

MINOR PARTITION PLAT NO. 91-2  
 SITUATED WITHIN THE NE 1/4 AND NW 1/4 OF  
 SEC 18 AND THE SE 1/4 AND SW 1/4 OF SEC 7  
 T.11S R.4W IN A PORTION OF THE WILLIAM H.  
 ELLIOTT D.L.C. NO. 52 AND WITHIN THE NE 1/4 OF  
 SEC 13 R5W T.11S IN A PORTION OF THE  
 WILLIAM H. ELLIOTT D.L.C. NO. 40.  
 BENTON CO. OREGON

FOR: JOHN P. AND JANET N. BEARDSLEY  
 SCALE: 1" = 400'  
 DATE: JANUARY 16, 1991  
 L.D. 90-51

NARRATIVE

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PARCEL OF LAND AS PER THE BENTON COUNTY DEVELOPMENT DEPARTMENT DECISION REGARDING FILE NUMBER LD 90-51. AS PER BENTON COUNTY DEVELOPMENT CODE CHAPTER 95.125(1) a & b THE PARCEL DOES NOT NEED TO BE SURVEYED AND MONUMENTED.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THE PARCEL LINES ON THIS PARTITION ARE DIRECTLY RELATED TO THE REFERENCED COUNTY SURVEY OR RECORD DOCUMENT.

BOUNDARY DETERMINATION:

THE PARCEL LINE WHICH SEPARATES PARCEL 1 (TAX LOT 400) AND PARCEL 2 (TAX LOT 1000) IS THE RANGE LINE BETWEEN RANGE 4 WEST AND RANGE 5 WEST AND IS A PORTION OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 5 WEST. THE CALCULATED POSITION OF THE AFOREMENTIONED PARCEL LINE WAS DETERMINED BY THE RECORD DISTANCE (43.37 CHAINS) FROM THE NORTHEAST CORNER OF THE WILLIAM H. ELLIOTT DLC NO. 40 TO THE AFOREMENTIONED RANGE LINE AS SHOWN ON GLO PLAT.

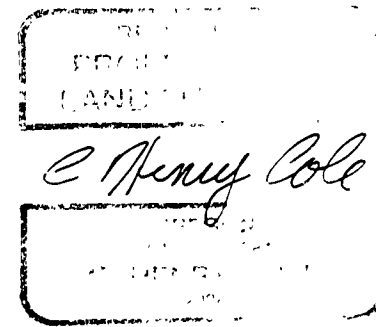
NOTES:

- 1.) NO IMPROVEMENTS ON SITE
- 2.) CONSUMERS POWER HAS PERPETUAL R/W & EASEMENT (M-4289) ACROSS PARCEL 2.
- 3.) PARCEL 1 SHALL CONVEY TO PARCEL 2 A PERPETUAL EASEMENT FOR INGRESS-EGRESS PURPOSES. (M-1314327). THIS EASEMENT SHALL PROVIDE ACCESS TO PARCEL 2 THROUGH PARCEL 1. AT SUCH TIME THAT PARCEL 1 ZONED UR-5 IS PARTITIONED INTO SMALLER PARCELS THIS EASEMENT WILL BE DISSOLVED AND ANOTHER EASEMENT OF SPECIFIC LOCATION AND A MINIMUM WIDTH OF 40 FEET SHALL BE GRANTED TO PARCEL 2 FOR ACCESS THROUGH PARCEL 1.

