

**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 and marked with proper monuments the land represented on this partition plat as Parcel 2. I did not survey or monument the north line of Parcel 1. The boundary of the parent tract is described as follows:

A tract of land lying in the Northeast Quarter of Section 25, T11S, R6W, W.M., being a portion of that tract of land conveyed to Donna D. Schulz per M-78115-86 Benton County Deed Records, and being more specifically described as follows:

Beginning at a 5/8" iron rod on the northerly right-of-way of Public Road P-16903 (NW Fawnee Drive), said rod being the Southwest corner of said Schulz tract; thence along said right-of-way as follows: along the arc of a 480.00 foot radius curve right (long chord = N 67°38'34"E 53.10 feet) 53.13 feet to a 5/8" iron rod; thence S 64°45'08"E 210.64 feet; thence along the arc of a 189.15 foot radius curve right (Long Chord = S 62°06'22"E 20.04 feet) to a 5/8" iron rod at westerly-northwest corner of the tract conveyed to Laura L. Anderson per M-14954, said Deed Records; thence leaving said right-of-way line along the line common to said Schulz and Anderson tracts N 51°25'12"E 513.63 feet to a 3/4" iron rod; thence S 61°25'44"E 79.02 feet to a 5/8" iron rod; thence leaving said Anderson line, continuing on the southerly line of said Schulz tract N 63°27'27"E 688.00 feet to a 5/8" iron rod; thence S 13°15'01"W 758.74 feet to a 5/8" iron rod on the northerly right-of-way line of Public Road P-16907 (NW Takena Drive); thence along said right-of-way line as follows: N 68°39'44"E 324.33 feet; thence N 34°41'58"E 220.22 feet; thence along the arc of a 179.87 foot radius curve right (Long Chord = N 62°14'28"E 166.43 feet) 173.03 feet; thence along the arc of a 90.33 foot radius curve right (Long Chord = S 58°29'31"E 94.87 feet) 99.88 feet; thence along the arc of a 205.03 foot radius curve right (Long Chord = S 15°09'47"E 82.86 feet) 83.44 feet to a 5/8" iron rod on the line common to Sections 25, R6W and Section 30, R5W, T11S, W.M.; thence along said Section line N 0°49'22"W 668.16 feet, more or less, to the northeast corner of said Schulz tract; thence along the north line of said Schulz tract N 89°39'26"W 1922.62 feet, more or less, to the Northwest corner thereof, being also the Northeast corner of the tract conveyed to Robert Mix per M-11900; thence along the west line of said Schulz tract S 5°24'40"E 731.15 feet to the point of beginning.

**NARRATIVE**

This partition divides TL 100, Map 11-6-25A, into 2 Parcels, Parcel 2 containing 5 acres. The original tract was surveyed in April, 1978, by Richard Fail per CS 6644. M-96586 conveyed this original tract to David and Donna Schulz in July, 1978. The boundary data in this document match Mr Fail's survey. I found many monuments which I believe were set by that survey and am holding their position. I held the deed distance 79.02 feet from the found 3/4" rod at "1" to compute "2". I then computed the angle point "3" by distance-distance intersection from "2" and the found rod at "4". The resultant line bearings don't match Mr Fail's very well but I still feel this is the best approach to compute this corner. I held the 1/4 corner and 1-1/4" pipe set by Hardcopy survey 11-6 #6 as defining the Section line and the east line of the parent tract per M-96586. I do not know where the 3/4" rod at "5" came from. The Hardcopy Survey set a nail in a 4"x 4" limb at the north 1/16th corner. I match the distance shown on that survey to the 1-1/4" pipe to the north nicely but the 3/4" rod is off line as shown. The Section line is also the east line of the initial section of Takena Drive which was dedicated to Benton County by David and Donna Schulz per M-49425-83. Darryl Harms monumented the southerly R/W of Takena Drive per CS 8265. Using his monuments I computed and monumented the northerly R/W of Takena Drive, holding recorded radii and R/W width. The initial straight section of Takena Dr, intended to be adjacent to the Section line, is shy of the intended 60 foot width as shown. I did not go east of the Section line to reach full width because the Schulz' ownership stops at the Section line.

**DECLARATION**

Know all people by these presents that Donna D. Schulz is the recorded owner of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be partitioned and surveyed into parcels as shown on the annexed map.

There are no water rights appurtenant to this property.


