

DRAWING NUMBER
96-08

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

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REORDER BY NUMBER 075AR

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POSITION LINE OF PRINT ON THIS LINE

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96-08

DECLARATION

Know all persons by these presents that Gene E. Chantry and Julie H. Chantry are the recorded owners of the lands represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be partitioned and surveyed as shown on this map.

I hereby dedicate to the public an additional 10 feet of right-of-way as shown on this plat.

Gene E. Chantry Julie H. Chantry
Gene E. Chantry Julie H. Chantry

ACKNOWLEDGEMENT

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



This is to certify that on this 15th day of JANUARY, 1996, before me, a Notary Public in and for said State and County, did personally appear Gene E. Chantry and Julie H. Chantry, 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.

Karen Nash
Notary Public - State of Oregon

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 on this 23rd day of JANUARY, 1996.

Don E. Jarrett ACTING ASSESSOR
Director, Benton County Department of Assessment

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 JUNE 30, 1996.

Chick Ruggles 1-22-96
Director, Benton County Department of Finance, Auditing and Tax Collection

APPROVAL

Approved this 2nd day of April, 1996

Ray M. Levin
Benton County Planning Official

Approved this 2nd day of April, 1996

Ray Wilson
Benton County Surveyor

Approved this 2 day of April, 1996

Pamela S. Jette
Chairperson, Benton County Board of Commissioners

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 County Records Book of Partition Plats as Plat No. 96-08, on this 9th day of April, 1996, at 1:33 o'clock PM.

Neil J. Deal
Benton County Clerk

PARTITION PLAT NO. 96-08
FOR GENE E. & JULIE H. CHANTRY
NE 1/4 SECTION 27, T. 10 S., R. 4 W., W.M.
BENTON COUNTY, OREGON
JANUARY 7, 1996

SURVEYOR'S CERTIFICATE

I, L.W. Hunnemuller, a Registered Land Surveyor in the State of Oregon, hereby certify and say that in December of 1995 I correctly surveyed and marked with proper monuments Parcels 1 and 2 of the hereon attached Partition Plat. The exterior boundary of this plat is described as follows.

Beginning at an iron pipe which is S 89° 52' W, 3119.82 Ft. and N 0° 15' W, 317.37 Ft. (5/8" iron rod 316.98 Ft., as set) from the Southeast Corner of the John J. Haskins Donation Land Claim No. 71 in Township 10 South, Range 4 West of the Willamette Meridian in Benton County, Oregon (as per deed); thence N 00° 15' 00" W, 380.12 Ft. to a 5/8" rod; thence S 89° 44' 25" W, 242.02 Ft. to a 5/8" iron rod; thence S 89° 43' 38" W, 320.46 Ft. to a 5/8" iron rod; thence continuing S 89° 43' 38" W, 30.00 Ft. to a point on the center line of Oak Grove Drive; thence S 00° 12' 05" E, 479.21 Ft. along said center line to a point; thence N 80° 14' 43" E, 601.14 Ft., to the point of beginning, in Benton County, Oregon.

EXCEPTING THEREFROM: any portion within a public right-of-way.

