

96-12

**PARTITION PLAT No. 96-12**  
(A REPLAT OF PARCEL 1,  
PARTITION PLAT No. 95-11)

for  
**JOHN FOX REAL ESTATE, INC.**

in  
CHATMAN HAWLEY DLC No. 49  
NW 1/4 SECTION 26,  
T 14 S, R 6 W, W.M.  
BENTON COUNTY, OREGON

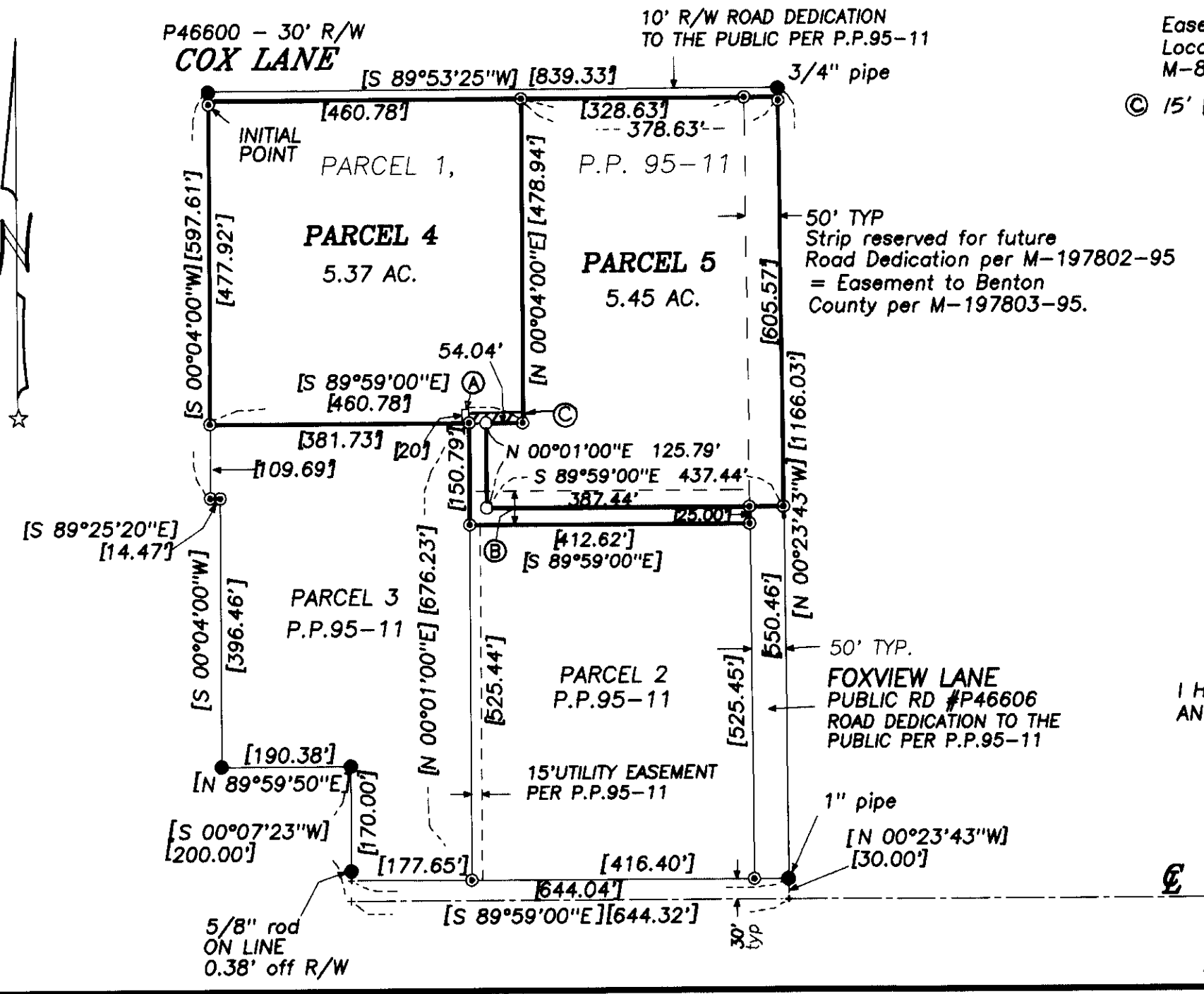
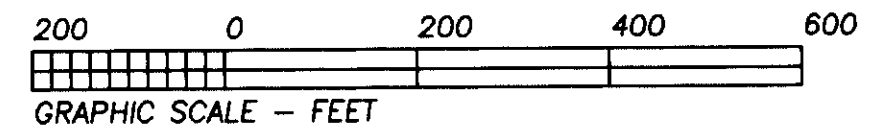
MARCH 18, 1996