I hereby create the Access and Utility Easement across Parcel 2 for the benefit of Parcel 1.

Donna D. Schulz  
Donna D. Schulz

**ACKNOWLEDGEMENT**

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

This is to certify that on this 18th day of March, 1993, before me, a Notary Public in and for said State and County, did personally appear Donna D. Schulz, who, being duly sworn, did say that she is the identical person named in the foregoing instrument, and acknowledged to me that she executed said instrument freely and voluntarily.

Conrad Albert  
Notary Public  


**APPROVALS**

APPROVED Ray M. Levi 3-30-93  
Benton County Planning Official date  
APPROVED Donna D. Barnhart 3/31/93  
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 1992-1993 tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 23rd day of March, 1993.

by Donna K. Grant  
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 become a lien on this partition that are now due and payable have been paid to me this 25th day of March, 1993, through June 30, 1993  
by Clark Ruppel  
Benton County Tax Collector

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

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. 93-10, on this 21 day of MARCH, 1993, at 2:00 o'clock PM

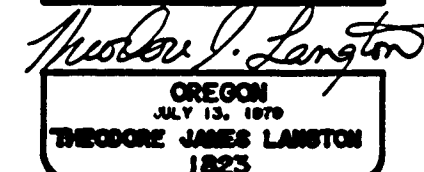
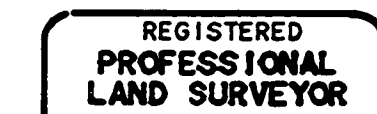
by W. J. [Signature]  
Benton County Clerk

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

PARTITION PLAT NO. 93-10  
for  
**DONNA D. SCHULZ**  
in  
B.P. CALDWELL DLC NO. 48  
NE 1/4 SECTION 25, T11S, R6W, W.M.  
BENTON COUNTY, OREGON

