

3250 LAUREN AVE

OREGON FARM & HOME BROKERS



**Oregon
Farm & Home**
★ B R O K E R S ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

LAND
KELLERWILLIAMS

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KELLERWILLIAMS INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

AGENT INFORMATION



BRANDI ELLIOTT

brandielliott@kw.com

541-844-5027

2125 Pacific Blvd. Albany 97321

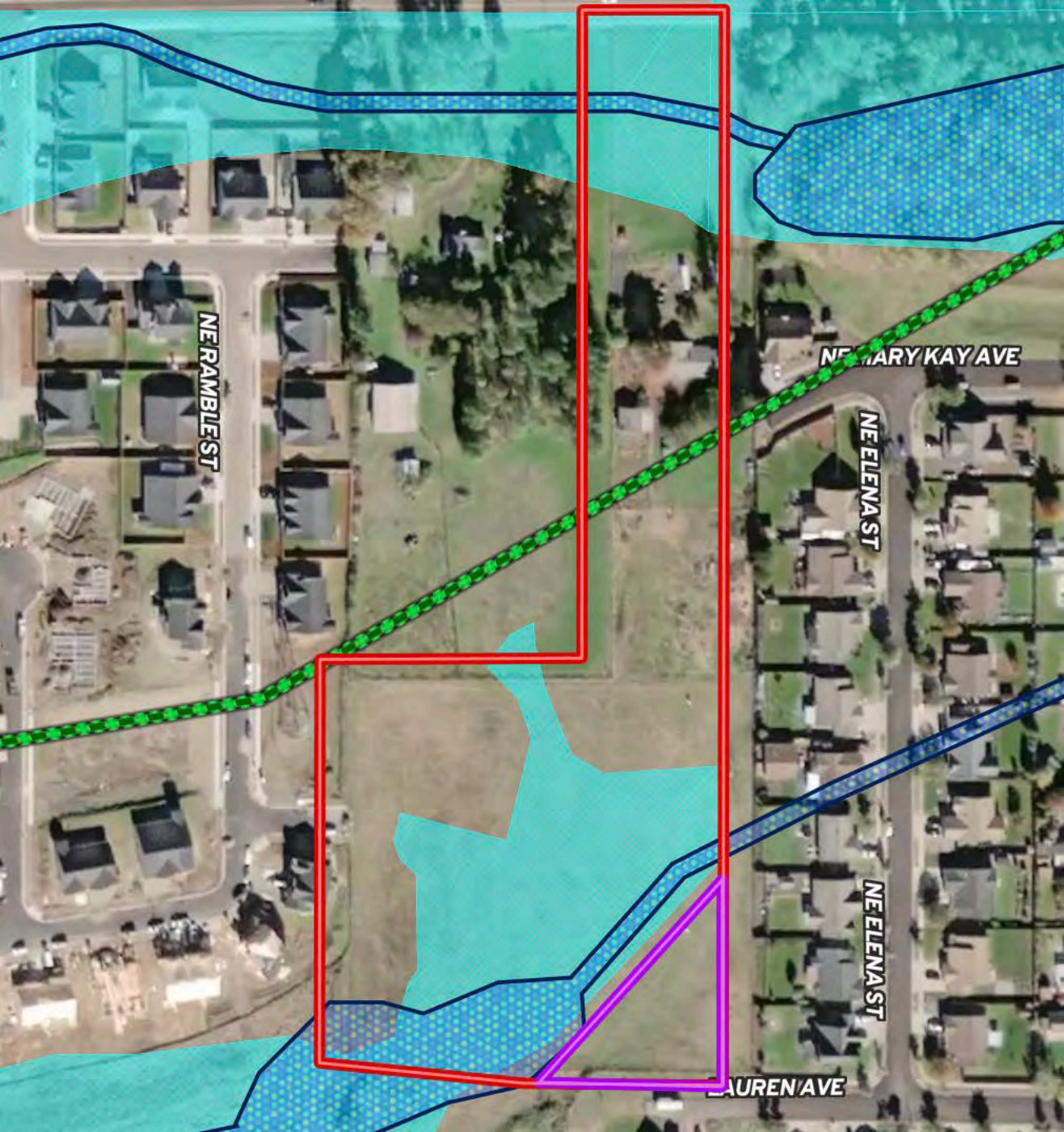
