

97-36

PARTITION PLAT No. 97-36
 A REPLAT OF PARCEL 1, PARTITION PLAT No. 93-10
 for

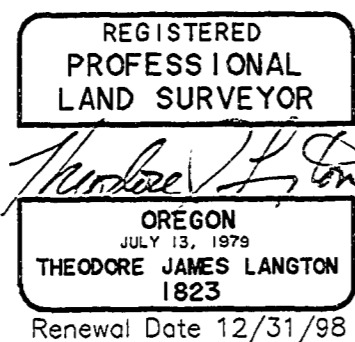
DONNA D. SCHULZ

in the
 B.P. CALDWELL DLC NO. 48
 NORTHEAST 1/4 OF SECTION 25,
 T 11 S, R 6 W, W.M.
 BENTON COUNTY, OREGON

LD-96-17

JULY 1, 1997

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



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

Theodore J. Langton
 Theodore J. Langton

NARRATIVE

The first step for this survey was to clarify the location of the north line of the Schulz property, which was originally described for CS 6644 and then in M-96586. Mr. Schulz then reconveyed the same legal description to his wife per M-78115-86. I recorded Partition Plat 93-10 in March, 1993, but did not have to resolve any uncertainty about the north line because of parcel sizes. In March, 1993 County Surveyor W.C. Galloway performed Hard Copy Survey 11-6 #11 which subdivided Sections 24 and 25 and monumented certain corners; including in Section 25 the NE 1/16 and N 1/16 on the east line thereof. On this same survey he set a stone at the east end of the centerline of Cardwell Hill Road. This stone was then held by Richard Fail for CS 6644 as the "NW corner of the third parcel described in Book 133, Page 229, Benton County Deed Records." Mr. Fail held the Galloway monument at the N 1/16 and said stone to define the north line of his survey. He then set the rod at (C) for the NW corner of the Schulz property on this north line. In reality, however, the rod at (C) is about 15.5 feet North of said line. I was unaware of this in 1989 and held the rod for the northeast corner of CS 8266. Uncertainty about the Schulz north line arises because the northern neighbors deed descriptions call to the East-West centerline of the NE 1/4 of Section 25. It is unlikely that the rod at (C) lies on said East-West line, and it would be very expensive to re-subdivide the Section just to confirm this. Galloway had set a pipe at the NE 1/16 corner, which would also be the SW corner of the Schoonover property per M-53080-74. This pipe was found lying on the ground without any definite evidence of it's original surveyed position. The neighbor (Mr. Schoonover) did feel that he had a clear recollection of where the pipe (his SW corner) had been. Therefore the parties have agreed to place it in that position at (B), and record a boundary line agreement so stating. The Schulz's and Willamette Industries have also agreed to hold (C) and (A) to define their common line per the record shown. The rod at (A) was set in said fence line, and at the record angle at (B) per M-53080-74.

LEGEND

- ⊙Found Monument: 5/8" rod with a red plastic cap stamped "NORTHSTAR PLS 1823".
 -Found Monument: 5/8" rod or as noted.
 -Set Monument: 5/8" x 30" rebar with a red plastic cap stamped " NORTHSTAR PLS 1823 ".
 - +Computed Position, nothing found or set.
- YPC = 5/8" rod with yellow plastic cap stamped "NORTHSTAR PLS 1823".

Data of, or computed from, the following:
 () ..Partition Plat No. 93-10; < > ..CS 8266;
 [] ..M-53080-74; { } ..M-78115-86

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

PARCEL 1, of Partition Plat No. 93-10, Benton County, Oregon, SAVE AND EXCEPT any portions thereof lying Northerly of the property line agreements recorded per M-236117-97 and M-236118-97, Benton County Deed Records.

DECLARATION

Know all men by these presents that Donna D. Schulz is the recorded owner of the lands represented on the annexed map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned and surveyed into parcels as shown hereon.

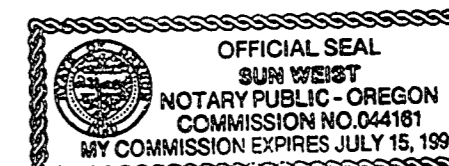
Donna D. Schulz
 Donna D. Schulz

ACKNOWLEDGEMENT

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

Signed or attested before me on this 11 th day of August, 1997,
 by Donna D. Schulz.

