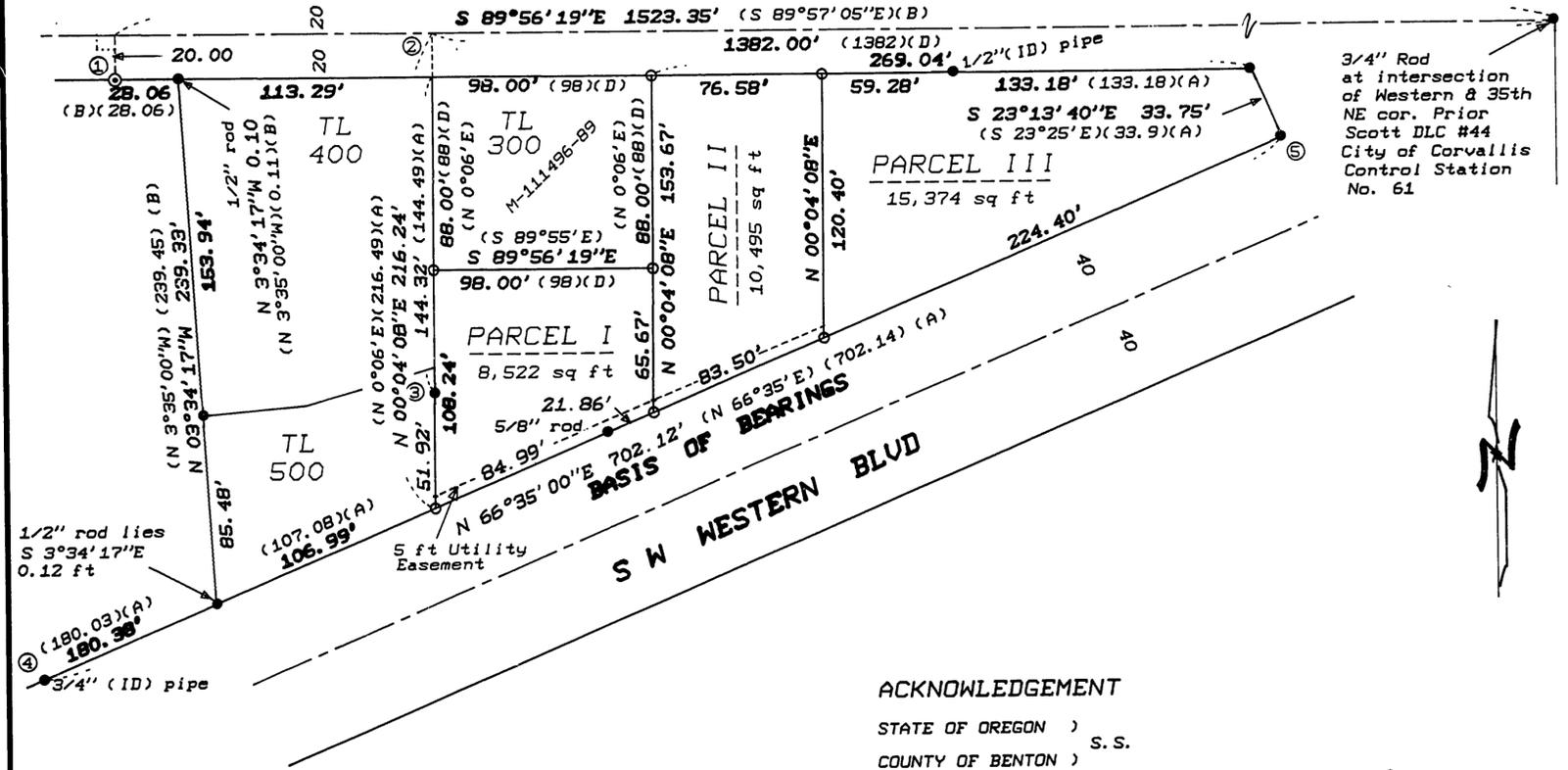


SW WEST HILLS RD. CO. RD. # 25322

PARTITION PLAT NO. 90-10  
for  
H. DALE WARREN and SHELLEY MYERS  
in  
PRIOR SCOTT DLC NO. 44  
NE 1/4 SEC. 4, T12S, R5W, W.M.  
CITY OF CORVALLIS  
BENTON COUNTY, OREGON

