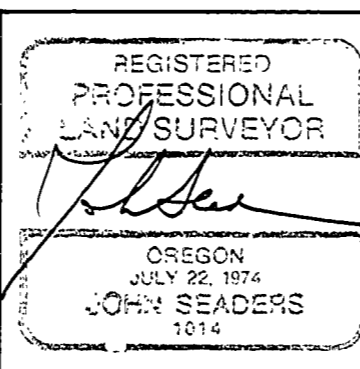


95-36

PARTITION PLAT NO. 95-36
PARCEL A OF THE MINOR LAND
PARTITION SURVEY FOR SID R. FERRIS

FOR
RICHARD K. WILLIAMS
AND
SANDRA WOODS WILLIAMS
IN

SE 1/4 SEC 25, T11S, R6W, W. M.
B. P. CALDWELL D. L. C. NO. 48
W. B. CARTER D. L. C. NO. 47
BENTON COUNTY, OREGON
DECEMBER 28, 1995



I hereby certify that this is an exact copy of the original plat.

JOHN SEADERS

DECLARATION

Know all people by these presents that Richard K. Williams and Sandra Woods Williams are the recorded owners of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be partitioned and surveyed into parcels as shown on the attached plat, and do hereby create the easements as described and shown hereon, for the uses as indicated, and to the benefit of the parcels as shown.

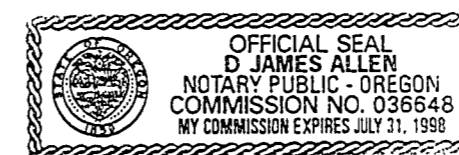
Richard K. Williams
Richard K. Williams
Sandra Woods Williams
Sandra Woods Williams

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF BENTON } S.S.

This is to certify that on this 29th day of December, 1995, before me, a Notary Public in and for said State and County, did personally appear Richard K. Williams and Sandra Woods Williams, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

D. James Allen
Notary Public - State of Oregon



My Commission expires 7-31-98

APPROVALS

APPROVED *J. K. Hays* 12/29/95
Benton County Planning Official date

APPROVED *Ray Wilson* 12-29-95
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 29th day of December, 1995.

by *Ken E. Yarrick* **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 29th day of December, 1995.

by *Lois Covey for Clark Ruggles*
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. 95-36 on this 27 day of December, 1995, at 1:36 o'clock PM.

by *Neil Dowd*
Benton County Clerk

SURVEYOR'S CERTIFICATE

I, JOHN SEADERS, 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:

That tract of land conveyed to Richard K. Williams and Sandra Woods Williams per M-94268-87, Deed Records of Benton County, lying in the Southeast 1/4 of Section 25, T 11 S, R 6 W, W.M., Benton County, Oregon, being more particularly described as follows:

