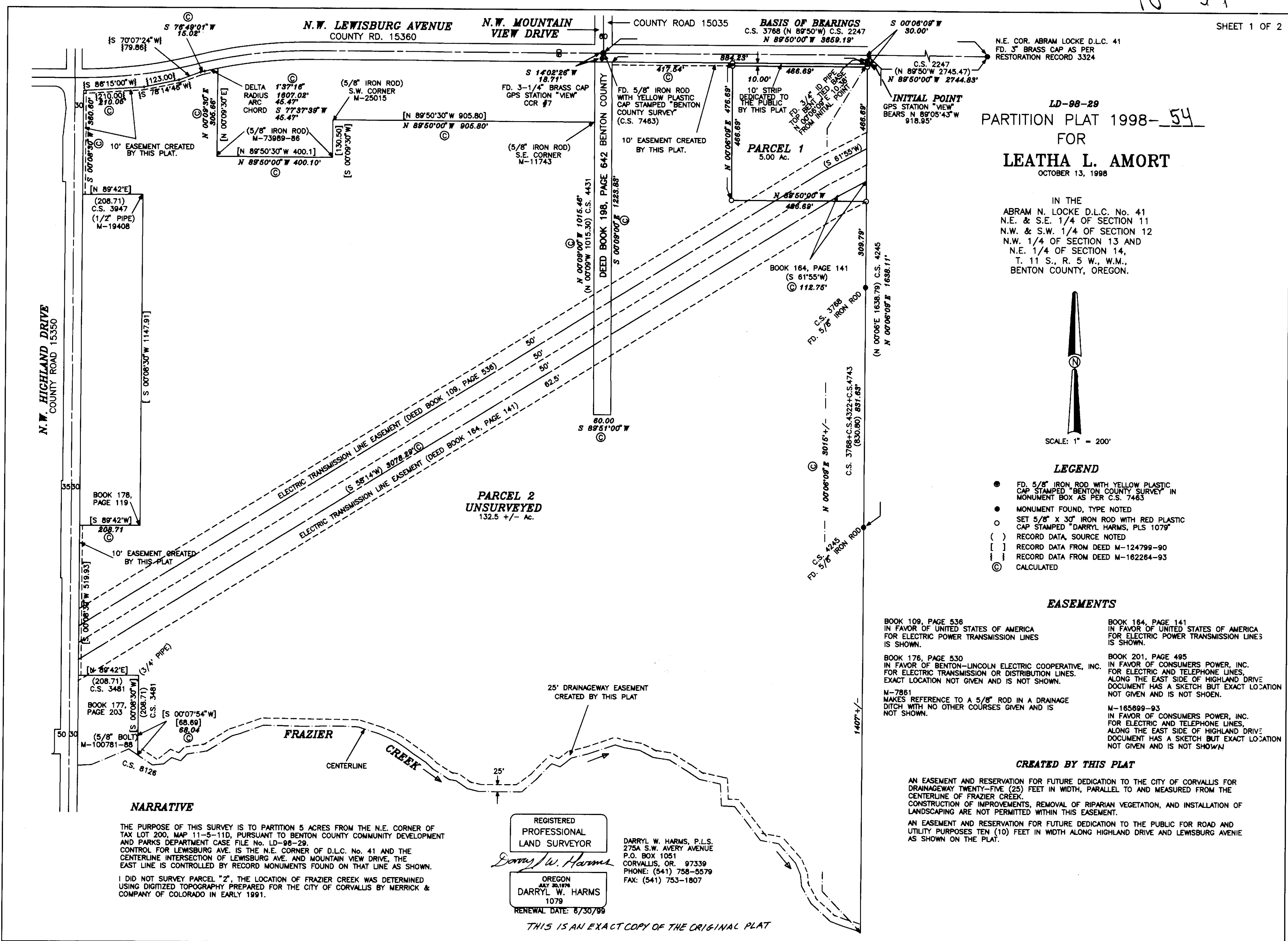


98-54

SHEET 1 OF 2



LD-98-29
PARTITION PLAT 1998-54
 FOR
LEATHA L. AMORT
 OCTOBER 13, 1998

IN THE
 ABRAM N. LOCKE D.L.C. No. 41
 N.E. & S.E. 1/4 OF SECTION 11
 N.W. & S.W. 1/4 OF SECTION 12
 N.W. 1/4 OF SECTION 13 AND
 T. 11 S., R. 5 W., W.M.,
 BENTON COUNTY, OREGON.



