

REGISTERED PROFESSIONAL LAND SURVEYOR

John P. Tacchini
OREGON
JOHN P. TACCHINI
JAN. 15, 1987
2267

RENEWAL: JUNE 30, 1998

JOHN P. TACCHINI, PLS 2267
LING AND ASSOCIATES
833 NW BUCHANAN
CORVALLIS, OREGON 97330
(541) 754-7200

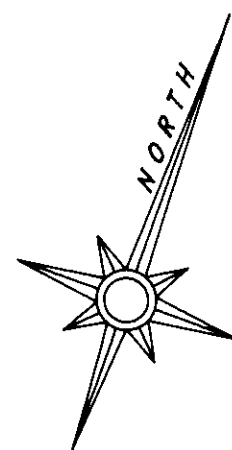
I, JOHN P. TACCHINI, A REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

John P. Tacchini
JOHN P. TACCHINI, PLS 2267

PARTITION PLAT NO. 98-20
FOR STEPHEN L. JOHNSON AND BARBARA V. JOHNSON
IN THE WILLIAM WYATT D.L.C. #48
SOUTH 1/2, SECTION 36, TOWNSHIP 11 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

30 MARCH 1998

SHEET 1 OF 2 SCALE: 1" = 40' BENTON COUNTY FILE NO. LD-97-56



LEGEND

- FOUND MONUMENT
- SET MONUMENT 5/8" REBAR WITH YELLOW PLASTIC CAP "PLS 2267"
- ① FOUND MONUMENT TABLE REFERENCE
- () RECORD DATA AS REFERENCED
- Ⓐ SET MONUMENT REFERENCE
- X- FENCE

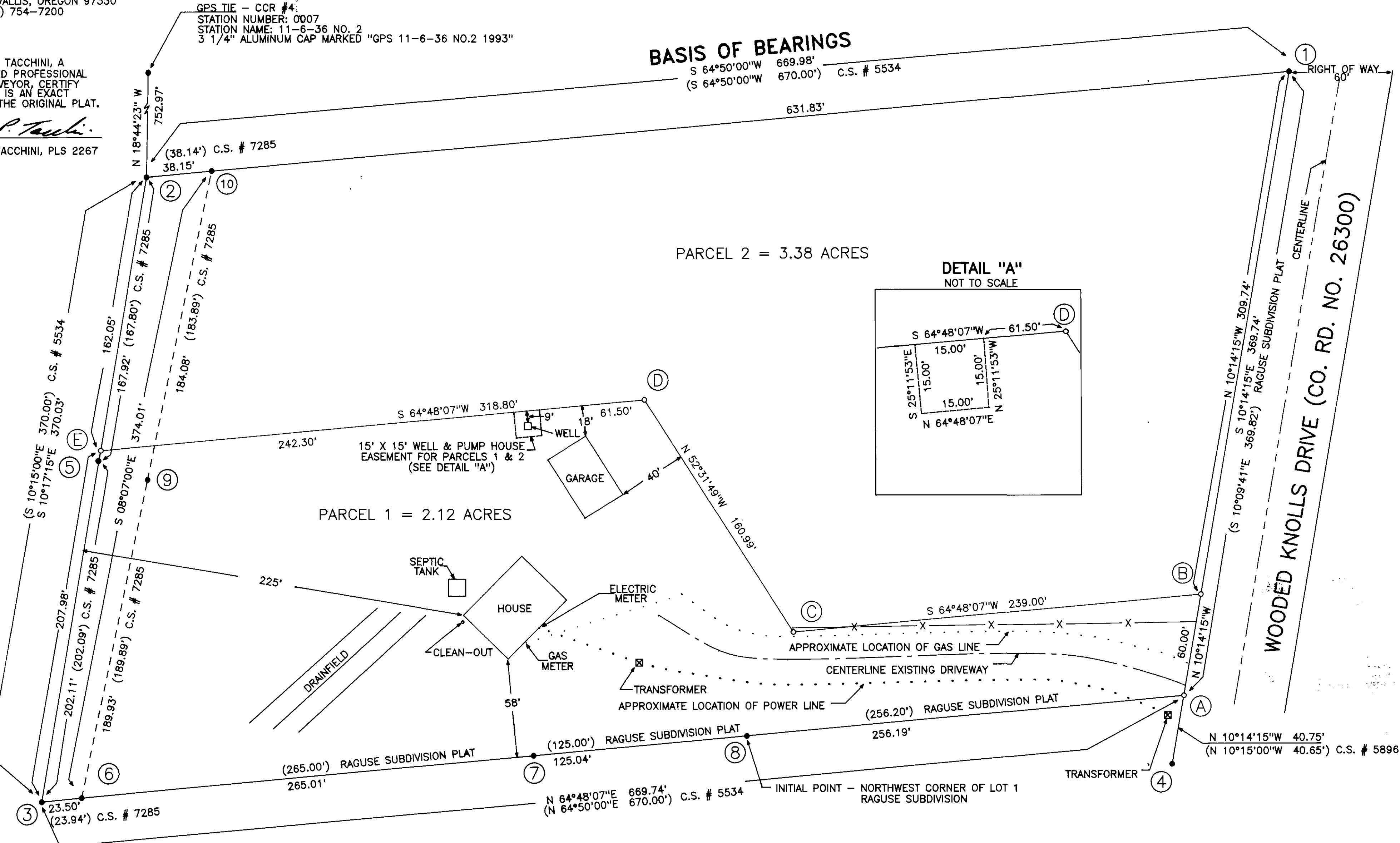
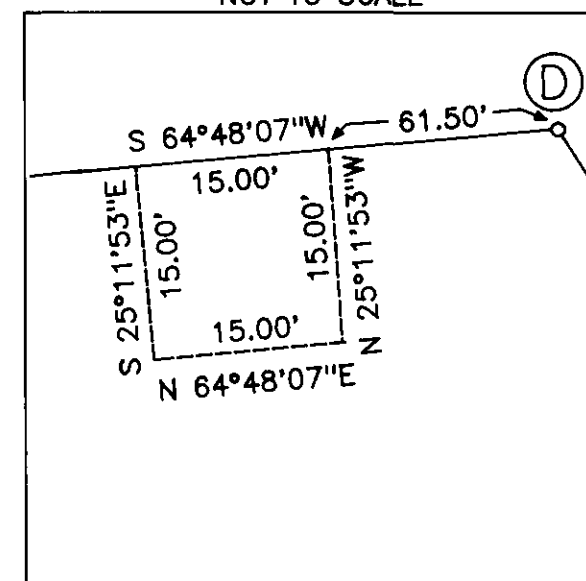
BASIS OF BEARINGS

