

95-26

PARTITION PLAT NO. 95-26  
TRACT 2 OF CS NO. 8911

FOR  
GENEVIEVE ANDREWS  
IN THE NE 1/4 AND THE SE 1/4 OF SEC 14  
NW 1/4 AND THE SW 1/4 OF SEC 13,  
T10 S, R5 W, W.M.  
BENTON COUNTY, OREGON  
27 DEC 1994  
LD 93-67

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

PARTITION PLAT  
FOR GENEVIEVE ANDREWS

- LEGEND**
- FOUND 5/8" I. R. PER CS 8911
  - MONUMENT SET WITH 5/8" x 30" I. R. W/ YELLOW CAP MARKED "SEADERS 1014"
  - ( ) AS RECORDED OR COMPUTED FROM CS 8911
- EXISTING PARCEL BOUNDARIES
  - - - - EASEMENT LINES
  - · - · ZONING BOUNDARY
  - NEW PARCEL BOUNDARIES
- BASIS OF BEARINGS CS 8911
- FOUND 5/8" I. R. W/ YELLOW PLASTIC CAP MARKED "SEADERS 1014"

FOUND N-1/4 CORNER  
SECTION 14  
FD 1" FLAT BAR  
IN 10"x10" CONCRETE

CS 5606 (S00°09'36" W 1267.99')

