# *Minor Replat at NW 9th Street and NW Beca Avenue*
# *Application Narrative*

*Revised June 25, 2013*

## *INTRODUCTION & PROPOSAL*

*The subject properties included in this request are located at 1250 NW 9th Street and 1235 NW 10th Street. They are also identified as Tax Lots 190 and 10100 on Benton County Assessor's Map 11-5-35BA, (Attachment F). Both tax lots are currently zoned Minor Neighborhood Center and have a combined area of approximately 2.9 acres, (Attachment C). Both properties are developed with commercial buildings, (Attachment A).*

*A review of the assessor's map noted above indicates that Tax Lot 10100 is comprised of two legal parcels, while Tax Lot 190 is coincident with the boundaries of a third legal parcel, (Attachment D). The following narrative responds to applicable Land Development Code (LDC) criteria for a Minor Replat request that, if approved, would create a new 121,748 square foot parcel by combining all three legal parcels, (Attachments D and E).*

***Updated Narrative***

***It should also be noted that the main purpose of the proposed replat is to eliminate interior lots lines that conflict with an existing building located primarily on Tax Lot 10100, which is inconsistent with the Oregon Building Code. Construction of new buildings or expansion of the existing buildings is not proposed at this time or anticipated in the near future.***

## *SUBMITTAL & REVIEW CRITERIA*

Applicable Land Development Code Sections:

**Section 2.14.30 - TENTATIVE PARTITION PLAT REVIEW PROCEDURES**

**Whenever an application is filed for a Partition, it shall be reviewed in accordance with the following procedures.**

**2.14.30.01 - Application Requirements**

**When the Director deems any requirement below unnecessary for the proper evaluation of a proposed application, it may be waived.**

**Applications shall be made on forms provided by the Director and shall be accompanied by:**

a. **Location and description of the subject property(ies), including all of the following, as relevant: address; tax assessor map and tax lot number; parcel number; written description of the boundaries of the proposal; and one set of assessor's maps of the subject site and surrounding area, with the subject site outlined in red;**

b. **Signed consent by the subject property's owner(s) and/or the owner's legal representative(s). If a legal representative is used as a signatory, written proof of ability to be a signatory shall be furnished to the City. The owner's name(s) and address(es), and the applicant's name, address, and signature shall also be provided;**

c. **An electronic version of these documents (both text and graphics, as applicable) if an applicant has produced part or all of an application in an electronic format. The applicant shall coordinate with the City regarding compatible electronic formats, to the greatest extent practicable;**

*An application form submitted to the City as part of the subject Minor Replat request contains the information required through LDC Section 2.13.40.01, Parts 'a' and 'b', while an electronic copy of this narrative and supporting attachments has been provided to the City.*

d. **Graphic Requirements - The Tentative Plat and other graphics for both Nonresidential and Residential Partitions shall be drawn to scale and shall contain a sheet title, date, north arrow, and legend placed in the same location on each sheet and contain the information listed below. The Tentative Plat and other graphics shall not exceed 24 by 36 in. and shall include the following information, as applicable:**

1. **Names of the owner, partitioner, engineer, and surveyor as appropriate;**

2. **Property line boundaries of all contiguous land in the same ownership as the area encompassed in the application;**

3. **Sufficient description to define location and boundaries of the area to be partitioned, re-platted, and/or adjusted;**

4. **Location of existing structures;**

5. **Number and type of units proposed when known and appropriate;**

6. **Location and width of all existing or proposed public or private accessways (rights-of-way) including any reserve strips and parking areas;**

7. **Location of all existing and proposed public and private utilities, including water, sewer, and storm drainage;**

8. **Proposed parcel layout indicating dimensions, parcel lines, and lot areas;**

9. **Approximate location and width of Watercourses for review in accordance with Chapter 4.5 - Natural Hazard and Hillside Development Provisions and Chapter 4.13 - Riparian Corridor and**

**Wetland Provisions; and**

**10. All areas to be dedicated to the public and their proposed Uses including street rights-of-way, drainageways, easements, and reserve strips.**

**11. <u>Significant Natural Features Map(s)</u> - Maps shall identify Significant Natural Features of the site, and provide all Code-required Significant Natural Feature information including but not limited to:**

**a) All information and preservation plans required by Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, as applicable;**

**b) All Jurisdictional Wetlands not already shown as part of "a," above. While not all Jurisdictional Wetlands are locally regulated by Chapter 4.13 - Riparian Corridor and Wetland Provisions, they need to be shown so that the City can route the application to the appropriate state and federal agencies for comment; and**

**c) Archaeological sites recorded by the State Historic Preservation Office (SHPO).**

**12. <u>Tentative Plat and Other Graphics</u> -**

**a) <u>General</u> -**

**1) <u>Nonresidential Partition Graphics</u> - Nonresidential Partition graphics shall include features within a minimum 150-ft. radius of the site, such as existing streets and parcel boundaries; existing structures; driveways; utilities; Significant Natural Features regulated by Chapter Chapter 2.11 - Floodplain Development Permit, 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions; Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA), if applicable; and any other information that, in the Director's opinion, would assist in providing a context for the proposed development. The Director may require that an applicant's graphics include information on lands in excess of 150 ft. from a development site (e.g., such as in cases where an adjacent property is large and a view of the whole parcel would be helpful, or when**

