

LD-93-79  
PARTITION PLAT NO. 1994-  
GORDON E. & MARY R. TJERNLUND LIVING TRUST  
ARNOLD FULLER D.L.C. NO. 38  
S 1/2 SEC. 2 & N 1/2 SEC. 11, T. 11 S., R. 5 W., W.M.  
BENTON COUNTY, OREGON

SCALE: 1" = 100'

JANUARY 13, 1994

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	CHORD
1.	28°15'45"	369.75'	182.39'	N14°32'54"E 180.54'
2.	153°18'30"	58.00'	155.19'	N47°58'30"W 112.87'
3.	165°00'15"	82.00'	236.15'	N42°07'35"W 162.60'
4.	42°32'39"	135.55'	100.65'	N19°06'10"E 98.35'
5.	40°20'30"	58.00'	40.84'	N08°30'30"E 40.00'
6.	112°58'00"	58.00'	114.36'	N68°08'45"W 96.71'

LEGEND:

- MONUMENT FOUND AS NOTED, PIPES FOUND ARE INSIDE DIAMETER
- MONUMENT SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP
- STAMPED: C W GIBBS RLS 2576
- DONATION LAND CLAIM (D.L.C.) LINE
- Fd FOUND
- CL CENTERLINE
- CS COUNTY SURVEY
- ( ) DATA OF RECORD PER C.S. 6311

NARRATIVE:

PURPOSE OF SURVEY WAS TO CREATE TWO PARCELS FROM OWNERS 4.84 ACRE, MORE OR LESS PARENT PARCEL. ONE PARCEL BEING 2.81 ACRES, MORE OR LESS, AND ONE BEING 2.03 ACRES, MORE OR LESS, WITH ACCESS BEING PROVIDED BY AN EXISTING ROADWAY EASEMENT AS SHOWN. FOUND MONUMENTS AS SHOWN AND RAN RANDOM TRAVERSE AROUND OWNERS PARENT PARCEL, TIEING TO MONUMENTS. CALCULATED AREA OF PARCELS AS SHOWN AND SET NEW IRONS ALONG CENTERLINE OF ROAD AS INDICATED. BASIS OF BEARING WAS ESTABLISHED USING C.S. 6311 BEARING CALCULATED FROM RAILROAD SPIKE TO 5/8" IRON ROD FOUND ON CENTERLINE OF 50 FT. ROADWAY EASEMENT. A 0°00'06" THEODOLITE AND ELECTRONIC DISTANCE METER WERE USED TO MAKE THIS SURVEY.

PURSUANT TO O.R.S. 92.050(9), THERE IS NO GEODETIC CONTROL MONUMENT WITHIN THE STATUTORY 0.5 MILES.

DECLARATION

KNOWN ALL PERSONS THAT THE GORDON E. & MARY R. TJERNLUND LIVING TRUST IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN. WATER RESOURCES DEPARTMENT REPORTS THERE IS NO WATER RIGHT APPURTENANT TO THIS PARTITION.

Gordon E. Tjernlund, Trustee  
GORDON E. TJERNLUND, TRUSTEE

Mary R. Tjernlund, Trustee  
MARY R. TJERNLUND, TRUSTEE

STATE OF OREGON }  
COUNTY OF BENTON }

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF February, 1994, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GORDON E. TJERNLUND, TRUSTEE AND MARY R. TJERNLUND, TRUSTEE WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Detta Nelson  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 10-24-94

APPROVALS:

BENTON COUNTY PLANNING REFERENCE: LD-93-79  
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 ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 25th DAY OF February, 1994

BY: Paula G. Grant  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

Ray M. Levin  
BENTON COUNTY PLANNING OFFICIAL  
DATE: 7-13-94  
EXAMINED & APPROVED

Ray Wilson  
FOR BENTON COUNTY SURVEYOR  
DATE: 7-13-94  
EXAMINED & APPROVED

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 AS OF 2-25-94 DAY OF February, 1994.

