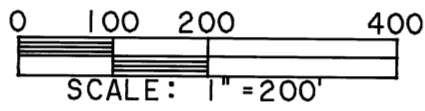


LD-91-45  
**PARTITION PLAT NO. 93-25**  
 for  
**THE MARY R. CHORAK TRUST**  
 in  
 S 1/2 SECTION 14, T12S, R5W, W.M.  
**HARVEY YOUNG DLC 56**  
**BENTON COUNTY, OREGON**

SEPTEMBER 30, 1991  
 PAGE 1 OF 2

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



**LEGEND**

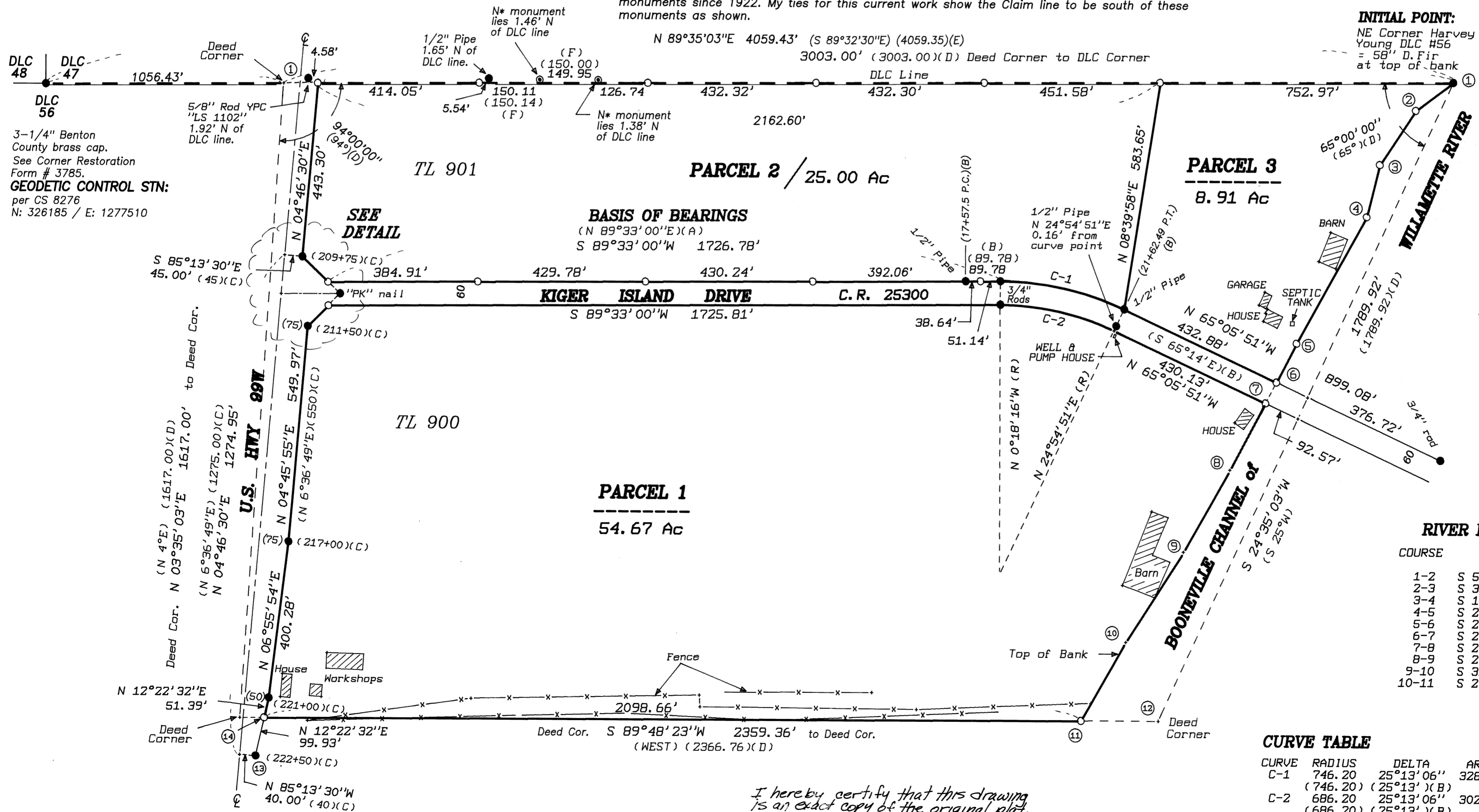
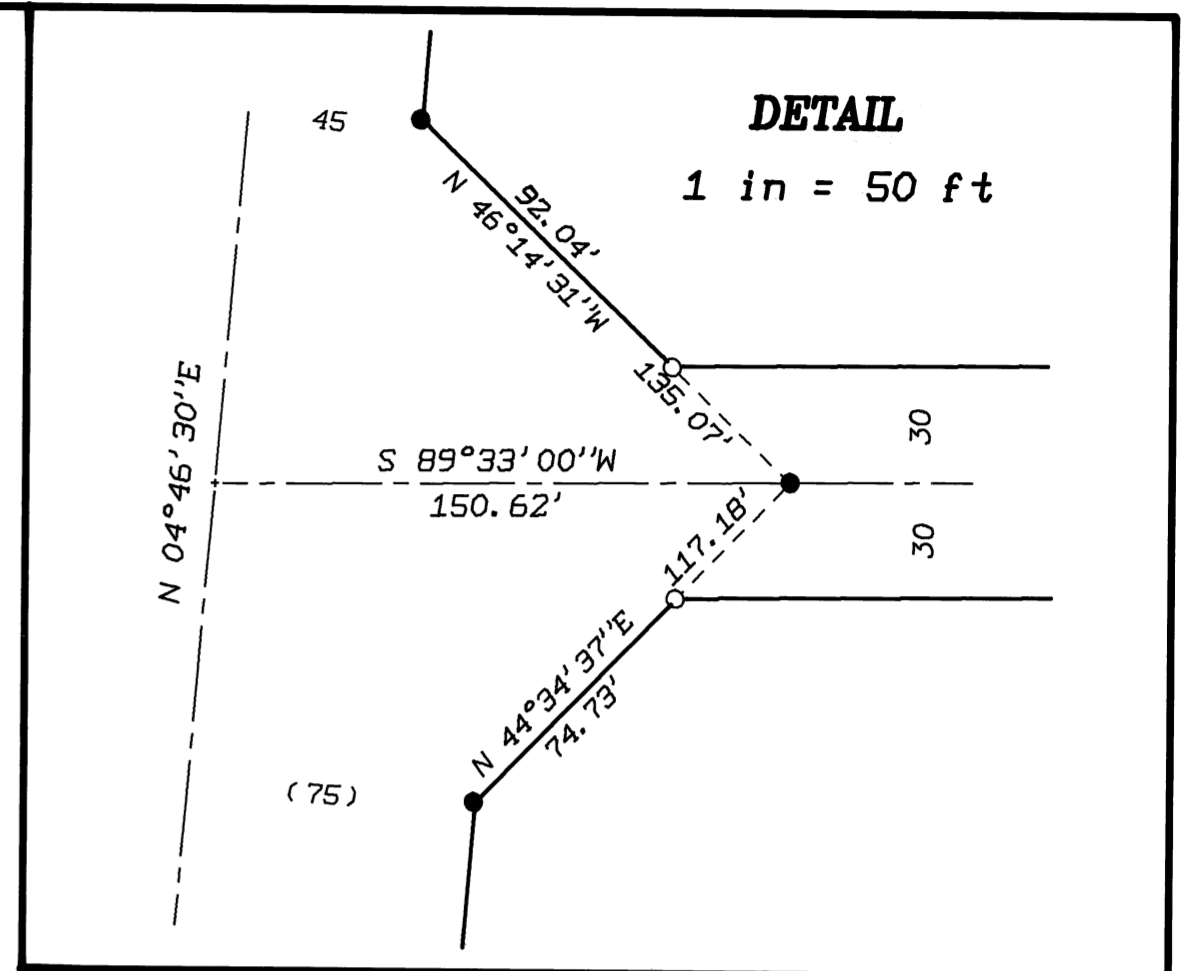
- .....5/8" Iron rod unless otherwise noted.
- ⊙.....Found N\* monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- .....Set N\* monument.
- ( ).....Record data from the reference below:
  - (A)-Book 3, Road Records, Road # 589.
  - (B)-Kiger Island Bridge Site Plan, Rt 30, June, 1962.
  - (C)-Oregon State Hwy Dept. Road Plan - Pacific Hwy West, 1991 (in process).
  - (D)-Bk 114, Pg 751, Benton County Deed Records (BCDR).
  - (E)-CS 6724.
  - (F)-CS 8379.
- YPC.....Yellow Plastic Cap.

