

SHEET 1 OF 2

PARTITION PLAT: 97-05
 APPLICANT: PIONEER TELEPHONE COOPERATIVE
 OWNER: CONSUMERS POWER, INC.
 NW 1/4, & SW 1/4, SEC. 5, T. 12 S., R. 5 W., W.M.
 BENTON COUNTY, OR
 DECEMBER 8, 1996
 SCALE 1" = 200'
 LD # 96-63

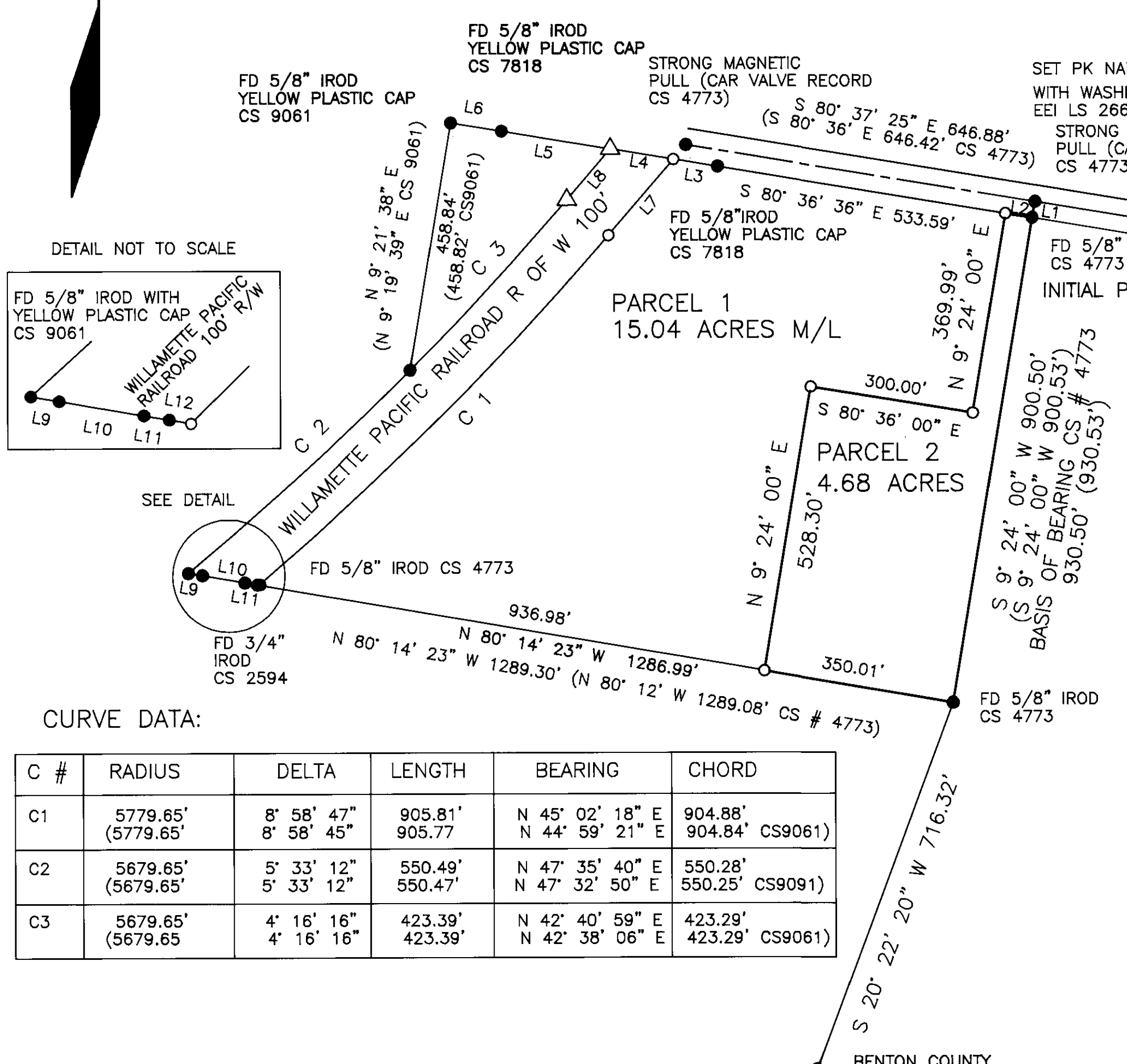
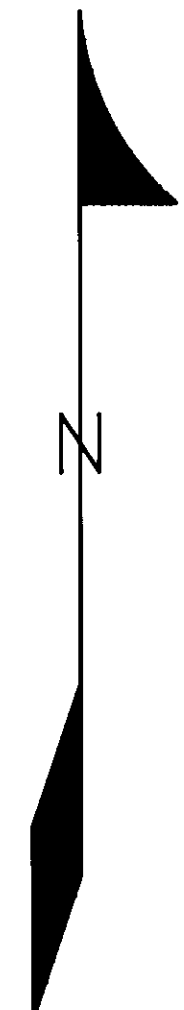
STATE OF OREGON)
 COUNTY OF BENTON) S.S.

I, HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 5th DAY OF February, 1997 AT 1:39 O'CLOCK P.M., AND WAS RECORDED AS PARTITION PLAT NO. 97-05 BENTON COUNTY RECORDS.

BY: Rudmin Whitney
 COUNTY CLERK

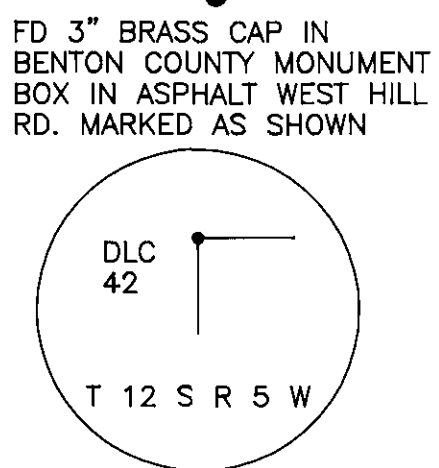
I HEREBY CERTIFY THAT THIS MYLAR IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

James T. Edwards
 JAMES T. EDWARDS, P.L.S.



LINE TABLE

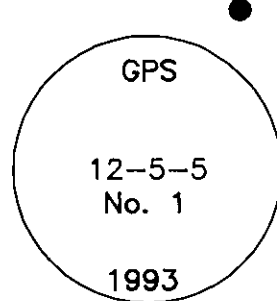
| LINE | DISTANCE | BEARING |
|------|-----------------------------|---|
| L1 | 30.00' | S 9° 24' 00" W |
| L2 | 50.00' | S 80° 36' 36" E |
| L3 | 81.33' (81.33' CS 9061) | S 80° 37' 44" E (S 80° 40' 21" E CS 9061) |
| L4 | 116.89' (116.88' CS9061) | S 80° 37' 44" E (S 80° 40' 21" E CS 9061) |
| L5 | 201.78' (201.79' CS9061) | S 80° 37' 44" E (S 80° 40' 21" E CS 9061) |
| L6 | 94.32' (94.21' CS 9061) | S 80° 35' 44" E (S 80° 40' 21" E CS 9061) |
| L7 | 183.28 (183.28' CS9061) | N 40° 32' 48" E (N40° 29' 58" E CS 9061) |
| L8 | 122.77' (122.79' CS9061) | S 40° 32' 48" W (S 40° 29' 58" W CS 9061) |
| L9 | 26.33' (26.31' CS 9061) | S 80° 13' 27" E (S 80° 17' 44" E CS 9061) |
| L10 | 78.88' (78.55' CS 9061) | S 80° 15' 55" E (S 80° 17' 44" E CS 9061) |
| L11 | 23.37' (23.37' CS 4773) | S 80° 13' 36" W (S 80° 12' E CS4773) |
| L12 | 2.31' | N 80° 14' 23" W |



CURVE DATA:

| C # | RADIUS | DELTA | LENGTH | BEARING | CHORD |
|-----|------------------------|--------------------------|--------------------|------------------------------------|----------------------------|
| C1 | 5779.65' (5779.65') | 8° 58' 47" 8° 58' 45" | 905.81' 905.77' | N 45° 02' 18" E N 44° 59' 21" E | 904.88' 904.84' CS9061) |
| C2 | 5679.65' (5679.65') | 5° 33' 12" 5° 33' 12" | 550.49' 550.47' | N 47° 35' 40" E N 47° 32' 50" E | 550.28' 550.25' CS9091) |
| C3 | 5679.65' (5679.65) | 4° 16' 16" 4° 16' 16" | 423.39' 423.39' | N 42° 40' 59" E N 42° 38' 06" E | 423.29' 423.29' CS9061) |

- LEGEND:
- CORNERS FOUND AS NOTED
 - CORNERS SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED LS 2663 OR OTHERWISE NOTED
 - () DENOTES RECORD BEARING AND DISTANCE AS NOTED
 - △ CORNERS NOT SET THIS SURVEY



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|---|--|
| REGISTERED PROFESSIONAL LAND SURVEYOR <u>James T. Edwards</u> OREGON JULY 19, 1994 JAMES T. EDWARDS 2663 | Equipment Used: Sokkia SET 2BII Totalstation |
| | Edwards Engineering, Inc. 7735 Nashville Rd. Eddyville, OR 97343 (541)456-4122 (541)740-7369 |
| Renewal Date: 12-31-1997 | |

