

95-01

PARTITION PLAT No. 95-01

**PARTITION PLAT  
FOR  
ANDREW BAILEY  
SW 1/4 SEC. 33, T 14 S, R 5 W W.M.  
MONROE, BENTON COUNTY, OREGON  
ASSESSOR'S MAP No. 14-05-32D TL 200  
SEPT 26, 1994**

I, THOMAS F. POAGE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE PLAT AS SHOWN.  
*Thomas F. Poage*  
THOMAS F. POAGE

**SURVEYOR'S CERTIFICATE**

I, THOMAS F. POAGE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS, THE HEREON DESCRIBED PARTITION PLAT, THAT THE INITIAL POINT IS A 5/8" X 30" REBAR WITH A PLASTIC I.D. CAP L.S. NO. 1301 SET FLUSH WITH THE SURFACE OF THE GROUND AND IS LOCATED AS DESCRIBED AND SHOWN HEREON AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

BEGINNING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF THE ROBERT B. BOYD D.L.C. No. 67 IN TOWNSHIP 14 SOUTH RANGE 5 WEST OF THE WILLAMETTE MERIDIAN SAID POINT BEING OF RECORD SOUTH 89°50'00" EAST 676.50 FEET AND NORTH 00°05'00" EAST 2640.66 FEET FROM THE SOUTHEAST CORNER OF SECTION 32 IN SAID TOWNSHIP 14 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89°53'00" WEST 603.42 FEET; THENCE SOUTH 00°12'47" WEST 30.00 FEET TO THE INITIAL POINT OF THE HEREON DESCRIBED PARTITION PLAT; THENCE CONTINUING SOUTH 00°12'47" WEST 692.16 FEET TO A POINT REFERENCED BY A 5/8" IRON ROD; THENCE SOUTH 89°50'02" EAST 302.31 FEET TO A POINT REFERENCED BY A 5/8" IRON ROD; THENCE NORTH 00°08'07" EAST 722.42 FEET TO A POINT IN THE CENTER OF COON ROAD (COUNTY ROAD No. 45800); THENCE ALONG THE CENTERLINE OF COON ROAD NORTH 89°53'00" WEST 301.32 FEET TO A POINT WHICH BEARS NORTH 00°12'47" EAST FROM THE INITIAL POINT; THENCE SOUTH 00°12'47" WEST 30.00 FEET TO THE INITIAL POINT, ALL IN BENTON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

THOMAS F. POAGE  
1301  
Expires 12/31/94

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 94-95 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 20TH DAY OF OCTOBER, 1994.

by: *Donald E. Jordan*  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT  
ACTING 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, 1995.

by: *Chick Ruzicka*  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE  
AUDITING AND TAX COLLECTION

THE BENTON COUNTY COMMISSIONERS ACCEPT THE RIGHT OF WAY DEDICATION SHOWN HEREON.  
by: *Walt Davis*  
CHAIRPERSON, BENTON COUNTY COMMISSIONERS  
DATE 1/9/95

**DECLARATION**

KNOW ALL MEN THAT ANDREW J. BAILEY IS THE OWNER OF THE HEREON DESCRIBED PROPERTY, AND THAT HE DOES HEREBY PARTITION THE SAME AS SHOWN AND DEDICATES TO THE PUBLIC FOREVER A RIGHT OF WAY WIDTH OF 30 FEET FROM THE CENTERLINE OF COON ROAD.

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

*Andrew J. Bailey*  
ANDREW J. BAILEY

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
COUNTY OF BENTON ) SS

THERE APPEARED BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, COUNTY OF LANE THE HEREON NAMED ANDREW J. BAILEY, KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE DECLARATION HEREON SHOWN, AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL.

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 19th DAY OF October, 1994

*Susan G. Stovall*



STATE OF OREGON )  
COUNTY OF BENTON ) SS

I HEREBY CERTIFY THAT THE WITHIN PARTITION WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY "RECORD OF PARTITION PLATS" AS PARTITION PLAT No. 95-01 ON THIS 10th DAY OF January, 1995 AT 11:07 O'CLOCK A.M.  
by: *Neil A. Smith*  
BENTON COUNTY CLERK

THIS PARTITION PLAT IS SUBJECT TO A PARTITION PLAT CONSENT AFFIDAVIT EXECUTED BY JANE K. TRENT AND RECORDED AS M-194453-95 BENTON COUNTY DEED RECORDS.