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, BEING FIRST DULY SWORN, HEREBY DEPOSIT AND SAY THAT I HAVE CORRECTLY PREPARED THE PARTITION SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE HEREON SHOWN MINOR LAND PARTITION BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE WEST LINE OF THE WILLIAM H. ELLIOTT DONATION LAND CLAIM NO. 40, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON AND DESCRIBED BY DEED IN VOLUME 79, PAGE 221 OF BENTON COUNTY DEED RECORDS AS BEING SOUTH 00°08' EAST 8 CHAINS FROM THE MOST WESTERLY NORTHWEST CORNER OF THE SAID ELLIOTT DONATION LAND CLAIM NO. 40; THENCE CONTINUE SOUTH 00°08' EAST 2.803 CHAINS ALONG THE AFOREMENTIONED WEST LINE OF SAID ELLIOTT DONATION LAND CLAIM NO. 40 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°08' EAST 2.689 CHAINS ALONG THE SAID WEST LINE OF THE ELLIOTT DONATION LAND CLAIM NO. 40; THENCE EAST 290 FEET AS PER M-26229 BENTON COUNTY DEED RECORDS; THENCE SOUTH 300 FEET AS PER M-26229 BENTON COUNTY DEED RECORDS; THENCE EAST 75.11 CHAINS TO THE EAST LINE OF SAID ELLIOTT DONATION LAND CLAIM NO. 40; THENCE NORTH 00°36'36" EAST 36.43 CHAINS ALONG SAID EAST LINE OF THE ELLIOTT DONATION LAND CLAIM NO. 40 TO THE NORTHEAST CORNER OF SAID ELLIOTT DONATION LAND CLAIM NO. 40; THENCE SOUTH 89°39' WEST 16.57 CHAINS AS PER M-26229 BENTON COUNTY DEED RECORDS TO THE NORTHEAST CORNER OF THE LAND DEEDED BY F.S. ELLIOTT TO JOHN P. WIGGER BY DEED VOLUME 54, PAGE 394 BENTON COUNTY DEED RECORDS; THENCE SOUTH 18.26 CHAINS AS PER M-26229 BENTON COUNTY DEED RECORDS ALONG THE EAST LINE OF SAID WIGGER TRACT TO THE SOUTHEAST CORNER THEREOF; THENCE WEST 19.081 CHAINS AS PER M-26229 BENTON COUNTY DEED RECORDS TO THE NORTHEAST CORNER OF LAND DEEDED BY F.S. ELLIOTT TO G.W. AND MARY R. MITCHELL BY DEED VOLUME 50, PAGE 586 BENTON COUNTY DEED RECORDS; THENCE SOUTH 00°08' EAST 9.381 CHAINS AS PER M-26229 BENTON COUNTY DEED RECORDS; THENCE WEST 33.57 CHAINS AS PER M-26229 BENTON COUNTY DEED RECORDS; THENCE SOUTH 1.45 CHAINS; THENCE WEST 10.689 CHAINS TO THE TRUE POINT OF BEGINNING.



C. HENRY COLE  
 DEVCO ENGINEERING INC.  
 P.O. BOX 1211  
 CORVALLIS, OR 97339

OWNERS STATEMENT:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, JOHN P. AND JANET N. BEARDSLEY, ARE THE OWNERS OF THE LAND SHOWN HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

STATE OF OREGON } ss. 121468  
 County of Benton }  
 I hereby certify that the within instrument was received for record