LEGEND

- FD. 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BENTON COUNTY SURVEY" IN MONUMENT BOX AS PER C.S. 7463
- MONUMENT FOUND, TYPE NOTED
- SET 5/8" x 30" IRON ROD WITH RED PLASTIC CAP STAMPED "DARRYL HARMS, PLS 1079"
- () RECORD DATA, SOURCE NOTED
- [] RECORD DATA FROM DEED M-124799-90
- { } RECORD DATA FROM DEED M-162264-93
- ⊙ CALCULATED

EASEMENTS

BOOK 109, PAGE 536
 IN FAVOR OF UNITED STATES OF AMERICA
 FOR ELECTRIC POWER TRANSMISSION LINES
 IS SHOWN.

BOOK 164, PAGE 141
 IN FAVOR OF UNITED STATES OF AMERICA
 FOR ELECTRIC POWER TRANSMISSION LINES
 IS SHOWN.

BOOK 176, PAGE 530
 IN FAVOR OF BENTON-LINCOLN ELECTRIC COOPERATIVE, INC.
 FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINES.
 EXACT LOCATION NOT GIVEN AND IS NOT SHOWN.

BOOK 201, PAGE 495
 IN FAVOR OF CONSUMERS POWER, INC.
 FOR ELECTRIC AND TELEPHONE LINES,
 ALONG THE EAST SIDE OF HIGHLAND DRIVE
 DOCUMENT HAS A SKETCH BUT EXACT LOCATION
 NOT GIVEN AND IS NOT SHOWN.

M-7861
 MAKES REFERENCE TO A 5/8" ROD IN A DRAINAGE
 DITCH WITH NO OTHER COURSES GIVEN AND IS
 NOT SHOWN.

M-165899-93
 IN FAVOR OF CONSUMERS POWER, INC.
 FOR ELECTRIC AND TELEPHONE LINES,
 ALONG THE EAST SIDE OF HIGHLAND DRIVE
 DOCUMENT HAS A SKETCH BUT EXACT LOCATION
 NOT GIVEN AND IS NOT SHOWN.

CREATED BY THIS PLAT

AN EASEMENT AND RESERVATION FOR FUTURE DEDICATION TO THE CITY OF CORVALLIS FOR DRAINAGE WAY TWENTY-FIVE (25) FEET IN WIDTH, PARALLEL TO AND MEASURED FROM THE CENTERLINE OF FRAZIER CREEK. CONSTRUCTION OF IMPROVEMENTS, REMOVAL OF RIPARIAN VEGETATION, AND INSTALLATION OF LANDSCAPING ARE NOT PERMITTED WITHIN THIS EASEMENT.

AN EASEMENT AND RESERVATION FOR FUTURE DEDICATION TO THE PUBLIC FOR ROAD AND UTILITY PURPOSES TEN (10) FEET IN WIDTH ALONG HIGHLAND DRIVE AND LEWISBURG AVENUE AS SHOWN ON THE PLAT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION 5 ACRES FROM THE N.E. CORNER OF TAX LOT 200, MAP 11-5-11D, PURSUANT TO BENTON COUNTY COMMUNITY DEVELOPMENT AND PARKS DEPARTMENT CASE FILE No. LD-98-29.

CONTROL FOR LEWISBURG AVE. IS THE N.E. CORNER OF D.L.C. No. 41 AND THE CENTERLINE INTERSECTION OF LEWISBURG AVE. AND MOUNTAIN VIEW DRIVE, THE EAST LINE IS CONTROLLED BY RECORD MONUMENTS FOUND ON THAT LINE AS SHOWN.

I DID NOT SURVEY PARCEL "2", THE LOCATION OF FRAZIER CREEK WAS DETERMINED USING DIGITIZED TOPOGRAPHY PREPARED FOR THE CITY OF CORVALLIS BY MERRICK & COMPANY OF COLORADO IN EARLY 1991.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Darryl W. Harms
 OREGON
 JULY 30, 1976
 DARRYL W. HARMS
 1079
 RENEWAL DATE: 8/30/99

DARRYL W. HARMS, P.L.S.
 275A S.W. AVERY AVENUE
 P.O. BOX 1051
 CORVALLIS, OR. 97339
 PHONE: (541) 758-5579
 FAX: (541) 753-1807