**NARRATIVE**

TLs 900 and 901, Map 12-5-14, are owned by Mary Chorak. Until now they were only physically separated by Kiger Island Drive. By this partition these TLs are legally separated. In addition, TL 901 is divided into 2 Parcels.

The two TLs are jointly described by deed recorded in Bk 114, Pg 751, BCDR. Mathematically, this deed does not close mathematically. I held the DLC line as the north line and went record distance from the NE DLC corner (which is the P.O.B. of that document) to compute the NW deed corner. To compute the south line, I held record interior angle and distance from the NW and NE deed corners. The deed calls the east line to be "with the left bank of the Willamette River." I feel this call should hold over the bearing also given in the deed. Thus, I intersected my computed south line with the "river" bank (a slough now exists - the river lies farther east) to compute the SE property corner.

The existing rod at (1) was set by CS 7120 using two monuments previously established by Galloway in 1922 and 1948. The apparent intention was that it be on the DLC line. I used (1), and previous information from the plat for VILLA SOUTH Subdivision, to compute the "DLC" line per CS 6724 for my survey CS 8379. Numerous surveys have been based on these old Galloway monuments since 1922. My ties for this current work show the Claim line to be south of these monuments as shown.



**INITIAL POINT:**  
 NE Corner Harvey  
 Young DLC #56  
 = 58" D. Fir  
 at top of bank

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Theodore J. Langton*  
 OREGON  
 JULY 13, 1979  
 THEODORE JAMES LANGTON  
 1823

**RIVER BANK COURSES**

COURSE	BEARING	DISTANCE
1-2	S 53°22'17"W	119.50'
2-3	S 33°19'08"W	165.57'
3-4	S 13°41'57"W	136.75'
4-5	S 28°45'43"W	368.98'
5-6	S 27°32'10"W	111.37'
6-7	S 27°32'10"W	60.06'
7-8	S 27°32'10"W	193.54'
8-9	S 29°13'58"W	240.08'
9-10	S 32°39'09"W	272.26'
10-11	S 29°38'28"W	230.12'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BRG & DIST
C-1	746.20	25°13'06"	328.43	N 77°41'43"W 325.79
	(746.20)	(25°13')(C)		
C-2	686.20	25°13'06"	302.03	S 77°41'43"E 299.59
	(686.20)	(25°13')(C)		

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

LD-91-45

PARTITION PLAT NO. 93-25

for

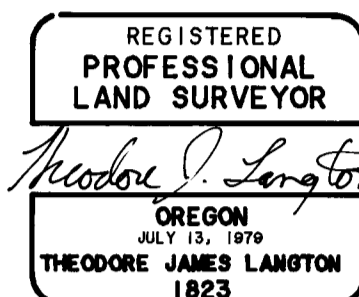
THE MARY R. CHORAK TRUST

in

S 1/2 SECTION 14, T12S, R5W, W.M.  
HARVEY YOUNG DLC 56  
BENTON COUNTY, OREGON

SEPTEMBER 30, 1991

PAGE 2 OF 2



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

**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, the boundary of which is described as follows:

All that land conveyed to Ivan Chorak and Mary Chorak by document recorded in Book 114, Page 751, Benton County Deed Records being more particularly described as follows:  
Beginning at the northeast corner of the Harvey Young DLC No. 56 in T 12 S, R 5 W, W.M., Benton County, Oregon; thence along the westerly bank of the Willamette River over the following courses: S 53°22'17"W 119.50 feet; S 33°19'08"W 165.57 feet; S 13°41'57"W 136.75 feet; S 28°45'43"W 368.98 feet; S 27°32'10"W 111.37 feet to a 5/8" iron rod on the northerly right-of-way line of County Road No. 25300 (Kiger Island Drive); thence S 27°32'10"W 60.06 feet to a 5/8" iron rod on the southerly right-of-way of said County Road; thence continuing along said river bank over the following courses: S 27°32'10"W 193.54 feet; S 29°13'58"W 240.08 feet; S 32°39'09"W 272.26 feet; S 29°38'28"W 230.12 feet to a 5/8" iron rod on the south line of said Chorak land; thence along said south line S 89°48'23"W 2098.66 feet to a 5/8" iron rod on the easterly right-of-way line of U.S. Highway 99W; thence along said right-of-way over the following courses: N 12°22'32"E 51.39 feet to a 5/8" iron rod; N 6°55'54"E 400.28 feet to a 5/8" iron rod; N 4°45'55"E 549.97 feet to a 5/8" iron rod; N 44°34'37"E 117.18 feet to a "PK" nail at the center of County Road No. 25300 (Kiger Island Drive); N 46°14'31"W 135.07 feet to a 5/8" iron rod; N 4°46'30"E 443.30 feet to a 5/8" iron rod on the north line of said Harvey Young DLC; thence N 89°35'03"E 2915.57 feet to the point of beginning.  
SAVE AND EXCEPT any portion of the above described land which falls within the rights-of-way of public roads.

**DECLARATION**

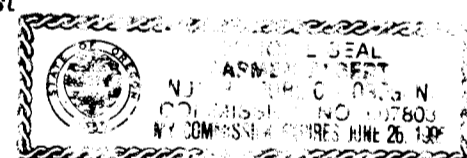
Know all people by these presents that the Mary R. Chorak Trust is the recorded owner of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be partitioned and surveyed into parcels as shown on the annexed map.

There are water rights appurtenant to this property recorded with the Oregon State Water Resources Department as follows:  
Certificate No. 15793 Certificate No. 52334

Mary Chorak  
Mary Chorak  
Trustee, Mary R. Chorak Trust

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
S.S.  
COUNTY OF BENTON )  
This is to certify that on this 27th day of November, 1991, before me, a Notary Public in and for said State and County, did personally appear Mary Chorak, 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.



Cassin Ebert

**APPROVALS**

APPROVED Paul M. Kain 5-17-93  
Benton County Planning Official date

APPROVED Danna S. Barnhart 5/24/93  
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 1991-1992 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 6TH day of DECEMBER, 1991.

by Robert L. Rowland  
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 June 30, 1991.

by Chick Ruppel 12-12-91  
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. 93-25, on this 25th day of June, 1991, at 9:40 o'clock AM.

by Theodore J. Langton  
Benton County Clerk

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