

7746

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PARTITION-BOUNDARY SURVEY FOR:  
**LAURETTA BERGESON**  
 IN THE  
 SECOND AMENDED PLAT TO THE PACIFIC  
 ADDITION TO MONROE, BENTON CO, OREG.  
 SW 1/4 SEC. 28 & N.W. 1/4 SEC. 33,  
 T. 14 S., R. 5 W.W.M.  
 MAY 24, 1985

Benton County  
 Surveyor's Office

C.S. FILE NO. 7746  
 FILING DATE 6-13-85  
 FILE SIZE 16" x 18" & 2 Pgs. descr.  
 P.M.D.

BY: R.S. CASTLEBERRY  
 ASSOCIATED SURVEYORS  
 P.O. BOX 394  
 HARRISBURG, OR. 97446  
 995-6002

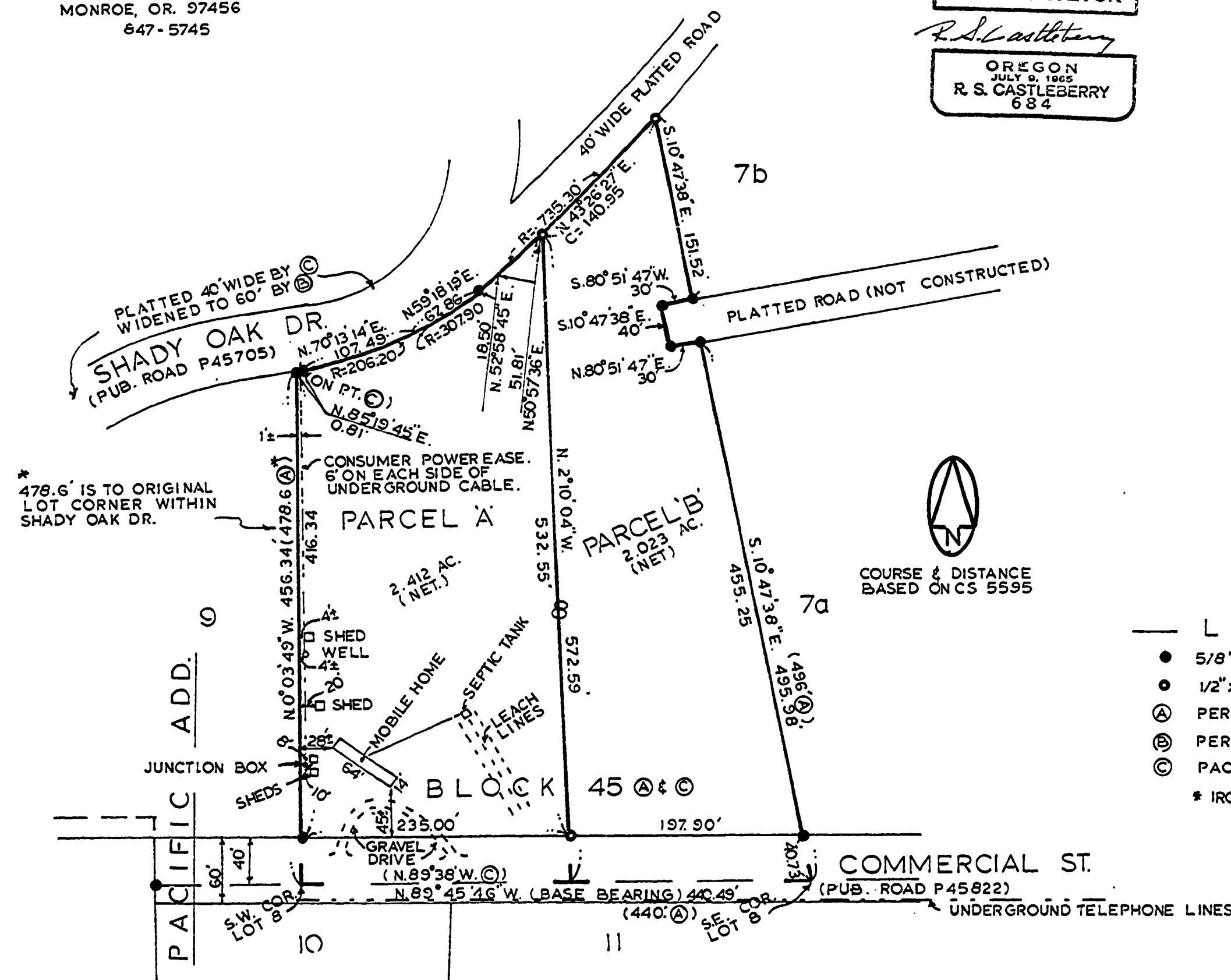
SCALE 1"=100'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*R.S. Castleberry*  
 OREGON  
 JULY 8, 1962  
 R.S. CASTLEBERRY  
 684

