

7662

7662

C.S. 7662

MINOR LAND PARTITION  
for:

ELEANORE BONN

SCALE: 1" = 100' JULY 7, 1984

LOCATION

SOUTHWEST 1/4 OF SECTION 26  
TOWNSHIP 10 SOUTH, RANGE 4 WEST  
WILLAMETTE MERIDIAN  
BENTON COUNTY, OREGON.

LEGEND

- MONUMENT FOUND (TYPE NOTED)
- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP (D.W. HARMS PLS 1079 ON CAP) SET
- ( ) RECORD INFORMATION (SOURCE NOTED)
- C.S. BENTON COUNTY SURVEY NUMBER
- ⊙ MONUMENT OF RECORD NOT SEARCHED FOR
- ID INSIDE DIAMETER
- ▭ GRAVEL DRIVE

LEGAL DESCRIPTIONS

ON SEPARATE SHEET

NARRATIVE

BEARINGS ARE BASED ON THE NORTH LINE OF C.S. 4399 AS DEFINED BY THE LINE BETWEEN THE FOUND 1/2" PIPE AT THE NORTHEAST CORNER OF SAID C.S. 4399 AND A POINT S 00° 21' E 487.75 FEET FROM THE FOUND 1/2" ROD AT THE NORTHWEST CORNER OF PARCEL "B". THE NORTH AND SOUTH LINES ARE PARALLEL AND THE EAST LINE OF THE PARENT PARCEL WAS DETERMINED BY HOLDING RECORD DISTANCES ALONG THE NORTH AND SOUTH LINES FROM THE WEST LINE.

