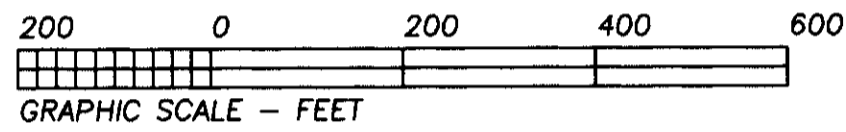


PARTITION PLAT NO. 97-02  
for  
**RONALD and JOYCE JONES**  
in  
W 1/2 SEC. 23, T12S, R5W, W.M.  
BENTON COUNTY, OREGON

DECEMBER 13, 1996

SHEET 1 OF 2



**LEGEND**

- .....Found monument: 5/8" Iron Rod unless otherwise noted.
- ....." " " : 1/2" Iron pipe.
- YPC....." " " : 5/8" iron rod with Yellow Plastic Cap stamped "RCI LS 1079"
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- .....Computed Position - nothing found or set.
- (.....).....Record data from CS 7232.
- (A)....." " " CS 6885.
- (B)....." " " CS 2925.
- (C)....." " " CS 3419.
- (D)....." " " CS 7327.
- (E)....." " " CS 2925-B.
- (F)....." " " CS 2976.
- (G)....." " " CS 6955.

..0.29 Ac transferred from Moreno to Jones per M-223869-9Z.  
..0.51 Ac transferred from Jones to Moreno per M-223875-9Z.

NOTE: Pipe dimension is Inside Diameter.

**NARRATIVE**

This survey is the result of Benton County Development Department File Nos. LD-96-19 and LD-96-20.

Two land actions are represented by this plat - a property line adjustment between Tax Lots 200 (Jones) and TL 1200 (Moreno), then a Partition of the resultant Jones tract.

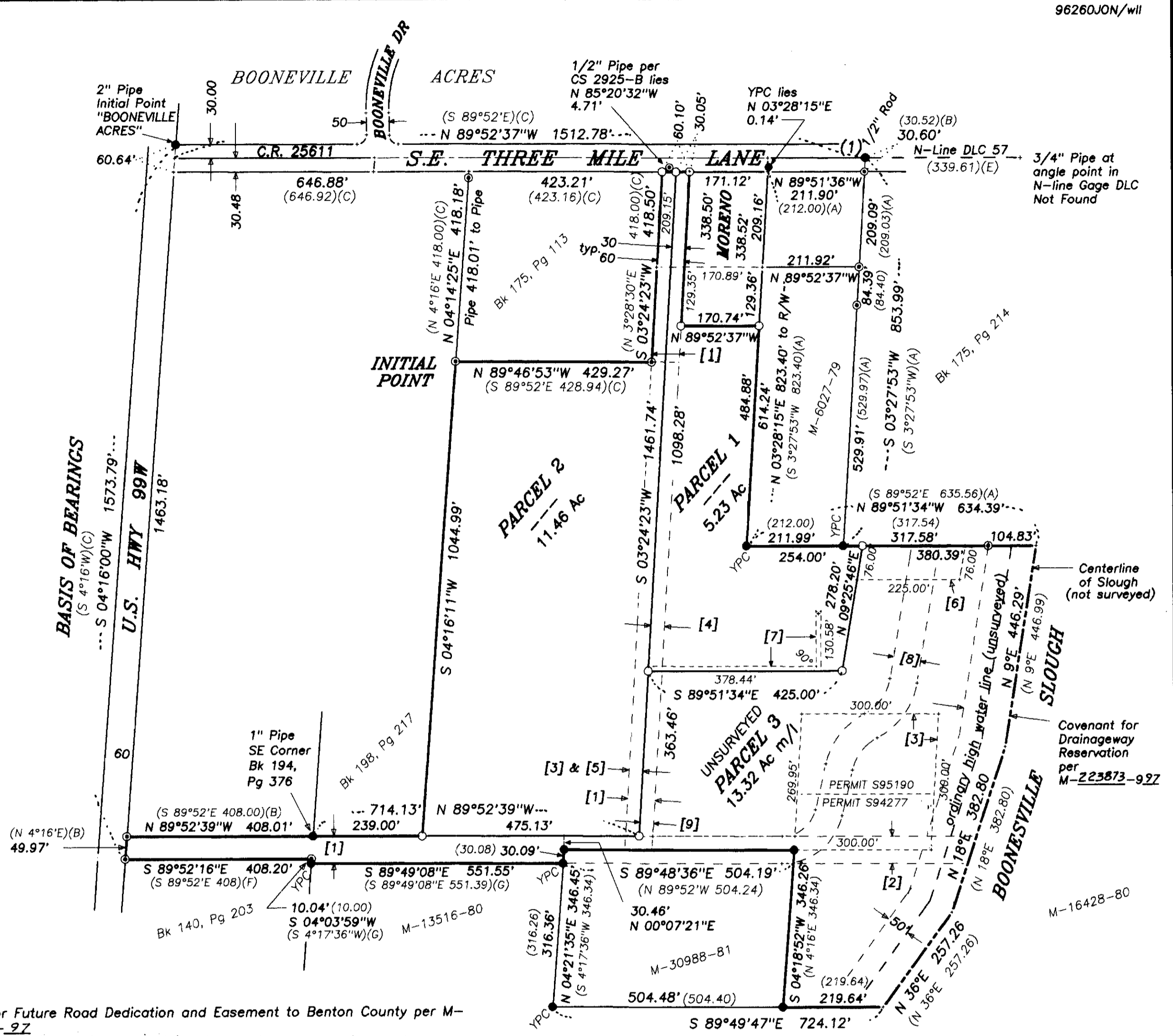
Mr Moreno is transferring the westerly 60 feet of his tract to Mr Jones (0.29 Ac) and is receiving 0.51 acres in return. The west line of the original Moreno tract (described by M-216809-96) is the east line of the Daetz tract, described in Book 175, Page 113, and surveyed by Richard Fail per CS 3419. I found Mr Fail's monuments at all except the NE corner of the Daetz tract. I computed the NE corner at the deed distance from the intersection of the highway centerline and the S'y R/W line of Three Mile Lane. I computed the north line of the Gage DLC by holding 30.00 feet from the 2" pipe at the Initial Point of "BOONESVILLE ACRES" measured at 90° to a line from the 1/2" rod at (1), set on the DLC line by CS 2925-B. The north side of the Three Mile Lane R/W is 30 feet wide, parallel to and adjacent to the DLC line. I held 30.48 feet for the R/W width on the south side of the DLC line. That width is the perpendicular distance arrived at given a 30.56 foot hypotenuse and a 4°08' angle from deeds and recorded surveys.

