

**PARTITION PLAT NO. 95-02, A REPLAT OF PARCEL 2 OF PARTITION PLAT NO. 91-022; SITUATED WITHIN THE SE 1/4 OF SECTION 1 AND THE NE 1/4 OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN AND THE SW 1/4 OF SECTION 6 AND NW 1/4 OF SECTION 7 TOWNSHIP 11 SOUTH RANGE 4 WEST OF THE WILLAMETTE MERIDIAN AND IN A PORTION OF THE ABNER DRUMM DLC NO. 39 AND THE PRICE FULLER DLC NO. 37 BENTON COUNTY, OREGON**

**FOR: FIRST INTERSTATE BANK OF OREGON, N.A. ANCILLARY TRUSTEE FOR THE FRED E. TROTTER ROLLOVER I.R.A.**

SCALE: 1" = 300'

DATE: NOVEMBER 1, 1994

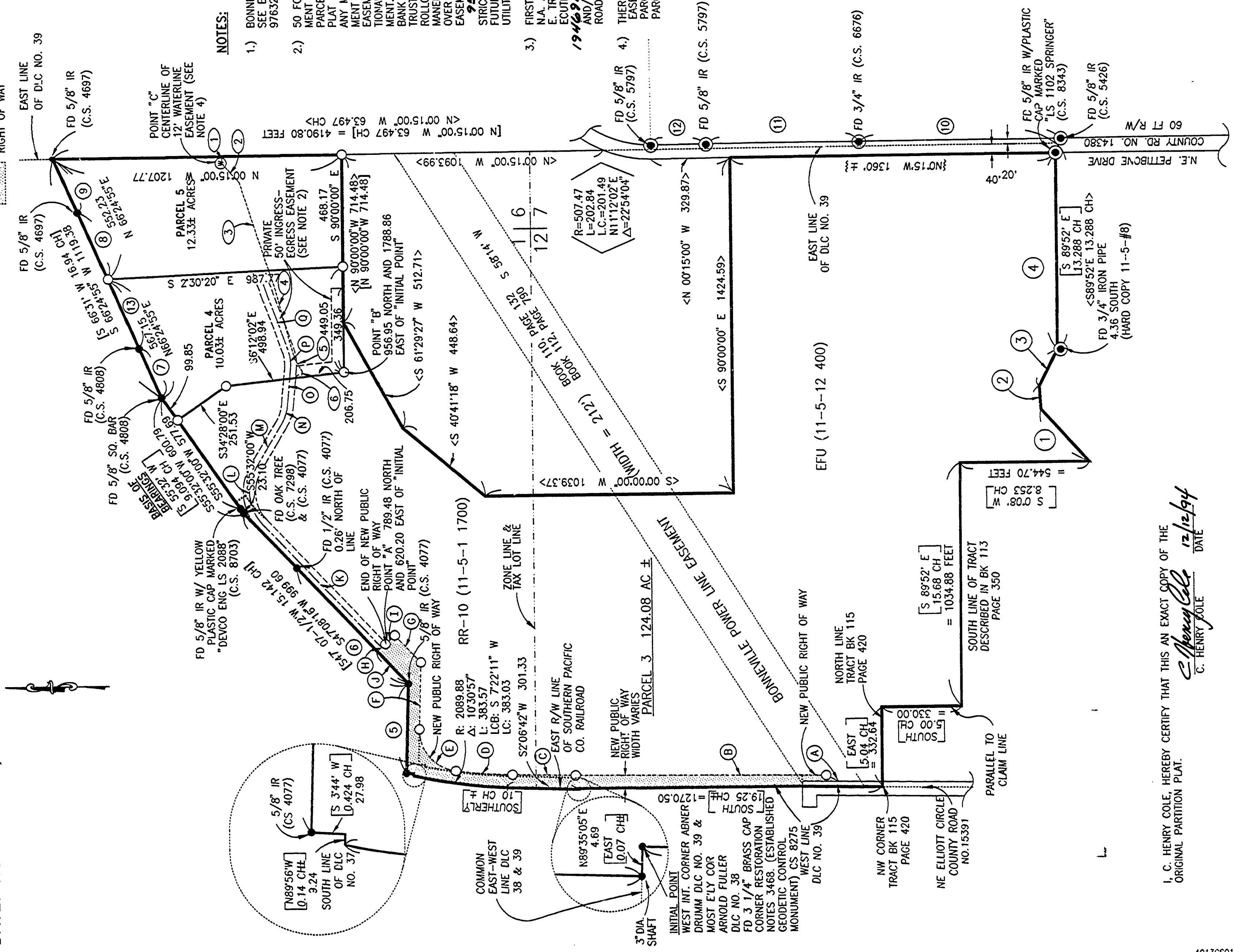
- LEGEND**
- PARENT PARCEL
  - PARCEL 3,4,5
  - - - ZONE LINE & TAX LOT LINE
  - - - 50' INGRESS-EGRESS EASEMENT
  - SET 5/8" IR W/ YELLOW PLASTIC CAP MARKED "DEVCO ENG. LS 2088"
  - MONUMENT OF RECORD; AS NOTED
  - ⊙ MONUMENT OF RECORD; AS NOTED AND LOCATION VERIFIED
  - C.S. COUNTY SURVEY
  - ( ) RECORD INFORMATION FROM C.S. AS NOTED
  - [ ] RECORD INFORMATION; BENTON COUNTY DEED RECORDS BK 153 PG 466
  - < > RECORD INFORMATION BENTON COUNTY PARTITION PLAT NO. 91-022
  - { } CALCULATED
  - CH CHAINS
  - ⊕ WELL
  - ▨ NEW PUBLIC RIGHT OF WAY

