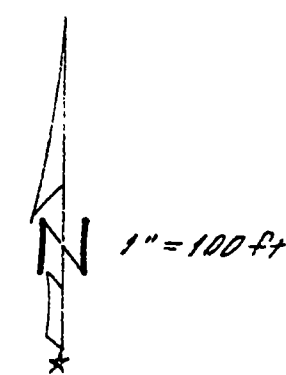
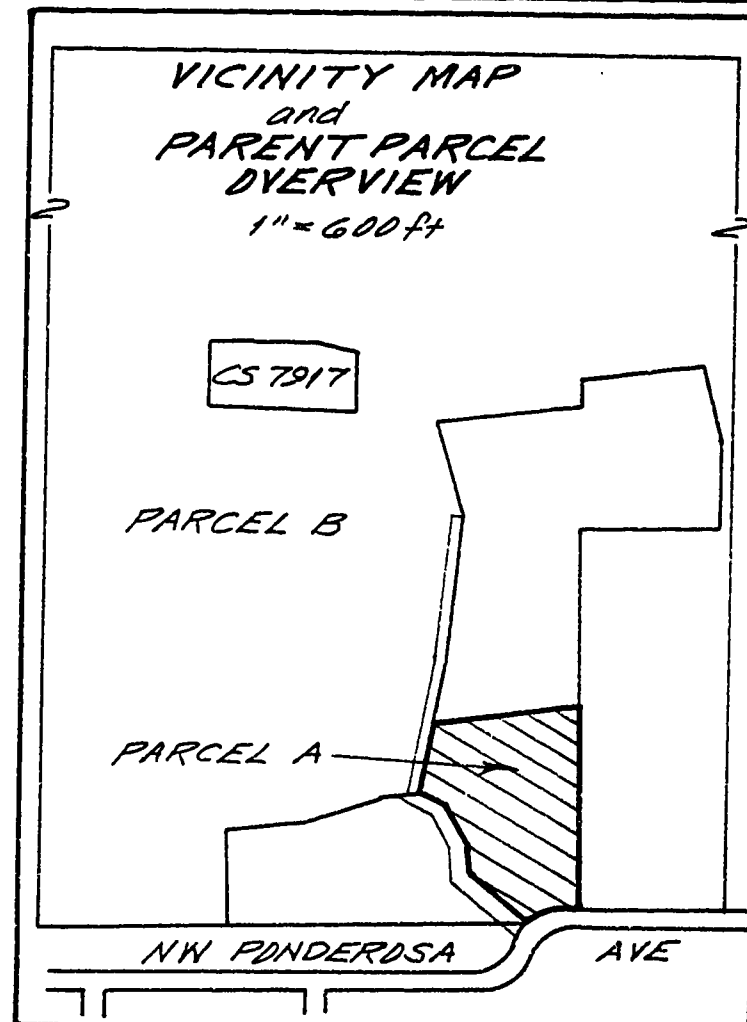


REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore Langton

OREGON
THEODORE JAMES LANGTON
1823



Benton County
Surveyor's Office

C.S. FILE NO. 7955

RECORDING DATE 12-22-86

PLAT SIZE 15 1/2" x 18"

1pg DESCRIPTION

MINOR LAND PARTITION SURVEY
for
THE GRANT DECKER ESTATE
SE 1/4 SEC. 20, T11S, R5W, W.M.
BENTON COUNTY, OREGON
DECEMBER 13, 1986