The SE corner of Book 198, Page 217 (Sedlacek tract) is an angle point in the west line of Mr Jones' tract. I projected the line between the monuments from CS 2925-A easterly, holding the Sedlacek deed distance, 239 ft, to compute the corner.

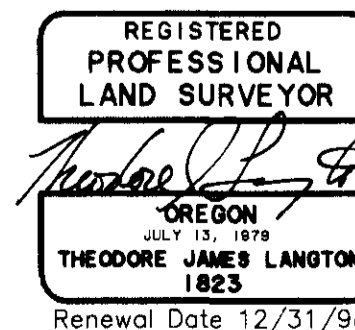
**EASEMENTS**

- [1]..Covenant for Future Road Dedication and Easement to Benton County per M-223872-9Z
- [2]..60 ft Access Easement (the centerline of which is the north line, and an easterly projection thereof, of M-30988-81) created by this plat to benefit the land described per M-16428-80.
- [3]..Septic Drainfield Easement per M-218344-96 and M-218949-96 (contains areas shown on Benton Co. Health Dept. Septic Drainfield Permit Nos. S95190 and S94277).
- [4]..Access Easement over the westerly 30 ft of Parcel 1 created by this plat for the benefit of Parcels 2 and 3.
- [5]..Access Easement over the easterly 30 ft of Parcel 2 created by this plat for the benefit of Parcels 1 & 3; except Parcel 1 only having rights to the portion along it's westerly boundary line.
- [6]..Septic Drainfield Easement created by this plat to benefit Parcel 1.
- [7]..10 ft Well and Waterline Easement created by this plat to benefit Parcels 2 and 3.
- [8]..Covenant for Future Road Dedication to Benton County per M-223874-9Z.
- [9]..Access Easement over the westerly 30 ft of Parcel 3 created by this plat to benefit Parcel 2.

Two Unrecorded easements to Pacific Power & Light Co. for Electric Transmission Lines, insufficiently described to plot hereon but which affect the parent parcel, were granted per PP&L records as RC48130-W001102210.



I hereby certify that this drawing is an exact copy of the original plat.  
*Theodore J. Langton*  
Theodore J. Langton



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

96260JON/wil

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for  
**RONALD and JOYCE JONES**  
in  
W 1/2 SEC. 23, T12S, R5W, W.M.  
BENTON COUNTY, OREGON

DECEMBER 13, 1996

SHEET 2 OF 2

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and marked with proper monuments the boundary of the land represented on this partition plat, except the most easterly line thereof which is the centerline of Boonesville Slough. Said boundary is described as follows:

A tract of land in the Southwest Quarter of Section 23, T12S, R5W, W.M., Benton County, Oregon, more particularly described as follows:

Beginning at a 1/2" iron pipe at the Southwest corner of that tract conveyed to Gary and Helen Daetz per Book 175, Page 113, Benton County Deed Records; thence S 4°16'11"W 1044.99 feet to a 5/8" iron rod at the Southeast corner of that tract conveyed to Leo Sedlacek per Book 198, Page 217, said Deed Records; thence along the south line of said Sedlacek tract, and an extension thereof, N 89°52'39"W 647.01 feet to a 1/2" iron pipe on the easterly right-of-way line of U.S. Highway 99W; thence along said right-of-way line S 4°16'00"W 49.97 feet to a 1/2" iron pipe on the North line of that tract conveyed to Harold and Helen Miller per Book 140, Page 203, said Deed Records; thence leaving said right-of-way line, along the north line of said Miller tract and the north line of that tract conveyed to Kenneth and Leanna Sutter per Book 165, Page 44, said Deed Records, S 89°52'16"E 408.20 feet to a 1/2" iron pipe at the Northeast corner of said Sutter tract; thence along the east line of said Sutter tract S 4°03'59"W 10.04 feet to a 5/8" iron rod; thence leaving said east line S 89°49'08"E 551.55 feet to a 5/8" iron rod; thence N 4°21'35"E 30.09 feet to a 5/8" iron rod; thence S 89°48'36"E 504.19 feet to a 5/8" iron rod; thence S 4°18'52"W 346.26 feet to a 5/8" iron rod; thence S 89°49'47"E 219.64 feet to the center of Boonesville Slough; thence along the centerline of said Slough N 36°E 257.26 feet; thence N 18°E 382.80 feet; thence N 9°E 446.29 feet to the Southeast corner of the first tract conveyed to Ervin and Jean Radke per Book 175, Page 214, said Deed Records; thence leaving said Slough centerline, along the south line of said Radke tract, N 89°51'34"W 634.39 feet to a 5/8" iron rod; thence N 3°28'15"E 484.88 to a 5/8" iron rod; thence N 89°52'37"W 170.74 feet to a 5/8" iron rod; thence N 3°24'23"E 338.50 feet to a 5/8" iron rod on the southerly right-of-way line of County Road No. 25611 (SE Three Mile Lane); thence along said right-of-way line N 89°52'37"W 60.10 feet to a 5/8" iron rod at the Northeast corner of said Daetz tract; thence leaving said right-of-way line S 3°24'23"W 418.50 feet to a 1/2" pipe at the Southeast corner of said Daetz tract; thence N 89°46'53"W 429.27 to the point of beginning.

**DECLARATION**

Know all men by these presents that Ronald R. Jones, Joyce L. Jones and C.E. Jones are the recorded owners of the lands represented on the attached map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon.

We hereby create the Access Easements across Parcels 1, 2, and 3 for the benefits of said Parcels as shown.  
We hereby create the 60 ft Access Easement across Parcel 3 for the benefit of the land described in M-16428-80.  
We hereby create the Septic Drainfield easement on Parcel 3 for the benefit of Parcel 1.  
We hereby create the Well and Waterline easement on Parcel 1 for the benefit of Parcels 2 and 3.

Ronald R. Jones  
Ronald R. Jones  
C.E. Jones  
C.E. Jones

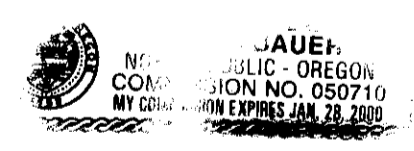
Joyce L. Jones by Ronald R. Jones  
Joyce L. Jones by Ronald R. Jones  
her Attorney in Fact per  
M-211710-96  
Benton County Deed Records

**ACKNOWLEDGEMENT**

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

Signed or attested before me on this 10 th day of January, 1997,  
by Ronald R. Jones and C.E. Jones, and Ronald R. Jones as Attorney  
in Fact for Joyce L. Jones.

Morai Bauer  
Notary Public



**APPROVALS**

APPROVED Ray M. Fair 1-17-97  
Benton County Planning Official date  
APPROVED Ray Wilson 1-17-97  
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 1997-1998 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 17<sup>th</sup> day of JANUARY, 1997.

by Don E. Smith 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 17<sup>th</sup> day of JANUARY, 1997.

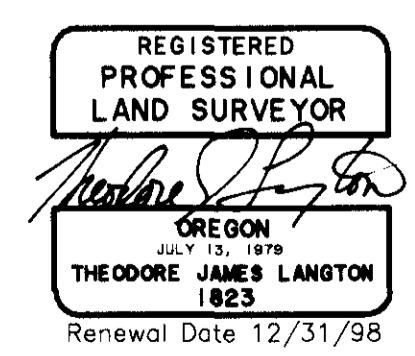
by Mary Kelley  
Assist. Benton County Tax Collector

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. 97-02, on this 17<sup>th</sup> day of JANUARY, 1997, at 3:36 o'clock PM.

by William E. ...  
Benton County Clerk  
Sr. Deputy Clerk

I hereby certify that this drawing is an exact copy of the original plat.  
Theodore J. Langton  
Theodore J. Langton



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