PARTITION PLAT FOR ANDREW BAILEY SW 1/4 SEC. 33, T 14 S, R 5 W W.M. MONROE, BENTON COUNTY, OREGON ASSESSOR'S MAP No. 14-05-32D TL 200 SEPT 26, 1994

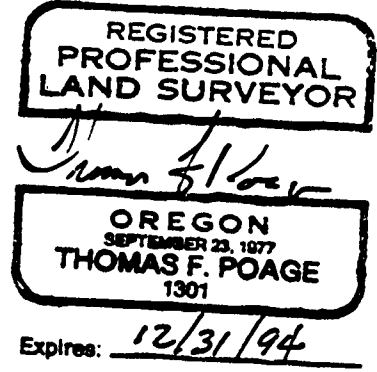
PARTITION PLAT No. 95-01

I, THOMAS F. POAGE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE PLAT AS SHOWN. Thomas F. Poage - THOMAS F. POAGE

SURVEYOR'S CERTIFICATE

I, THOMAS F. POAGE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS, THE HEREON DESCRIBED PARTITION PLAT...

BEGINNING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF THE ROBERT B. BOYD D.L.C. No. 67 IN TOWNSHIP 14 SOUTH RANGE 5 WEST OF THE WILLAMETTE MERIDIAN SAID POINT BEING OF RECORD SOUTH 89°50'00" EAST 676.50 FEET AND NORTH 00°05'00" EAST 2640.66 FEET FROM THE SOUTHEAST CORNER OF SECTION 32...



DECLARATION

KNOW ALL MEN THAT ANDREW J. BAILEY IS THE OWNER OF THE HEREON DESCRIBED PROPERTY, AND THAT HE DOES HEREBY PARTITION THE SAME AS SHOWN AND DEDICATES TO THE PUBLIC FOREVER A RIGHT OF WAY WIDTH OF 30 FEET FROM THE CENTERLINE OF COON ROAD.

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

Andrew J. Bailey ANDREW J. BAILEY

ACKNOWLEDGEMENT

STATE OF OREGON ) COUNTY OF BENTON ) SS

THERE APPEARED BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, COUNTY OF LANE THE HEREON NAMED ANDREW J. BAILEY, KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE DECLARATION HEREON SHOWN, AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF October, 1994

Susan S. Stovall



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 94-95 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 20th DAY OF OCTOBER, 1994.

by: [Signature] ACTING ASSESSOR DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

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, 1995.

by: [Signature] DIRECTOR, BENTON COUNTY DEPT. OF FINANCE AUDITING AND TAX COLLECTION

STATE OF OREGON ) COUNTY OF BENTON ) SS

I HEREBY CERTIFY THAT THE WITHIN PARTITION WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY "RECORD OF PARTITION PLATS" AS PARTITION PLAT No. 95-01 ON THIS 10th DAY OF January, 1995 AT 11:05 O'CLOCK A.M.

by: [Signature] BENTON COUNTY CLERK

THE BENTON COUNTY COMMISSIONERS ACCEPT THE RIGHT OF WAY DEDICATION SHOWN HEREON. by: [Signature] CHAIRPERSON, BENTON COUNTY COMMISSIONERS 1/19/95 DATE

THIS PARTITION PLAT IS SUBJECT TO A PARTITION PLAT CONSENT AFFIDAVIT EXECUTED BY JANE K. TRENT AND RECORDED AS M-194453-95 BENTON COUNTY DEED RECORDS.

