

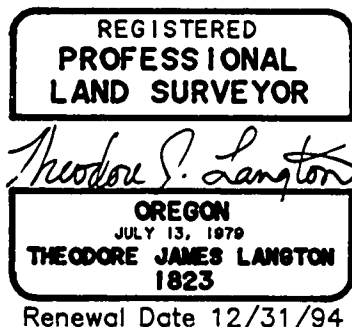
94-47

PARTITION PLAT No. 94-47

for LYNDA L. McGARRY and SPRAGUE A. TWEDT

in the GEORGE E. KNOWLTON DLC No. 70 SW 1/4 and SE 1/4 of SEC. 16, NW 1/4 and NE 1/4 of SEC. 21, T 12 S, R 6 W, W.M. BENTON COUNTY, OREGON

MARCH 10, 1994 PC-93-16



NORTHSTAR SURVEYING, INC. 720 N.W. 4th 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, 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:

That tract of land conveyed to Lynda L. McGarry and Sprague A. Twedt per M-169040, Deed Records of Benton County, lying in the Southeast 1/4 and Southwest 1/4 of Section 16 and the Northwest 1/4 and Northeast 1/4 of Sec. 21, T 12 S, R 6 W, W.M., Benton County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod at the southwest corner of said McGarry/Twedt tract being on the northwesterly right-of-way line of State Highway No. 34, said point being 188.31 feet S 30°24'00"E from a 3/4" Pipe at the 1/4 corner of said Sections 16 and 21; thence along the southwesterly line of said tract N 39°48'58"W 534.80 feet to a 5/8" iron rod at the most westerly corner thereof; thence along the northwesterly line of said tract as follows N 47°53'40"E 498.86 feet to a 5/8" iron rod; thence N 50°37'12"E 658.35 feet to a 5/8" iron rod; thence N 47°38'45"E 178.51 feet to a 5/8" iron rod at the most northerly corner thereof; thence along the northeasterly line of said tract S 46°11'31"E 561.49 feet to a 5/8" iron rod on said right-of-way line at the most southerly corner thereof; thence along said right-of-way line S 50°12'00"W 1397.49 feet to the point of beginning.

NARRATIVE

The purpose of this survey is to partition TL 501, of Map # 12-6-16, per conditions of PC-93-16. The northwesterly and southeasterly lines were monumented by CS 7182. The northeasterly line was established for a 1982 partition per CS 7398. The county is requiring a rededication of R/W as shown along the northwesterly line from the end of the current R/W of Gellatly Way. The portion outside of the parent tract is being handled by separate documents as shown. The R/W dedication on the parent tract is also a county requirement.

DECLARATION

Know all people by these presents that Lynda L. McGarry and Sprague A. Twedt are the recorded owners of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be partitioned and surveyed into parcels as shown on the annexed map. There are no water rights appurtenant to this property.

We hereby dedicate to the public the right-of-way and easements for the purposes as shown hereon.

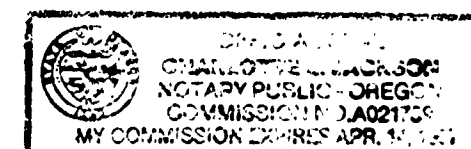
Lynda L. McGarry and Sprague A. Twedt signatures.

ACKNOWLEDGEMENT

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

This is to certify that on this 22nd day of April, 1994, before me, a Notary Public in and for said State and County, did personally appear Lynda L. McGarry and Sprague A. Twedt, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

Notary Public - State of Oregon My Commission expires 04-14-97



- ① N 47°38'45"E 143.39'
② N 52°29'56"E 247.82'
③ S 29°00'00"E 15.44' <N 29°W>
④ S 43°48'42"E 20.00' <N 43°43'49"W> <20.00>
⑤ N 46°17'41"E 288.81' <S 46°16'11"W> <288.75>
⑥ S 43°42'19"E 25.00'
⑦ S 46°17'41"W 288.76'
⑧ S 52°29'56"W 247.94' [N 52°30'55"E] [247.96]
⑨ S 47°38'45"W 139.01' [N 47°40'07"E] [139.00]

APPROVALS

APPROVED James E. Blain 9/30/94 Benton County Engineer date
APPROVED Rob M. Stein 9/30/94 Benton County Planning Official date
APPROVED James E. Blain 9/30/94 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 1994-1995 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 29th day of April, 1994.

by Pamela 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 20th day of May, 1994, through June 30, 1994.

by Clark Ruppel Benton County Tax Collector

APPROVED Pamela J. Dobb 10/3/94 Chairperson, Benton County Board of Commissioners Date

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. 94-47, on this 13th day of October, 1994, at 1:43 o'clock P.M.

