final survey;
3. Deeds based on a metes and bounds legal description for all adjusted Tax Lots from the Property Line Adjustment, shall be recorded with the Benton County Recorder's Office.
4. A Certified Boundary Survey Map that reflects the approved Property Line Adjustment shall be reviewed by the City and signed by the Planning Division Manager and the City Engineer. The map shall then be filed with the County Surveyor.
5. The Certified Boundary Survey shall include signature blocks for the Planning Division Manager and City Engineer, and shall reference the City's land use case number LLA12-00001.

6. Copies of the recorded deeds and filed survey map shall be provided to the City of Corvallis following recording.

December 13, 2012
Date of Decision


Kevin Young
Planning Division Manager

APPEALS - EFFECTIVE DATE OF APPROVAL - EXPIRATION

APPEAL DEADLINE / EFFECTIVE DATE OF APPROVAL: **December 27, 2012**

If you wish to appeal this decision, the appeal must be filed within 12 calendar days from the Date of Decision, noted above. When the final day of the appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent working day. All appeals must be submitted in writing to the City Recorder with the appropriate fee (\$250.00), and they must explain the specific grounds for appeal. If you have any questions about the appeal process, contact this office at 766-6908.

If no appeal has been filed, this approval is valid for a one-year period from the Effective Date of Approval.

EXPIRATION DATE: If the applicant has not filed the Certified Boundary Survey and recorded the deeds by **December 27, 2013**, the approval shall expire.

CASE: PLA12-00002 DATE FILED: 11/8/2012 DATE COMPLETE: _____

STAFF USE ONLY

RESIDENTIAL COMMERCIAL

FEE PAID ¹⁰⁰ deposit RECEIPT #: 001003



City of Corvallis - Planning Division
 501 SW Madison Ave.
 Corvallis, OR 97333
 Telephone: (541) 766-6908
 FAX: (541) 754-1792
 Planning@ci.corvallis.or.us
 www.corvallispermits.com

Property Line Adjustment Application

Location / Description of Subject Property(ies)

Street Address 142 NW 1st Street and 151 NW Monroe Avenue

Benton County Tax Assessor Map 11-5-35DC Tax Lot(s) # 4200, 4300

Subdivision Name or Partition # Original Town of Marysville

Zone RF Size (acres) 0.70 Density Range N/A du/ac - _____ du/ac

Historic Overlay Natural Features Related Land Use Cases _____

Applicant Information

Applicant(s) Name(s) Weiler Steve

Last First M.I.

Same as Property Owner 200 SW 4th Street

Street Address

Corvallis OR 97333

City State Zip Code

Phone # _____ Email Address steve.weiler@comcast.net

Contact preference? mail phone email

Property Owner Information (where different than Applicant)

Property Owner(s) Name(s): _____

Last First M.I.

Street Address

City State Zip Code

Phone # _____ Email Address _____

Contact preference? mail phone email

Property Owner(s) Signature(s) [Signature] Date 8 Nov. 2012

(If Legal Representative: provide supporting documentation)

Attachments (refer to the following pages)

 corvallispermits.com **Track the status of your application**
 Visit corvallispermits.com and select "Check Case Status"

*Water Street Market
Property Line Adjustment
Application Narrative*

November 8, 2012

APPLICANTS' REQUEST

The subject properties included in this request are 142 NW 1st Street and 151 NW Monroe Avenue. The property at 142 NW 1st Street was recently consolidated through a Minor Replat approved under Order No. 2012-050 (MRP12-00007). As shown on Attachments 'A' and 'B', this Lot Line Adjustment request seeks to relocate the southerly line of the resultant legal parcel, which would transfer approximately 1,894 square feet from the property at 151 NW Monroe Avenue to the property at 142 NW 1st Street. Responses to applicable decision criteria from Corvallis Land Development Code (LDC) Chapter 2.14 are provided below.

LIST OF ATTACHMENTS

- A – Existing Lot Configuration*
- B – Proposed Property Line Adjustment*
- C – Natural Resources and Natural Hazards Map*

REVIEW CRITERIA

Applicable Land Development Code Sections:

Section 2.14.60 - LOT LINE ADJUSTMENT

- a. **An application for a Property Line Adjustment shall be administered in accordance with the Tentative Partition Plat review procedures in Section 2.14.30, with the exception that the application shall be exempt from public notice provisions in Section 2.14.30.03 and the review criteria in Section 2.14.30.05;**
- b. **A Lot Line Adjustment shall be approved if the following criteria have been met:**
 - 1. **The Lot Line Adjustment shall not result in creation of an additional unit of land;**
 - 2. **Any unit of land reduced in size by the Lot Line Adjustment shall comply with all applicable zoning regulations;**

3. The Lot Line Adjustment shall not increase the degree of nonconformity that may exist on the subject lots; and
 4. The availability of both public and private utilities and required access shall not be adversely affected by a Lot Line Adjustment;
- c. For properties with Natural Resources or Natural Hazards subject to Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, or Chapter 4.13 - Riparian Corridor and Wetland Provisions, the Lot Line Adjustment shall not create lots or parcels unless each new and remaining lot or parcel contains an area unconstrained by Natural Resources or Natural Hazards and that area is equal to or greater than the applicable Minimum Assured Development Area(s) for the zone or zones in which the site falls. Exceptions to this requirement are:

As shown on Attachments 'A' and 'B', the subject proposal will not create an additional unit of land. Both properties are within the Riverfront Zone, which does not have a minimum lot area (LDC Section 3.15.40.01.a). Each of the parcels will continue to have at least 25 feet of frontage along a public street, and be dimensioned so that the resultant depth of each parcel is not more than 2.5 times its width (LDC Section 4.4.20.03). Neither of the lots is currently "non-conforming", as each is dimensioned consistent with the applicable standards from LDC Chapters 3.15 and 4.4. Necessary public utilities are available from within the public rights-of-way fronting each parcel, which include water and sanitary lines extending along NW First Street and the alley immediate west of the site.

The site is within the Partially Protected Riparian Corridor of the Willamette River, (Attachment C). However, the standards contained in LDC Chapter 4.13 permit development within this area, regardless of the applicable Minimum Assured Development Area allowance associated with the Riverfront Zone.

Given these findings, the proposed Lot Line Adjustment should be approved.

