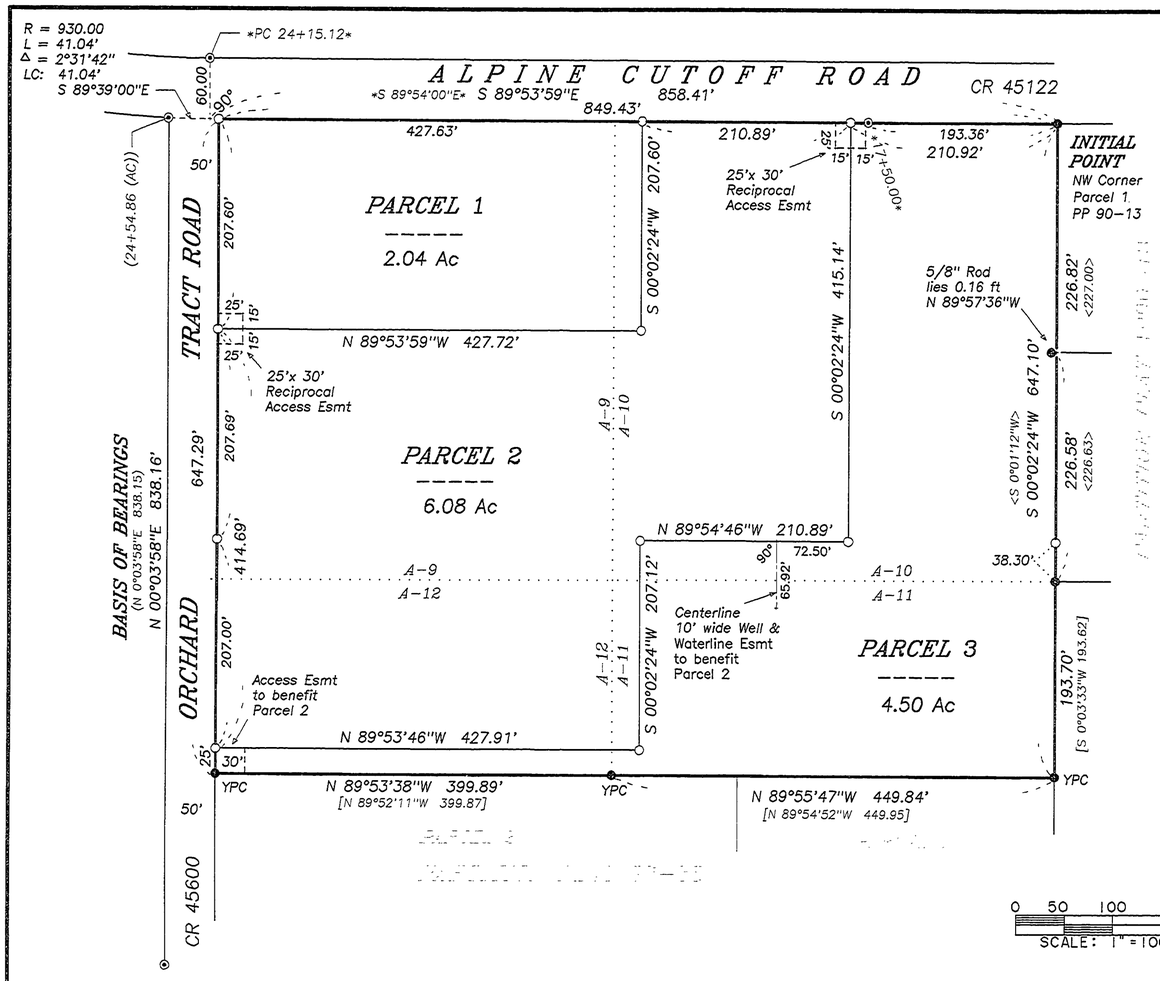
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR
POSITION EDGE OF PRINT ON THIS LINE

97-46



LEGEND

- ● .....Found 5/8" iron rod, no cap, set by Partition Plat 90–13, unless otherwise noted.
- ⊙ .....Found 5/8" iron rod with Yellow Plastic Cap stamped "BENTON COUNTY SURVEYOR," set by CS 8401 or CS 8505.
- YPC.....Yellow Plastic Cap, stamped "LS 1084," on 5/8" iron rod set by Partition Plat 97–38.
- ○ .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- [ ].....Record data from Partition Plat 97–38.
- ( )..... " " " CS 8505.
- < >... " " " Partition Plat 90–13.
- * *..... " " " CS 8401.

