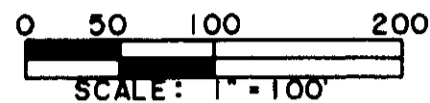


1998-38

PARTITION PLAT 1998-38 for RHONDA and GEORGE SAHLSTROM in NW 1/4 SEC. 26, T10S, R4W, W.M. BENTON COUNTY, OREGON

NOVEMBER 14, 1997



REGISTERED PROFESSIONAL LAND SURVEYOR

THEODORE J. LANGTON

THEODORE JAMES LANGTON 1923

Renewal Date 12/31/98

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

Theodore J. Langton

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

Table with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD, CH. BEARING. Contains 5 rows of curve data.

LEGEND and NARRATIVE

- Found monument: 3/4" Iron Rod, set by CS 3745, unless otherwise noted.
YPC.....Yellow Plastic Cap, stamped "MSS LS1918," on 5/8" iron rod set by CS 7441.
Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
Yellow Plastic Cap, stamped "TACCHINI PLS 2267" on 5/8" iron rod set by plat of "LAKEVIEW ESTATES."
Record data from CS 7441.
CS 3745.
NOTE: Pipe dimension is inside diameter.

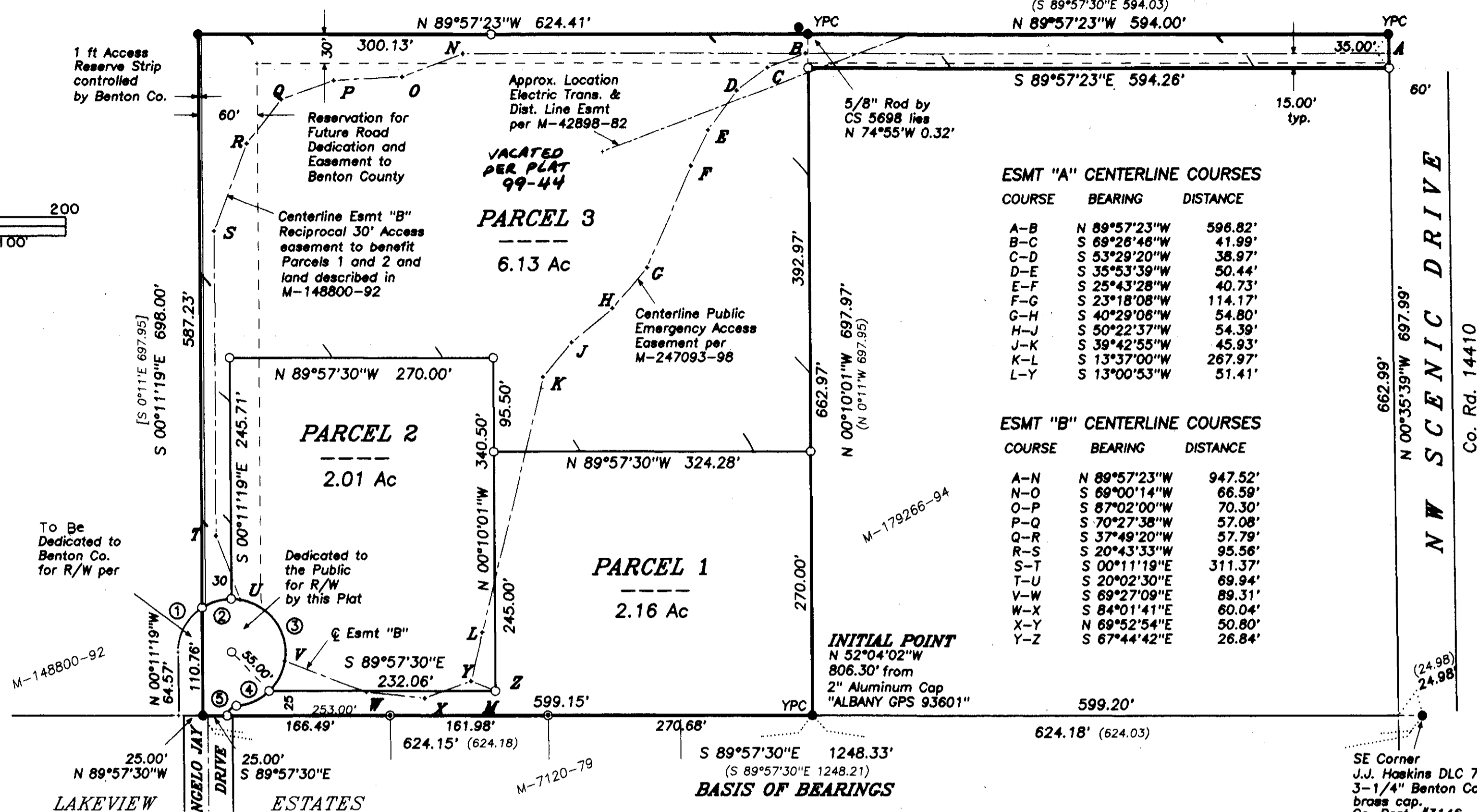
This Partition Plat is the result of Benton County Community Development File No. LD-97-17. The NW and SW corners of the parent tract were monumented per CS 3745. The NE and SE corners were monumented by CS 7441. I computed the south line of the flag strip parallel to the north line, 35.00 feet southerly from it per M-179464-94. I computed the westerly right-of-way line of Scenic Drive as the line between a point 24.98 feet westerly of the DLC corner (per CS 7441) and the rod set by CS 7441 to the north.