SHEET 2 OF 2

PARTITION PLAT: 97-05
APPLICANT: PIONEER TELEPHONE COOPERATIVE
OWNER: CONSUMERS POWER, INC.
NW 1/4, & SW 1/4, SEC. 5, T. 12 S., R. 5 W., W.M.
BENTON COUNTY, OR
DECEMBER 8, 1996
LD # 96-63

SURVEYOR'S CERTIFICATE:

I, JAMES T. EDWARDS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON AS PARCEL 1 AND PARCEL 2, THE EXTERIOR BOUNDARIES OF WHICH IS DESCRIBED IN DEED M-13124 BENTON COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE INITIAL POINT WHICH IS A 5/8" IRON ROD WHICH IS N 80° 37' 21" W 1319.64' AND S 9° 24' 00" W 30.00' FROM THE INTERIOR CORNER ON THE EAST LINE OF THE ABIATHER NEWTON DLC # 42 IN SECS. 5 & 6, T. 12 S., R. 5 W., W.M., BENTON COUNTY, OR; THENCE S 9° 24' 00" W 900.5' TO A 5/8" IRON ROD; THENCE N 80° 14' 23" W 1286.99' TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED LS 2663 SET ON THE EASTERLY RIGHT OF WAY OF THE WILLAMETTE PACIFIC RAILROAD; THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID RAILROAD IN A NORTHEASTERLY DIRECTION, ON THE ARC OF A 5779.65' RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N 45° 02' 18" E 904.88' TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED LS 2663; THENCE N 40° 32' 48" E 183.28' TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED LS 2663 WHICH IS SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF SAID RAILROAD AND THE SOUTHERLY RIGHT OF WAY OF WEST HILLS ROAD CR NO 25320; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID COUNTY ROAD S 80° 37' 44" E 81.33' TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP; THENCE S 80° 36' 36" E 533.59' TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED LS 2663; THENCE S 80° 36' 36" E 50.00' TO A 5/8" IRON ROD WHICH IS THE TRUE PLACE OF BEGINNING CONTAINING 19.72 ACRES MORE OR LESS

DECLARATION:

KNOW ALL BY THESE PRESENTS, THAT CONSUMERS POWER, INCORPORATED AN OREGON CORPORATION, ARE THE OWNERS OF THE LAND REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND HAVE THE SAME TO BE SURVEYED AND PARTITIONED INTO 2 PARCELS AS SHOWN ON THE ANNEXED MAP

John Mayse
MANAGER, JOHN MAYSE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A TRACT OF LAND DESCRIBED BY DEED M-13124 BENTON COUNTY DEED RECORDS INTO 2 PARCELS. I RETRACED CS # 4773 AND A PORTION OF CS 9061 WITH A CLOSED LOOP TRAVERSE WHERE AN ACCEPTABLE ERROR OF CLOSURE WAS OBTAINED. I RECOVERED THE MONUMENTS NOTED FROM THOSE SURVEYS. ALL MONUMENTS RECOVERED WERE HELD FOR CONTROL. BASIS OF BEARING IS THE EAST LINE OF THE SUBJECT TRACT IN CS # 4773.

EASEMENTS OF RECORD:

CITY OF CORVALLIS WATER LINE EASEMENT 10' STRIP EASEMENT LOCATED SOME WHERE ACROSS THE SUBJECT PROPERTY BUT NOT LOCATABLE. THIS EASEMENT IS RECORDED IN VOLUME 46 PAGE 53 BENTON COUNTY DEED RECORDS.

I HEREBY CERTIFY THAT THIS MYLAR IN AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

James T. Edwards, P.L.S.
JAMES T. EDWARDS, P.L.S.

ACKNOWLEDGMENT:

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

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 27 DAY OF JANUARY, 1997, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN MAYSE MANAGER CONSUMERS POWER, INCORPORATED AN OREGON CORPORATION, AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Bruce T. Tompkins
NOTARY PUBLIC



APPROVALS:

APPROVED *James T. Edwards* 2-4-97
Benton County Planning Official date
APPROVED *Ray Wilson* 2-4-97
For Benton County Surveyor date

I here by 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 1996-97 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 29th day of JANUARY 1997.

by *Don E. Janet* 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 29th day of January, 1997.

by *Mary K. Alley*
Benton County Tax Collector

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| REGISTERED PROFESSIONAL LAND SURVEYOR <i>James T. Edwards</i> OREGON JULY 18, 1994 JAMES T. EDWARDS 2663 | Equipment Used: Sokkia SET 28II Totalstation |
| | Edwards Engineering, Inc. 7735 Nashville Rd. Eddyville, OR 97343 (541)456-4122 (541)740-7369 |
| Renewal Date: 12-31-1997 | |