

97-44

**PARTITION PLAT NO. 97-44
FOR HOSKINS-KINGS VALLEY RURAL FIRE PROTECTION DISTRICT
in the Northwest 1/4 of Section 28,
and the Isaac King Donation Land Claim Number 39,
Township 10 South, Range 6 West, Willamette Meridian,
Benton County, Oregon
December 3, 1996
Planning file number: LD-96-43**

- LEGEND
- X- EXISTING FENCE LINE
 - FOUND MONUMENT AS NOTED
 - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS1102"
 - () RECORD DATA FROM HARDCOPY 10-6-00013 OR DEEDS
 - [] DEED RECORD FROM M-60941-84

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 196-197 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 15th day of JANUARY, 1997.

By: *M. E. Jarrett*
Benton County Assessor

1997-98
NOVEMBER 24, 1997
M. E. Jarrett

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 17th day of JANUARY, 1997.

By: *Mary K. Okey*
Benton County Tax Collector

26th day of November, 1997
Mary K. Okey

APPROVED *Ray Wilson* 12/11/97
Benton County Surveyor Date

APPROVED *CURT SCHNEIDER* 11 DEC, 1997
Benton County Planning Official Date

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. 97-44, on this 11th day of DECEMBER, 1997, at 2:05 O'clock P.M.

By: *Rubmin Whitney*
Benton County Clerk
Deputy Clerk

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
A	1879.86'	39.17'	1° 11' 38"	39.17'	N 10° 45' 11" W
B	1879.86'	50.65'	1° 32' 38"	50.65'	N 09° 23' 03" W
C	1879.86'	30.29'	0° 55' 24"	30.29'	N 08° 09' 02" W
D	1879.86'	25.24'	0° 46' 09"	25.24'	N 08° 04' 25" W EASEMENT

SURVEYORS CERTIFICATE

I, Norman D. Springer, a Registered Professional Land Surveyor in the State of Oregon, depose and say that I have surveyed and marked with proper monuments the land represented as Parcel 2 on the attached map. I did not survey Parcel 1. The land comprising Parcels 1 and 2 are described as Parcel II of the deed recorded as M-131068-91, and more particularly described as: Beginning at a point which is 25 feet North of a point which is 36.20 chains East and 21.92 chains South of the Northwest corner of the Isaac King Donation Land Claim No. 39, Township 10 South, Range 6 West of the Willamette Meridian, Benton County, Oregon; running thence North 21.54 chains, more or less, to the North boundary line of said Claim; thence West, along the North boundary line of said Claim, 36.20 chains to the Northwest corner of said Claim; thence South, along the West boundary line of said Claim, 35.92 chains to the Southwest corner of the land set apart to Almeda Zumald, formerly Almeda King, as her dower right; running thence East, along the South line of the dower lands, to the center of the County Road; thence Northwesterly, along the center of said County Road, to a point due West of the place of beginning; thence East to the place of beginning.

EXCEPTING THEREFROM beginning at the Northwest corner of a 1.08 acre tract deeded to the State of Oregon Highway Commission which is at a point on the Easterly line of the Kings Valley Highway, said point being 1274.6 feet South and 986.6 feet East of the Northwest corner of the Isaac King Donation Land Claim no. 39, Township 10 South, Range 6 West of the Willamette Meridian, Benton County, Oregon; and running thence North 89°42' East, along the North line of said tract, 329.3 feet to the Northeast corner thereof; thence North 0°18' West 127.6 feet; thence South 89°42' West 354.22 feet to the East line of said Highway; thence South 11°21' East 130 feet to the place of beginning.

ALSO EXCEPTING THEREFROM: those portions conveyed by deed recorded in Book 142, Page 379; Book 98, Page 485; M-44807, in Deed and Microfilm Records of Benton County, Oregon.
ALSO EXCEPTING THEREFROM: any portion located in public roads or highways.

DECLARATION

Know all men by these presents that William Perry Eddy and Francis Clair Eddy are the recorded owners of the lands described in the SURVEYORS CERTIFICATE, and that we have caused this Partition Plat to be prepared and the property divided in accordance with Oregon Revised Statutes and that we also create the 25 foot easement for the purposes shown on the attached map.

On this 9th day of January, 1997, before me, a Notary Public for the State of Oregon, did personally appear Francis Clair Eddy, who is known to me to be the identical person described in the Declaration freely and voluntarily. Subscribed and sworn to before me, a Notary Public in and for the State of Oregon.

ACKNOWLEDGEMENT

State of Oregon) S.S.
County of Benton)

On this 27th day of Dec, 1996, before me, a notary public for the State of Oregon, did personally appear William Perry Eddy and Francis Clair Eddy who are known to me to be the identical persons described in, and who executed the DECLARATION freely and voluntarily. Subscribed and sworn to before me, a Notary Public in and for the State of Oregon.

NOTE: THERE IS AN EASEMENT FOR UNDERGROUND UTILITIES RECORDED AS M-6498-79, WHICH IS NOT LOCATABLE.

NARRATIVE

This partition was done to satisfy requirement number 3 of the Notice of Decision, Benton County Development Department, File Number LD-96-43. The basis of bearings is the North line of Donation Land Claim Number 39 from Hardcopy survey number 10-6-00010. The positions of the South and East lines of Parcel 2 were determined by roughly following existing fence lines. The found Donation Land Claim corners were used to determine the North line. The location of the State Highway right of way was determined by computing point "A" at record distance (32 feet) as shown on Hardcopy 10-6-00013 from the found 3/4" bolt. The direction of the State Highway was determined by holding the record angle (78°50') from the DLC line as shown on Hardcopy 10-6-00013. The record 3° curve was then computed to determine points on the easterly right of way line of the Highway. Inside diameter is given on iron pipes. The field measurements were made with a 1-second reading electronic total station.

REGISTERED PROFESSIONAL LAND SURVEYOR

SPRINGER SURVEYING
37056 MOSS ROCK DRIVE
CORVALLIS, OREGON 97330
PHONE: (541) 745-5798

OREGON JULY 22, 1977
NORMAN D. SPRINGER
1102

RENEWAL DATE 6/30/98

HOSKINS-SUMMIT RD. 06540 (36.20 CHAINS) NORTH LINE D.L.C. NO. 39 (WEST)
NW CORNER ISAAC KING DLC NO. 39