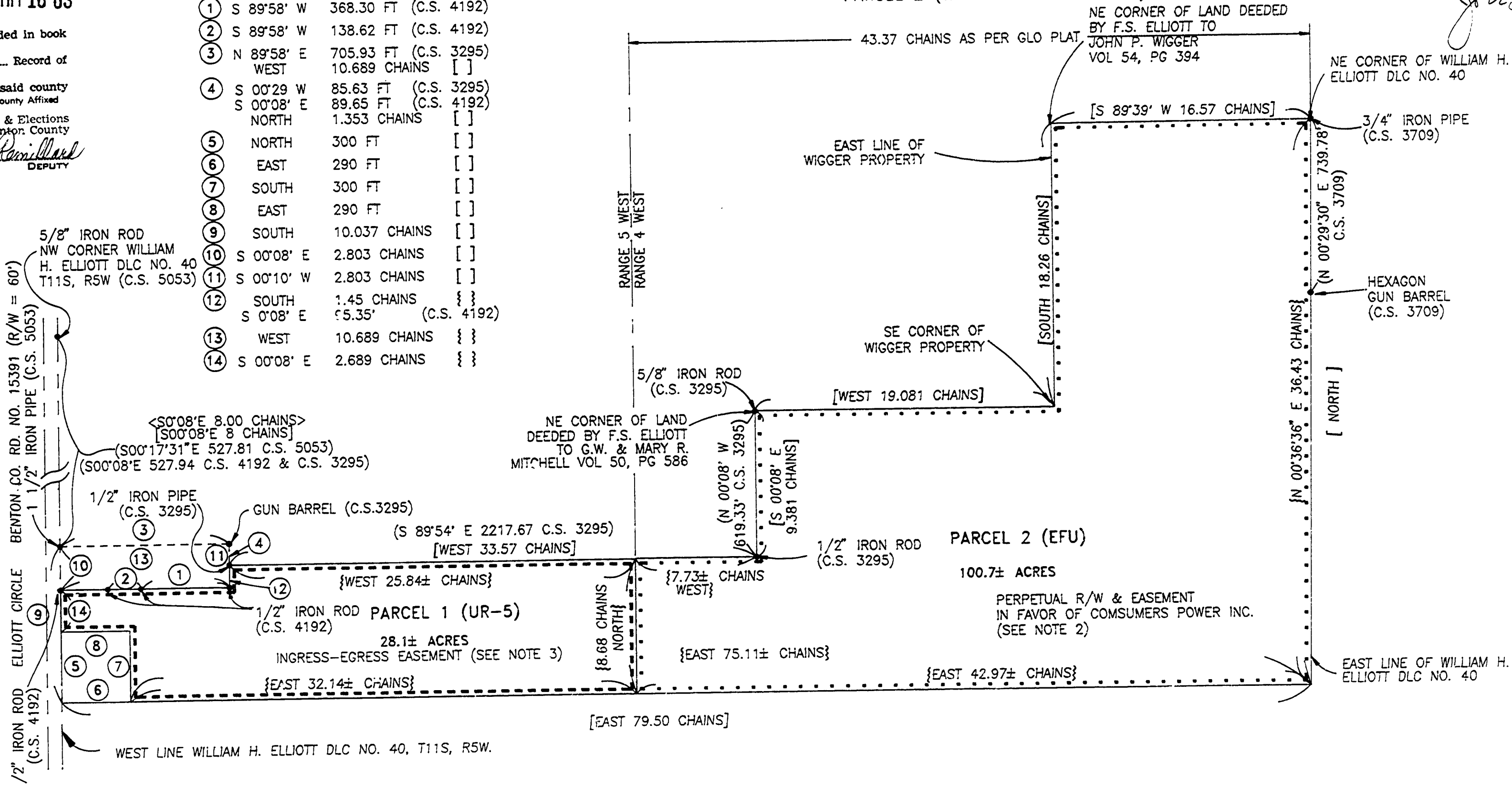
'91 FEB 4 AM 10 03  
 and recorded in book  
 on page 91-2 Record of  
 Partition Plats of said county  
 Witness My Hand and Seal of County Affixed  
 Director of Records & Elections  
 Benton County  
 By *Marilyn K. Hamill*  
 DEPUTY

LEGEND

- MOUNMENT OF RECORD AS NOTED
- R/W RIGHT-OF-WAY
- C.S. COUNTY SURVEY
- ( ) RECORD INFORMATION FROM C.S. NOTED
- < > RECORD INFORMATION VOL 79, BK 221
- [ ] RECORD INFORMATION M-26229
- { } CALCULATED

LINE	BEARING	DISTANCE	RECORD INFORMATION
1	S 89°58' W	368.30 FT	(C.S. 4192)
2	S 89°58' W	138.62 FT	(C.S. 4192)
3	N 89°58' E	705.93 FT	(C.S. 3295)
4	S 00°29' W	85.63 FT	(C.S. 3295)
	S 00°08' E	89.65 FT	(C.S. 4192)
5	NORTH	1.353 CHAINS	[ ]
6	NORTH	300 FT	[ ]
7	EAST	290 FT	[ ]
8	SOUTH	300 FT	[ ]
9	EAST	290 FT	[ ]
10	SOUTH	10.037 CHAINS	[ ]
11	S 00°08' E	2.803 CHAINS	[ ]
12	S 00°10' W	2.803 CHAINS	[ ]
13	SOUTH	1.45 CHAINS	{ }
	S 0°08' E	5.35'	(C.S. 4192)
14	WEST	10.689 CHAINS	{ }
	S 00°08' E	2.689 CHAINS	{ }

- PARENT PARCEL
- - - - PARCEL 1 (TAX LOT 4 11-5-13A)
- • • • PARCEL 2 (TAX LOT 1000 11-4-7)



ACKNOWLEDGEMENT:

PERSONALLY APPEARING BEFORE ME, JOHN P. AND JANET N. BEARDSLEY, WHO BEING KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO SIGNED THE FOREGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF January, 1991.  
 My Commission Expires 25-12-92  
 LINDA D. HOWARD  
 NOTARY PUBLIC - OREGON

APPROVALS:

APPROVED THIS 1st DAY OF Feb., 1991 APPROVED THIS 4th DAY OF Feb., 1991  
*Ray Munstman* BENTON COUNTY PLANNING OFFICIAL  
*Deanna K. Schenbacher* BENTON COUNTY SURVEYOR

I HEREBY CERTIFY THAT PERSUANT TO O.R.S. 92.095 ALL AD VALOREM TAXES, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1990-1992 TAX ROLL, WHICH BECAME A LIEN, OR WILL BECOME A LIEN, DURING THE CALENDER YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 29 DAY OF JANUARY 1991.

*Sam Grant* 1/29/91  
 DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT DATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME DUE AND PAYABLE HAVE BEEN PAID TO 6-30-91  
*Chick Kugler* 2-1-91  
 DIRECTOR, BENTON CO. DEPT. OF FINANCE DATE AND TAX COLLECTION.

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 4th DAY OF Feb., 1991 AT 10:03 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. 91-2 AND FILED IN THE BENTON COUNTY RECORD OF PLATS.  
*Sharon Trachsel* BENTON COUNTY CLERK

91-2

MINOR PARTITION PLAT NO. 91-2  
SITUATED WITHIN THE NE 1/4 AND NW 1/4 OF  
SEC 18 AND THE SE 1/4 AND SW 1/4 OF SEC 7  
T.11S R.4W IN A PORTION OF THE WILLIAM H.  
ELLIOTT D.L.C. NO. 52 AND WITHIN THE NE 1/4 OF  
SEC 13 R5W T.11S IN A PORTION OF THE  
WILLIAM H. ELLIOTT D.L.C. NO. 40.  
BENTON CO. OREGON

FOR: JOHN P. AND JANET N. BEARDSLEY  
SCALE: 1" = 400'  
DATE: JANUARY 16, 1991  
L.D. 90-51

**NARRATIVE**

**PURPOSE:**  
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**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THE PARCEL LINES ON THIS PARTITION ARE DIRECTLY RELATED TO THE REFERENCED COUNTY SURVEY OR RECORD DOCUMENT.

**BOUNDARY DETERMINATION:**  
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- NOTES:**
- 1.) NO IMPROVEMENTS ON SITE
  - 2.) CONSUMERS POWER HAS PERPETUAL R/W & EASEMENT (M-4289) ACROSS PARCEL 2.
  - 3.) PARCEL 1 SHALL CONVEY TO PARCEL 2 A PERPETUAL EASEMENT FOR INGRESS-EGRESS PURPOSES. (M-131432-91). THIS EASEMENT SHALL PROVIDE ACCESS TO PARCEL 2 THROUGH PARCEL 1. AT SUCH TIME THAT PARCEL 1 ZONED UR-5 IS PARTITIONED INTO SMALLER PARCELS THIS EASEMENT WILL BE DISSOLVED AND ANOTHER EASEMENT OF SPECIFIC LOCATION AND A MINIMUM WIDTH OF 40 FEET SHALL BE GRANTED TO PARCEL 2 FOR ACCESS THROUGH PARCEL 1.

