

94-48

PARTITION PLAT NO. 94-48
for **KATHERINE FREEMAN**
in the NW 1/4 of Section 25 and the SW 1/4 of Section 24,
and the Jesse Belknap Donation Land Claim No. 41,
Township 14 South, Range 6 West, Willamette Meridian,
Benton County, Oregon
August 11, 1994
Planning file LD-94-22

I, NORMAN D. SPRINGER, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Norman D. Springer

SURVEYORS CERTIFICATE
I, Norman D. Springer, a Registered Professional Land Surveyor in the State of Oregon, hereby certify and say that during August of 1994 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, a 5/8" Iron rod that is North 00 degrees 01 minutes 39 seconds East 49.05 feet from the Southwest corner of the Jesse Belknap Donation Land Claim No. 41, in Township 14 South, Range 6 West, Benton County, Oregon; THENCE North 00 degrees 01 minutes 39 seconds East for a distance of 223.99 feet to a 5/8" Iron rod; THENCE South 89 degrees 49 minutes 54 seconds West for a distance of 51.00 feet to a 5/8" Iron rod; THENCE North 00 degrees 01 minutes 39 seconds East for a distance of 485.00 feet to a 5/8" Iron rod; THENCE North 89 degrees 49 minutes 54 seconds East for a distance of 51.00 feet to a 5/8" Iron rod; THENCE North 00 degrees 01 minutes 39 seconds East, for a distance of 439.04 feet to a 5/8" Iron rod; THENCE South 89 degrees 56 minutes 50 seconds East, for a distance of 719.95 feet to a 5/8" Iron rod on the westerly right of way line of Cemetery Road; THENCE South 00 degrees 04 minutes 34 seconds West, along said westerly right of way line of Cemetery Road, for a distance of 1165.16 feet to a 5/8" Iron rod on the northerly right of way line of Alpine Road; THENCE South 89 degrees 54 minutes 00 seconds West, along said northerly right of way line of Alpine Road, for a distance of 239.13 feet to a 5/8" Iron rod; THENCE along a curve to the right having a radius of 5699.58 feet and an arc length of 364.78 feet, being subtended by a chord of North 88 degrees 16 minutes 00 seconds West for a distance of 364.72 feet to a 5/8" Iron rod; THENCE North 86 degrees 26 minutes 00 seconds West for a distance of 115.49 feet to the point of beginning.

NARRATIVE
This partition was done to satisfy requirements numbered 1, 2, and 4 of Preliminary Approval for LD-94-22, Benton County Development Department. The basis of bearings is from County Survey 7518. Boundary determination is as follows: The position of Alpine Road was determined from the description on County Court Journal Book 15, Page 244. The position of the Northeast corner of Lot 104, Alpine Orchard Tracts was determined by using the record distance of 758.04 feet from the Southwest corner of D.L.C. No. 41 as computed from C.S. 6124-A. The Southeast corner of this Partition was computed at record distance (Deed M-29990) of 718.94 feet easterly and 30 feet northerly from the Southwest Corner of D.L.C. No. 41. The northwest corner of this Partition was computed at record distance of 1197.08 feet from the Southwest corner of D.L.C. No. 41, based on C.S. 7518. The field measurements were performed with a 1-second reading electronic total station. The diameters given on Iron pipes is inside measurement. There is no Geodetic control within the statutory 1/2 mile of this Partition.

DECLARATION
Know all men by these presents that I, Katherine A. Freeman, am the recorded owner of the land described in the surveyors certificate and that I have caused this Partition Plat to be prepared and the property divided in accordance with Oregon Revised Statutes and that I also dedicate to the public the 10.00 foot right of way strip along Cemetery Road as shown on the attached map. No water rights pertain to this property.

Katherine A. Freeman
Katherine A. Freeman

ACKNOWLEDGEMENT
State of Oregon) S.S.
County of Benton)

On this 29th day of August, 1994, before me a notary public for the State of Oregon, did personally appear Katherine A. Freeman, who is known to me to be the identical person described in and who executed the Declaration freely and voluntarily. Subscribed and sworn to before me, a Notary Public in and for the State of Oregon.

APPROVALS
I hereby certify that 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 calendar year on this Partition, but not yet certified to the Tax Collector for collection, have been paid to me, this 8th day of September 1994.

