

PARTITION PLAT NO. 95-17 AND PROPERTY LINE ADJUSTMENT

FOR: JANICE BETHELL (LD 94-24 AND LD 94-25)

LOCATED IN THE WILLIAM HARRISON JOHNSON DLC NO. 63 AND THE NE 1/4 SECTION 27 AND THE SE 1/4 SECTION 27, TOWNSHIP 10 SOUTH, RANGE 4 WEST, W.M., BENTON COUNTY, OREGON.

MAY 22, 1995

SCALE: 1" = 50'

LEGEND

- FOUND MONUMENT, AS NOTED
- SET 5/8" IR WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG LS 1496"
- C.S. COUNTY SURVEY
- () RECORD INFORMATION AS NOTED
- [] RECORD INFORMATION PARTITION PLAT 92-3
- { } RECORD INFORMATION BCDR BK 201, PG 513
- R-O-W RIGHT OF WAY
- BCDR BENTON COUNTY DEED RECORDS
- TRACT A OF PROPERTY LINE ADJUSTMENT 10-4-27 AD 1900 (0.33 AC.)
- TRACT B OF PROPERTY LINE ADJUSTMENT 10-4-27 AD 2000 (4.84 AC.)
- PORTION OF TRACT B TRANSFERRED TO TRACT A (0.24 AC.) PER M-200518-95 & M-200519-95
- ENGRESS-EGRESS EASEMENT

NEAL L. PETERSON
DEVCO ENGINEERING, INC.
P.O. BOX 1211
CORVALLIS, OR 97339
(503) 757-8991

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
OCTOBER 28, 1977
NEAL L. PETERSON
1496

EXPIRES 12/31/95

NOTES

- 1.) PARCEL 2 SHALL CONVEY AN INGRESS-EGRESS EASEMENT TO PARCEL 1 OVER THAT PORTION OF PARCEL 2 AS SHOWN.

NARRATIVE

PURPOSE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT AND PARTITION AS PER THE BENTON COUNTY DEVELOPMENT DECISION REGARDING FILE NUMBER LD 94-24 AND 94-25.

BASES OF BEARINGS

THE BASIS OF BEARINGS IS S89°58'30"W BETWEEN THE FOUND 5/8" IRON ROD AND THE NE CORNER OF DLC NO. 63 (RESTORATION #3727) AND AS SHOWN ON BENTON COUNTY SURVEY NO. 3745.

BOUNDARY DETERMINATION

THE FOUR CORNERS OF THE PARENT TRACT (10-4-27AD 2000) WERE HELD FOR ESTABLISHING THE PERIMETER. THE NORTHERLY 20 FEET HAS BEEN GRANTED TO BENTON COUNTY FOR PUBLIC ROADWAY (BCDR M-21434). THE INDIVIDUAL PARCELS AND PROPERTY ADJUSTMENT ARE PER THE CLIENT'S DIRECTION.

SURVEYOR'S CERTIFICATE

I, NEAL L. PETERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP. THE BOUNDARY OF WHICH IS AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS S00°16'22"E 20.00 FEET FROM A 3-1/4" BRASS CAP AT THE NORTHEAST CORNER OF THE WILLIAM H. JOHNSON DLC NO. 63, TOWNSHIP 10 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE S00°16'22"E 640.02 FEET; THENCE S89°57'40"W 330.01 FEET; THENCE N00°07'10"W 545.09 FEET; THENCE N89°58'30"E 110.00 FEET; THENCE N00°07'10"W 95.00 FEET; THENCE S89°58'30"E 218.30 FEET TO THE POINT OF BEGINNING.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT JANICE BETHELL IS THE RECORD OWNER OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ATTACHED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY, AND WE MAKE NO CLAIM FOR WATER RIGHTS. THE PARCELS ARE TO BE SERVED BY THE DUMBECK LANE WATER DISTRICT. I HEREBY CREATE THE PRIVATE INGRESS-EGRESS EASEMENT AS SHOWN.

