

98-14

PARTITION PLAT NO. 98-14
for IAN R. & TERESA L. DUNCAN
in the SW1/4 SECTION 29, T11S, R5W, W.M.
and the SE1/4 SECTION 30, T11S, R5W, W.M.
BENTON COUNTY, OREGON
SEPTEMBER 20, 1997

APPROVALS

Approved this 20TH day of MARCH, 1998

CURT SCHNEIDER
BENTON COUNTY PLANNING OFFICIAL

Approved this 24TH day of March, 1998

Ray Wilson
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 property, but not yet certified to the tax collector for collection, have been paid to me on this 26TH day of FEBRUARY, 1998.

Don E. Jurek ACTING ASSESSOR
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

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 property that are now due and payable have been paid to June 30, 1998.

Maury Otley
BENTON COUNTY DEPT. OF FINANCE, AUDITING, & TAX COLLECTION

STATE OF OREGON) S.S.
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. 98-14, on this 24TH day of MARCH, 1998 at 11:30 o'clock A.M.

Kathleen Haining Senior Deputy Clerk
BENTON COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in September of 1997 I correctly surveyed and marked with proper monuments the lands represented on the attached Partition map, the boundary of which is described as follows:

Beginning at the quarter corner common to Sections 29 and 30, Township 11 South, Range 5 West of the Willamette Meridian, Benton County, Oregon; thence N89°58'58"E, along the East - West centerline of said Section 29, a distance of 572.00 feet; thence S00°29'30"W, parallel to the South half of the West line of said Section 29, a distance of 500.00 feet; thence S89°58'58"W, parallel to said East - West centerline, 790.09 feet to the Easterly right-of-way line of Oak Creek Drive; thence Northerly along said Easterly right-of-way line the following courses: N21°17'52"W, 39.56 feet, and N07°06'52"W, 99.98 feet, and N01°24'42"W, 50.15 feet, and N07°10'45"W, 74.29 feet, and N18°51'55"W, 27.54 feet, and along the arc of a 666.62 foot radius curve to the left (the long chord of which bears N19°09'52"W, 226.53 feet), a distance of 227.64 feet to a point which is on the East - West centerline extended of said Section 29; thence N89°58'58"E, on said extended centerline, a distance of 342.92 feet to the point of beginning.

NARRATIVE

The purpose of this survey is to define Parcels 1, 2, and 3 of Benton County Development Department File No. LD-97-20. This partition involves Tax Lot 200 of Tax Map 11-5-29C. The parent parcel is described by M-51616-83 of the Benton County Deed Records.

M-51616-83 (and previous deeds) call for the boundaries of this property to be coincident with, parallel to, or an extension of either the East - West centerline or the South half of the West line of Section 29. C.S. 3023 surveyed this property in 1958, but did not follow the deed calls as per Book 173, Page 500 (which are identical to M-51616-83). We have therefore rejected C.S. 3023 as an acceptable survey of this property. Our survey is instead based on monuments found as per G.H.C. 11-5-00027 and C.S. 3959.

The North boundary of this property is controlled by the East - West centerline of Section 29 as established by G.H.C. 11-5-00027, and by a monument set along said centerline by C.S. 3959. The East boundary line is controlled by deed calls for being parallel to the South half of the West line of Section 29. The South boundary is controlled by deed calls for being parallel to the East - West centerline of Section 29. The West boundary line is controlled by monuments set by C.S. 7907, which is a survey of the right-of-way as dedicated by M-47287-83 of the Benton County Deed Records.

DECLARATION

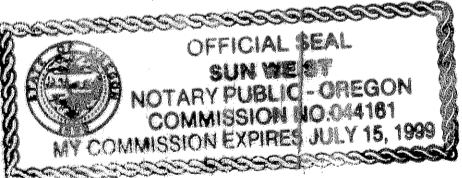
Know all men by these presents that Ian R. Duncan and Teresa L. Duncan are the owners of record of the lands represented on this map and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused said lands to be partitioned into parcels as shown on this map, and do hereby create an access and utility easement across Parcels 1 and 2 for the benefit of Parcels 1 and 3, and a 15 foot waterline easement across Parcels 1 and 2 for the benefit of Parcels 1 and 3.

Ian R. Duncan
IAN R. DUNCAN

Teresa L. Duncan
TERESA L. DUNCAN

ACKNOWLEDGEMENT

STATE OF OREGON) S.S.
COUNTY OF BENTON) S.S.
This is to certify that on this 20TH day of September, 1997, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Ian R. Duncan and Teresa L. Duncan, who are known to me to be the identical persons described in and who executed the above instrument, and acknowledged to me that they executed the same freely and voluntarily.