Richard J. Great
Director, Benton County Dept. of Assessment

I hereby certify that all Ad Valorem Taxes and other charges required by law to be placed on the tax rolls which have become a lien on this Partition that are now due and payable have been paid to the date of June 30, 1994.

Maury K. Oley
Asst. Director Benton County Dept. of Finance, Auditing and Tax Collection

Examined and approved this 3rd day of October, 1994.

James E. Blair
Benton County Surveyor

Approved this 30th day of Sept, 1994.

R. M. Lin
Benton County Planning Official

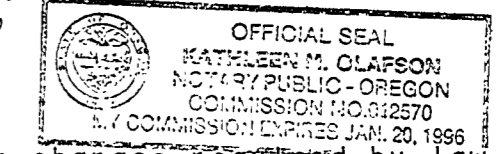
State of Oregon) S.S.
County of Benton)

I do hereby certify that this Partition Plat was recorded on the 4th day of October, 1994, at 2:39 o'clock P m as Partition Plat No. 94-48, Benton County Records.

Aut. Clerk
Benton County Clerk

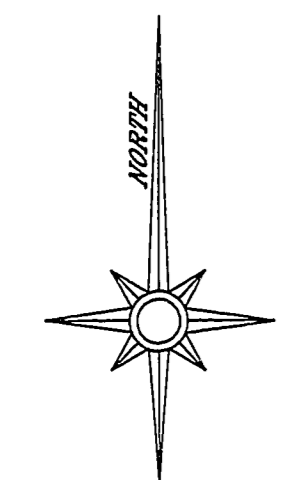
Approved this 3 day of October, 1994.

James J. J. J.
Benton County Board of Commissioners Chairperson



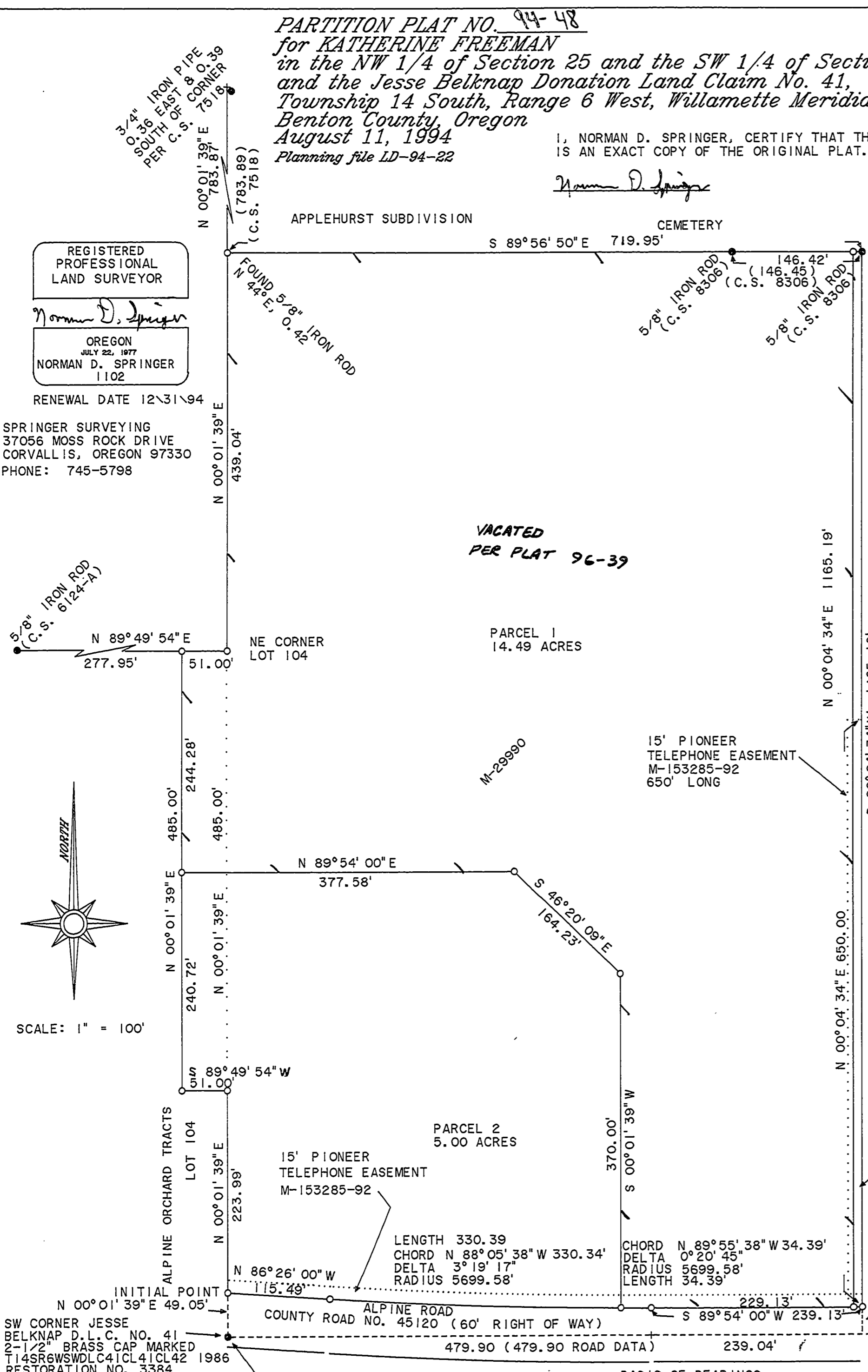
REGISTERED PROFESSIONAL LAND SURVEYOR
Norman D. Springer
OREGON JULY 22, 1977
NORMAN D. SPRINGER 1102
RENEWAL DATE 12/31/94