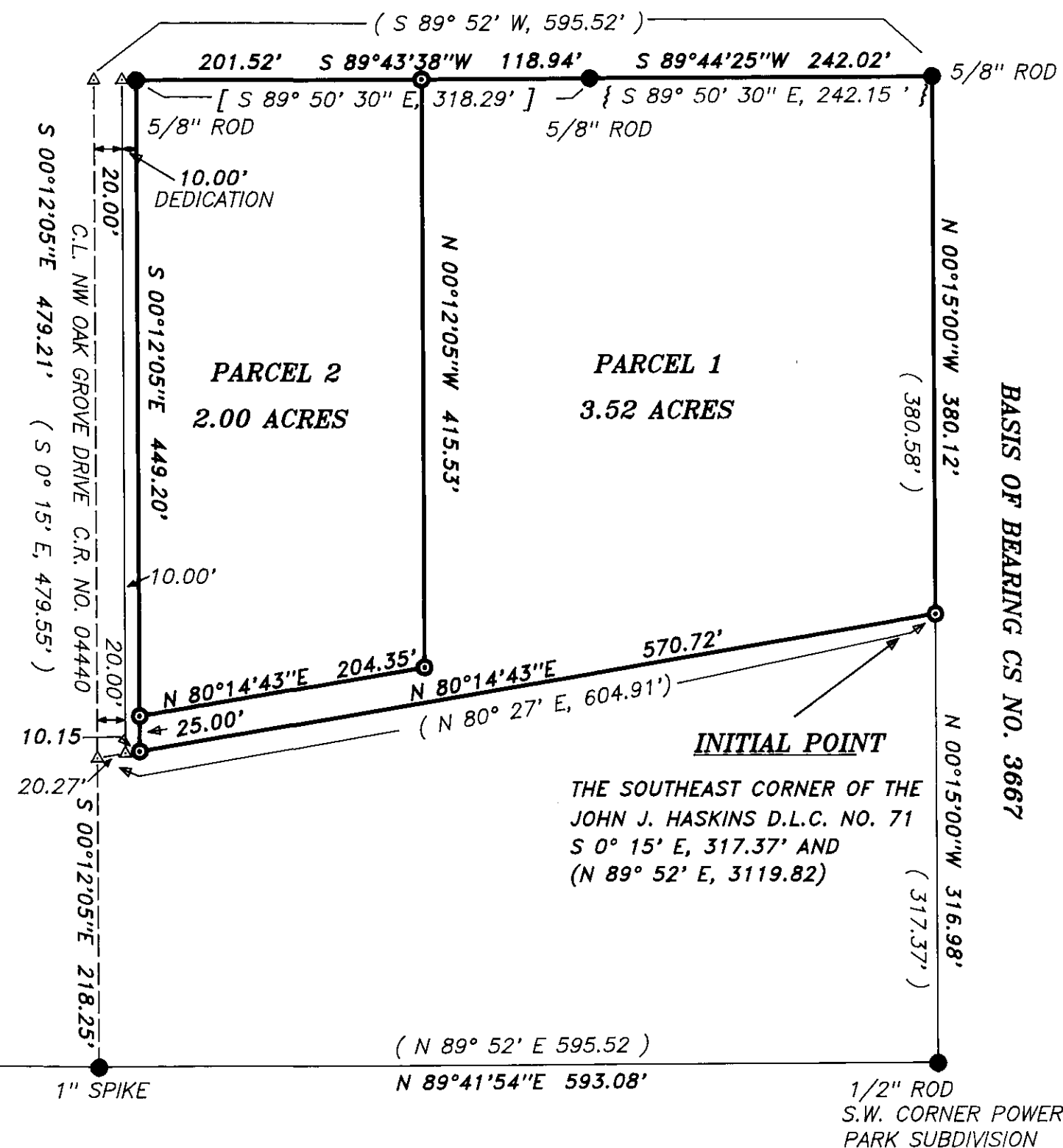
PARTITION PLAT CONSENT AFFIDAVITS

Partition Plat Consent Affidavits from Washington Mutual Savings Bank and from CIT Group/Consumer Finance, Inc., the recorded lien holders, have been recorded in M-211644-96 and M-211645-96, Benton County Deed Records.

GPS TIE

FOUND 2" ALUM. CAP
IN MONUMENT CASE
MARKED ALBANY GPS 94060
CCR # 5

N 89°20'36"W 548.80'



NARRATIVE

The purpose of this survey is to define the boundaries of parcels 1 and 2 of Benton County Partition No. LD-95-35. The Parent Parcel is M-166811-93 of the Benton County Deed Records.

The boundaries of said deed are controlled by County Survey No. 3667 as the monuments are called as shown on said survey. There are 2 minor discrepancies between the deed and the plat that are insignificant, (deed South 0° 25' East along the center line of the County Road, Plat shows South 0° 15' East. The final course on the deed does not include the extra 0.27 Ft. needed for the 20.0 Ft. right-of-way along the County Road. The iron rod found at the Northeast corner was reset in C.S. 5005 and the iron rod found South 89° 44' 25" West, 242.02 Ft. was set in C.S. No. 5005 also. The iron rod set in C.S. No. 7257, North 89° 43' 38" East, 30.00 Ft. from the center line of Oak Grove Drive was verified by tying the monuments at the intersection of Oak Grove Drive and Dumbeck roads, North to the intersection of Oak Grove Drive and Powers Road as shown on C.S. No. 4258, all 3 monuments were accepted as found. The monuments found on the South line of the John J. Haskins D.L.C. No. 71 as shown on C.S. No. 3667 were found and accepted. The positions for the Southeast and Southwest Corners of the Parent Parcel are on line and at proportionate measurement between controlling positions as shown on the deed and C.S. No. 3667.

LEGEND

- △ CALCULATED POSITION, NO MONUMENT SET
- MONUMENT FOUND AS NOTED
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MKD PLS 1050 0.2' ABOVE GROUND.
- () C.S. NO. 3667
- { } C.S. NO. 5005
- [] C.S. NO. 7257

100 0 100 200 300
GRAPHIC SCALE - FEET SCALE 1 INCH = 100 FEET

SURVEYED BY:
L. W. HUNNEMULLER
3055 N. E. LANCASTER
CORVALLIS, OR 97330
PHONE: (541) 757-7614

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

L.W. Hunnemuller
L.W. HUNNEMULLER

REGISTERED PROFESSIONAL LAND SURVEYOR
L.W. Hunnemuller
OREGON
AUGUST 22, 1975
L. W. HUNNEMULLER
1050
Renewal Date 6/30/97