

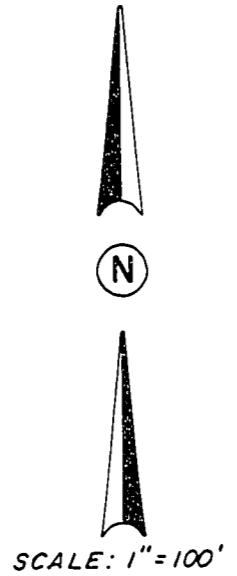
93-11

PARTITION PLAT No. 93-11

for:
SARA J. JONES

JAN. 28, 1993

IN THE N.E. 1/4, SECTION 35, T.10S., R.4W.,
WILLAMETTE MERIDIAN, BENTON COUNTY
OREGON



SCALE: 1"=100'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE REMAINDER OF THE TRACT CONVEYED TO JOHN C. JONES AND SARA J. JONES BY DEED RECORDED IN (A) AND TO DIVIDE THAT TRACT INTO TWO PARCELS. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 35 AS DEFINED BY THE BRASS CAPS AT THE NORTHWEST AND SOUTHWEST CORNERS OF SAID NORTHEAST QUARTER. THE DEED FOR THE BOUNDARY OF THE PARENT TRACT (B), DATED NOVEMBER, 1955 WAS APPARENTLY BASED UPON (C), DATED OCTOBER, 1955, BOTH OF WHICH RE-DEFINED THE BOUNDARY OF THE TRACT CONVEYED TO HOWARD JONES IN (D). I FEEL THAT (D) ERRED IN NOT HOLDING THE 1" PIPE SET IN (E) AS THE NORTHEAST CORNER AND ALSO ERRED IN HOLDING A 3/4" BOLT FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN (E) RATHER THAN A POINT 14.12 FEET SOUTH OF THE BOLT AS SHOWN ON (F). C.S. 4304 SHOWS THE RELATIONSHIP OF ROAD CENTERLINES AND PROPERTY LINE. FOR CONTROL OF THE WEST LINE I HELD 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 35, FOR THE EAST LINE I HELD THE 1" PIPE FOUND AT THE NORTHEAST CORNER AND THE 1/2" PIPE AT THE NORTHEAST CORNER OF "LAURA VISTA ACRES", FOR THE SOUTH LINE I HELD THE NORTHEAST CORNER OF "LAURA VISTA ACRES", THE 1/2 INCH IRON ROD ON THE EAST LINE OF N.W. SCENIC DRIVE AND DEED (G) DIMENSIONS, FOR THE NORTH LINE I HELD THE 1" PIPE AT THE NORTHEAST CORNER AND A POINT ON THE CENTERLINE OF SECTION 35 WHICH IS 1292.28 FEET (19.58 CHAINS) NORTH OF THE RECORDED LOCATION OF THE NORTH LINE OF (H) AS PER C.S. 4304 AND (I).

LEGEND

- MONUMENT FOUND, TYPE NOTED
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DARRYL HARMS, P.L.S. 1079"
- I.D. INNER DIAMETER
- () RECORD INFORMATION, SOURCE NOTED
- (A) GALLOWAY HARDCOPY 10-4-00016
- (B) C.S. 1882
- (C) BOOK 30, PAGE 486, B.C.D.R.
- (D) BOOK 86, PAGE 372, B.C.D.R.
- (E) BOOK 87, PAGE 59, B.C.D.R.
- (F) BOOK 87, PAGE 300, B.C.D.R.
- (G) C.S. 2716
- (H) BOOK 157, PAGE 347, B.C.D.R.
- (I) PLAT OF LAURA VISTA ACRES SUBDIVISION
- (J) C.S. 4287
- (K) C.S. 5898 / 6615
- (L) M-124520-90, B.C.D.R. — M-14451, B.C.D.R. — BOOK 174, PAGE 656, B.C.D.R.
- (M) C.S. 8342
- (N) C.S. 2302
- B.C.D.R. BENTON COUNTY DEED RECORDS
- C.S. COUNTY SURVEY
- (P) M-156670-92