SPRINGER SURVEYING
37056 MOSS ROCK DRIVE
CORVALLIS, OREGON 97330
PHONE: 745-5798



SCALE: 1" = 100'

LEGEND
● FOUND MONUMENT AS NOTED
○ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS1102"
() DATA OF RECORD



BASIS OF BEARINGS
N 89°54'00"E 1688.35'
(N 89°54'00"E 1688.33, C.S. 7518)

PARTITION PLAT NO. 94-48
for KATHERINE FREEMAN
in the NW 1/4 of Section 25 and the SW 1/4 of Section 24,
and the Jesse Belknap Donation Land Claim No. 41,
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Benton County, Oregon
August 11, 1994
Planning file LD-94-22

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Norman D. Springer

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Katherine A. Freeman
Katherine A. Freeman

ACKNOWLEDGEMENT

State of Oregon) S.S.
County of Benton)

On this 29th day of August, 1994, before me a notary public for the State of Oregon, did personally appear Katherine A. Freeman, who is known to me to be the identical person described in and who executed the Declaration freely and voluntarily. Subscribed and sworn to before me, a Notary Public in and for the State of Oregon.

APPROVALS

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Paula Kay Grant
Director, Benton County Dept. of Assessment

I hereby certify that all Ad Valorem Taxes and other charges required by law to be placed on the tax rolls which have become a lien on this Partition that are now due and payable have been paid to the date of June 30, 1994.

Maury Allen
Asst. Director Benton County Dept. of Finance, Auditing and Tax Collection

Examined and approved this 3rd day of October, 1994.

Janet E. Blair
Benton County Surveyor

Approved this 30th day of Sept, 1994.

