

MAJOR PARTITION PLAT NO. 91-20
 SITUATED WITHIN THE SE 1/4 SEC
 22 & NE 1/4 SEC 27, T.10S,
 R.4W, W.M. AND A PORTION OF THE
 JOHN J. HOSKINS D.L.C. NO.71
 BENTON CO. OREGON

FOR: STUART AND CANDACE OLSON
 SCALE: 1" = 100'
 DATE: OCTOBER 30, 1990
 L.D. 90-29

NARRATIVE

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PARCEL LINE ADJUSTMENT AND TO MAJOR PARTITION A PARCEL OF LAND AS PER BENTON COUNTY L.D. 90-28 AND 90-29.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE NORTHERLY LINE OF THE 2.00 ACRE PARCEL AND PARCEL 1 AS MONUMENTED ("PT A" & "PT B") IN COUNTY SURVEY NO. 6282 AND RECOVERED IN THIS SURVEY.

BOUNDARY DETERMINATION:

THE NEW PARCEL LINES ASSOCIATED WITH THE PARCEL LINE ADJUSTMENT & MAJOR PARTITION WERE ESTABLISHED BY CLIENT REQUEST IN CONJUNCTION WITH GUIDELINES OF BENTON COUNTY DEVELOPMENT. MONUMENTS RECOVERED AROUND THE PERIMETER AND ALONG OAK GROVE DRIVE WERE HELD AS FOUND EXCEPTING THOSE NOTED.



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

SURVEYOR'S CERTIFICATE:

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

COMMENCE AT A POINT MARKED BY A 1-1/4" IRON PIPE WHICH IS THE THE NORTHWEST CORNER OF LOT 2, BLOCK 2 OF TERRA LYNDA SUBDIVISION, A SUBDIVISION OF RECORD IN BENTON COUNTY; THENCE NORTH 00°00'00" EAST 15.09 FEET; THENCE NORTH 89°59'39" WEST 362.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'39" WEST 579.41 FEET; THENCE SOUTH 00°37'48" EAST 18.06 FEET; THENCE SOUTH 89°50'31" WEST 250.74 FEET; THENCE NORTH 00°02'36" WEST 319.66 FEET; THENCE SOUTH 89°59'00" WEST 262.25 FEET; THENCE NORTH 00°02'36" WEST 40.00 FEET; THENCE NORTH 89°59'00" EAST 1091.40 FEET; THENCE SOUTH 01°29'07" EAST 6.76 FEET; THENCE SOUTH 00°09'12" EAST 334.46 FEET TO THE POINT OF BEGINNING.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, STUART AND CANDACE OLSON, ARE THE OWNERS OF THE LAND SHOWN HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AND THAT WE HEREBY DEDICATE TO THE PUBLIC THE 10.00 FOOT RIGHT-OF-WAY AND 10.00 FOOT UTILITY EASEMENT AS SHOWN FOR SAID PURPOSES RESPECTIVELY. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

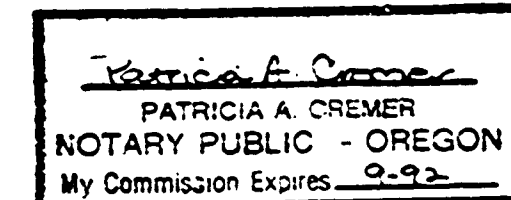
Stuart Olson
 STUART OLSON
Candace Olson
 CANDACE OLSON

STATE OF OREGON } S.S.
 COUNTY OF BENTON }

ACKNOWLEDGEMENT:

PERSONALLY APPEARING BEFORE ME, STUART AND CANDACE OLSON, WHO BEING KNOWN TO ME 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 20th DAY OF November, 1990.



APPROVALS:

APPROVED THIS 26th DAY OF Aug, 1991
Darryl M... ..
 BENTON COUNTY PLANNING OFFICIAL

APPROVED THIS 3 DAY OF September, 1991 BY THE BENTON COUNTY BOARD OF COMMISSIONERS

APPROVED THIS 9th DAY OF August, 1991
Deanna B. Schreiner
 BENTON COUNTY SURVEYOR

Patricia A. Cremer
 PATRICIA A. CREMER
 NOTARY PUBLIC - OREGON
 My Commission Expires 9-92

I HEREBY CERTIFY THAT PURSUANT 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 ___ DAY OF ___ 1990.

BY: *Robert N. Rose*
 DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT DATE Feb 12, 1991

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

BY: *Clark Kuyler*
 DIRECTOR, BENTON CO. DEPT. OF FINANCE AND TAX COLLECTION. DATE 2-12-91

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 4th DAY OF Sept, 1991 AT 10:14 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. 91-20, AND FILED IN THE BENTON COUNTY RECORD OF PLATS.