FEBRUARY 22, 1993

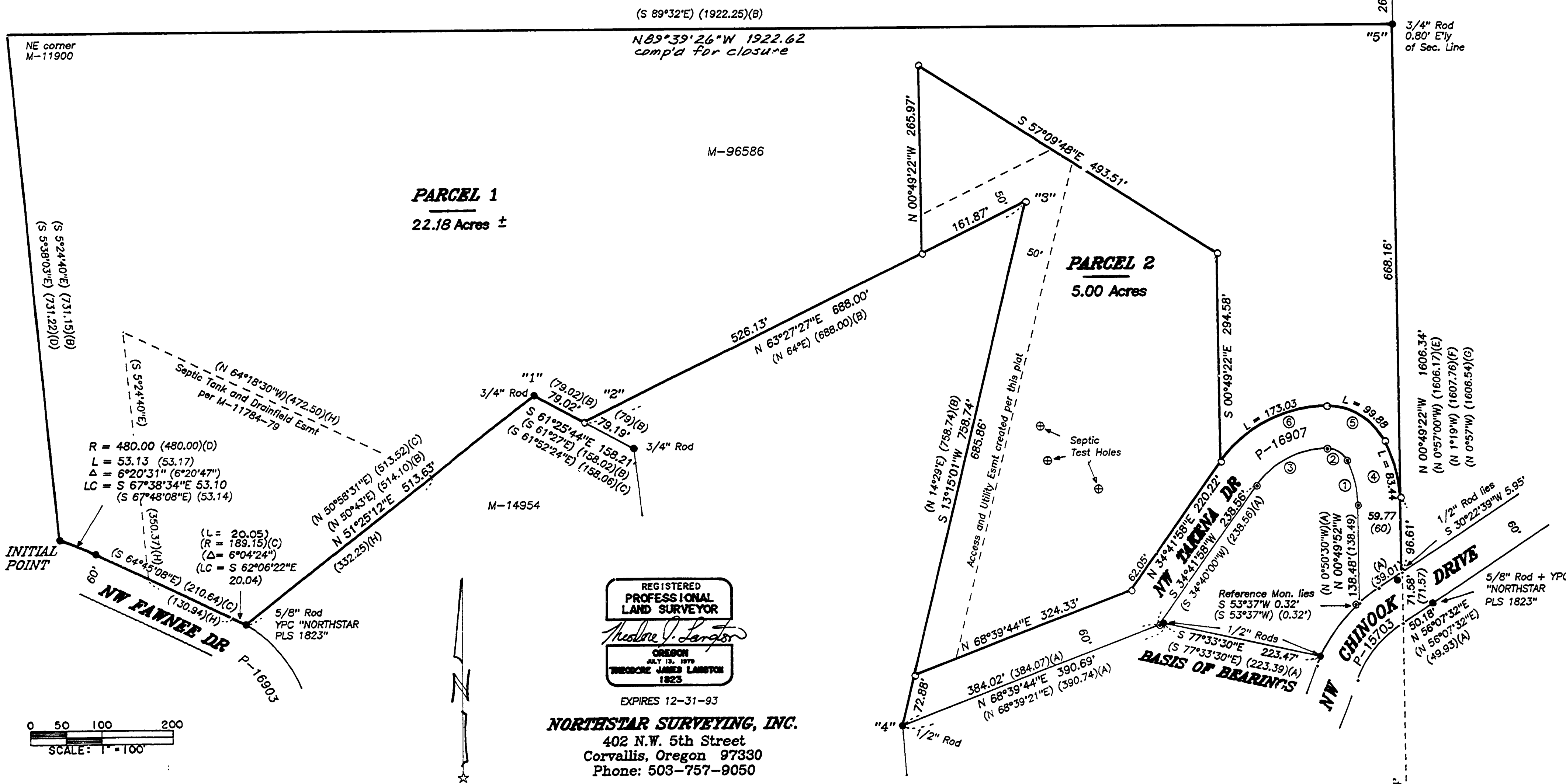
SHEET 2 OF 2



EXPIRES 12-31-93

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

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



REGISTERED PROFESSIONAL LAND SURVEYOR Theodore J. Langton OREGON JULY 13, 1979 THEODORE JAMES LANGTON 1823 EXPIRES 12-31-93

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

PARTITION PLAT NO. 93-10 for DONNA D. SCHULZ in B.P. CALDWELL DLC NO. 48 NE 1/4 SECTION 25, T11S, R6W, W.M. BENTON COUNTY, OREGON LD 92-57 FEBRUARY 22, 1993 SHEET 1 OF 2

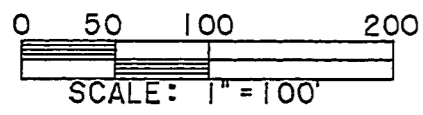
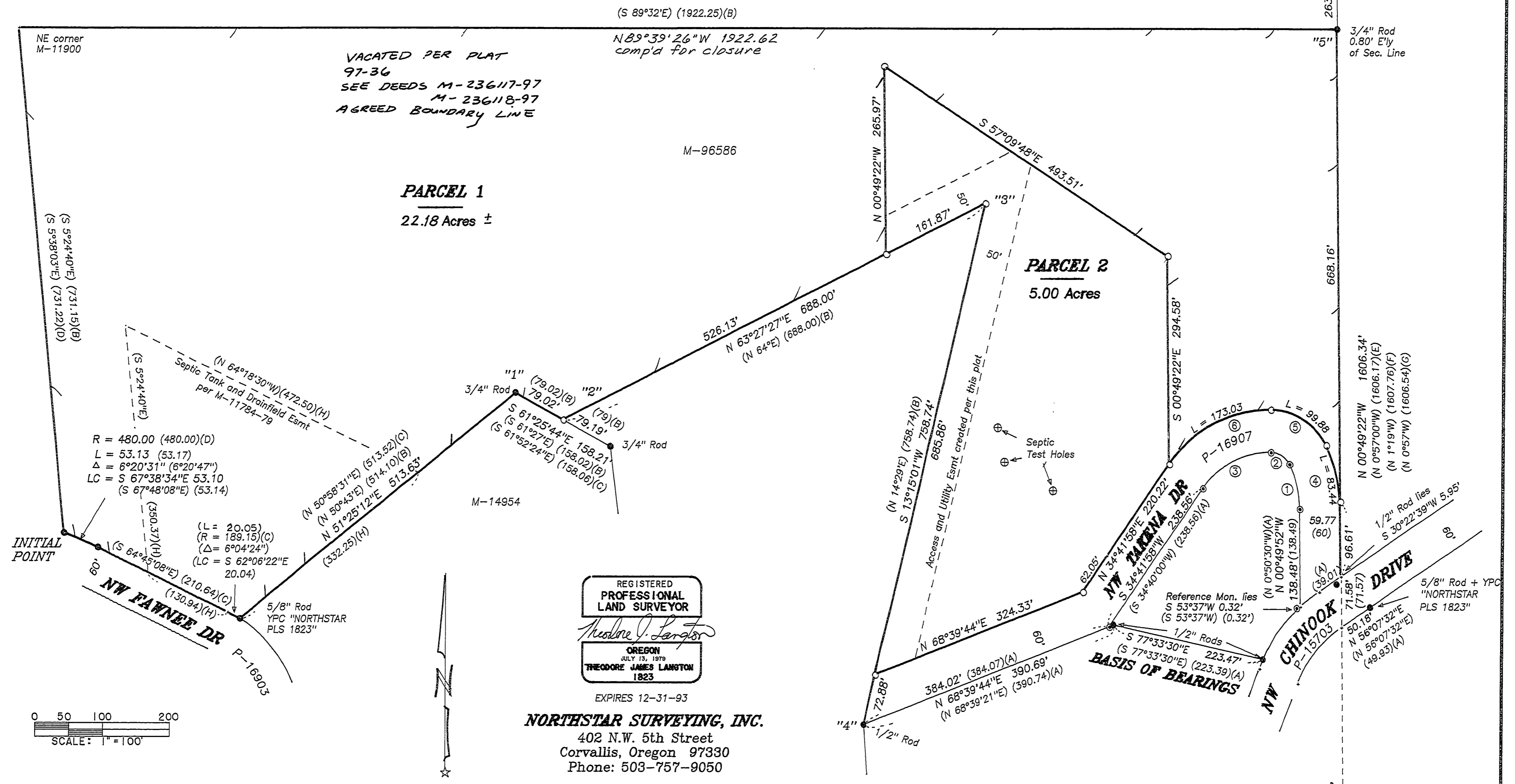
LEGEND Found monument: 5/8" iron rod unless otherwise noted. 5/8" Rod with Yellow Plastic Cap (YPC) stamped "HARMS 1079". Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823". Record data from the reference shown below: (A) - CS 8265. (B) - CS 6644. (C) - CS 7634. (D) - CS 8266. (E) - CS 7605. (F) - Hardcopy Survey 11-6#11. (G) - CS 4005. (H) - M-11784-79, Benton County Deed Records.

