DRAWING NUMBER 96-10
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR
POSITION EDGE OF PRINT ON THIS LINE

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POSITION EDGE OF PRINT ON THIS LINE

96-10

PARTITION PLAT NO. 96-10
for
NORMA DURRANT
in
E 1/2 E 1/2, Sec. 12, T14S, R 6W, W.M. and
W 1/2 W 1/2, Sec. 7, T14S, R 5W, W.M.
BENTON COUNTY, OREGON

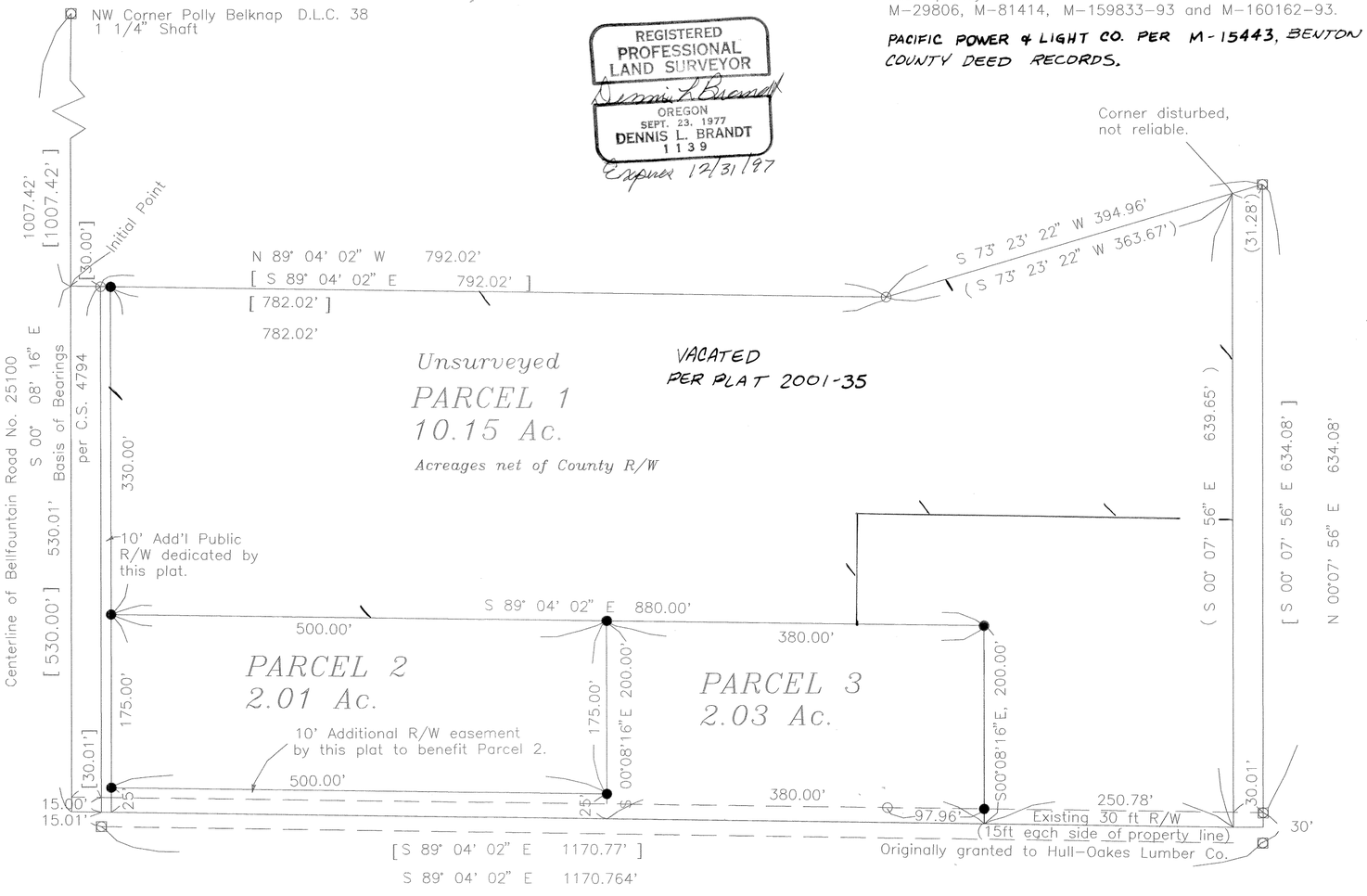
March 10, 1996

LD-95-36

LEGEND

- ○ Found 1 1/4" Steel Shaft as noted on CS 4794
- ☐ Found 3/4" id Galv. Pipe as noted on CS 3048
- ● Set 5/8" X 30" Rebar with yellow plastic cap stamped: RLS 1139
- [ ] Record data from CS 4794
- ( ) Record data from Benton County Microfilm Document 159962-93

