

**PARTITION PLAT 98-49**  
SITUATED WITHIN THE SE 1/4 OF SECTION 15,  
THE SE, SW, NE AND NW 1/4 OF SECTION 22,  
THE SE AND NE 1/4 OF SECTION 21, AND THE  
NW AND NE 1/4 OF SECTION 27, TOWNSHIP 10  
SOUTH, RANGE 6 WEST OF THE WILLAMETTE  
MERIDIAN, BENTON COUNTY, OREGON

**FOR: RICHARD SIMPSON, BONNELYN SIMPSON AND  
MATTHEW KRUMPOTIC**

**SCALE: 1" = 500'**

**DATE: SEPTEMBER 15, 1998**

**LEGEND**

- △ CALCULATED POSITION
- R/W RIGHT OF WAY
- C.S. COUNTY SURVEY
- (M-000000) BENTON COUNTY RECORDS MICROFILM NO.
- SCB SPIRAL CHORD BEARING
- PSC POINT OF SPIRAL TO CURVE
- PCS POINT OF CURVE TO SPIRAL
- PT POINT OF TANGENCY
- PS POINT OF SPIRAL
- [ ] CALCULATED
- (X) LOT NO. OF "KINGS VALLEY RANCHES"
- ( ) RECORD INFORMATION
- [1] C.S. 6752 "KINGS VALLEY RANCHES"
- [2] GALLOWAY HARDCOPY SURVEY NO. 10-6-00011
- [3] M-10139
- [4] C.S. 8525
- [5] C.S. 7771
- [6] C.S. 8702

**SCALE: 1" = 500'**

**LINE TABLE**

[CALCULATED]		[RECORD [1]]		
No.	BEARING	DISTANCE	BEARING	DISTANCE
1	N 22°44'20" E	101.89	N 22°44'20" E	91.86
2	N 64°32'00" W	400.00	N 64°32' W	400.00
3	S 25°27'45" W	134.94	S 25°27'45" W	131.64
4	N 17°19'30" W	45.91	N 17°19'30" W	59.90
5	N 61°15'30" W	169.36	N 61°15'30" W	169.36
6	N 26°42'00" E	111.25	N 26°42' E	111.25
7	N 53°46'00" W	262.97	N 53°46' W	262.97
8	N 37°01'00" W	518.72	N 37°01' W	518.72
9	N 89°06'00" W	159.69	N 89°06' W	159.69
10	N 30°08'00" W	258.91	N 30°08' W	258.91
11	N 79°21'00" W	376.00	N 79°21' W	376.00
12	N 54°18'00" W	168.65	N 54°18' W	168.65
13	N 78°34'30" W	31.03	N 78°34'30" W	31.03
14	S 27°47'00" W	348.54	S 27°47' W	348.54
15	N 78°35'00" W	173.75	N 78°35' W	173.75
16	N 15°53'30" E	368.21	N 15°53'30" E	368.21
17	N 70°56'00" W	245.42	N 70°56' W	245.42
18	N 88°05'00" E	856.95	N 88°05' E	856.95
19	N 89°42'30" E	460.24	N 89°42'30" E	460.24
20	N 71°55'00" E	254.37	N 71°55' E	254.37
21	N 69°40'00" E	50.00	N 69°40' E	50.00
22	N 47°52'00" E	53.85	N 47°52' E	53.85
23	N 69°40'00" E	236.33	N 69°40' E	236.33
24	N 64°24'30" E	247.19	N 64°24' 1/2' E	247.19
25	N 62°23'30" E	296.02	N 62°23' 1/2' E	296.02
26	S 66°46'43" E	150.90	N 66°51'21" W	150.64
27	S 58°06'07" E	79.26	S 58°50'31" E	79.26
28	N 27°03'00" E	10.00	N 27°03'00" E	-
29	N 62°57'00" W	107.00	N 62°57'00" W	107.00

