

95-23

PARTITION PLAT No. 1995-23

FOR

RON HARTZ  
MARCH 10, 1995

IN THE NORTH 1/2 OF SECTION 7,  
T 12 S., R 5 W., W.M.,  
BENTON COUNTY, OREGON

DECLARATION

I NOW ALL MEN BY THESE PRESENTS THAT RONALD E. HARTZ, BARBARA J. HARTZ, NORMAN E. HARTZ AND SUSAN R. HARTZ ARE THE RECORDED OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THE LANDS REPRESENTED BY THIS PARTITION.

*Ronald E. Hartz*  
RONALD E. HARTZ  
*Norman E. Hartz*  
NORMAN E. HARTZ

*Barbara J. Hartz*  
BARBARA J. HARTZ  
*Susan R. Hartz*  
SUSAN P. HARTZ

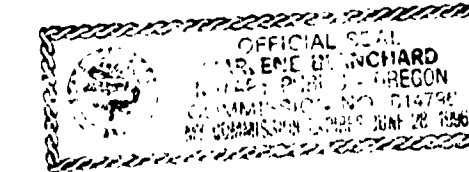
ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF BENTON )

THIS IS TO CERTIFY THAT ON THIS 20<sup>th</sup> DAY OF May, 1995, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR RONALD E. HARTZ AND BARBARA J. HARTZ, WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

*Madeline Blanchard*  
NOTARY PUBLIC

6-28-96  
MY COMMISSION EXPIRES



STATE OF OREGON )  
COUNTY OF BENTON )

THIS IS TO CERTIFY THAT ON THIS 20<sup>th</sup> DAY OF May, 1995, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR NORMAN E. HARTZ AND SUSAN R. HARTZ WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

*Madeline Blanchard*  
NOTARY PUBLIC

6-28-96  
MY COMMISSION EXPIRES



APPROVALS

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 1995-1996 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 21<sup>st</sup> DAY OF Aug, 1995.

BY *Paula K. Grant*  
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 ROLLS WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF 6-30-95.

BY *Chad Kugler* 8-21-95  
DIRECTOR, BENTON COUNTY DEPT OF FINANCE  
AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 22 DAY OF August, 1995

*Bob Spear*  
PLANNING OFFICIAL  
CITY OF PHILOMATH

EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF Aug, 1995

*Ray Wilson*  
FOR BENTON COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, DARRYL W. HARMS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT IN DECEMBER, 1994, I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PER BENTON COUNTY SURVEY No. 8925, THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, A 3/4 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO CECIL A. GREEN AND NORMA S. GREEN BY DEED RECORDED IN BOOK 108, PAGE 126, DEED RECORDS OF BENTON COUNTY, OREGON, SAID INITIAL POINT IS ALSO OF RECORD AS BEING SOUTH 00°04' EAST ALONG THE EAST CLAIM LINE, 9.954 CHAINS TO THE NORTH RIGHT-OF-WAY LINE OF THE CORVALLIS-NEWPORT STATE HIGHWAY, AND SOUTH 75°53' WEST, ALONG SAID NORTH RIGHT-OF-WAY, 23.40 CHAINS FROM THE NORTHEAST CORNER OF THE NORRIS P. NEWTON DONATION LAND CLAIM No. 72, TOWNSHIP 12 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, THENCE SOUTH 76°01'00" WEST, ON SAID NORTH RIGHT-OF-WAY LINE, 276.63 FEET TO A 5/8 INCH IRON ROD SET IN BENTON COUNTY SURVEY No. 3710; THENCE NORTH 13°07'07" WEST 132.87 FEET TO A 5/8 INCH IRON ROD, THENCE SOUTH 76°01'57" WEST 100.72 FEET TO A 5/8 INCH IRON ROD, THENCE SOUTH 13°10'48" EAST 132.91 FEET TO A 5/8 INCH IRON ROD ON SAID NORTH RIGHT-OF-WAY LINE, THENCE SOUTH 76°01'00" WEST, ON SAID NORTH RIGHT-OF-WAY LINE, 290.11 FEET TO THE SOUTHEAST CORNER OF PARCEL II CONVEYED TO CHARLES B. MCCONNELL AND CYNTHIA MCCONNELL BY DEED RECORDED ON MICROFILM No. M-94445-87, SAID DEED RECORDS, THENCE NORTH 13°59'00" WEST 135.00 FEET TO THE NORTHEAST CORNER OF SAID MCCONNELL TRACT; THENCE SOUTH 76°01'00" WEST, PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE, 443.67 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO FORREST P. BOWMAN AND MARK S. DEVOS, BY DEED RECORDED ON MICROFILM No. M-185114-94, SAID DEED RECORDS, SAID NORTHWEST CORNER ALSO BEING ON THE EAST LINE OF THAT CERTAIN 24 FOOT WIDE STRIP OF LAND CONVEYED TO REX CLEMENS AND ETHEL CLEMENS BY DEED RECORDED IN BOOK 107, PAGE 123, SAID DEED RECORDS, THENCE ALONG THE EAST LINE OF SAID CLEMENS TRACT NORTH 00°05'03" WEST 1164.67 FEET AND NORTH 00°42'54" EAST 293.89 FEET TO THE NORTHEAST CORNER OF SAID CLEMENS TRACT AND THE NORTH LINE OF SAID GREEN TRACT; THENCE NORTH 89°56'03" EAST 291.68 FEET TO THE NORTHEAST CORNER OF SAID GREEN TRACT; THENCE SOUTH 00°08'00" WEST 293.57 FEET TO A 1/2 INCH IRON PIPE MARKING AN ANGLE POINT IN THE EAST LINE OF SAID GREEN TRACT, THENCE SOUTH 56°33'35" EAST 600.23 FEET TO A 1 INCH IRON PIPE MARKING AN ANGLE POINT IN THE EAST LINE OF SAID GREEN TRACT, THENCE SOUTH 00°27'52" WEST 356.51 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID GREEN TRACT; THENCE SOUTH 43°12'09" EAST 467.06 FEET TO THE INITIAL POINT.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Darryl W. Harms*