**existing infrastructure is far away from the site).**

**b) <u>Conceptual Grading Plans</u> - Existing and proposed topographic contours at two-ft. intervals. Where the grade of any part of the Partition exceeds 10 percent and where the Partition abuts existing developed lots, a conceptual grading plan shall be required as follows:**

**1. <u>Nonresidential Partitions</u> - Conceptual grading plans for Nonresidential Partition applications shall contain adequate information to evaluate impacts to the site and adjacent areas, consistent with Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. If a grading plan is required for a Nonresidential Partition, it shall indicate how these objectives are met, how runoff or surface water from individual lots will be managed, and how the proposal's surface waters will be managed. Additionally, Nonresidential Partition applications shall include two design alternatives demonstrating that the applicant has achieved the optimal balance of applicable criteria;**

**13. Where it is evident that the parcel can be further divided, the applicant shall show, either on the Tentative Plat or as an attachment, that the Partition will not preclude efficient division of land in the future;**

*Attachments 'A', 'B', and 'C' provide the information required through Section 2.13.40.01.d. The applicant notes the following about the subject parcels. The property is essentially flat, therefore, minimal grading will be necessary if and when redevelopment of the property occurs. None of the natural features and natural hazards regulated by LDC Chapters 4.2, 4.5, 4.12, 4.13, and 4.14 exist within the boundaries of the property. Lastly, it is the applicant's intent to facilitate potential redevelopment of the site at some point in the future. The Building Code prohibits new structures from crossing property lines. Thus, removal of the interior lot lines will ensure compliance with that requirement in the event a new structure occupies most of the site.*

**14. <u>Narrative Requirements</u> -**

**a) <u>Phasing</u> - Statement describing phases of project, if proposed. Phases shall be:**

*The proposed replat will not be phased, but instead, finalized through a single recordation with Benton County.*

**b) Explanation of how the proposal complies with the review criteria in Section 2.14.30.05; and**

*Please see below for responses to each of the review criteria from LDC Section 2.14.30.05.*

**15. <u>Traffic Impact Study</u> -**

**a) <u>Nonresidential Partitions</u> - Any proposal generating 30 or more trips per hour shall include Level of Service (LOS) analysis for the affected intersections. A Traffic Impact Analysis (TIA) is required, if required by the City Engineer. The TIA shall be prepared by a registered professional engineer. The City Engineer shall define the scope of the traffic impact study based on established procedures.**

*This site has already been developed for commercial and retail use. The concurrent development plan which has prompted the need for this replat will create no net impact or intensification in the use of this site which would necessitate the need for a traffic impact study. Any future redevelopment will be required to comply with the land development code requirements in effect at that time in mitigating traffic impact.*

**16. Information required by Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, as applicable.**

*As noted above, the site does not contain any of the natural features or natural hazards regulated by LDC Chapters 4.5, 4.12, 4.13, and 4.14.*

**2.14.30.05 - Review Criteria**

**Requests for approval of a Tentative Partition Plat shall be reviewed to ensure:**

**a. Nonresidential Partitions - Requests for the approval of a Tentative Partition Plat shall be reviewed to ensure:**

**1. Consistency with the purposes of this Chapter and the following: the City's development standards outlined in the applicable underlying Zoning Designation standards in Article III of this Code; the development standards in Article IV of this Code; the standards of all acknowledged City Facility Master Plans; the adopted City Design Criteria Manual; the adopted Oregon Structural Specialty Code; the adopted International Fire Code; the adopted City Standard Construction Specifications; the adopted City Erosion Prevention and Sediment Control Ordinance; the adopted City Off-street Parking Standards; and any other applicable policies and standards adopted by the City Council;**

*Consistent with the purposes of LDC Chapter 2.14, replatting the subject site will enable future redevelopment consistent with the intent of the Minor Neighborhood Center zone. The purpose of this replat is to consolidate three lots in order to resolve an existing building code violation and improperly executed land division procedures. Replatting the*

*site, as proposed, will provide greater flexibility for satisfying the LDC standards in comparison to the current parcel configuration for any future redevelopment.*

*As discussed in more detail below, all necessary public utilities and transportation facilities front the site. Redeveloping the property consistent with the Minor Neighborhood Center zone standards will take advantage of these improvements and contribute to the existing urban-scale development along NW 9th Street.*

*The resultant irregularly shaped lot will be approximately 436 feet long and 370 feet deep at its largest dimensions. These dimensions are consistent with the requirements of LDC Section 4.4.20.03. Although it will have frontage on NW 9th Street, NW Beca Avenue, and and NW 10th Street, the parcel would not be considered a through lot. Reconfiguring the existing lots will not change the overall dimensions of the existing block bounded by these public streets. Thus, the block perimeter standards stipulated in LDC Section 4.0.60.n are not affected. More than 25 feet of frontage exists along each of these public rights-of-way, and at least one access point is currently improved along each frontage.*

**2. Pursuant to Comprehensive Plan Policy 3.2.7, demonstrated compatibility in the areas in "a," through "m," below, as applicable:**