**LINE TABLE CONT.**

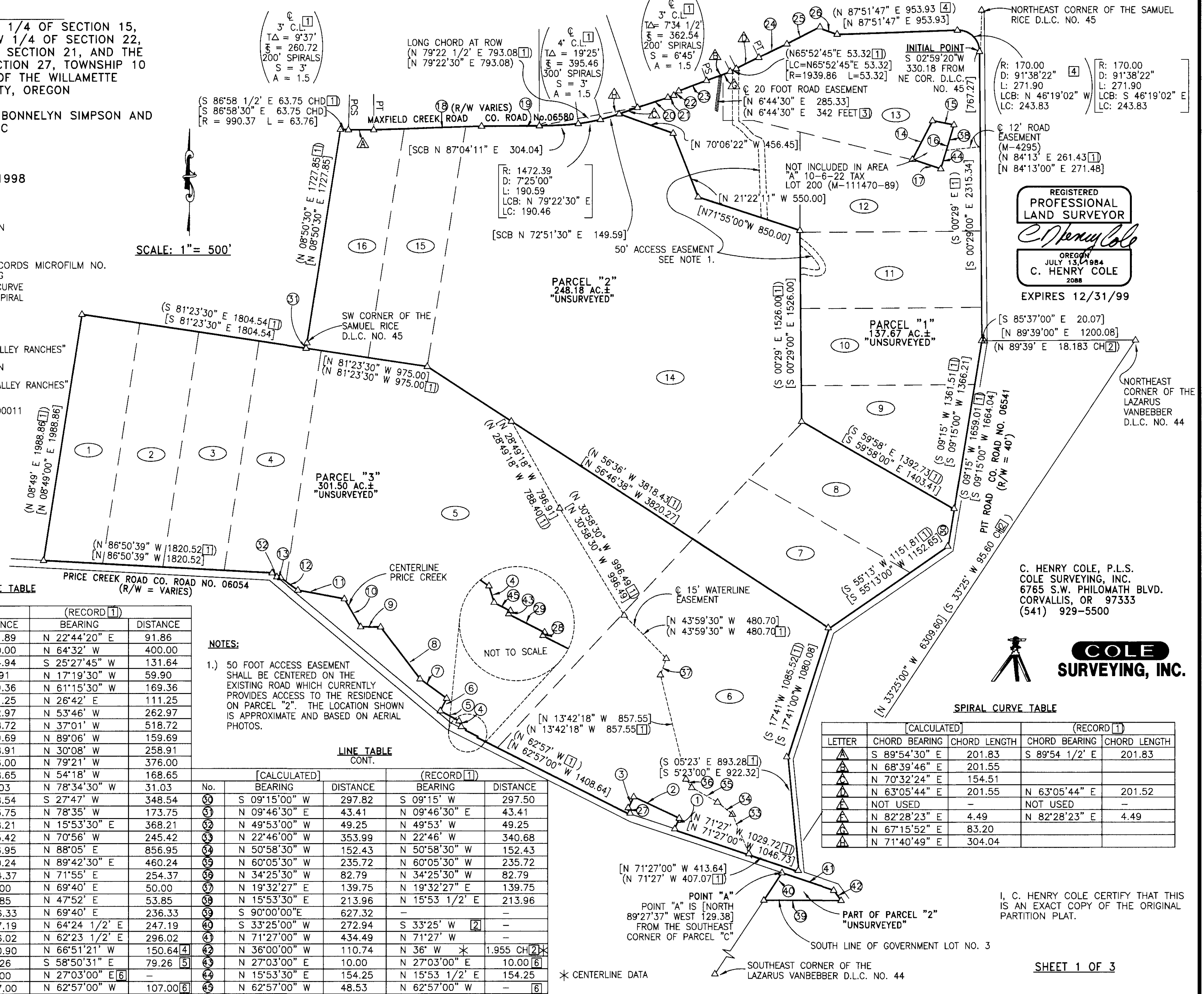
[CALCULATED]		[RECORD [1]]		
No.	BEARING	DISTANCE	BEARING	DISTANCE
30	S 09°15'00" W	297.82	S 09°15' W	297.50
31	N 09°46'30" E	43.41	N 09°46'30" E	43.41
32	N 49°53'00" W	49.25	N 49°53' W	49.25
33	N 22°46'00" W	353.99	N 22°46' W	340.68
34	N 50°58'30" W	152.43	N 50°58'30" W	152.43
35	N 60°05'30" W	235.72	N 60°05'30" W	235.72
36	N 34°25'30" W	82.79	N 34°25'30" W	82.79
37	N 19°32'27" E	139.75	N 19°32'27" E	139.75
38	N 15°53'30" E	213.96	N 15°53' 1/2' E	213.96
39	S 90°00'00" E	627.32	-	-
40	S 33°25'00" W	272.94	S 33°25' W	-
41	N 71°27'00" W	434.49	N 71°27' W	-
42	N 36°00'00" W	110.74	N 36' W	1.955 CH
43	N 27°03'00" E	10.00	N 27°03'00" E	10.00
44	N 15°53'30" E	154.25	N 15°53' 1/2' E	154.25
45	N 62°57'00" W	48.53	N 62°57'00" W	-

**NOTES:**

- 1.) 50 FOOT ACCESS EASEMENT SHALL BE CENTERED ON THE EXISTING ROAD WHICH CURRENTLY PROVIDES ACCESS TO THE RESIDENCE ON PARCEL "2". THE LOCATION SHOWN IS APPROXIMATE AND BASED ON AERIAL PHOTOS.