OREGON  
JULY 30, 1976  
DARRYL W. HARMS  
1079  
RENEWAL DATE: 6/30/97

DARRYL W. HARMS, P.L.S.  
P.O. BOX 1051  
CORVALLIS, OR 97339  
PHONE: (503) 758-5579

NARRATIVE

THE SURVEY FOR THE BOUNDARY OF THIS PARTITION AND SETTING SOME INTERIOR CORNER MONUMENTS WERE COMPLETED AS PER C.S. 8925, THE NORTH CORNERS OF PARCEL "2" WERE SET USING THE SAME CONTROL AS C.S. 8925.

EASEMENTS

WATER PIPELINE EASEMENT, BOOK 46, PAGE 56  
POWER POLE/ANCHOR EASEMENT, BOOK 55, PAGE 72  
DRAINFIELD EASEMENT, M-49830

RECORDING

STATE OF OREGON )  
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. 95-23 ON THIS 24 DAY OF August, 1995 AT 10:45 O'CLOCK A.M.

BY *Neil A. Lamb*  
BENTON COUNTY CLERK

GEODETIC TIE  
N.E. CORNER  
ISAAC NEWTON D.L.C. No. 70  
FD 3-1/4" BRASS CAP  
AS PER RESTORATION FORM  
No. 3603

S.W. COR. D.L.C. 42  
S.E. COR. D.L.C. 70  
FD 5/8" IRON ROD WITH  
YELLOW PLASTIC CAP  
STAMPED "L.S. 1924"  
INSIDE OF 1-1/2" I.D. PIPE  
AS PER C.S. 763.8

ISSAC NEWTON  
D.L.C. No. 70  
NORRICE P. NEWTON  
D.L.C. No. 72

ABIATHER NEWTON D.L.C. No. 42  
NORRICE P. NEWTON D.L.C. No. 72

CONVEYED BY DEED,  
BOOK 107, PAGE 123

PARCEL "1"  
17.05 Acres

PARCEL "2"  
3.51 Acres

PARCEL "3"  
1.28 Acres

N.E. CORNER  
NORRIS P. NEWTON  
D.L.C. No. 72

INITIAL POINT  
S.E. CORNER  
DEED BOOK 108,  
PAGE 126

- A [S 76°01'00" W 100.86]  
[S 76°01'00" W 100.58]
- B [N 13°06'-1/2" W 132.82]  
[N 13°07'07" W 132.87]
- C [S 76°05' W 100.71]  
[S 76°01'57" W 100.72]
- D [S 13°03' E 132.86]  
[S 13°10'48" E 132.91]

LEGEND

- FOUND PIPE, INNER DIAMETER NOTED
- ◆ FOUND 5/8" IRON ROD, NO CAP ON ROD
- ◼ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.W. HARMS, P.L.S. 1079"
- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "D.W. HARMS, P.L.S. 1079"
- ( ) RECORD DATA FROM GALLOWAY HARDCOPY 12-5-00023 OR C.S. 5287, EXCEPT AS NOTED
- [ ] RECORD DATA FROM C.S. 3710 OR DEED M-82265
- { } RECORD DATA FROM C.S. 8925
- ⊙ SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "D.W. HARMS, P.L.S. 1079"

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

*Darryl W. Harms*

DRAWING NUMBER  
**95-23**

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

REORDER BY NUMBER 075AR

POSITION EDGE OF PRINT ON THIS LINE

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

REORDER BY NUMBER 075AR

POSITION EDGE OF PRINT ON THIS LINE

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

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DRAWING NUMBER  
**95-23**

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

REORDER BY NUMBER 075AR

POSITION EDGE OF PRINT ON THIS LINE

**95-23**

PARTITION PLAT No. 1995- 23

FOR

**RON HARTZ**  
MARCH 10, 1995

IN THE NORTH 1/2 OF SECTION 7,  
T.12 S., R.5 W., W.M.,  
BENTON COUNTY, OREGON

**SURVEYOR'S CERTIFICATE**

I, DARRYL W. HARMS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT IN DECEMBER, 1994, I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PER BENTON COUNTY SURVEY No. 8925, THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:  
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DARRYL W. HARMS, P.L.S.  
P.O. BOX 1051  
CORVALLIS, OR 97339  
PHONE: (503) 758-5579

