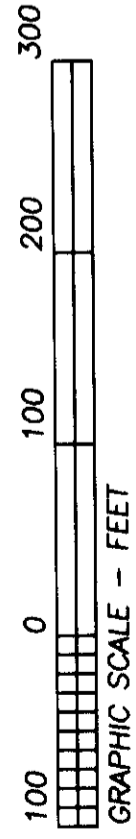


PARTITION PLAT 1998-13  
for  
**TERRY & KATHY KOROUGH**  
in  
NW 1/4 SEC. 33, T14S, R5W, W.M.,  
CITY OF MONROE  
BENTON COUNTY, OREGON  
FEBRUARY 2, 1998



**LEGEND**

- .....Found monument: 5/8" iron rod with yellow plastic cap stamped "Springer LS 1102," set by Partition Plat 90-17 unless otherwise noted.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- ( ) .....Record data from Partition Plat 90-17.
- < > ..... " " " Volume 124, Page 21, Benton County Deed Records.
- \* \* \* \* \* " " " Volume 184, Page 649, " " " " " "
- PAR.....Parcel.
- |||||.....Area being dedicated to the public for right-of-way.

NOTE: Pipe dimension is inside diameter.

\* AFFIDAVIT OF CORRECTION PER M-24407B-98

**NARRATIVE**

This Partition Plat is the result of City of Monroe Planning Commission File No. M-97-5. The land conveyed and described by M-202425-95 is being divided into 3 Parcels.  
The north line of my client's land is the southerly right-of-way line of Orchard Street. This was defined and monuments by Partition Plat 90-17. As Mr. Springer did for that plat, I held monuments from Hardcopy Survey 14-5-00020 to define the east and west lines of my client's land as well as the street R/W. I computed the NE corner 4.78 ft (record from 14-5-00020) from the 1-1/4" pipe at "A" on the line from the pipe to the 1/4" iron bar at "B." I held the deed distance, 1139.65 ft, on that same line north from the iron bar to compute my client's SE corner. Similarly, I held 1139.65 feet north on line from the pipe at "C" to compute the SW corner. I computed the NW corner and angle point in the west line by holding record deed data.

**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 33, T14S, R5W, W.M., Benton County, Oregon, being that tract conveyed to Terry and Kathy Koroush per M-202425-95, Benton County Deed Records, and being more specifically described as follows:

Beginning at a 5/8" iron rod at the easterly northeast corner of Parcel 1 of Benton County Partition Plat 90-17, being also the southwest corner of the tract conveyed to Marvin and Mary Lou Lancaster per Book 124, Page 21, Benton County Deed Records; thence S 0°02'07"W 118.56 feet to a 5/8" iron rod at the southwest corner of said Koroush tract; thence N 89°48'17"E 305.92 feet to a 5/8" iron rod at the southeast corner thereof; thence N 0°01'54"E 248.83 feet to a 5/8" iron rod at the northeast corner thereof on the southerly right-of-way line of Orchard Street; thence along said right-of-way line S 87°52'49"W 246.23 feet to a 5/8" iron rod at the northeast corner of said Lancaster tract; thence S 0°01'17"E 120.00 feet to the southeast corner thereof; thence S 87°53'36"W 60.00 feet to the point of beginning.

**DECLARATION**

Know all men by these presents that Terry Koroush and Kathy Koroush are the recorded owners 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 Reservation for Future Road Dedication as easements to the City of Monroe as shown hereon.

We hereby dedicate to public use forever the road right-of-way as shown.

