

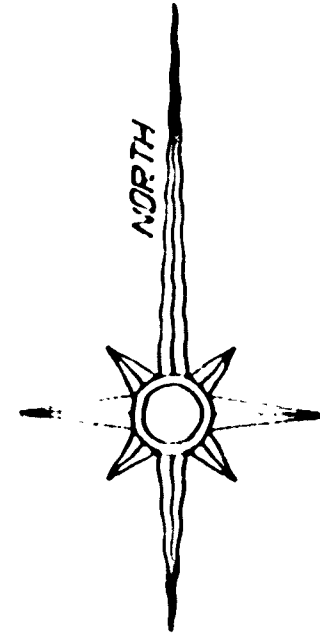
PARTITION PLAT NO. 92-7

for STEVE & LYNNE WOOLLEY

IN THE WAYMAN ST. CLAIR DONATION LAND CLAIM NO. 47
IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 8 WEST
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON.
TAX LOT 1300, M-137181-91

NOVEMBER 20, 1991 SCALE: 1" = 100'
LD - 91 - 42

SET 5.0', N 41°25'W
OF FENCE CORNER

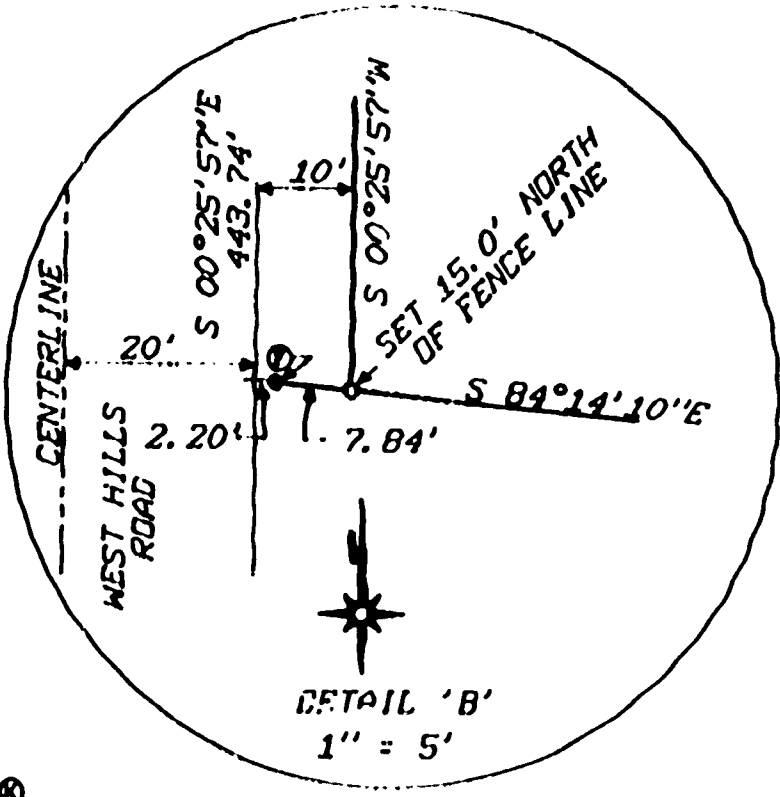


JOHN P. TACCHINI
LING & ASSOCIATES ENGINEERING
603 NW 5TH STREET, SUITE 1A
CORVALLIS, OREGON 97330
(503) 754-7200



NOTE:

PURSUANT TO O.R.S. 92.050(9) THERE IS NO GEODETIC CONTROL MONUMENT WITHIN THE STATUTORY ONE-HALF MILE OF THIS SITE.