**a) Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);**

*While the proposed replat will provide greater flexibility it complying with these site design standards, it will not cause a development scenario where compliance is not possible.*

**b) Visual elements (scale of potential development, etc.);**

*Replatting the subject lots will not have a significant effect on the visual elements of potential development at this site. Architectural design standards contained in LDC Chapter 4.10 are intended to supplement the development standards for the Minor Neighborhood Center zone to provide appropriately scaled buildings. Use square footage limitations stipulated for the Minor Neighborhood Center zone will continue to apply to the site, which will ensure consolidation of the site does not result in development forms that are of greater scale than desired along this portion of NW 9th Street.*

**c) Noise attenuation;**

*Consolidating the subject lots could enable construction of a comparatively larger building that would be conducive to some use types that aren't feasible otherwise. The spectrum of uses allowed in the Minor Neighborhood Center zone ranges from more intensive retail, restaurant, and professional office uses to less intensive residential uses. Regardless, none*

*of the uses allowed in the Minor Neighborhood Center zone is anticipated to generate an obtrusive noise volume that would be incompatible with other uses allowed in zones abutting or adjacent to the site.*

**d) Odors and emissions;**

*None of the uses permitted in the Minor Neighborhood Center zone is typically associated with air emissions or odors that would require a discharge permit.*

**e) Lighting;**

**f) Signage;**

*Regardless of how the subject lots are configured, once developed, compliance with the exterior lighting and signage standards contained in LDC Chapters 4.2 and 4.7 would be required.*

**g) Landscaping for buffering and screening;**

*Requirements for landscape buffering and screening within the Minor Neighborhood Center zone are essentially limited to plantings that would be placed between a parking area and a public street. Replatting the subject lots will provide greater flexibility in meeting those standards, as it will be easier to efficiently arrange off-street parking facilities so they don't impact the street-scape along NW 9$^{th}$ Street, NW 10$^{th}$ Street, and NW Beca Avenue when the site is eventually redeveloped consistent with the intent of the Minor Neighborhood Center zone.*

**h) Transportation facilities;**

*The Corvallis Transportation Plan designates NW 9$^{th}$ Street as an Arterial, while NW 10$^{th}$ Street is a Neighborhood Collector and NW Beca Avenue is a Local Street. In order to facilitate future street improvements, the applicant is required as part of a concurrent development plan to dedicate a 13-foot wide portion of the property along the entire NW 9$^{th}$ Street frontage and a three-foot wide portion of the property along the entire NW 10$^{th}$ Street frontage for public right-of-way, (Attachment E).*

***<u>Updated Narrative</u>***

***As discussed with City staff, the dedications described above are intended to provide 53 feet of right-of-way width from the centerline of NW 9$^{th}$ Street, and 33 feet of right-of-way width from the centerline of NW 10$^{th}$ Street. Prior to recording the replat, the applicant will provide the City with copies of all necessary environmental assessment documentation regarding land to be dedicated as public right-of-way.***

***As noted in LDC Section 4.0.60.o, satisfaction of the block perimeter standards is "encouraged to the maximum extent practicable on redevelopment of developed sites." The applicant is not proposing to redevelop the site, thus this standard is not applicable to this application. This does not preclude the application of these standards to a future redevelopment of the site, however, applicant has no intention of investing the time and expense necessary to determine the optimal redevelopment plan for the site at this time, nor are they required to do so. Additionally, implementation of the block perimeter standards without redevelopment would violate other provisions in the code. The maximum block face allowed without a pedestrian connection for Neighborhood Center zones is 250 feet. Were an East-West pedestrian connection located anywhere along the 250 feet south of the intersection at NW 9th Street and NW Beca Avenue, it would intersect the existing building, thus recreating the property line conflict the subject replat is intended to resolve. As such, implementation of this standard does not fit with the existing development patterns and is not reasonable to require as part of this application.***

**i) Traffic and off-site parking impacts;**

*As noted above, consolidating the subject lots will provide greater flexibility for designing the parking facilities necessary as part of future redevelopment. A concurrent development plan has been filed which will have no net changes on the traffic and off-site parking. The existing uses are consistent with the Minor Neighborhood Center zone; the overall traffic impacts from which are accounted for through the Corvallis Transportation Plan. Any future redevelopment will be required to comply with the applicable LDC standards.*

**j) Utility infrastructure;**

*All necessary public and private utilities abut or are immediately adjacent to the site. Public water and storm sewer lines extend along each of the public street frontages, while a public sanitary line transects the site.*

***<u>Updated Narrative</u>***

***Per LDC Section 4.0.100.d, a seven-foot wide utility easement is typically required adjacent to a site's right-of-way frontage. Although the site is currently served by all necessary franchise utilities, it would be possible to grant the required easements along the site's NW 9th Street and NW 10th Street frontages. However, the existing building located on Tax Lot 10100 abuts the right-of-way for NW Beca Avenue for the entire length of its north elevation. This configuration precludes the extension of a new utility easement along this frontage. Given that the right-of-way for NW Beca Avenue is 60 feet wide and classified as a Local Street, which typically occupy a 50-foot wide right-of-***