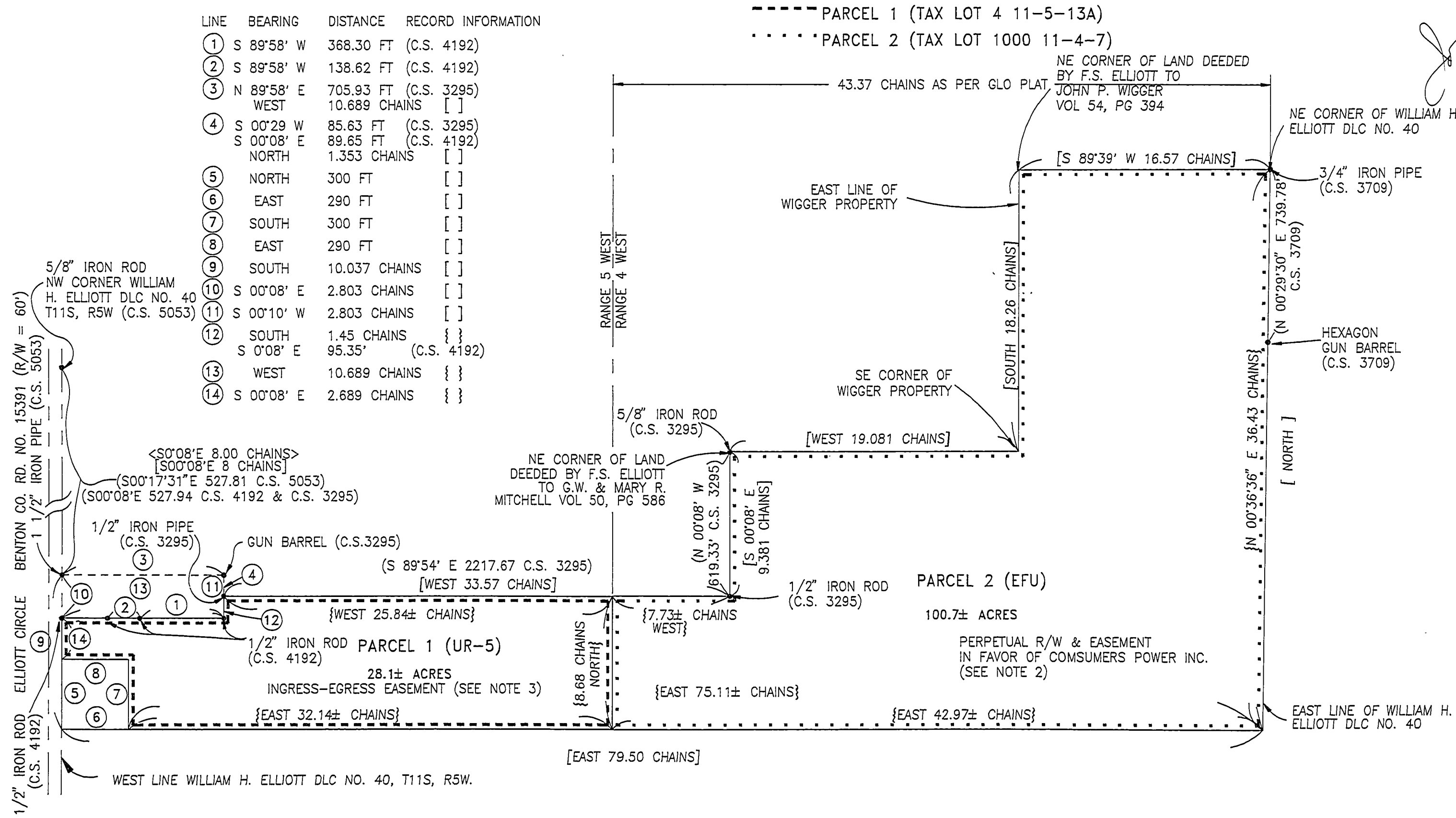


C. HENRY COLE  
DEVCO ENGINEERING INC.  
P.O. BOX 1211  
CORVALLIS, OR 97339

**LEGEND**

- MONUMENT OF RECORD AS NOTED
- R/W RIGHT-OF-WAY
- C.S. COUNTY SURVEY
- ( ) RECORD INFORMATION FROM C.S. NOTED
- < > RECORD INFORMATION VOL 79, BK 221
- [ ] RECORD INFORMATION M-26229
- VOL XY, PG XYZ DEED RECORDS, BENTON COUNTY
- { } CALCULATED

LINE	BEARING	DISTANCE	RECORD INFORMATION
1	S 89°58' W	368.30 FT	(C.S. 4192)
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10	EAST	290 FT	[ ]
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12	S 00°08' E	2.803 CHAINS	[ ]
13	S 00°10' W	2.803 CHAINS	[ ]
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15	S 0°08' E	95.35'	(C.S. 4192)
16	WEST	10.689 CHAINS	{ }
17	S 00°08' E	2.689 CHAINS	{ }



**SURVEYOR'S CERTIFICATE:**

I, C. HENRY COLE, BEING FIRST DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY PREPARED THE PARTITION SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE HEREON SHOWN MINOR LAND PARTITION BEING DESCRIBED AS FOLLOWS:

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**OWNERS STATEMENT:**

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, JOHN P. AND JANET N. BEARDSLEY, ARE THE OWNERS OF THE LAND SHOWN HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

*John P. Beardsley* *Janet N. Beardsley* STATE OF OREGON } S.S.  
JOHN P. BEARDSLEY JANET N. BEARDSLEY COUNTY OF Benton }

**ACKNOWLEDGEMENT:**

PERSONALLY APPEARING BEFORE ME, JOHN P. AND JANET N. BEARDSLEY, WHO BEING KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO SIGNED THE FOREGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF January, 1991.  
*Linda D. Howard*  
LINDA D. HOWARD  
NOTARY PUBLIC - OREGON  
My Commission Expires 9-13-92

**APPROVALS:**

APPROVED THIS 16th DAY OF Feb., 1991 APPROVED THIS 16th DAY OF Feb., 1991  
*Tom Munsterman* *Donna J. Schumacher*  
BENTON COUNTY PLANNING OFFICIAL BENTON COUNTY SURVEYOR

I HEREBY CERTIFY THAT PERSUANT TO O.R.S. 92.095 ALL AD VALOREM TAXES, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1990-1991 TAX ROLL, WHICH BECAME A LIEN, OR WILL BECOME A LIEN, DURING THE CALENDAR YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 29th DAY OF JANUARY 1991.

*Ram Grant* 1/29/91  
DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT DATE

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*Chick Kuyler* 2-1-91  
DIRECTOR, BENTON CO. DEPT. OF FINANCE DATE  
AND TAX COLLECTION.

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 16th DAY OF Feb., 1991 AT 10:30 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. 91-2, AND FILED IN THE BENTON COUNTY RECORD OF PLATS.

*Joan Muehlen* Acting Dir.  
BENTON COUNTY CLERK

I, C. HENRY COLE, HEREBY CERTIFY THAT THIS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.  
*C. Henry Cole* 1/25/91  
C. HENRY COLE DATE



91-2

MINOR PARTITION PLAT NO. 91-2  
SITUATED WITHIN THE NE 1/4 AND NW 1/4 OF  
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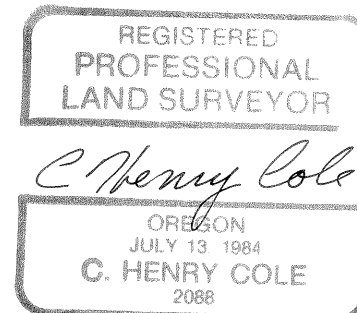
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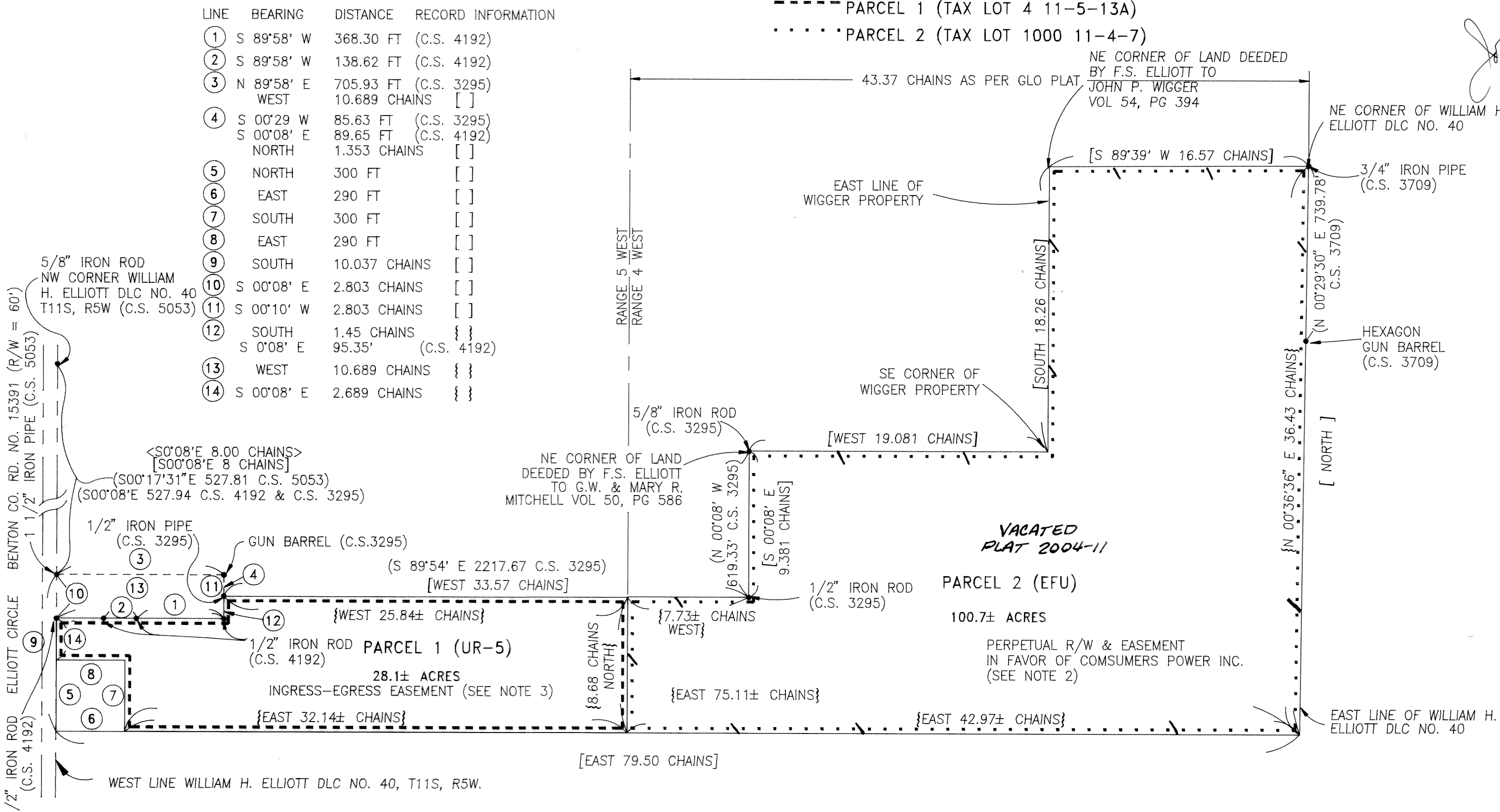