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR  
POSITION EDGE OF PRINT ON THIS LINE

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REORDER BY NUMBER 075AR  
POSITION EDGE OF PRINT ON THIS LINE

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR  
POSITION EDGE OF PRINT ON THIS LINE

PARTITION PLAT No. 95

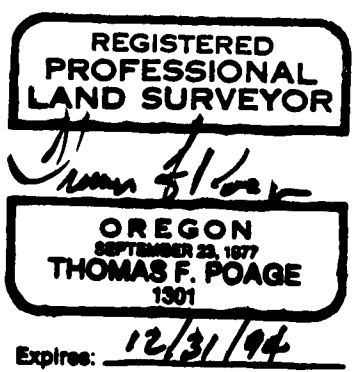
PARTITION PLAT  
FOR  
ANDREW BAILEY  
SW 1/4 SEC. 33, T 14 S, R 5 W W.M.  
MONROE, BENTON COUNTY, OREGON  
ASSESSOR'S MAP No. 14-05-32D TL 200  
SEPT 26, 1994

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PLAT AS SHOWN. Thomas F. Poage  
THOMAS F. POAGE

SURVEYOR'S CERTIFICATE

I, THOMAS F. POAGE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS, THE HEREON DESCRIBED PARTITION PLAT, THAT THE INITIAL POINT IS A 5/8" X 30" REBAR WITH A PLASTIC I.D. CAP L.S. NO. 1301 SET FLUSH WITH THE SURFACE OF THE GROUND AND IS LOCATED AS DESCRIBED AND SHOWN HEREON AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

BEGINNING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF THE ROBERT B. BOYD D.L.C. No. 67 IN TOWNSHIP 14 SOUTH RANGE 5 WEST OF THE WILLAMETTE MERIDIAN SAID POINT BEING OF RECORD SOUTH 88°50'00" EAST 878.80 FEET AND NORTH 00°08'00" EAST 2840.88 FEET FROM THE SOUTHEAST CORNER OF SECTION 32 IN SAID TOWNSHIP 14 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 88°53'00" WEST 803.42 FEET; THENCE SOUTH 00°12'47" WEST 30.00 FEET TO THE INITIAL POINT OF THE HEREON DESCRIBED PARTITION PLAT; THENCE CONTINUING SOUTH 00°12'47" WEST 882.18 FEET TO A POINT REFERENCED BY A 5/8" IRON ROD; THENCE SOUTH 88°50'00" EAST 302.31 FEET TO A POINT REFERENCED BY A 5/8" IRON ROD; THENCE NORTH 00°08'00" EAST 722.42 FEET TO A POINT IN THE CENTER OF COON ROAD (COUNTY ROAD No. 48800); THENCE ALONG THE CENTERLINE OF COON ROAD NORTH 88°53'00" WEST 301.32 FEET TO A POINT WHICH BEARS NORTH 00°12'47" EAST FROM THE INITIAL POINT; THENCE SOUTH 00°12'47" WEST 30.00 FEET TO THE INITIAL POINT, ALL IN BENTON COUNTY, OREGON.



I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92-085 ALL AD VALOREM TAXES, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 94-95 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 20th DAY OF October, 1994.

by: Jane K. Trent ACTING ASSESSOR  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

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, 1995.

by: Chad Ruppel 11-22-94  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE  
AUDITING AND TAX COLLECTION

THE BENTON COUNTY COMMISSIONERS ACCEPT THE RIGHT OF WAY DEDICATION SHOWN HEREON.  
by: Kurt Davis 11/19/95  
CHAIRPERSON, BENTON COUNTY COMMISSIONERS DATE

DECLARATION

KNOW ALL MEN THAT ANDREW J. BAILEY IS THE OWNER OF THE HE THAT HE DOES HEREBY PARTITION THE SAME AS SHOWN AND DE A RIGHT OF WAY WIDTH OF 30 FEET FROM THE CENTERLINE OF THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPER

Andrew J. Bailey  
ANDREW J. BAILEY

ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF BENTON ) SS

THERE APPEARED BEFORE ME, A NOTARY PUBLIC FOR THE STA LANE THE HEREON NAMED ANDREW J. BAILEY, PERSON WHO EXECUTED THE DECLARATION HEREON SHOWN, A BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I H AFFIXED MY SEAL.