S 64°50'00"W 669.98'
(S 64°50'00"W 670.00') C.S. # 5534

PARCEL 2 = 3.38 ACRES

PARCEL 1 = 2.12 ACRES

DETAIL "A"
NOT TO SCALE



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WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

30 MARCH 1998

SHEET 2 OF 2 BENTON COUNTY FILE NO. LD-97-56

FOUND MONUMENT TABLE

- ① 5/8" IRON ROD PER C.S. # 5534. HELD AS FOUND.
- ② 5/8" IRON ROD PER C.S. # 5534. HELD AS FOUND.
- ③ 5/8" IRON ROD PER C.S. # 5534. HELD AS FOUND.
- ④ 5/8" IRON ROD PER C.S. # 5896. HELD AS FOUND.
- ⑤ 5/8" IRON ROD W/ 1/2" ALUMINUM CAP MARKED "PLS 1840" PER C.S. # 7285, 0.31' WEST OF LINE
- ⑥ 5/8" IRON ROD W/ 1/2" ALUMINUM CAP MARKED "PLS 1840" PER C.S. # 7285, 0.15' NORTH OF LINE
- ⑦ 5/8" IRON ROD W/ RED PLASTIC CAP MARKED "LS 1103" PER RAGUSE SUBDIVISION PLAT. HELD AS FOUND.
- ⑧ 5/8" IRON ROD W/ RED PLASTIC CAP MARKED "LS 1103" PER RAGUSE SUBDIVISION PLAT. HELD AS FOUND.
- ⑨ 5/8" IRON ROD W/ 1/2" ALUMINUM CAP MARKED "PLS 1840" PER C.S. # 7285.
- ⑩ 5/8" IRON ROD W/ 1/2" ALUMINUM CAP MARKED "PLS 1840" PER C.S. # 7285. HELD AS FOUND.