CURVE DATA (record data from CS 8265) Table with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, CH.BEARING. Contains 6 rows of curve data.

T11S W.M. 1/4 COR. R6W R5W S25 S30 1989

93-10

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



PARTITION PLAT NO. 93-10  
 for  
**DONNA D. SCHULZ**  
 in  
 B.P. CALDWELL DLC NO. 48  
 NE 1/4 SECTION 25, T11S, R6W, W.M.  
 BENTON COUNTY, OREGON  
 LD 92-57  
 FEBRUARY 22, 1993  
 SHEET 1 OF 2

**LEGEND**

- .....Found monument; 5/8" iron rod unless otherwise noted.
- ..... " " : 5/8" Rod with Yellow Plastic Cap (YPC) stamped "HARMS 1079".
- .....Set monument; 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- ( ).....Record data from the reference shown below:  
 (A) - CS 8265.  
 (B) - CS 6644.  
 (C) - CS 7634.  
 (D) - CS 8266.  
 (E) - CS 7605.  
 (F) - Hardcopy Survey 11-6#11.  
 (G) - CS 4005.  
 (H) - M-11784-79, Benton County Deed Records.

**CURVE DATA** (record data from CS 8265)

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
1	145.03' (145.03)	65.80' (65.71)	25°59'42" (25°57'40")	65.24' (65.15)	N 13°49'26"W (N 13°49'20"W)
2	30.33' (30.33)	33.51' (33.56)	63°18'07" (63°23'37")	31.83' (31.87)	N 58°27'14"W (N 58°29'58"W)
3	119.87' (119.87)	115.31' (115.35)	55°06'57" (55°08'13")	110.91' (110.95)	S 62°14'28"W (S 62°14'07"W)
4	205.03' (205.03)	83.44' (83.44)	23°19'00" (23°19'00")	82.86' (82.86)	S 15°09'47"E (S 15°09'47"E)
5	90.33' (90.33)	99.88' (99.88)	63°21'12" (63°21'12")	94.87' (94.87)	S 58°29'31"E (S 58°29'31"E)
6	179.87' (179.87)	173.03' (173.03)	55°06'57" (55°06'57")	166.43' (166.43)	N 62°14'28"E (N 62°14'28"E)