EXISTING CONDITIONS PLAN
for
WATER STREET MARKET LLC
on
LOTS 4, 5 & 6, ORIGINAL TOWN OF MARYSVILLE
TAX LOTS 4300 and 4400
MAP 11-5-35DC
in
SE 1/4 of SECTION 35
T 11 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

SURVEYED SEPTEMBER 13 & 22, 2011
MAP DATE 09-28-12



- LEGEND**
- Found survey monument as noted
 - AD—Arterial Drain
 - CL—Curb Inlet
 - CD—Channel
 - DY—Gas Valve
 - WV—Manhole
 - UP—Utility Pole
 - BPL—Buried Power Line
 - GAS—Natural Gas line
 - GL—Overhead Lines
 - SD—Storm Drain line
 - SS—Sanitary Sewer line
 - SD&SS—combination Storm Drain + Sanitary Sewer line

NOTES

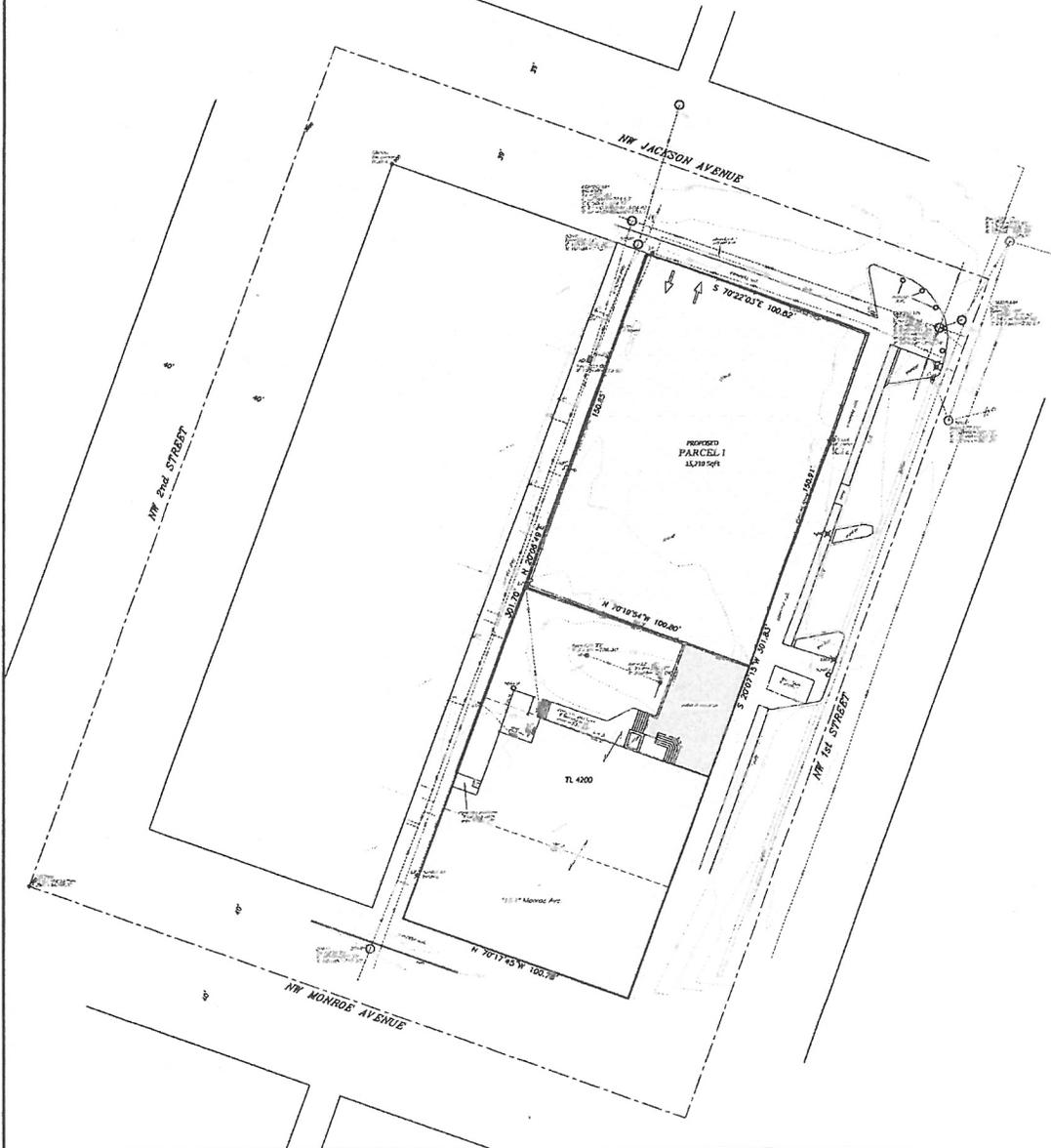
The property boundary was determined based on monuments and data shown on Benton County survey CS 9767, The Basis of Bearings is from Benton County Assessor's Map 11-5-35DC.

Preliminary Title Report No. 47181014285-TTHOM, IS, dated September 22, 2011, by Topo Title Co. Has no easements encumbering this property.

Elevations are based on City of Corvallis Benchmark #209 (NGS4 USGCS-1931) - a brass disc in front of the Benton Hall, 15 ft West of the Northeast corner of the lot. Elevation = 224.97 ft (MVD 25/47).

Contour interval = 0.5 ft.

NORTHSTAR SURVEYING, INC.
780 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-767-8950



PROPOSED LINE ADJUSTMENT PLAN
 for
WATER STREET MARKET LLC
 on
 LOTS 4, 5 & 6, ORIGINAL TOWN OF MARYSVILLE
 TAX LOTS 4300 and 4400
 MAP 11-5-35DC
 in
 SE 1/4 of SECTION 35
 T 11 S, R 5 W, W.M.
 CITY OF CORVALLIS
 BENTON COUNTY, OREGON

