

PARTITION PLAT NO. 92-21
for **JOHN F. MORGAN**
in the NW1/4 of SECTION 10, T11S, R5W, W.M.
BENTON COUNTY, OREGON
JUNE 15, 1992

REMAINDER OF PARCEL 2, 92-21
PER M-181541-94 AND PLAT BK 9, PG 35

BOUNDARY CURVE DATA

- ④ Δ = 82°23'41"
R = 100.00
A = 143.81
LC = S21°11'50"W 131.73
- ⑤ Δ = 14°28'56"
R = 225.00
A = 56.87
LC = S13°02'59"W 56.72
- ⑥ Δ = 85°36'50"
R = 95.00
A = 141.95
LC = S22°30'58"E 129.11
- ⑦ Δ = 28°29'21"
R = 275.00
A = 136.74
LC = S51°04'42"E 135.33
- ⑧ Δ = 03°23'13"
R = 235.00
A = 13.89
LC = S27°41'36"E 13.89
- ⑨ Δ = 12°13'45"
R = 125.00
A = 26.68
LC = N83°37'12"W 26.63
- ⑩ Δ = 28°29'21"
R = 225.00
A = 111.88
LC = S51°04'42"E 110.73
- ⑪ Δ = 14°09'33"
R = 145.00
A = 35.83
LC = S58°14'36"E 35.74

EASEMENT CURVE DATA

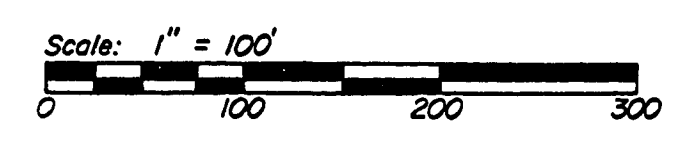
- ① Δ = 120°54'06"
R = 100.00
A = 211.01
LC = S82°42'55"W 173.99
- ② Δ = 131°44'08"
R = 100.00
A = 229.92
LC = S88°07'56"W 182.52
- ③ Δ = 64°22'13"
R = 260.00
A = 292.10
LC = N58°11'06"W 276.98

- Found 5/8" iron rod
- Monument found as noted
- Set 5/8" X 30" iron rod (LS 1084)
- () Data of record
- (1) Same as data of record as per Minor Land Partition plat No. 91-12
- (2) Same as data of record as per C.S. 8575
- - - Centerline of 50' access easement
- BCCR Benton County Corner Restoration

PARCEL 2 - 44.78 ACRES

PARCEL 1 - 18.99 ACRES

I hereby certify that this photocopy is an exact copy of the original plat.
Jim S. Peterson
Jim S. Peterson



VACATED PERTION PER PLAT BK 9, PG 35 OF PARCEL 2, 92-21

Surveyed by:
Peterson & Associates
8155 NW Mitchel Drive
Corvallis, Oregon 97330
Phone: 757-1794

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 31, 1978
JIM S. PETERSON
1084

1/4 Corner Sections 9 & 10
Fd. Brass Cap as per BCCR 3885

INITIAL POINT

Most Westerly SW Corner Parcel 4 of M-109051-89.

Tax Lot 401 (M147795-92)
(See LD-91-25)

Centerline HUNTINGTON DR.
County Road No. P15206

South Line NW1/4

PARTITION PLAT NO. 92-21
for **JOHN F. MORGAN**

in the NW1/4 of SECTION 10, T11S, R5W, W.M.
BENTON COUNTY, OREGON
JUNE 15, 1992

DECLARATION

I know all men by these presents that John F. Morgan is the contract purchaser of the lands represented on this map and particularly described in the SURVEYOR'S CERTIFICATE, and have caused said lands to be partitioned into parcels as shown on this map. There are no water rights appurtenant to this property, and I make no claim of water rights. I also do hereby grant a 50' access easement across M147795-92 (Tax Lot 401) and Parcel 1 to Parcel 2, and across M147795-92 (Tax Lot 401) to Parcel 1, as shown on this map.

John F. Morgan
John F. Morgan

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 calendar year on this property, but not yet certified to the tax collector for collection, have been paid to me on this 17th day of August, 1992.

