

98-34

PARTITION PLAT 98-34

A REPLAT OF A PORTION OF PARCEL 1 OF PARTITION PLAT 91-022 LOCATED WITHIN THE SE 1/4 OF SECTION 1 AND THE NE 1/4 OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN AND THE SW 1/4 OF SECTION 6 AND NW 1/4 OF SECTION 7 TOWNSHIP 11 SOUTH RANGE 4 WEST OF THE WILLAMETTE MERIDIAN BENTON COUNTY, OREGON

FOR: WELLS FARGO BANK, N.A. ANCILLARY TRUSTEE FOR THE FRED E. TROTTER ROLLOVER I.R.A.

SCALE: 1" = 200' DATE: APRIL 3, 1998

PURPOSE: NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PARCEL OF LAND AS PER THE BENTON COUNTY DEVELOPMENT DEPARTMENT DECISION REGARDING FILE NO. LD-98-11.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS FROM BENTON COUNTY PARTITION PLAT NO. 95-02 AND IS THE SOUTH LINE OF PARCELS 4 & 5 AND IS DEFINED BY THE FOUND MONUMENTS AT THE "INITIAL POINT" AND POINT "A".

BOUNDARY DETERMINATION:

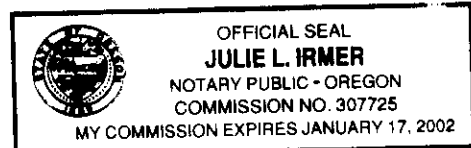
THE MONUMENTS AND CALCULATED POSITIONS FROM PARTITION PLAT 95-02, C.S. 9314 AND PARTITION PLAT 91-22 RESPECTIVELY WERE HELD FOR THE EXTERIOR BOUNDARY OF THE PARTITION PLAT. THE LOCATION OF THE NEW PARCEL LINES ARE AS REQUESTED BY THE CLIENT AND APPROVED BY BENTON COUNTY DEVELOPMENT IN FILE LD-98-11.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT WELLS FARGO BANK, N.A., ANCILLARY TRUSTEE FOR THE FRED E. TROTTER ROLLOVER I.R.A. IS THE OWNER OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN AND NOTED ON THE ATTACHED MAP.

Michael Macneil VP Wells Fargo Bank Officer
Gary Branden VP Wells Fargo Bank Officer

ACKNOWLEDGMENT:



STATE OF OREGON) S.S.
COUNTY OF MULTNOMAH)
PERSONALLY APPEARING BEFORE ME, MICHAEL S. MACNEIL

AND GARY BRANDEN, WHO BEING KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO SIGNED THE FOREGOING INSTRUMENT AND THEY DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. SUBSCRIBED AND SWORN TO ME THIS 1st DAY OF JULY, 1998.

Julie L. Irmer
NOTARY PUBLIC FOR THE STATE OF OREGON

APPROVALS:

APPROVED THIS 1st DAY OF July, 1998

Ray Wilson
BENTON COUNTY SURVEYOR

APPROVED THIS 1st DAY OF July, 1998

Curt Schneider
BENTON COUNTY PLANNING OFFICIAL LD-98-11

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 1998-1999 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 1st DAY OF JULY, 1998.

Don E. Jarrett
DIRECTOR, BENTON CO. DEPT. OF ASSESSMENT
7-1-98

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, SAY THAT I HAVE CORRECTLY SURVEYED PARCELS 6, 7 AND 8 AND MARKED WITH PROPER MONUMENTS PARCELS 6 AND 7 SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF BENTON COUNTY PARTITION PLAT NO. 91-022

TOGETHER WITH

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 4 OF BENTON COUNTY PARTITION PLAT NO. 95-02; THENCE SOUTH 61°25'07" WEST 470.17 FEET THENCE SOUTH 38°56'06" EAST 140.36 FEET; THENCE NORTH 40°41'18" EAST 117.90 FEET; THENCE NORTH 61°29'27" EAST 512.71 FEET; THENCE SOUTH 90°00'00" WEST 202.74 FEET TO THE POINT OF BEGINNING.

