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REORDER BY NUMBER 075AR

PARTITION PLAT SITUATED WITHIN THE SE 1/4 OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN AND A PORTION OF THE PRICE FULLER DONATION LAND CLAIM NO. 37 BENTON COUNTY, OREGON

FOR: BILLIE JEAN PITTS

SCALE: 1"= 40'

DATE: DECEMBER 3, 1996



LEGEND

- SET 5/8"x 30" IRON ROD WITH YELLOW PLASTÍC CAP MARKED "COLE SURV L.S. 2088"
- FOUND MONUMENT OF RECORD AS NOTED
- CALCULATED POSITION R/W RIGHT OF WAY
- COUNTY SURVEY C.S.
- IRON PIPE (INSIDE DIAMETER AS NOTED)
- IRON ROD
- RECORD INFORMATION
- CALCULATED

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, BEING FIRST DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHICH BEARS NORTH 0'03'36" EAST 586.72 FEET FROM THE SOUTHWEST CORNER OF THE PRICE FULLER DONATION LAND CLAIM NO. 37, SAID POINT BEING ON THE WEST LINE OF SAID PRICE FULLER DONATION LAND CLAIM; THENCE NORTH 0.03'36" EAST 622.28 FEET ALONG SAID WEST LINE; THENCE NORTH 89°33'16" EAST 296.73 FEET; THENCE SOUTH 0'03'09" WEST 626.65 FEET; THENCE SOUTH 89'36'05" EAST 296.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.254 ACRES OF LAND MORE OR LESS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT I, BILLIE JEAN PITTS, AM THE OWNER OF THE LAND SHOWN HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS I HEREBY CREATE A 40 FOOT INGRESS-EGRESS EASEMENT, SAID EASEMENT BEING DESCRIBED AS THE NORTH 40.00 FEET OF EVEN WIDTH OF PARCEL 2 AND IS FOR THE BENEFIT OF ALL OWNERS OF LAND ADJACENT TO APPALOOSA LANE.

ACKNOWLEDGMENT:

 \widehat{S}

89°34' S 8

4'00" E 89'36'05

.89 CS 296.8

PERSONALLY APPEARING BEFORE ME, BILLIE JEAN PITTS, WHO BEING KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO SIGNED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

ALSO KNOWN AS BILLIE JEAN WILLIAMS

STATE OF OREGON) COUNTY OF BENTON



SUBSCRIBED AND SWORN TO BEFORE ME THIS _23_ DAY OF December, 1996. Rebecca Cole

APPROVALS:

APPROVED THIS 27 DAY OF Januay, 1998

PARTITION PLAT

I, C. HENRY COLE CERTIFY THAT THIS

IS AN EXACT COPY OF THE ORIGINAL

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 1996-1997 TAX ROLL, WHICH BECAME A LIEN, OR WILL BECOME A LIEN, DURING THE TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTION HAVE BEEN PAID TO ME THIS 3 DAY OF THE TAX

1 ACTING farrett ussessa DEPT. 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 DUE AND PAYABLE HAVE BEEN PAID TO 4/30/51

AND TAX COLLECTION. //

HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 270 DAY OF January, 1996 at 10:12 0'CLOCK A M, AND RECORDED AS PARTITION PLAT NO. 97-03, AND FILED IN THE

BENTON COUNTY RECORD OF PLATS.

BASIS OF BEARINGS (N 0°03'36" E 622.42 CS 8963)

N 0°03'36" E 622.28

REGISTERED **PROFESSIONAL** LAND SURVEYOR rexus Cole

OREGON JULY 13, 1984 C. HENRY COLE 2088

EXPIRES 12/31/97

C. HENRY COLE, P.L.S. COLE SURVEYING, INC. 6765 S.W. PHILOMATH BLVD. CORVALLIS, OR 97333 (541) 929-5500



FD 5/8" IR

(CS 4715)

POINT "B"

EXISTING 20

EASEMENT

E S

75)

(M-130134-90)

HELD

FD 5/8" IR FD 3/4" IP (CS 6145) W/YPC MARKED S.W. CORNER "DEVCO ÉNG LS 2088" PRICE FULLER POINT "C' D.L.C. NO. 37 N 0'03'36" E 586.72 -INITIAL POINT (N 0°03'36" E 586.85 CS 8963) NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PARCEL OF LAND AS PER THE BENTON COUNTY DEVELOPMENT DEPARTMENT DECISION REGARDING FILE NO. LD-96-36.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THE PARCEL LINES ON THIS PARTITION ARE FROM THE FOUND MONUMENTS MARKING THE WEST BOUNDARY OF TRACT "B" BENTON COUNTY SURVEY NO. 8963.

BOUNDARY DETERMINATION:

THE FOUND MONUMENTATION ALONG THE NORTH LINE REPRESENTED BY POINTS "A" AND "B" WAS HELD IN ESTABLISHING THE NORTH LINE. THE FOUND MONUMENTATION REPRESENTED BY POINTS "B" AND "C" WAS HELD IN ESTABLISHING THE WEST LINE. THE FOUND MONUMENT POINT "C", AND A POINT 856.85 FEET (RECORD DISTANCE CS 8963) NORTH OF THE FOUND 1/2" IRON PIPE ,POINT "D" WAS HELD FOR ESTABLISHING THE SOUTH LINE. THE SAID 1/2" IRON PIPE AND A POINT 20.00 FEET EAST OF POINT "A" WAS HELD FOR ESTABLISHING THE EAST LINE. THE PARCEL DIVIDING LINE WAS ESTABLISHED AS DIRECTED BY THE OWNER AND PER BENTON COUNTY DEVELOPMENT DEPARTMENT DECISION LD-96-36

FD 1/2" IP (CS 6145) HELD (N 0°03'18" E 856.85 CS 8963) N 0°03'09" E 856.85 -POINT "D'

N 0'03'36" E 303.96

PARCEL 1 2.078 ACRES

(90,536 SQ.FT.)

NOTES:

- 1.) THERE ARE NO GEODETIC CONTROL MONUMENTS WITHIN ONE-HALF MILE OF THE PARCEL
- 2.) THE PARENT PARCEL IS SUBJECT TO A ELECTRICAL AND TELEPHONE TRANSMISSION AND DISTRIBUTION EASEMENT RECORDED IN BENTON COUNTY RECORDS M-69297. EXACT LOCATION IS NOT DEFINED.

FD 5/8" IR TOP SHEARED OFF S 23⁶25'39" W 0.18 FROM TRUE CORNER (C.S. 8963) NW APPALOOSA LANE (PVT) NO. 3032 N 0°03'09" E 306.15 S 0°03'09" W 626.65

N 0°03'36" E 318.32 PARCEL 2 2.176 ACRES (94,783 SQ.FT.)

(WEST N 89°3

NEW 40'

INGRESS-EGRESS

EASEMENT

(SEE DECLARATION)

FD 5/8" IR ∕(CS 4715) HELD POINT "A"

N 0°03'09" E 320.50

40' EASEMENT (M-130314-90)

N89°33'16" E ---20.00