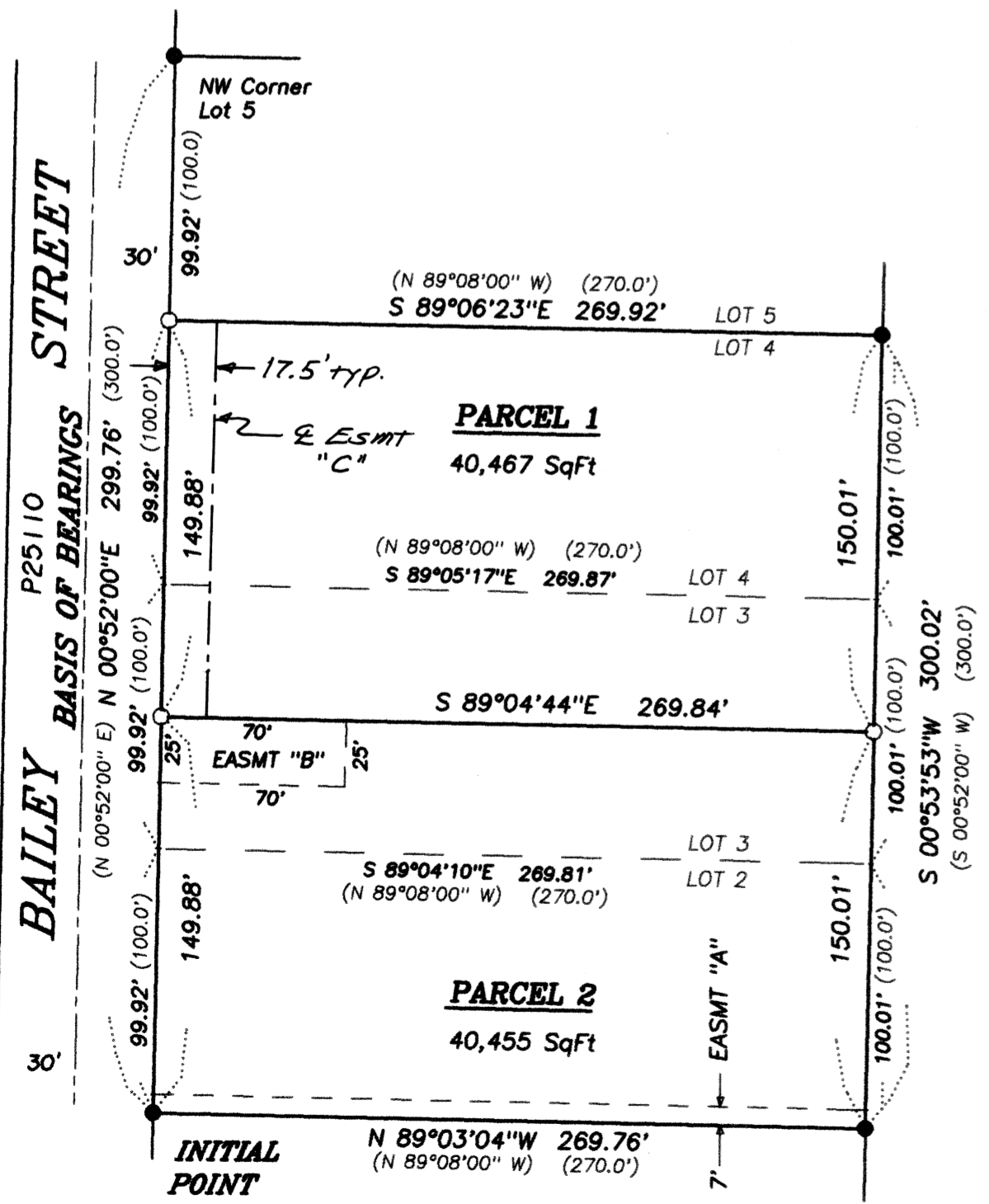


98-43

**PARTITION PLAT 98-43**  
for  
**RODNEY & SHIRLEY BAUER**  
A REPLAT OF LOTS 2, 3, and 4, BLOCK 2,  
WEST HILLS ACRES  
in  
NW 1/4 SEC 6, T12S, R5W, W.M.  
BENTON COUNTY, OREGON

AUGUST 12, 1998



**LEGEND**

- .....Found Monument: 5/8" Iron Rod set by original plat.
- .....Set Monument: 5/8" x 30" Rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- + .....Computed position, nothing found or set.
- ( ) ..Data of, or computed from the plat of "WEST HILLS ACRES."

