

97-10

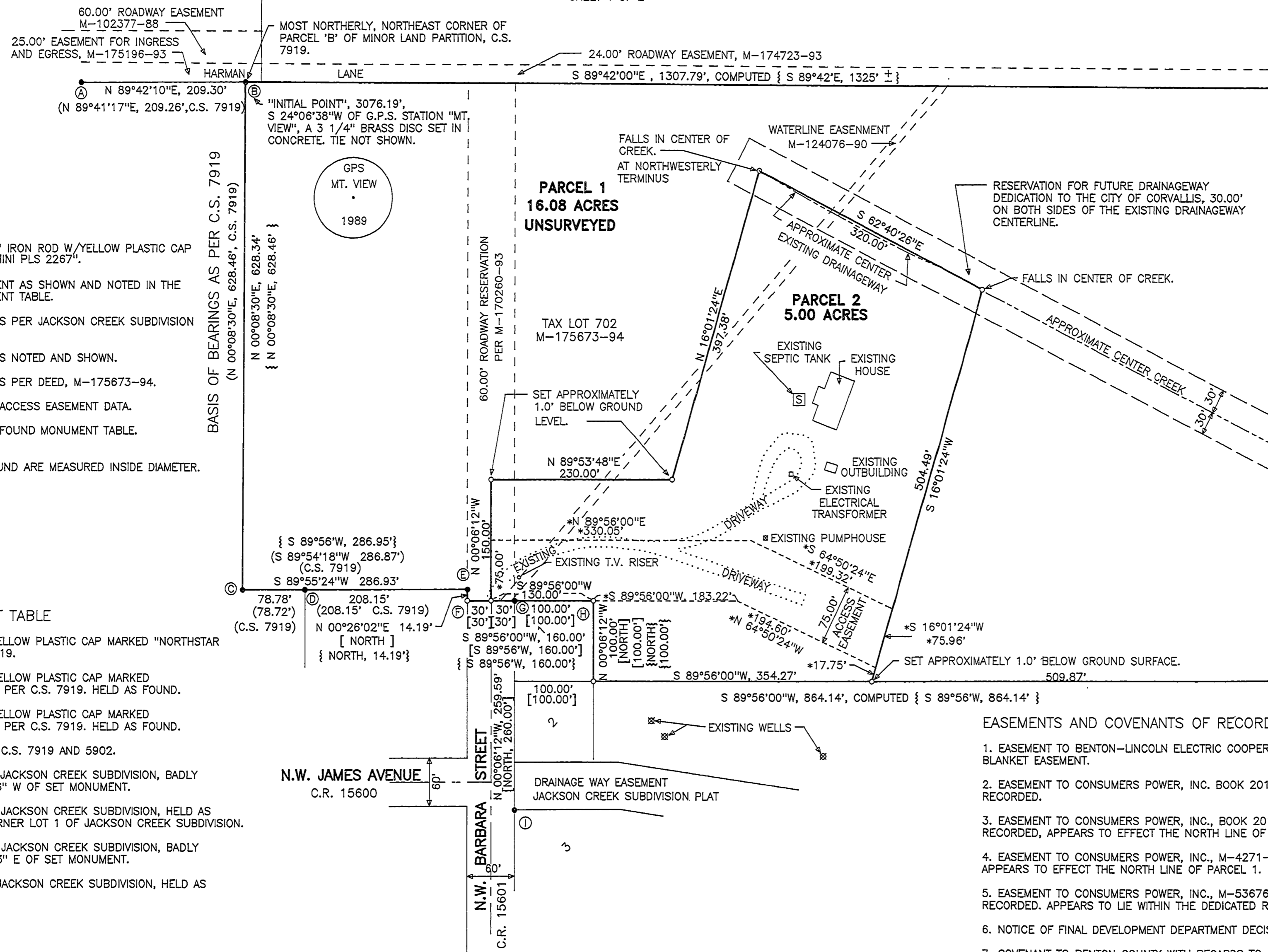
I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

John P. Tacchini
JOHN P. TACCHINI, PLS 2267

PARTITION PLAT NO. 97-10 for RICHARD & KATHLEEN STROUP

IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON. IN THE A.N. LOCKE DONATION LAND CLAIM NO. 41.

FEBRUARY 20, 1997 SCALE: 1" = 100' BENTON COUNTY FILE NO. LD-95-48
SHEET 1 OF 2



LEGEND

- SET 5/8" x 30" IRON ROD W/YELLOW PLASTIC CAP MARKED "TACCHINI PLS 2267".
- FOUND MONUMENT AS SHOWN AND NOTED IN THE FOUND MONUMENT TABLE.
- [] RECORD DATA AS PER JACKSON CREEK SUBDIVISION PLAT.
- () RECORD DATA AS NOTED AND SHOWN.
- { } RECORD DATA AS PER DEED, M-175673-94.
- * REFERENCE TO ACCESS EASEMENT DATA.
- ⊙ REFERENCE TO FOUND MONUMENT TABLE.