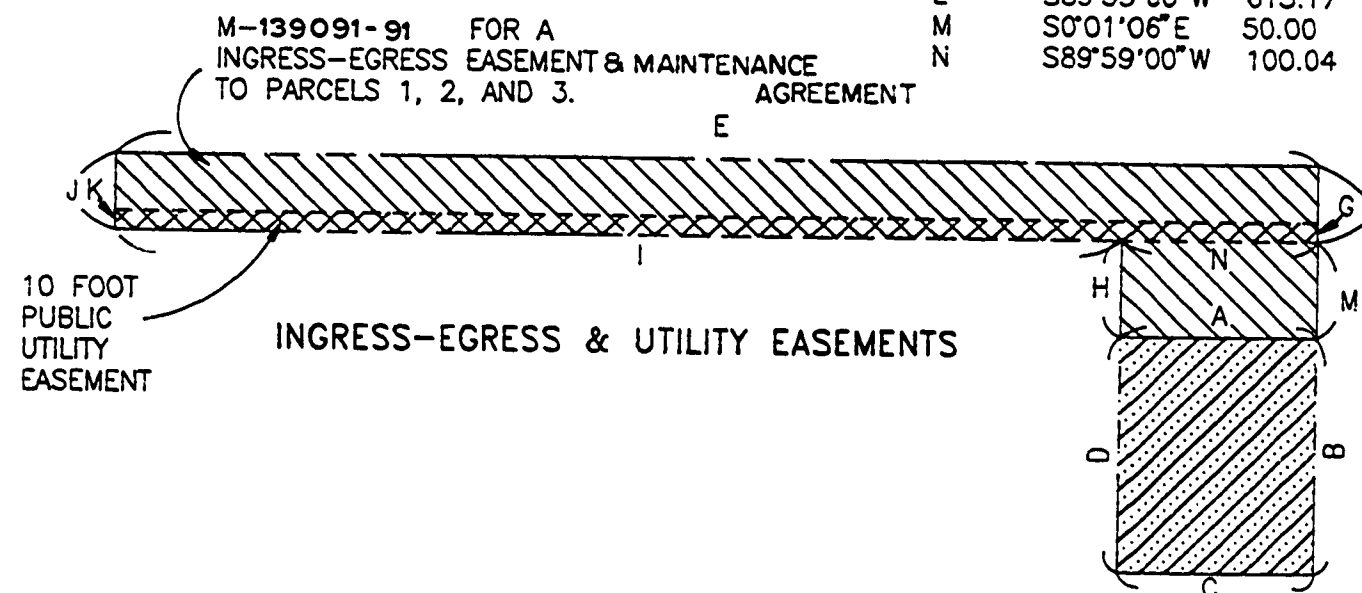
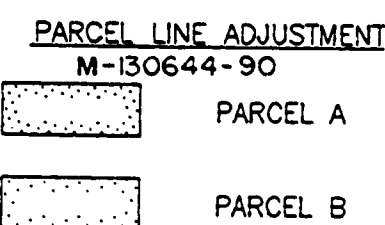
BY: *Neil Blunk*
 BENTON COUNTY CLERK

I, C. HENRY COLE, HEREBY CERTIFY THAT THIS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

C. Henry Cole
 C. HENRY COLE DATE 10/30/90

LEGEND

- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 2088"
- MONUMENT FOUND AS NOTED
- IR IRON ROD
- IP IRON PIPE (INSIDE DIAMETER AS NOTED)
- FND FOUND
- C.S. COUNTY SURVEY
- EXISTING FENCE
- () RECORD INFORMATION
- < > RECORD INFORMATION M-20347-80
- { } RECORD INFORMATION M-20328-80
- [] RECORD INFORMATION M-92001-87
- ① C.S. 6282
- ② C.S. 4224
- ③ C.S. 6962
- [Hatched] UTILITY EASEMENT
- [Diagonal] INGRESS-EGRESS EASEMENT
- [Cross-hatched] DRAINFIELD EASEMENT FOR PARCEL 1
- [Thick line] 10 FOOT DEDICATION FOR RIGHT-OF-WAY



LINE	BEARING	DISTANCE
A	S89°59'00"W	100.04
B	S0°01'06"W	122.00
C	S89°59'00"W	100.04
D	S0°01'06"W	122.00
E	S89°59'00"W	613.17
F	S0°02'36"E	40.00
G	S0°02'36"E	10.00
H	S0°01'06"E	50.00
I	S89°59'00"W	513.13
J	S0°02'36"E	40.00
K	S0°02'36"E	10.00
L	S89°59'00"W	613.17
M	S0°01'06"E	50.00
N	S89°59'00"W	100.04

