

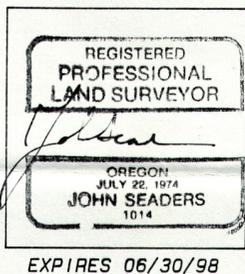
PARTITION PLAT NO. 96-22
 FOR
FRANCIS F. IVES
 IN
 NW 1/4 SEC 9, T12S, R5W, W.M.
 CORVALLIS, BENTON COUNTY, OREGON
 JUNE 29, 1996

SURVEYOR'S CERTIFICATE

I, JOHN SEADERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

THAT TRACT OF LAND CONVEYED TO FRANCIS F. IVES, TRUSTEE OF THE FRANCIS F. IVES TRUST, DESCRIBED IN M-145194-92 OF THE BENTON COUNTY DEED RECORDS, LYING IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID IVES TRUST TRACT; THENCE NORTH 00°02'35" EAST 107.44 FEET TO A 5/8 INCH IRON ROD AT THE SOUTH EAST CORNER OF THAT SECOND TRACT OF LAND CONVEYED TO META GEISTER BY DEED RECORDED IN BOOK 169 PAGE 347 OF THE BENTON COUNTY DEED RECORDS; THENCE SOUTH 89°44'36" WEST 111.94 FEET ALONG THE SOUTH LINE OF SAID GEISTER TRACT TO A 5/8 INCH IRON ROD AT THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD #25270 (SW 53RD STREET); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 00°02'30" WEST 107.50 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED IVES TRUST TRACT, SAID SOUTHWEST CORNER MARKED BY A 5/8 INCH IRON ROD LYING NORTH 78°04'51" WEST 0.09 FEET; THENCE NORTH 89°42'37" EAST 111.94 FEET TO THE POINT OF BEGINNING.



M. S. S. INC.
 531 S. W. FOURTH ST.
 CORVALLIS, OREGON 97333
 PH. (541) 753-1320
 06/96/DM/Y300PT

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 JOHN SEADERS

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE FRANCIS F. IVES TRUST IS THE RECORDED OWNER OF THE LANDS REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ATTACHED MAP AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER THE 10.00 FEET OF RIGHT-OF-WAY ALONG SW 53RD STREET AS SHOWN ON THE ATTACHED MAP.

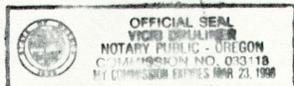
Francis F. Ives
 FRANCIS F. IVES, TRUSTEE OF THE FRANCIS F. IVES TRUST

ACKNOWLEDGEMENT

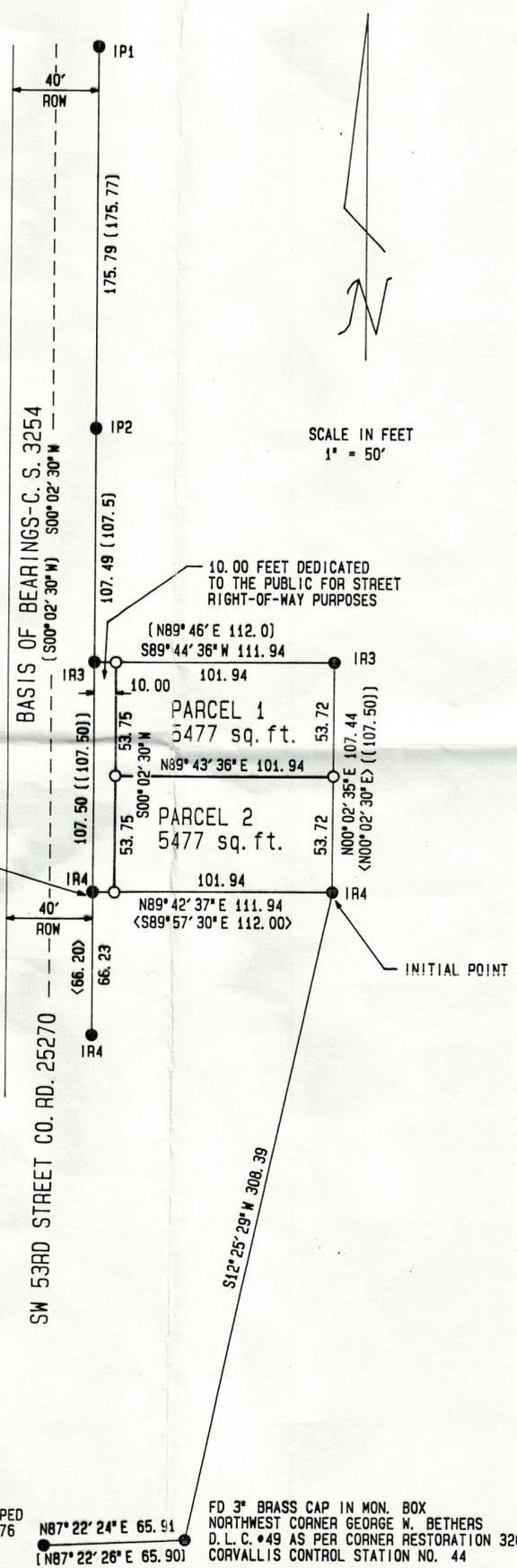
STATE OF OREGON }
 COUNTY OF BENTON } S.S.