SURVEYED SEPTEMBER 13 & 22, 2011
 MAP DATE 09-28-12

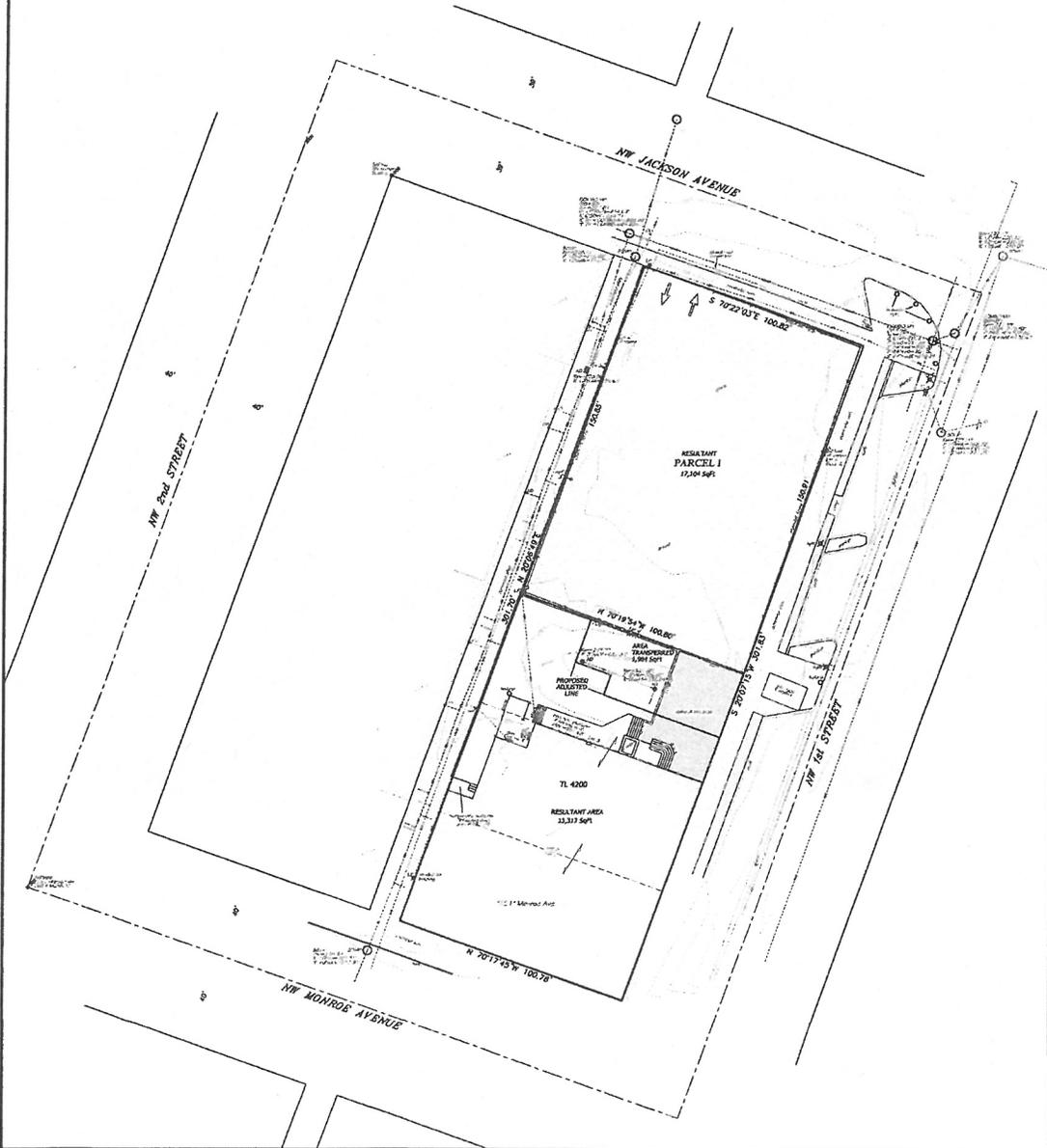
0 20 40
 GRAPHIC SCALE - feet



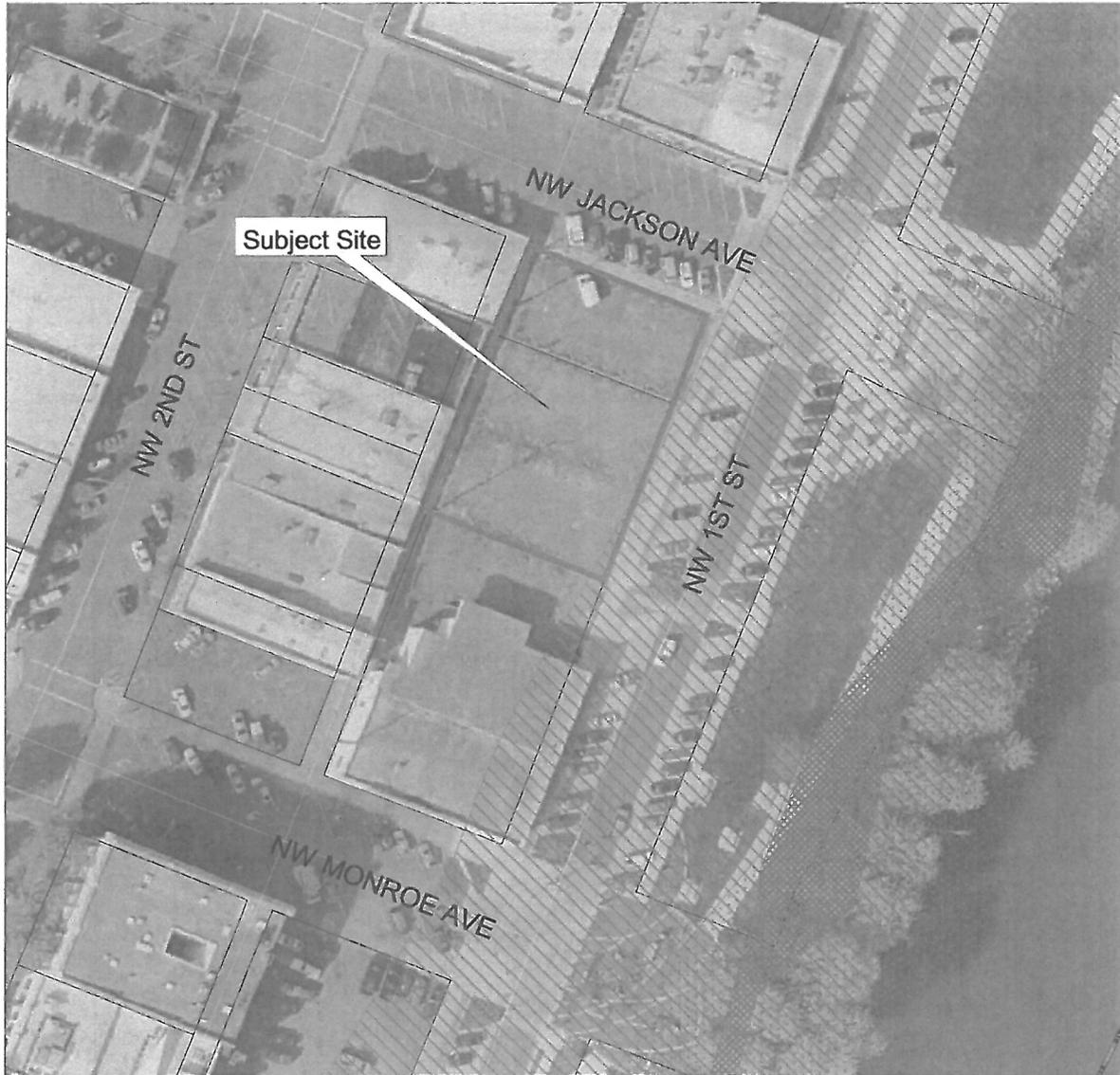
LEGEND
 + Found survey monument as noted
 AD - Area Drain
 C - Curb Inset
 CD - Cleared
 CV - Curb Valve
 M - Manhole
 MP - Manhole
 UR - Utility Pole
 --P-- Buried Power Line
 --G-- Natural Gas Line
 --O-- Overhead Lines
 --SD-- Storm Drain Line
 --SS-- Sanitary Sewer Line
 --SOS-- combination Storm Drain + Sanitary Sewer Line

NOTES
 The property boundary was determined based on monuments and data shown on Benton County survey CS 9787. The Basis of Bearings is from Benton County Assessor's Map 11-5-35DC.
 Preliminary Title Report No. 47181101-2925-174086, 18, dated September 22, 2011, by Ticor Title Co. sets no monuments encumbering this property.
 Elevations are based on City of Corvallis Benchmark #200 (NWS# 1552425-1931) - a brass disc in front of the Benton Hotel, 15 ft Westerly of the Northwest corner of the hotel. Elevation = 224.97 ft (NAD83 29/412).
 Contour Interval = 0.5 ft.

