

95-24

PARTITION PLAT No. 95-24
 OF TRACT 1 CS NO. 8910

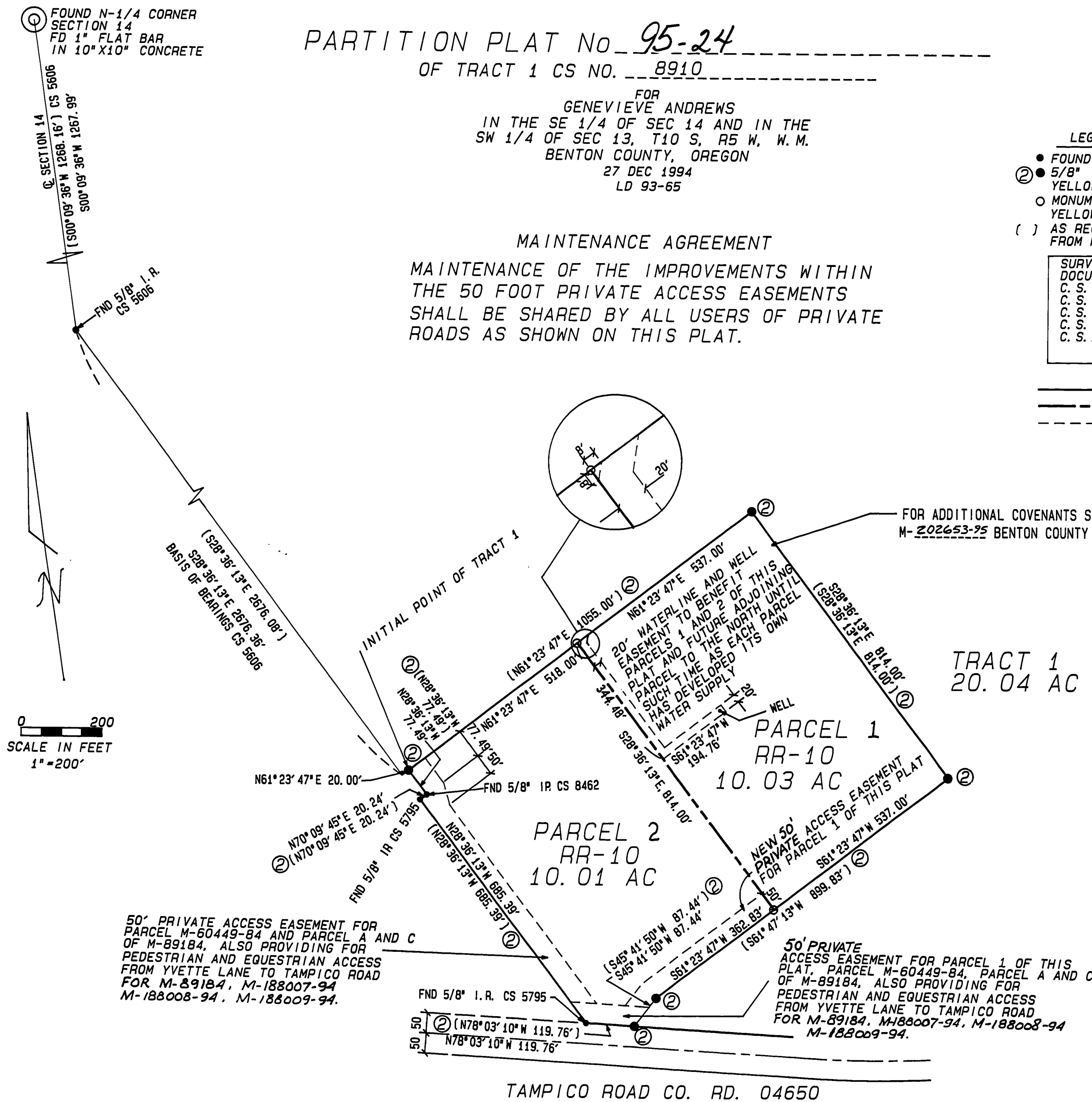
FOR
 GENEVIEVE ANDREWS
 IN THE SE 1/4 OF SEC 14 AND IN THE
 SW 1/4 OF SEC 13, T10 S, R5 W, W.M.
 BENTON COUNTY, OREGON
 27 DEC 1994
 LD 93-65

MAINTENANCE AGREEMENT
 MAINTENANCE OF THE IMPROVEMENTS WITHIN
 THE 50 FOOT PRIVATE ACCESS EASEMENTS
 SHALL BE SHARED BY ALL USERS OF PRIVATE
 ROADS AS SHOWN ON THIS PLAT.