JANUARY 16, 1990



SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, Registered Professional Land Surveyor in the State of Oregon, being first duly sworn, hereby depose and say that in January, 1990, I correctly surveyed and marked with proper monuments, the lands represented on the annexed minor partition map, the boundary of which is described as follows:

Beginning at a 5/8" iron rod at the southeast corner of "Parcel I" as it was conveyed G. Emil and Dolly Krause per M-5304, Deed Records of Benton County, and lying N 89°55'19"W 1382.00 feet and S 0°04'08"W 216.24 feet from a 3/4" iron rod at the northeast corner of the Prior Scott D.L.C. No. 44, Section 4, T12S, R5W, W.M., City of Corvallis, Benton County, Oregon; said 5/8" rod also lying on the northerly right-of-way line of SW Western Blvd; thence leaving said right-of-way line along the east line of said Krause parcel, N 0°04'08"E 108.24 feet to a 5/8" iron rod at the southwest corner of the parcel conveyed to Sereno J. Baldwin per Book 140, Page 330, said County deed records; thence along the south line of said Baldwin parcel S 89°56'19"E 98.00 feet to a 5/8" iron rod at the southeast corner thereof; thence N 0°04'08"E 88.00 feet to a 5/8" iron rod on the southerly right-of-way line of County Road No. 25322 (West Hills Road) said rod also being the northeast corner of said Baldwin parcel; thence along the right-of-way of said West Hills Road S 89°56'19"E 269.04 feet to a 1/2" iron rod; thence S 23°13'40"E 33.75 feet to a 1/2" iron rod on the northerly right-of-way line of said SW Western Blvd; thence along said right-of-way S 66°35'00"W 414.75 feet to the point of beginning, containing 34,390 square feet, more or less.

OWNER'S STATEMENT

Know all men by these presents that H. Dale Warren and Shelley Myers are the recorded owners of the lands represented on the map shown hereon, and particularly described in the "Surveyors Certificate", and have caused same to be partitioned and surveyed into parcels as shown on the annexed map. There are no water rights appurtenant to this property.

H. Dale Warren  
Shelley Myers

ACKNOWLEDGEMENT

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

This is to certify that on this 30<sup>th</sup> day of June, 1990 before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear H. Dale Warren and Shelley Myers, who are known to me to be the identical persons described in, and who executed the above instrument and acknowledged to me that they executed the same freely and voluntarily.

Anita L. Ellis  
NOTARY PUBLIC OREGON  
My Commission Expires 1-18-93

APPROVALS

Examined and approved this 4<sup>th</sup> day of June, 1990  
by Neil Mann  
Corvallis City Engineer

Examined and approved this 4<sup>th</sup> day of JUNE, 1990  
by Lee Ward  
Development Services Director

Examined and approved this 16<sup>th</sup> day of June, 1990  
by Deane A. Schenck  
Benton County Surveyor

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

I hereby certify that the attached partition plat was received and duly recorded by me in the Benton County Records Book of Partition Plats as Plat No. 90-10, on this 16<sup>th</sup> day of JUNE, 1990, at 1:23 o'clock PM.

