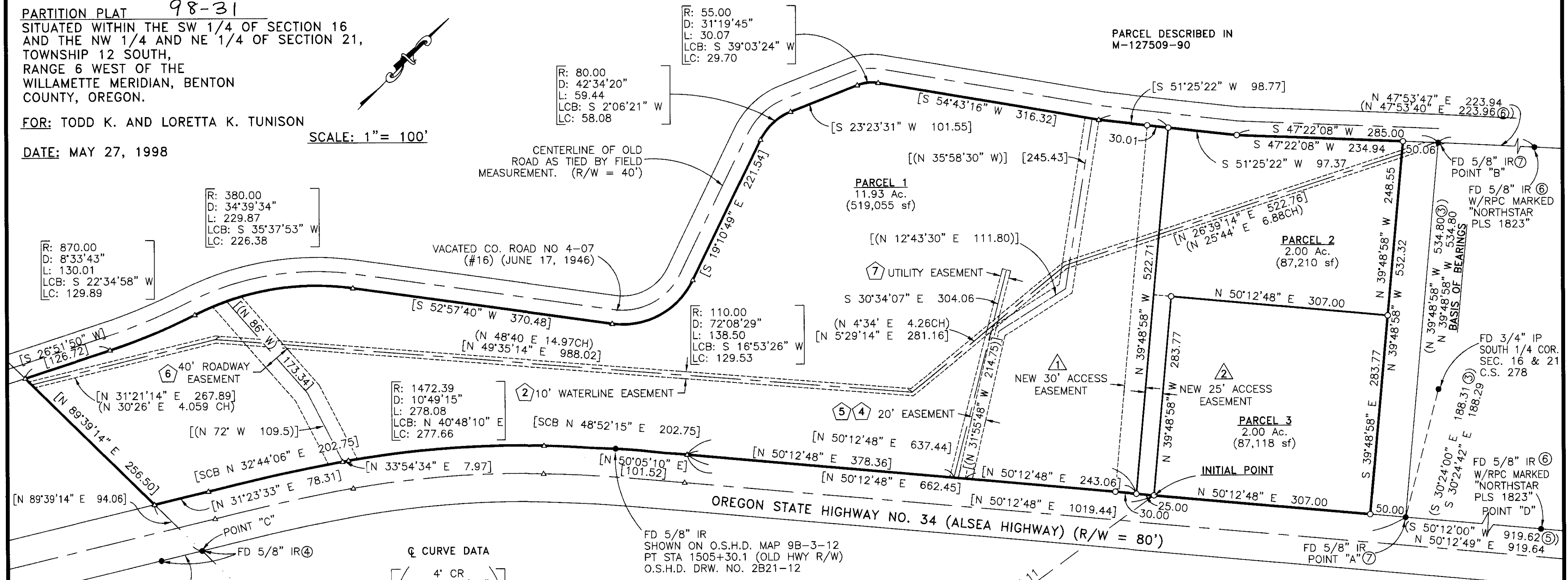


PARTITION PLAT 98-31
SITUATED WITHIN THE SW 1/4 OF SECTION 16
AND THE NW 1/4 AND NE 1/4 OF SECTION 21,
TOWNSHIP 12 SOUTH,
RANGE 6 WEST OF THE
WILLAMETTE MERIDIAN, BENTON
COUNTY, OREGON.

FOR: TODD K. AND LORETTA K. TUNISON

DATE: MAY 27, 1998

SCALE: 1" = 100'