Terry Koroush  
Terry Koroush

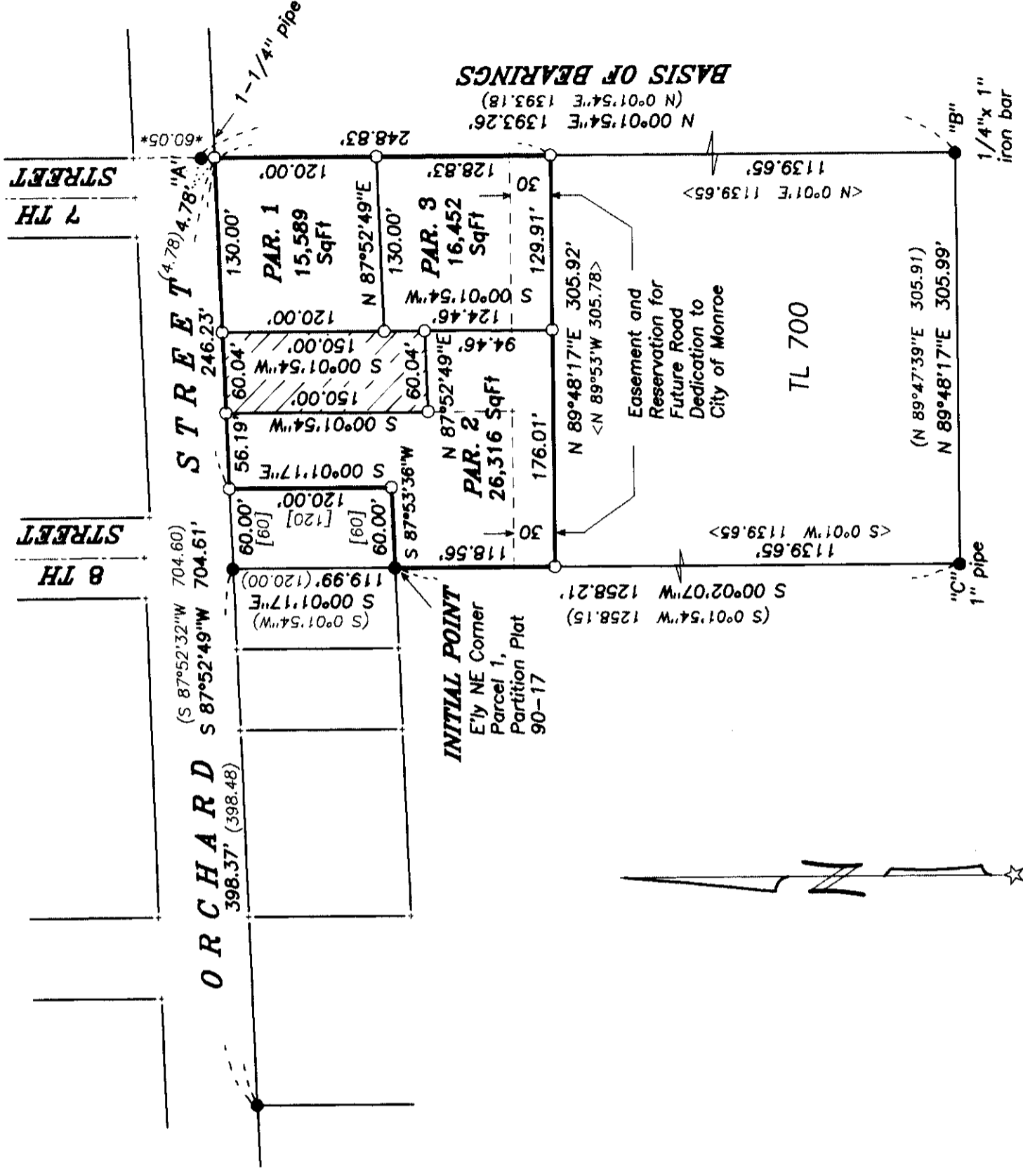
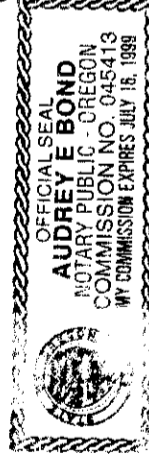
Kathy Koroush  
Kathy Koroush

**ACKNOWLEDGEMENT**

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

Signed or attested before me on this 17<sup>th</sup> day of February, 1998, by  
Terry Koroush and Kathy Koroush.

Notary Public  
Dwight C. Bond



**EASEMENT OF RECORD**

Book 184, Page 649 created an easement over an existing "private road" from Orchard Street southerly to the land retained by Carpenter. Though this road no longer exists, the easement remains as an encumbrance on this property.

**APPROVALS**

[Signature] 3-20-98 date  
Benton County Planning Official

[Signature] 3/20/98 date  
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 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 20<sup>th</sup> day of MARCH, 1998.

by [Signature] 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 20<sup>th</sup> day of March, 1998.

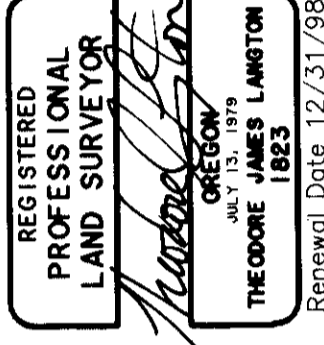
by [Signature]  
Benton County Tax Collector

\* BY [Signature] PLANNING OFFICIAL DATE 4/20/98  
CITY OF MONROE PLANNING OFFICIAL

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. 98-13, on this 20<sup>th</sup> day of MARCH, 1998, at 2:58 o'clock PM.

by [Signature]  
Benton County Clerk  
or Deputy Clerk



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

[Signature]

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