C. HENRY COLE  
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**LEGEND**

- MOUNMENT OF RECORD AS NOTED
- R/W RIGHT-OF-WAY
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KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, JOHN P. AND JANET N. BEARDSLEY, ARE THE OWNERS OF THE LAND SHOWN HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

*John P. Beardsley, Janet N. Beardsley*  
 JOHN P. BEARDSLEY, JANET N. BEARDSLEY  
 STATE OF OREGON )  
 COUNTY OF Benton ) S.S.

**ACKNOWLEDGEMENT:**

PERSONALLY APPEARING BEFORE ME, JOHN P. AND JANET N. BEARDSLEY, WHO BEING KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO SIGNED THE FOREGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF January, 1991.

**APPROVALS:**

APPROVED THIS 16th DAY OF Feb., 1991  
*John M. Munsterman*  
 BENTON COUNTY PLANNING OFFICIAL

APPROVED THIS 16th DAY OF Feb., 1991  
*Danna C. Jehnmbacher*  
 BENTON COUNTY SURVEYOR

I HEREBY CERTIFY THAT PERSUANT TO O.R.S. 92.095 ALL AD VALOREM TAXES, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1990-1991 TAX ROLL, WHICH BECAME A LIEN, OR WILL BECOME A LIEN, DURING THE CALENDER YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 29th DAY OF JANUARY 1991.

*Pam Grant*  
 DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT  
 DATE 1/29/91

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME DUE AND PAYABLE HAVE BEEN PAID TO 6-30-91

*Chad Kuyala*  
 DIRECTOR, BENTON CO. DEPT. OF FINANCE AND TAX COLLECTION  
 DATE 2-1-91

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 16th DAY OF Feb., 1991 AT 10:30 CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. 91-2, AND FILED IN THE BENTON COUNTY RECORD OF PLATS.

*Sharon Washburn, Acting Dir.*  
 BENTON COUNTY CLERK

I, C. HENRY COLE, HEREBY CERTIFY THAT THIS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.  
*C. Henry Cole*  
 C. HENRY COLE  
 DATE 1/25/91