SET MONUMENT TABLE

- (A) MONUMENT SET IN ASPHALT DRIVEWAY APRON.
- (B) MONUMENT SET IN FENCE LINE ALONG THE RIGHT OF WAY OF WOODED KNOLLS DRIVE, COUNTY ROAD NO. 26300, 16.2' NORTH OF FENCE CORNER.
- (C) MONUMENT SET 2.60' SOUTH OF EXISTING FENCE ANGLE POINT.
- (D) MONUMENT SET IN FIELD.
- (E) MONUMENT SET ON LINE BETWEEN FOUND MONUMENTS ② & ③ SET MONUMENT IS 1.40' EAST OF EXISTING FENCE AND 2.40' FROM THE CENTER OF A 6" DBH OAK TREE.

NARRATIVE

THE PURPOSE OF THIS SURVEY/PARTITION IS TO DIVIDE A 5.50 ACRE PARENT TRACT INTO TWO PARCELS COMPLYING WITH BENTON COUNTY CONDITIONS, FILE NO. LD-97-56. THE PARENT PARCEL IS AS DESCRIBED AND RECORDED IN THE BENTON COUNTY DEED AND MORTGAGE RECORDS M-169536-93 AND M-169537-93.

THE BOUNDARY OF PARCEL 2 WAS ESTABLISHED AS PER CLIENT REQUEST TO CONTAIN A MINIMUM OF 3 ACRES.

THE SOUTH BOUNDARY OF PARCEL 1 WAS ESTABLISHED BY COMPUTING POINT "A" AS THE INTERSECTION OF THE LINE PASSING THROUGH HELD MONUMENTS AT POINTS "3" AND "8" AND THE LINE ESTABLISHED BY HELD MONUMENTS AT POINTS "1" AND "4". THE EAST LINE OF PARCEL 1 WAS ESTABLISHED BY COMPUTING POINT "B" A DISTANCE NORTH OF THE HELD MONUMENT AT POINT "4" AND ON THE LINE BETWEEN HELD MONUMENTS "1" AND "4". THE WEST LINE OF PARCEL 1 WAS ESTABLISHED BY COMPUTING THE POINT "E" A DISTANCE NORTH OF THE HELD MONUMENT AT POINT "3" AND ON THE LINE BETWEEN HELD MONUMENTS "2" AND "3".

THE BOUNDARY BETWEEN PARCELS 1 AND 2 WAS ESTABLISHED BY COMPUTING THE POINT "C" A DISTANCE FROM COMPUTED POINT "B" AND ON A LINE PARALLEL TO THE SOUTH LINE OF PARCEL 1. COMPUTING POINT "D" AS THE INTERSECTION OF A LINE FROM COMPUTED POINT "C" RUNNING ABOUT PARALLEL WITH A DOUBLE FENCE AND A LINE FROM COMPUTED POINT "E" PARALLEL WITH THE SOUTH LINE OF PARCEL 1. THE EAST BOUNDARY OF PARCEL 2 IS THE LINE BETWEEN COMPUTED POINT "B" AND HELD MONUMENT "1". THE NORTH LINE OF PARCEL 2 IS THE LINE BETWEEN HELD MONUMENTS "1" AND "2". THE WEST LINE OF PARCEL 2 IS THE LINE BETWEEN COMPUTED POINT "E" AND HELD MONUMENT "2". THE BASIS OF BEARINGS IS THE NORTH LINE OF PARCEL 2 AS ESTABLISHED BY HOLDING THE FOUND MONUMENTS "1" AND "2" PER COUNTY SURVEY NO. 5534.