1121 NW 9th Ave Corvallis 97330



PARCEL MAP



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



NE RAMBLE ST

NE MARY KAY AVE

NE ELENA ST

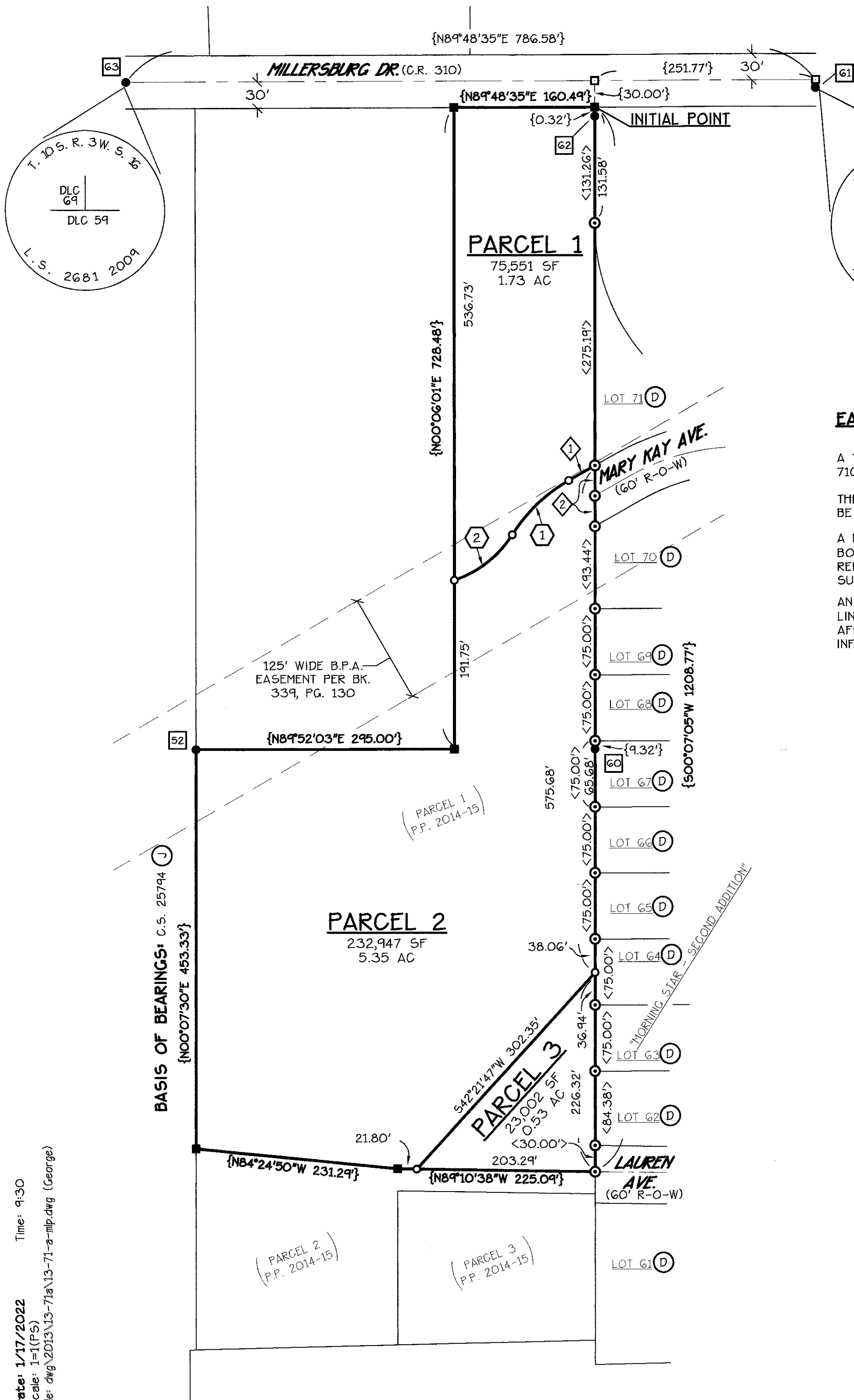
NE ELENA ST

LAUREN AVE

PARTITION



Date: 1/17/2022
Scale: 1"=100'
File: dwg 2013\13-71a\13-71-a-mp.dwg (George)



EASEMENTS OF RECORD:

A TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER No. 7109-3871563, DATED DECEMBER 7, 2021.