☉ CURVE DATA
(1) 4" CR
T_A = 18°49'15"
S = 337.58
2 - 200' SP'S
s = 4'
a = 2.0

FD 5/8" IR
SHOWN ON O.S.H.D. MAP 9B-3-12
PT STA 1505+30.1 (OLD HWY R/W)
O.S.H.D. DRW. NO. 2B21-12

FD 3/4" IR
REFERENCED ON
O.D.O.T. HWY
MAP 9B-3-12

FD 3 1/4" BRASS CAP
SSE CORNER OF
GEORGE E. KNOWLTON
DLC NO. 70
CORNER RESTORATION
NOTES 3431

GEODETIC CONTROL STATEMENT
THERE IS NOT A GEODETIC CONTROL
MONUMENT WITHIN ONE-HALF
MILE OF THIS SITE

- LEGEND**
- SET 5/8"x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088"
 - FD SURVEY MONUMENT AS NOTED
 - △ CALCULATED POSITION
 - IR IRON ROD
 - [] CALCULATED INFORMATION
 - FD FOUND
 - SCB SPIRAL CHORD BEARING
 - B.C. BENTON COUNTY
 - C.S. COUNTY SURVEY
 - R/W RIGHT OF WAY
 - O.S.H.D. OREGON STATE HIGHWAY DEPT.
 - PVT PRIVATE
 - ESMT EASEMENT
 - YPC YELLOW PLASTIC CAP
 - (X) EASEMENT DEED REFERENCE
 - () RECORD INFORMATION

EXISTING EASEMENTS

- (1) RECORDED: BOOK 46, PAGE 74
IN FAVOR OF: CITY OF CORVALLIS
TYPE: UTILITY
LOCATION: EXACT LOCATION NOT GIVEN
- (2) RECORDED: BOOK 69, PAGE 587
IN FAVOR OF: CITY OF CORVALLIS
TYPE: WATER PIPELINE
LOCATION: AS SHOWN
- (3) RECORDED: BOOK 75, PAGE 25
IN FAVOR OF: CITY OF CORVALLIS
TYPE: WATER PIPELINE
LOCATION: EXACT LOCATION NOT GIVEN
- (4) RECORDED: M-24378-80
IN FAVOR OF: OWNERS OF RECORD
TYPE: NOT DISCLOSED
LOCATION: AS SHOWN
- (5) RECORDED: M-39826-82
IN FAVOR OF: OWNERS OF RECORD
TYPE: INGRESS - EGRESS
LOCATION: AS SHOWN
- (6) RECORDED: M-79795-86
IN FAVOR OF: STARKER FOREST, INC.
TYPE: ROAD AND UTILITY PURPOSES
LOCATION: AS SHOWN
- (7) RECORDED: M-171101-93
IN FAVOR OF: CONSUMERS POWER, INC.
TYPE: UTILITY PURPOSES
LOCATION: AS SHOWN
WIDTH: 12' UNDERGROUND, 20' OVERHEAD

NEW EASEMENTS

- (1) 30' ACCESS EASEMENT
IN FAVOR OF PARCEL 2,
PARCEL 3 AND THAT PARCEL
DESCRIBED IN M-127509-90,
BENTON COUNTY DEED
RECORDS,
- (2) 25' ACCESS EASEMENT
IN FAVOR OF PARCEL 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR
C. Henry Cole
OREGON
JULY 13, 1984
C. HENRY COLE
2088
EXPIRES 12/31/99

C. HENRY COLE, P.L.S.
COLE SURVEYING, INC.
6765 S.W. PHILOMATH BLVD.
PHILOMATH, OREGON 97370
(541) 929-5500



I, C. HENRY COLE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

PARTITION PLAT 98-31
SITUATED WITHIN THE SW 1/4 OF SECTION 16
AND THE NW 1/4 AND NE 1/4 OF SECTION 21,
TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: TODD K. AND LORETTA K. TUNISON

DATE: MAY 27, 1998

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION A
PARCEL OF LAND AS PER BENTON COUNTY DEVELOPMENT
NOTICE OF DECISION REGARDING FILE NO. LD-98-21

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE
LINE FORMED BY THE FOUND MONUMENTS AT POINTS "A"
AND "B" AND SHOWN ON BENTON COUNTY PARTITION PLAT
NO. 97-42.