Scale: 1" = 100'



NARRATIVE

The purpose of this survey was to redefine Tax Lots 301, 304, & 306 in accordance with Benton County Development Dept. File No. LD-95-36. The parent tract was surveyed by Ronald A. Brandt per CS 4794 and R. Wilson Hutchison per CS 3048. I found their monuments to be in fair condition. I set new monuments to define the new lot lines and to define the new right-of-way of Bellfountain Road per the County's condition of approval.

SURVEYOR'S CERTIFICATE

I, Dennis L. Brandt, Registered Professional Land Surveyor in the State of Oregon, being first duly sworn hereby depose and say that in March, 1996, I correctly surveyed and marked with proper monuments, with the exception of the east line of Parcel 1, the lands represented on this partition plat, the boundaries of which are described as follows;

Beginning at a point in the center of Benton County Road No. 25100 which is S 00° 08' 16" E, 1007.42 ft from the NW corner of the Polly Belknap D.L.C. 38, and on the westerly line of said D.L.C.; thence S 00° 08' 16" E along said road centerline and along westerly line of said D.L.C., 530.01 ft; thence S 89° 04' 02" E 1170.76 ft; thence N 00° 07' 56" W, 639.65 ft; thence S 73° 23' 22" W, 363.67 ft; thence N 89° 04' 02" W, 822.02 ft. to the point of beginning, containing 14.68 acres, more or less, excluding that portion within Bellfountain Road, County Road 25100.

REGISTERED PROFESSIONAL LAND SURVEYOR
Dennis L Brandt
OREGON
SEPT. 23, 1977
DENNIS L. BRANDT
1139
Expires 12/31/97

EASEMENTS

Easements which affect the land being partitioned:
30-foot easement described and originally recorded in Deed Record Book 202, page 336 granted to Hull-Oakes Lumber Co. and subsequently referred to in microfilm records M-18737, M-25586, M-29806, M-81414, M-159833-93 and M-160162-93.

PACIFIC POWER & LIGHT CO. PER M-15443, BENTON COUNTY DEED RECORDS.

DECLARATION

Know all people by these presents that Norma Durrant is the recorded owner of the lands represented on this partition plat and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and partitioned into parcels as shown on this map.

I hereby dedicate to the public use forever the 10 foot-wide strip along the west line of the property as shown on this map.

I hereby create the additional 10ft R/W for use by parcel 2 along the south boundary of said parcel.

Norma Durrant
Norma Durrant

ACKNOWLEDGEMENT

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

Signed or attested before me on this 15th day of April, 1996 by Norma Durrant.

Joyce J Muller
Notary Public

OFFICIAL SEAL
JOYCE J. MULLER
NOTARY PUBLIC - OREGON
COMMISSION NO.043722
MY COMMISSION EXPIRES JULY 05, 1999

APPROVALS

APPROVED Ryl M. Lin 25 Apr 96
Benton County Planning Official — date

APPROVED FOR Joe Mardis 26th April 1996
Benton County Surveyor — date

APPROVED Pamela L Peto April 26, 1996
Chairperson, Benton County Board of Commissioners — 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 23rd day of APRIL, 1996.

by Lou E. Darrett 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 24th day of April, 1996.

by Clark Ruggles
Benton County 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 County Records Book of Partition Plats as Plat No. 96-10, on this 26 day of April, 1996, at 1:32 o'clock PM.

by M. J. Dan
Benton County Clerk

PARTITION PLAT CONSENT AFFIDAVIT FROM JAMES E. DURRANT PER M-212395-96 BENTON COUNTY DEED RECORDS.

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

Dennis L Brandt
DENNIS L. BRANDT

Dennis L. Brandt, P.L.S.
19209 SE 324th St.
Kent, WA 98042
Phone: 206-630-017