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*C. Henry Cole*  
 OREGON  
 JULY 13, 1984  
 C. HENRY COLE  
 2088  
 EXPIRES 12/31/95

C. HENRY COLE  
 DEVCO ENGINEERING INC.  
 P.O. BOX 1211  
 CORVALLIS, OR 97339

**NOTES:**

- 1.) BONNEVILLE POWER HAS EASEMENT SEE BPA DRAWING SERIAL NUMBERS 97632 AND 97631
- 2.) 50 FOOT ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 3, PARCEL 4 PARCEL 5 AND PARCEL 1 OF PARTITION PLAT 91-022 AS SHOWN. ANY MAINTENANCE AND / OR IMPROVEMENT COSTS FOR THE EASEMENT SHALL BE SHARED PROPORTIONALLY BY THE USERS OF THE EASEMENT. IN ADDITION FIRST INTERSTATE BANK OF OREGON, N.A. ANCILLARY TRUSTEE FOR THE FRED E. TROTTER ROLLOVER I.R.A. SHALL GRANT A PERMANENT EASEMENT AND RIGHT OF WAY OVER SAID 50 FOOT EASEMENT TO BENTON COUNTY (M-194692-95) AND SHALL AGREE TO A RESTRICTIVE COVENANT AGREEING TO FUTURE DEDICATION FOR ROAD AND UTILITY PURPOSES (M-194693-95)
- 3.) FIRST INTERSTATE BANK OF OREGON N.A. ANCILLARY TRUSTEE FOR THE FRED E. TROTTER ROLLOVER I.R.A. HAS EXECUTED A MAINTENANCE AGREEMENT (M-194691-95) FOR THE MAINTENANCE AND/OR IMPROVEMENT COSTS FOR THE ROADWAY WITHIN THE SUBJECT EASEMENT
- 4.) THERE IS A 12 FOOT WIDE WATERLINE EASEMENT FROM THE WELL AREA ON PARCEL 5 TO SUPPLY WATER TO PARCEL 4 AND PARCEL 3.



