

93-33

**NARRATIVE**

This plat represents a division of TL 900, Map 13-6-34. Some field work was done to locate Bunker Hill Road, a portion of Reese Creek, and the 25 foot access and utilities easement which is along an existing roadway (the easement's E'ly boundary is located 20' E'ly of the existing centerline of that roadway per the client's instructions). I tied into monuments at the SE and SW 1/16 corners to orient my survey per Hardcopy Survey 13-6 #17. Most of the boundary data is taken or computed from that survey. Some of Reese Creek was positioned by scaling off an aerial photograph. Using these sources from my calculations, I divided the parent parcel into 3 parcels of equal area.

The assessor's map shows the parent parcel to contain 120.70 acres. The assessor's card reveals that the area of Bunker Hill Road was computed using a 40 foot right-of-way. The Benton County Surveyor's office discovered that the road R/W is actually 60 feet wide. Because this is an office partition, and the total area is still uncertain, the three parcels are shown as approximately "40 Ac".

**LEGEND**

- .....Found monument as noted.
- ( ).....Record data taken, or calculated from, Hardcopy Survey 13-6 #17.
- [ ].....Data from M-79010-86, Benton County Deed Records.

**BUNKER HILL ROAD CENTERLINE COURSES**  
(based on actual field ties)

COURSE	BEARING	DISTANCE
A-B	N 61°43'25"W	540.77'
B-C	N 63°11'50"W	92.76'
C-D	N 67°24'31"W	210.59'
D-E	N 74°24'19"W	152.77'
E-F	N 89°54'26"W	27.40'
F-G	S 88°58'57"W	116.09'
G-H	S 79°14'56"W	137.97'
H-I	S 84°45'58"W	351.90'
I-J	S 65°00'51"W	276.34'
J-K	S 77°35'18"W	179.56'
K-L	S 76°23'29"W	78.74'
L-M	S 76°23'29"W	350.57'
M-N	S 69°51'51"W	104.04'
N-O	S 74°41'17"W	154.30'
O-P	S 81°27'25"W	84.50'
P-Q	S 86°00'04"W	115.32'
Q-R	N 72°17'04"W	55.15'
R-S	N 55°33'26"W	388.91'
S-T	N 52°00'19"W	192.59'
T-U	N 52°44'46"W	93.41'
U-V	N 54°05'01"W	92.55'
V-W	N 66°41'59"W	85.91'
W-X	N 74°29'34"W	86.04'
X-Y	N 70°36'57"W	71.58'
Y-Z	N 70°36'57"W	221.44'

**EAST LINE OF EASEMENT**

COURSE	BEARING	DISTANCE
B-AA	N 63°11'50"W	69.91'
AA-BB	N 02°08'06"W	68.12'
BB-CC	N 26°24'51"W	85.83'
CC-DD	N 07°03'07"W	115.63'
DD-EE	N 19°23'55"E	58.70'

**PARCEL 2/3 LINE**

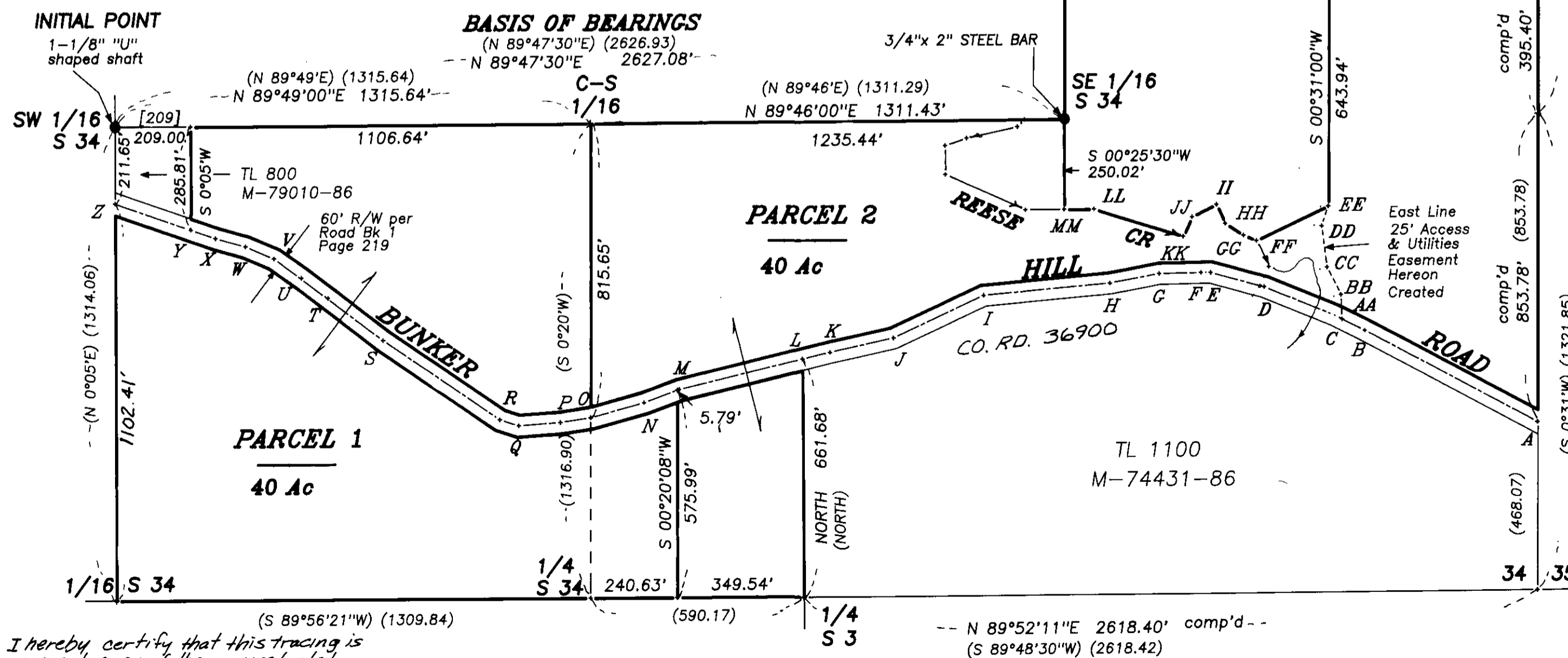
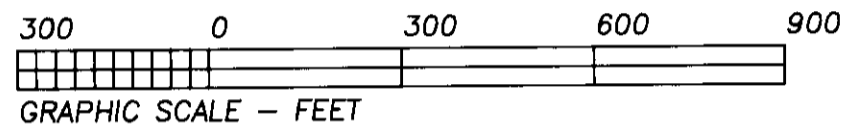
COURSE	BEARING	DISTANCE
EE-FF	S 64°34'06"W	221.11'
FF-GG	N 66°42'57"W	38.46'
GG-HH	N 56°43'38"W	60.89'
HH-II	N 23°25'35"W	58.33'
II-JJ	S 63°14'51"W	76.33'
JJ-KK	S 25°00'00"W	60.00'
KK-LL	N 72°32'05"W	257.65'
LL-MM	S 89°46'00"W	82.87'