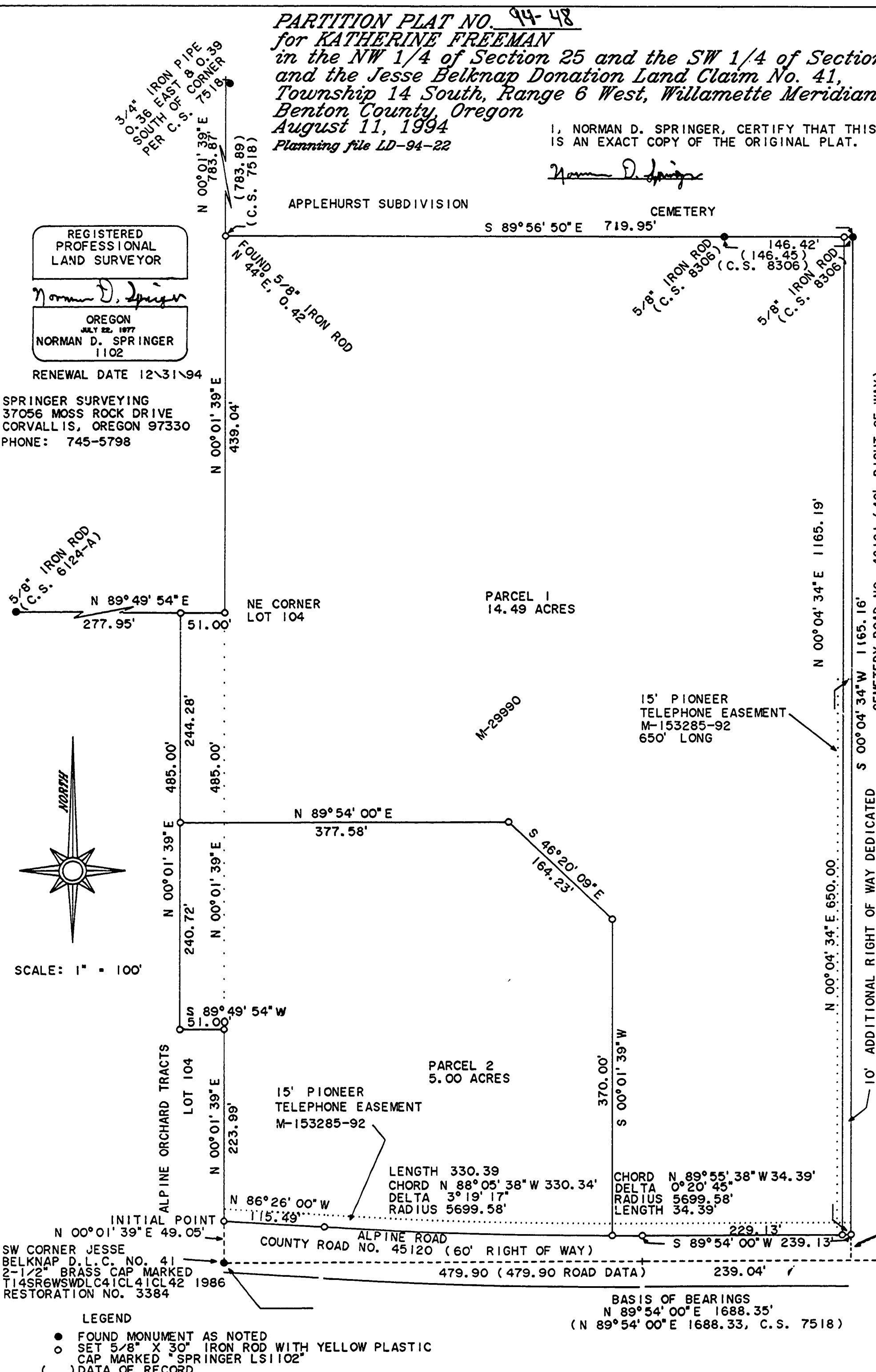
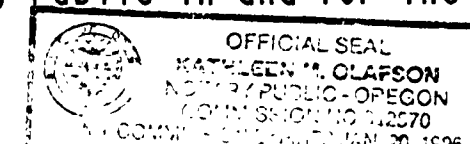
John M. Blair
Benton County Planning Official
State of Oregon) S.S.
County of Benton)

I do hereby certify that this Partition Plat was recorded on the 17th day of October, 1994, at 2:37 o'clock pm as Partition Plat No. 94-48, Benton County Records.

Paul D. ...
Benton County Clerk

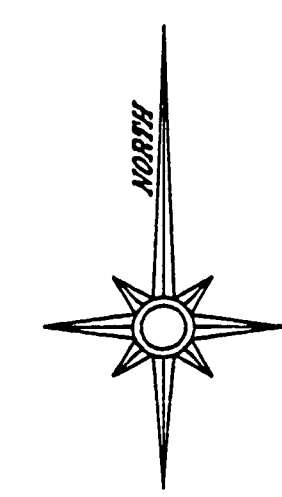
Approved this 3 day of October, 1994.

James J. ...
Benton County Board of Commissioners Chairperson



REGISTERED PROFESSIONAL LAND SURVEYOR
Norman D. Springer
OREGON
JULY 22, 1977
NORMAN D. SPRINGER
1102
RENEWAL DATE 12-31-94

SPRINGER SURVEYING
37056 MOSS ROCK DRIVE
CORVALLIS, OREGON 97330
PHONE: 745-5798



SCALE: 1" = 100'

LEGEND
● FOUND MONUMENT AS NOTED
○ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED SPRINGER LSI102
() DATA OF RECORD

BASIS OF BEARINGS
N 89°54'00"E 1688.35'
(N 89°54'00"E 1688.33, C.S. 7518)