THE FOLLOWING EASEMENT MAY AFFECT THE PLATTED PROPERTY BUT CANNOT BE LOCATED BY DESCRIPTION:

A POWERLINE EASEMENT FOR ELECTRIC POWER LINES AND ANCHORS RECORDED IN BOOK 267, PAGE 327 IN THE LINN COUNTY DEED RECORDS (DATED 9/2/1959) IS REFERENCED IN THE PARTITION GUARANTEE AND IS NOT LOCATED ON THE SUBJECT PROPERTY.

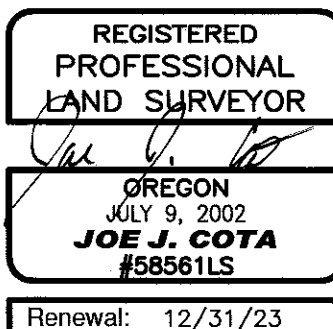
AN EASEMENT FOR 1 ELECTRIC POWER LINE POLE ANCHOR AND ELECTRIC POWER LINE OVERHANG RECORDED IN MF VOL. 84, PAGE 189 (DATED 4/15/1974) MAY AFFECT THE SUBJECT PROPERTY BUT COULD NOT BE PLOTTED BASED ON THE INFORMATION IN THE DOCUMENT.

LINE DATA TABLE:

LINE	BEARING	LENGTH
1	S60°15'41"W	34.43'
2	{500°07'05"W}	{34.59'}

CURVE DATA TABLE:

CURVE	RADIUS	LENGTH	CHORD	DELTA
1	185.00'	90.15'	546°18'05"W 89.26'	27°55'11"
2	125.00'	85.66'	551°58'23"W 83.99'	39°15'46"



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

SURVEYOR P.L.S. 58561

C.S. 27167

PARTITION PLAT No. 2022-08
A REPLAT OF PARCEL 1, P.P. 2014-15
FOR

LISA M. LAMBRECHT

LOCATED IN THE

SARAH FARLOW D.L.C. No. 59
SW 1/4 SEC. 16, T. 10 S., R. 03 W., W.M.
IN THE

CITY OF MILLERSBURG, LINN COUNTY, OREGON

MAY 6, 2021

CITY OF MILLERSBURG CASE No. PA 19-04

LEGEND:

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
- SET 5/8" X 30" ROD W/ YPC MARKED: "K+D ENGR. LS 58561"
- FOUND 5/8" I.R. W/ YPC; PER C.S. 25794
- ⊙ FOUND 5/8" I.R. W/ YPC; PER C.S. 24303
- CALCULATED POINT FROM RECORD DATA
- < > RECORD DATA PER C.S. 24303; MEASURED SAME AS RECORD
- { } RECORD DATA PER C.S. 25794; MEASURED SAME AS RECORD
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- P.P. PARTITION PLAT
- SF SQUARE FEET
- AC ACRES
- X- EXISTING FENCE LINE
- [50] FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- [A] RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- [1] CURVE DATA; SEE "CURVE DATA TABLE"
- [1] LINE DATA; SEE "LINE DATA TABLE"

FOUND MONUMENTS REFERENCE DATA:

- [52] FD. 1/2" I.R. (A) 0.1' ABOVE GROUND. MONUMENT IS 1.2' N'WLY OF FENCE POST AND 1.7' S'WLY OF FENCE POST BETWEEN TWO FENCES. **HELD**
- [60] FD. 1/2" I.R. (A) 0.4' BELOW GROUND. 0.1' WEST OF RETAINING WALL. **ON-LINE**
- [61] FD. 3 1/4" BRASS CAP (E); HELD AT {501°34'22"W 0.28'} OF Q R-O-W PER C.S. 24868.
- [62] FD. 5/8" I.R. (C) W/ YPC STAMPED: "K+D ENGR LS 1630" 1.9' BELOW GROUND. **ON-LINE** MONUMENT IS {500°07'05"W 0.32'} OF THE TRUE CORNER.
- [63] FD. 3 1/4" BRASS CAP (F) **HELD FOR Q R-O-W**