SURVEYOR'S CERTIFICATE

I, DARRYL W. HARMS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY DEPOSE AND SAY THAT IN JANUARY 1993, I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT WHICH IS MARKED BY A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DARRYL HARMS, P.L.S. 1079" 10.00 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD No. 14410 (N.W. SCENIC DRIVE) AT A POINT WHICH BEARS SOUTH 00°21'00" EAST, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, 1707.85 FEET AND NORTH 89°49'32" EAST 40.00 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SAID INITIAL POINT ALSO BEING ON THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO HOWARD C. JONES BY DEED RECORDED IN BOOK 87, PAGE 300, DEED RECORDS OF BENTON COUNTY, OREGON; THENCE NORTH 89°49'32" EAST 1274.94 FEET TO THE NORTHEAST CORNER OF SAID JONES TRACT; THENCE SOUTH 00°26'26" EAST, ON THE EAST LINE OF SAID JONES TRACT, 634.58 FEET TO THE NORTHEAST CORNER OF LAURA VISTA ACRES SUBDIVISION, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE SOUTH 89°56'56" WEST 1050.35 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO ORIN WRIGHT AND CHRISTINE WRIGHT, HUSBAND AND WIFE, BY DEED RECORDED ON MICROFILM No. M-14451, SAID DEED RECORDS; THENCE NORTH 00°21'00" WEST 120.00 FEET TO THE NORTHEAST CORNER OF SAID WRIGHT TRACT; THENCE SOUTH 89°56'56" WEST 225.60 FEET TO A POINT ON THE NORTH LINE OF THE TRACT OF LAND CONVEYED TO KENNETH F. HUMPHREY AND JOANN R. HUMPHREY, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 174, PAGE 656, SAID DEED RECORDS; THENCE NORTH 00°21'00" WEST 511.83 FEET TO THE POINT OF BEGINNING.

DARRYL W. HARMS, P.L.S.
P.O. BOX 1051
CORVALLIS, OR 97339
PHONE: (503) 758-5579

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darryl W. Harms
OREGON
JULY 30, 1979
DARRYL W. HARMS
1079

EXPIRES 12/31/93

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

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 6th DAY OF April, 1993, AT 9:26 O'CLOCK A.M., AND RECORDED AS PLAT No. 93-11 BENTON COUNTY, OREGON RECORDS.

L. C. Cusack, Acting Clerk
BENTON COUNTY CLERK

* VACATED
PLAT BK9, PG 55

* PARCEL "2"
17.48 AC.

PARCEL "1"
19,279 Sq. Ft.

LAURA VISTA ACRES

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT SARA J. JONES IS THE RECORDED OWNER OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THE LAND REPRESENTED BY THIS PARTITION.

Sara J. Jones
SARA J. JONES

STATE OF OREGON) S.S.
COUNTY OF LINN)

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF February, 1993, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF LINN, DID PERSONALLY APPEAR SARA J. JONES, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY.