SUBSCRIBED AND SWORN TO BEFO  
THIS 19th DAY OF October  
Susan R. Howell



STATE OF OREGON )  
COUNTY OF BENTON ) SS

I HEREBY CERTIFY THAT THE WITHIN PARTITION WAS RECEI ME IN THE BENTON COUNTY RECORD OF PARTITION PL 95-01 ON THIS 10th 11:07 1995  
by: Neil A. Smith  
BENTON COUNTY CLERK

THIS PARTITION PLAT IS SUBJECT TO A PARTITION PLAT CON BY JANE K. TRENT AND RECORDED AS M-194453 COUNTY DEED RECORDS.

95-01

PARTITION PLAT No. 95-01

APPROVALS: BENTON COUNTY DEVELOPMENT DEPT.  
No. LD-94-19

*R.M. [Signature]* 1-5-94  
BENTON COUNTY PLANNING OFFICIAL DATE

For *Roy Wilson* 1-5-95  
BENTON COUNTY SURVEYOR DATE

PARTITION PLAT FOR ANDREW BAILEY  
SW 1/4 SEC. 33, T 14 S, R 5 W W.M.  
MONROE, BENTON COUNTY, OREGON  
ASSESSOR'S MAP No. 14-05-32D TL 200  
SEPT 26, 1994

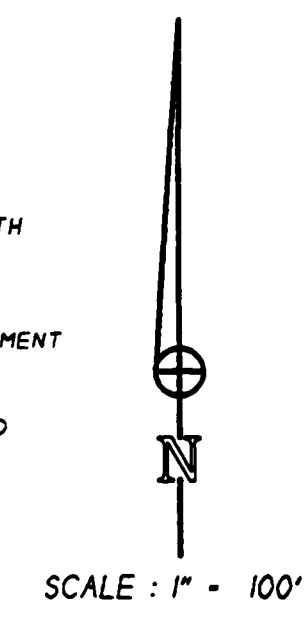
I, THOMAS F. POAGE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE PLAT AS SHOWN.  
*Thomas F. Poage*  
THOMAS F. POAGE

LEGEND

- FD BRASS CAP AS NOTED
- FD. MON. AS NOTED
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC I.D. CAP L.S. No. 1301
- COMPUTED POINT NO MONUMENT FOUND OR SET
- ( ) REF. No. DATA OF RECORD