BOUNDARY DETERMINATION:

THE NORTHEASTERLY BOUNDARY IS A LINE WHICH IS 50.00 FEET SOUTH-
WESTERLY AND PARALLEL TO THE LINE FORMED BY THE FOUND MONUMENTS AT
POINTS "A" AND "B". THE SOUTHEAST BOUNDARY IS THE NORTHWESTERLY RIGHT
OF WAY LINE OF HIGHWAY NO. 34 AND WAS DETERMINED BY HOLDING THE
FOUND MONUMENTS AT POINTS "A", "C" AND "D" AND USING THE RECORD
INFORMATION SHOWN ON OREGON DEPT. OF TRANSPORTATION MAP NO.
9B-3-12. THE SOUTH LINE IS THE SOUTH LINE OF THE GEORGE E. KNOWLTON
DONATION LAND CLAIM NO. 70 AND IS DEFINED BY HOLDING THE FOUND
SOUTH-SOUTHEAST CORNER AND EXTENDING A LINE THROUGH THE FOUND
MONUMENT AT POINT "C". THE NORTHWEST LINE IS THE SOUTHEASTERLY
RIGHT OF WAY OF THE NOW VACATED OLD ALSEA HIGHWAY AND WAS
ESTABLISHED BY HOLDING THE FOUND MONUMENT AT POINT "B" AND FIELD
MEASUREMENTS OF THE EXISTING CENTERLINE.

APPROVALS:

BENTON COUNTY APPROVALS:

APPROVED THIS 30th DAY OF JUNE, 1998

Ray Wilson
FOR BENTON COUNTY SURVEYOR

APPROVED THIS 30th DAY OF JUNE, 1998

Curt Schneider
BENTON COUNTY PLANNING OFFICIAL

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 THE
TAX YEAR ON THIS PARTITION, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR
FOR COLLECTION HAVE BEEN PAID TO ME THIS 29 DAY OF JUNE, 1998.

Don Edwards ACTING ASSESSOR 6/29/98
DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT DATE

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES
REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME
DUE AND PAYABLE HAVE BEEN PAID TO June 30, 1998

Mary Kelly 6/30/98
DIRECTOR, BENTON CO. DEPT. OF FINANCE AND TAX COLLECTION DATE

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED
FOR RECORD ON THE 30th DAY OF JUNE, 1998 AT 2:29 O'CLOCK P.M.,
AND RECORDED AS PARTITION PLAT NO. 98-31, AND FILED IN THE
BENTON COUNTY RECORD OF PLATS.

Willis
BENTON COUNTY CLERK
Sr. Deputy County Clerk

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
OREGON, SAY THAT I HAVE CORRECTLY SURVEYED PARCELS 1, 2 AND 3 AND
MARKED WITH PROPER MONUMENTS PARCELS 1 & 2 SHOWN HEREON.
THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE "INITIAL POINT" SAID POINT BEING ON THE NORTHWESTERLY
RIGHT OF WAY LINE OF OREGON STATE HIGHWAY NO. 34. SAID POINT ALSO
BEARS NORTH 8°35'27" EAST 1011.11 FEET FROM THE SOUTH SOUTHEAST CORNER
OF THE GEORGE E. KNOWLTON DONATION LAND CLAIM NO. 70; THENCE NORTH
50°12'48" EAST 307.00 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE;
THENCE NORTH 39°48'58" WEST 532.32 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT
OF WAY OF THE NOW VACATED COUNTY ROAD NO. 4-07 (OLD ALSEA HIGHWAY); THENCE
SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE FOR THE FOLLOWING
TWELVE (12) COURSES:

- 1.) SOUTH 47°22'08" WEST 234.94 FEET;
- 2.) SOUTH 51°25'22" WEST 196.14 FEET;
- 3.) SOUTH 54°43'16" WEST 316.32 FEET;
- 4.) ON THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT
(CHORD BEARS SOUTH 39°03'24" WEST 29.70 FEET) A DISTANCE OF 30.07 FEET;
- 5.) SOUTH 23°23'31" WEST 101.55 FEET;
- 6.) ON THE ARC OF A 80.00 FOOT RADIUS CURVE TO THE LEFT
(CHORD BEARS SOUTH 2°06'21" WEST 58.08 FEET) A DISTANCE OF 59.44 FEET;
- 7.) SOUTH 19°10'49" EAST 221.54 FEET;
- 8.) ON THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT
(CHORD BEARS SOUTH 16°53'26" WEST 129.53 FEET) A DISTANCE OF 138.50 FEET;
- 9.) SOUTH 52°57'40" WEST 370.48 FEET;
- 10.) ON THE ARC OF A 380.00 FOOT RADIUS CURVE TO THE LEFT
(CHORD BEARS SOUTH 35°37'53" WEST 226.38 FEET) A DISTANCE OF 229.87 FEET;
- 11.) ON THE ARC OF A 870.00 FOOT RADIUS CURVE TO THE RIGHT
(CHORD BEARS SOUTH 22°34'58" WEST 129.89 FEET) A DISTANCE OF 130.01 FEET;
- 12.) SOUTH 26°51'50" WEST 126.72 FEET TO A POINT ON THE SOUTHERLY LINE OF THE
AFOREMENTIONED GEORGE E. KNOWLTON DONATION LAND CLAIM NO. 70;