Donetta E. Horn
NOTARY PUBLIC

5-19-96
MY COMMISSION EXPIRES

APPROVALS

EXAMINED AND APPROVED THIS 1st DAY OF April, 1993

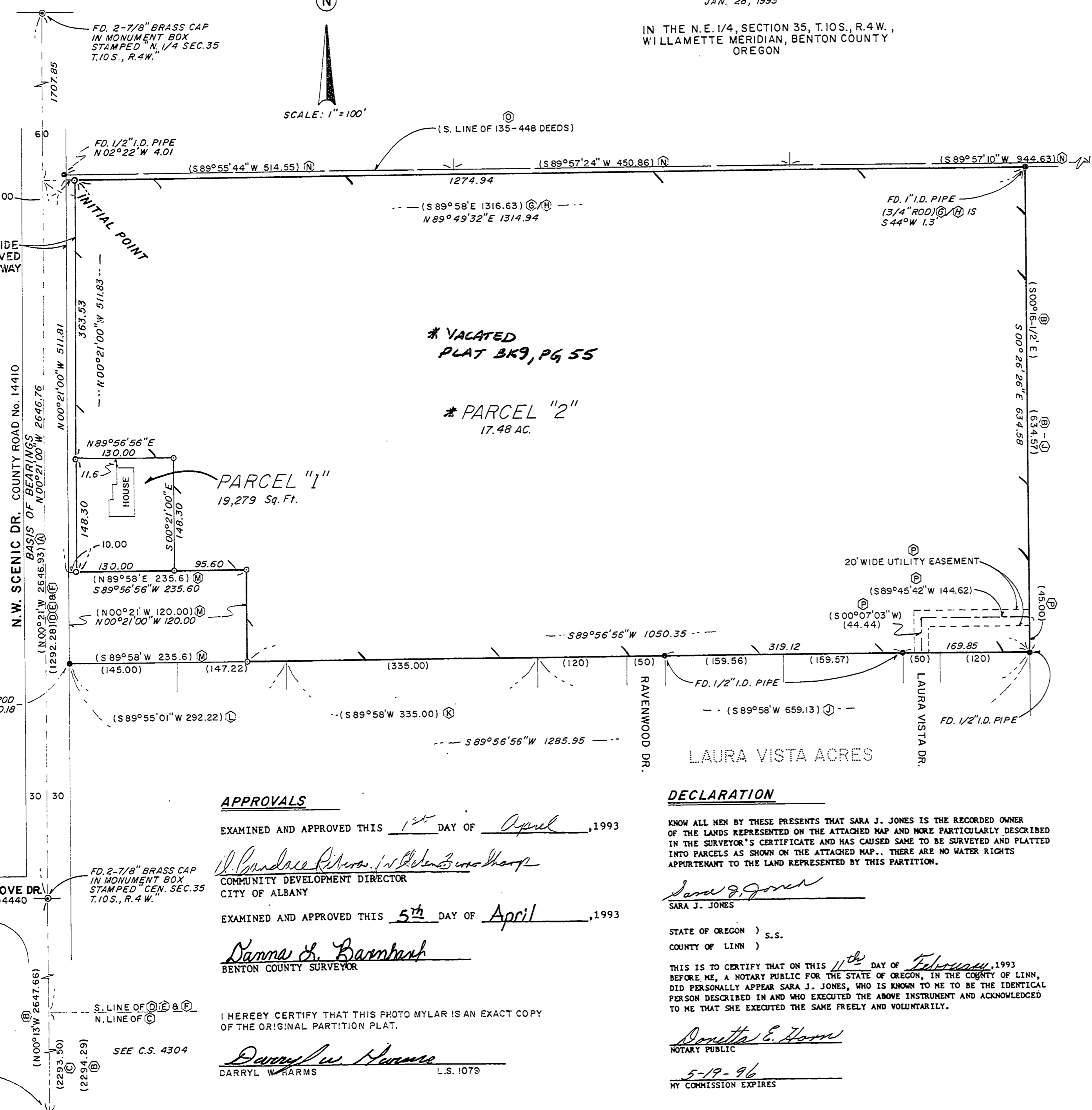
D. Sundance Peters
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ALBANY

