

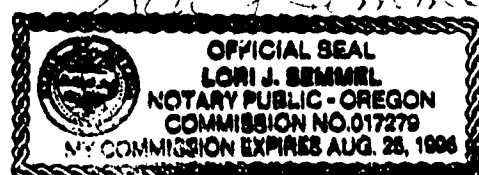
PARTITION PLAT NO. 93-3  
for **JOHN F. MORGAN**

in the NE1/4 of SECTION 15, T13S, R7W, W.M.  
BENTON COUNTY, OREGON  
AUGUST 3, 1992

**DECLARATION**

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.

*John F. Morgan*  
John F. Morgan



**ACKNOWLEDGEMENT**

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

This is to certify that on this 25th day of November, 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.

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



**APPROVALS**

Approved this 13th day of January, 1993

*Paul M. Linn*  
Benton County Planning Official

Approved this 14th day of January, 1993

*Danna G. Barnhart*  
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. 93-3 on this 14th day of January, 1993 at 11:45 o'clock AM.

*Paul M. Linn*  
Benton County Clerk

**SURVEYOR'S CERTIFICATE**

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in August of 1992, I correctly surveyed and marked with proper monuments the lands represented on the attached Minor Partition map, the boundary of which is described as follows:

Beginning at the INITIAL POINT, said point being a 5/8" iron rod marking the center one-quarter corner of Section 15, Township 13 South, Range 7 West of the Willamette Meridian; thence N00°15'29"W, along the North-South centerline of said Section 15, a distance of 488.03 feet to a 5/8" iron rod; thence N00°13'23"W, along the North-South centerline of said Section 15, a distance of 284.18 feet to a 5/8" iron rod on the South right-of-way line of State Highway No. 34; thence N37°11'22"E, along said right-of-way line, a distance of 98.76 feet to a 5/8" iron rod; thence S00°13'23"E, 249.08 feet, more or less, to the center of Spencer Creek; thence Northeasterly, along the center of Spencer Creek, to the South line of that tract of land described in Book 147, Page 507 of the Benton County Deed Records; thence East, along said South line, 220 feet, more or less, to a 5/8" iron rod; thence East, 214.72 feet to a 5/8" iron rod on the North-South centerline of the Northeast Quarter of said Section 15; thence S00°05'51"E, 1698.81 feet to a 5/8" iron rod marking the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 15; thence N89°18'35"W, 1327.98 feet to the point of beginning.

**NARRATIVE**

The purpose of this survey is first to complete Benton County Parcel Line Adjustment No. LD-92-1, which involves transferring a 60' strip (Tax Lot 208) to Tax Lot 206, and then to define the boundaries of Parcels 1 and 2 of Benton County Minor Partition No. LD-92-2.

The access easement shown on the attached map is along an existing roadway. Access to Parcels 1 and 2 will be along courses (6) through (11) of this easement.

Monuments found as per C.S. 6037 and C.S. 8499 were held as control for this survey.

**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-158753-93

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 tax year on this property, but not yet certified to the tax collector for collection, have been paid to me on this 30th day of November, 1992.