Beginning at a 2" iron pipe at the southwest corner of said Williams tract, also being the initial point of Chaparral Heights, a subdivision of record in Benton County, thence along the easterly boundary of said subdivision N00°51'19"E 767.19 feet to a 5/8" iron rod on the southerly right-of-way line of Public Rd. No. P16905 (NW Panorama Dr.); thence along said right-of-way line N49°14'10"E 137.23 feet to a 5/8" iron rod; thence N49°14'10"E 24.21 feet to a 5/8" iron rod; thence on a 119.51 foot radius curve right (the long chord of which bears N68°52'23"E 80.32 feet) a distance of 81.92 feet to a 5/8" iron rod; thence S88°09'21"E 16.98 feet to a 5/8" iron rod at the intersection with the southerly right-of-way line of Public Rd. No. P16902 (NW Wynoochee Drive); thence along said right-of-way line S24°10'54"E 145.21 feet to a 5/8" iron rod; thence on a 507.47 foot radius curve left (the long chord of which bears S50°47'24"E 454.58 feet) a distance of 471.34 feet to a 5/8" iron rod; thence S76°14'18"E 339.30 feet to a 5/8" iron rod; thence S81°59'55"E 150.00 feet to a 5/8" iron rod; thence on a 730.00 foot radius curve left (the long chord of which bears N83°52'35"E 356.30 feet) a distance of 359.93 feet to a 5/8" iron rod; thence on a 370.00 foot radius curve right (the long chord of which bears N86°52'35"E 217.90 feet) a distance of 221.18 feet to a 5/8" iron rod; thence on a 1300.00 foot radius curve left (the long chord of which bears S77°44'44"E 79.26 feet) a distance of 79.27 feet to a 5/8" iron rod; thence on a 1000.00 foot radius curve right (the long chord of which bears S71°27'25"E 279.56 feet) a distance of 280.48 feet to a 5/8" iron rod; thence on a 1230.00 foot radius curve left (the long chord of which bears S67°47'10"E 187.20 feet) a distance of 187.38 feet to a 5/8" iron rod; thence S72°09'01"E 228.74 feet to a 5/8" iron rod; thence on a 170.00 foot radius curve right (the long chord of which bears S49°57'53"E 128.39 feet) a distance of 131.65 feet to a 5/8" iron rod; thence S27°46'45"E 91.80 feet to a 5/8" iron rod at the intersection with the south line of the B.P. Caldwell D.L.C. No. 48; thence along the south line of D.L.C. No. 48 S89°45'03"W 544.85 feet to a 3-1/4" brass cap at the south-southwest corner of D.L.C. No. 48 and southeast corner of the W.B. Carter D.L.C. No. 47; thence along the south line of D.L.C. No. 47 S89°31'44"W 2017.11 feet to the point of beginning.

NARRATIVE

The purpose of this survey was to divide the property owned by Richard K. Williams and Sandra Woods Williams into two 5 acre parcels and one 15 acre parcel that could be partitioned in the future, as per Benton County Development files PC-94-3 and S-94-11. This partition is of that Parcel A of the Minor Land Partition Survey for Sid R. Ferris filed as C.S. 7502 and the Benton County Dev. Dept. File No. LD-82-40. The boundary of this property was held as determined by C.S. 8948, which was performed to establish the right-of-way of NW Wynoochee Dr. (Public Rd. No. P16902) and the northerly boundary of the Williams property.

- Ⓐ IS A WATERLINE AND WELL EASEMENT TO BENEFIT PARCEL 1 OF THIS PLAT UNTIL SUCH TIME AS PARCEL 1 HAS DEVELOPED ITS OWN WATER SUPPLY FOR MAINTENANCE AGREEMENT SEE M-202791-95 BENTON COUNTY DEED RECORDS
- Ⓑ IS A SEWERLINE AND SEPTIC FIELD EASEMENT TO BENEFIT PARCEL 1 OF THIS PLAT FOR MAINTENANCE AGREEMENT SEE M-202790-95 BENTON COUNTY DEED RECORDS
- Ⓒ IS THE CENTERLINE OF A 25 FT WIDE ACCESS EASEMENT DESCRIBED BY M-103667-88
- M-102385-88 IS A 12 FT WIDE POWERLINE EASEMENT WITH NO SPECIFIC LOCATION BUT WHICH APPROXIMATELY FOLLOWS M-103667-88