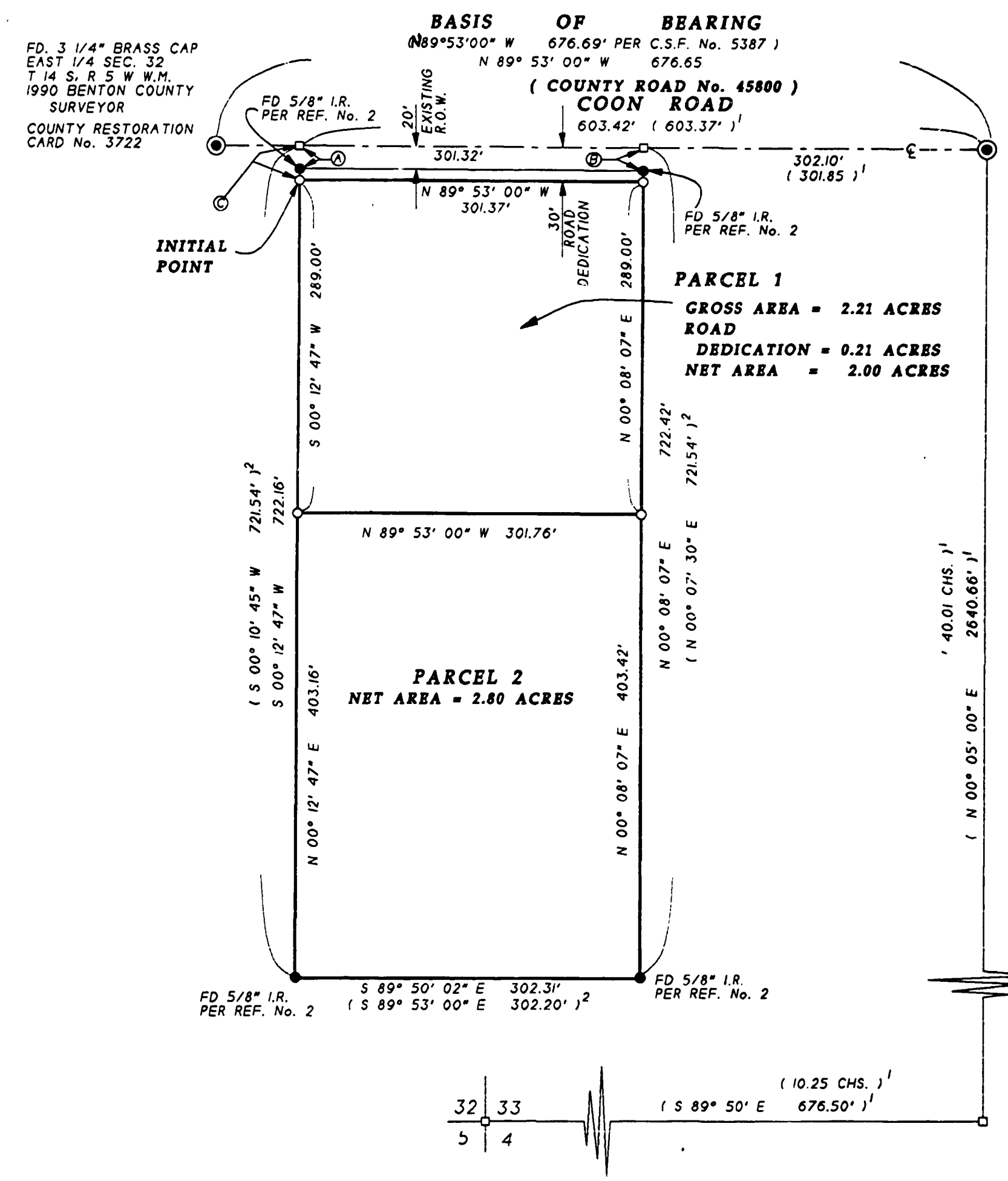
REFERENCES

1. WARRANTY DEED RECORDED MAY 3, 1994 AS INSTRU. No. 183429 BENTON COUNTY OREGON DEEDS AND RECORDS OFFICE.
2. C.S. No. 5387 MOORE 1972
3. C.S. No. 7383 MOORE 1973
4. C.S. No. 5650 MOORE 1974
5. PARTITION PLAT No. 91-28 BENTON COUNTY PARTITION PLAT FILES



NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF THE OWNER TO COMPLY WITH O.R.S. REQUIREMENTS AND BENTON COUNTY PLANNING DEPARTMENT CONDITIONS FOR A PARTITION IN SECTION 33 OF TOWNSHIP 14 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN. PRELIMINARY APPROVAL FOR THIS PARTITION WAS GRANTED IN BENTON COUNTY DEVELOPMENT DEPT. FILE No. LD-94-19. THE BASIS OF BEARING WAS ESTABLISHED FROM THE FOUND BRASS CAP MARKING THE EAST ONE-QUARTER CORNER OF SECTION 32 IN TOWNSHIP 14 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN. THIS LINE ALSO DEFINES THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY. THE SOUTH BOUNDARY IS DEFINED BY THE FOUND IRON RODS SET IN C.S.F. No. 5387 AND CALLED FOR IN THE DEED OF CONVEYANCE. MONUMENTS SET IN C.S.F. No. 5387 AT THE SOUTHERLY MARGIN OF COON ROAD WERE HELD IN CONJUNCTION WITH THE FOUND IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF THE SUBJECT PROPERTY TO DEFINE THE WEST BOUNDARY AND EAST BOUNDARY OF THE SUBJECT PROPERTY; THE EAST AND WEST BOUNDARIES AS ESTABLISHED HEREON WERE PROJECTED NORTHERLY TO THE CENTERLINE OF COON ROAD TO DEFINE THE NORTHEAST AND NORTHWEST CORNERS OF THE SUBJECT PROPERTY. WITH THE EXTERIOR BOUNDARY SO DEFINED THE SUBJECT PROPERTY WAS PARTITIONED AT THE DIRECTION OF THE OWNER AND IN ACCORDANCE WITH THE PRELIMINARY PLAN.



