

96-14

PARTITION PLAT NO. 96-14
for **KATHERINE A. FREEMAN and PAUL KAFOURY JR.**
A Replat of a portion of Block 45,
PACIFIC ADDITION TO MONROE,
SW 1/4 OF Section 28, Township 14 South, Range 5 West,
Willamette Meridian, Benton County, Oregon
April 8, 1996 LD-95-45

NARRATIVE

This Partition Plat was done to satisfy one of the requirements of the Notice of Decision dated 1/3/96 for File Number LD-95-45, Benton County Planning Department. The monuments set by County Survey Number 8726 were found and held to control the boundaries of this partition. The basis of bearings is the northerly line from County Survey 8726. Pipe diameter given is inside measurement. The field measurements were made with a 1-second reading electronic total station.

SURVEYOR'S CERTIFICATE

I, Norman D. Springer, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in April of 1996 I have correctly surveyed and marked with proper monuments the lands represented on this Partition Plat. The exterior boundaries of which are described as follows:
Beginning at the "INITIAL POINT", a 5/8" iron rod set in County Survey Number 8726, at the most northerly corner of Lot 3 of Block 45, PACIFIC ADDITION TO MONROE, a subdivision of record in Section 28, Township 14 South, Range 5 West, Willamette Meridian, Benton County, Oregon; Thence South 10 degrees 56 minutes 31 seconds East, along the easterly line of said Lot 3, as adjusted by County Survey Number 8726, for a distance of 661.51 feet to a 5/8 inch iron rod at the most easterly corner of said Lot 3 as adjusted by County Survey Number 8726; Thence South 77 degrees 46 minutes 14 seconds West, along the southerly line of said Lot 3, as adjusted by County Survey Number 8726, for a distance of 423.60 feet to a 5/8 inch iron rod at the most southerly corner of said Lot 3 as adjusted by County Survey Number 8726; Thence North 10 degrees 38 minutes 21 seconds West, along a westerly line of said Lot 3, as adjusted by County Survey Number 8726, for a distance of 411.06 feet to a 5/8 inch iron rod at a corner of said Lot 3 as adjusted by County Survey Number 8726; Thence North 66 degrees 15 minutes 37 seconds West, along a westerly line of said Lot 3, as adjusted by County Survey Number 8726, for a distance of 50.80 feet to a 5/8 inch iron rod at the most westerly corner of said Lot 3 as adjusted by County Survey Number 8726; Thence North 33 degrees 01 minutes 32 seconds East, along the northwesterly line of said Lot 3, as adjusted by County Survey Number 8726, for a distance of 321.05 feet to a 5/8 inch iron rod at a northwest corner of said Lot 3 as adjusted by County Survey Number 8726; Thence North 79 degrees 03 minutes 29 seconds East, along the northerly line of said Lot 3, as adjusted by County Survey Number 8726, for a distance of 240.20 feet to the point of beginning.

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS 1102" FROM C.S. 8726
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS1102"
- () RECORD DATA FROM C.S. 8726

NOTE: THERE IS A 10 FOOT RIGHT-OF-WAY EASEMENT TO PACIFIC POWER, RECORDED AS M-161549-93, MICROFILM RECORDS OF BENTON COUNTY, OVER A PORTION OF PARCEL 1, BUT THE EXACT LOCATION IS NOT SPECIFIED.

REGISTERED PROFESSIONAL LAND SURVEYOR
Norman D. Springer
OREGON
JULY 22, 1977
NORMAN D. SPRINGER
1102
RENEWAL DATE 6/30/96

SPRINGER SURVEYING
37056 MOSS ROCK DRIVE
CORVALLIS, OREGON 97330
PHONE: 745-5798

DECLARATION

Know all persons by these presents that we, Katherine A. Freeman and Paul Kafoury, Jr., are the recorded owners of the lands represented on this map and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused this Partition Plat to be prepared and the property divided in accordance with Oregon Revised Statutes as shown on the attached map. We hereby create easements as shown.

Katherine A. Freeman
Katherine A. Freeman

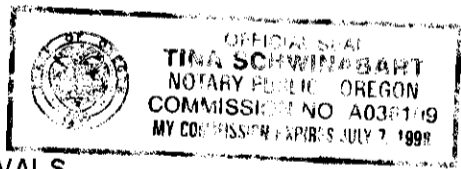
Paul Kafoury, Jr.
Paul Kafoury, Jr.

ACKNOWLEDGEMENT

State of Oregon } S.S.
County of Benton }

On this 24 day of April, 1996, before me, a Notary Public for the State of Oregon, did personally appear Katherine A. Freeman and Paul Kafoury, Jr., who are known to me to be the identical persons described in and who executed the DECLARATION hereon, and acknowledged to me that they executed the same freely and voluntarily.