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

98-54

SHEET 2 OF 2

LD-98-29
PARTITION PLAT 1998-54
FOR
LEATHA L. AMORT
OCTOBER 13, 1998

IN THE
ABRAM N. LOCKE D.L.C. No. 41
N.E. & S.E. 1/4 OF SECTION 11
AND THE N.E. 1/4 OF SECTION 14,
T.11 S., R.5 W., W.M.,
BENTON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, DARRYL W. HARMS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY SAY THAT IN OCTOBER, 1998, I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, "PARCEL 1" AS REPRESENTED ON THE ATTACHED PARTITION PLAT, THE BOUNDARY OF THE PARENT TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD ON THE EAST LINE OF THE WEST HALF OF THE ABRAM N. LOCKE DONATION LAND CLAIM NO. 41, SAID INITIAL POINT BEARS NORTH 89°50'00" WEST, ALONG THE NORTH CLAIM LINE, 2744.83 FEET AND SOUTH 00°08'09" WEST 30.00 FEET FROM THE NORTHEAST CORNER OF THE ABRAM N. LOCKE DONATION LAND CLAIM NO. 41, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, SAID INITIAL POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 15360 (N.W. LEWISBURG AVE.); RUNNING THENCE NORTH 89°50'00" WEST, ON SAID SOUTH RIGHT-OF-WAY LINE, 884.23 FEET TO THE EAST LINE OF THAT 60 FOOT WIDE STRIP OF LAND CONVEYED TO BENTON COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF OREGON, BY DEED RECORDED IN BOOK 198, PAGE 642, DEED RECORDS OF BENTON COUNTY, OREGON; THENCE SOUTH 00°09'00" EAST 1223.83 FEET TO THE SOUTHEAST CORNER OF SAID BENTON COUNTY TRACT; THENCE SOUTH 89°51'00" WEST 80.00 FEET TO THE SOUTHWEST CORNER OF SAID BENTON COUNTY TRACT; THENCE NORTH 00°09'00" WEST, ON THE WEST LINE OF SAID BENTON COUNTY TRACT, 1015.48 FEET TO A 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO CHARLES G. HONEY AND KATHRYN W. HONEY BY DEED RECORDED ON MICROFILM No. M-11743, SAID DEED RECORDS; THENCE NORTH 89°50'00" WEST 905.80 FEET TO A 5/8 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO CARL ROBERT HOWARD BY DEED RECORDED ON MICROFILM No. M-25015, SAID DEED RECORDS; THENCE SOUTH 00°09'30" WEST 130.50 FEET TO A 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO GEORGE S. BURT AND DOROTHY C. BURT BY DEED RECORDED ON MICROFILM No. M-73989-88, SAID DEED RECORDS; THENCE NORTH 89°50'00" WEST 400.10 FEET TO A 5/8 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF SAID BURT TRACT; THENCE NORTH 00°09'30" EAST, ON THE WEST LINE OF SAID BURT TRACT, 305.66 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 15360 (N.W. LEWISBURG AVE.); THENCE ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A 1807.02 FOOT RADIUS CURVE LEFT (THE CHORD OF WHICH BEARS SOUTH 77°37'39" WEST 45.47 FEET) 45.47 FEET; THENCE SOUTH 78°49'01" WEST, ON SAID RIGHT-OF-WAY LINE, 15.02 FEET TO THE MOST EASTERLY CORNER OF THE STRIP OF LAND CONVEYED TO BENTON COUNTY, A POLITICAL SUBDIVISION IN THE STATE OF OREGON, BY DEED RECORDED ON MICROFILM No. M-182284-93, SAID DEED RECORDS; THENCE SOUTH 70°07'24" WEST, ON THE SOUTHERLY LINE OF SAID BENTON COUNTY TRACT, 79.86 FEET; THENCE SOUTH 78°14'46" WEST, ON THE SOUTHERLY LINE OF SAID BENTON COUNTY TRACT, 123.00 FEET; THENCE SOUTH 88°15'00" WEST, ON THE SOUTHERLY LINE OF SAID BENTON COUNTY TRACT, 210.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD No. 15350 (N.W. HIGHLAND DRIVE); THENCE SOUTH 00°08'30" WEST 380.60 FEET TO THE NORTH LINE OF THE TRACT OF LAND CONVEYED TO NORRIS D. KLEIN AND FRANK HILL BY DEED RECORDED ON MICROFILM No. M-19408, SAID DEED RECORDS; THENCE NORTH 89°42' EAST 208.71 FEET TO A 1/2 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF SAID KLEIN AND HILL TRACT; THENCE SOUTH 00°08'30" WEST 1147.91 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO ROBERT MIX, TRUSTEE FOR CONSUMERS POWER, INC., AN OREGON CORPORATION, BY DEED RECORDED IN BOOK 178, PAGE 119, SAID DEED RECORDS; THENCE SOUTH 89°42' WEST, ON THE SOUTH LINE OF SAID MIX TRACT, 208.71 FEET TO SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD No. 15350 (N.W. HIGHLAND DRIVE); THENCE SOUTH 00°08'30" WEST, ON SAID EAST RIGHT-OF-WAY LINE, 519.93 FEET TO THE NORTH LINE OF THE TRACT OF LAND CONVEYED TO VILAS E. ROYSE AND DONNA R. ROYSE BY DEED RECORDED IN BOOK 177, PAGE 203, SAID DEED RECORDS; THENCE NORTH 89°42' EAST 208.71 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF SAID ROYSE TRACT; THENCE SOUTH 00°08'30" WEST, 208.71 FEET TO A 5/8 INCH BOLT MARKING THE SOUTHEAST CORNER OF SAID ROYSE TRACT; THENCE SOUTH 00°07'54" WEST, ON THE EAST LINE OF THE TRACT OF LAND CONVEYED TO JOSEPH L. IVERS AND FLORA J. IVERS BY DEED RECORDED ON MICROFILM No. M-100781-88, SAID DEED RECORDS, 88.04 FEET, MORE OR LESS, TO THE CENTERLINE OF FRAZIER CREEK; THENCE EASTERLY, DOWNSTREAM, ALONG SAID CENTERLINE OF FRAZIER CREEK TO ITS INTERSECTION WITH SAID EAST LINE OF THE WEST HALF OF SAID DONATION LAND CLAIM NO. 41; THENCE NORTH 00°06'09" EAST 301.5 FEET, MORE OR LESS, TO THE INITIAL POINT.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT LEATHA L. AMORT TRUST, A REVOCABLE INTER VIVOS TRUST, LEATHA L. AMORT, PATRICIA JEAN LOCKE-SHERWOOD AND CAROLYN D. LOCKE-MILES, OWNER OF THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAS CAUSED SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN, AND HEREBY DEDICATE UNTO THE PUBLIC THROUGH BENTON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, A STRIP OF LAND TEN (10) FEET IN WIDTH FOR ROAD AND UTILITY PURPOSES, AND BEING THAT STRIP LYING BETWEEN THE NORTH LINE OF PARCEL "1" AND THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 15360 (N.W. LEWISBURG AVE.) AS SHOWN ON THE ATTACHED PLAT. EASEMENTS FOR ROAD AND UTILITY PURPOSES TEN (10) FEET IN WIDTH ALONG N.W. LEWISBURG AVENUE AND N.W. HIGHLAND DRIVE, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT TWENTY-FIVE (25) FEET IN WIDTH, FOR DRAINAGEWAY, AS SHOWN ON THE ATTACHED PLAT, IS HEREBY DEDICATED TO THE PUBLIC.