I, C. HENRY COLE, HEREBY CERTIFY THAT THIS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.  
*C. Henry Cole* 12/12/94  
 C. HENRY COLE DATE

95-02

95-02

PARTITION PLAT NO. 95-02, A REPLAT OF PARCEL 2 OF PARTITION PLAT NO. 91-022; SITUATED WITHIN THE SE 1/4 OF SECTION 1 AND THE NE 1/4 OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN AND THE SW 1/4 OF SECTION 6 AND NW 1/4 OF SECTION 7 TOWNSHIP 11 SOUTH RANGE 4 WEST OF THE WILLAMETTE MERIDIAN AND IN A PORTION OF THE ABNER DRUMM DLC NO. 39 AND THE PRICE FULLER DLC NO. 37 BENTON COUNTY, OREGON

FOR: FIRST INTERSTATE BANK OF OREGON, N.A. ANCILLARY TRUSTEE FOR THE FRED E. TROTTER ROLLOVER I.R.A.

DATE: NOVEMBER 1, 1994

RIGHT OF WAY COURSE TABLE

- (A) N 27°00'00" E 110.13
- (B) N 00°00'00" E 1046.97
- (C) N 01°10'04" E 265.72  
R: 2039.88  
D: 6°39'34"  
L: 237.10  
LCB: N 4°29'52" E  
LC: 236.96
- (D) R: 175.00  
D: 83°58'43"  
L: 256.50  
LCB: N 49°49'00" E  
LC: 234.15
- (E) N 88°11'38" E 284.22
- (F) N 47°08'16" E 159.96
- (H) N 42°51'44" W 50.00
- (I) N 42°51'44" W 50.00
- (J) S 47°08'16" W 190.00

COURSE TABLE

- (1) N 48°13' E 4.561 CH [ ]  
N 48°35' E 4.561 CH [HARDCOPY 11-5-00008  
N 48°35' E 301.03 (C.S. 8343)]
- (2) N 86°23' E 1.479 CH [ ]  
N 86°23' E 97.61 (C.S. 8343)
- (3) S 63°38' E 2.633 CH [ ]  
S 63°29'25" E 174.32 (C.S. 8343)  
S 61°31'58" E 175.75
- (4) N 89°28'17" W 836.56 (C.S. 8348)  
S 89°49'00" E 836.47
- (5) N 88°15' W 5.762 CH [ ]  
S 88°15' E 380.29 (C.S. 4077)  
N 88°11'38" W 380.49
- (6) N 47°07' 1/2" E 667.69 (C.S. 4077)  
N 47°08'16" E 667.30
- (7) N 66°31' E 240.04 (C.S. 4808)  
N 66°31' E 240.04 (C.S. 7298)  
N 66°24'55" E 240.99
- (8) N 66°24'55" E 302.94
- (9) N 66°31' E 249.36 (C.S. 4808)  
S 66°31' W 249.36 (C.S. 4697)  
N 66°31' E 249.36 (C.S. 7298)  
N 66°24'55" E 249.29
- (10) N 0°03'40" W 857.27 (C.S. 5426)
- (11) N 0°15'30" W 642.88 (C.S. 6676)
- (12) N 0°15'30" W 242.84 (C.S. 5797)
- (13) N 66°24'55" W 326.16

INGRESS - EGRESS EASEMENT CENTERLINE COURSE TABLE

- (K) N 47°08'16" E 736.89  
R: 200.00  
D: 73°05'55"  
L: 255.16  
LCB: N 83°41'14" E  
LC: 238.21
- (L) S 59°45'49" E 220.15  
R: 200.00  
D: 25°00'06"  
L: 87.27  
LCB: S 72°15'52" E  
LC: 86.58
- (M) S 84°45'55" E 150.36  
R: 200.00  
D: 24°18'03"  
L: 84.83  
LCB: N 83°05'03" E  
LC: 84.19
- (N) N 70°56'02" E 355.88

NARRATIVE

PURPOSE:  
THE PURPOSE OF THIS SURVEY IS TO PARTITION A PARCEL OF LAND AS PER THE BENTON COUNTY DEVELOPMENT DECISION REGARDING FILE NUMBER PC-94-14, PC-94-20 & PC-94-21.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF THE PARENT PARCEL BETWEEN THE FOUND 40" OAK TREE AND A 5/8" IRON ROD AS SHOWN ON BENTON COUNTY SURVEY NO. 8703.

