



PARENT PARCEL

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LOUISE EMIGH WIPRUD BY DEED RECORDED ON MICROFILM NO. 64691, MICROFILM DEED RECORDS OF BENTON COUNTY, OREGON, SAID SOUTHEAST CORNER BEING A 5/8" IRON ROD ON THE SOUTH LINE OF AND NORTH 89°56'11" EAST 1126.11 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 00°00'27" WEST (DEED NORTH) 735.70 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT ROAD; THENCE NORTH 84°08' WEST ALONG SAID RIGHT-OF-WAY 539.24 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°07'27" EAST 477.45 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°55'11" WEST 297.86 FEET TO THE NORTHERLY RIGHT-OF-WAY IRON AT PT 16+01.85 OF A 60 FOOT ROADWAY; THENCE SOUTH 20°30'07" EAST ACROSS THE END OF SAID ROAD 60.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY IRON; THENCE ALONG THE ARC OF A 184.00 FOOT RADIUS CURVE CONCAVE NORTH (THE LONG CHORD OF WHICH BEARS SOUTH 84°59'26" WEST 98.13 FEET) 99.34 FEET; THENCE SOUTH 00°07'28" EAST 230.23 FEET TO SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, SAID TOWNSHIP AND RANGE; AT A POINT WHICH IS NORTH 89°56'11" EAST 215.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 29, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°56'11" EAST 911.11 FEET TO THE POINT OF BEGINNING.

PARCEL A

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LOUISE EMIGH WIPRUD BY DEED RECORDED ON MICROFILM NO. 64691, MICROFILM DEED RECORDS OF BENTON COUNTY, OREGON, SAID SOUTHEAST CORNER BEING A 5/8" IRON ROD ON THE SOUTH LINE OF AND NORTH 89°56'11" EAST 1126.11 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 89°56'11" WEST 391.47 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°55'11" WEST 52.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 73°23'34" WEST 87.61 FEET; THENCE SOUTH 89°55'11" WEST 100.20 FEET; THENCE SOUTH 82°34'45" WEST 189.88 FEET TO THE EASTERN END OF A 60 FOOT ROAD; THENCE NORTH 20°30'07" WEST ACROSS THE END OF SAID ROAD 25.65 FEET; THENCE NORTH 82°34'45" EAST 197.09 FEET; THENCE NORTH 89°55'11" EAST 92.77 FEET; THENCE NORTH 89°55'11" EAST 93.23 FEET TO THE TRUE POINT OF BEGINNING.

ROADWAY EASEMENT A

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LOUISE EMIGH WIPRUD BY DEED RECORDED ON MICROFILM NO. 64691, MICROFILM DEED RECORDS OF BENTON COUNTY, OREGON, SAID SOUTHEAST CORNER BEING A 5/8" IRON ROD ON THE SOUTH LINE OF AND NORTH 89°56'11" EAST 1126.11 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 89°56'11" WEST 391.47 FEET; THENCE NORTH 295.25 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°55'11" WEST 52.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 73°23'34" WEST 87.61 FEET; THENCE SOUTH 89°55'11" WEST 100.20 FEET; THENCE SOUTH 82°34'45" WEST 189.88 FEET TO THE EASTERN END OF A 60 FOOT ROAD; THENCE NORTH 20°30'07" WEST ACROSS THE END OF SAID ROAD 25.65 FEET; THENCE NORTH 82°34'45" EAST 197.09 FEET; THENCE NORTH 89°55'11" EAST 92.77 FEET; THENCE NORTH 89°55'11" EAST 93.23 FEET TO THE TRUE POINT OF BEGINNING.

ROADWAY EASEMENT B

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LOUISE EMIGH WIPRUD BY DEED RECORDED ON MICROFILM NO. 64691, MICROFILM DEED RECORDS OF BENTON COUNTY, OREGON, SAID SOUTHEAST CORNER BEING A 5/8" IRON ROD ON THE SOUTH LINE OF AND NORTH 89°56'11" EAST 1126.11 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 89°56'11" WEST 391.47 FEET; THENCE NORTH 295.25 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°55'11" WEST 52.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 73°23'34" WEST 87.61 FEET; THENCE SOUTH 89°55'11" WEST 100.20 FEET; THENCE SOUTH 82°34'45" WEST 189.88 FEET TO THE EASTERN END OF A 60 FOOT ROAD; THENCE NORTH 20°30'07" WEST ACROSS THE END OF SAID ROAD 25.65 FEET; THENCE NORTH 82°34'45" EAST 197.09 FEET; THENCE NORTH 89°55'11" EAST 92.77 FEET; THENCE NORTH 89°55'11" EAST 93.23 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LOUISE EMIGH WIPRUD BY DEED RECORDED ON MICROFILM NO. 64691, MICROFILM DEED RECORDS OF BENTON COUNTY, OREGON, SAID SOUTHEAST CORNER BEING A 5/8" IRON ROD ON THE SOUTH LINE OF AND NORTH 89°56'11" EAST 1126.11 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 00°00'27" WEST (DEED NORTH) ALONG THE EAST LINE OF SAID WIPRUD TRACT 248.51 FEET; THENCE SOUTH 89°59'28" WEST 183.59 FEET TO A 5/8" IRON ROD; THENCE NORTH 53°37'34" WEST 254.76 FEET TO A 5/8" IRON ROD; THENCE WEST 118.57 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°07'27" WEST 370.47 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT ROAD; THENCE NORTH 86°08" WEST ALONG SAID RIGHT-OF-WAY LINE 30.07 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°07'27" EAST 477.45 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°55'11" EAST 145.62 FEET TO A 5/8" IRON ROD; THENCE SOUTH 295.25 FEET TO SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 29; THENCE NORTH 89°56'11" EAST 391.47 FEET TO THE POINT OF BEGINNING.