- LEGEND
- FOUND MONUMENT AS NOTED
 - ② 5/8" I. R. FOUND WITH YELLOW CAP MARKED "SEADERS 1014"
 - MONUMENT SET WITH 5/8" I. R. 30" LONG w/ YELLOW CAP MARKED "SEADERS 1014"
 - () AS RECORDED OR COMPUTED FROM PREVIOUS SURVEYS (SEE TABLE BELOW)

SURVEY DOCUMENTATION	EASEMENT DOCUMENTATION
C. S. 5606	M-184014-94
C. S. 5795	(NOT BOUNDARY RELATED)
C. S. 8462	
C. S. 6668	
C. S. 8910 ②	

- EXISTING PARCEL BOUNDARIES
- - - NEW PARCEL BOUNDARIES
- - - - EASEMENT LINES



FOR ADDITIONAL COVENANTS SEE
 M-202653-95 BENTON COUNTY DEED RECORDS.

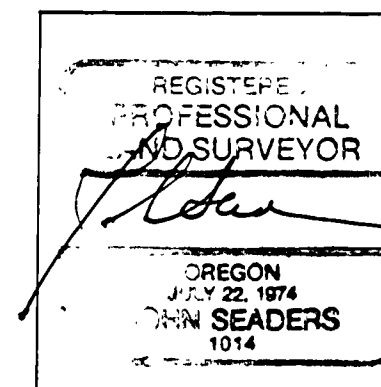
TRACT 1
 20.04 AC

PARCEL 1
 RR-10
 10.03 AC

PARCEL 2
 RR-10
 10.01 AC

50' PRIVATE ACCESS EASEMENT FOR
 PARCEL M-60449-84 AND PARCEL A AND C
 OF M-89184, ALSO PROVIDING FOR
 PEDESTRIAN AND EQUESTRIAN ACCESS
 FROM YVETTE LANE TO TAMPICO ROAD
 FOR M-89184, M-188007-94
 M-188008-94, M-188009-94.

50' PRIVATE
 ACCESS EASEMENT FOR PARCEL 1 OF THIS
 PLAT, PARCEL M-60449-84, PARCEL A AND C
 OF M-89184, ALSO PROVIDING FOR
 PEDESTRIAN AND EQUESTRIAN ACCESS
 FROM YVETTE LANE TO TAMPICO ROAD
 FOR M-89184, M-188007-94, M-188008-94
 M-188009-94.



EXPIRES 06/30/96

HEREBY CERTIFY
 THAT THIS TRACING
 IS AN EXACT COPY
 OF THE ORIGINAL PLAT

M. S. S. INC.
 531 S. W. FOURTH ST.
 CORVALLIS, OREGON 97333
 PH. (503) 753-1320

DATE 12/94
 SCALE 1"=200'
 BY JS/S6
 PROJ M185PP2
 SH. 1
 OF 2

95-24

95-24

PARTITION PLAT No. 95-24
OF TRACT 1 CS NO. 8910

FOR
GENEVIEVE ANDREWS
IN THE SE 1/4 OF SEC 14 AND IN THE
SW 1/4 OF SEC 13, T10 S, R5 W, W.M.
BENTON COUNTY, OREGON
27 DEC 1994
LD 93-65

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TRACT 1 (CS NO. 8910)
INTO TWO (2) 10 ACRE PARCELS WITH A ZONING CLASSIFICATION OF RR-10.

COUNTY SURVEY NO. 8910 WHICH BY LOT LINE ADJUSTMENT ESTABLISHED THE
BOUNDARY FOR THE PARENT PARCEL FROM WHICH THIS PARTITION PLAT IS CONSEQUENT.
DESCRIBES THE METHOD OF SURVEY AND ESTABLISHED THE NEW BOUNDARIES WITH PROPER
MONUMENTS.

THIS SURVEY IS USED AS THE BASIS FOR SETTING THE REMAINING MONUMENTS REQUIRED
TO EFFECT THE PARTITION. THE RANDOM TRAVERSE AROUND THE SITE ESTABLISHED HUB
COORDINATES FROM WHICH BY INVERSE CALCULATION THE CORNERS OF EACH PARCEL ARE
SET. I MARKED THE CORNERS WITH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP
ON TOP WHICH IS INSCRIBED "SEADERS 1014".

SURVEYOR'S CERTIFICATE

I, JOHN SEADERS, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DEPOSE AND
SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS
REPRESENTED ON THIS PLAT.