NARRATIVE  
 THIS SURVEY USED THE MONUMENTS SHOWN HERE-  
 ON, AS SET IN C.S. 5595, FOR BOUNDARY CONTROL  
 AND THE NEW DIVISION LINE ESTABLISHED THERE-  
 FROM. ACCESS TO BOTH PARCELS AS SHOWN.

PROPERTY OWNER, TAX LOT 103, T.14S, R. 5W, SEC. 33BB  
 LAURETTA BERGESON  
 P.O. BOX 116  
 MONROE, OR. 97456  
 847-5745



MINOR LAND PARTITION  
 APPROVED --

*Joe Smith*  
 PLANNING OFFICIAL  
 DATE 07/13/85

- LEGEND
- 5/8" IRON ROD, SET BY CS 5595, FOUND
  - ⊙ 1/2" x 24" WITH RED PLASTIC TAG STAMPED LS 684, SET.
  - ⊙ PER 2ND AMENDED PLAT TO THE PACIFIC ADD.
  - ⊙ PER CS 5595
  - ⊙ PACIFIC ADDITION
  - \* IRON ROD

C.S. 7746

C.S. 7196  
1/2

m 44749

BARGAIN AND SALE DEED

RANDALL E. THWING, individually, conveys to GEORGE E. TRACER and MARIAN E. TRACER, Husband and Wife, as tenants in common and not as tenants by their entirety all that real property situated in Benton County, State of Oregon described as follows:

Lot 8, Block 45, Second Amended Plat to the Pacific Addition to Monroe, Benton County, Oregon,

*pts lot 8  
Blk 45 to  
Pacific Add*

EXCEPTING THEREFROM: That portion of the following described public roadway lying within the boundary of the above-described property: Beginning at centerline station 0 + 00, said station being in the East line of Lot 12, Block 45 of Pacific Addition to Monroe, Benton County, Oregon, distant thereon North 0° 38' East 318.25 feet from the Southeast corner thereof and referenced on the ground by 1/2" iron rods set in the East line of said Lot 12 a distance of 30.00 feet Northerly and Southerly therefrom; thence North 89° 51' West 20.24 feet; thence along the arc of a 143.24 foot radius curve to the right through a central angle of 109° 35' a distance of 273.96 feet; thence North 19° 44' East 25.13 feet; thence along the arc of a 100.52 foot radius curve to the left through a central angle of 100° 00' a distance of 175.44 feet; thence along the arc of a 100.52 foot radius curve to the right through a central angle of 50° 51' 13" a distance of 89.22 feet; thence along the arc of a 100.52 foot radius curve to the left through a central angle of 60° 13' 13" a distance of 105.65 feet to a point which bears North 89° 38' West 26.21 feet and North 0° 22' East 10.00 feet from the Northeast corner of Lot 11, Block 45 of said Pacific Addition; thence North 89° 38' West parallel to and 10.00 feet Northerly from the North line of Lots 11 and 10, Block 45, said addition 853.79 feet to centerline station 15 + 43.43 and there ending in Benton County, Oregon.