EXAMINED AND APPROVED THIS 5th DAY OF April, 1993

Danna G. Barnhart
BENTON COUNTY SURVEYOR

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

Darryl W. Harms
DARRYL W. HARMS L.S. 1079



10.00 FOOT WIDE STRIP RESERVED FOR RIGHT OF WAY DEDICATION

N.W. OAK GROVE DR. COUNTY RD. No. 04440

S. 1/4 CORNER SECTION 35

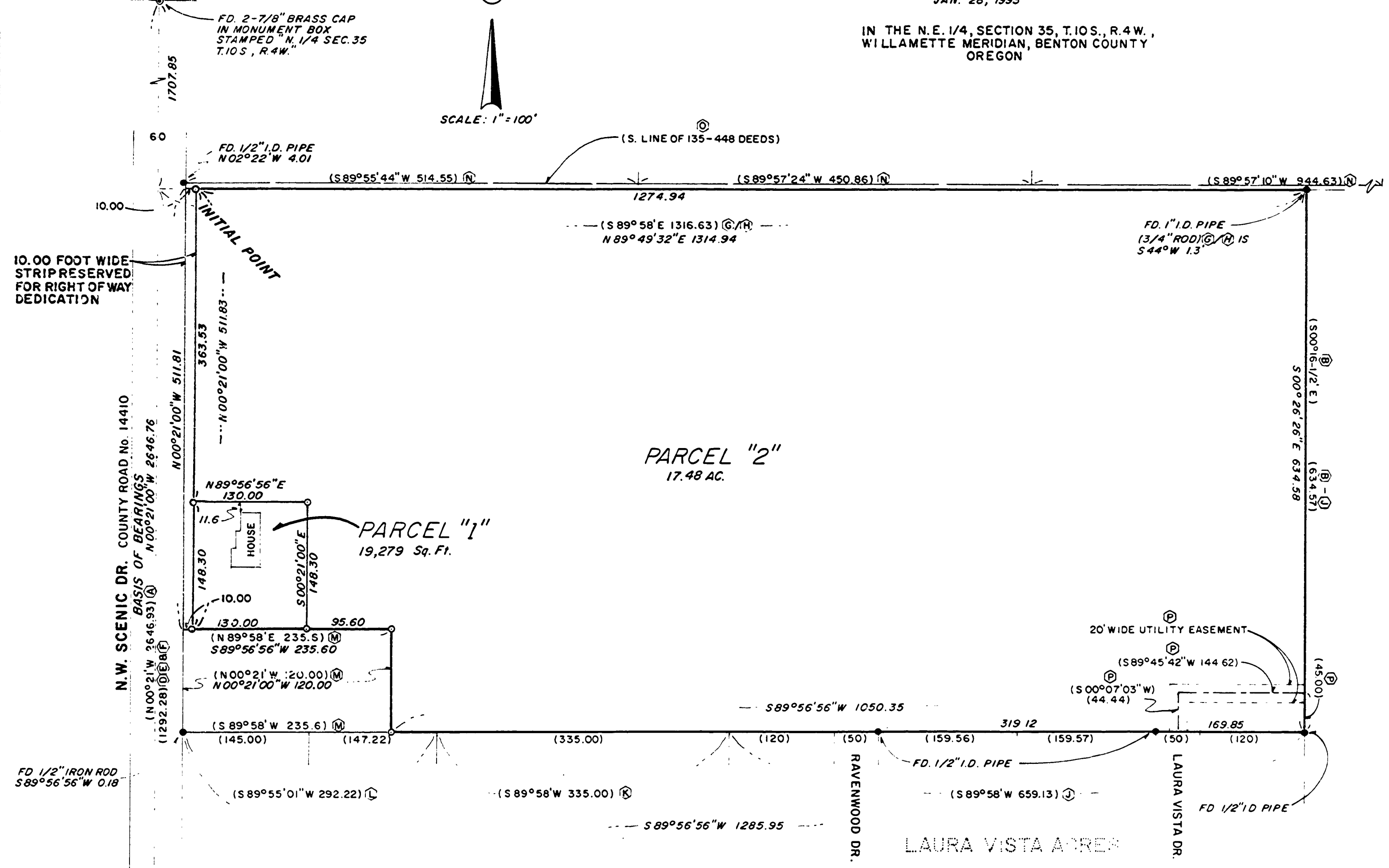
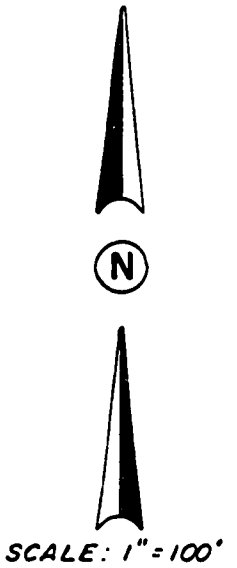
SEE C.S. 4304

PARTITION PLAT No. 93-11

for: SARA J. JONES

JAN. 28, 1993

IN THE N.E. 1/4, SECTION 35, T.10S., R.4W., WILLAMETTE MERIDIAN, BENTON COUNTY OREGON



NARRATIVE

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LEGEND

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I.D. INNER DIAMETER
RECORD INFORMATION, SOURCE NOTED
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BOOK 86, PAGE 372, B.C.D.R.
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BOOK 87, PAGE 300, B.C.D.R.
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B.C.D.R. BENTON COUNTY DEED RECORDS
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APPROVALS

EXAMINED AND APPROVED THIS 1st DAY OF April, 1993
Community Development Director
CITY OF ALBANY
EXAMINED AND APPROVED THIS 5th DAY OF April, 1993
DARRYL W. HARMS
BENTON COUNTY SURVEYOR

DECLARATION

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SARA J. JONES

STATE OF OREGON) S.S.
COUNTY OF LINN)

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF February, 1993 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF LINN, DID PERSONALLY APPEAR SARA J. JONES, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY.

NOTARY PUBLIC

5-19-96
MY COMMISSION EXPIRES

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REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 30, 1978
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EXPIRES 12/31/93

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L.S. 1079

N.W. OAK GROVE DR.
COUNTY RD. No. 04440

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