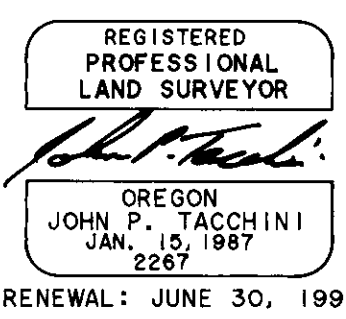
SURVEYOR'S CERTIFICATE

I, JOHN P. TACCHINI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT DURING THE MONTH OF MARCH, 1998, I DID ACCURATELY SURVEY, PARTITION, AND PLAT PARCELS 1 AND 2. THE BOUNDARY OF THIS PARTITION IS AS FOLLOWS: BEGINNING AT THE "INITIAL POINT", A 5/8" IRON ROD W/ RED PLASTIC CAP MARKED "PLS 1103", AT THE NORTHWEST CORNER OF LOT 1 OF THE RAGUSE SUBDIVISION, SAID ROD BEING ON THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED AND RECORDED IN DEED M-169536-93, BENTON COUNTY DEED AND MORTGAGE RECORDS: THENCE ALONG SAID LINE N64°48'07"E, 256.19 FEET TO A 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "PLS 2267"; THENCE ALONG THE EAST LINE OF SAID PARCEL N10°14'15"W, 369.74 FEET TO A 5/8" IRON ROD; THENCE ALONG THE NORTH LINE OF SAID PARCEL S64°50'00"W, 669.98 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WEST LINE OF SAID PARCEL S10°17'15"E, 370.03 FEET TO A 5/8" IRON ROD; THENCE ALONG THE SOUTH LINE OF SAID PARCEL N64°48'07"E, 413.55 FEET TO A 5/8" IRON ROD W/ RED PLASTIC CAP MARKED "PLS 1103", THE "INITIAL POINT" AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

I FURTHER DEPOSE AND SAY THAT THE ATTACHED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PARTITION AS STAKED ON THE GROUND WITH 5/8" X 30" IRON RODS WITH YELLOW PLASTIC CAPS MARKED "PLS 2267" OR WITH FOUND MONUMENTS AS SHOWN AND NOTED IN THE FOUND MONUMENT TABLE.

John P. Tacchini

JOHN P. TACCHINI, PLS 2267
LING AND ASSOCIATES
833 NW BUCHANAN
CORVALLIS, OREGON 97330



I, JOHN P. TACCHINI, A REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

John P. Tacchini
JOHN P. TACCHINI, PLS 2267

APPROVALS

I HEREBY CERTIFY THAT TO PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES, FEES, AND 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 17th DAY OF APRIL, 1998.

BY: *Don E. Farrell* 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 ROLLS WHICH HAVE BECOME A LIEN ON THIS PARTITION, THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO ME THIS 17th DAY OF April, 1998.

BY: *Mary K. O'Leary*
BENTON COUNTY TAX COLLECTOR

APPROVED: *Ray Wilson*
FOR BENTON COUNTY SURVEYOR
12 APRIL 1998

APPROVED: *CURT SCHNEIDER*
BENTON COUNTY PLANNING OFFICIAL
21 APRIL 1998

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT STEPHEN L. JOHNSON AND BARBARA V. JOHNSON, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS 1 AND 2 AS SHOWN ON THE ATTACHED MAP, AND DO HEREBY CREATE A 15.00 FOOT BY 15.00 FOOT WELL AND PUMPHOUSE EASEMENT ON PARCEL 1 TO BENEFIT PARCEL 2 AND SHOWN AND NOTED ON THE ATTACHED MAP.

Stephen L. Johnson
STEPHEN L. JOHNSON

Barbara V. Johnson
BARBARA V. JOHNSON

ACKNOWLEDGMENT

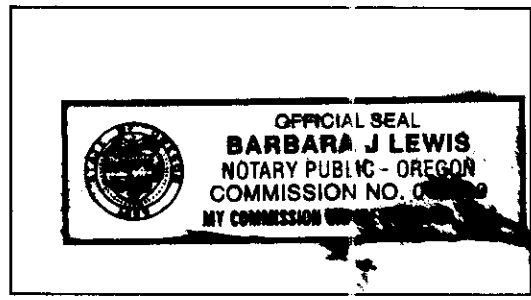
COUNTY OF BENTON } s.s.
STATE OF OREGON }

ON THIS 10 DAY OF April, 1998, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR STEPHEN L. JOHNSON, BARBARA V. JOHNSON,

WHO ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE DECLARATION FREELY AND VOLUNTARILY.

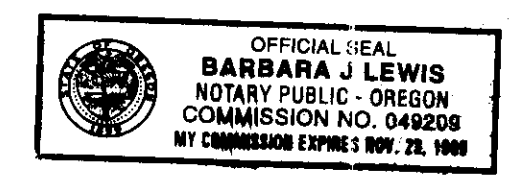
SUBSCRIBED AND SWORN TO, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON.

Barbara J. Lewis
DATE: 11-23-99



RECORDING

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. 98-20 ON THIS 21st DAY OF APRIL, 1998, AT 2:07 O'CLOCK P.M.

BY: *W. J. [Signature]*
Sr. Deputy Co. Clerk
BENTON COUNTY CLERK