***way, there is the potential to extend new utilities within the "extra" width and not impact provision or maintenance of the associated transportation facilities. Section 4.0.100.d permits consideration of alternate utility easement alignments when existing development patterns preclude normal configurations. The applicant requests that the City Engineer take these existing conditions into consideration, with the understanding that opportunities to comply with the standard will occur upon redevelopment of the site.***

**k) Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);**

*As noted above, none of the uses permitted in the Minor Neighborhood Center zone is associated with air emissions that would typically require a discharge permit. Replatting the subject lots will not alter the spectrum of uses that could occur at the site.*

*Any potential water quality impacts resulting from redevelopment of the site would be mitigated through the construction of necessary on-site water quality facilities designed consistent with the City's Storm Water Master Plan.*

**l) Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards; and**

*Depending on the types of uses that eventually occur at the subject site, Sections 4.10.60 and/or 4.10.70 of LDC Chapter 4.10 could apply. Consolidating the subject lots will not alter the degree of applicability; however, in some ways, it might be easier to comply with the subject standards as a result of the larger lot.*

**m) Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards;**

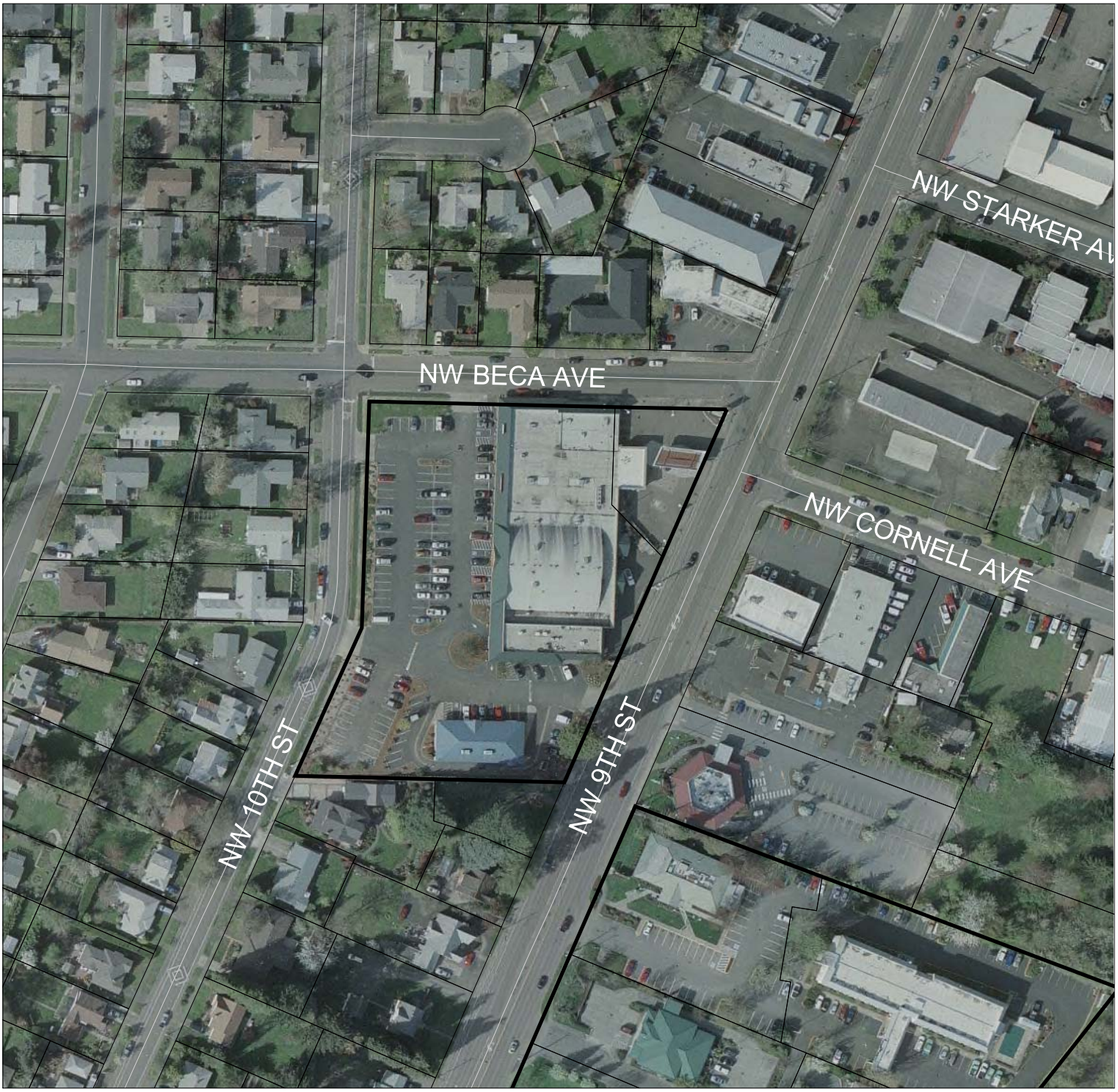
*None of the natural resources or natural hazards regulated by the LDC Chapters cited above is found within the site.*