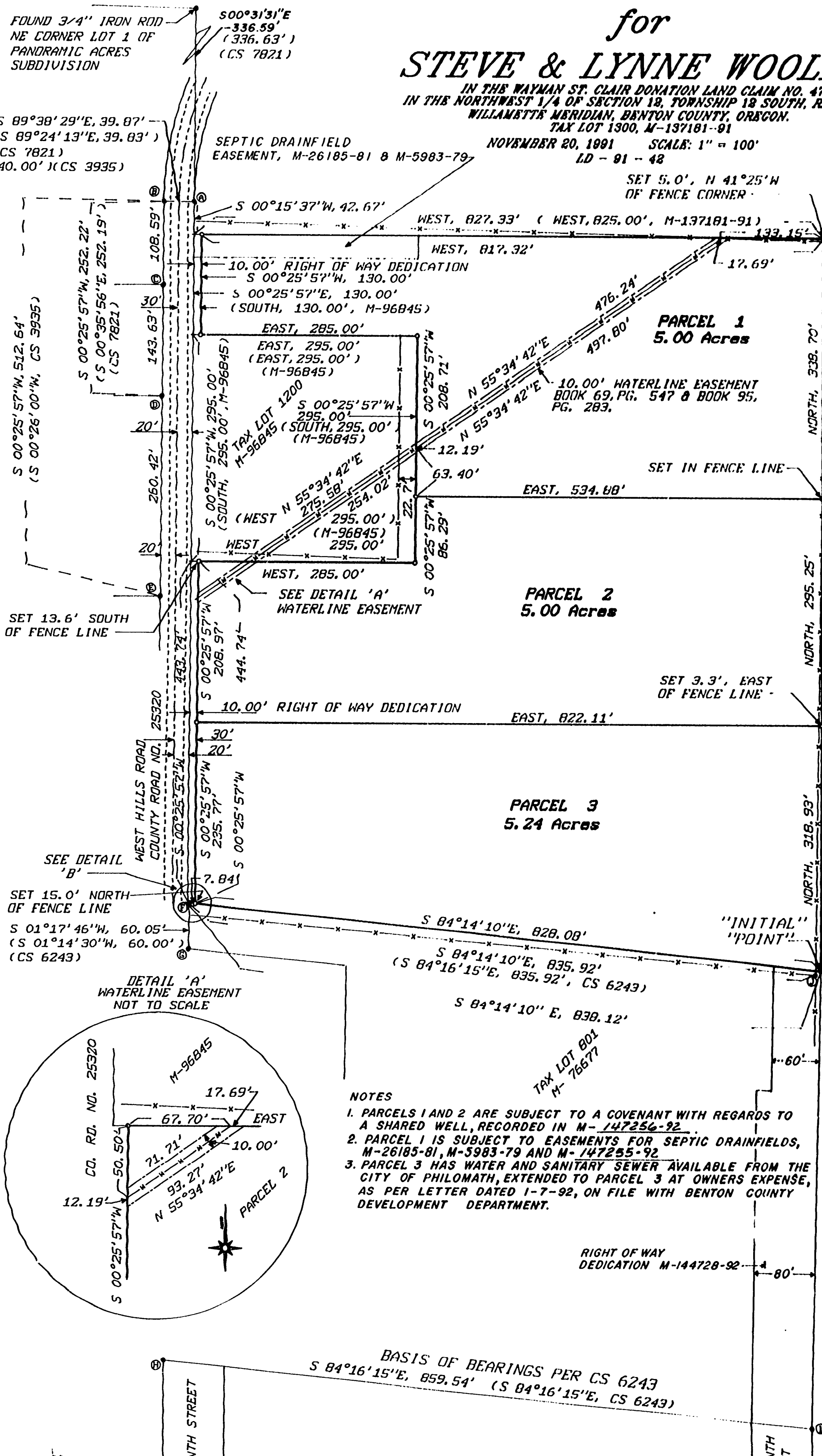


FOUND MONUMENT TABLE

- ① FOUND 7/8" IRON ROD PER CS 3935
- ② FOUND 7/8" IRON ROD PER CS 3935
- ③ FOUND 3/4" IRON ROD PER CS 3935
- ④ FOUND 3/4" IRON ROD PER CS 3935
- ⑤ FOUND 3/4" IRON ROD PER CS 3935
- ⑥ FOUND 5/8" IRON ROD PER CS 6243 15.5' NORTH OF FENCE LINE 2.20' EAST OF RIGHT OF WAY LINE
- ⑦ FOUND 5/8" IRON ROD PER CS 6243
- ⑧ FOUND 5/8" IRON ROD PER CS 5727 & CS 6243, HELD AS FOUND FOR BASIS OF BEARINGS PER CS 6243
- ⑨ FOUND 5/8" IRON ROD PER CS 6243, HELD AS FOUND FOR BASIS OF BEARINGS PER CS 6243
- ⑩ FOUND 3/4" (INSIDE DIAMETER) IRON PIPE W/COUPLER AT FENCE CORNER, NO RECORD FOUND
- ⑪ FOUND 5/8" IRON ROD PER CS 6243 & DEED, M-76677, HELD AS FOUND FOR SOUTHEAST CORNER THIS PARTITION

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

John P. Tacchini, PLS 2267



NOTES

1. PARCELS 1 AND 2 ARE SUBJECT TO A COVENANT WITH REGARDS TO A SHARED WELL, RECORDED IN M-147256-92.
2. PARCEL 1 IS SUBJECT TO EASEMENTS FOR SEPTIC DRAINFIELDS, M-26185-81, M-3983-79 AND M-147255-92.
3. PARCEL 3 HAS WATER AND SANITARY SEWER AVAILABLE FROM THE CITY OF PHILOMATH, EXTENDED TO PARCEL 3 AT OWNERS EXPENSE, AS PER LETTER DATED 1-7-92, ON FILE WITH BENTON COUNTY DEVELOPMENT DEPARTMENT.