*Darryl W. Harms*

OREGON  
JULY 30, 1976  
DARRYL W. HARMS  
1079  
RENEWAL DATE: 6/30/97

**NARRATIVE**

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**EASEMENTS**

WATER PIPELINE EASEMENT, BOOK 46, PAGE 56  
POWER POLE/ANCHOR EASEMENT, BOOK 55, PAGE 72  
DRAINFIELD EASEMENT, M-49830

**RECORDING**

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

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BY: *Darryl W. Harms*  
BENTON COUNTY CLERK

**DECLARATION**

I KNOW ALL MEN BY THESE PRESENTS THAT RONALD E. HARTZ, BARBARA J. HARTZ, NORMAN E. HARTZ AND SUSAN R. HARTZ ARE THE RECORDED OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THE LANDS REPRESENTED BY THIS PARTITION.

*Ronald E. Hartz*  
RONALD E. HARTZ

*Barbara J. Hartz*  
BARBARA J. HARTZ

*Norman E. Hartz*  
NORMAN E. HARTZ

*Susan R. Hartz*  
SUSAN R. HARTZ

**ACKNOWLEDGEMENT**

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

THIS IS TO CERTIFY THAT ON THIS Twenty-fourth DAY OF May, 1995 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, IN THE COUNTY OF BENTON, DID PERSONALLY APPEAR RONALD E. HARTZ AND BARBARA J. HARTZ, WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

*Marlene Blanchard*  
NOTARY PUBLIC

6-28-96  
MY COMMISSION EXPIRES



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S.S.  
COUNTY OF ~~BENTON~~ )

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*Marlene Blanchard*  
NOTARY PUBLIC

6-28-96  
MY COMMISSION EXPIRES



**APPROVALS**

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 1995-1996 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 21st DAY OF Aug, 1995

BY: *Paula K. Grant*  
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 ROLLS WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF 6-30-95

BY: *Clark Kuggler* 8-21-95  
DIRECTOR, BENTON COUNTY DEPT OF FINANCE  
AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 22 DAY OF August, 1995

*Bob Spahr*  
PLANNING OFFICIAL  
CITY OF PHILOMATH

EXAMINED AND APPROVED THIS 24th DAY OF Aug, 1995

*Ray Widen*  
FOR BENTON COUNTY SURVEYOR

GEODETIC TIE  
N.E. CORNER  
ISAAC NEWTON D.L.C. No. 70  
FD. 3-1/4" BRASS CAP  
AS PER RESTORATION FORM  
No. 3603

S.W. COR. D.L.C. 42  
S.E. COR. D.L.C. 70  
FD. 5/8" IRON ROD WITH  
YELLOW PLASTIC CAP  
STAMPED "L.S. 1824"  
INSIDE OF 1-1/2" I.D. PIPE  
AS PER C.S. 763.8

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D.L.C. No. 70  
NORRICE P. NEWTON  
D.L.C. No. 72

ABIATHER NEWTON D.L.C. No. 42  
NORRICE P. NEWTON D.L.C. No. 72

CONVEYED BY DEED,  
BOOK 107, PAGE 123

VACATED PER  
PLAT 2006-52

PARCEL "1"  
17.06 Acres

IN 00'05'03" W 1308.25'  
IN 00'05'03" W 1164.67'  
IN 00'17' W 1308.25'

Δ = 04°54'12"  
R = 730.00  
A = 62.47  
CHORD = N 04°23'39"W 62.46

Δ = 10°05'11"  
R = 970.00  
A = 170.76  
CHORD = N 06°59'09"W 170.54

Δ = 01°57'15"  
R = 970.00  
A = 33.08  
CHORD = N 13°00'22"W 33.08

ROD OFFSET  
S 76°01'00" W 2.00  
ON WEST SIDE  
OF FENCE POST

PARCEL "2"  
3.57 Acres

PARCEL "3"  
1.26 Acres

VACATED  
2004-12

N.E. CORNER  
NORRIS P. NEWTON  
D.L.C. No. 72

(9.954 Ch.)  
(S 00'04"E)

(S 75°53'W)  
(23.40 Ch.)

- A [S 76°01'W 100.86]  
[S 76°01'W 100.58]
- B [N 13°06'-1/2"W 132.82]  
[N 13°07'07"W 132.87]
- C [S 76°05'W 100.71]  
[S 76°01'57"W 100.72]
- D [S 13°03'E 132.86]  
[S 13°10'48"E 132.91]

**LEGEND**

- FOUND PIPE, INNER DIAMETER NOTED
- ◆ FOUND 5/8" IRON ROD, NO CAP ON ROD
- ◐ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.W. HARMS, P.L.S. 1079"
- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "D.W. HARMS, P.L.S. 1079"
- ( ) RECORD DATA FROM GALLOWAY HARDCOPY 12-5-00023 OR C.S. 5287, EXCEPT AS NOTED
- [ ] RECORD DATA FROM C.S. 3710 OR DEED M-82265
- { } RECORD DATA FROM C.S. 8925
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*Darryl W. Harms*