BOUNDARY DETERMINATION:

THE LOCATION OF THE PARCEL LINE WHICH SEPARATES THE PARCELS IS BASED UPON THE APPLICANT'S DIRECTION IN THE FIELD AND THEIR ACREAGE REQUIREMENTS. EXISTING MONUMENTS WERE VERIFIED TO PROPERLY PLACE THE NEW PARCEL LINE BOUNDARIES FOR THE LINES COMMON TO PARCELS 4 AND 5 AND PARCELS 3 AND 4. ADDITIONAL TIES BETWEEN SHOWN MONUMENTS ARE BASED ON THE REFERENCED COUNTY SURVEY OR RECORD DOCUMENT.

APPROVALS:

APPROVED THIS 10<sup>th</sup> DAY OF Jan, 1994 APPROVED THIS 10<sup>th</sup> DAY OF Jan, 1994  
Ray Wilson FOR Ray Wilson  
BENTON COUNTY PLANNING OFFICIAL FOR BENTON COUNTY SURVEYOR

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 THE TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 27<sup>th</sup> DAY OF December 1994.

Samuel K. Grant 12-27-94  
DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT DATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME DUE AND PAYABLE HAVE BEEN PAID TO 6-30-94.

Clark Ruppel 12-28-94  
DIRECTOR, BENTON CO. DEPT. OF FINANCE AND TAX COLLECTION DATE

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 18 DAY OF January, 1994 AT 11:16 O'CLOCK AM, AND RECORDED AS PARTITION PLAT NO. 95-02, AND FILED IN THE BENTON COUNTY RECORDS OF PLATS.

Neil A. Smith  
BENTON COUNTY CLERK

APPROVED THIS 11<sup>th</sup> DAY OF January, 1994.  
BENTON COUNTY BOARD OF COMMISSIONERS

Keith Davis  
CHAIRPERSON, BENTON COUNTY BOARD OF COMMISSIONERS

REGISTERED PROFESSIONAL LAND SURVEYOR

C. Henry Cole  
OREGON  
JULY 13, 1984  
C. HENRY COLE  
2088  
EXPIRES 12/31/95

C. HENRY COLE  
DEVCO ENGINEERING INC.  
P.O. BOX 1211  
CORVALLIS, OR 97339

SURVEYORS CERTIFICATE:

I, C. HENRY COLE, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 4 AND 5 SHOWN HEREON. I DID NOT SURVEY OR MONUMENT ALL OF PARCEL 3. THE EXTERIOR BOUNDARY OF THIS PARTITION PLAT SHOWN HEREON BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING DESCRIBED AS THE WEST INTERIOR CORNER OF THE ABNER DRUMM DONATION LAND CLAIM NO. 39, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON WHICH CORNER IS ALSO THE MOST EASTERLY NORTHEAST CORNER OF THE ARNOLD FULLER DONATION LAND CLAIM NO. 38, SAID TOWNSHIP AND RANGE, AND RUNNING THENCE SOUTHERLY ALONG THE WEST LINE OF SAID CLAIM 39, 19.25 CHAINS, MORE OR LESS TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 115, PAGE 420, BENTON COUNTY DEED RECORDS; THENCE ALONG THE LINES OF SAID TRACT, EASTERLY AT RIGHT ANGLES TO SAID CLAIM LINE, 5.04 CHAINS AND SOUTHERLY PARALLEL TO SAID CLAIM LINE, 5.00 CHAINS TO THE SOUTH LINE OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 113, PAGE 350 SAID DEED RECORDS; THENCE ALONG THE LINES OF SAID LATTER TRACT SOUTH 89°52' EAST 15.68 CHAINS, SOUTH 00°08' WEST 8.253 CHAINS, NORTH 48°13' EAST 4.561 CHAINS, NORTH 86°23' EAST 1.479 CHAINS, SOUTH 61°31'58" EAST 175.75 FEET, SOUTH 89°49'00" EAST 836.47 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF N.E. PETTIBONE DRIVE (BENTON COUNTY ROAD NO. 14380); THENCE NORTH 0°15' WEST 1360 FEET MORE OR LESS ALONG SAID WESTERLY RIGHT OF WAY; THENCE NORTH 90°00'00" WEST LEAVING SAID WESTERLY RIGHT OF WAY 1424.59 FEET; THENCE NORTH 0°00'00" EAST 1039.37 FEET; THENCE NORTH 40°41'18" EAST 448.64 FEET; THENCE NORTH 61°29'27" EAST 512.71 FEET; THENCE SOUTH 90°00'00" EAST 714.48 FEET TO A POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED ABNER DRUMM DONATION LAND CLAIM NO. 39; THENCE NORTH 0°15'00 WEST 1207.77 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 66°24'55" WEST 1119.38 FEET; THENCE SOUTH 55°32'00" WEST 600.79 FEET; THENCE SOUTH 47°08'16" WEST 999.60 FEET; THENCE NORTH 88°11'38" WEST 380.49 FEET TO THE WEST LINE OF THE AFOREMENTIONED TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 113, PAGE 350, BENTON COUNTY DEED RECORDS; THENCE SOUTH 03°44' WEST 0.424 CHAINS ALONG THE WEST LINE OF SAID TRACT TO THE SOUTH LINE OF DONATION LAND CLAIM NO. 37; THENCE NORTH 89°56' WEST 0.14 CHAINS MORE OR LESS ALONG SAID SOUTH LINE TO THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE ON THE ARC OF A 2089.88 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS SOUTH 7°22'11" WEST 383.03 FEET) A DISTANCE OF 383.57 FEET; THENCE SOUTH 02°06'42" WEST 301.33 FEET CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 89°35'05" EAST LEAVING SAID EASTERLY RIGHT OF WAY LINE, 4.69 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: RIGHTS OF WAY FOR ROADS, ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, AND RAILROADS.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT FIRST INTERSTATE BANK OF OREGON, N.A., ANCILLARY TRUSTEE FOR THE FRED E. TROTTER ROLLOVER I.R.A. IS THE OWNER OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PARTITIONED INTO PARCELS, ROAD RIGHT-OF-WAYS AND EASEMENTS AS SHOWN AND NOTED ON THE ATTACHED MAP AND DOES HEREBY DEDICATE FOR THE PUBLIC USE FOREVER ALL ROAD RIGHT-OF-WAYS SHOWN ON THE ATTACHED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

By: Mark Little John, I.O. By: Michael S. Macuar, S.S.  
FIRST INTERSTATE BANK OF OREGON; OFFICER FIRST INTERSTATE BANK OF OREGON; OFFICER  
STATE OF OREGON }  
COUNTY OF MULTNOMAH }

ACKNOWLEDGEMENT:

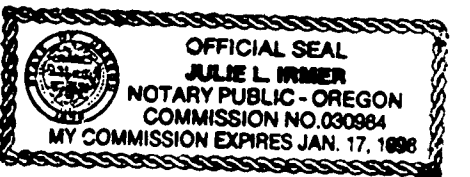
PERSONALLY APPEARING BEFORE ME, MARK LITTLE JOHN

AND MICHAEL S. MACUAR, WHO BEING KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO SIGNED THE FOREGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WATERLINE EASEMENT CENTERLINE COURSE TABLE

- (1) WEST 18.20
- (2) S 48°45'11" W 108.88
- (3) S 72°22'02" W 477.42
- (4) S 75°10'28" W 304.71
- (5) S 60°24'14" W 63.32
- (6) N 84°44'13" W 18.34

Julie L. Bremer  
SUBSCRIBED AND SWORN TO ME  
THIS 21<sup>st</sup> OF Dec, 1994.