NORTHSTAR SURVEYING, INC.
 720 N.W. 41st Street
 Corvallis, Oregon 97330
 Phone: 541-767-8080

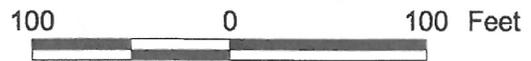


Aerial Map and Natural Features

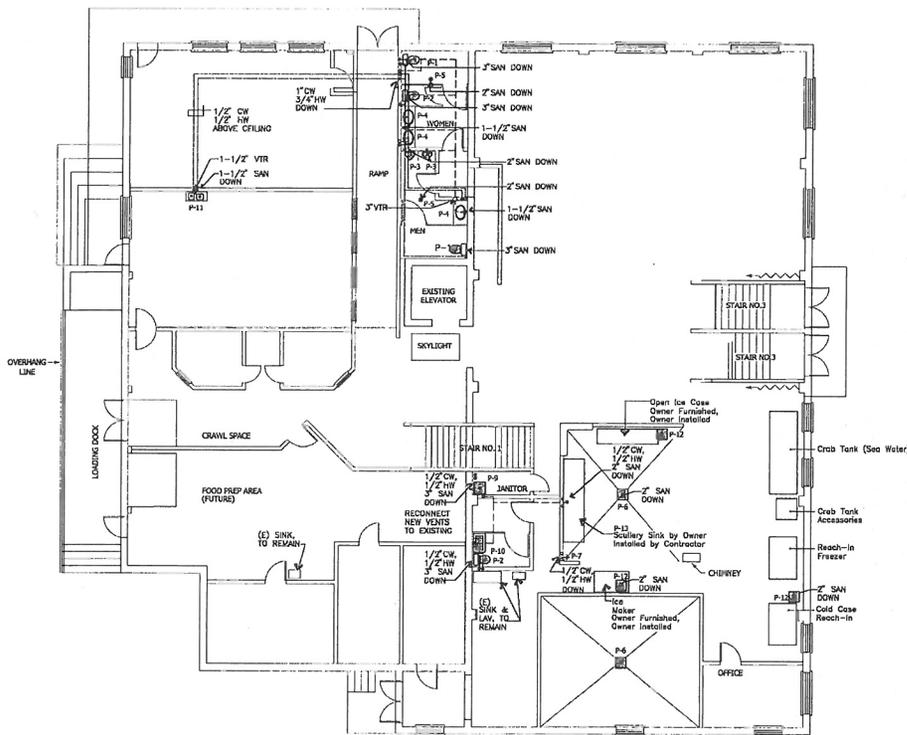


LEGEND

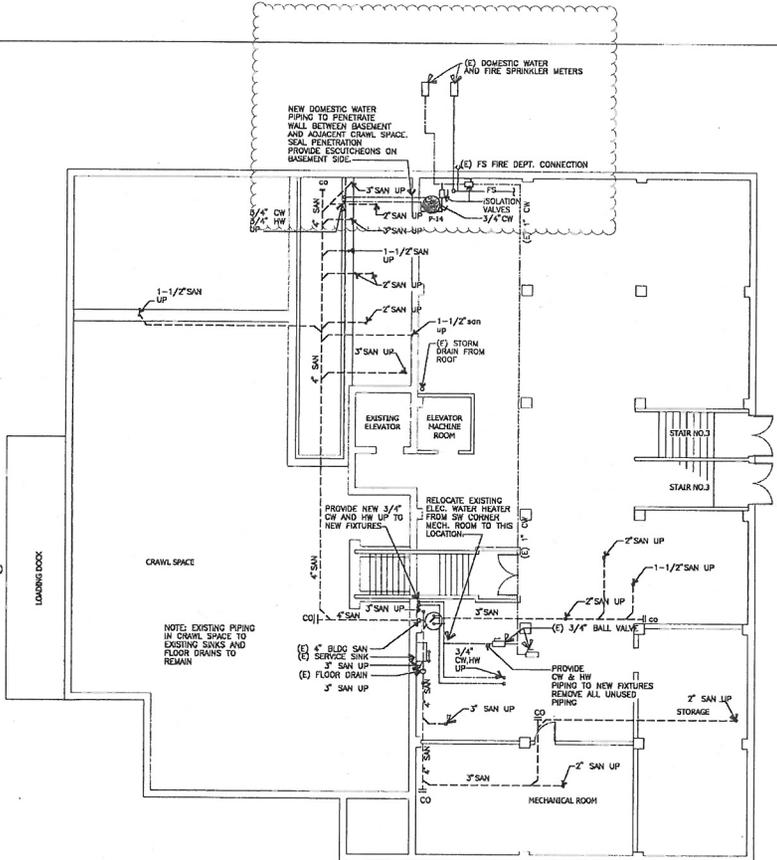
-  Landslide Hazard Risk Area
-  Partial Protection Riparian Corridor
-  Partial Protection 100-year Floodplain



Attachment A



1 MAIN FLOOR PLAN - PLUMBING
P-1 SCALE: 1/8"=1'-0"



2 BASEMENT PLAN - PLUMBING
P-1 SCALE: 1/8"=1'-0"

GENERAL NOTES FOR PLUMBING

- 1 THE PLANS INDICATE APPROXIMATE ROUTING FOR NEW CW, HW, SYNTARY AND VENT PIPING TO THE NEW AND EXISTING FIXTURES. THE PLUMBER SHALL VERIFY IN THE FIELD ALL EXISTING CONDITIONS AND COORDINATE WITH THE NEW AND EXISTING ARCHITECTURE. PLEASE CONTACT THE ARCHITECT IMMEDIATELY IF EXISTING CONDITIONS VARY SIGNIFICANTLY FROM THE PLANS.
- 2 THE PLUMBER IS REQUIRED TO INSULATE ALL EXISTING AND NEW DOMESTIC COLD WATER AND HOT WATER PIPING AND TO CLEARLY LABEL PIPING. LEAVE EXISTING AND NEW VALVES UN-INSULATED.
- 3 DOMESTIC WATER PIPING SHALL BE COPPER. SYNTARY WASTE PIPING SHALL BE CAST IRON.
- 4 THE PLUMBER SHALL BE RESPONSIBLE FOR OBTAINING PLUMBING PERMITS, AND SHALL PERFORM ALL TESTING AS REQUIRED BY CODE.
- 5 REFER TO PLUMBING FIXTURE SCHEDULE ON SHEET P-2 FOR BRANCH PIPE SIZES TO FIXTURES.