**NARRATIVE**

This plat is the result of Benton County Community Development File No. LD-98-56. Lots 2, 3 and 4 of Block 2, "WEST HILLS ACRES," are being replatted into two Parcels. The partition line was designed to accommodate the potential construction of one house on Parcel 2.

The Subdivision was platted in 1959 by Bert W. Udell. I found his monuments at SW and SE corners of Lot 2, at the NW and SE corners of Lot 5. I proportioned in the missing NW Corners of Lots 2, 3 and 4 and the NE corners of Lots 2 and 3. I established the west end of the partition line at the midpoint between the SW corner of Lot 2 and the NW corner of Lot 4, then computed the east end at the midpoint between the SE corner of Lot 2 and the NE corner of Lot 4.

**GEODETTIC CONTROL REFERENCE**

The INITIAL POINT lies N 62°49'36"E 1104.42 ft from 3-1/4" brass capped monument at the NE Corner of the Wayman St.Clair DLC #47. See Benton County Corner Restoration #3540 and CS 8274.

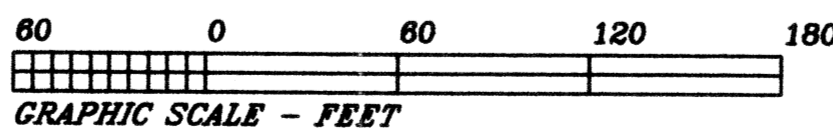
**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and found proper monuments marking the boundary of the land represented on this partition plat. The land is described as follows:

Lots 2, 3 and 4, Block 2, "West Hills Acres," in the Northwest Quarter of Section 6, T12S, R5W, W.M., Benton County, Oregon.

**EASEMENTS**

- EASEMENT "A:" Gas Pipeline Easement to Northwest Natural Gas Co. per M-201665-95.
- EASEMENT "B:" Septic Drainfield Easement created by this Plat to Benefit Parcel 1.
- OTHER:  
An easement to Consumer's Power, Inc. per Bk 178, Pg 41, for Electric Transmission and Distribution Lines -  
- not specifically described.
- EASEMENT "C:" 5-ft wide Septic Drainfield Easement created by this Plat to benefit Parcel 2.



**DECLARATION**

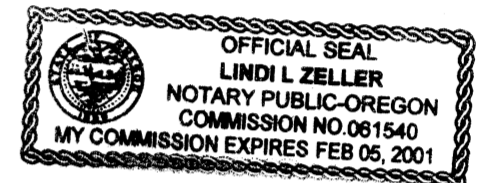
Know all men by these presents that Rodney L. Bauer and Shirley A. Bauer are the recorded owners of the lands represented on the attached map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be surveyed and replatted into parcels as shown hereon. We hereby create the Septic Drainfield Easements as shown hereon.

*Rodney L. Bauer* *Shirley A. Bauer*  
Rodney L. Bauer Shirley A. Bauer

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
                          ) S.S.  
COUNTY OF BENTON )  
  
Signed or attested before me on this 13 th day of August, 1998,  
by Rodney L. Bauer and Shirley A. Bauer

*Lindi L. Zeller*  
Notary Public



**APPROVALS**

APPROVED CURT SCHNEIDER 20 AUGUST 1998  
Benton County Planning Official date

APPROVED Rau Wilson 8-20-98  
Benton County Surveyor 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 1998-1999 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 13th day of AUGUST, 1998.

by Ken E. Surra 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 roll which have become a lien on this partition that are now due and payable have been paid to me this 13 day of August, 1998.

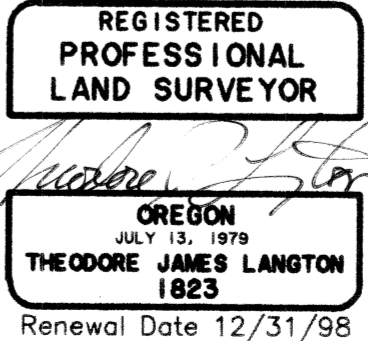
by Welda Wolcott  
Benton County Tax Collector

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. 98-43, on this 20 day of AUGUST, 1998, at 1:57 o'clock P.M.

by James E. Korman Deputy Clerk  
Benton County Clerk

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.



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