

DRAWING NUMBER
7537

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER BY NUMBER 0759AF
POSITION EDGE OF PRINT ON THIS LINE

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MINOR LAND PARTITION SURVEY
for **ROBERT and JUDITH BAKER**
in SW 1/4 SEC 5 and SE 1/4 SEC 6
T13S, R5W, W.M.
BENTON COUNTY, OREGON
JULY 15, 1983 SCALE: 1" = 100'

LEGEND

- Found monument (5/8" rebar unless otherwise noted)
- Set 5/8"x30" rebar with yellow plastic cap stamped "Northstar PLS 1823"
- ⊕ Monument of record - not searched for
- () ... Data of, or calculated from the record shown
- Ⓧ ... Deed: Instrument No. M-36509, Benton County Deed Records
- Ⓛ ... CS 6637
- * ... Approximate location of fence line
- ... DLC line

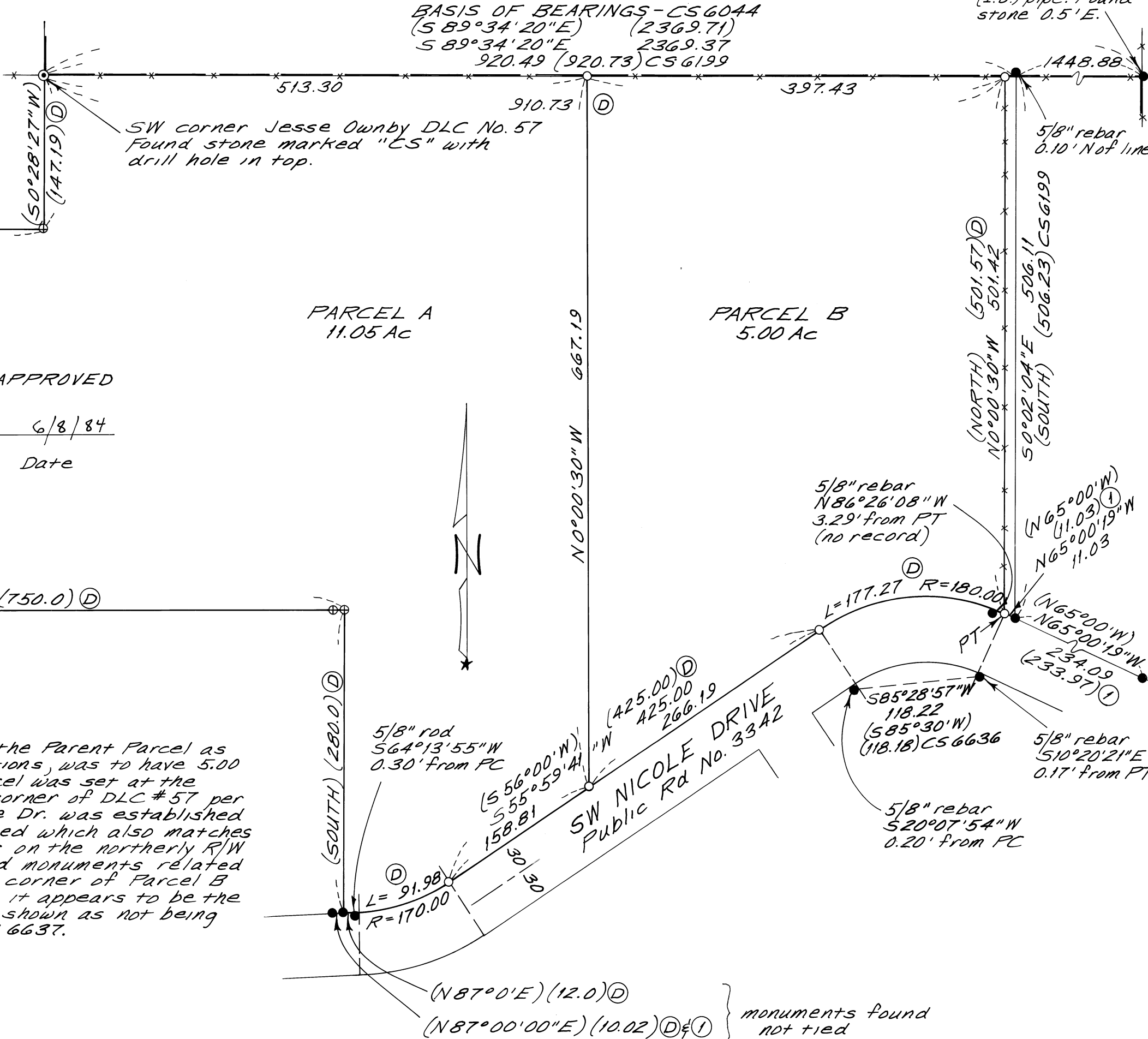
Benton County
Surveyor's Office

C. S. FILE NO. 7537
FILING DATE 7-20-83
FILE SIZE 15" x 18"
Descr. P.M.&D.

Original most E'ly
NE corner Geo. W.
Herbert DLC #40.
Found & held 1/2"
(I.D.) pipe. Found
store 0.5' E.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Theodore Langton
OREGON
JULY 13, 1978
THEODORE JAMES LANGTON
1823

Northstar Surveying Inc.
402 NW 5th St
Corvallis, Oregon 97330
Ph: 757-9050



MINOR LAND PARTITION APPROVED

Dave Spence 6/8/84
Planning Official Date

NARRATIVE

The purpose of this survey was to divide the Parent Parcel as shown. Parcel B, per the client's instructions, was to have 5.00 acres. The NE corner of the Parent Parcel was set at the deeded distance of 910.73 from the SW corner of DLC #57 per M-36509. The northerly R/W line of Nicole Dr. was established by road data from the above mentioned deed which also matches CS 6637. Holding the 2 found monuments on the northerly R/W to the east, all of the other found road monuments related well to record road data. I held the SE corner of Parcel B to be at the PT of the curve because it appears to be the intent of the deed. Those monuments shown as not being searched for were found or set by CS 6637.

BAKER LEGAL DESCRIPTIONS

PARENT PARCEL

All that land described by deed recorded as instrument number M-36509, Benton County Deed Records, containing 16.05 acres, more or less.

