

97-23

PARTITION PLAT NO. 97-23  
A REPLAT OF PARCEL 5 OF  
PARTITION PLAT NO. 94-33  
SITUATED WITHIN THE NE 1/4 OF  
SEC. 13 R.5W T.11S IN THE  
WILLIAM H. ELLIOTT D.L.C. NO. 40  
BENTON CO. OREGON

FOR: KYLE L. AND HOLLY J. DUNNING  
SCALE: 1" = 200'  
DATE: APRIL 4, 1996  
L.D. 95-39

LEGEND

- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV L.S. 2088"
- MONUMENT OF RECORD FD 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DEVCO ENG. L.S. 2088" UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- R/W RIGHT-OF-WAY
- C.S. COUNTY SURVEY
- IP IRON PIPE (INSIDE DIAMETER AS NOTED)
- IR IRON ROD
- ( ) RECORD INFORMATION FROM PARTITION PLAT 94-33
- { } CALCULATED
- PARENT PARCEL
- - - PARCEL 5 OF PARTITION PLAT 94-33
- - - 50' INGRESS/EGRESS EASEMENT

G.P.S. TIE  
FD 3-1/4" BRASS CAP  
NW CORNER WILLIAM  
H. ELLIOTT DLC NO. 40  
CORNER RESTORATION NO. 3596

NARRATIVE

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PARCEL OF LAND AS PER THE BENTON COUNTY DEVELOPMENT DEPARTMENT DECISION REGARDING FILE NUMBER LD 95-39.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THE PARCEL LINES ON THIS PARTITION ARE DIRECTLY RELATED TO THE REFERENCED COUNTY SURVEY OR RECORD DOCUMENT.

BOUNDARY DETERMINATION:

MONUMENTATION FOUND FROM PARTITION PLAT 94-33 WAS VERIFIED. THE NEW MONUMENTATION ON THE NORTHERLY AND SOUTHERLY LINES OF PARCEL 6 AND PARCEL 7 WERE SET ON THE MONUMENTED NORTHERLY AND SOUTHERLY LINES ESTABLISHED WITH PARTITION PLAT 94-33.

BEARING AND DISTANCE TABLE

LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE
A	S 89°57'20" W	367.78	(S 89°57'20" W	367.78)
B	S 89°57'20" W	138.94	(S 89°57'20" W	138.94)
C	N 90°00'00" W	324.03	(N 90°00'00" W	324.03)
D	S 00°10'11" E	95.20	(S 00°10'11" E	95.20)
E	S 89°57'20" W	67.03	(S 89°57'20" W	67.03)
F	S 89°57'20" W	198.48	(S 89°57'20" W	198.48)
G	S 00°08'19" E	184.83	(S 00°08'19" E	184.83)
H	S 00°08'19" E	177.60	(S 00°08'19" E	177.60)

INGRESS/EGRESS EASEMENT

LINE	BEARING	DISTANCE
J	S 00°08'19" E	50.00
K	S 89°57'20" W	705.20
L	N 44°57'16" E	51.59
M	N 90°00'00" W	145.72

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
(C1)	100.00	45°02'44"	78.62	76.61	N 67°28'40" E
(C2)	100.00	45°02'44"	78.62	76.61	N 67°28'40" E

NOTES:

- THE 50' INGRESS/EGRESS EASEMENT SHALL PROVIDE ACCESS TO PARCEL 2 OF PARTITION PLAT 91-2 THROUGH PARCEL 1 OF PARTITION PLAT 91-2 AS STATED ON NOTE 3 OF PARTITION PLAT 91-2 AND RECORDED IN "AGREEMENT FOR EASEMENT", BENTON COUNTY MICROFILM RECORDS NO. 131432 (1991) PER PARTITION PLAT 94-33 THE SAME EASEMENT FOR PARCEL 5 IS FOR THE BENEFIT OF PARCELS 6&7 OF THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, BEING FIRST DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY PREPARED THE PARTITION PLAT SHOWN HEREON AND HAVE CORRECTLY MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTING PARCEL 6 MONUMENTATION OF PARCEL 7 IS NOT REQUIRED. THE EXTERIOR BOUNDARY OF SAID PARTITION PLAT IS DESCRIBED AS FOLLOWS:

PARCEL 5 OF PARTITION PLAT 94-33, BENTON COUNTY, OREGON. BENTON COUNTY PARTITION PLAT RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, KYLE L. AND HOLLY J. DUNNING, ARE THE OWNERS OF THE LAND SHOWN HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS.

*Kyle L. Dunning*  
KYLE L. DUNNING  
*Holly J. Dunning*  
HOLLY J. DUNNING

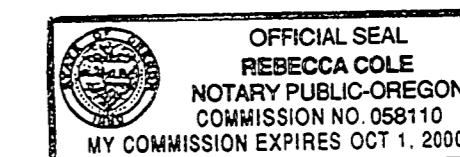
STATE OF OREGON } S.S.  
COUNTY OF Benton }

ACKNOWLEDGMENT:

PERSONALLY APPEARING BEFORE ME, KYLE L. AND HOLLY J. DUNNING, WHO BEING KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO SIGNED THE FOREGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 23 DAY  
OF May, 1997.

*Rebecca Cole*  
REBECCA COLE  
NOTARY PUBLIC FOR THE  
STATE OF OREGON



APPROVALS:

APPROVED THIS 11 DAY OF JUNE, 1997

*Jan Wilson*  
BENTON COUNTY PLANNING OFFICIAL

APPROVED THIS 12<sup>th</sup> DAY OF June, 1997

*Ray Wilson*  
FOR BENTON COUNTY SURVEYOR

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 COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME THIS 30 DAY OF May 1997.

*Ken E. Farrell*  
KEN E. FARRELL  
DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT  
5/30/97  
DATE

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 June 30, 1997

*Mary K. O'Leary*  
MARY K. O'LEARY  
DIRECTOR, BENTON CO. DEPT. OF FINANCE  
AND TAX COLLECTION  
6/5/97  
DATE

STATE OF OREGON } S.S.  
COUNTY OF BENTON }

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 12 DAY OF June 1997 AT 8:58 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. 97-23, AND FILED IN THE BENTON COUNTY RECORD OF PLATS.

*Wallace*  
WALLACE  
BENTON COUNTY CLERK  
sr. Deputy Clerk

I, C. HENRY COLE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

*C. Henry Cole*  
C. HENRY COLE  
5/23/97  
DATE