C. SECTION 14

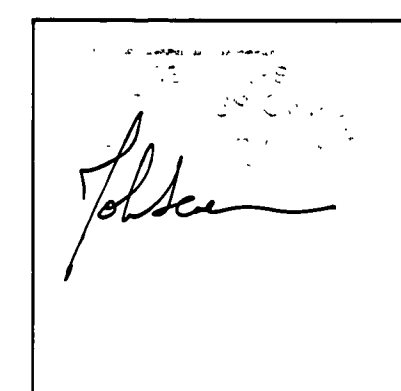
FND 5/8" I. R.  
CS 5606

EFU

EFU

EFU

EFU



EXPIRES 06/30/96

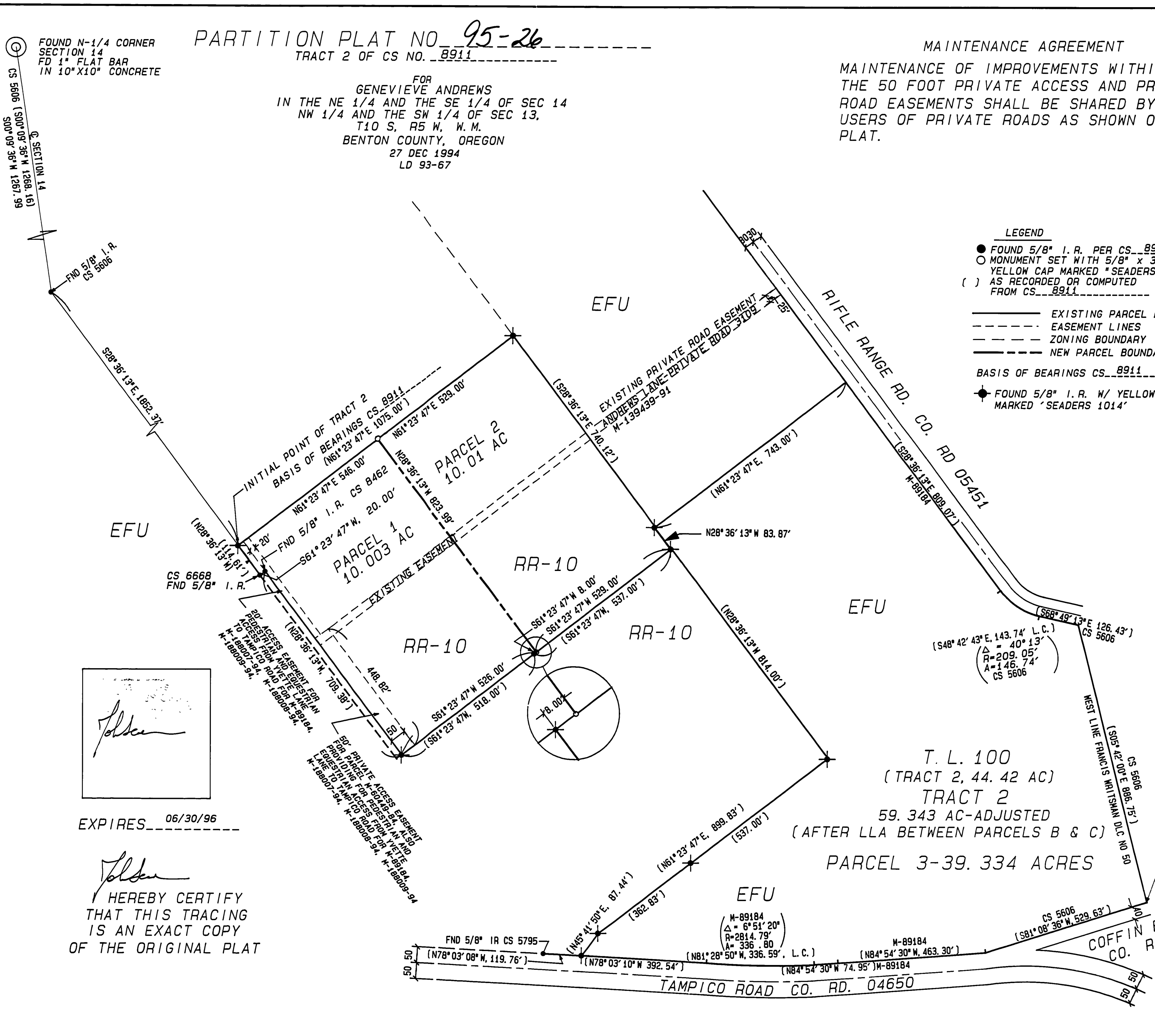
HEREBY CERTIFY  
THAT THIS TRACING  
IS AN EXACT COPY  
OF THE ORIGINAL PLAT

0 200  
SCALE IN FEET  
1" = 200'

S. E. CORNER  
FRANCIS WRITSMAN  
D. L. C. NO. 50

M. S. S. INC.  
531 S. W. FOURTH ST.  
CORVALLIS, OREGON 97333

DATE 12/94  
SCALE 1"=200'  
BY JS/  
PROJ. M18  
SHT. 1  
OF 2



95-26

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FOR  
GENEVIEVE ANDREWS  
IN THE NE 1/4 AND THE SE 1/4 OF SEC 14  
NW 1/4 AND THE SW 1/4 OF SEC 13,  
T10 S, R5 W, W.M.  
BENTON COUNTY, OREGON  
27 DEC 1994  
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SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TRACT 2 (CS NO 8911) INTO THREE PARCELS. PARCEL 1 AND 2 ARE 10 ACRE PARCELS ZONED RR-10 AND PARCEL 3 IS ZONED EFU.

COUNTY SURVEY NO 8911 WHICH DELINEATES BY LOT LINE ADJUSTMENT THE PARENT PARCEL FOR THIS PARTITION. OUTLINES THE METHOD OF SURVEY, A RANDOM TRAVERSE AROUND THE PARCELS ESTABLISHING HUBS WITH COORDINATES FROM WHICH BY INVERSE CALCULATIONS THE NEW PARCELS CORNERS WERE SET. I MARKED THE CORNERS WITH A 5/8 INCH IRON ROD WITH A PLASTIC CAP ON TOP 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. I DID NOT SURVEY PARCEL 3.

APPROVALS

APPROVED Ray Wilson 8-24-95  
BENTON COUNTY SURVEYOR DATE

APPROVED R.M. Kim 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 21st DAY OF August 1995

BY Chuck Ruppel  
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. 95-26 ON THIS 22 DAY OF AUGUST AT 11:27 O'CLOCK.