NARRATIVE

This Partition Plat is the result of Benton County Community Development Department File No. LD–97–49.

This partition constitutes a replat of a portion of Tracts "A9," "A10," "A11" and "A12" of "ANDERSON COLONY ORCHARDS." The parent tract is described in a Contract of Sale recorded as M–139089–91. Additional right–of–way was dedicated from that tract to Benton County as part of Orchard Tract Road per M–225536–97.

The Northeast corner of the tract was monumented per Partition Plat 90–13. The southeast and southwest corners were monumented by Partition Plat 97–38. I held Benton County monuments from CS 8505 together with the monument at the northwest corner of Parcel 2 of Partition Plat 97–38 to control the right–of–way of Orchard Tract Road. I computed the southerly right–of–way line of Alpine Cutoff Road as a line from the Initial Point of the tract to a point 60.00 feet southerly from (measured perpendicular to) the Benton County right–of–way monument at "24+15.12 PC."

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and marked with proper monuments the boundary of the land represented on this Partition Plat. The boundary is described as follows:

A tract of land in the Northwest Quarter of Section 28, T14S, R5W, W.M., Benton County, Oregon, being a portion of that tract conveyed to Carl F. and Donna M. Meyers per Contract of Sale recorded as M–139089–91, Deed Records of Benton County, and being more specifically described as follows:

Beginning at a 5/8" iron rod at the northeast corner of said Meyers tract, being also the northwest corner of Parcel 1 of Benton County Partition Plat 90–13 and lying on the southerly right–of–way line of County Road No. 45122 (Alpine Cutoff Road); thence S 0°02'24"W 647.10 feet to a 5/8" iron rod at the southeast corner of said Meyers tract, being also the northeast corner of Parcel 1 of Partition Plat 97–38; thence along the south line of said Meyers tract N 89°55'47"W 449.84 feet to a 5/8" iron rod; thence N 89°53'38"W 399.89 feet to a 5/8" iron rod at the northwest corner of Parcel 2 of said Partition Plat 97–38, being on the easterly right–of–way line of County Road No. 45600 (Orchard Tract Road); thence along said right–of–way line N 0°03'58"E 647.29 feet to a 5/8" iron rod at the intersection of said right–of–way line with the southerly right–of–way line of County Road No. 45122; thence along said right–of–way line S 89°53'59"E 849.43 feet to the point of beginning.

PARTITION PLAT CONSENT

A Partition Plat Consent Affidavit from Noel A. Stubbs and Yvonne M. Stubbs, the recorded fee owners of the land being partitioned, has been recorded in M– 239206–97, Benton County Deed Records.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/98

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

Theodore J. Langton

PARTITION PLAT 1997–46
for
CARL and DONNA MEYERS
A REPLAT OF A PORTION OF
TRACTS A–9, A–10, A–11, A–12
ANDERSON COLONY ORCHARDS
in
NW 1/4 SEC. 28, T14S, R5W, W.M.
BENTON COUNTY, OREGON

NOVEMBER 17, 1997

DECLARATION

Know all men by these presents that Carl F. and Donna M. Meyers are the recorded contract buyers of the lands represented on the attached map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon.

We hereby create the Access Easement and Well and Waterline Easement as shown across Parcel 3 for the benefit of Parcel 2.

We hereby create the Reciprocal Access Easement as shown on Parcels 1 and 2 for the benefit of Parcels 1 and 2.

We hereby create the Reciprocal Access Easement as shown on Parcels 2 and 3 for the benefit of Parcels 2 and 3.

Carl F. Meyers Donna M. Meyers

ACKNOWLEDGEMENT

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

Signed or attested before me on this 18th day of December, 1997, by Carl F. Meyers and Donna M. Meyers.

Marcy Taisey
Notary Public

OFFICIAL SEAL
MARCY TAISEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 300215
MY COMMISSION EXPIRES APRIL 15, 2001

APPROVALS

APPROVED KURT SCHNEIDER 22 DEC 97
Benton County Planning Official date

APPROVED Ray Wilson 12/22/97
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 18th day of Dec, 1997.

by Pamela K. Grant
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 18th day of December, 1997.

by Mary K. Allen
Benton County Tax Collector

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

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. 97-46, on this 22nd day of December, 1997, at 10:50 o'clock AM.

by Kathleen Manning
For Benton County Clerk Deputy Clerk

97240MEY/wll