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I did not survey the boundary of the land represented on this partition plat. I computed the boundary using data from record surveys, deeds, and an aerial photograph in conjunction with actual field ties to roads and the creek. I did tie into 2 found monuments as shown to orient my work. The boundary of the parent parcel is described as follows:

That tract of land conveyed to Lucy L. Kinney, Sheryll E. Kinney and Brenda D. Hull, as trustees of the Mrs. C.R. Kinney Trust, per M-89433-87, Deed Records of Benton County, and lying in the SOUTH HALF of Section 34, T13S, R6W, W.M., Benton County, Oregon, said tract being more specifically described as follows:

The Southeast 1/4 of the Southwest 1/4, the South 1/2 of the Southeast 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 34, T13S, R6W, W.M., Benton County, Oregon. SAVE AND EXCEPT that tract of land conveyed to Lawrance Perry Volker's and Mary Kay Volker's (sic) per M-79010-86, said Deed Records. ALSO SAVE AND EXCEPT that tract of land as described in M-74431-86, said Deed Records; AND including the easterly 300.00 feet of even width of said M-74431-86, said Deed Records; ALSO SAVE AND EXCEPT any of the above described land which falls within the rights-of-way of public roads.



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

**DECLARATION**

Know all people by these presents that THE MRS. C.R. KINNEY 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 no water rights appurtenant to this property. The access easement across Parcel 2 to Parcel 3 is hereby created by this plat.

Mrs C.R. Kinney  
Lucy L. Kinney, trustee  
(aka Mrs C.R. Kinney)

**ACKNOWLEDGEMENT**

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

This is to certify that on this 10th day of July, 1993, before me, a Notary Public in and for said State and County, did personally appear Lucy L. Kinney, as a trustee of THE MRS. C.R. KINNEY TRUST, who being duly sworn, did say that she is the identical person named in the foregoing instrument, and that said instrument was executed on behalf of THE MRS. C.R. KINNEY TRUST, and acknowledged to me that she executed said instrument freely and voluntarily.

Kathleen M. Olson  
Notary Public



**APPROVALS**

APPROVED James R. Hope 10/1/93  
Benton County Planning Official date  
APPROVED Danna S. Barnhart 10/1/93  
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 1993-1994 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 3rd day of August, 1993.

by Carole 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 15th day of November, 1992, as of and through June 30, 1993

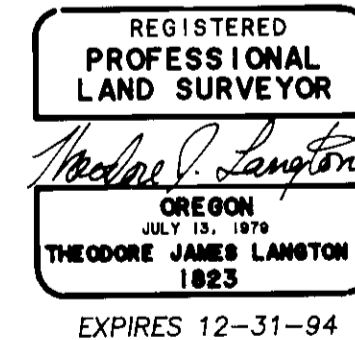
by Chick Ruggles 8-5-93  
Benton County Tax Collector

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. 93-33 on this 10th day of July, 1993, at 3:56 o'clock PM

by Theodore J. Langton  
Benton County Clerk

**NORTHSTAR SURVEYING, INC.**  
720 N.W. 4th Street  
Corvallis, Oregon 97330  
Phone: 503-757-9050



PARTITION PLAT NO. 93-33  
for  
**THE MRS C.R. KINNEY TRUST**  
in  
SOUTH 1/2 SECTION 34, T13S, R6W, W.M.  
BENTON COUNTY, OREGON

JUNE 10, 1993

LD-93-19