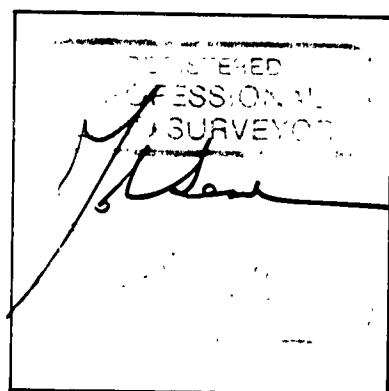
BY Maureen Burt  
BENTON CO. CLERK

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 DURING THIS TAX YEAR ON THIS PARTITION, THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO ME ON THIS 18th DAY OF Aug., 1995

BY Patricia K. Grant  
BENTON CO. ASSESSOR

THERE IS NO GEODETIC CONTROL STATION WITHIN 1/2 MILE

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



EXPIRES 06/30/96

THAT TRACT OF LAND DESCRIBED AS FOLLOWS: TRACT 2 (PARCELS B 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, 1852.37 FEET TO THE TRUE POINT OF BEGINNING, MARKED BY A 5/8 INCH IRON ROD; THENCE N61°23'47"E, 1075.00 FEET TO A 5/8 INCH IRON ROD; THENCE S28°36'13"E, 740.12 FEET TO A 5/8 INCH IRON ROD; THENCE N61°23'47"E, 743.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO 05451; THENCE FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S28°36'13"E, 809.07 FEET; THENCE ALONG THE ARC OF A 209.05 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S48°42'43"E, 143.74 FEET), A DISTANCE OF 146.74 FEET; THENCE S68°49'13"E, 126.43 FEET TO THE EAST LINE OF THE FRANCIS WRITSMAN DLC NO. 50; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, S05°42'00"E, ALONG THE EAST LINE OF SAID CLAIM NO. 50, A DISTANCE OF 886.75 FEET TO THE SOUTHEAST CORNER OF SAID CLAIM NO. 50 WHICH IS ALSO ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO 04451; THENCE FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO 04451 AND COUNTY ROAD NO 04650 THE FOLLOWING COURSES: S81°08'36"W, 529.63 FEET; THENCE N84°54'30"W, 538.25 FEET; THENCE ALONG AN ARC OF A 2814.79 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N81°28'50"W, 336.59 FEET) A DISTANCE OF 336.80 FEET TO A 5/8 INCH IRON ROD; THENCE N78°03'10"W, 392.54 FEET TO A 5/8" IRON ROD; THENCE N45°41'50"E, 87.44 FEET TO A 5/8 INCH IRON ROD; THENCE N61°23'47"E, 899.83 FEET TO A 5/8 INCH IRON ROD; THENCE N28°36'13"W, 814.00 FEET TO A 5/8 INCH IRON ROD; THENCE S61°23'47"W, 1055.00 FEET TO A 5/8 INCH IRON ROD; THENCE N28°36'47"W, 709.38 FEET TO A 5/8 INCH IRON ROD; THENCE S61°23'47"W, 20.00 FEET TO A 5/8 INCH IRON ROD; THENCE N28°36'13"W, 114.61 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 57.92 ACRES MORE OR LESS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT GENEVIEVE ANDREWS, OWNER OF THE TRACTS PRESENTED ON THIS PARTITION PLAT, HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO TRACTS AS SHOWN ON THE PLAT DRAWN HEREON. I ALSO CREATE HEREBY THE NEW PRIVATE EASEMENTS AS SHOWN ON THE 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 THIS PARCEL.

GENEVIEVE ANDREWS John Seaders 6/16/95  
(BY JOHN SEADERS ATTORNEY IN FACT)

STATE OF OREGON )  
COUNTY OF BENTON )

THIS IS TO CERTIFY THAT ON THIS 16th 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 THEY WERE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

NOTARY PUBLIC Paul E. Miller  
MY COMMISSION EXPIRES 10/27/95

PARTITION PLAT FOR GENEVIEVE ANDREWS

M. S. S. INC.  
531 S. W. FOURTH ST.  
CORVALLIS, OREGON 97333

DATE	12/
SCALE	
BY	JS/
PROJ	N18
SHT.	2
OF	2