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 corner of Section 26, T10S, R4W, W.M., Benton County, Oregon, being that tract conveyed to Rhonda and George Sahlstrom per M-179464-94, Deed Records of said County, and being more specifically described as follows:

Beginning at a 5/8" iron rod at the southeast corner of said Sahlstrom tract; thence N 0°10'01"W 662.97 feet to a 5/8" iron rod at an interior angle point therein; thence S 89°57'23"E 594.26 feet to a 5/8" iron rod on the westerly right-of-way line of County Road No. 14410 (Scenic Drive); thence along said right-of-way line N 0°35'39"W 35.00 feet to a 5/8" iron rod at the northeast corner of said Sahlstrom tract; thence N 89°57'23"W 1218.41 feet to a 5/8" iron rod at the northwest corner thereof; thence S 0°11'19"E 698.00 feet to a 5/8" iron rod at the southwest corner thereof; thence S 89°57'30"E 624.15 feet to the point of beginning.



ESMT "A" CENTERLINE COURSES table with columns: COURSE, BEARING, DISTANCE. Lists courses A-B through L-Y.

ESMT "B" CENTERLINE COURSES table with columns: COURSE, BEARING, DISTANCE. Lists courses A-N through Y-Z.

DECLARATION

Know all men by these presents that Rhonda C. Sahlstrom and George E. Sahlstrom 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 an easement to Benton County as shown hereon. We hereby dedicate to public use forever the road right-of-way as shown. We hereby agree to the reserve strip for access control as shown.

We hereby create the access easement as shown for the benefit of the parties as described. Rhonda C. Sahlstrom, George E. Sahlstrom

ACKNOWLEDGEMENT

STATE OF OREGON) S.S. COUNTY OF BENTON) Signed or attested before me on this 17th day of June, 1998, by Rhonda C. Sahlstrom and George E. Sahlstrom. Judith J. Danielson, Notary Public



PARTITION PLAT CONSENT

A partition plat consent affidavit from Wells Fargo Bank, N.A., beneficiary of that certain Assignment of Trust Deed recorded as M-229321-97, Deed Records of Benton County, with rights, title and interest in the lands represented on this partition plat, has been recorded in M-247478-98, said County Records.

APPROVALS

- APPROVED CURT SCHNEIDER 25 JUNE 1998 Benton County Planning Official date
APPROVED Ray Wilson 6-25-98 FOR Benton County Surveyor date
APPROVED Bob Spatter 7-10-98 Vice-Chairperson, Benton County Board of Commissioners date

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 17th day of June, 1998. (7-7-98) Lou J. Farrell, 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 22 day of June, 1998. Mary K. Oley, Benton County Tax Collector

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. 98-38, on this 16th day of July, 1998, at 1:57 o'clock PM. Kathleen Manning, Benton County Clerk