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Thomas F. Poage*  
 OREGON  
 SEPTEMBER 21, 1977  
 THOMAS F. POAGE  
 1301  
 Expires: 12/31/94

NOTE  
 1. EASEMENT IN FAVOR CONSUMERS POWER INC. AND RECORDED ON APRIL 8, 1977 INSTRU. No. M-78092-77 MICROFILM RECORDS OF BENTON COUNTY, IS A 6 FOOT WIDE EASEMENT CENTERED ON THE EXISTING POWER LINE ALONG THE NORTHERLY BORDER OF THE SUBJECT PROPERTY. THIS EASEMENT WILL LIE WHOLLY WITHIN THE 30 FOOT ROAD DEDICATION.

POAGE ENGINEERING & SURVEYING, INC.  
 P.O. BOX 2527 • EUGENE, OREGON 97402 • (503) 485-4505  
 JOB No. 2201, DWN. BY JAO, DATE: 9-29-94

95-01

PARTITION PLAT No. 95-01

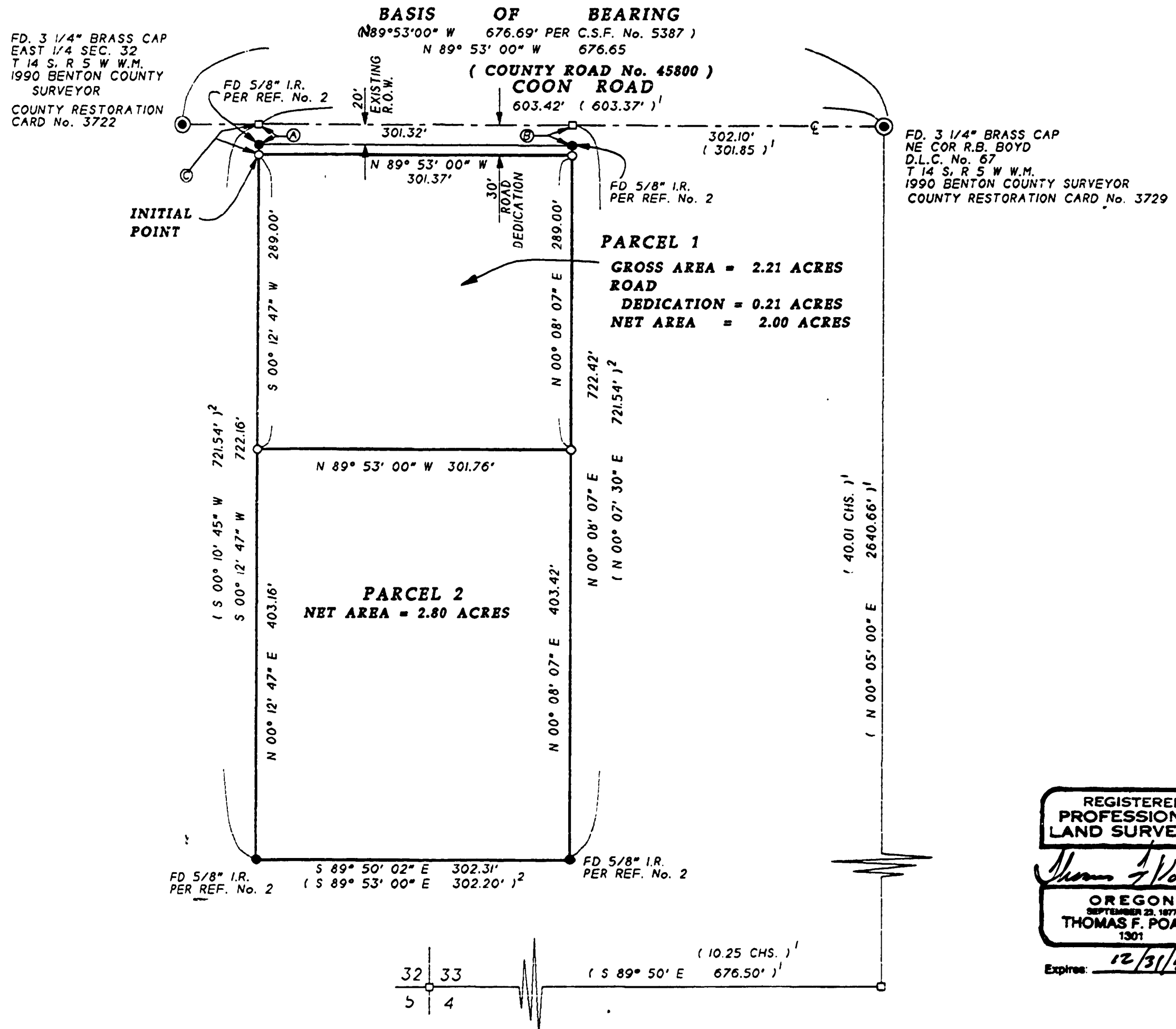
APPROVALS: BENTON COUNTY DEVELOPMENT DEPT.  
No. LD-94-19