There is no monetary consideration for this transfer.

Dated this 14<sup>th</sup> day of November, 1973.

*Randall E. Thwing*  
Randall E. Thwing

STATE OF OREGON )  
County of Lane ) ss.

Personally appeared the above-named Randall E. Thwing and acknowledged the foregoing instrument to be his voluntary act. Before me:

36242  
STATE OF OREGON )  
County of Benton )  
*Marvin E. Alloway*  
Notary Public for Oregon  
My Commission Expires: 5-31-76

I hereby certify that the within instrument was received for record

1973 NOV 15 AM 9 11

and assigned Nº 44749

15 1973 In the Microfilm records of said county  
Witness My Hand and Seal of County Affixed  
FRED W. RENSTROM

36242

## Associated Surveyors

June 10, 1985

P. O. BOX 394

HARRISBURG, OREGON 97446

(503) 995-6002

LAURETTA BERGESON

## PARCEL 'A':

Commencing on the easterly line of Lot 8, Block 45, Second Amended Plat to the Pacific Addition to Monroe, Benton County, Oregon, distant thereon North  $10^{\circ}47'38''$  West 40.73 feet from the southeast corner thereof; thence North  $89^{\circ}45'46''$  West, parallel with the south line of said Lot 8, a distance of 197.90 feet to a  $\frac{1}{2}$ " iron rod for the PLACE OF BEGINNING; thence North  $2^{\circ}10'04''$  West 532.55 feet to a  $\frac{1}{2}$ " iron rod set in the northerly line of said Lot 8; thence along said northerly line as follows: along the arc of a 735.30 foot radius curve to the right, (the long chord of which bears South  $50^{\circ}57'36''$  West 51.81 feet), a distance of 51.83 feet and South  $52^{\circ}58'45''$  West 18.50 feet; thence leave said northerly line and run along the southerly right of way line of County Road No. P 45707, (known as Shady Oak Drive), as follows: along the arc of a 307.90 foot radius curve to the right, (the long chord of which bears South  $59^{\circ}18'19''$  West 67.86 feet), a distance of 67.99 feet, along the arc of a 206.20 foot radius curve to the right, (the long chord of which bears South  $70^{\circ}13'14''$  West 107.49 feet), a distance of 108.75 feet and South  $85^{\circ}19'45''$  West 0.81 feet to the west line of said Lot 8; thence leave said County Road and run South  $0^{\circ}03'49''$  East, along said west line, 416.34 feet to a point which is 40 feet North, by normal measurement, from the southwest corner of said Lot 8; thence South  $89^{\circ}45'46''$  East 235.0 feet to the place of beginning.

## PARCEL 'B':

Beginning on the easterly line of Lot 8, Block 45, Second Amended Plat to the Pacific Addition to Monroe, Benton County, Oregon, distant thereon North  $10^{\circ}47'38''$  West 40.73 feet from the southeast corner thereof; thence North  $89^{\circ}45'46''$  West, parallel with the south line of said Lot 8, a distance of 197.95 feet to a  $\frac{1}{2}$ " iron rod; thence North  $2^{\circ}10'04''$  West 532.55 feet to a  $\frac{1}{2}$ " iron rod set in the northerly line of said Lot 8; thence along the arc of a 735.30 foot radius curve to the left, (the long chord of which bears North  $43^{\circ}26'27''$  East 140.95 feet), a distance of 141.17 feet to the northeast corner of said Lot 8; thence along the easterly line of said Lot 8 as follows: South  $10^{\circ}47'38''$  East 151.52 feet, South  $80^{\circ}51'47''$  West 30.0 feet, South  $10^{\circ}47'38''$  East 40.0 feet, North  $80^{\circ}51'47''$  East 30.0 feet and South  $10^{\circ}47'38''$  East 455.25 feet to the place of beginning.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*R. S. Castleberry*

OREGON  
JULY 9, 1965  
R. S. CASTLEBERRY  
684