

PARTION PLAT NO. 90-14

IN THE WILLIAM WYATT DLC NO.40 IN T.11S. AND IN THE WILLIAM WYATT DLC NO.48 IN T.12S. IN THE SE 1/4 SEC.35 AND SW 1/4 SEC. 36, T.11S.,R.6W.,W.M. AND THE NW 1/4 SEC.1 AND NE 1/4 SEC.2,T.12S.,R.6 W.,W.M. BENTON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, KARL W. FERRIER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING FIRST DULY SWORN HEREBY DEPOSE AND SAY THAT IN JUNE, 1990, I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED MINOR PARTITION MAP, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

A tract of land in the William Wyatt Donation Land Claim no. 40 (No. 48 in Township 12 South) in Township 11 South, Range 6 West, Willamette Meridian, Benton County, Oregon that is more particularly described as follows:

Beginning at a 3/4 inch rod that is on the west line of and is S01-22-30W 183.74 feet from the most westerly northwest corner of said Wyatt Claim, 183.74 feet from the most westerly northwest corner of that Esther Howard Smith Tract described by deed recorded in Book 145, Page 459 of Benton County Deed Records; thence S88-36-00E, along the south line of said Smith Tract, 1216.18 feet to a 3/4 inch iron rod at the northwest corner of Parcel I as depicted by County Survey No. 7285 as filed in the office of the Benton County Surveyor; thence S01-22-18W along the west line of said Parcel I, a distance of 840.49 feet to a 5/8 inch rod; thence S88-38-02E 1010.41 feet to a 5/8 inch rod at the northwest corner of Parcel III as depicted on said County Survey No. 7285; thence S44-09-06E 400.93 feet to a 5/8 inch rod at the southwest corner of said Parcel III; thence S08-06-30E 60.00 feet to a 5/8 inch rod at the southeast corner of said Parcel III; thence S08-06-30E 545.64 feet (computes S08-06-30E 542.25 feet) to a 1/2 inch pipe at the southeast corner of that parcel as depicted on County Survey No. 2552 as filed in the office of the Benton County Surveyor, which point is also on the north line of that 6.74 acre tract as depicted by County Survey No. 5829 as filed in the office of the Benton County Surveyor; thence N88-36-00W 164.39 feet to a 5/8 inch rod on the easterly line of that 15.0 acre parcel as depicted by County Survey No. 6023 as filed in the office of the Benton County Surveyor, which 15.0 acre parcel is also that Ralston Tract as described by deed recorded in M-6737-79 of Benton County Deed Records; thence along the easterly line of said Ralston Tract on the arc of a 60.00 foot radius curve to the left (chord bears N30-14-38W 28.31 feet) a distance of 28.58 feet to a 5/8 inch rod; thence N43-53-16W 67.38 feet to a 5/8 inch rod at the northeast corner of said Ralston Tract; thence S53-36-52W 426.26 feet to a 5/8 inch rod at an angle point in the northerly line of said Ralston Tract; thence West 1825.06 feet to a point that is S46-16-05E 365.67 feet from the most northerly corner of that 50.00 acre parcel as depicted by County Survey No. 7155 as filed in the office of the County Surveyor; thence N46-16-05W 365.67 feet to a 5/8 inch rod at the most northerly corner of last said parcel; thence N00-57-16E 28.00 feet to a 5/8 inch rod at the most easterly northeast corner of the Patrick Egan Donation Land Claim No. 49; thence N01-22-30E 24.261 chains (1601.23 feet) calculates N01-17-29E 1605.93 feet to the place of beginning.

- LEGEND:
● SET A 5/8"X30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RLS 2209"
○ FOUND MONUMENT AS SHOWN
() DISTANCE AND BEARING OF RECORD

SCALE ONE INCH = TWO HUNDRED FEET

MOST WESTERLY NW CORNER WILLIAM WYATT DLC NO. 40 (NO. 48 IN T. 12 S.)

(CALC. N01-17-29E 1605.93) (N01-22-30E 1601.23 C.S. 2552)

PARCEL TWO 40.0 ACRES

VACATED 91-11 PLAT

PARCEL ONE 40.0 ACRES

DEED REFERENCES:

- DRAINFIELD EASEMENT M-64611
25' EASEMENT M-92877-87
60' EASEMENT M-92877-87 & M-34115-81
PARENT PARCEL M-92877-87 (EXHIBIT A)

REGISTERED PROFESSIONAL LAND SURVEYOR KARL W. FERRIER JULY 17 1986 CREGON KARL W. FERRIER 2209

BASIS OF BEARINGS

Table with columns: COURSE, BEARING, DISTANCE. Lists courses A through Q with their respective bearings and distances.

STATE OF OREGON County of Benton 1163

I hereby certify that the within as filed and record

and recorded in book on page 90-14 Record of Partition Plats of said county

Witness My Hand and Seal of County Affixed

Director of Records & Elections Benton County

By: [Signature]

OWNER'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT ROY B. NEWMAN AND GERTRUDE L. NEWMAN, HUSBAND AND WIFE, ARE THE RECORDED OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

[Signatures of Roy B. Newman and Gertrude L. Newman]

ACKNOWLEDGEMENT

STATE OF OREGON)
) SS.
COUNTY OF LANE)

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF August 1990, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF LANE, DID PERSONALLY APPEAR ROY B. NEWMAN AND GERTRUDE L. NEWMAN, HUSBAND AND WIFE, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

[Signature of Linda J. Ferrier]
LINDA J. FERRIER
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 1/18/92

SURVEY NARRATIVE

BY: KARL W. FERRIER, LS 2209
PO BOX 290, EUGENE, OREGON 97440, (503)345-2456

DATE: JUNE 17, 1990

BASIS OF BEARING: HELD THE SOUTH LINE OF PARCEL A AS DEPICTED ON COUNTY SURVEY NO. 7320, BETWEEN FOUND MONUMENTS AS S88-38-02E, FOR THE TWO CORNERS I SET, THE OTHER BEARINGS ARE BEARINGS OF RECORD AND ARE INDICATED BY PARENTHESES.

PURPOSE: 1. TO MONUMENT THE BOUNDARY BETWEEN PARCEL ONE AND PARCEL TWO;
2. TO PREPARE A PLAT AS CONDITION OF APPROVAL #1 REQUIRED BY MINOR PARTITION. (FILE NO. PC-90-3 & PC-90-4).

EQUIPMENT USED: LEITZ SMD310 SEMI-TOTAL STATION, PENTAX PRISMS, 100' LUFKIN TAPE.

PROCEDURE: I RELIED HEAVILY, UPON CS#7320, WHICH PARTITIONED THIS PARCEL FROM A LARGE PARCEL IN 1981. THE FIELD-WORK I PERFORMED WAS MINIMAL, I TIED TO THE FOUND MONUMENTS, AS SHOWN, AND CALCULATED THE POSITION FOR THE LINE BETWEEN THE TWO NEW PARCELS.

APPROVALS

APPROVED THIS 29th DAY OF July, 1990 [Signature]

APPROVED THIS 30th DAY OF August, 1990 [Signature]

STATE OF OREGON)
) SS.
COUNTY OF BENTON)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 31st DAY OF August, 1990, AT 3:06 P.M. AND RECORDED AS PLAT NO. 90-14 BENTON COUNTY RECORDS.

[Signature]
BENTON COUNTY CLERK