*<u>SUMMARY OF CONCLUSIONS</u>*

*Given the analysis provided above, the proposed Minor Replat complies with the applicable review*

*criteria. In addition the proposed replat will resolve and existing building code violation and improperly executed land division procedures.*

# Minor Replat
# 9th Street and Beca Avenue
# Aerial Map and Existing Uses




LEGEND

Site Boundary

100 0 100 Feet

N

Attachment A

# Minor Replat
# 9th Street and Beca Avenue
# Existing Comp Plan Designations

## LEGEND

- Site Boundary
- Residential -- Low Density
- Residential -- Medium Density
- Mixed Use Commercial

100 0 100 Feet

N

Attachment B

# Minor Replat
# 9th Street and Beca Avenue
# Existing Zoning Designations

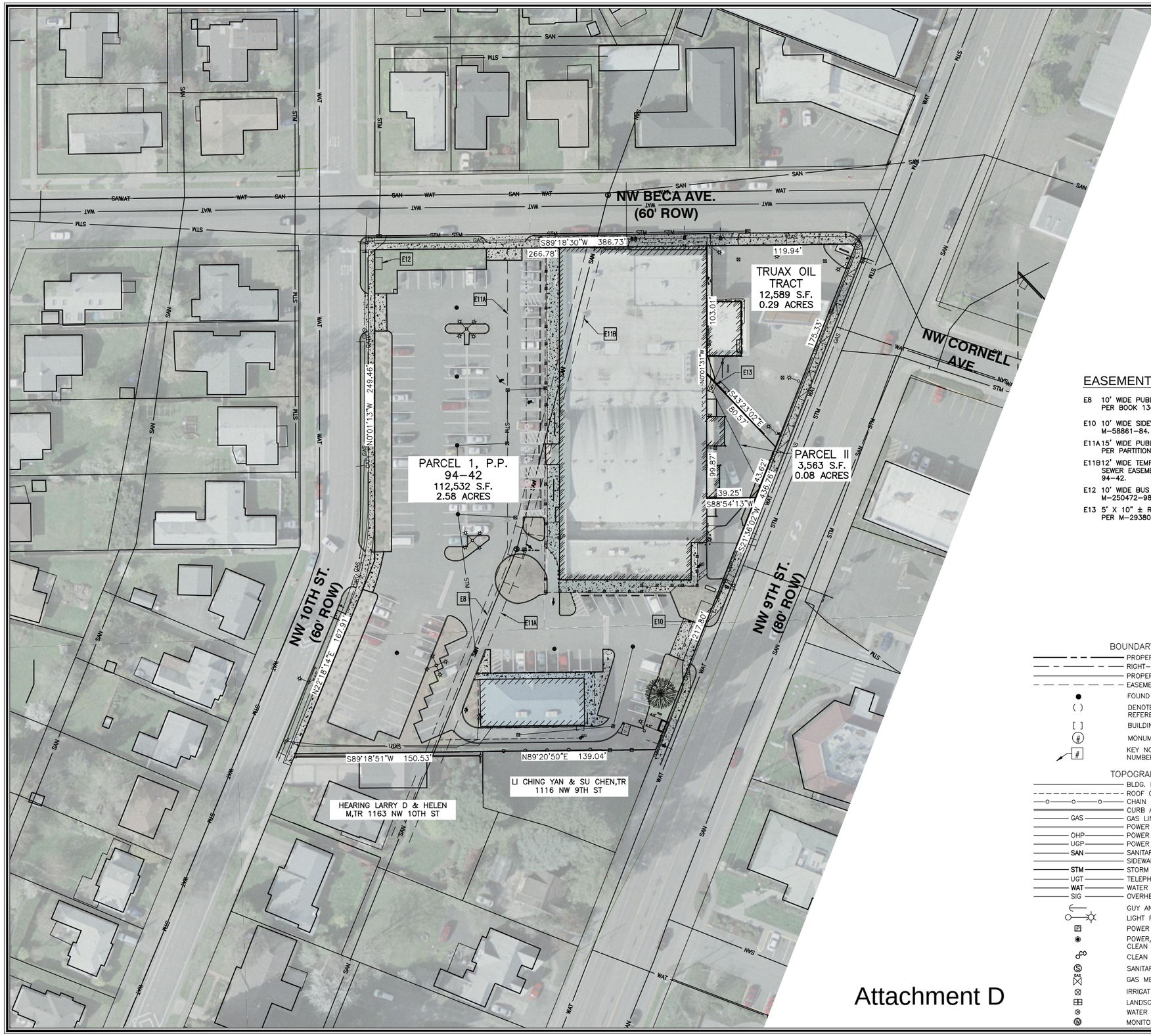
## LEGEND

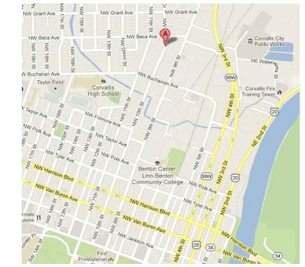
- Site Boundary
- RS-3.5
- RS-9
- NC-Minor
- MUCS
- PD(MUCS)
- MUGC

100 0 100 Feet

N

Attachment C



## VICINITY MAP

NOT TO SCALE

0 40 60 80

SCALE IN FEET
1 Inch = 40 ft.