PARCEL C

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LOUISE EMIGH WIPRUD BY DEED RECORDED ON MICROFILM NO. 64691, MICROFILM DEED RECORDS OF BENTON COUNTY, OREGON, SAID SOUTHEAST CORNER BEING A 5/8" IRON ROD ON THE SOUTH LINE OF AND NORTH 89°56'11" EAST 1126.11 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 89°56'11" WEST 391.47 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°55'11" WEST 52.39 FEET; THENCE SOUTH 89°55'11" WEST 443.48 FEET TO THE NORTHERLY RIGHT-OF-WAY IRON AT PT 16+01.85 OF A 60 FOOT ROADWAY; THENCE SOUTH 20°30'07" EAST ACROSS THE END OF SAID ROAD 60.22 FEET TO THE SOUTHERLY RIGHT-OF-WAY IRON; THENCE ALONG THE ARC OF A 184.00 FOOT RADIUS CURVE CONCAVE NORTH (THE LONG CHORD OF WHICH BEARS SOUTH 84°59'26" WEST 98.13 FEET) 99.34 FEET; THENCE SOUTH 00°07'28" EAST 230.23 FEET TO SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, SAID TOWNSHIP AND RANGE AT A POINT WHICH IS NORTH 89°56'11" EAST 215.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 89°56'11" EAST 519.64 FEET TO THE TRUE POINT OF BEGINNING.

DRIVEWAY EASEMENT

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LOUISE EMIGH WIPRUD BY DEED RECORDED ON MICROFILM NO. 64691, MICROFILM DEED RECORDS OF BENTON COUNTY, OREGON, SAID SOUTHEAST CORNER BEING A 5/8" IRON ROD ON THE SOUTH LINE OF AND NORTH 89°56'11" EAST 1126.11 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH 00°00'27" WEST (DEED NORTH) ALONG THE EAST LINE OF SAID WIPRUD TRACT 248.51 FEET; THENCE SOUTH 89°59'28" WEST 183.59 FEET TO A 5/8" IRON ROD MARKING THE TRUE POINT OF BEGINNING; THENCE SOUTH 36°23'26" WEST 38.22 FEET; THENCE NORTH 53°37'34" WEST 162.73 FEET; THENCE ALONG THE ARC OF A 92.50 FOOT RADIUS CURVE CONCAVE SOUTH (THE LONG CHORD OF WHICH BEARS NORTH 18°20'33" WEST 57.07 FEET) 58.02 FEET; THENCE NORTH 67.34 FEET; THENCE EAST 2.72 FEET; THENCE SOUTH 53°37'34" EAST 254.76 FEET TO THE TRUE POINT OF BEGINNING.

DRAINFIELD EASEMENT

BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LOUISE EMIGH WIPRUD BY DEED RECORDED ON MICROFILM NO. 64691, MICROFILM DEED RECORDS OF BENTON COUNTY, OREGON, SAID SOUTHEAST CORNER BEING A 5/8" IRON ROD ON THE SOUTH LINE OF AND NORTH 89°56'11" EAST 1126.11 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 89°56'11" WEST 391.47 FEET; THENCE NORTH 148.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 159.40 FEET; THENCE ALONG THE ARC OF A 67.50 FOOT RADIUS CURVE CONCAVE SOUTH (THE LONG CHORD OF WHICH BEARS SOUTH 1°16'53" EAST 41.47 FEET) 42.15 FEET; THENCE SOUTH 53°37'34" EAST 118.73 FEET; THENCE SOUTH 45°10'46" WEST 104.76 FEET; THENCE WEST 60.00 FEET TO THE TRUE POINT OF BEGINNING.

Benton Co. Surveyors Office
C. S. FILE NO. 6734
FILING DATE 10-10-78
FILE SIZE 18"

RECORDER'S CERTIFICATE:
FILED FOR THE RECORD THIS _____ DAY
OF _____, 19____, AND RECORDED
AS SURVEY NO. _____
RECORDER _____

APPROVALS

SURVEYOR'S CERTIFICATE:
THIS MAP CORRECTLY REPRESENTS
A SURVEY MADE BY ME OR UNDER
MY DIRECTION
Darryl W. Harms
REGISTERED PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 30, 1976
DARRYL W. HARMS
1079
DATE 10-10-1978

MINOR LAND PARTITION
FOR TED WIPRUD
IN { N. W. 1/4 SEC. 29, T. 11 S., R. 5 W., W. M.
BENTON COUNTY, OREGON

DATE 25 SEPT, 1978 DRAWN BY R.L.PHELPS DSG BY _____ CK BY D.W.HARMS SCALE NOTED
RCI ENGINEERING SURVEYING PLANNING
REGIONAL CONSULTANTS, INC.
2380 N.W. KINGS BLVD.
CORVALLIS, OREGON 97330
PHONE: (503) 754-1120
PROJ. NO. 1505
SHEET _____ OF _____