NOT TO SCALE

\* CENTERLINE DATA



**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



**COLE SURVEYING, INC.**

**SPIRAL CURVE TABLE**

[CALCULATED]		[RECORD [1]]		
LETTER	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
△	S 89°54'30" E	201.83	S 89°54' 1/2' E	201.83
△	N 68°39'46" E	201.55	-	-
△	N 70°32'24" E	154.51	-	-
△	N 63°05'44" E	201.55	N 63°05'44" E	201.52
△	NOT USED	-	NOT USED	-
△	N 82°28'23" E	4.49	N 82°28'23" E	4.49
△	N 67°15'52" E	83.20	-	-
△	N 71°40'49" E	304.04	-	-

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

98-49

**PARTITION PLAT** 98-49  
SITUATED WITHIN THE SE 1/4 OF SECTION 15,  
THE SE, SW, NE AND NW 1/4 OF SECTION 22,  
THE SE AND NE 1/4 OF SECTION 21, AND THE  
NW AND NE 1/4 OF SECTION 27, TOWNSHIP 10  
SOUTH, RANGE 6 WEST OF THE WILLAMETTE  
MERIDIAN, BENTON COUNTY, OREGON

**FOR:** RICHARD SIMPSON, BONNELYN SIMPSON AND  
MATTHEW KRUMPOTIC

**DATE:** SEPTEMBER 15, 1998

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS, THAT WE, RICHARD SIMPSON,  
BONNELYN SIMPSON AND MATTHEW KRUMPOTIC ARE THE OWNERS OF THE  
LAND SHOWN HEREON, DESCRIBED IN THE SURVEYORS CERTIFICATE AND  
HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS. WE HEREBY  
CREATE A 50 FOOT WIDE EASEMENT AS SHOWN ON THE PLAT FOR THE  
BENEFIT OF PARCEL 2 THRU PARCEL 1.

*Richard Simpson*  
RICHARD SIMPSON  
*Bonnelyn Simpson*  
BONNELYN SIMPSON  
*Matthew Krumpotic*  
MATTHEW KRUMPOTIC

**ACKNOWLEDGMENT:**

PERSONALLY APPEARING BEFORE ME, MATTHEW KRUMPOTIC  
WHO BEING KNOWN TO ME TO BE  
THE IDENTICAL INDIVIDUAL WHO SIGNED THE  
FOREGOING INSTRUMENT AND DOES HEREBY  
ACKNOWLEDGE SAID INSTRUMENT TO BE HIS  
VOLUNTARY ACT AND DEED.

STATE OF Arizona ) S.S.  
COUNTY OF Cochise )  
**OFFICIAL SEAL**  
**SUSAN J. HOLT**  
NOTARY PUBLIC - ARIZONA  
COCHISE COUNTY  
My Comm. Expires Apr. 1, 2002

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 24 DAY  
OF Sept, 1998.

**NARRATIVE:**

**PURPOSE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PARCEL  
OF LAND AS PER THE BENTON COUNTY DEVELOPMENT  
DEPARTMENT DECISION REGARDING FILE NO. LD-98-58

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS FROM BENTON  
COUNTY SURVEY NO. 6752.

**BOUNDARY DETERMINATION:**

THE BOUNDARY FOR THIS PLAT IS TAKEN FROM BENTON COUNTY  
SURVEY NO. 6752 "KINGS VALLEY RANCHES" AND FROM THAT WARRANTY  
DEED M-146273-92 FILED IN BENTON COUNTY DEED RECORDS

PERSONALLY APPEARING BEFORE ME, RICHARD SIMPSON  
AND BONNELYN SIMPSON WHO BEING KNOWN TO ME TO  
BE THE IDENTICAL INDIVIDUALS WHO SIGNED THE  
FOREGOING INSTRUMENT AND DO HEREBY  
ACKNOWLEDGE SAID INSTRUMENT TO BE HIS AND HER  
VOLUNTARY ACT AND DEED.

STATE OF Arizona ) S.S.  
COUNTY OF Cochise )  
**OFFICIAL SEAL**  
**SUSAN J. HOLT**  
NOTARY PUBLIC - ARIZONA  
COCHISE COUNTY  
My Comm. Expires Apr. 1, 2002

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 24 DAY  
OF Sept, 1998.

**APPROVALS:**

APPROVED THIS 1<sup>st</sup> DAY OF OCTOBER 1998  
*Ray Wilson*  
BENTON COUNTY SURVEYOR

APPROVED THIS 1<sup>st</sup> DAY OF OCTOBER, 1998  
*Wurt 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 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 25 DAY OF SEPTEMBER 1998.

*Jon E. Farrell* **ACTING**  
**ASSESSOR 9-25-98**  
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 K. O'Leary* 4/25/98  
DIRECTOR, BENTON CO. DEPT. OF FINANCE DATE  
AND TAX COLLECTION.

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED  
FOR RECORD ON THE 1 DAY OF Oct, 1998 AT 1:25 O'CLOCK P.M.  
AND RECORDED AS PARTITION PLAT NO. 98-49, AND FILED IN THE  
BENTON COUNTY RECORD OF PLATS.