## EASEMENT NOTES:

E8 10' WIDE PUBLIC UTILITY EASEMENT PER BOOK 136, PAGE 12.

E10 10' WIDE SIDEWALK EASEMENT PER M-58861-84.

E11A 15' WIDE PUBLIC UTILITY EASEMENT PER PARTITION PLAT 94-42.

E11B 12' WIDE TEMPORARY SUB-SURFACE SEWER EASEMENT PER PARTITION PLAT 94-42.

E12 10' WIDE BUS SHELTER EASEMENT PER M-250472-98.

E13 5' X 10" ± RIGHT-OF-WAY EASEMENT PER M-293803-01.

## PROPERTY OWNERSHIP:

'TRUAX OIL TRACT'
TRUAX OIL INC #22
PO BOX 3002
CORVALLIS, OR 97339

PARCEL 1 & PARCEL II
NORTHGATE ENTERPRISES
PO BOX 1583
CORVALLIS, OR 97339

## PARTITIONER:

LEADERSHIP CIRCLE, LLC
PO BOX 239
MONTROSE, CO 81402

## SURVEYOR:

MSS, INC
215 NW 4TH ST.
CORVALLIS, OR 97330

## PLANNER:

PLANNEXT
0650 SW GAINES ST., UNIT 819
PORTLAND, OR 97239

## LEGEND

### BOUNDARY

- PROPERTY BOUNDARY
- RIGHT-OF-WAY CENTERLINE
- PROPERTY LINE
- EASEMENT OR EXCEPTION LINE
- FOUND MONUMENTS AS NOTED
- ( ) DENOTES RECORD INFORMATION, REFERENCE AS NOTED
- [ ] BUILDING DIMENSION DATA
- (#) MONUMENT REFERENCE NOTE NUMBER
- (#) KEY NOTE OR EASEMENT NOTE REFERENCE NUMBER

### TOPOGRAPHY

- BLDG. FOOT PRINT OR CONCRETE PAD
- ROOF OVERHANG
- CHAIN LINK FENCE
- CURB AND GUTTER
- GAS — GAS LINE
- POWER CONDUIT
- OHP — POWER OVERHEAD
- UGP — POWER UNDERGROUND
- SAN — SANITARY SEWER LINE
- SIDEWALK
- STM — STORM SEWER LINE
- UGT — TELEPHONE UNDERGROUND
- WAT — WATER LINE
- SIG — OVERHEAD SIGNAL LINE
- GUY ANCHOR
- LIGHT POLE
- POWER CONNECTION BOX
- POWER/COMMUNICATION JUNCTION BOX W/ CLEAN OUT LID
- CLEAN OUT
- SANITARY MANHOLE
- GAS METER
- IRRIGATION SPRINKLER HEAD
- LANDSCAPE SPRINKLER VALVE BOX
- WATER VALVE
- MONITORING WELL
- STORM DRAIN
- STORM CATCH BASIN
- TRAFFIC DIRECTION ARROWS
- UTILITY POLE
- UTILITY POLE WITH DROP
- UTILITY POLE WITH LIGHT
- WATER METER
- ROOF OVERHANG COLUMN (TYP)
- SIGN (AS NOTED)
- TREE (60" CAL. OR GREATER)

### ABREVIATIONS

| | |
|---|---|
| CONC. | CONCRETE |
| C.S. | COUNTY SURVEY |
| EOP | EDGE OF PAVEMENT |
| EXIST. | EXISTING |
| FNC | FENCE |
| FD | FOUND |
| I.P. | IRON PIPE, INSIDE DIAMETER, UNLESS OTHERWISE NOTED |
| I.R. | IRON ROD |
| M | MICROFILM VOLUME |
| ℄ | PROPERTY LINE |
| P.P. | PARTITION PLAT |
| ROW | RIGHT OF WAY |
| R1 | COUNTY SURVEY REFERENCE |
| YPC | YELLOW PLASTIC CAP |

## BOUNDARY NOTES

BOUNDARY WAS HELD PER BENTON COUNTY SURVEY NUMBER C.S. 10593 (R1). MONUMENTS WERE HELD AS NOTED ABOVE.