by Theodore J. Langton  
Benton County Clerk

LEGEND

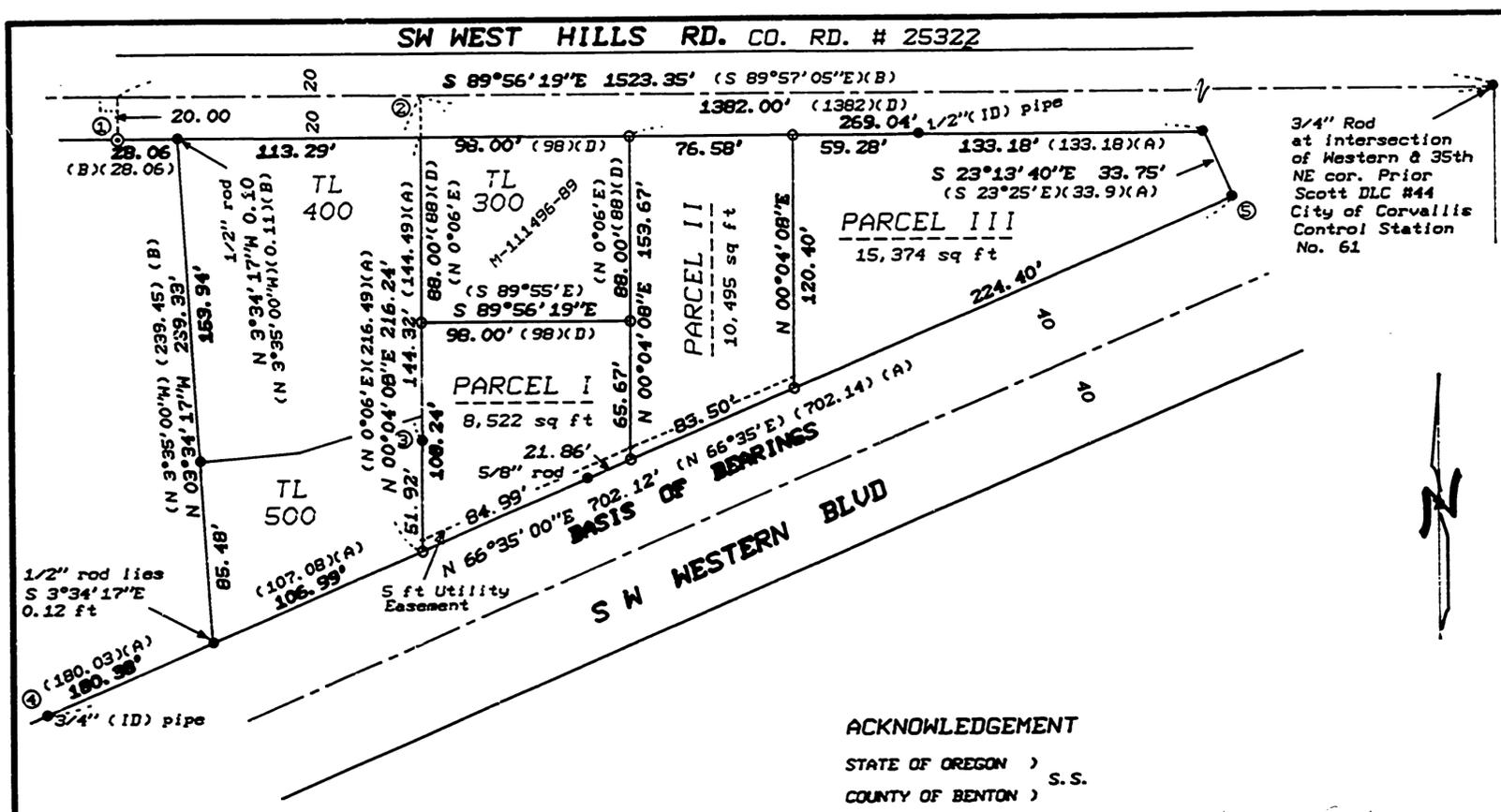
- ⊙.....Found monument: 5/8" iron rod with yellow plastic cap stamped "R E WILSON OR 1924".
- .....Found monument: 1/2" iron rod unless otherwise noted.
- .....Set monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- ( ).....Record data from the following reference:  
(A)-CS 4212  
(B)-CS 7455  
(D)-Instrument No. M-111496-89, JCDR.  
BCDR...Benton County Deed Records.