ALL PIPE MONUMENTS FOUND ARE MEASURED INSIDE DIAMETER.

FOUND MONUMENT TABLE

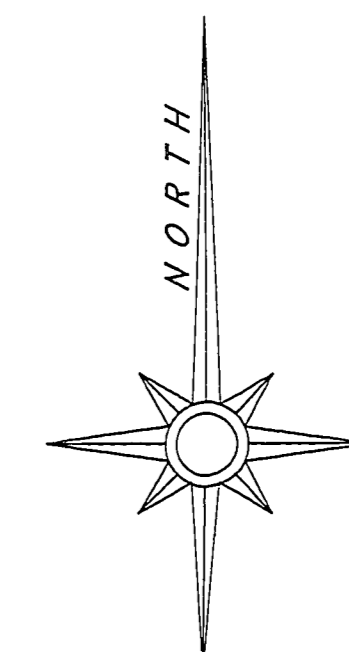
- A. 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED "NORTHSTAR PLS 1823" PER C.S. 7919.
- B. 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED "NORTHSTAR PLS 1823" PER C.S. 7919. HELD AS FOUND.
- C. 5/8" IRON ROD W/YELLOW PLASTIC CAP MARKED "NORTHSTAR PLS 1823" PER C.S. 7919. HELD AS FOUND.
- D. 5/8" IRON ROD PER C.S. 7919 AND 5902.
- E. 5/8" IRON ROD PER JACKSON CREEK SUBDIVISION, BADLY BENT. 0.29', S 81°15'46" W OF SET MONUMENT.
- G. 5/8" IRON ROD PER JACKSON CREEK SUBDIVISION, HELD AS FOUND. NORTHWEST CORNER LOT 1 OF JACKSON CREEK SUBDIVISION.
- H. 5/8" IRON ROD PER JACKSON CREEK SUBDIVISION, BADLY BENT. 0.29', N 25°22'33" E OF SET MONUMENT.
- I. 5/8" IRON ROD PER JACKSON CREEK SUBDIVISION, HELD AS FOUND.

EASEMENTS AND COVENANTS OF RECORD NOT SHOWN ON THIS MAP

1. EASEMENT TO BENTON-LINCOLN ELECTRIC COOPERATIVE, INC., BOOK 176, PAGE 530. DEPICTS A BLANKET EASEMENT.
2. EASEMENT TO CONSUMERS POWER, INC. BOOK 201, PAGE 495. NOT LOCATABLE AS DESCRIBED AND RECORDED.
3. EASEMENT TO CONSUMERS POWER, INC., BOOK 201, PAGE 497, NOT LOCATABLE AS DESCRIBED AND RECORDED, APPEARS TO EFFECT THE NORTH LINE OF PARCEL 1.
4. EASEMENT TO CONSUMERS POWER, INC., M-4271-67. NOT LOCATABLE AS DESCRIBED AND RECORDED. APPEARS TO EFFECT THE NORTH LINE OF PARCEL 1.
5. EASEMENT TO CONSUMERS POWER, INC., M-53676-75. NOT LOCATABLE AS DESCRIBED AND RECORDED. APPEARS TO LIE WITHIN THE DEDICATED RIGHT OF WAY OF JAMES STREET.
6. NOTICE OF FINAL DEVELOPMENT DEPARTMENT DECISION, BENTON COUNTY, LD-86-2, M-82490-86.
7. COVENANT TO BENTON COUNTY WITH REGARDS TO LD-86-2, M-82491-86.
8. COVENANT TO BENTON COUNTY WITH REGARDS TO LD-86-2, M-82492-86 AND PARTIAL TERMINATION OF RESTRICTIVE COVENANT, M-150887-92.
9. COVENANT TO BENTON COUNTY WITH REGARDS TO LD-86-2, M-82493-86.
10. CONDITIONS AND RESTRICTIONS, BENTON COUNTY BOARD OF COUNTY COMMISSIONERS, M-170260-93.

REGISTERED PROFESSIONAL LAND SURVEYOR
John P. Tacchini
OREGON
JOHN P. TACCHINI
JAN. 15, 1987
2267
RENEWAL: JUNE 30, 1998

JOHN P. TACCHINI, PLS 2267
LING & ASSOCIATES ENGINEERING
605 NW 5TH STREET, SUITE 1A
CORVALLIS, OREGON 97330
(541) 754-7200



97-10

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PARTITION PLAT NO. 97-10 for RICHARD & KATHLEEN STROUP

IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON. IN THE A.N. LOCKE DONATION LAND CLAIM NO. 41.