THENCE NORTH 89°39'14" EAST 256.50 FEET ALONG SAID SOUTHERLY CLAIM LINE TO A
POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED
HIGHWAY NO. 34; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR
THE FOLLOWING FIVE (5) COURSES:

- 1.) NORTH 31°23'33" EAST 78.31 FEET;
- 2.) ALONG AN APPROACH SPIRAL CURVE TO THE RIGHT (SPIRAL CHORD
BEARS NORTH 32°44'06" EAST 202.75 FEET) A DISTANCE OF 202.79 FEET;
- 3.) ON THE ARC OF A 1472.39 FOOT RADIUS CURVE RIGHT
(CHORD BEARS NORTH 40°48'10" EAST 277.66 FEET) A DISTANCE OF 278.08 FEET;
- 4.) ALONG AN EXIT SPIRAL CURVE TO THE RIGHT (SPIRAL CHORD
BEARS NORTH 48°52'15" EAST 202.75 FEET) A DISTANCE OF 202.79 FEET;
- 5.) NORTH 50°12'48" EAST 662.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.93 ACRES, MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TODD K. TUNISON
& LORETTA K. TUNISON ARE THE OWNERS OF THE LANDS SHOWN
HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE AND HAVE
CAUSED THE SAME TO BE PARTITIONED INTO PARCELS. WE
HEREBY CREATE A 25 FOOT WIDE AND A 30 FOOT WIDE EASEMENT
BOTH AS SHOWN ON THIS PLAT. THE 25 FOOT WIDE EASEMENT
IS FOR THE BENEFIT OF PARCEL 3. THE 30 FOOT WIDE
EASEMENT IS FOR THE BENEFIT OF PARCEL 2, PARCEL 3, AND
THAT PARCEL OF LAND DESCRIBED IN M-127509-90, BENTON
COUNTY DEED RECORDS.

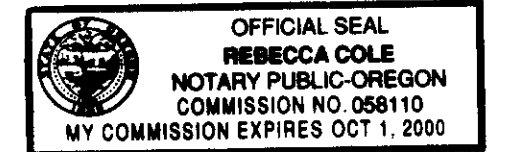
Todd K. Tunison *Loretta K. Tunison*
TODD K. TUNISON LORETTA K. TUNISON

ACKNOWLEDGEMENT:

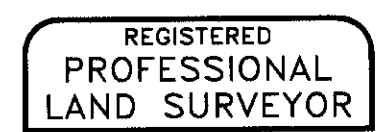
PERSONALLY APPEARING BEFORE ME TODD K. TUNISON
AND LORETTA K. TUNISON WHO BEING KNOWN TO ME
TO BE THE IDENTICAL INDIVIDUALS WHO SIGNED THE
FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE
SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

STATE OF OREGON } S.S.
COUNTY OF BENTON }

SUBSCRIBED AND SWORN
TO ME THIS 22 DAY
OF June, 1998.



Rebecca Cole
NOTARY PUBLIC
FOR THE STATE OF OREGON



C. Henry Cole



C. HENRY COLE, P.L.S.
COLE SURVEYING, INC.
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OR 97333
(541) 929-5500



COLE
SURVEYING, INC.

I, C. HENRY COLE CERTIFY THAT THIS
IS AN EXACT COPY OF THE ORIGINAL
PARTITION PLAT.