RIGHT OF WAY DEDICATION M-144728-92

BASIS OF BEARINGS PER CS 6243
S 84°16'15"E, 859.54' (S 84°16'15"E, CS 6243)

LEGEND

- FOUND MONUMENTS AS NOTED & SHOWN
- SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED " J TACCHINI PLS 2267
- x — x — x — EXISTING FENCE LINES
- - - - - EDGE EXISTING A.C. PAVING
- ▬ — ▬ — ▬ — EXISTING ROCK CREEK WATER MAIN
- () RECORD DATA AS NOTED AND SHOWN.

PARTITION PLAT NO. 92-7

for

STEVE & LYNNE WOOLLEY

IN THE WAYMAN ST. CLAIR DONATION LAND CLAIM NO. 47
IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 6 WEST
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON.
TAX LOT 1300, M-137181-91
NOVEMBER 20, 1991
LD - 91 - 42

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

John P. Tacchini, PLS 2267

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THAT CERTAIN TRACT OF LAND DESCRIBED AND RECORDED IN DEED, M-137181-91, TAX LOT 1300 AND TO PARTITION THIS TRACT INTO THREE PARCELS AS SHOWN ON THE ATTACHED MAP. THE BASIS OF BEARINGS IS AS SHOWN, ESTABLISHED BY HOLDING FOUND MONUMENTS AT POINTS 'H' AND 'I' PER CS 6243.

THE EAST LINE WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT AT POINT 'K', PER CS 6243 AND RUNNING DEED RECORD BEARING AND DISTANCE TO THE NORTHEAST CORNER, A SET MONUMENT, AS SHOWN. THE NORTH LINE WAS ESTABLISHED BY RUNNING RECORD DEED BEARING TO INTERSECT WITH THE EAST RIGHT OF WAY LINE OF WEST HILLS ROAD. MONUMENTS SET ON THE EAST LINE OF WEST HILLS ROAD WERE SET TO REFLECT A 10.00' RIGHT OF WAY DEDICATION WITH THIS PLAT. THE EAST LINE OF WEST HILLS ROAD WAS ESTABLISHED BY HOLDING FOUND MONUMENTS ON THE WEST LINE OF SAID WEST HILLS ROAD AND RUNNING PARRALLEL TO AND 40.00' FROM SAID FOUND MONUMENTS. THIS ESTABLISHED THE WEST LINE OF TAX LOT 1300 & 1200. THE SOUTH LINE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER CS 6243 AT POINTS 'F' AND 'K'. THESE MONUMENTS WERE HELD FOR LINE ONLY. THE MONUMENT SET AT THE SOUTHWEST CORNER OF THIS SURVEY WAS SET BY INTERSECTING THE SOUTH LINE AS ESTABLISHED BY FOUND MONUMENTS WITH THE EAST LINE OF WEST HILLS ROAD AS ESTABLISHED AT PARALLEL TO AND 50.00' FROM THE FOUND MONUMENTS ON THE WEST LINE OF SAID ROAD.

THE MONUMENTS SET FOR TAX LOT 1200 WERE ESTABLISHED PER DEED OF RECORD M-9684.

THE EXISTING WATERLINE EASEMENT SHOWN, BOOK 69, PAGE 547 AND BOOK 95, PAGE 283 WAS ESTABLISHED BY FIELD TIES TO THE EXISTING WATERLINE AS MARKED IN THE FIELD BY THE CITY OF CORVALLIS.