MEASURED VALUE AND RECORD FROM C. S. 8948

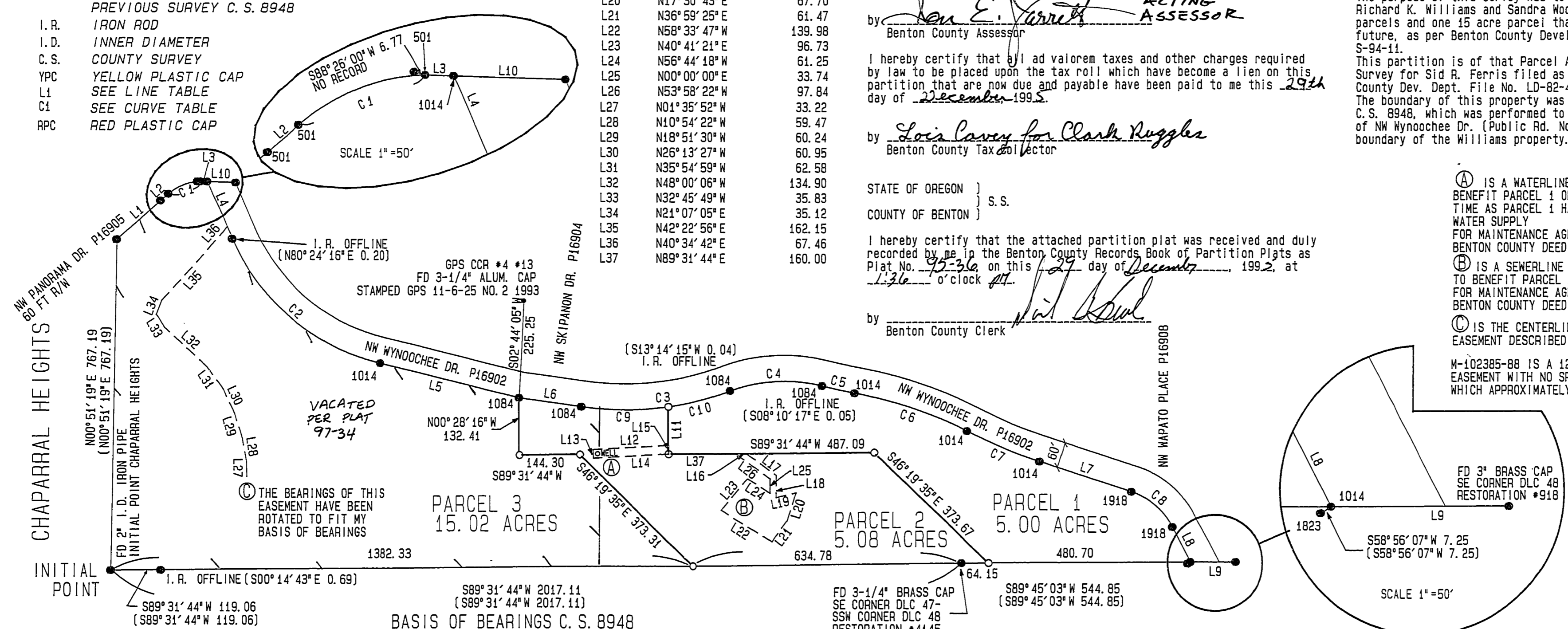
Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	119.51	39°16'26"	81.92	42.64	80.32 N68°52'23"E
C2	507.47	53°13'00"	471.34	254.21	454.58 S50°47'24"E
C3	730.00	28°15'00"	359.93	183.70	356.30 N83°52'35"E
C4	370.00	34°15'00"	221.18	114.00	217.90 N86°52'35"E
C5	1300.00	3°29'37"	79.27	39.65	79.26 S77°44'44"E
C6	1000.00	16°04'14"	280.48	141.17	279.56 S71°27'25"E
C7	1230.00	8°43'42"	187.38	93.87	187.20 S67°47'10"E
C8	170.00	44°22'16"	131.65	69.33	128.39 S49°57'53"E
C9	730.00	16°20'39"	208.24	104.83	207.53 S89°49'46"W
C10	730.00	11°54'21"	151.69	76.12	151.42 N75°42'16"E