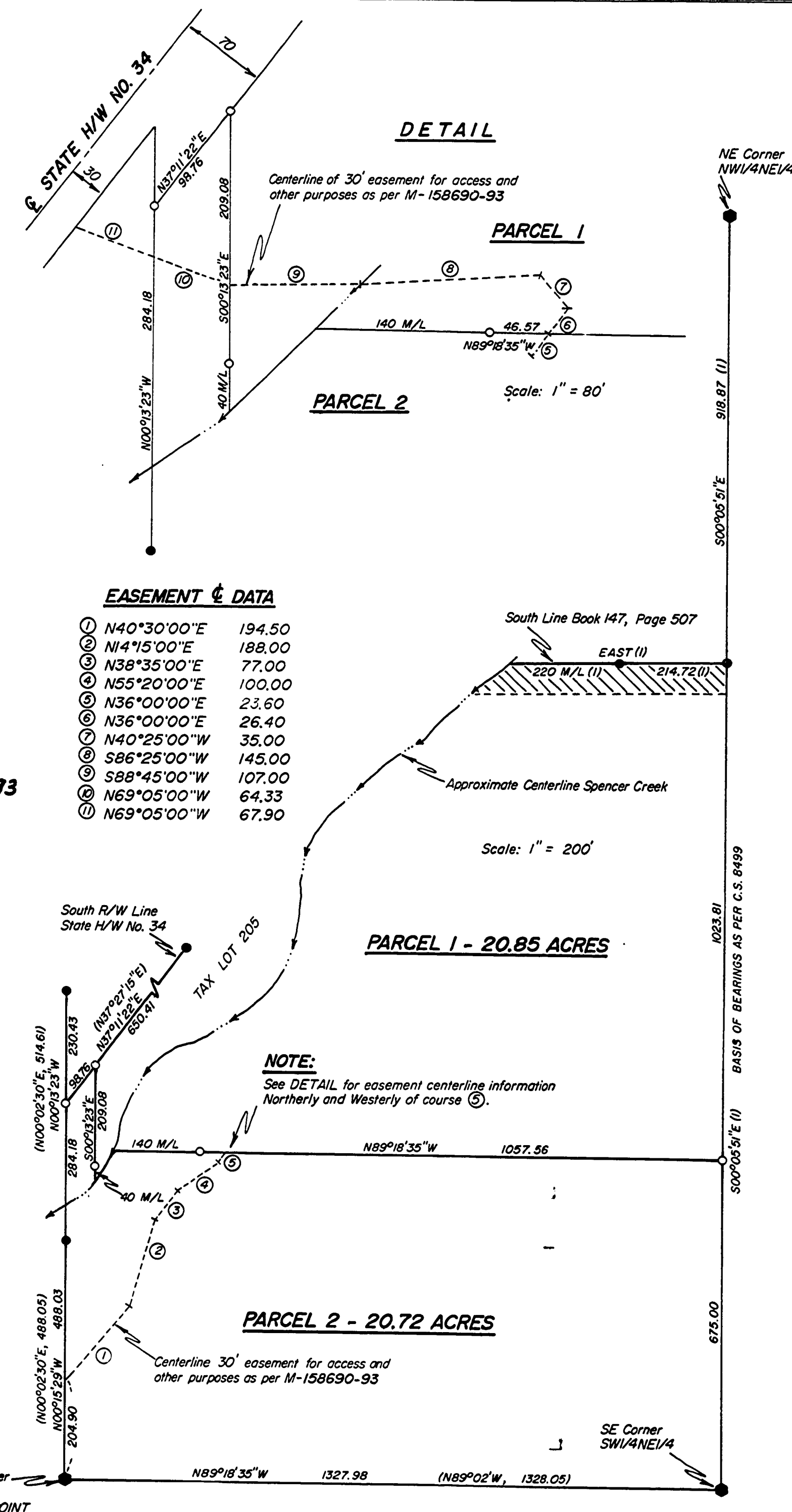
*Robert H. Roush*  
Director, Benton County Department of Assessment

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, 1993

*Clark Ruggles* 11-30-92  
Director, Benton County Department of Finance,  
Auditing and Tax Collection

- Found 5/8" iron rod
- Set 5/8" x 30" iron rod with plastic cap (LS1084)
- (1) Same as data of record as per C.S. 8499
- ( ) Data of record as per C.S. 6037
- - - - - Centerline access easement
- - - - - Approximate centerline Spencer Creek
- ||||| 60' strip transferred to Tax Lot 206

I hereby certify that this photocopy is a true and exact copy of the original.  
*Jim S. Peterson*  
Jim S. Peterson



**EASEMENT & DATA**

- ① N40°30'00"E 194.50
- ② N14°15'00"E 188.00
- ③ N38°35'00"E 77.00
- ④ N55°20'00"E 100.00
- ⑤ N36°00'00"E 23.60
- ⑥ N36°00'00"E 26.40
- ⑦ N40°25'00"W 35.00
- ⑧ S86°25'00"W 145.00
- ⑨ S88°45'00"W 107.00
- ⑩ N69°05'00"W 64.33
- ⑪ N69°05'00"W 67.90

**NOTE:**

See DETAIL for easement centerline information Northerly and Westerly of course (5).