

LD 91-38
PARTITION PLAT NO. 9-27
 for
WILLIAM P. and DOROTHY A. BROWN
 in
ALL QUARTERS SECTION 28, T11S, R6W, W.M.
WILLIAM PEARSON DLC 51
BENTON COUNTY, OREGON

OCTOBER 18, 1991

OWNER'S DECLARATION

Know all people by these presents that William P. Brown and Dorothy A. Brown are the recorded owners of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be partitioned and surveyed into parcels as shown on the annexed map. We, the undersigned, do hereby dedicate the easements for the purposes shown and noted on the attached map. There are no water rights appurtenant to this property.

William P. Brown
 William P. Brown

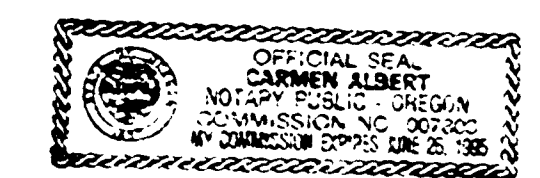
Dorothy A. Brown
 Dorothy A. Brown

ACKNOWLEDGEMENT

STATE OF OREGON)
 COUNTY OF BENTON) S.S.

This is to certify that on this 30th day of OCTOBER, 1991, before me, a Notary Public in and for said State and County, did personally appear William P. Brown and Dorothy A. Brown, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and acknowledged to me that they executed said instrument freely and voluntarily.

William P. Brown



LEGEND

-Found monument: 5/8" iron rod with yellow plastic cap stamped "NORTHSTAR PLS 1823" unless otherwise noted.
-Computed partition corner -- no monument set.
- ⊙.....Computed record corner -- monument not searched for.
- ().....Record data from HS 7371 unless otherwise noted.
- (A)....." " " " Hardcopy Survey 11-6 #16.
- (B)....." " " " CS 7659.
- (C)....." " " " Assessor's Map 11-6-28.
- ..DLC line.

NARRATIVE

The purpose of this survey was to divide TL 400, Map 11-6-28 into 2 parcels. We did not set iron rods. By Oregon law they were not required since the parcels are over 10 acres.

The south line of Parcel 1 was made to be the centerline of the 60 foot roadway easement established per M-37754, Benton County Deed Records. This easement, only generally defined by that document, is specifically defined by this plat. To do this we located the physical centerline of the existing gravel road from the DLC line to Wren Road and calculated a best fit line from all the slight angle points. The east line of Parcel 1 was created from advice from the client so that it safely adheres to the the septic drain field setback requirement (10 ft) for the drainfield on Parcel 1.

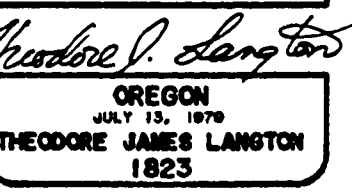
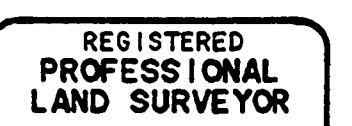
The centerline of Wren Road was calculated by holding the record distance along the DLC line from the S'ly SW corner of the Wren JLC per CS 7371. The 1/2" x 2" iron bar at (1) was held as being 31.00 feet from, at a right angle to, the centerline. The N'ly NE corner of DLC 50 and the SE corner of DLC 51 were calculated holding record interior angles and distances from CS 2775. The NE corner of DLC 51 was calculated by projecting the line (2) - (3) the record distance per CS 7371.

TL 401 LI is land leased by the Philomath Rural Fire Department but William and Dorothy Brown are the recorded owners. The assessor's office does not have a precise description of the leased land as the contract was unrecorded.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I have correctly surveyed Parcel 1 and the west line of Parcel 2, but did not mark with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

Beginning at a stone at the northeast corner of the William Pearson DLC No. 51 in Section 28, T11S, R6W, W.M., Benton County, Oregon, said corner also being the INITIAL POINT of this partition; thence along the east line of said Claim S 0°02'15"E 2269.71 feet to the southeast corner thereof; thence along the south line of said Claim S 89°22'59"W 639.80 feet to the northerly northeast corner of the Permon Henderson DLC No. 50; thence continuing along the south line of said Pearson Claim S 89°36'59"W 1128.33 feet to the easterly right-of-way line of County Road No. 16510 (Wren Road); thence along said right-of-way N 12°25'01"W 1560.79 feet to a 5/8" iron rod; thence leaving said right-of-way N 40°39'18"E 684.99 feet to a 5/8" iron rod; thence N 12°25'49"W 162.58 feet to a 5/8" iron rod; thence N 40°35'02"E 104.12 feet to a 5/8" iron rod on the north line of said Pearson Claim; thence along said north line N 89°55'00"E 1623.17 feet to the point of beginning.



NORTHSTAR SURVEYING, INC.
 402 N.W. 5th Street
 Corvallis, Oregon 97330
 Phone: 503-757-9050

I hereby certify that this tracing is a exact copy of the original plat.
Theodore J. Langton

APPROVALS

APPROVED *Ray M. Fair* 12/18/91
 Benton County Planning Official date

APPROVED *Dorothy A. Johnson* 11/20/91
 Benton County Surveyor date

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 1991-1992 tax roll, which became a lien or will become a lien during this tax year on this subdivision, but not yet certified to the tax collector for collection have been paid to me this 31st day of October, 1991.

by *Patricia Kay Grant*, acting for Assessor
 Benton County Assessor

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have been paid to me on this subdivision that are now due and payable have been paid to me on 11-20, 1992.

by *Charles Ruppel* 11-20-91
 Benton County Tax Collector

STATE OF OREGON)
 COUNTY OF BENTON) S.S.

I hereby certify that the attached partition plat was received and duly recorded by me in the Benton County Records Book of Partition Plats as Plat No. 9-27, on this 20 day of November, 1991, at 11:23 o'clock AM.

by *[Signature]*
 Benton County Clerk