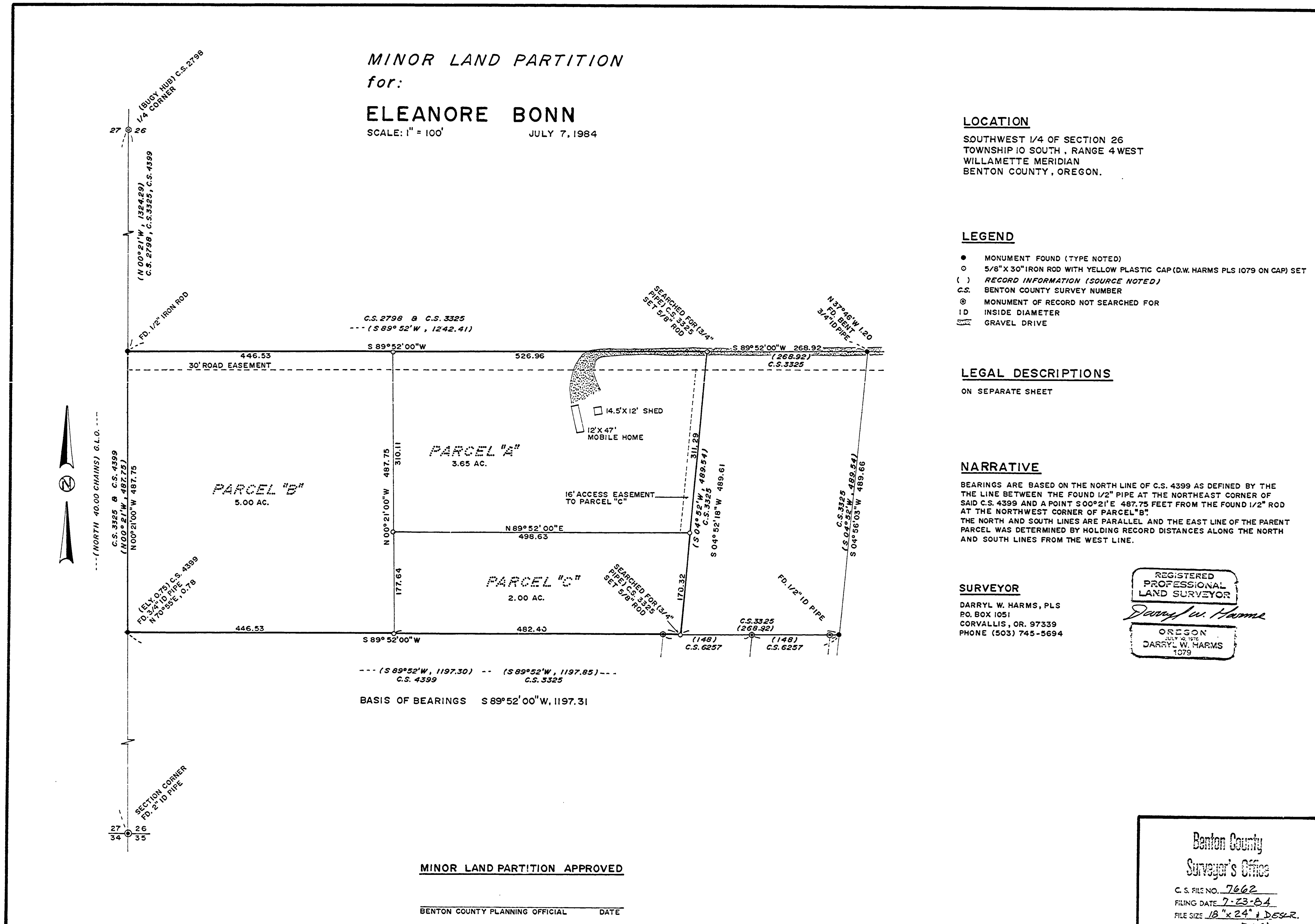
SURVEYOR

DARRYL W. HARMS, PLS  
P.O. BOX 1051  
CORVALLIS, OR. 97339  
PHONE (503) 745-5694

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Darryl W. Harms*

OREGON  
DARRYL W. HARMS  
1079



MINOR LAND PARTITION APPROVED

BENTON COUNTY PLANNING OFFICIAL DATE

Benton County  
Surveyor's Office

C.S. FILE NO. 7662  
FILING DATE 7-23-84  
FILE SIZE 18" x 24" DESK.  
P.M.E.S.

MINOR LAND PARTITION  
FOR:  
ELEANORE BONN  
IN  
SOUTHWEST 1/4, SECTION 26  
T. 10 S., R. 4 W., W.M.  
BENTON COUNTY, OREGON  
JULY 7, 1984

PARCEL "A"

BEGINNING AT A POINT ON THE SOUTH LINE OF AND NORTH  $89^{\circ}52'$  EAST 446.53 FEET FROM THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 117, PAGE 353, DEED RECORDS OF BENTON COUNTY, OREGON, SAID SOUTHWEST CORNER BEING 1324.29 FEET, SOUTH  $00^{\circ}21'$  EAST, ALONG THE SECTION LINE FROM THE QUARTER SECTION CORNER BETWEEN SECTION 26 AND 27, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH  $89^{\circ}52'$  EAST 526.96 FEET; THENCE SOUTH  $04^{\circ}52'18''$  WEST 311.29 FEET; THENCE SOUTH  $89^{\circ}52'$  WEST 498.63 FEET TO A 5/8" IRON ROD; THENCE NORTH  $00^{\circ}21'$  WEST 310.11 FEET TO THE POINT OF BEGINNING. SAVE AND EXCEPT THE NORTHERLY 30 FEET OF EVEN WIDTH FOR ROAD PURPOSES, ALSO SUBJECT TO A 16 FOOT WIDE ACCESS EASEMENT ALONG THE EASTERLY 16 FEET OF EVEN WIDTH.

PARCEL "B"

BEGINNING AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 117, PAGE 353, DEED RECORDS OF BENTON COUNTY, OREGON, SAID SOUTHWEST CORNER BEING 1324.29 FEET, SOUTH  $00^{\circ}21'$  EAST, ALONG THE SECTION LINE FROM THE QUARTER SECTION CORNER TO SECTION 26 AND 27, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH  $89^{\circ}52'$  EAST 446.53 FEET; THENCE SOUTH  $00^{\circ}21'$  EAST 487.75 FEET; THENCE SOUTH  $89^{\circ}52'$  WEST 446.53 FEET TO THE WEST LINE OF SAID SECTION 26; THENCE NORTH  $00^{\circ}21'$  WEST 487.75 FEET TO THE POINT OF BEGINNING. SAVE AND EXCEPT THE NORTHERLY 30 FEET OF EVEN WIDTH FOR ROAD PURPOSES.

PARCEL "C"

BEGINNING AT A POINT ON THE SOUTH LINE OF AND NORTH  $89^{\circ}52'$  EAST 446.53 FEET FROM THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED IN BOOK 176, PAGE 562, DEED RECORDS OF BENTON COUNTY, OREGON, SAID SOUTHWEST CORNER BEING 1812.04 FEET, SOUTH  $00^{\circ}21'$  EAST, ALONG THE SECTION LINE FROM THE QUARTER SECTION CORNER TO SECTION 26 AND 27, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE NORTH  $00^{\circ}21'$  WEST 177.64 FEET TO A 5/8" IRON ROD; THENCE NORTH  $89^{\circ}52'$  EAST 498.63 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH  $04^{\circ}52'18''$  WEST 178.32 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH  $89^{\circ}52'$  WEST 482.40 FEET TO THE POINT OF BEGINNING. INCLUDING AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACCROSS THE EASTERLY 16 FEET OF EVEN WIDTH OF THE NORTHERLY 312 FEET OF SAID TRACT DESCRIBED IN BOOK 176, PAGE 562.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Darryl W. Harms*

OREGON  
JULY 30, 1978  
DARRYL W. HARMS  
1079

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