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF Sept., 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DID PERSONALLY APPEAR FRANCIS F. IVES, TRUSTEE OF THE FRANCIS F. IVES TRUST, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

Wicki Drukner
 NOTARY PUBLIC - STATE OF OREGON
 MY COMMISSION EXPIRES 3/23/98



FD 5/8" I.R. W/ YPC IN MON. BOX STAMPED 'BENTON COUNTY SURVEY' AS PER C.S. 7676 CORVALLIS CONTROL STATION NO. 43



- LEGEND**
- SET 5/8" x 30" I.R. W/ YPC STAMPED SEADERS 1014'
 - IP1 FD 1/2" I.D. IRON PIPE AS PER C.S. 3254
 - IP2 FD 3/4" I.D. IRON PIPE AS PER C.S. 3254
 - IR3 FD 5/8" I.R. AS PER C.S. 6137
 - IR4 FD 5/8" I.R. AS PER C.S. 5579
- DATA OF, OR COMPUTED FROM, THE FOLLOWING
- { } INFORMATION OF RECORD C.S. 3254
 - [] INFORMATION OF RECORD C.S. 7676
 - < > INFORMATION OF RECORD C.S. 5579
 - { () } INFORMATION OF RECORD C.S. 6137
 - I.R. IRON ROD
 - I.D. INNER DIAMETER
 - C.S. COUNTY SURVEY
 - YPC YELLOW PLASTIC CAP
 - MON. MONUMENT
 - FD FOUND

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PROPERTY OWNED BY THE FRANCIS F. IVES TRUST INTO TWO PARCELS, SAID PROPERTY BEING TAX LOT 1600 OF TAX MAP 12-5-098B AND BEING DESCRIBED IN M-145194-92 OF THE BENTON COUNTY DEED RECORDS, AS PER CITY OF CORVALLIS COMMUNITY DEVELOPMENT CASE MLP96-0005 ORDER NO. 96-48. THE BASIS OF BEARINGS WAS THE ORIGINAL 40 FOOT RIGHT-OF-WAY EAST LINE OF SW 53RD STREET AS PER C.S. 3254. PORTIONS OF NEIGHBORING PROPERTIES HAVE BEEN DEDICATED TO WIDEN THE RIGHT-OF-WAY. I HELD THE MONUMENTS AS FOUND EXCEPT FOR THE SOUTHWEST CORNER OF THE PARENT PARCEL BEING SURVEYED. THIS CORNER WAS LEANING TO THE NORTHWEST, POSSIBLY BECAUSE OF A FENCE POST BEING PLACED ADJACENT TO THE MONUMENT. I HELD THE RECORD DISTANCE FROM THE NORTHWEST CORNER OF THE PARENT PARCEL ALONG THE RIGHT-OF-WAY TO CALCULATE THE TRUE CORNER POSITION.

APPROVALS

- APPROVED Doug A. Decker 9-26-96
 CITY OF CORVALLIS ENGINEER DATE
- APPROVED Patricia S. Jinks 9-27-96
 CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS DATE
- APPROVED Leo Mark 9-13-96
 DEVELOPMENT SERVICES MANAGER DATE
- APPROVED Ray Wilson 9-27-96
 FOR 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 1996-1997 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN DURING THIS TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 13th DAY OF SEPTEMBER 1996.

BY John E. Jurek ACTING ASSESSOR
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

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 PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO ME THIS 13th DAY OF SEPTEMBER 1996, THROUGH

BY Maureen A. O'Neil
 Assoc. DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING, AND TAX COLLECTION

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. 96-22 ON THIS 27th DAY OF September 1996, AT 1:01 O'CLOCK pm

BY Walter S. Clark
 BENTON COUNTY CLERK
 Sr. Deputy Clerk