City of Corvallis
WATER STREET MARKET 151 NW MONROE, CORVALLIS

Marinello Engineering
INCORPORATED
(541) 753-4703 Corvallis, Oregon

CYSTADSVOLD
A.L.A. ARCHITECT
101 SW WESTERN BLVD.
CORVALLIS OR 97333
(541) 753-0192 FAX 541-752-2852

SHEET TITLE:
PLUMBING FLOOR PLANS
SCALE: 1/8"=1'-0"
DATE: MARCH 30, 2004
REV:
SHEET NO.: P-1



04-0043
AUG 17 2004
DEVELOPMENT
CITY OF CORVALLIS
TO BE MICROFILMED



PLANNEX T

COMMUNITY ♦ PLANNING ♦ STRATEGIES

December 7, 2012

Mr. Brian Latta
Associate Planner
City of Corvallis
Planning Division
(transmitted via email: brian.latta@corvallisoregon.gov)

RE: Water Street Market Apartments – Response to Staff Comments on Property Line Adjustment Application (LLA12-00002)

Dear Brian,

The following information is provided in response to your comments on the Property Line Adjustment application submitted for the future site of Water Street Market Apartments (LLA12-00002). For ease of reference, each of the comments presented in your November 30, 2012, letter is noted below.

- 1. Please revise the site plan to show the location of existing public and private utilities (i.e., water sewer storm drainage) on the subject properties.**

Attachment 'B' of the submitted application shows the location of the existing public utility lines within immediate proximity of the site. A private sanitary service lateral for Parcel 1 is located off of the alley along the west boundary of the parcel, as shown on Attachment 'D' of this letter. A private water service does not currently exist for Parcel 1, but has been financially secured through the a recent Minor Replat (MRP12-00007). Plumbing plans approved for the 2004-2005 remodel of the Water Street Market building (BLD04-00436), which is located on Tax Lot 4200, show that private water and sanitary service lines are located near the southeast corner of the building. A copy of these plans was obtained from the City's online archive and forwarded to you via email on December 3, 2012.

- 2. The proposal appears to result in required off street parking from the Water Street Market property Tax Lot 4200 being relocated to the neighboring vacant property Parcel 1 Please provide a graphic of the existing parking layout for Tax Lot 4200 The graphic should include the existing and proposed property lines.**

Staff s concern is that required off street parking for the Water Street Market development will be reduced by adjusting the property line such that a portion of the existing parking area will become part of the neighboring property If required off street parking will be reduced by adjusting the property line then the applicant will need to address how the development on Tax Lot 4200 will meet its required off street parking requirement.

Based on discussions with Associated Planner Jared Voice and a review of building plans that were submitted as part of the 2004-2005 remodel of the Water Street Market building, the provision of Land Development Code-compliant off-street parking was not required at that time. Attachment 'E-1' of this letter shows the maximum number of spaces that could be situated on Tax Lot 4200 consistent with existing LDC standards. Based on this drawing, the proposed property line configuration would cause the entirety or portions of four parking spaces to fall within the boundaries of Parcel 1.

The underlying purpose of the proposed Property Line Adjustment is to reconfigure Parcel 1 and Tax Lot 4200 to facilitate construction of a mixed-used building on Parcel 1. Attachment 'E-2' of this letter shows the site improvements proposed within the area of Tax Lot 4200 that would be transferred to Parcel 1 as a result of the requested Property Line Adjustment. In addition, the applicant intends to construct a vehicular accessway between the two properties, which would eliminate additional parking spaces along the north boundary of Tax Lot 4200. Based on this information, five of the six parking spaces shown on Attachment 'E-1' would be eliminated as a result of improvements proposed as part of developing Parcel 1. However, the applicant intends to relocate four of the six spaces to about the north side of the Water Street Market building, (Attachment E-2). Thus, up to two of the six parking spaces that could be provided consistent the LDC requirements would be eliminated as a result of reconfiguring the existing property boundary and developing Parcel 1. The applicant intends to account for the loss of on-site spaces through either leasing private off-site spaces or "pay-in-lieu."

Please let me know if you need additional information in order to support this request.