*Darryl E. Danner*  
BENTON COUNTY CLERK *Deputy Clerk*

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

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.  
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(541) 929-5500



**COLE**  
**SURVEYING, INC.**

**EASEMENTS OF RECORD**

FOR: ELECTRIC AND TELEPHONE TRANS. LINES	RECORDED: BOOK 196, PAGE 434
INFAVOR OF: CONSUMERS POWER, INC.	LOCATION: UNDEFINED
FOR: ELECTRIC AND TELEPHONE TRANS. LINES	RECORDED: BOOK 197, PAGE 748
INFAVOR OF: CONSUMERS POWER, INC.	LOCATION: UNDEFINED
FOR: ELECTRIC AND TELEPHONE TRANS. LINES	RECORDED: M-4266, M-4267, M-4268
INFAVOR OF: CONSUMERS POWER, INC.	LOCATION: UNDEFINED
FOR: ELECTRIC AND TELEPHONE TRANS. LINES	RECORDED: M-5374
INFAVOR OF: CONSUMERS POWER, INC.	LOCATION: UNDEFINED
FOR: ELECTRIC AND TELEPHONE TRANS. LINES	RECORDED: M-53673, M-53674, M-53675
INFAVOR OF: CONSUMERS POWER, INC.	LOCATION: UNDEFINED
FOR: ELECTRIC AND TELEPHONE TRANS. LINES	RECORDED: M-18385-80
INFAVOR OF: CONSUMERS POWER, INC.	LOCATION: UNDEFINED
FOR: ELECTRIC AND TELEPHONE TRANS. LINES	RECORDED: M-124624-90
INFAVOR OF: CONSUMERS POWER, INC.	LOCATION: UNDEFINED
FOR: 20 FOOT WIDE ROADWAY	RECORDED: M-10139
INFAVOR OF: TERENCE E. MOORE	LOCATION: AS-SHOWN
FOR: 12 FOOT WIDE ROADWAY	RECORDED: M-4295
INFAVOR OF: TERENCE E. MOORE	LOCATION: AS-SHOWN
FOR: 15 FOOT WATERLINE	RECORDED: AS DELINEATED ON UN-RECORDED PLAT "KINGS VALLEY RANCHES"
INFAVOR OF: LOT 14 "KINGS VALLEY RANCHES"	LOCATION: AS-SHOWN

**NOTE:** ALL EASEMENTS FOR CONSUMER POWER INC. ARE SHOWN ON INDIVIDUAL  
EXHIBITS "A" WITHIN THE RECORDED DOCUMENTS. THE EXACT LOCATIONS ARE NOT DEFINED.

98-49

PARTITION PLAT 98-49  
SITUATED WITHIN THE SE 1/4 OF SECTION 15,  
THE SE, SW, NE AND NW 1/4 OF SECTION 22,  
THE SE AND NE 1/4 OF SECTION 21, AND THE  
NW AND NE 1/4 OF SECTION 27, TOWNSHIP 10  
SOUTH, RANGE 6 WEST OF THE WILLAMETTE  
MERIDIAN, BENTON COUNTY, OREGON

FOR: RICHARD SIMPSON, BONNELYN SIMPSON AND  
MATTHEW KRUMPOTIC

DATE: SEPTEMBER 15, 1998

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, BEING FIRST DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE  
CORRECTLY PLATTED THE PARCELS SHOWN HEREON. THIS PARTITION PLAT IS UNSURVEYED.  
THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PIT ROAD (BENTON COUNTY ROAD NO. 06541), SAID POINT OF BEGINNING BEARS SOUTH 02°59'20" WEST 330.18 FEET FROM THE  
NORTHEAST CORNER OF THE SAMUEL RICE DONATION LAND CLAIM NO. 45; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY OF SAID PIT ROAD FOR THE FOLLOWING FIVE (5) COURSES:

- 1.) THENCE SOUTH 00°29'00" EAST 2315.34 FEET;
- 2.) THENCE SOUTH 09°15'00" WEST 1664.04 FEET;
- 3.) THENCE SOUTH 55°13'00" WEST 1152.65 FEET;
- 4.) THENCE SOUTH 17°41'00" WEST 1080.08 FEET;
- 5.) THENCE SOUTH 5°23'00" EAST 922.32 FEET

TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF PRICE CREEK ROAD (BENTON COUNTY ROAD NO. 06054); THENCE NORTH 71°27'00" WEST 1046.73 FEET ALONG THE NORTH RIGHT  
OF WAY LINE OF SAID PRICE CREEK ROAD TO THE EAST LINE A TRACT OF LAND CONVEYED TO ROGER WINGATE, ET AL, BY DEED RECORDED APRIL 16, 1981 IN BENTON COUNTY RECORDS AS  
M-27453-81; THENCE NORTH 22°44'20" EAST 101.89 FEET ALONG THE EAST LINE OF SAID WINGATE PARCEL TO A 5/8 INCH IRON ROD; THENCE NORTH 64°32'00" WEST 400.00 FEET ALONG THE  
NORTH LINE OF SAID WINGATE PARCEL TO A 5/8" IRON ROD; THENCE SOUTH 25°27'45" WEST 134.94 FEET ALONG THE WEST LINE OF SAID WINGATE PARCEL; THENCE SOUTH 58°06'07" EAST 79.26  
FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED PRICE CREEK ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING FIVE (5)  
COURSES:

- 1.) THENCE NORTH 62°57'00" WEST 1408.64 FEET;
- 2.) THENCE NORTH 27°03'00" EAST 10.00 FEET;
- 3.) THENCE NORTH 62°67'00" WEST 107.00 FEET;
- 4.) THENCE NORTH 27°03'00" EAST 10.00 FEET;
- 5.) THENCE NORTH 62°57'00" WEST 48.53 FEET

TO THE CENTERLINE OF PRICE CREEK; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PRICE CREEK FOR THE FOLLOWING TEN (10) COURSES:

- 1.) THENCE NORTH 17°19'30" WEST 45.91 FEET;
- 2.) THENCE NORTH 61°15'30" WEST 169.36 FEET;
- 3.) THENCE NORTH 26°42'00" EAST 111.25 FEET;
- 4.) THENCE NORTH 53°46'00" WEST 262.97 FEET;
- 5.) THENCE NORTH 37°01'00" WEST 518.72 FEET;
- 6.) THENCE NORTH 89°06'00" WEST 159.69 FEET;
- 7.) THENCE NORTH 30°08'00" WEST 258.91 FEET;
- 8.) THENCE NORTH 79°21'00" WEST 376.00 FEET;
- 9.) THENCE NORTH 54°18'00" WEST 168.65 FEET;
- 10.) THENCE NORTH 78°34'30" WEST 31.03 FEET

TO THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED PRICE CREEK ROAD; THENCE NORTH 49°53'00" WEST 49.25 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 86°50'39"  
WEST 1820.52 FEET CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 1 OF "KINGS VALLEY RANCHES" RECORDED AS BENTON COUNTY SURVEY NO. 6752  
AND A 5/8 INCH IRON ROD; THENCE NORTH 08°49'00" EAST 1988.86 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1 AND A 5/8 INCH IRON ROD;  
THENCE SOUTH 81°23'30" EAST 1804.54 FEET ALONG THE NORTH LINES OF LOT 1, 2, 3 AND 4 TO THE SOUTHWEST CORNER OF LOT 16 OF SAID "KINGS VALLEY RANCHES" AND A 5/8 INCH IRON  
ROD; THENCE NORTH 09°46'30" EAST 43.41 FEET ALONG THE WEST LINE OF SAID LOT 16 TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED SAMUEL RICE DONATION LAND CLAIM NO. 45;  
THENCE NORTH 08°50'30" EAST 1727.85 FEET ALONG THE WEST LINE OF SAID LOT 16 TO THE NORTHWEST CORNER OF SAID LOT 16 AND A 5/8" IRON ROD, SAID 5/8" IRON ROD BEING ON  
THE SOUTH RIGHT OF WAY LINE OF MAXFIELD CREEK ROAD (BENTON COUNTY ROAD NO. 06580) AND A 990.37 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF  
WAY LINE AND CURVE TO THE LEFT A DISTANCE OF 63.76 FEET (LONG CHORD BEARS SOUTH 86°58'30" EAST 63.75 FEET) TO THE POINT OF CURVE TO SPIRAL; THENCE 201.85 FEET ALONG SAID  
SOUTH RIGHT OF WAY AND SPIRAL TO THE LEFT (LONG CHORD BEARS SOUTH 89°54'30" EAST 201.83 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 88°05'00" EAST 856.95 FEET ALONG SAID  
SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°42'30" EAST 460.24 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF SPIRAL OF A SPIRALED CURVE TO THE LEFT; THENCE  
EASTERLY 304.18 FEET ALONG SAID SPIRAL TO THE LEFT AND SOUTH RIGHT OF WAY LINE (LONG CHORD BEARS NORTH 87°04'11" EAST 304.04 FEET) TO THE POINT OF SPIRAL OF A 1472.39 FOOT  
RADIUS CURVE TO THE LEFT; THENCE EASTERLY 190.59 FEET ALONG SAID CURVE TO THE LEFT AND SOUTH RIGHT OF WAY LINE (LONG CHORD BEARS NORTH 79°22'30" EAST 190.46 FEET) TO THE  
POINT OF CURVE TO SPIRAL TO THE LEFT; THENCE 304.18 FEET ALONG SAID SPIRAL TO THE LEFT AND SAID SOUTH RIGHT OF WAY LINE (LONG CHORD BEARS NORTH 71°40'49" EAST 304.04 FEET)  
TO THE POINT OF SPIRAL TO TANGENT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING FOUR (4) COURSES:

- 1.) THENCE NORTH 71°55'00" EAST 254.37 FEET;
- 2.) THENCE NORTH 69°40'00" EAST 50.00 FEET;
- 3.) THENCE NORTH 47°52'00" EAST 53.85 FEET;
- 4.) THENCE NORTH 69°40'00" EAST 236.33 FEET