Ana Schudabart
Notary Public for the State of Oregon



APPROVALS

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 30th day of APRIL, 1996.

By: *Don E. Jamet* 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 rolls which have become a lien on this Partition that are now due and payable have been paid to me this 1st day of May, 1996.

By: *Chuck Rogers*
Benton County Tax Collector

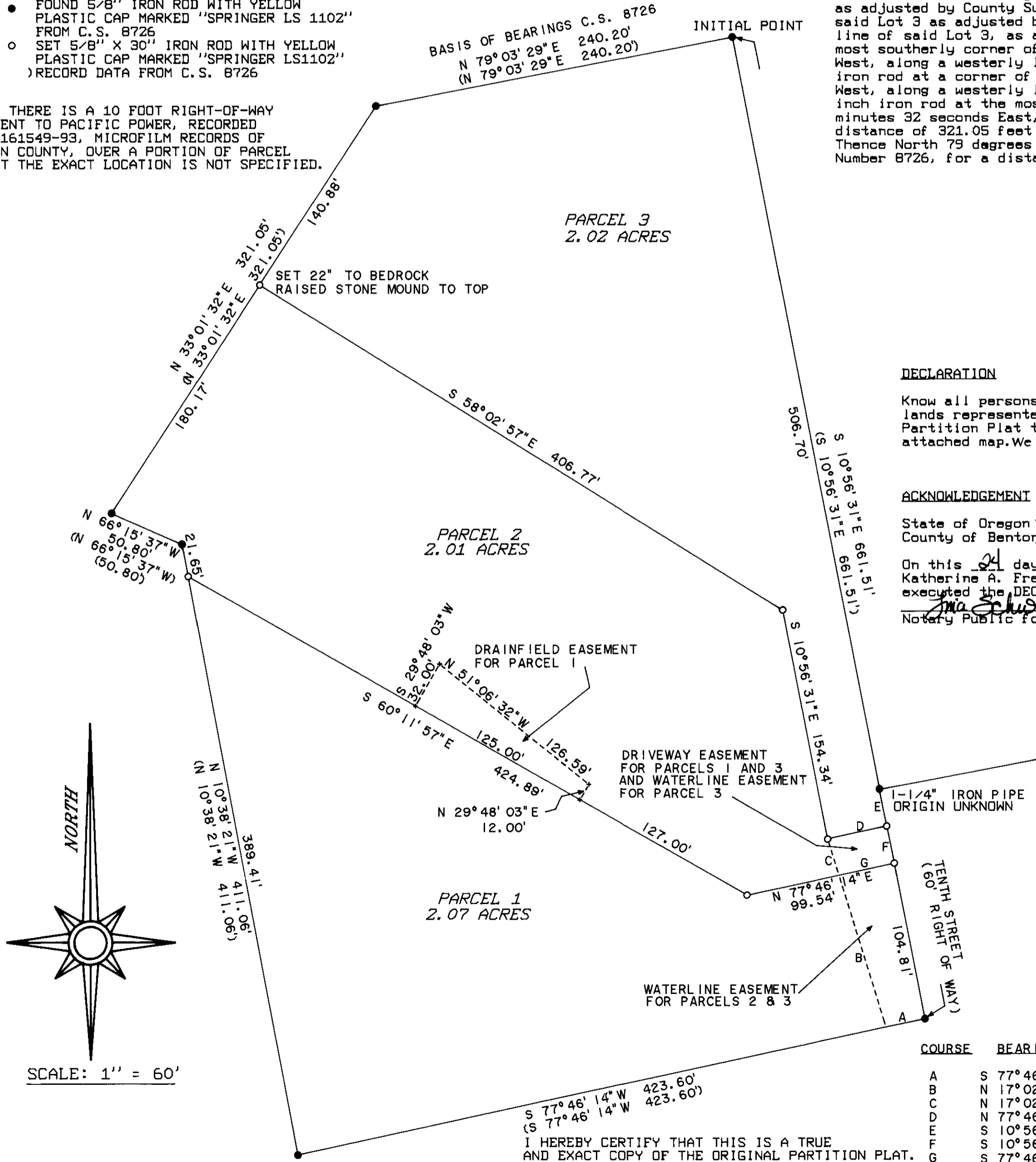
APPROVED *James E. Blair* 5/23/96
Benton County Surveyor Date

APPROVED *R. M. Lewis* 22 May 96
Benton County Planning Official Date

State of Oregon) S.S.
County of Benton)

I do 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. 96-14 on this 24th day of April, 1996, at 8:45 o'clock A.M.

By: *Norman D. Springer*
Benton County Clerk



I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT.

Norman D. Springer
NORMAN D. SPRINGER, LS 1102

SCALE: 1" = 60'