MINOR LAND PARTITION APPROVED

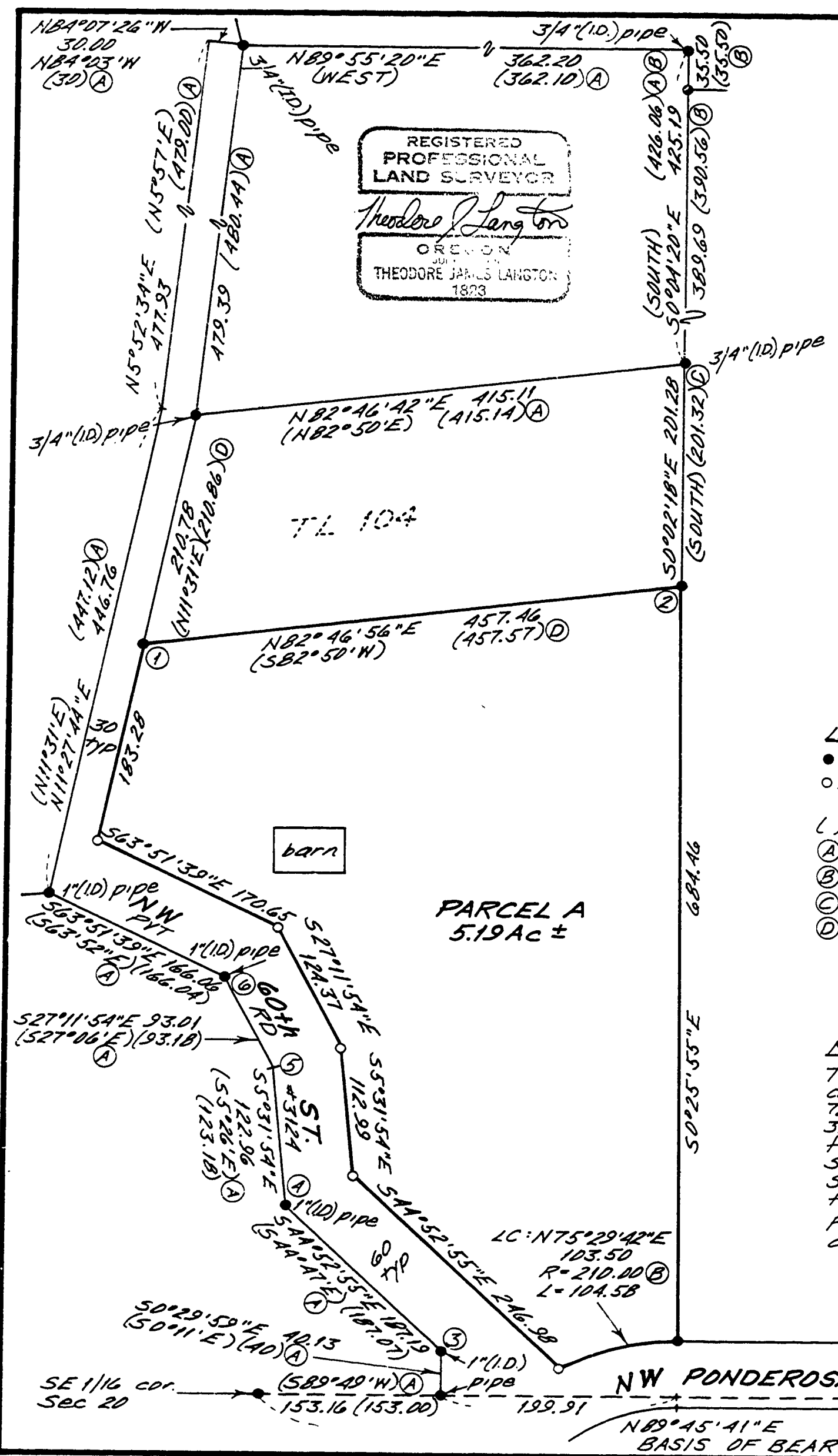
Dave Spurr 2/9/87
planning official date

LEGEND

- Found monument: 5/8" rod unless otherwise noted.
- Set monument: 5/8" x 30" rebar with yellow plastic cap stamped "Northstar PLS 1823"
- ()..... Record data taken, or calculated from the reference shown.
- (A)..... CS 3259
- (B)..... CS 4800
- (C)..... CS 7012
- (D)..... Instrument No. M-39096-82, Deed Records of Benton County.

