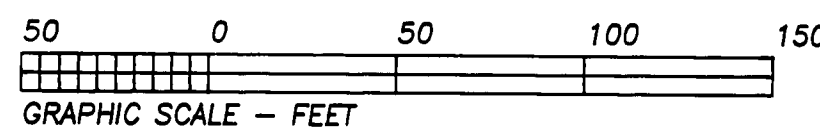


PARTITION PLAT NO. 95³⁴
A REPLAT OF PARCEL 3,
PARTITION PLAT 94-31

for
DANIEL T. WERNER
in
NE 1/4 SECTION 33, T14S, R5W, W.M.
CITY OF MONROE
BENTON COUNTY, OREGON
NOVEMBER 10, 1995



LEGEND

-Found monument: 1/2" (I.D.) iron pipe unless otherwise noted.
- ⊙.....Found N* monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
-Set N* monument.
- ().....Record data from Partition Plat No. 94-31.

NARRATIVE

This survey is the result of City of Monroe Case No. M-95-3. Parcel 3 of Partition Plat No. 94-31, which I surveyed in July, 1994, is hereby being partitioned into 3 Parcels.

The south line of Parcel 6 is a projection of the most westerly leg of the centerline of the 12 ft access easement created by P.P. 94-31. The westerly line of the 15 ft access easement to the Corps of Engineers (easement "C") is a projection of N 45°22'52"W leg of said 12 ft easement centerline. The reference monuments on the east-west Parcel lines are all on the westerly line of said 12 ft easement.

I show the R/W width of Territorial Highway as variable in this area because the centerline is curved while the easterly line is coincident with the west line of this plat.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

Parcel 3, Partition Plat No. 94-31, in the Northeast Quarter of Section 33, T14S, R5W, W.M., City of Monroe, Benton County, Oregon.

DECLARATION

Know all men by these presents that Daniel T. Werner is the recorded owner of the lands represented on the attached map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned and surveyed into parcels as shown hereon.

I hereby create easements "A" & "B" as shown hereon, for the uses and beneficiaries as described.

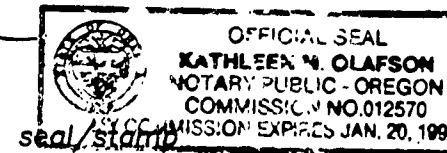
Daniel T. Werner
Daniel T. Werner

ACKNOWLEDGEMENT

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

Signed or attested before me on this 10th day of November, 1995, by Daniel T. Werner.

Theresa M. Olafson
Notary Public
My Comm. Expires: 12-26-94



APPROVALS

APPROVED Dale W. LaPue 12-18-95
City of Monroe date

APPROVED Ray Wilson 12-20-95
FOR Benton County Surveyor date

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, but not yet certified to the tax collector for collection have been paid to me this 27th day of November, 1995.

by Don E. Yarnett ACTING ASSESSOR
Benton County Assessor

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 27th day of November, 1995, through June 30, 1996.

by Chuck Ruppel
Benton County Tax Collector

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

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. 95-34, on this 20th day of December, 1995, at 10:45 o'clock AM.