MEASURED VALUE AND RECORD FROM C. S. 8948

LINE	BEARING	LENGTH
L1	N49°14'10"E	137.23
L2	N49°14'10"E	24.21
L3	S88°09'21"E	16.98
L4	S24°10'54"E	145.21
L5	S76°14'18"E	339.30
L6	S81°59'55"E	150.00
L7	S72°09'01"E	228.74
L8	S27°46'45"E	91.80
L9	N89°45'03"E	105.37
L10	N88°09'21"W	66.77
L11	N00°28'16"W	109.22
L12	N86°36'02"E	180.88
L13	N03°23'58"W	20.00
L14	N86°36'02"E	179.86
L15	N00°28'16"W	20.03
L16	N89°31'44"E	25.22
L17	N53°58'22"W	85.20
L18	N00°00'00"E	51.34
L19	N77°07'27"E	48.74
L20	N17°30'43"E	67.70
L21	N36°59'25"E	61.47
L22	N58°33'47"W	139.98
L23	N40°41'24"E	96.73
L24	N56°44'18"W	61.25
L25	N00°00'00"E	33.74
L26	N53°58'22"W	97.84
L27	N01°35'52"W	33.22
L28	N10°54'22"W	59.47
L29	N18°51'30"W	60.24
L30	N26°13'27"W	60.95
L31	N35°54'59"W	62.58
L32	N48°00'06"W	134.90
L33	N32°45'49"W	35.83
L34	N21°07'05"E	35.12
L35	N42°22'56"E	162.15
L36	N40°34'42"E	67.46
L37	N89°31'44"E	160.00

LEGEND

- 1014 FD 5/8" I. R. W/ YPC STAMPED 'SEADERS 1014'
- 1084 FOUND 5/8" I. R. W/ YPC STAMPED 'LS 1084'
- 501 FOUND 5/8" I. R. W/ YPC STAMPED 'LS 501'
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- 1918 FOUND 5/8" I. R. W/ YPC STAMPED 'PARSONS PLS 1918'
- FOUND 5/8" I. R. UNLESS OTHERWISE NOTED
- SET 5/8" X 30" I. R. W/ YPC STAMPED 'SEADERS 1014'
- () AS RECORDED OR COMPUTED FROM PREVIOUS SURVEY C. S. 8948
- I. R. IRON ROD
- I. D. INNER DIAMETER
- C. S. COUNTY SURVEY
- YPC YELLOW PLASTIC CAP
- L1 SEE LINE TABLE
- C1 SEE CURVE TABLE
- RPC RED PLASTIC CAP



SCALE 1"=200'
SHEET 1 OF 1
M. S. S. INC.
531 S. W. FOURTH ST.
CORVALLIS, OREGON 97333
PH. (541) 753-1320
04/95/DM/W194PART

75-36

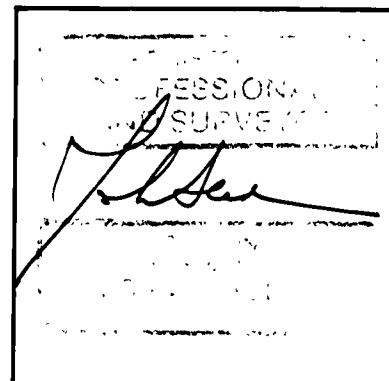
95-36

PARTITION PLAT NO. 95-36

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PARTITION SURVEY FOR SID R. FERRIS

FOR
RICHARD K. WILLIAMS
AND
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IN
SE 1/4 SEC 25, T11S, R6W, W.M.
B. P. CALDWELL D. L. C. NO. 48
W. B. CARTER D. L. C. NO. 47
BENTON COUNTY, OREGON
DECEMBER 28, 1995



EXPIRES 06/30/96
I hereby certify that this
is an exact copy
of the original plat.
John Seaders
JOHN SEADERS

DECLARATION

Know all people by these presents that Richard K. Williams and Sandra Woods Williams are the recorded owners of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be partitioned and surveyed into parcels as shown on the attached plat, and do hereby create the easements as described and shown hereon, for the uses as indicated, and to the benefit of the parcels as shown.

Richard K. Williams
Richard K. Williams

Sandra Woods Williams
Sandra Woods Williams

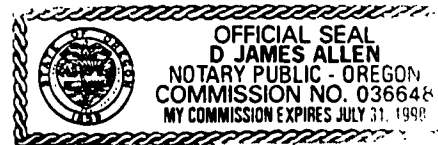
ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF BENTON } S.S.