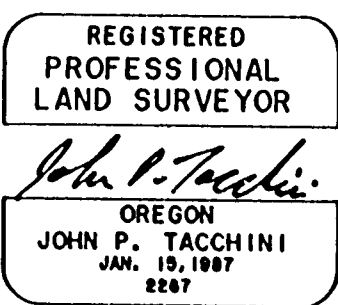
SURVEYOR'S CERTIFICATE

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

I, JOHN P. TACCHINI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, BEING FIRST DULY SWORN DEPOSE AND SAY THAT DURING THE MONTH OF NOVEMBER, 1991 I DID CORRECTLY SURVEY AND MONUMENT, WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED MAP, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF PHILOMATH IN DEED, M- 76677, RECORDED FEBRUARY 15, 1977, BENTON COUNTY DEED MICROFILM RECORDS, SAID ROD ALSO BEING THE SOUTHEAST CORNER OF THIS PARTITION PLAT; THENCE NORTH, 952.88 FEET TO A 5/8" IRON ROD; THENCE WEST, 827.33 FEET TO A POINT ON THE EAST LINE OF WEST HILLS ROAD, COUNTY ROAD NO. 25320; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 00°25'57" WEST, 130.00 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO STANLEY D. AND LOIS M. PHELPS IN DEED M- 96845, RECORDED JULY 19, 1978; THENCE ALONG SAID NORTH LINE, EAST, 295.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE EAST LINE OF SAID M- 96845, SOUTH 00°25'57" WEST, 295.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE SOUTH LINE OF SAID M- 96845, WEST, 295.00 FEET TO A POINT ON THE EAST LINE OF SAID WEST HILLS ROAD; THENCE ALONG SAID EAST LINE OF SAID WEST HILLS ROAD, SOUTH 00°25'57" WEST, 443.74 FEET TO A POINT ON THE NORTH LINE OF SAID CITY OF PHILOMATH TRACT, M- 137181-91; THENCE ALONG SAID NORTH LINE, SOUTH 84°14'10" EAST, 838.12 FEET TO A 5/8" IRON ROD AND THE POINT OF BEGINNING OF THIS DESCRIPTION.
THE ABOVE DESCRIBED TRACT CONTAINS 15.24 ACRES OF LAND, MORE OR LESS.

I FURTHER DEPOSE AND SAY THAT THE ATTACHED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY AND PARCELS AS MARKED ON THE GROUND BY FOUND MONUMENTS OF RECORD AND/OR SET 5/8" x 30" IRON RODS WITH YELLOW PLASTIC CAPS MARKED " J TACCHINI PLS 2267 " AT ALL PARCEL CORNERS AND BOUNDARY LINE CHANGES IN DIRECTION.

John P. Tacchini
JOHN P. TACCHINI, PLS 2267
LING & ASSOCIATES ENGINEERING
605 NW 5TH STREET, SUITE 1A
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DECLARATION

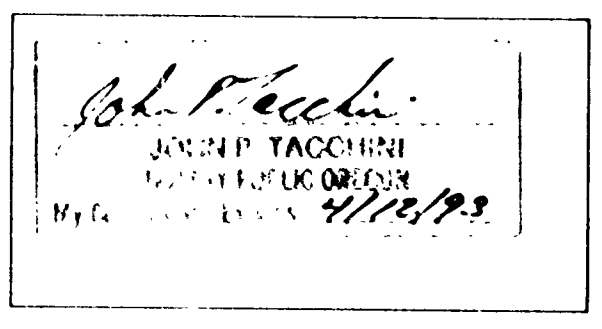
KNOW ALL MEN BY THESE PRESENTS THAT STEVE WOOLLEY AND LYNNE F. WOOLLEY ARE THE OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PARTITIONED INTO PARCELS AND RIGHT OF WAY AS SHOWN ON THE ATTACHED MAP AND DO HEREBY DEDICATE TO BENTON COUNTY 10.00 FEET OF ADDITIONAL RIGHT OF WAY ON THE EAST SIDE OF WEST HILLS ROAD, COUNTY ROAD NO. 25320. FURTHER, THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PARTITION PLAT.

Steve Woolley STEVE WOOLLEY
Lynne F. Woolley LYNNE F. WOOLLEY

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 26th DAY OF NOVEMBER, 1991 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR STEVE WOOLLEY AND LYNNE F. WOOLLEY IN THE CAPACITY SHOWN IN THE ABOVE DECLARATION AND WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.



APPROVALS

APPROVED THIS 16th DAY OF April, 1992

Red M. Linn
BENTON COUNTY PLANNING OFFICIAL

APPROVED THIS 22nd DAY OF April, 1992

Kent Davis
BENTON COUNTY BOARD OF COMMISSIONERS, CHAIRMAN

APPROVED THIS 21st DAY OF April, 1992

Sandra O. Jehrenbacher
BENTON COUNTY SURVEYOR

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 1992-1993 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN DURING THIS CALANDER YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 4th DAY OF DECEMBER, 1991.

BY: *Robert H. Rankin*
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS PARTITION PLAT THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO DATE OF June 30, 1992.

BY: *Mary K. Otley*
Asst. DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION

RECORDING

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

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS DULY RECORDED ON THE 13th DAY OF April, 1992 AT 2:12 O'CLOCK P.M. IN PLAT NO. 92-7.

BY: *Neil A. Duck*, BENTON COUNTY CLERK