Attachment D

LEADERSHIP CIRCLE, LLC
PO BOX 239
MONTROSE, CO 81402
(970) 249-3398

| REVISIONS | DATE | BY |
|---|---|---|
| | | |

# 1235-1245 NW 10TH ST. REPLAT
*CORVALLIS, OREGON*

## EXISTING PROPERTY CONDITIONS

ADDRESS: 1235-1245 NW 10TH STREET, CORVALLIS, OREGON 97330

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 22, 1974 JOHN SEADERS 1014

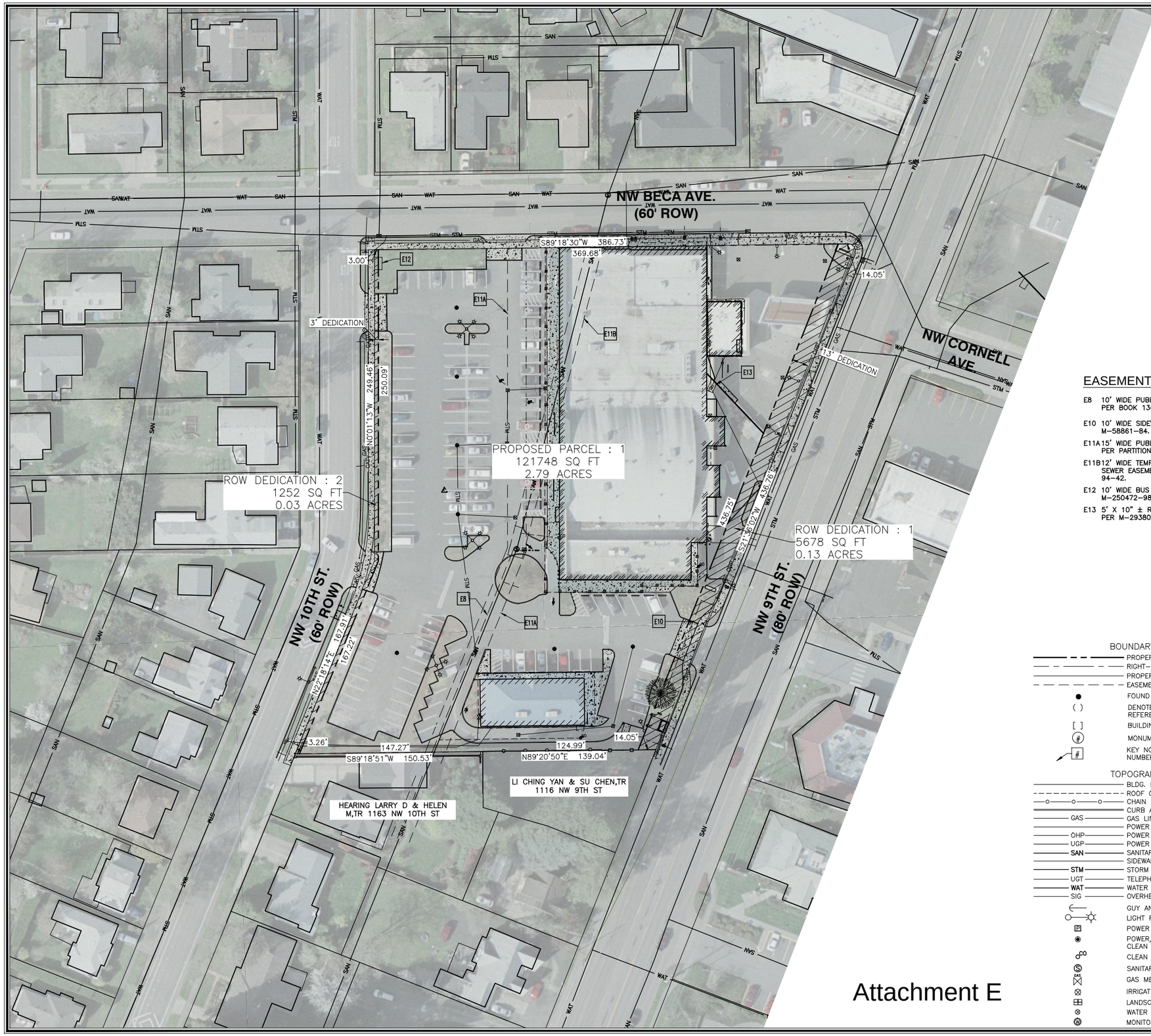
EXPIRES 06/30/14


MSS INC
ENGINEERING CONSULTANTS AND PLANNERS
215 NW 4th STREET
CORVALLIS, OR 97330
(541) 753-1320 FAX:(541) 753-5956

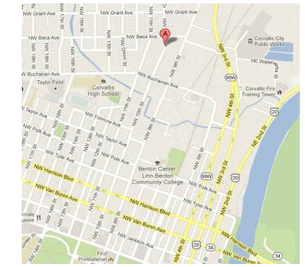

| JOB # | FILE | DRAW |
|---|---|---|
| G:\13016 | EXHIBITS | PJS |
| SCALE 1"=40' | DATE 05.31.13 | |

# EXH A

# 1 OF 2 SHEETS




Attachment E



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| CONC. | CONCRETE |
| C.S. | COUNTY SURVEY |
| EOP | EDGE OF PAVEMENT |
| EXIST. | EXISTING |
| FNC | FENCE |
| FD | FOUND |
| I.P. | IRON PIPE, INSIDE DIAMETER, UNLESS OTHERWISE NOTED |
| I.R. | IRON ROD |
| M | MICROFILM VOLUME |
| ℄ | PROPERTY LINE |
| P.P. | PARTITION PLAT |
| ROW | RIGHT OF WAY |
| R1 | COUNTY SURVEY REFERENCE |
| YPC | YELLOW PLASTIC CAP |

## BOUNDARY NOTES

BOUNDARY WAS HELD PER BENTON COUNTY SURVEY NUMBER C.S. 10593 (R1). MONUMENTS WERE HELD AS NOTED ABOVE.