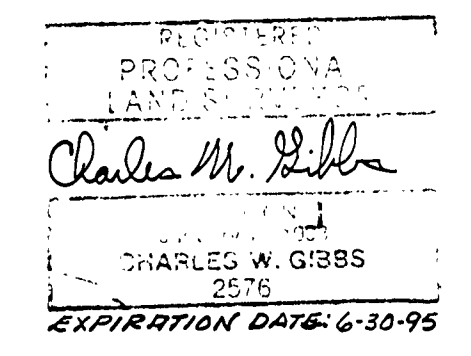
BY: Chuck Ruppel  
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE  
AUDITING, AND TAX COLLECTION

SURVEYOR'S CERTIFICATE

I, CHARLES W. GIBBS, BEING FIRST DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, MOUNTAIN VIEW ACRES SUBDIVISION IN THE ARNOLD FULLER D.L.C. #38 IN SECTIONS 2 & 11, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON; THENCE NORTH 88°30'05" EAST 30.05 FT. TO A RAILROAD SPIKE ON THE CENTERLINE OF HAPPY VALLEY DRIVE (FORMERLY CRESTVIEW DRIVE); THENCE NORTHERLY ALONG A 369.75 FT. RADIUS CURVE TO THE RIGHT 182.39 FT. (THE LONG CHORD OF WHICH BEARS NORTH 14°32'54" EAST 180.54 FT.) TO A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING AND ALSO BEING THE INITIAL POINT OF THIS PARTITION; THENCE NORTH 28°40'45" EAST 306.85 FT. TO A 5/8" IRON ROD; THENCE ALONG A 58.0 FT. RADIUS CURVE TO THE LEFT 155.19 FT. (THE LONG CHORD OF WHICH BEARS NORTH 47°58'30" WEST 112.87 FT.) TO A 5/8" IRON ROD; THENCE SOUTH 55°22'15" WEST 172.52 FT. TO A 5/8" IRON ROD; THENCE ALONG A 82.0 FT. RADIUS CURVE TO THE RIGHT 236.15 FT. (THE LONG CHORD OF WHICH BEARS NORTH 42°07'35" WEST 162.60 FT.) TO A 5/8" IRON ROD; THENCE NORTH 40°22'30" EAST 20.82 FT. TO A 5/8" IRON ROD; THENCE ALONG A 135.55 FT. RADIUS CURVE TO THE LEFT 100.65 FT. (THE LONG CHORD OF WHICH BEARS NORTH 19°06'10" EAST 98.35 FT. TO A 5/8" IRON ROD; THENCE SOUTH 70°25'25" EAST 149.93 FT. TO A 5/8" IRON ROD; THENCE NORTH 0°18'26" EAST 310.02 FT. TO A 5/8" IRON ROD; THENCE SOUTH 70°28'04" EAST 327.79 FT. TO A 1/2" IRON PIPE; THENCE SOUTH 6°25'38" WEST 487.14 FT. TO A 1/2" IRON PIPE; THENCE SOUTH 35°04'55" WEST 385.21 FT. TO A 1/2" IRON PIPE ON THE NORTH LINE OF MOUNTAIN VIEW ACRES SUBDIVISION; THENCE SOUTH 88°44'18" WEST 79.36 FT. TO PREVIOUSLY MENTIONED RAILROAD SPIKE ON CENTERLINE OF HAPPY VALLEY DRIVE; THENCE ALONG A 369.75 FT. RADIUS CURVE TO THE RIGHT 182.39 FT. (THE LONG CHORD OF WHICH BEARS NORTH 14°32'54" EAST 180.54 FT.) TO THE TRUE POINT OF BEGINNING.

JAMES F. UDELL  
ENGINEERING & SURVEYING  
32388 BERLIN ROAD  
LEBANON, OR 97355  
(503) 451-5125



I HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL PLAT. Charles W. Gibbs

STATE OF OREGON )  
                          ) SS.  
COUNTY OF BENTON )

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORD OF PARTITION PLATS AS PLAT NO. 94-30, ON THIS 13th DAY OF July, 1994 AT 3:29 O'CLOCK PM.

BY: Dan Patterson  
FOR BENTON COUNTY CLERK, Daniel H. Burk