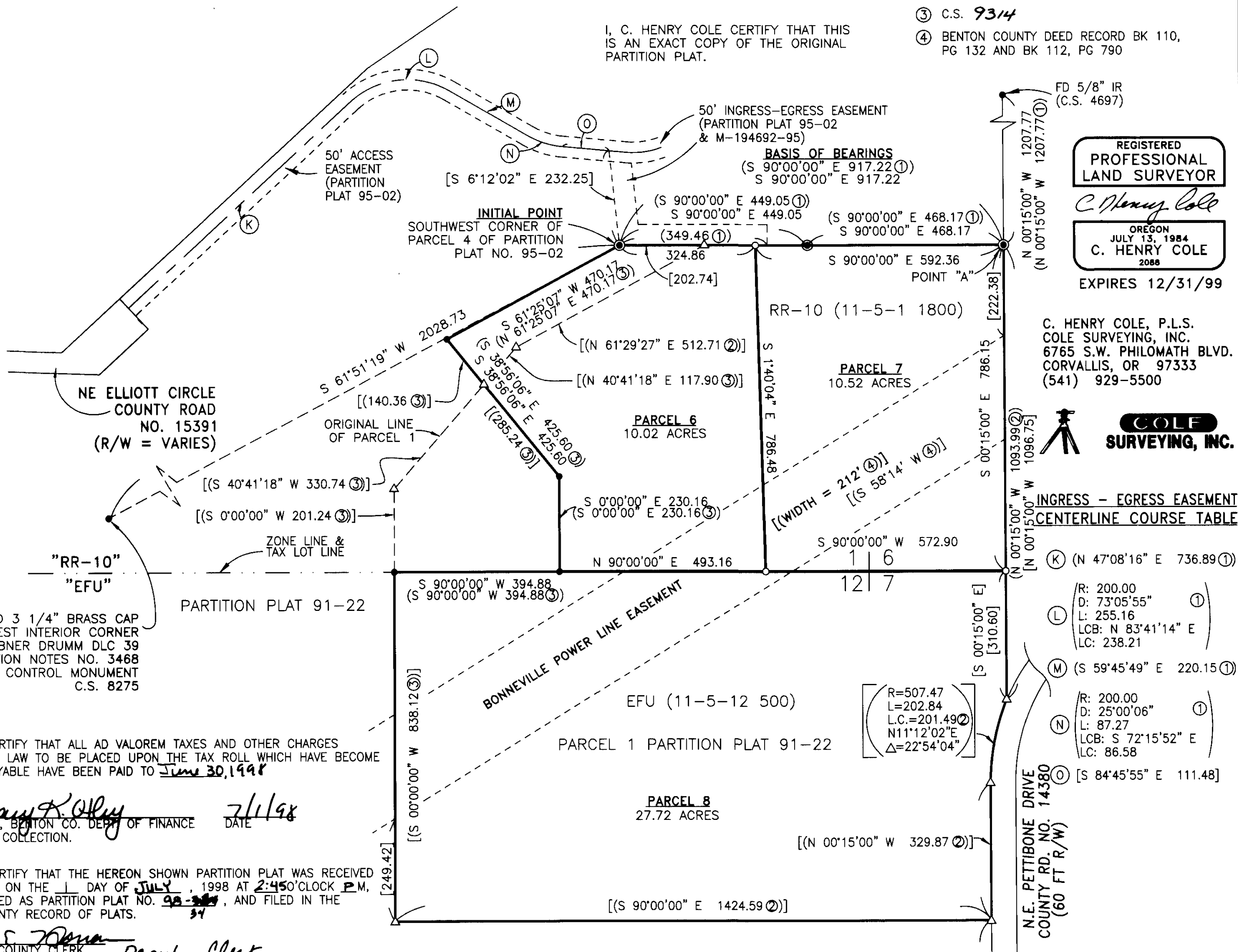
SAVE AND EXCEPT

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL 4 OF BENTON COUNTY PARTITION PLAT 95-02; THENCE SOUTH 61°25'07" WEST 470.17 FEET; THENCE SOUTH 38°56'06" EAST 140.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 38°56'06" EAST 285.24 FEET; THENCE SOUTH 0°00'00" EAST 230.16 FEET; THENCE SOUTH 90°00'00" WEST 394.88 FEET; THENCE NORTH 0°00'00" EAST 201.24 FEET; THENCE NORTH 40°41'18" EAST 330.74 FEET TO THE POINT OF BEGINNING.

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

- LEGEND**
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088"
 - FOUND 5/8" IR W/YPC MARKED "COLE SURV LS 2088" C.S. 9314, UNLESS NOTED OTHERWISE
 - ⊙ FOUND 5/8" IR W/YPC MARKED "DEVCO ENG. LS 2088" PARTITION PLAT 95-02
 - △ CALCULATED POSITION
 - IR IRON ROD
 - [] CALCULATED INFORMATION
 - FD FOUND
 - C.S. COUNTY SURVEY
 - W/YPC WITH YELLOW PLASTIC CAP
 - () RECORD INFORMATION

- ① BENTON COUNTY PARTITION PLAT 95-02
- ② BENTON COUNTY PARTITION PLAT 91-022
- ③ C.S. 9314
- ④ BENTON COUNTY DEED RECORD BK 110, PG 132 AND BK 112, PG 790



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.
CORVALLIS, OR 97333
(541) 929-5500



INGRESS - EGRESS EASEMENT CENTERLINE COURSE TABLE

- (K) (N 47°08'16" E 736.89 ①)
- (L) (R: 200.00, D: 73°05'55", L: 255.16, LCB: N 83°41'14" E, LC: 238.21)
- (M) (S 59°45'49" E 220.15 ①)
- (N) (R: 200.00, D: 25°00'06", L: 87.27, LCB: S 72°15'52" E, LC: 86.58)
- (O) (S 84°45'55" E 111.48)

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 K. Kelly
DIRECTOR, BENTON CO. DEPT. OF FINANCE AND TAX COLLECTION
DATE 7/1/98

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 1st DAY OF JULY, 1998 AT 2:45 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. 98-34, AND FILED IN THE BENTON COUNTY RECORD OF PLATS.