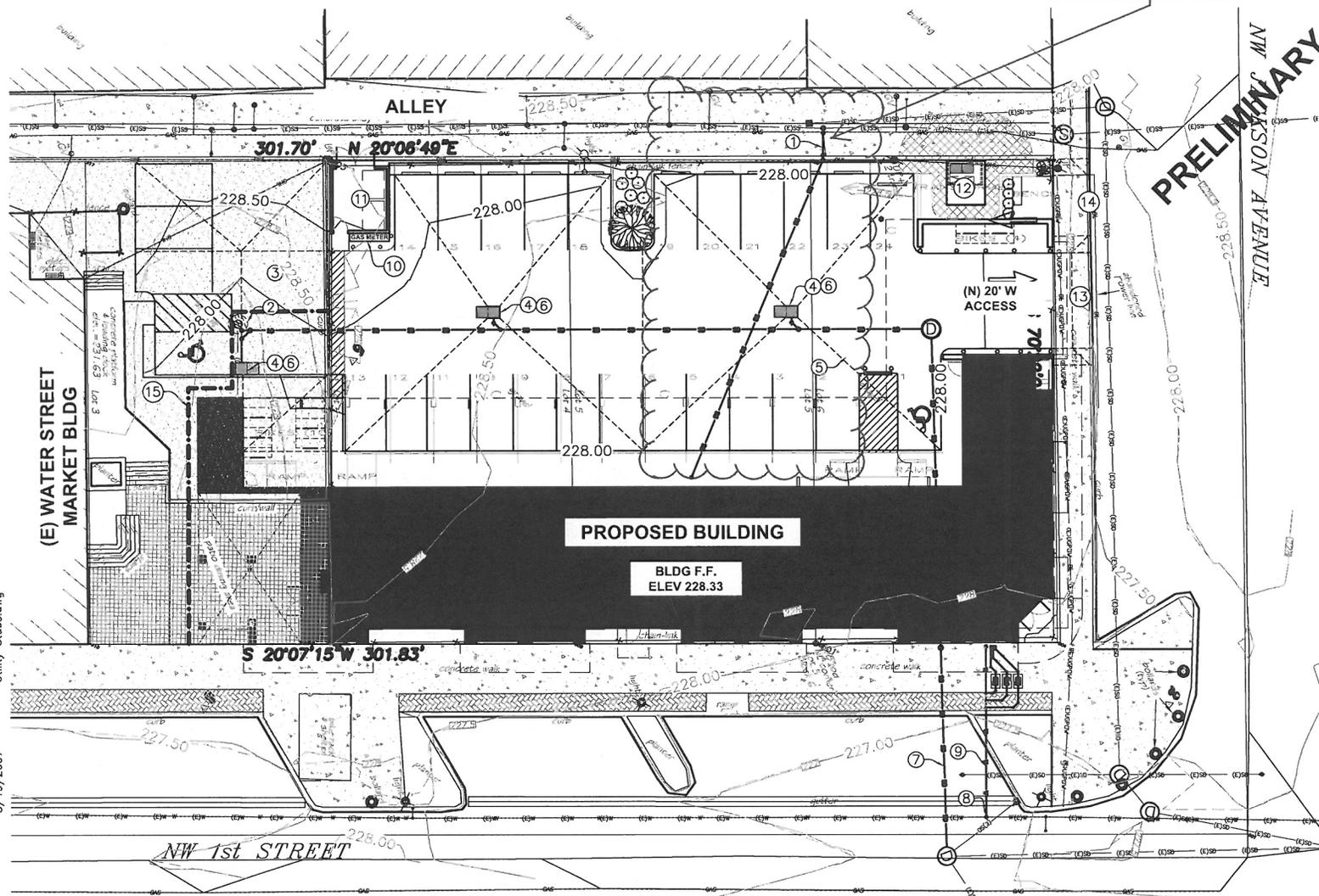
Best Regards,



Eric M. Adams

Cc: Bill Clemens, City of Corvallis
Gary Day, Benchmark Architecture
Joe McCormick, Pillar Consulting Group
Steve Weiler
Tom Gerding

Existing Sanitary
Sewer Lateral for
Parcel 1



PRELIMINARY
NW JACKSON AVENUE

PILLAR CONSULTING GROUP, INC.
1600 SW WESTERN BLVD, STE 290
CORVALLIS, OREGON 97333
PHONE: 541-752-9202
WWW.PILLAR-INC.COM

- KEYED NOTES**
- ① REMOVE & REPLACE (E) 4" SS LATERAL W/ 6" PVC
 - ② DEMO (E) STORM INLETS & REMOVE/PLUG (E) PIPING
 - ③ REGRADE, REPAVE & RESTRIPE WSM PARKING LOT
 - ④ (N) STORM CATCH BASIN
 - ⑤ (N) STORM MANHOLE
 - ⑥ (N) STEEL STORMFILTER CATCHBASIN, WATER QUALITY VAULT (SIZING TBD)
 - ⑦ (N) 10" PVC STORM LATERAL (10-YR Q=0.85 CFS) TO (E) PUBLIC M.H. IN FIRST ST.
 - ⑧ HOT TAP (E) 8" W
 - ⑨ CONSTRUCT (N) PUBLIC 6" W COMBINED FIRE SERVICE LAT'L & INSTALL PUBLIC-TO-PVT AT BFOV/PROP. LINE
 - ⑩ (N) GAS METER FOR BLDG
 - ⑪ (N) REFUSE/RECY. ENCLOSURE
 - ⑫ (N) POWER TRANSFORMER & VAULT W/ SVC DROP FROM (E) OVHD LINES (POLES TO REMAIN), U.G. SVC TO BLDG.
 - ⑬ (N) DRIVEWAY & PARTIALLY LOWERED SIDEWALK PER CITY STD DTL 108B, OPTION M
 - ⑭ REMOVE (E) DRIVEWAY CUT, REPLACE SIDEWALK & CURB
 - ⑮ PROPOSED LOT LINE ADJUSTMENT