NARRATIVE

FEBRUARY 20, 1997

SHEET 2 OF 2

BENTON COUNTY FILE NO. LD-95-48

THE PURPOSE OF THIS SURVEY/PARTITION IS TO DIVIDE A 5.00 ACRE PARCEL FROM A 21.08 ACRE PARENT PARCEL TO COMPLY WITH BENTON COUNTY CONDITIONS, FILE NO. LD-95-48. THE PARENT PARCEL IS TAX LOT 702 AS DESCRIBED AND RECORDED AS PARCEL 1 OF DEED, M-175673-94. THE BOUNDARY OF PARCEL 2 WAS ESTABLISHED AS PER CLIENTS REQUEST TO CONTAIN 5.00 ACRES AND COMPLY WITH ALL BENTON COUNTY CONDITIONS OF APPROVAL. THE BOUNDARY OF PARCEL 1 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AT POINTS 'B', 'C', 'E' AND 'G'. THE EAST LINE OF PARCEL 1 WAS NOT SURVEYED AND POINTS WERE COMPUTED, AS SHOWN. SET MONUMENTS AT POINTS 'F' AND 'H' WERE SET BY RUNNING RECORD BEARING AND DISTANCE FROM THE FOUND MONUMENT AT POINT 'G'. THE EAST LINE OF LOT 1 OF JACKSON CREEK SUBDIVISION WAS ESTABLISHED BY RUNNING PARALLEL TO THE EAST LINE OF BARBARA STREET, AS ESTABLISHED BY HOLDING FOUND MONUMENTS AT POINTS 'I' AND 'G', AT RECORD DISTANCE FROM THE SET MONUMENT AT POINT 'H'. THE NORTHEAST AND SOUTHEAST CORNERS OF PARCEL 1 WERE NOT SET. THE SOUTHEAST CORNER WAS COMPUTED AT RECORD BEARING AND DISTANCE FROM THE SET MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 1 OF JACKSON CREEK SUBDIVISION. THE NORTHEAST CORNER WAS COMPUTED BY BEARING-BEARING INTERSECTION FROM THE FOUND MONUMENT AT POINT 'B' AND THE COMPUTED SOUTHEAST CORNER. THE BASIS OF BEARINGS IS THE WEST LINE OF SAID PARCEL 1, AS ESTABLISHED BY HOLDING FOUND MONUMENTS AT POINTS 'B' AND 'C', AS PER C.S. 7919, AS NOTED AND SHOWN.

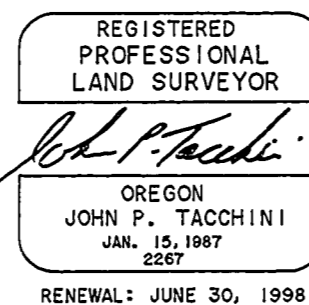
SURVEYOR'S CERTIFICATE

COUNTY OF BENTON } s.s.
STATE OF OREGON }

I, JOHN P. TACCHINI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT DURING THE MONTH OF FEBRUARY, 1997, I DID ACCURATELY SURVEY, PARTITION AND PLAT PARCEL 2 AND THAT I SURVEYED THE WEST LINE ONLY OF PARCEL 1 AND THAT I DID NOT SURVEY THE REMAINDER OF PARCEL 1. THE BOUNDARY OF THIS PARTITION PLAT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE "INITIAL POINT", A 5/8 INCH IRON ROD AT THE MOST NORTHERLY, NORTHEAST CORNER OF PARCEL 'B' OF MINOR LAND PARTITION, COUNTY SURVEY NO. 7919, SAID ROD BEING ON THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED AND RECORDED AS PARCEL 1 IN DEED, M-175673-94, BENTON COUNTY DEED AND MORTGAGE RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 89°42'00" EAST, 1307.79 FEET; THENCE ALONG THE EAST LINE OF SAID PARCEL 1 OF SAID M-175673-94, SOUTH 00°08'30" EAST, 734.10 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 OF SAID M-175693-94, SOUTH 89°56'00" WEST, 864.14 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 1 OF JACKSON CREEK SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00°06'12" WEST, 100.00 FEET TO A 5/8 INCH IRON AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE EXTENSION THEREOF, SOUTH 89°56'00" WEST, 160.00 FEET TO A 5/8 INCH IRON ROD ON THE WEST LINE OF N.W. BARBARA STREET, A DEDICATED 60.00 FOOT RIGHT OF WAY; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 00°26'02" EAST, 14.19 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°55'24" WEST, 286.93 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 00°08'30" EAST, 628.34 FEET TO A 5/8 INCH IRON ROD, THE "INITIAL POINT" AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THE ABOVE DESCRIBED TRACT CONTAINS 21.08 ACRES OF LAND.