Pamela K. Grant Acting Assessor
Director, Benton County Department of Assessment

NARRATIVE

The purpose of this survey is to define the boundaries of Benton County Minor Partition LD-91-26. Said partition divides Tax Lot 300 (as per M147796-92) into 2 parcels. The purpose of this division is to allow for the further division of Parcel 1 into an 8 lot subdivision as per PC-91-1 and PC-91-2. Access to Parcels 1 and 2 will be by an easement across Tax Lot 401.

The exterior boundaries of Parcel 1 are controlled by Benton County Parcel Line Adjustments LD-90-30, LD-91-3, and LD-91-25 and by Benton County Minor Partition LD-90-31 (see Partition Plat No. 91-12). The interior boundaries between Parcels 1 and 2 were established as per the owner's request. (Parcel 2 is an unsurveyed Parcel).

Monuments found as per C.S. 8486, C.S. 8575, and Partition Plat No. 91-12 were used as control for this survey.

A system of closed traverses, using a Topcon GTS-2, was used to perform this survey.

ACKNOWLEDGEMENT

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

This is to certify that on this 4 day of August, 1992, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear John F. Morgan, who is known to me to be the identical person described in and who executed the above instrument, and acknowledged to me that he executed the same freely and voluntarily.



Sun West

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this property that are now due and payable have been paid to June 30, 1992.

Chick Ruppel 8-21-92
Director, Benton County Department of Finance, Auditing and Tax Collection

NOTE

An affidavit of consent, signed by the fee title holders and the vendors of this property, has been recorded with the Benton County Clerk's office as M-153112-92.

SURVEYOR'S CERTIFICATE

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in June of 1992 I correctly surveyed and marked with proper monuments Parcel 1 of the hereon attached Minor Partition map. I did not survey Parcel 2. The exterior boundaries of Parcels 1 and 2 are described as follows:

Beginning at a 5/8" iron rod marking the most Westerly Southwest corner of that tract of land described as Parcel 4 of M-109051-89 of the Benton County Deed Records, said point being on the South line of the Northwest quarter of Section 10, Township 11 South, Range 5 West of the Willamette Meridian, which point also bears S89°41'47"W, 970.53 feet from a 1" axle shaft marking the intersection of said South line with the West line of the Oscar F. Clark Donation Land Claim No. 42 of said Township and Range; thence S89°43'43"W, along the South line of said Northwest quarter, a distance of 72.37 feet to a 5/8" iron rod, said point being the true point of beginning; thence S89°43'43"W, 1580.56 feet to the Southwest corner of said Northwest quarter; thence North, along the West line of said Section 10, to the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 10; thence East to the Northeast corner of the Southwest quarter of the Northwest quarter of said Section 10; thence N89°44'03"E, 249.68 feet; thence N00°15'57"W, 156.44 feet; thence N89°44'03"E, 289.42 feet; thence S00°15'57"E, 385.79 feet; thence N89°44'03"E, 214.35 feet; thence S00°15'57"E, 27.50 feet; thence N89°44'03"E, 272.59 feet; thence S00°02'09"W, 564.38 feet; thence West, 333.94 feet; thence S26°00'00"E, 275.95 feet; thence along the arc of a 235.00 foot radius curve to the left (the long chord of which bears S27°41'36"E, 13.89 feet), a distance of 13.89 feet; thence S89°44'20"W, 527.89 feet; thence N27°32'28"E, 200.98 feet; thence along the arc of a 125.00 foot radius curve to the right (the long chord of which bears N83°37'12"W, 26.63 feet), a distance of 26.68 feet; thence S27°32'28"W, 204.47 feet; thence S00°02'13"W, 248.04 feet to the true point of beginning.

APPROVALS

Approved this 31st day of August, 1992

Ray M. Ginn
Benton County Planning Official

Approved this 31st day of August, 1992

Ray Wilson
FOR Benton County Surveyor

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. 92-21 on this 31st day of August, 1992, at 4:03 o'clock PM.

W. J. Hall
Benton County Clerk



I hereby certify that this photocopy is an exact copy of the original plat.

Jim S. Peterson
Jim S. Peterson