I, C. HENRY COLE, HEREBY CERTIFY THAT THIS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.  
C. Henry Cole 12/12/94  
C. HENRY COLE DATE

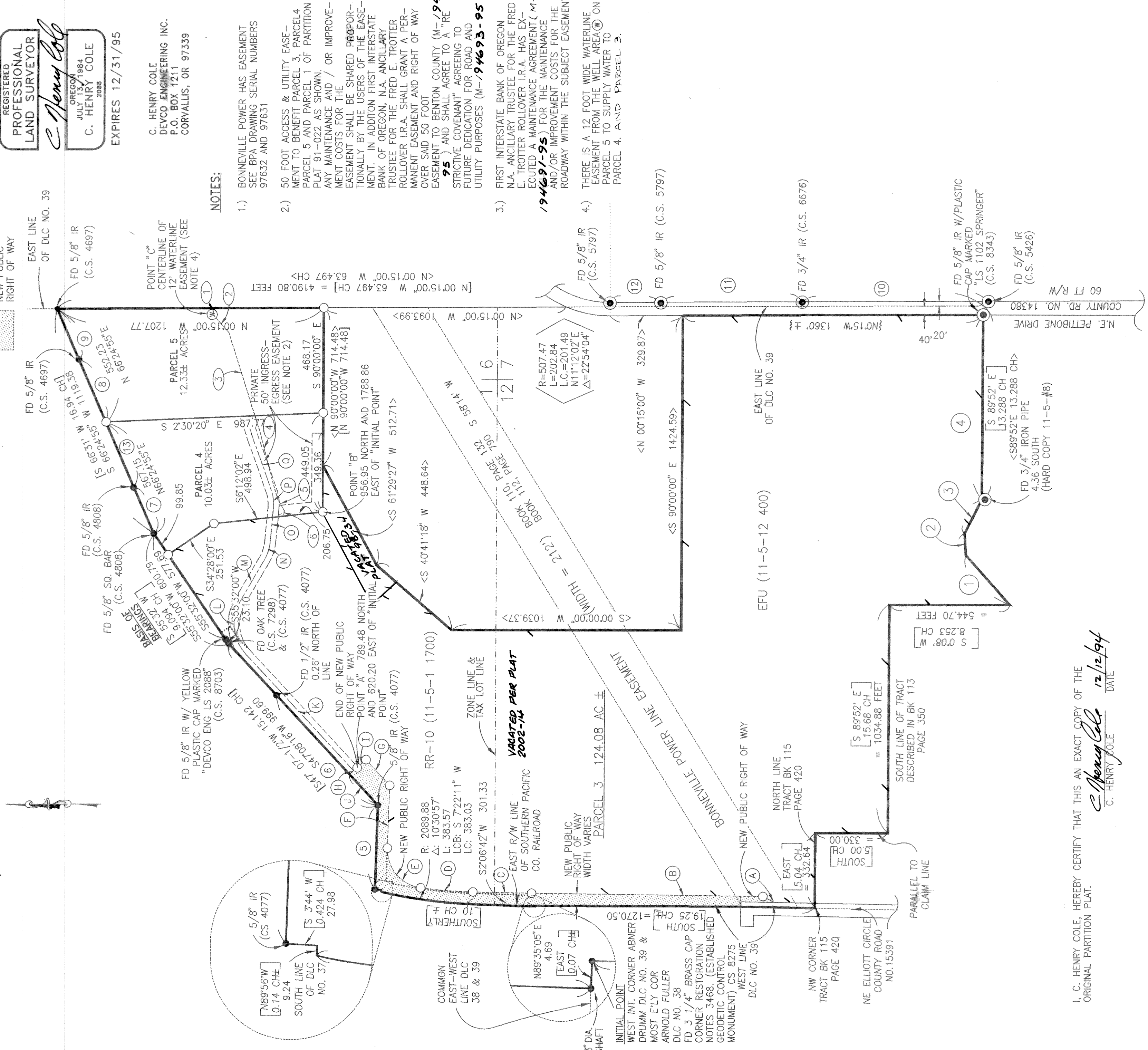
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