Sumwalt
 Notary Public



APPROVALS

APPROVED CURT SCHNEIDER 13 OCTOBER 1997
 Benton County Planning Official date

APPROVED Roy Wilson 10-14-97
 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 30 day of OCTOBER, 1997.

by Jon E. Yarritt ACTING ASSESSOR
 Benton County Assessor

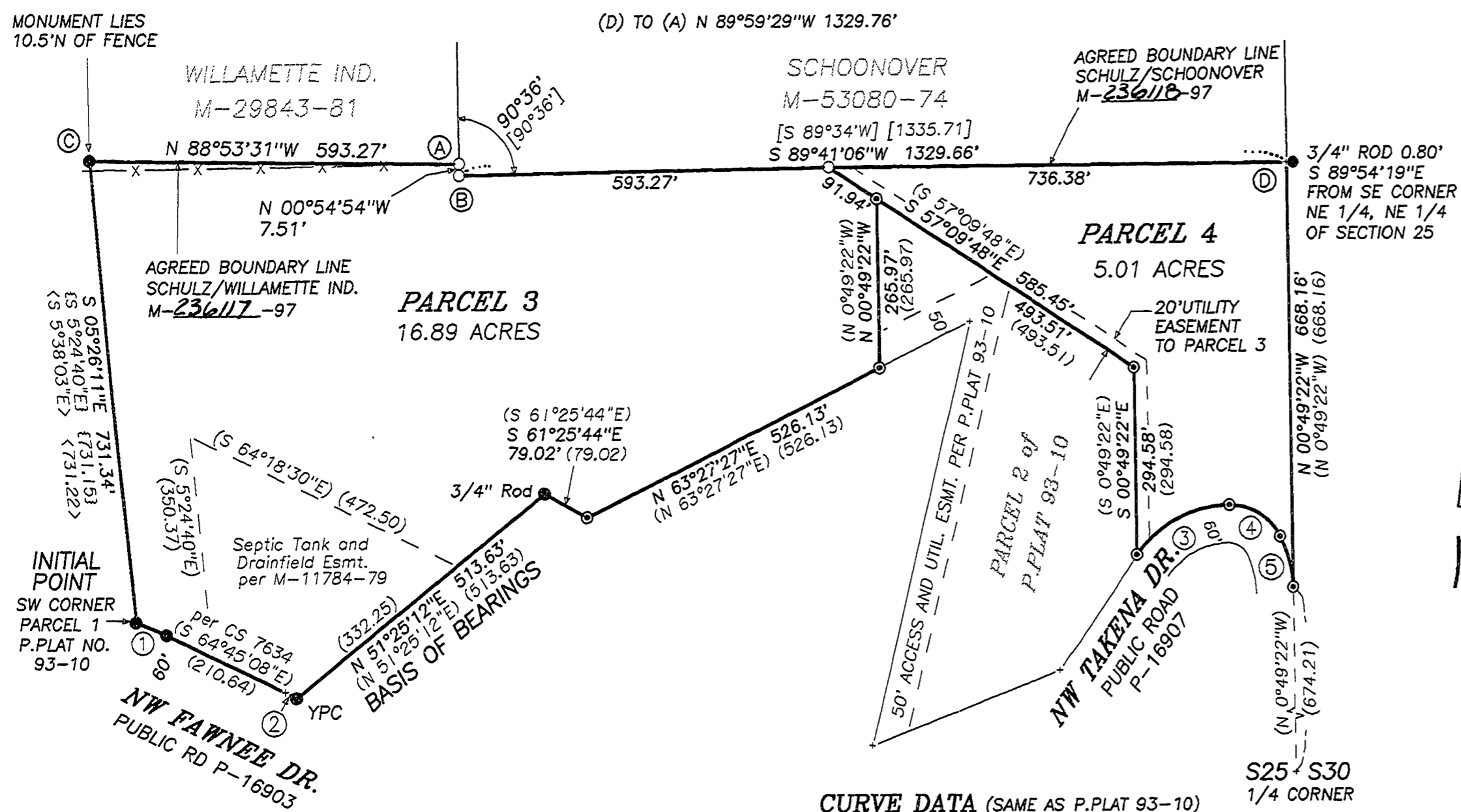
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 10th day of October, 1997.

by Maure K. O'Leary
 Benton County Tax Collector

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

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. 97-36, on this 14th day of October, 1997, at 9:26 o'clock AM.

by Arbmin Whitney
 Benton County Clerk
 Deputy Clerk



CURVE DATA (SAME AS P. PLAT 93-10)

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	480.00'	53.13'	6°20'31"	53.10'	S 67°38'34"E
2	189.15'	20.05'	6°04'24"	20.04'	S 62°06'22"E
3	179.87'	173.03'	55°06'57"	166.43'	N 62°14'28"E
4	90.33'	99.88'	63°21'12"	94.87'	S 58°29'31"E
5	205.03'	83.44'	23°19'00"	82.86'	S 15°09'47"E

also per CS 7634