I, FURTHER DEPOSE AND SAY THAT THE ATTACHED MAP IS A TRUE AND CORRECT REPRESENTATION OF PARCEL 2 AS STAKED ON THE GROUND WITH 5/8 INCH x 30 INCH IRON RODS WITH YELLOW PLASTIC CAPS MARKED "TACCHINI PLS 2267" OR WITH FOUND MONUMENTS AS SHOWN AND NOTED IN THE FOUND MONUMENT TABLE.

John P. Tacchini
JOHN P. TACCHINI, PLS 2267
LING & ASSOCIATES ENGINEERING
605 NW 5TH STREET, SUITE 1A
CORVALLIS, OREGON 97330
(541) 754-7200



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 1996-1997 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 21st DAY OF MARCH, 1997.

BY: *Don E. Koruth*
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 25 DAY OF MARCH, 1997.

BY: *Welda Holcomb for Mary K Otley*
BENTON COUNTY TAX COLLECTOR

APPROVED: *Ray Wilson* 3-27-97
FOR BENTON COUNTY SURVEYOR DATE

APPROVED: *Jan D...*
BENTON COUNTY PLANNING OFFICIAL

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT RICHARD E. STROUP, JR., KATHLEEN K. STROUP AS TENANTS BY THE ENTIRETY AND CAROL J. HARMAN, BARBARA J. HIGINBOTHAM, ROBERT J. HIGINBOTHAM, LARRY R. HIGINBOTHAM, ALAN J. HIGINBOTHAM, JEANIE H. HIGINBOTHAM, JAMES R. HARMAN, JOHN D. HARMAN, JOSEPH L. HARMAN AND JENNIFER L. HARMAN, UNDER TRUST DEED RECORDED JANUARY 4, 1994, MICROFILM NO. 175674-94, ARE THE OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS 1 AND 2 AS SHOWN ON THE ATTACHED MAP AND DO HEREBY CREATE A 75.00 FOOT WIDE ACCESS EASEMENT TO PARCEL 1 ACROSS PARCEL 2 AS SHOWN AND NOTED ON THE ATTACHED MAP. AND ALSO DO HEREBY CREATE A RESERVATION FOR FUTURE DRAINAGEWAY DEDICATION TO THE CITY OF CORVALLIS, BEING 30.00 FEET ON BOTH SIDES OF THE EXISTING DRAINAGEWAY, AS SHOWN ON THE ATTACHED MAP.

Richard E. Stroup Jr.
RICHARD E. STROUP, JR.

Kathleen K. Stroup
KATHLEEN K. STROUP

Carol J. Harman
CAROL J. HARMAN

Barbara J. Higinbotham
BARBARA J. HIGINBOTHAM

AGENTS FOR CAROL J. HARMAN, BARBARA J. HIGINBOTHAM, LARRY R. HIGINBOTHAM, ALAN J. HIGINBOTHAM, ROBERT J. HIGINBOTHAM, JEANIE H. HIGINBOTHAM, JAMES R. HARMAN, JOHN D. HARMAN, JOSEPH L. HARMAN AND JENNIFER L. HARMAN UNDER AGREEMENT APPOINTING AGENTS, RECORDED JANUARY 3, 1994, M-175621-94.

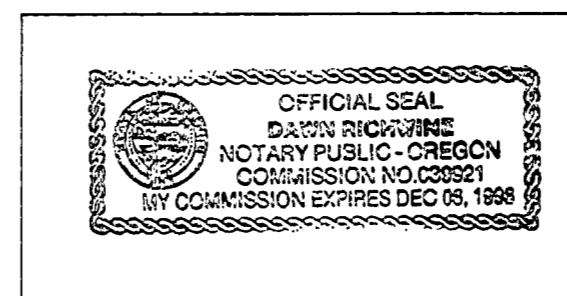
ACKNOWLEDGEMENT

COUNTY OF BENTON } s.s.
STATE OF OREGON }

ON THIS 12th DAY OF MARCH, 1997, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR RICHARD E. STROUP, JR., KATHLEEN K. STROUP, CAROL J. HARMAN AND BARBARA J. HIGINBOTHAM, ACTING IN THE CAPACITY SHOWN IN THE ABOVE DECLARATION AND WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE DECLARATION FREELY AND VOLUNTARILY.

SUBSCRIBED AND SWORN TO, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON.

Dawn C. Schiavone
DATE: 03/12/97



RECORDING

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. 97-10, ON THIS 21st DAY OF MARCH, 1997, AT 3:24 O'CLOCK P.M.

BY: *Michelle Armstrong*
FOR BENTON COUNTY CLERK Senior Deputy