LEADERSHIP CIRCLE, LLC
PO BOX 239
MONTROSE, CO 81402
(970) 249-3398


| REVISIONS | DATE | BY |
|---|---|---|
| | | |

# 1235-1245 NW 10TH ST. REPLAT
*CORVALLIS, OREGON*

## PROPOSED PROPERTY BOUNDARY

ADDRESS: 1235-1245 NW 10TH STREET, CORVALLIS, OREGON 97330

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 22, 1974
JOHN SEADERS
1014

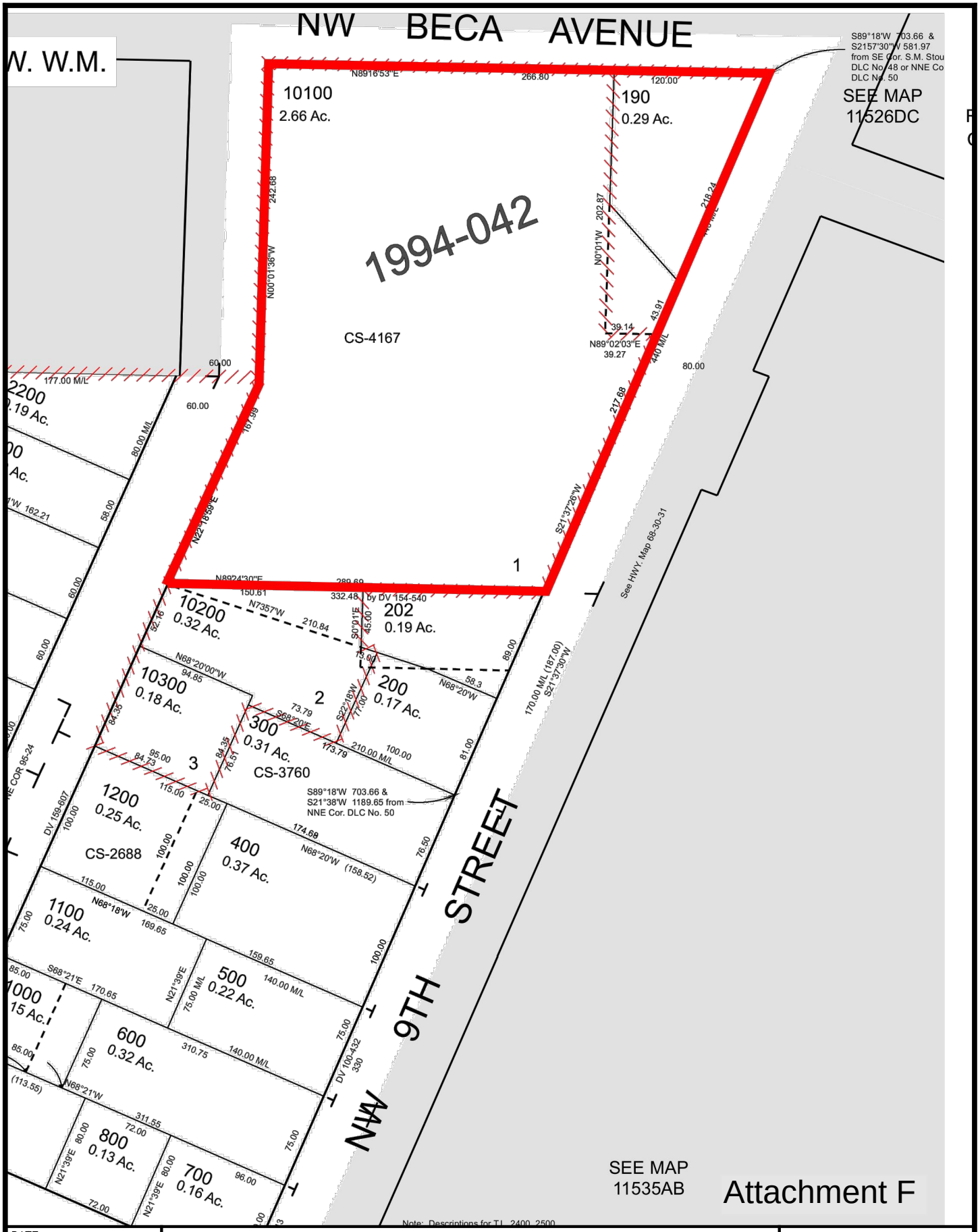
EXPIRES 06/30/14


MSS INC
ENGINEERING CONSULTANTS AND PLANNERS
215 NW 4th STREET
CORVALLIS, OR 97330
(541) 753-1320 FAX:(541) 753-5956


| JOB # | FILE | DRAW |
|---|---|---|
| G:\13016 | EXHIBITS | PJS |
| SCALE 1"=40' | DATE 05.31.13 | |

**EXH B**

# 2 OF 2 SHEETS




| | | |
|---|---|---|
| DATE 05.31.13 | MINOR REPLAT AT 9TH ST & BECA AVE. | SHEET |
| SCALE NTS | ASSESSOR'S MAP 11535BA | EXH C |
| DRAWN PJS | | OF SHEETS |
| FILE G:\13016 | | |