This is to certify that on this 29th day of December, 1995, before me, a Notary Public in and for said State and County, did personally appear Richard K. Williams and Sandra Woods Williams, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

D. James Allen
Notary Public - State of Oregon

My Commission expires 7-31-98



APPROVALS

APPROVED *J. L. Hays* 12/29/95
Benton County Planning Official date

APPROVED *Ray Wilson* 12-29-95
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 29th day of December, 1995.

Jan E. Verrett 12-29-95
Benton County Assessor ACTING 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 29th day of December, 1995.

by *Lois Carey for Clark Ruggles*
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. 95-36 on this 29th day of December, 1995, at 1:36 o'clock PM.

by *Pat Adair*
Benton County Clerk

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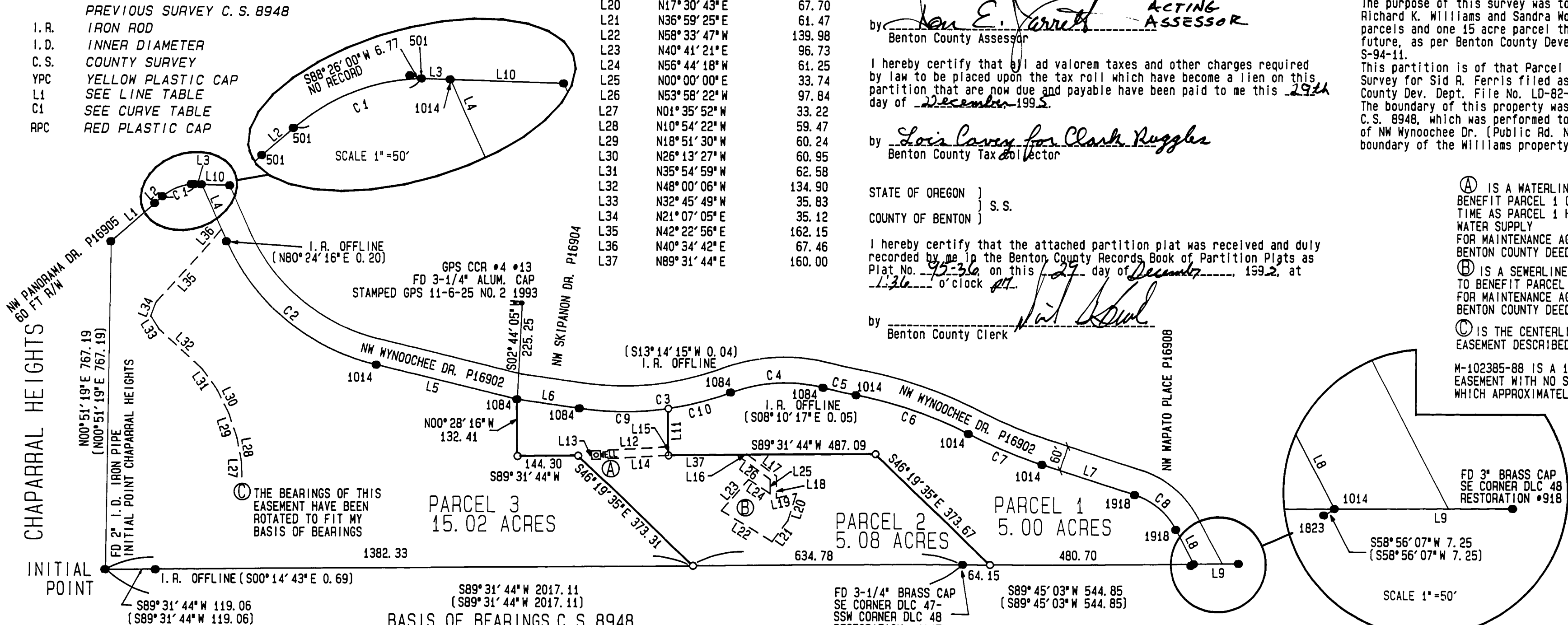
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L31	N35°54'59"W	62.58
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L33	N32°45'49"W	35.83
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04/95/DM/W194PART