Ray Wilson  
BENTON COUNTY PLANNING OFFICIAL  
1-5-94  
DATE

FOR Ray Wilson  
BENTON COUNTY SURVEYOR  
1-5-95  
DATE

PARTITION PLAT  
FOR  
ANDREW BAILEY  
SW 1/4 SEC. 33, T 14 S, R 5 W W.M.  
MONROE, BENTON COUNTY, OREGON  
ASSESSOR'S MAP No. 14-05-32D TL 200  
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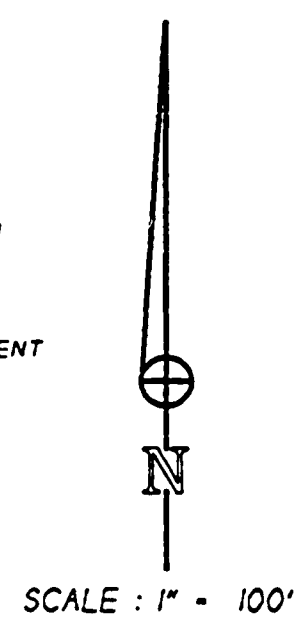


LEGEND

- FD BRASS CAP AS NOTED
- FD. MON. AS NOTED
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC I.D. CAP L.S. No. 1301
- COMPUTED POINT NO MONUMENT FOUND OR SET
- REF. No. DATA OF RECORD

REFERENCES

1. WARRANTY DEED RECORDED MAY 3, 1994 AS INSTRU. No. 183429 BENTON COUNTY OREGON DEEDS AND RECORDS OFFICE.
2. C.S. No. 5387 MOORE 1972
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4. C.S. No. 5650 MOORE 1974
5. PARTITION PLAT No. 91-28 BENTON COUNTY PARTITION PLAT FILES



NARRATIVE

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Thomas F. Poage  
OREGON  
SEPTEMBER 23, 1977  
THOMAS F. POAGE  
1301  
Expires: 12/31/94

ADDITIONAL COURSES

STA.	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	DELTA
(A)	S 00° 12' 47" W	19.93'	-----	-----	TANGENT
(B)	N 00° 08' 07" E	20.26'	-----	-----	TANGENT
(C)	S 00° 12' 47" W	30.00'	-----	-----	TANGENT

NOTE

1. EASEMENT IN FAVOR CONSUMERS POWER INC. AND RECORDED ON APRIL 8, 1977 INSTRU. No. M-78092477 MICROFILM RECORDS OF BENTON COUNTY. IS A 6 FOOT WIDE EASEMENT CENTERED ON THE EXISTING POWER LINE ALONG THE NORTHERLY BORDER OF THE SUBJECT PROPERTY. THIS EASEMENT WILL LIE WHOLLY WITHIN THE 30 FOOT ROAD DEDICATION.

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JOB No. 2201, DWN. BY JAO, DATE: 9-29-94