SURVEY REFERENCE TABLE:

- | | |
|--|--|
| (A) C.S. 13687 | (F) C.S. 25032 |
| (B) C.S. 22189, P.P. 1998-33 | (G) C.S. 10717 |
| (C) C.S. 24056, "MORNING STAR" SUBDIVISION | (H) C.S. 22112 |
| (D) C.S. 24303, "MORNING STAR - SECOND ADDITION" SUBDIVISION | (J) C.S. 25794, PARTITION PLAT 2014-15 |
| (E) C.S. 25031 | (X) SOURCE UNKNOWN |

K & D

K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583

SHEET 1 OF 2

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED LAND PARTITION PER CITY OF MILLERSBURG CASE FILE No. PA 19-04

BOUNDARY DETERMINATION:

THE FOUND MONUMENTS WERE HELD TO ESTABLISH THE BOUNDARY AS SHOWN ON THE MAP.

SURVEYOR'S CERTIFICATE:

I, JOE J. COTA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE LAND UPON WHICH THE LOTS ARE LAID OUT AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT 2014-15, A PARTITION RECORDED IN LINN COUNTY, OREGON BOOK OF PLATS

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT LISA M. LAMBRECHT IS THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

C.S. **27167**

PARTITION PLAT No. 2022- **08**
A REPLAT OF PARCEL 1, P.P. 2014-15
FOR

LISA M. LAMBRECHT

LOCATED IN THE

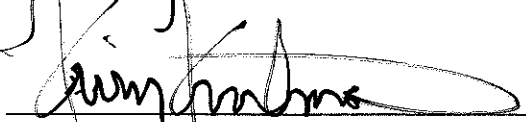
SARAH FARLOW D.L.C. No. 59
SW 1/4 SEC. 16, T. 10 S., R. 03 W., W.M.
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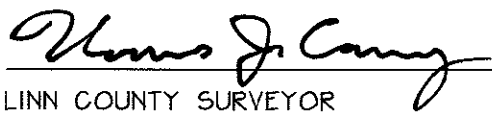
CITY OF MILLERSBURG CASE No. PA 19-04

APPROVALS:



KEVIN KREITMAN, CITY MANAGER
CITY OF MILLERSBURG

1/19/2022
DATE


LINN COUNTY SURVEYOR

2/1/2022
DATE

BY: Lisa M Lambrecht
LISA M. LAMBRECHT, OWNER

DATE: 1/19/2022



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Joe J. Cota
SURVEYOR P.L.S. 58561

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Benton } S.S.

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF January, 2022, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED LISA M. LAMBRECHT, AS OWNER, WHO, BEING DULY SWORN, DID SAY THAT SHE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

BY: Lori Ann Stutzman
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: Lori Ann Stutzman
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: December 23, 2023

MY COMMISSION No.: 994247

ASSESSOR/TAX COLLECTOR STATEMENT:

I HEREBY CERTIFY THAT ALL TAXES ON THE WITHIN DESCRIBED PROPERTY ARE PAID AS OF THIS 1st DAY OF FEBRUARY, 2022.

Christopher Barron DEPUTY
LINN COUNTY ASSESSOR/TAX COLLECTOR

RECORDER'S STATEMENT:

STATE OF OREGON }
COUNTY OF LINN } S.S.

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD BOOK OF PARTITION PLATS AS PLAT No. 2022-08, ON THIS 1st DAY OF February, 2022, AT 2:08 O'CLOCK P.M.; TARGET SHEET RECORDED IN DOCUMENT NUMBER 2022-01845.

STEVE DRUCKENMILLER BY: Kelin Peterson Deputy Clerk
LINN COUNTY CLERK