NARRATIVE

This map represents the surveying required to satisfy City of Corvallis Partition Case No. MLP-90-4. The parent property was originally part of the ownership of Ester Howard Smith per deed recorded as Book 96, Page 298, BCDR. This ownership was surveyed into tracts per CS 4142. Tract 1 was sold per Book 40, Page 330 in 1952. Tracts 7 and 8 were then sold in 1967. I computed the DLC line as shown holding the DLC corner and a point 20 ft from the rod found at ①, set by CS 7455. Using the location for the DLC line I computed the record position ②. The west line of Tract 1 was described as being "parallel to the east line" of the DLC so I used the rod found at ③ to control this per CS 4212. I computed the other corners of Tract 1 per that deed parallel to the DLC line and the line ② to ③. The highway R/W was based on ④ and ⑤. Parcel I would be the old "Tract 6" and is based on projections of the east and west sides of "Tract 1" down to the highway R/W. The line between Parcels II and III was set per the owners requests considering current setback requirements for residential house construction.

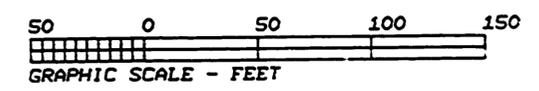
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Theodore J. Langton  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823

NORTHSTAR SURVEYING, INC.  
402 NW 5th St  
Corvallis, Oregon, 97330  
PH: 757-9050



PARTITION PLAT NO. 90-10  
 for  
**H. DALE WARREN and SHELLEY MYERS**  
 in  
 PRIOR SCOTT DLC NO. 44  
 NE 1/4 SEC. 4, T12S, R5W, W.M.  
 CITY OF CORVALLIS  
 BENTON COUNTY, OREGON

JANUARY 16, 1990



**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, Registered Professional Land Surveyor in the State of Oregon, being first duly sworn, hereby depose and say that in January, 1990, I correctly surveyed and marked with proper monuments, the lands represented on the annexed minor partition map, the boundary of which is described as follows:

Beginning at a 5/8" iron rod at the southeast corner of "Parcel I" as it was conveyed G. Emil and Dolly Krause per M-5304, Deed Records of Benton County, and lying N 89°56'19"W 1382.00 feet and S 0°04'08"W 216.24 feet from a 3/4" iron rod at the northeast corner of the Prior Scott D.L.C. No. 44, Section 4, T12S, R5W, W.M., City of Corvallis, Benton County, Oregon; said 5/8" rod also lying on the northerly right-of-way line of SW Western Blvd; thence leaving said right-of-way line along the east line of said Krause parcel, N 0°04'08"E 108.24 feet to a 5/8" iron rod at the southwest corner of the parcel conveyed to Sereeno J. Baldwin per Book 140, Page 330, said County deed records; thence along the south line of said Baldwin parcel S 89°56'19"E 98.00 feet to a 5/8" iron rod at the southeast corner thereof; thence N 0°04'08"E 88.00 feet to a 5/8" iron rod on the southerly right-of-way line of County Road No. 25322 (West Hills Road) said rod also being the northeast corner of said Baldwin parcel; thence along the right-of-way of said West Hills Road S 89°56'19"E 269.04 feet to a 1/2" iron rod; thence S 23°13'40"E 33.75 feet to a 1/2" iron rod on the northerly right-of-way line of said SW Western Blvd; thence along said right-of-way S 66°35'00"W 414.75 feet to the point of beginning, containing 34,390 square feet, more or less.

**OWNER'S STATEMENT**

Know all men by these presents that H. Dale Warren and Shelley Myers are the recorded owners of the lands represented on the map shown hereon, and particularly described in the "Surveyors Certificate", and have caused same to be partitioned and surveyed into parcels as shown on the annexed map. There are no water rights appurtenant to this property.