0 1"
THE BAR ABOVE IS 1-INCH LONG WHEN DRAWING IS PLOTTED TO SCALE

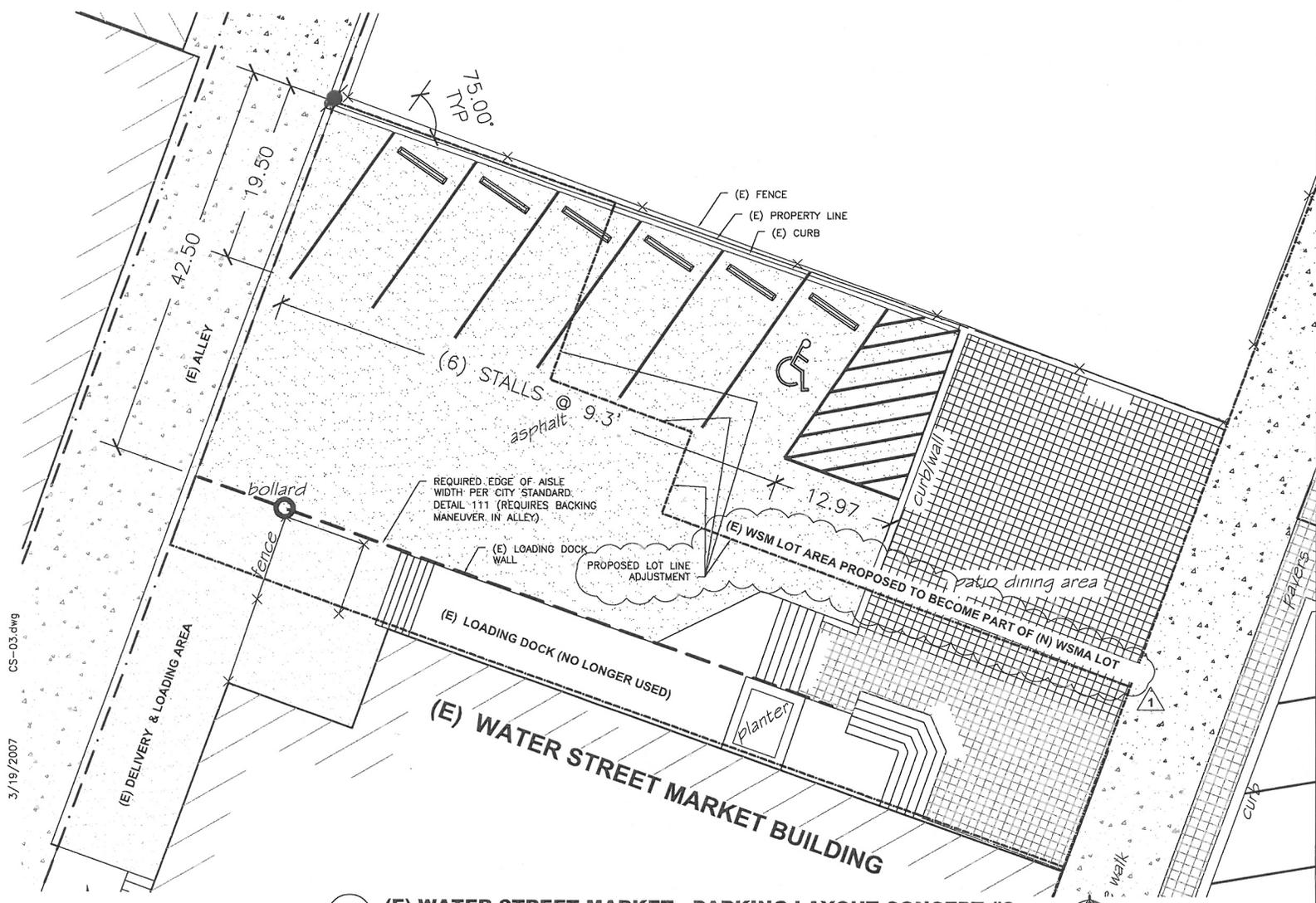
No.	Revision/Issue	Date

Project Name and Address
WATER ST. APARTMENTS
CONCEPTUAL SITE PLAN
FIRST & JACKSON
CORVALLIS, OREGON

Proj#: 2012028 Sheet
Date 9/24/12 **SK-01**
Scale 1" = 20'

1 SK-01 CONCEPTUAL SITE PLAN
SCALE 1" = 20'

Utility Stubs.dwg
3/19/2007



3/19/2007 CS-03.dwg

1
CS-03

(E) WATER STREET MARKET - PARKING LAYOUT CONCEPT #2

SCALE 1" = 10'



PILLAR CONSULTING GROUP, INC.
1600 SW WESTERN BLVD, STE 290
CORVALLIS, OREGON 97333
PHONE: 541-752-9202
WWW.PILLAR-INC.COM

REGISTERED PROFESSIONAL ENGINEER
#19868PE
DIGITAL SIGNATURE
OREGON
MARCH 10, 1998
JOSEPH W. MCCORMACK
RENEWAL 12/31/12

KEYED NOTES

① -
② -
③ -

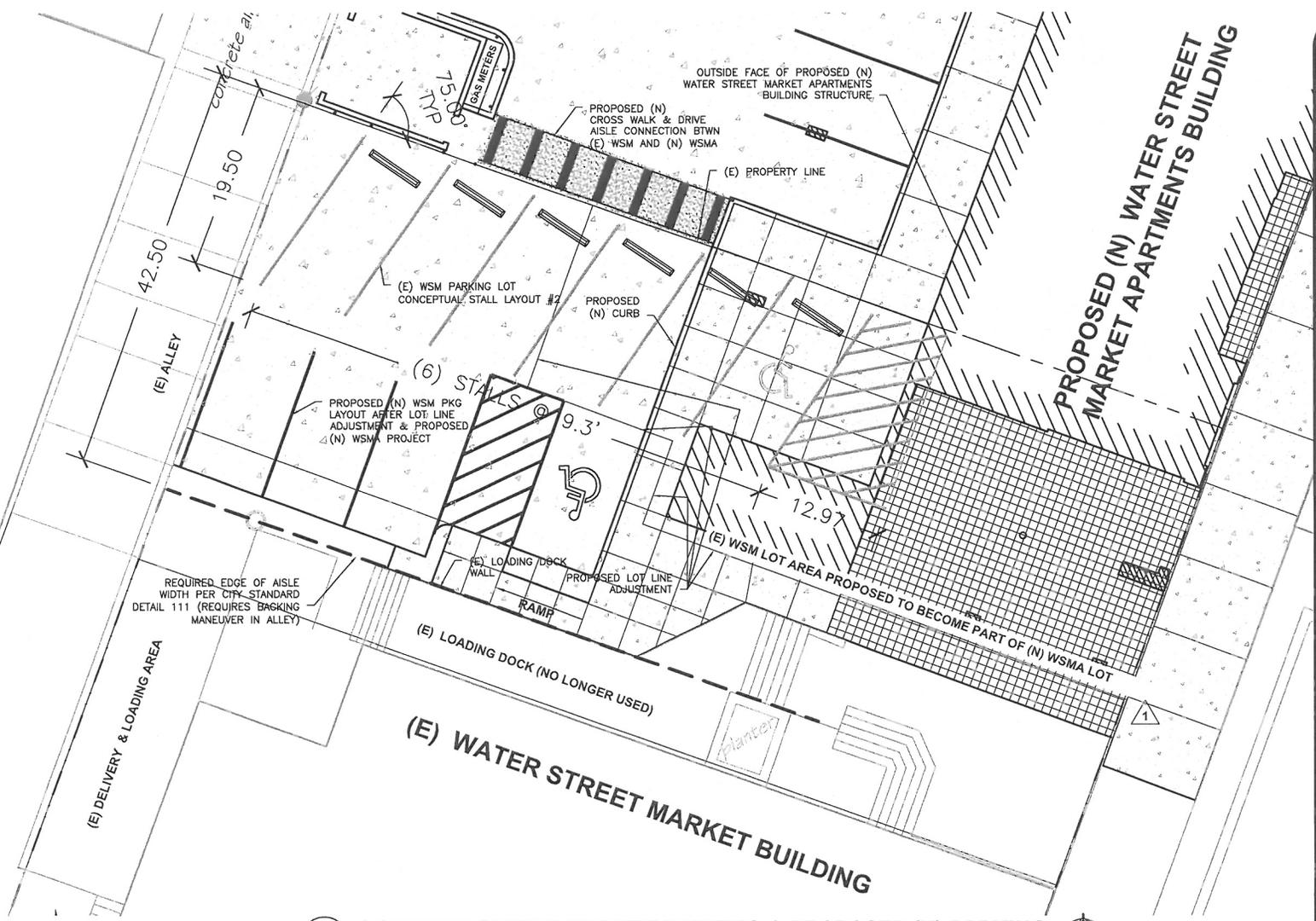
0 1"
THE BAR ABOVE IS 1-INCH LONG WHEN DRAWING IS PLOTTED TO SCALE

▲	ADD LOT LINE	12/5/12
No.	Revision/Issue	Date

Project Name and Address
WATER STREET MARKET
PARKING LAYOUT CONCEPT #2
151 NW MONROE AVENUE
CORVALLIS, OREGON

Proj#: 2012028	Sheet
Date 12/5/12	
Scale 1" = 10'	CS-03

CS-05.dwg
3/19/2007



1
CS-05

(E) WATER STREET MARKET PARKING & PROPOSED (N) PARKING

SCALE 1" = 10'