Janice Bethell
JANICE BETHELL

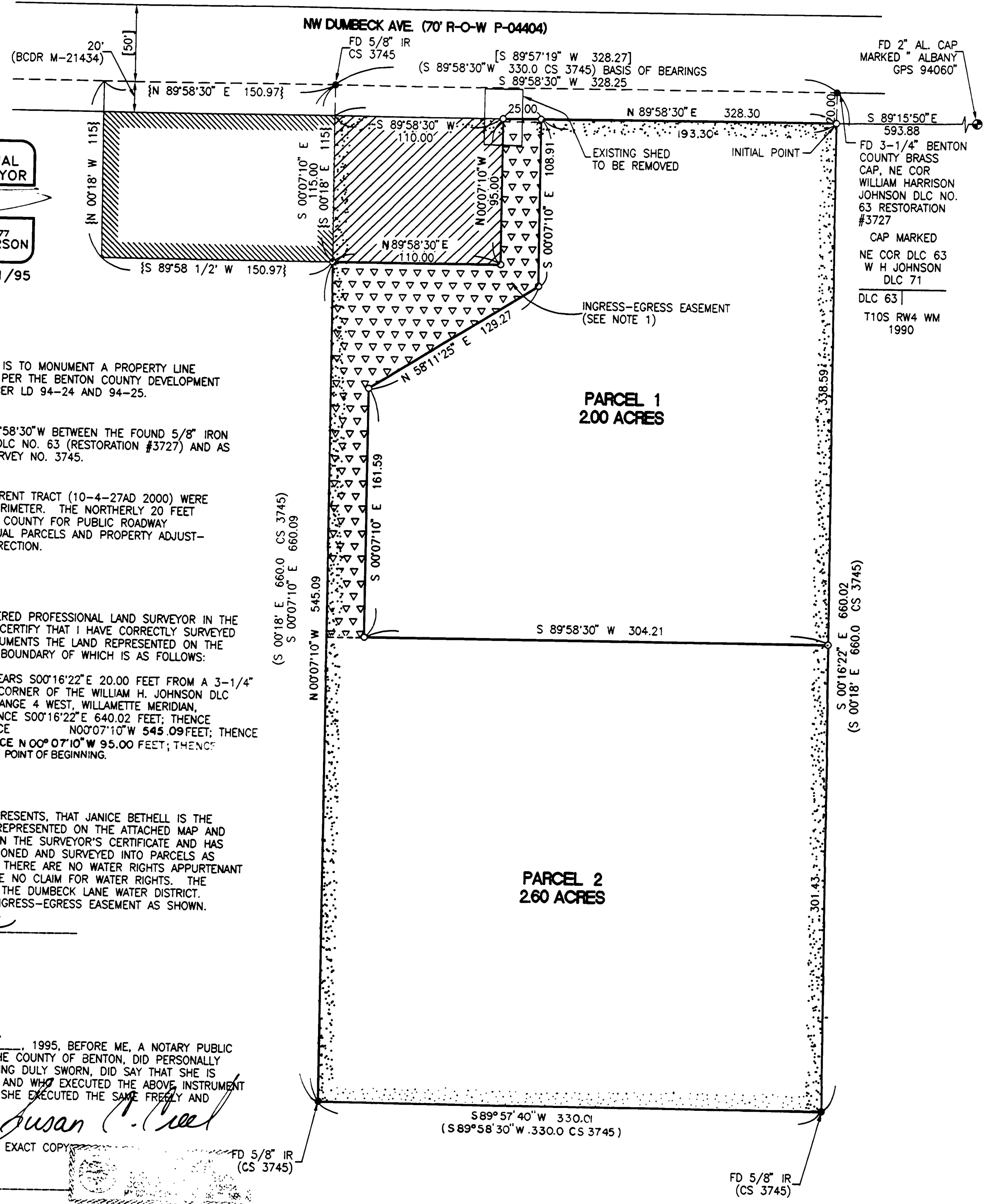
ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF BENTON } SS

ON THIS 13TH DAY OF JUNE, 1995, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR JANICE BETHELL, WHO BEING DULY SWORN, DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY.

I HEREBY CERTIFY THAT THIS IS A EXACT COPY OF THE ORIGINAL PLAT.

Neal L. Peterson
NEAL L. PETERSON, P.L.S. 1496



APPROVALS

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.005, 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, ~~WAS~~ CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID ~~ON~~ THIS 26TH DAY OF JUNE, 1995.

BY: *Ken Jurek*
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 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, 1995.

BY: *Clark Ruppel* 6-27-95
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 27TH DAY OF JUNE, 1995.

BY: *Pat M. King*
BENTON COUNTY PLANNING OFFICIAL

EXAMINED AND APPROVED THIS 27TH DAY OF JUNE, 1995.

BY: *Ray Wilson*
FOR BENTON COUNTY SURVEYOR

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS AS PARTITION PLAT NO. 95-17 ON THIS 27 DAY OF JUNE, 1995, AT 1:59 O'CLOCK, P.M.

BY: *Neil Schul*
BENTON COUNTY CLERK