THAT TRACT OF LAND DESCRIBED AS FOLLOWS: TRACT 1 (PARCEL 'A' BEFORE LOT LINE
ADJUSTMENT). BEGINNING AT THE NORTH ONE QUARTER (1/4) CORNER OF SECTION 14,
TOWNSHIP 10 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN;
THENCE S00°09'36"W, 1267.99 FEET; THENCE S28°36'13"E, 2676.36 FEET; THENCE
N61°23'47"E, 20.00 FEET, TO THE TRUE POINT OF BEGINNING, MARKED BY A 5/8 INCH
IRON ROD; THENCE N61°23'47"E, 1055.00 FEET TO A 5/8 INCH IRON ROD;
THENCE S28°36'13"E, 814.00 FEET, TO A 5/8 INCH IRON ROD; THENCE S61°23'47"W,
899.83 FEET TO A 5/8 INCH IRON ROD; THENCE S45°41'50"W, 87.44 FEET TO A
5/8 INCH IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO 04650;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N78°03'10"W, 119.76 FEET,
TO A 5/8 INCH IRON ROD MARKING THE SW CORNER OF PARCEL A;
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE N28°36'13"W, 685.39 FEET, TO A
5/8 INCH IRON ROD; THENCE N70°09'45"E, 20.24 FEET TO A 5/8 INCH IRON ROD;
THENCE N 28°36'13"W, 77.49 FEET, TO THE POINT OF BEGINNING CONTAINING
20.04 ACRES MORE OR LESS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT GENEVIEVE ANDREWS, OWNER
OF THE TRACT PRESENTED ON THIS PARTITION PLAT, HAS CAUSED THE SAME TO BE PART-
ITIONED AND SURVEYED INTO TRACTS AS SHOWN ON THE PLAT DRAWN HEREON. I HAVE
ALSO CREATED THE PRIVATE EASEMENTS AS SHOWN ON THIS PLAT, ALONG WITH A MAINTENANCE
AGREEMENT AS STATED ON THIS PLAT.
THE OREGON WATER RESOURCES DEPARTMENT REPORTS THAT THERE ARE NO WATER RIGHTS
APPURTENANT TO THE SUBJECT PARCEL

GENEVIEVE ANDREWS, [Signature]
(BY JOHN SEADERS ATTORNEY IN FACT)

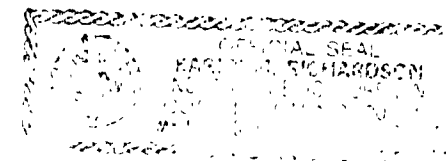
ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF June, 1995, BEFORE ME, A
NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY, DID PERSONALLY APPEAR
GENEVIEVE ANDREWS, REPRESENTED BY JOHN SEADERS, HER ATTORNEY IN FACT
BY A PROPERLY EXECUTED POWER OF ATTORNEY, WHO BEING DULY SWORN DID SAY THAT HE
WAS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES 8 10 95



APPROVALS

APPROVED [Signature] 8-24-95
BENTON COUNTY SURVEYOR DATE

APPROVED [Signature] 8-23-95
BENTON COUNTY PLANNING OFFICIAL DATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW
TO BE PLACED UPON THE TAX ROLL WHICH BECOME A LIEN ON THIS PARTITION THAT ARE
NOW DUE AND PAYABLE HAVE BEEN PAID TO ME THIS 16th DAY OF June, 1995.

BY [Signature]
BENTON CO. TAX COLLECTOR

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

I HEREBY CERTIFY THAT THE ATTACHED
PARTITION PLAT WAS RECEIVED AND DULY
RECORDED BY ME IN THE BENTON CO. RECORDS
BOOK OF PARTITION PLATS AS PLAT NO. 95-24
ON THIS 25 DAY OF August
AT 11:27 O'CLOCK AM

BY [Signature]
BENTON CO. CLERK

THERE IS NO GEODETIC CONTROL
STATION WITHIN 1/2 MILE

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 THIS TAX YEAR ON THIS PARTITION,
THAT ARE NOW DUE AND PAYABLE HAVE BEEN
PAID TO ME ON THIS 13th DAY OF June, 1994, 1995-1996 TAXES
PAID

BY [Signature]
BENTON CO. ASSESSOR

I HEREBY CERTIFY
THAT THIS TRACING
IS AN EXACT COPY
OF THE ORIGINAL PLAT

[Signature]



EXPIRES 06/30/96

M. S. S. INC.
531 S. W. FOURTH ST.
CORVALLIS, OREGON 97333
PH. (503) 753-1320

DATE	12/94
SCALE	
BY	JS/S6
PROJ	N185PP2
SHT.	2
OF	2