H. Dale Warren  
 Shelley Myers

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
 COUNTY OF BENTON )

This is to certify that on this 16<sup>th</sup> day of JANUARY, 1990 before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear H. Dale Warren and Shelley Myers, who are known to me to be the identical persons described in, and who executed the above instrument and acknowledged to me that they executed the same freely and voluntarily.



**APPROVALS**

Examined and approved this 16<sup>th</sup> day of JANUARY, 1990  
 by Neil Mann  
 Corvallis City Engineer

Examined and approved this 16<sup>th</sup> day of JUNE, 1990  
 by Neil Mann  
 Development Services Director

Examined and approved this 16<sup>th</sup> day of JUNE, 1990  
 by Thomas O. Tebrunbacher  
 Benton County Surveyor

STATE OF OREGON )  
 COUNTY OF BENTON )

I hereby certify that the attached partition plat was received and duly recorded by me in the Benton County Records Book of Partition Plats as Plat No. 90-10 on this 16<sup>th</sup> day of JANUARY, 1990, at 1:23 o'clock PM.

by Theodore J. Langton  
 Benton County Clerk

**LEGEND**

- ⊙.....Found monument: 5/8" iron rod with yellow plastic cap stamped "R E WILSON OR 1924".
- ⊙.....Found monument: 1/2" iron rod unless otherwise noted.
- .....Set monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- ( ).....Record data from the following reference:  
 (A)-CS 4212  
 (B)-CS 7455  
 (D)-Instrument No. M-111496-89, JCDR.  
 BCDR....Benton County Deed Records.