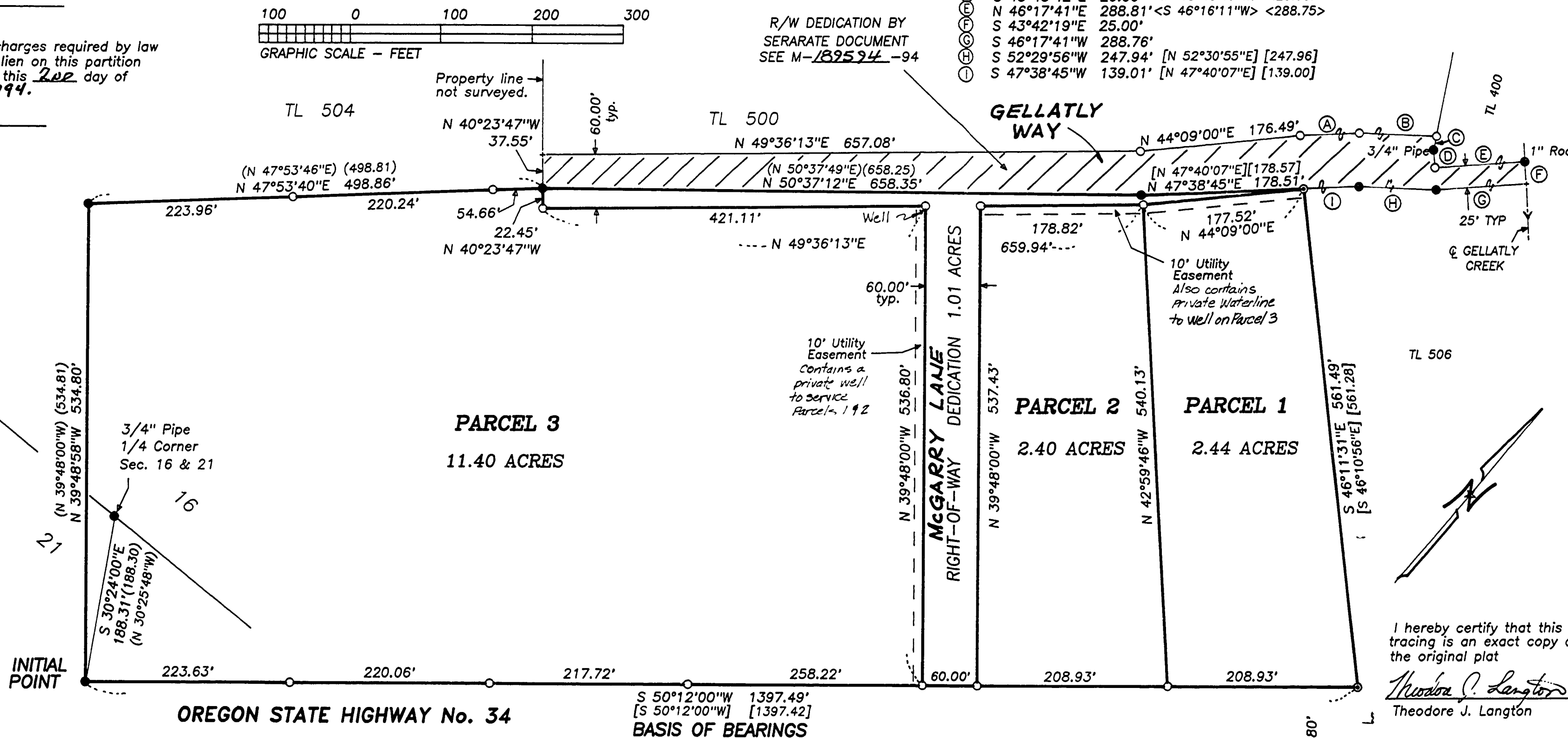
by [Signature] Benton County Clerk

LEGEND

- Found Monument, 5/8 Iron rod, or as noted.
○ Found Monument: 5/8" Iron rod with aluminum cap stamped "DEVCO ENG LS 1496"
○ Set Monument: N=MON = 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR PLS 1823".

Data of, or computed from, the following:
() ..CS 7182 [] ..CS 7398
< > ..M55675-84, Benton Co. Deed Records

Note: Pipe dimensions are inside diameter.



S 50°12'00"W 1397.49' [S 50°12'00"W] [1397.42] BASIS OF BEARINGS