NARRATIVE

This map represents the required survey to satisfy LD-86-18. This is a continuation of several earlier surveys filed as County Surveys 7409, 7812 and 7917. Found monuments shown were set by County Surveys 3259 and 4800. Found monuments ① & ② were not of record but closely fit the deed positions so I held them. As part of PC-85-17 NW 60th Street was required to be widened to 60ft. The intersection of 60th Street and Ponderosa was calculated as a straight projection relative to ③ & ④ per instruction of the Public Works Department. Position ⑤, an angle point in the W'ly right-of-way of 60th St. was computed by proportionate right triangles using monuments ④ & ⑥.



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

MINOR LAND PARTITION - LD-86-18
FOR THE GRANT DECKER ESTATE
PARCEL A

ORIGINAL
CS 7955
12-22-86

Beginning at a 5/8" iron rod on the north right of way line of Public Road No. P15620 (NW Ponderosa Drive), lying N 89°45'41" E 353.07 feet and N 0°14'19" W 50.00 feet from the center of the southeast 1/4, Section 20, T11S, R5W, W.M., Benton County, Oregon; thence along said right of way through the arc of a 210.00 foot radius curve left (long chord: S 75°29'42" W 103.50 feet) 104.58 feet to a 5/8" iron rod; thence leaving said right of way N 44°52'55" W 246.98 feet to a 5/8" iron rod; thence N 5°31'54" W 112.99 feet to a 5/8" iron rod; thence N 27°11'54" W 124.37 feet to a 5/8" iron rod; thence N 63°51'39" W 170.65 feet to a 5/8" iron rod; thence N 11°27'44" E 183.28 feet to a 5/8" iron rod at the southwest corner of the parcel conveyed in M-85897, Deed Records of Benton County; thence along the southerly boundary of said parcel N 82°46'56" E 457.46 feet to the southeast corner thereof; thence S 0°25'55" E 684.46 feet to the point of beginning; containing 5.19 acres, more or less.

PARCEL B

All of that property conveyed to Grant E. and Jessie E. Decker by Book 149, Page 189, and Book 149, Page 191, Deed Records of Benton County, lying in the East one-half of Section 20, T11S, R5W, W.M., Benton County, Oregon; SAVE AND EXCEPT the parcels conveyed by the following Benton County Deed Records: Book 178, Page 394; Book 202, Page 69; M-12337; M-14524; M-14599; M-25167; M-40179; and M-85897; ALSO the following parcel: Beginning at a 5/8" iron rod lying North 1884.61 feet and West 341.20 feet from the center of the southeast 1/4, Section 20, T11S, R5W, W.M., Benton County, Oregon; thence S 0°10'46" W 173.03 feet to a 5/8" iron rod; thence N 89°12'06" W 441.53 feet to a 5/8" iron rod; thence N 0°47'54" E 206.31 feet to a 5/8" iron rod; thence N 89°01'24" E 131.51 feet to a 5/8" iron rod; thence S 83°24'05" E 162.06 feet to a 5/8" iron rod; thence S 81°04'39" E 148.47 feet to the point of beginning; ALSO the area of land lying within the boundaries of county and public roads; the resultant area of this parcel is therefore 167.12 acres, more or less.

DEDICATION OF ADDITIONAL R/W ALONG 60TH AVE

An easement and right-of-way for road purposes, 60 feet in width, the most southerly and westerly line being described as follows: Beginning at a point on the northwesterly right-of-way line of Public Road No. 15511 (NW Ponderosa Avenue), lying N 89°45'41" E 192.60 feet and S 44°52'55" E 16.62 feet from a 5/8" iron rod at the center of the southeast 1/4, Section 20, T11S, R5W, W.M., Benton County, Oregon; thence leaving said right-of-way N 44°52'55" W 73.00 feet to a 1" iron pipe on the southerly line of a 30 foot wide easement conveyed to Charles and Margaret Warren in Book 178, Page 394, Deed Records of Benton County; thence continuing along said Warren easement N 44°52'55" W 187.19 feet to a 1" iron pipe; thence N 5°31'54" W 122.96 feet; thence N 27°11'54" W 93.07 feet to a 1" iron pipe; thence N 63°51'39" W 166.06 feet to a 1" iron pipe at the terminus of this easement.