**NARRATIVE**

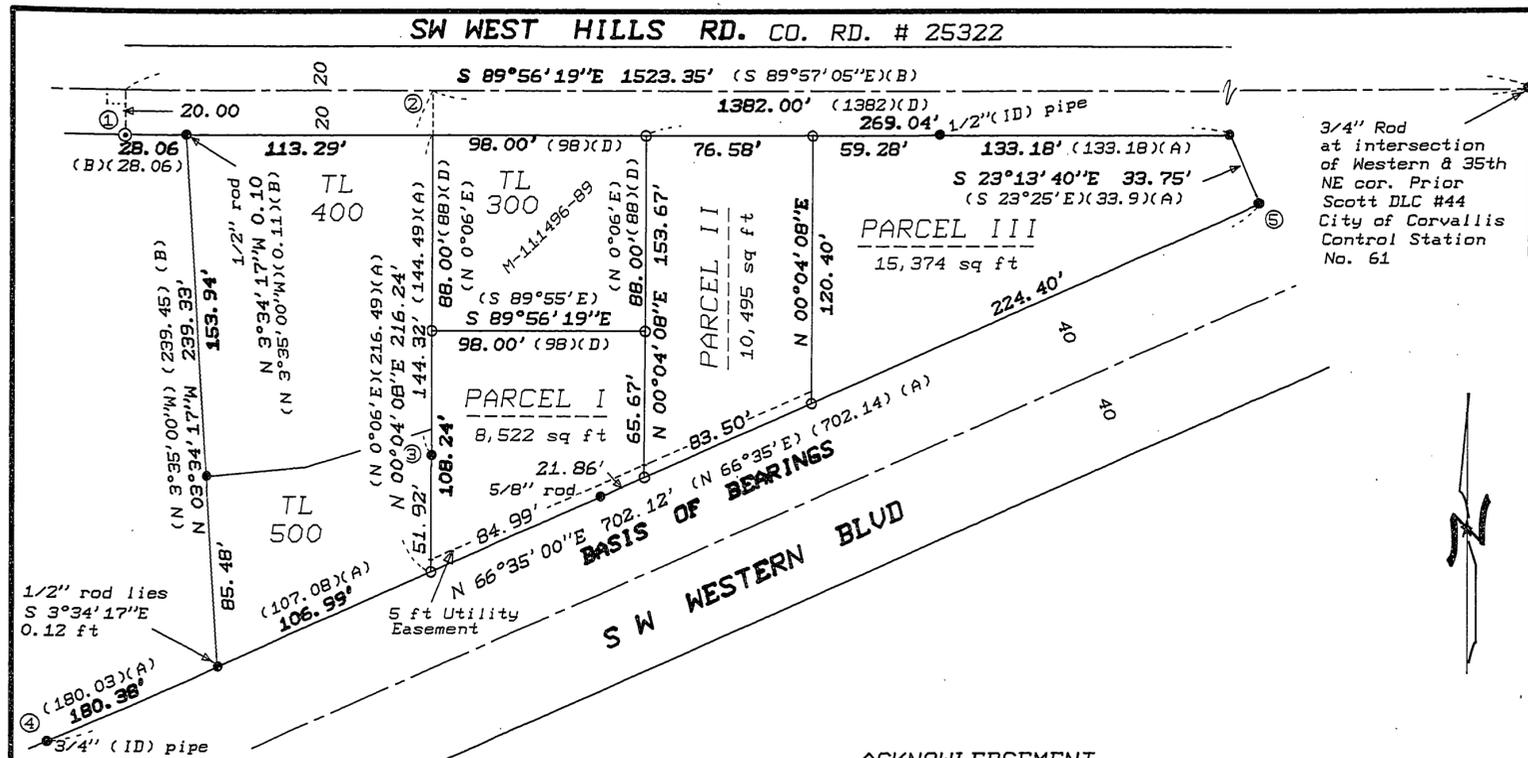
This map represents the surveying required to satisfy City of Corvallis Partition Case No. 90-10. The parent property was originally part of the ownership of Ester Howard Smith per deed recorded as Book 96, Page 298, BCDR. This ownership was surveyed into tracts per CS 4142. Tract 1 was sold per Book 40, Page 330 in 1952. Tracts 7 and 8 were then sold in 1967. I computed the DLC line as shown holding the DLC corner and a point 20 ft from the rod found at ①, set by CS 7455. Using the location for the DLC line I computed the record position ②. The west line of Tract 1 was described as being "parallel to the east line" of the DLC so I used the rod found at ③ to control this per CS 4212. I computed the other corners of Tract 1 per that deed parallel to the DLC line and the line ② to ③. The highway R/W was based on ④ and ⑤. Parcel I would be the old "Tract 6" and is based on projections of the east and west sides of "Tract 1" down to the highway R/W. The line between Parcels II and III was set per the owners requests considering current setback requirements for residential house construction.



NORTHSTAR SURVEYING, INC.  
 402 NW 5th St  
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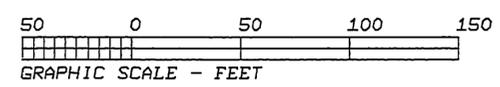
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 of County Affixed  
 records & Elections  
 Benton County  
 Deputy

90-10



PARTITION PLAT NO. 90-10  
 for  
**H. DALE WARREN and SHELLEY MYERS**  
 in  
 PRIOR SCOTT DLC NO. 44  
 NE 1/4 SEC. 4, T12S, R5W, W.M.  
 CITY OF CORVALLIS  
 BENTON COUNTY, OREGON

JANUARY 16, 1990



**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, Registered Professional Land Surveyor in the State of Oregon, being first duly sworn, hereby depose and say that in January, 1990, I correctly surveyed and marked with proper monuments, the lands represented on the annexed minor partition map, the boundary of which is described as follows:

Beginning at a 5/8" iron rod at the southeast corner of "Parcel I" as it was conveyed G. Emil and Dolly Krause per M-5304, Deed Records of Benton County, and lying N 89°56'19"W 1382.00 feet and S 0°04'08"W 216.24 feet from a 3/4" iron rod at the northeast corner of the Prior Scott D.L.C. No. 44, Section 4, T12S, R5W, W.M., City of Corvallis, Benton County, Oregon; said 5/8" rod also lying on the northerly right-of-way line of SW Western Blvd; thence leaving said right-of-way line along the east line of said Krause parcel, N 0°04'08"E 108.24 feet to a 5/8" iron rod at the southwest corner of the parcel conveyed to Sereno J. Baldwin per Book 140, Page 330, said County deed records; thence along the south line of said Baldwin parcel S 89° 56'19"E 98.00 feet to a 5/8" iron rod at the southeast corner thereof; thence N 0°04'08"E 88.00 feet to a 5/8" iron rod on the southerly right-of-way line of County Road No. 25322 (West Hills Road) said rod also being the northeast corner of said Baldwin parcel; thence along the right-of-way of said West Hills Road S 89°56'19"E 269.04 feet to a 1/2" iron rod; thence S 23° 13'40"E 33.75 feet to a 1/2" iron rod on the northerly right-of-way line of said SW Western Blvd; thence along said right-of-way S 66°35'00"W 414.75 feet to the point of beginning, containing 34,390 square feet, more or less.

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*H. Dale Warren*  
 H. Dale Warren  
*Shelley Myers*  
 Shelley Myers

**ACKNOWLEDGEMENT**

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

This is to certify that on this 30<sup>th</sup> day of April, 1990 before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear H. Dale Warren and Shelley Myers, who are known to me to be the identical persons described in, and who executed the above instrument and acknowledged to me that they executed the same freely and voluntarily.

*Anita L. Ellis*  
 ANITA L. ELLIS  
 NOTARY PUBLIC OREGON  
 My Commission Expires 11-18-93

**APPROVALS**

Examined and approved this 4<sup>th</sup> day of JUNE, 1990  
 by *Neil Mann*  
 Corvallis City Engineer

Examined and approved this 4<sup>th</sup> day of JUNE, 1990  
 by *Paul Marshall*  
 Development Services Director

Examined and approved this 18<sup>th</sup> day of June, 1990  
 by *Deanna D. Tebrenbacher*  
 Benton County Surveyor

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

I hereby certify that the attached partition plat was received and duly recorded by me in the Benton County Records Book of Partition Plats as Plat No. 90-10, on this 27<sup>th</sup> day of JUNE, 1990, at 1:23 o'clock PM.

by *Neil Mann*  
 Benton County Clerk

**LEGEND**

- ⊙.....Found monument: 5/8" iron rod with yellow plastic cap stamped "R E WILSON DR 1924".
- .....Found monument: 1/2" iron rod unless otherwise noted.
- .....Set monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- ( ).....Record data from the following reference:  
 (A)-CS 4212  
 (B)-CS 7455  
 (D)-Instrument No. M-111496-89, BCDR.  
 BCDR...Benton County Deed Records.

**NARRATIVE**

This map represents the surveying required to satisfy City of Corvallis Partition Case No. MLP-90-4. The parent property was originally part of the ownership of Ester Howard Smith per deed recorded as Book 96, Page 298, BCDR. This ownership was surveyed into tracts per CS 4142. Tract 1 was sold per Book 40, Page 330 in 1952. Tracts 7 and 8 were then sold in 1967. I computed the DLC line as shown holding the DLC corner and a point 20 ft from the rod found at ④, set by CS 7455. Using the location for the DLC line I computed the record position ②. The west line of Tract 1 was described as being "parallel to the east line" of the DLC so I used the rod found at ③ to control this per CS 4212. I computed the other corners of Tract 1 per that deed parallel to the DLC line and the line ② to ③. The highway R/W was based on ④ and ⑤. Parcel I would be the old "Tract 6" and is based on projections of the east and west sides of "Tract 1" down to the highway R/W. The line between Parcels II and III was set per the owners requests considering current setback requirements for residential house construction.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Theodore J. Langton*  
 OREGON  
 JULY 13, 1979  
 THEODORE JAMES LANGTON  
 1823

NORTHSTAR SURVEYING, INC.  
 402 NW 5th St  
 Corvallis, Oregon, 97330  
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