PILLAR CONSULTING GROUP, INC.
1600 SW WESTERN BLVD, STE 290
CORVALLIS, OREGON 97333
PHONE: 541-752-9202
WWW.PILLAR-INC.COM

REGISTERED PROFESSIONAL ENGINEER
#19869PE

DIGITAL SIGNATURE
OREGON
MARCH 10, 1988
JOSEPH W. MCCORMACK
RENEWAL 12/31/12

KEYED NOTES

- ① -
- ② -
- ③ -

0 1"

THE BAR ABOVE IS 1-INCH LONG WHEN DRAWING IS PLOTTED TO SCALE

No.	Revision/Issue	Date

Project Name and Address
WATER STREET MARKET
PARKING-EXISTING & PROPOSED
151 NW MONROE AVENUE
CORVALLIS, OREGON

Proj#: 2012028 Sheet
Date 12/5/12
Scale 1" = 10'

CS-05

2012-018

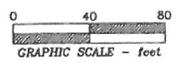
PARTITION PLAT 2012-13
MINOR LAND PARTITION

A REPLAT OF LOTS 4, 5 & 6, BLOCK 6
ORIGINAL TOWN OF MARYSVILLE
for

WATER STREET MARKET LLC

in
SE 1/4 of SECTION 35
T 11 S, R 5 W, W.M.
CITY OF CORVALLIS
BENTON COUNTY, OREGON

OCTOBER 11, 2012



DECLARATION

Know all persons by these presents that Water Street Market LLC, 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 replatted into a Parcel as shown hereon.

[Signature] signature

Steven Weiler
Managing Member
Water Street Market LLC

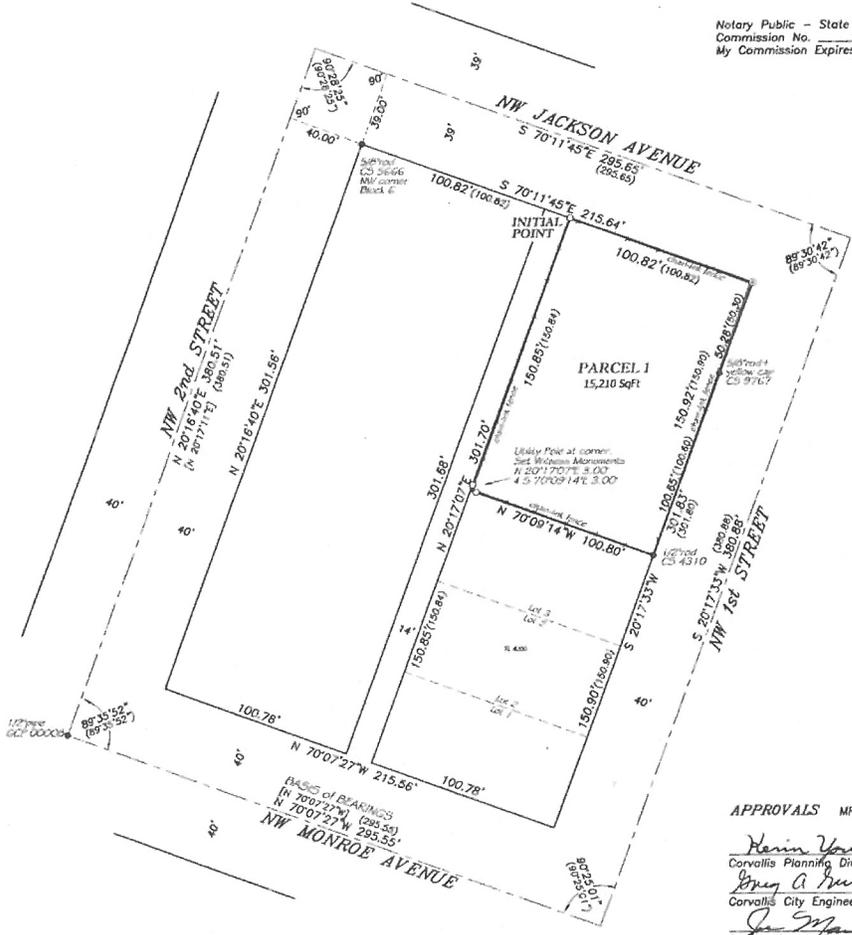
STATE OF OREGON)
) S.S.
COUNTY OF BENTON)

Signed and attested before me on this 18th day of October, 2012, by Steven Weiler as Managing Member of Water Street Market LLC.

[Signature] signature of Notary

Livisa K Veers printed name of Notary

Notary Public - State of Oregon
Commission No. 4357013
My Commission Expires Dec 19, 2012



LEGEND

- Found survey monument as noted
- Set monument - 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING"
- ⊗ Set monument - 1" brass cap, stamped "NORTHSTAR" in plastic sleeve.
- () Record data from CS 9767
- [] CS 7929
- GCP... Galloway City Plat

NOTE: pipe dimension is inside diameter

NARRATIVE

This replat effects the consolidation of Lots 4, 5 and 6, Block 6, Original Town of Marysville, into a single Parcel.

Norm Springer surveyed this Block (6) in 1974 per CS 5566 then again in 2003 per CS 9767. I found 4 of the monuments that he either found or set and determined that they are in excellent position relative to CS 9767. Therefore, I computed the street centerline intersections using Mr. Springer's angles and distances and computed the Block corners holding record right-of-way widths. I then computed the north and south ends of the alley at the Block midpoints, gave full width (14 feet) to the alley and computed the Lot corners by proportionate measure.

Note that the monuments Mr. Springer showed at the SE and SW corners of Lot 1 have been covered by the building on that Lot.

APPROVALS MRP12-00007

[Signature] 10-31-12
Corvallis Planning Division Manager date

[Signature] 10-31-12
Corvallis City Engineer date

[Signature] 11-5-12
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.099 have been paid through JULY 30, 2013.

by [Signature] 11-2-12
Director, Benton County Dept. of Assessment date

by [Signature] 11-2-12
Director, Benton County Department of Finance, Auditing & Tax Collection date

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

I hereby certify that the attached partition plat was received and duly recorded by me as Partition Plat 2012-018 in Benton County Records Document No. 2012-458724 on this 5 day of November, 2012 at 2:02 o'clock PM

by [Signature]
Benton County Clerk

SURVEYOR'S CERTIFICATE

I, William L. Lauer, a registered Professional Land Surveyor in the State of Oregon, do hereby say that I have correctly surveyed and found or set proper monuments at the true corners of the land represented on this Partition Plat. The land is described as follows:

Lots 4, 5 and 6 of Block 6, Original Town of Marysville, in the City of Corvallis, Benton County, Oregon.

I hereby certify that this drawing is an exact copy of the original plat.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 21, 1992
W. L. LAUER
2558
RENEWS 12/31/2012

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

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