PARCEL A

Beginning at a stone which is the southwest corner of the Jesse Ownby Donation Land Claim No. 57 in T13S, R5W, W.M., Benton County, Oregon; thence along the south line of said Claim S 89° 34'20" E, 513.30 feet to a 5/8" rebar; thence leaving said line S 0°00'30" E, 667.19 feet to a 5/8" rebar; thence along the northerly right of way line of Public Road No. 3342 (SW Nicole Drive), S 55° 59'41" W, 158.81 feet to a 5/8" rebar; thence, along the record courses as described in instrument number M-36509, said county deed records; along the arc of a 170 foot radius curve to the right (long chord: S 71° 30'00" W 90.86 feet), 91.98 feet; thence S 87°00'00" W, 12.00 feet; thence, leaving said right of way, North, 280.00 feet; thence N 89°34'20" W, 750.00 feet to the easterly right-of-way line of County Road No. 25001 (Bellfountain Road); thence N 0°25'08" E, 360.00 feet; thence leaving said right-of-way S 89°34'52" E, 462.65 feet; thence N 0° 28'27" E, 147.19 feet to the point of beginning; containing 11.05 acres, more or less.

PARCEL B

Beginning at a stone which is the southwest corner of the Jesse Ownby Donation Land Claim No. 57 in T13S, R5W, W.M., Benton County, Oregon; thence, along the south line of said Claim, S 89° 34'20" E, 513.30 feet to a 5/8" rebar which is the true point of beginning of this description; thence, continuing along said line, S 89°34'20" E, 397.43 feet to a 5/8" rebar, being also the northeast corner of the parcel described by instrument number M-36509, said county deed records; thence, along the east line of M-36509, S 0°00'30" E, 501.42 feet to a 5/8" rebar; thence, along the northerly right of way line of Public Road No. 3342 (SW Nicole Drive), along the arc of a 180.00 foot curve to the left (long chord: S 85°30'00" W 177.27 feet), 185.35 feet to a 5/8" rebar; thence S 55°59'41" W, 266.19 feet to a 5/8" rebar; thence, leaving said right of way, N 0°00'30" W, 667.19 feet to the true point of beginning; containing 5.00 acres, more or less.