Doris J. Owen
BENTON COUNTY CLERK

DRAWING NUMBER
98-34

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

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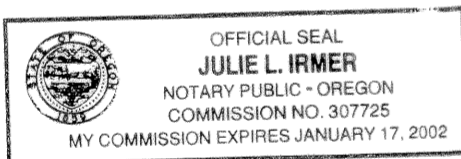
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Michael S. MacNair OFFICER
Gary Branden OFFICER

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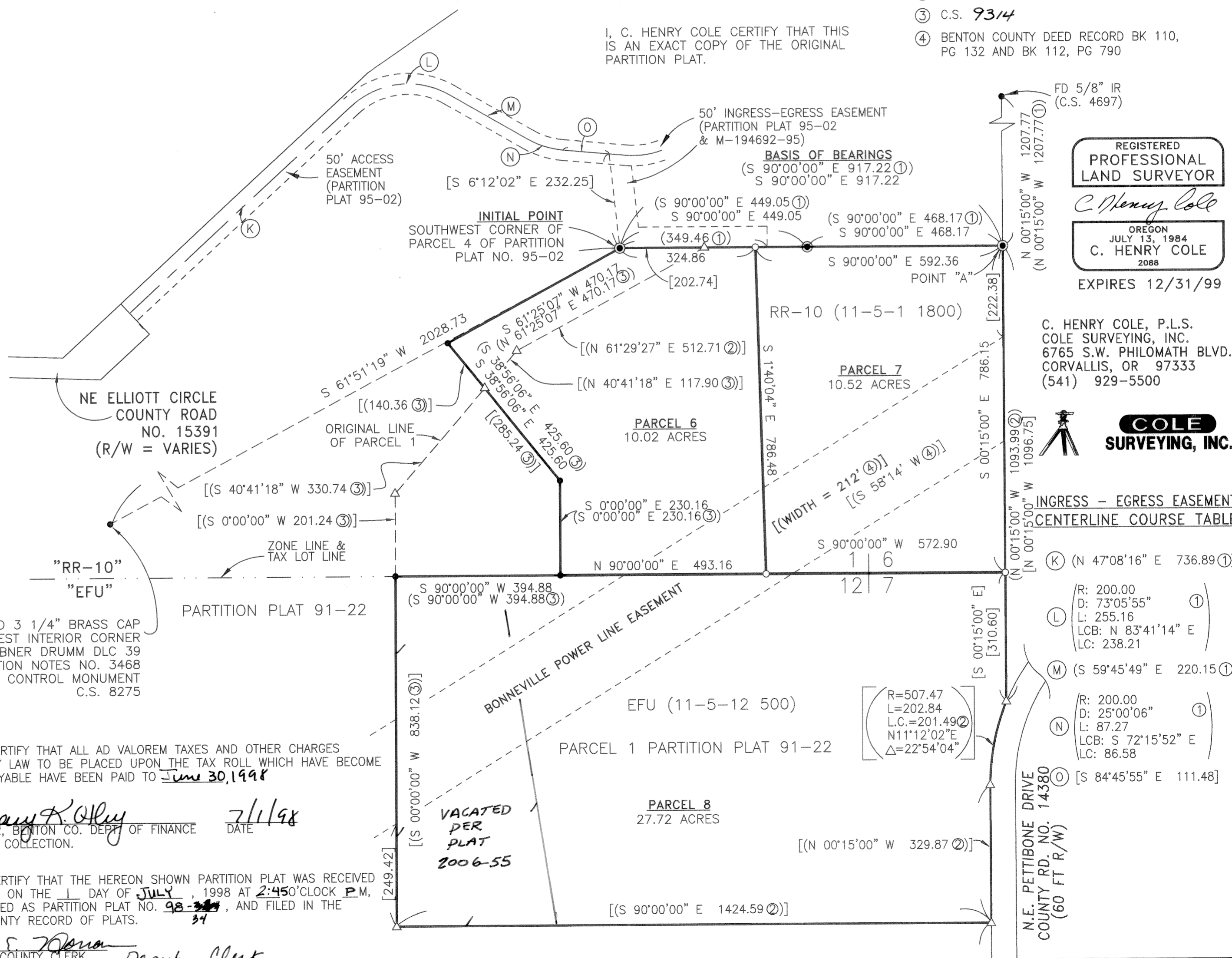
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Dana S. Danna
BENTON COUNTY CLERK Deputy Clerk