by Theodore J. Langton
Benton County Clerk

KAY CREEK CENTERLINE

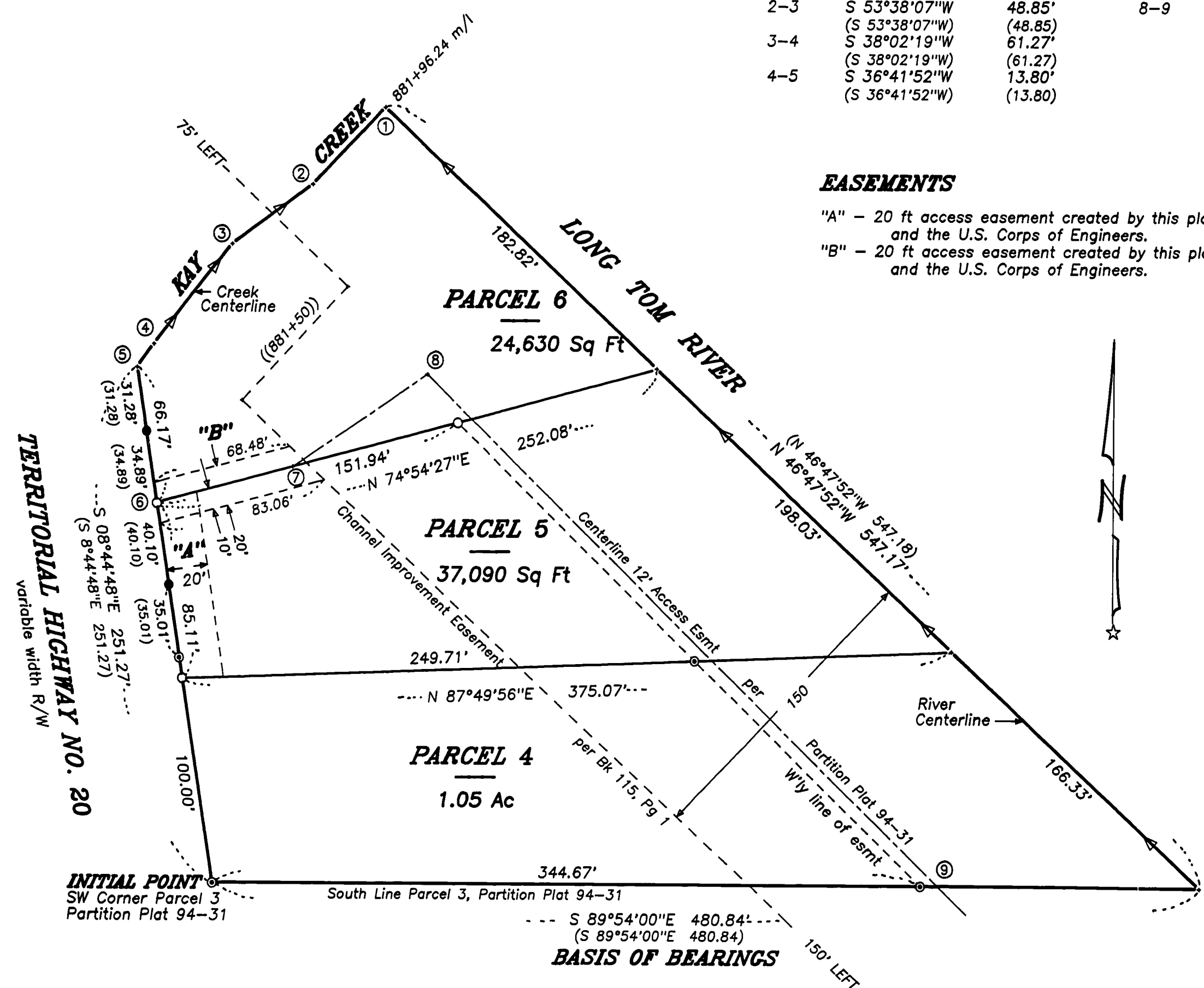
COURSE	BEARING	DISTANCE
1-2	S 43°12'08"W (S 43°12'08"W)	50.91' (50.91)
2-3	S 53°38'07"W (S 53°38'07"W)	48.85' (48.85)
3-4	S 38°02'19"W (S 38°02'19"W)	61.27' (61.27)
4-5	S 36°41'52"W (S 36°41'52"W)	13.80' (13.80)

12ft ESMT CENTERLINE

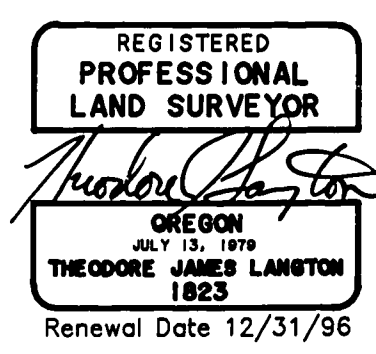
COURSE	BEARING	DISTANCE
6-7	N 74°54'27"E	68.68'
7-8	N 55°32'04"E	79.33'
8-9	S 45°22'52"E	350.73'

EASEMENTS

- "A" - 20 ft access easement created by this plat to benefit Parcels 4, 5, 6 and the U.S. Corps of Engineers.
- "B" - 20 ft access easement created by this plat to benefit Parcels 4, 5, 6 and the U.S. Corps of Engineers.



I hereby certify that this drawing is an exact copy of the original plat.
Theodore J. Langton
Theodore J. Langton



NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050