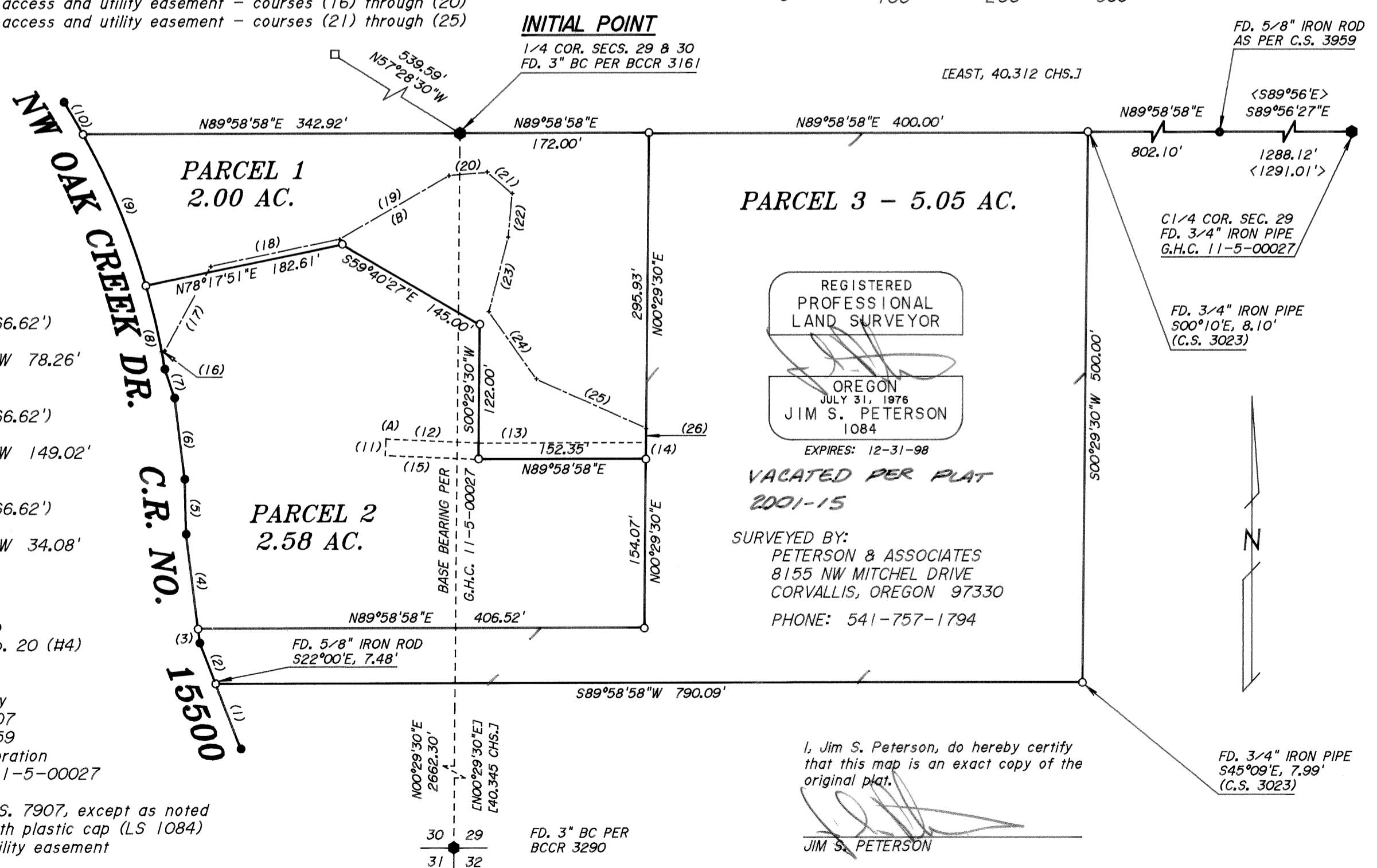
LINE SEGMENTS

- (1) N21°17'52"W 63.55' (N21°11'36"W)
- (2) N21°17'52"W 39.56' (N21°11'36"W)
- (3) N07°06'52"W 13.24' (N07°09'25"W)
- (4) N07°06'52"W 86.74' (N07°09'25"W)
- (5) N01°24'42"W 50.15' (N01°26'47"W, 50.25')
- (6) N07°10'45"W 74.29' (N07°09'25"W, 74.24')
- (7) N18°51'55"W 27.54' (N18°43'55"W, 27.43')
- (11) N02°30'00"E 15.00'
- (12) S87°30'00"E 84.47'
- (13) N89°58'58"E 152.35'
- (14) S00°29'30"W 15.00'
- (15) N87°30'00"W 85.00'
- (16) N78°00'00"E 3.00'
- (17) N28°30'00"E 87.07'
- (18) N78°17'51"E 120.00'
- (19) N59°45'00"E 115.00'
- (20) N85°30'00"E 35.00'
- (21) S49°30'00"E 30.00'
- (22) S05°15'00"W 40.00'
- (23) S14°30'00"W 70.00'
- (24) S35°15'00"E 75.00'
- (25) S66°00'00"E 109.52'
- (26) S00°29'30"W 12.55'

CURVE DATA

- (8) Δ = 06°43'49"
R = 666.62' (666.62')
A = 78.31'
LC = N12°44'50"W 78.26'
- (9) Δ = 12°50'04"
R = 666.62' (666.62')
A = 149.33'
LC = N22°31'47"W 149.02'
- (10) Δ = 02°55'47"
R = 666.62' (666.62')
A = 34.09'
LC = N30°24'43"W 34.08'

- Found 3 1/4" aluminum cap County GPS control point No. 20 (H4)
- Monuments found as noted
- BC Brass cap
- Waterline easement boundary
- () Data of record per C.S. 7907
- < > Data of record per C.S. 3959
- BCCR Benton County Corner Restoration
- [] Data of record per G.H.C. 11-5-00027
- G.H.C. Galloway Hard Copy
- Found 5/8" iron rod per C.S. 7907, except as noted
- Set 5/8" X 30" iron rod with plastic cap (LS 1084)
- Centerline of access and utility easement



REGISTERED PROFESSIONAL LAND SURVEYOR
JIM S. PETERSON
1084
EXPIRES: 12-31-98

VACATED PER PLAT 2001-15
SURVEYED BY:
PETERSON & ASSOCIATES
8155 NW MITCHEL DRIVE
CORVALLIS, OREGON 97330
PHONE: 541-757-1794

I, Jim S. Peterson, do hereby certify that this map is an exact copy of the original plat.
JIM S. PETERSON