TO THE POINT OF SPIRAL OF A SPIRALED CURVE TO THE LEFT; THENCE 201.57 FEET ALONG SAID SPIRAL TO THE LEFT AND SOUTH RIGHT OF WAY LINE (LONG CHORD BEARS NORTH 68°39'46"  
EAST 201.55 FEET) TO THE POINT OF SPIRAL TO 1939.86 FEET RADIUS CURVE TO THE LEFT; THENCE 53.32 FEET ALONG SAID CURVE TO THE LEFT AND SOUTH RIGHT OF WAY LINE (LONG CHORD  
BEARS NORTH 65°52'45" EAST 53.32 FEET) TO THE POINT OF CURVE TO SPIRAL TO THE LEFT; THENCE 201.55 FEET ALONG SAID SPIRAL TO THE LEFT AND SOUTH RIGHT OF WAY LINE (LONG  
CHORD BEARS NORTH 63°05'44" EAST 201.55 FEET) TO THE POINT OF SPIRAL TO TANGENT; THENCE NORTH 64°24'30" EAST 247.19 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH  
62°23'30" EAST 296.02 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THAT POINT LABELED AS POINT "A" ON BENTON COUNTY SURVEY NUMBER 8525; THENCE SOUTH 66°46'43" EAST 150.90  
FEET ALONG THE SOUTH LINE OF THAT TRACT OF LAND ACQUIRED BY BENTON COUNTY IN THAT DEED RECORDED AS M-134430-91, BENTON COUNTY DEED RECORDS; THENCE NORTH 87°51'47"  
EAST 953.93 FEET CONTINUING ALONG SAID SOUTH LINE TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT  
AND SAID SOUTH LINE A DISTANCE OF 271.90 FEET (LONG CHORD BEARS SOUTH 46°19'02" EAST 243.83 FEET) TO THE POINT OF BEGINNING

TOGETHER WITH:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF PRICE CREEK ROAD (BENTON COUNTY ROAD NO. 06054 AND THE EAST LINE OF THE LAZARUS VANBEBBER  
DONATION LAND CLAIM NO. 44 SAID POINT BEARS NORTH 89° 27'37" WEST 129.38 FEET FROM THE SOUTHEAST CORNER OF LOT 6 OF "KINGS VALLEY RANCHES" BENTON COUNTY SURVEY NO. 6752;  
THENCE SOUTH 33° 25' 00" WEST 272.94 FEET ALONG SAID EAST LINE OF DONATION LAND CLAIM NO. 44 TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT NO. 3; THENCE SOUTH 90° 00'  
00" EAST 627.32 FEET ALONG SAID SOUTH LINE TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF PRICE CREEK ROAD; THENCE NORTH 36° 00' 00" WEST 110.74 FEET ALONG  
SAID SOUTH RIGHT OF WAY; THENCE NORTH 71° 27' 00" WEST 434.49 FEET CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SAVE AND EXCEPT:

BEGINNING AT A POINT WHICH BEARS SOUTH 02° 59' 20" WEST 330.18 FEET, SOUTH 00° 29' 00" EAST 767.27 FEET AND SOUTH 84° 13' 00" WEST 271.48 FEET FROM THE NORTHEAST CORNER OF  
THE SAMUEL RICE DONATION LAND CLAIM NO. 45; THENCE NORTH 15° 53' 30" EAST 213.96 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 78° 35' 00" WEST 173.75 FEET TO A 5/8 INCH  
IRON ROD; THENCE SOUTH 27° 47' 00" WEST 348.54 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 70° 56' 00" EAST 245.42 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 15° 53' 30"  
EAST 154.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 687.37 ACRES OF LAND MORE OR LESS.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*C. Henry Cole*

OREGON  
JULY 15, 1984  
C. HENRY COLE  
2088

EXPIRES 12/31/99

C. HENRY COLE, P.L.S.  
COLE SURVEYING, INC.  
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**COLE**  
SURVEYING, INC.

**98-49**

PARTITION PLAT 98-49  
SITUATED WITHIN THE SE 1/4 OF SECTION 15,  
THE SE, SW, NE AND NW 1/4 OF SECTION 22,  
THE SE AND NE 1/4 OF SECTION 21, AND THE  
NW AND NE 1/4 OF SECTION 27, TOWNSHIP 10  
SOUTH, RANGE 6 WEST OF THE WILLAMETTE  
MERIDIAN, BENTON COUNTY, OREGON

FOR: RICHARD SIMPSON, BONNELYN SIMPSON AND  
MATTHEW KRUMPOTIC

DATE: SEPTEMBER 15, 1998

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, BEING FIRST DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE  
CORRECTLY PLATTED THE PARCELS SHOWN HEREON. THIS PARTITION PLAT IS UNSURVEYED.  
THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PIT ROAD (BENTON COUNTY ROAD NO. 06541), SAID POINT OF BEGINNING BEARS SOUTH 02°59'20" WEST 330.18 FEET FROM THE  
NORTHEAST CORNER OF THE SAMUEL RICE DONATION LAND CLAIM NO. 45; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY OF SAID PIT ROAD FOR THE FOLLOWING FIVE (5) COURSES:

- 1.) THENCE SOUTH 00°29'00" EAST 2315.34 FEET;
- 2.) THENCE SOUTH 09°15'00" WEST 1664.04 FEET;
- 3.) THENCE SOUTH 55°13'00" WEST 1152.65 FEET;
- 4.) THENCE SOUTH 17°41'00" WEST 1080.08 FEET;
- 5.) THENCE SOUTH 5°23'00" EAST 922.32 FEET

TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF PRICE CREEK ROAD (BENTON COUNTY ROAD NO. 06054); THENCE NORTH 71°27'00" WEST 1046.73 FEET ALONG THE NORTH RIGHT  
OF WAY LINE OF SAID PRICE CREEK ROAD TO THE EAST LINE A TRACT OF LAND CONVEYED TO ROGER WINGATE, ET AL, BY DEED RECORDED APRIL 16, 1981 IN BENTON COUNTY RECORDS AS  
M-27453-81; THENCE NORTH 22°44'20" EAST 101.89 FEET ALONG THE EAST LINE OF SAID WINGATE PARCEL TO A 5/8 INCH IRON ROD; THENCE NORTH 64°32'00" WEST 400.00 FEET ALONG THE  
NORTH LINE OF SAID WINGATE PARCEL TO A 5/8" IRON ROD; THENCE SOUTH 25°27'45" WEST 134.94 FEET ALONG THE WEST LINE OF SAID WINGATE PARCEL; THENCE SOUTH 58°06'07" EAST 79.26  
FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED PRICE CREEK ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING FIVE (5)  
COURSES:

- 1.) THENCE NORTH 62°57'00" WEST 1408.64 FEET;
- 2.) THENCE NORTH 27°03'00" EAST 10.00 FEET;
- 3.) THENCE NORTH 62°67'00" WEST 107.00 FEET;
- 4.) THENCE NORTH 27°03'00" EAST 10.00 FEET;
- 5.) THENCE NORTH 62°57'00" WEST 48.53 FEET

TO THE CENTERLINE OF PRICE CREEK; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID PRICE CREEK FOR THE FOLLOWING TEN (10) COURSES:

- 1.) THENCE NORTH 17°19'30" WEST 45.91 FEET;
- 2.) THENCE NORTH 61°15'30" WEST 169.36 FEET;
- 3.) THENCE NORTH 26°42'00" EAST 111.25 FEET;
- 4.) THENCE NORTH 53°46'00" WEST 262.97 FEET;
- 5.) THENCE NORTH 37°01'00" WEST 518.72 FEET;
- 6.) THENCE NORTH 89°06'00" WEST 159.69 FEET;
- 7.) THENCE NORTH 30°08'00" WEST 258.91 FEET;
- 8.) THENCE NORTH 79°21'00" WEST 376.00 FEET;
- 9.) THENCE NORTH 54°18'00" WEST 168.65 FEET;
- 10.) THENCE NORTH 78°34'30" WEST 31.03 FEET

TO THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED PRICE CREEK ROAD; THENCE NORTH 49°53'00" WEST 49.25 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 86°50'39"  
WEST 1820.52 FEET CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 1 OF "KINGS VALLEY RANCHES" RECORDED AS BENTON COUNTY SURVEY NO. 6752  
AND A 5/8 INCH IRON ROD; THENCE NORTH 08°49'00" EAST 1988.86 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1 AND A 5/8 INCH IRON ROD;  
THENCE SOUTH 81°23'30" EAST 1804.54 FEET ALONG THE NORTH LINES OF LOT 1, 2, 3 AND 4 TO THE SOUTHWEST CORNER OF LOT 16 OF SAID "KINGS VALLEY RANCHES" AND A 5/8 INCH IRON  
ROD; THENCE NORTH 09°46'30" EAST 43.41 FEET ALONG THE WEST LINE OF SAID LOT 16 TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED SAMUEL RICE DONATION LAND CLAIM NO. 45;  
THENCE NORTH 08°50'30" EAST 1727.85 FEET ALONG THE WEST LINE OF SAID LOT 16 TO THE NORTHWEST CORNER OF SAID LOT 16 AND A 5/8" IRON ROD, SAID 5/8" IRON ROD BEING ON  
THE SOUTH RIGHT OF WAY LINE OF MAXFIELD CREEK ROAD (BENTON COUNTY ROAD NO. 06580) AND A 990.37 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF  
WAY LINE AND CURVE TO THE LEFT A DISTANCE OF 63.76 FEET (LONG CHORD BEARS SOUTH 86°58'30" EAST 63.75 FEET) TO THE POINT OF CURVE TO SPIRAL; THENCE 201.85 FEET ALONG SAID  
SOUTH RIGHT OF WAY AND SPIRAL TO THE LEFT (LONG CHORD BEARS SOUTH 89°54'30" EAST 201.83 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 88°05'00" EAST 856.95 FEET ALONG SAID  
SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°42'30" EAST 460.24 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF SPIRAL OF A SPIRALED CURVE TO THE LEFT; THENCE  
EASTERLY 304.18 FEET ALONG SAID SPIRAL TO THE LEFT AND SOUTH RIGHT OF WAY LINE (LONG CHORD BEARS NORTH 87°04'11" EAST 304.04 FEET) TO THE POINT OF SPIRAL OF A 1472.39 FOOT  
RADIUS CURVE TO THE LEFT; THENCE EASTERLY 190.59 FEET ALONG SAID CURVE TO THE LEFT AND SOUTH RIGHT OF WAY LINE (LONG CHORD BEARS NORTH 79°22'30" EAST 190.46 FEET) TO THE  
POINT OF CURVE TO SPIRAL TO THE LEFT; THENCE 304.18 FEET ALONG SAID SPIRAL TO THE LEFT AND SAID SOUTH RIGHT OF WAY LINE (LONG CHORD BEARS NORTH 71°40'49" EAST 304.04 FEET)  
TO THE POINT OF SPIRAL TO TANGENT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING FOUR (4) COURSES:

- 1.) THENCE NORTH 71°55'00" EAST 254.37 FEET;
- 2.) THENCE NORTH 69°40'00" EAST 50.00 FEET;
- 3.) THENCE NORTH 47°52'00" EAST 53.85 FEET;
- 4.) THENCE NORTH 69°40'00" EAST 236.33 FEET

TO THE POINT OF SPIRAL OF A SPIRALED CURVE TO THE LEFT; THENCE 201.57 FEET ALONG SAID SPIRAL TO THE LEFT AND SOUTH RIGHT OF WAY LINE (LONG CHORD BEARS NORTH 68°39'46"  
EAST 201.55 FEET) TO THE POINT OF SPIRAL TO 1939.86 FEET RADIUS CURVE TO THE LEFT; THENCE 53.32 FEET ALONG SAID CURVE TO THE LEFT AND SOUTH RIGHT OF WAY LINE (LONG CHORD  
BEARS NORTH 65°52'45" EAST 53.32 FEET) TO THE POINT OF CURVE TO SPIRAL TO THE LEFT; THENCE 201.55 FEET ALONG SAID SPIRAL TO THE LEFT AND SOUTH RIGHT OF WAY LINE (LONG  
CHORD BEARS NORTH 63°05'44" EAST 201.55 FEET) TO THE POINT OF SPIRAL TO TANGENT; THENCE NORTH 64°24'30" EAST 247.19 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH  
62°23'30" EAST 296.02 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THAT POINT LABELED AS POINT "A" ON BENTON COUNTY SURVEY NUMBER 8525; THENCE SOUTH 66°46'43" EAST 150.90  
FEET ALONG THE SOUTH LINE OF THAT TRACT OF LAND ACQUIRED BY BENTON COUNTY IN THAT DEED RECORDED AS M-134430-91, BENTON COUNTY DEED RECORDS; THENCE NORTH 87°51'47"  
EAST 953.93 FEET CONTINUING ALONG SAID SOUTH LINE TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT  
AND SAID SOUTH LINE A DISTANCE OF 271.90 FEET (LONG CHORD BEARS SOUTH 46°19'02" EAST 243.83 FEET) TO THE POINT OF BEGINNING

TOGETHER WITH:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF PRICE CREEK ROAD (BENTON COUNTY ROAD NO. 06054 AND THE EAST LINE OF THE LAZARUS VANBEBBER  
DONATION LAND CLAIM NO. 44 SAID POINT BEARS NORTH 89° 27'37" WEST 129.38 FEET FROM THE SOUTHEAST CORNER OF LOT 6 OF "KINGS VALLEY RANCHES" BENTON COUNTY SURVEY NO. 6752;  
THENCE SOUTH 33° 25' 00" WEST 272.94 FEET ALONG SAID EAST LINE OF DONATION LAND CLAIM NO. 44 TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT NO. 3; THENCE SOUTH 90° 00'  
00" EAST 627.32 FEET ALONG SAID SOUTH LINE TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF PRICE CREEK ROAD; THENCE NORTH 36° 00' 00" WEST 110.74 FEET ALONG  
SAID SOUTH RIGHT OF WAY; THENCE NORTH 71° 27' 00" WEST 434.49 FEET CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SAVE AND EXCEPT:

BEGINNING AT A POINT WHICH BEARS SOUTH 02° 59' 20" WEST 330.18 FEET, SOUTH 00° 29' 00" EAST 767.27 FEET AND SOUTH 84° 13' 00" WEST 271.48 FEET FROM THE NORTHEAST CORNER OF  
THE SAMUEL RICE DONATION LAND CLAIM NO. 45; THENCE NORTH 15° 53' 30" EAST 213.96 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 78° 35' 00" WEST 173.75 FEET TO A 5/8 INCH  
IRON ROD; THENCE SOUTH 27° 47' 00" WEST 348.54 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 70° 56' 00" EAST 245.42 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 15° 53' 30"  
EAST 154.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 687.37 ACRES OF LAND MORE OR LESS.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*C. Henry Cole*

OREGON  
JULY 15, 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  
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**COLE**  
SURVEYING, INC.