LD-96-06

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Theodore J. Langton*  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823  
Renewal Date 12/31/96

**NORTHSTAR SURVEYING, INC.**  
720 N.W. 4th Street  
Corvallis, Oregon 97330  
Phone: 541-757-9050



**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, 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:

All of Parcel 1, Partition Plat No. 95-11, in the Northwest 1/4 of Section 26, T 14 S, R 6 W, W.M., Benton County, Oregon.

**NARRATIVE**

The purpose of this survey was to monument the partition requested per LD-96-06. This map is the second phase of our 1994 survey for Partition Plat No. 95-11 (hereinafter referred to as P.P.95-11). Some of the monuments for this current division were set for P.P.95-11. The new monumentation set for this partition was set from the same control points. The measurements would all be the same so I have showed them with square brackets. New information for this current survey has no parenthesis'.

**MAINTENANCE AGREEMENT**

Maintenance of the 50 ft Access and Utility Easement adjacent to the south line of Parcel 5 shown hereon shall be shared equally by the owners of all parcels bordering said easement. The standard to which the road is required to be maintained is the standard required as of the date of the decision of the minor partition of Benton County Development Department file number LD-94-12. This maintenance agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but also their respective heirs, executors, administrators, and successors in interest as well.

**EASEMENTS**

- Ⓐ 10'x 20' Waterline Easement to Parcel 3 per P.P.95-11
  - Ⓑ 50' Access & Utility Easement per P.P.95-11 - would include new Parcels 4 & 5 from this plat
  - Ⓒ 15' Water line Easement to Parcel 5 per this Plat
- Easements for electric transmission lines;  
Locations not specific in the following documents:  
M-84149 & M-99094, Benton County Deed Records

**LEGEND**

- .....Found Monument: 1/2" rod, or as noted.
  - ⊙ .....Found NSTAR monument(see below) from P.P.95-11;
  - .....Set NSTAR Monument: 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR PLS 1823";
  - + .....Computed Position, nothing found or set.
- Data of, or computed from, the following:  
[ ]..PARTITION PLAT No. 95-11 (P.P.95-11)
- Pipe dimensions are inside diameter.  
RE: Benton County Corner Restoration

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*Theodore J. Langton*  
Theodore J. Langton

CO.RD.45120 - 60'R/W  
**ALPINE ROAD**  
S 89°59'00"E 1604.36'  
[S 89°59'00"E] [1604.36]  
**BASIS OF BEARINGS**

NE CORNER  
J. HAMMER  
DLC No. 48  
"X" on stone  
in mon. box  
RE: 3986

**PARTITION PLAT CONSENT AFFIDAVIT**

A Partition Plat Consent Affidavit from Katherine M. Calkins, as a recorded fee owner, has been recorded in M-21374-96, Benton County Deed Records.

**DECLARATION**

Know all people by these presents that John Fox Real Estate, Inc. is a 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 partitioned and surveyed into parcels as shown on the annexed map. I hereby create Easement(s) as shown hereon.

*John L. Fox*  
John L. Fox, President  
John Fox Real Estate, Inc.

**ACKNOWLEDGEMENT**

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

This instrument was acknowledged before me on this 7th day of May, 1996, by John L. Fox as president of John Fox Real Estate, Inc.

*Eileen N. Hildenbrand*  
Notary Public



**APPROVALS**

APPROVED *Al M. Siri* 22 May 96  
Benton County Planning Official date

APPROVED *Janel E. Blain* 23 May 1996  
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 16th day of MAY, 1996.

by *Don E. Yarratt* **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 17th day of MAY, 1996.

by *Chad Kaggala*  
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. 96-12 on this 23 day of May, 1996 at 3:30 o'clock P.M.

by *John L. Fox*  
Benton County Clerk