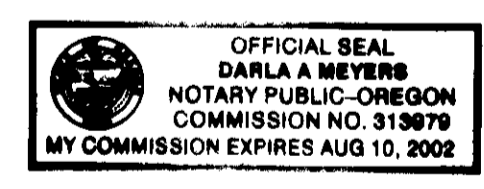
Leatha L. Amort, Trustee
LEATHA L. AMORT, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF BENTON) S.S.

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF November, 1998, PERSONALLY APPEARED THE ABOVE NAMED LEATHA L. AMORT ON BEHALF OF THE LEATHA L. AMORT TRUST, A REVOCABLE INTER VIVOS TRUST, AND INDIVIDUALLY ACKNOWLEDGES THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

Darla Meyers
NOTARY PUBLIC
8/10/02
MY COMMISSION EXPIRES



APPROVALS

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 ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 6th DAY OF November, 1998

Samuel K. Grant
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 1999

Uelda Holseth
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 9th DAY OF NOVEMBER, 1998

BY: *Curt Schneider*
BENTON COUNTY PLANNING OFFICIAL

EXAMINED AND APPROVED THIS 9th DAY OF November, 1998

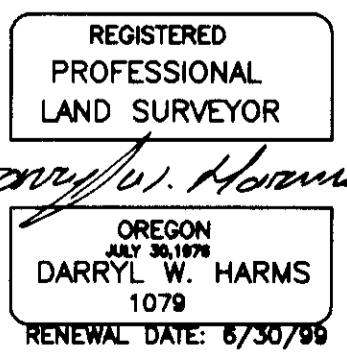
BY: *Ray Wilson*
BENTON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 10th DAY OF November, 1998

BY: *Orville R. Adams*
CHAIRMAN, BENTON COUNTY BOARD OF COMMISSIONERS

I HEREBY CERTIFY THAT THE HEREON SHOWN PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 10th DAY OF November, 1998 AT 1:26 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. 98-54 AND FILED IN THE BENTON COUNTY RECORD OF PLAT.

Kathleen Horvath senior deputy clerk
for BENTON COUNTY CLERK



DARRYL W. HARMS, P.L.S.
275A S.W. AVERY AVENUE
P.O. BOX 1051
CORVALLIS, OR. 97339
PHONE: (541) 758-5579
FAX: (541) 753-1807

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