

98-55

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

That certain tract of land conveyed to Tom L. Moody Construction, Inc. per M-250018-98, Benton County Deed Records, lying in the West Half of Section 29 and the East Half of Section 30, T14S, R5W, W.M., Benton County, Oregon, being more particularly described as follows:

Beginning at a brass capped monument at the Southwest corner of the Joseph B. Starr DLC No. 57, being on the west line of said Moody tract; thence N 0°19'12"W 41.74 feet to a 1/2" iron rod at the Northwest corner thereof; thence EAST 1543.84 feet to a 3/4" iron rod at the Northeast corner thereof, being on the westerly right-of-way line of County Road No. 45050 (Kyle Road); thence along said right-of-way line S 1° 50'57"E 50.78 feet to a 3/4" iron rod; thence S 6°46'50"E 221.75 feet to a 3/4" iron rod; thence along the arc of a 606.62 foot radius curve right (chord bears S 5°20'35"E 29.08 feet) 29.08 feet to a 5/8" iron rod at the Southeast corner of said tract; thence leaving said right-of-way line S 89°59'34"W 1575.21 feet to a 5/8" iron rod at the Southwest corner of said tract; thence N 0°14'18"E 258.36 feet to the point of beginning.

**DECLARATION**

Know all men by these presents that Tom L. Moody Construction, Inc. is the recorded owner of the lands represented on the attached map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned and surveyed into parcels as shown hereon.

We hereby create the Well and Waterline Easement as shown hereon for the benefit of Parcel 2.

We hereby create the Access Easement as shown hereon for the benefit of Parcel 2.

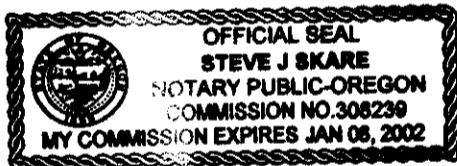
Tom L. Moody  
Tom Moody, President  
Tom L. Moody Construction, Inc.

**ACKNOWLEDGEMENTS**

STATE OF OREGON )  
S.S.  
COUNTY OF Benton )

This instrument was acknowledged before me on this 28th day of October, 1998, by Tom L. Moody as president of Tom L. Moody Construction, Inc.

Steve Skare  
Notary Public



**APPROVALS**

CURT SCHNEIDER — 13 NOVEMBER 1998  
Benton County Planning Official date

Ray Wilson — 11-13-98  
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 29th day of OCTOBER, 1998.

by Jan E. Jarrett — ACTING  
Benton County Assessor ASSESSOR

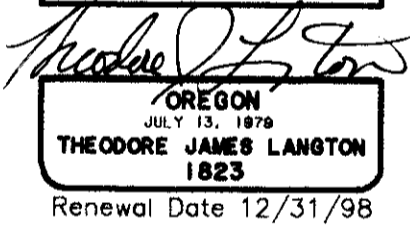
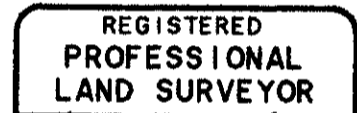
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 30th day of OCTOBER, 1998.

by Maury K. O'Leary  
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. 98-55 on this 13th day of November, 1998, at 1:53 o'clock PM.

by Diana S. Deanna  
Benton County Clerk Deputy 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

PARTITION PLAT 98-55  
for  
**TOM L. MOODY CONSTRUCTION, INC.**  
in  
W 1/2 SEC. 29 and E 1/2 SEC. 30,  
T14S, R5W, W.M.  
BENTON COUNTY, OREGON

AUGUST 6, 1998

**NARRATIVE AND LEGEND**

This survey is the result of Benton County Community Development File No. LD-98-67. The purpose is to divide Tax Lot 1302, Map 14-5-30, described per M-97537-88, into 2 Parcels. The entire tract was surveyed in 1968 by Charles Guile per CS 4564. I found all of Mr. Guile's monuments (the DLC corner on the west line was restored by the Benton County Surveyor's Office in 1990) to be in good position except at the southeast corner. The monument I found there is 8 ft out of position so rejected it. I located the next R/W monument to the south, computed the radius point by distance-distance intersection using the record radius, then computed the SE property corner on the arc at the record arc length.

- .....Found 3/4" iron rod, unless otherwise described, set by CS 4564.
- .....Set 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ( ).....Data of, or computed from CS 4564.

Easements on this property which are not sufficiently specific to plot hereon include:

- 1) Easement to Mountain States Power Co. per Book 84, Pg 186, Benton County Deed Records.
- 2) Easement to Pacific Power & Light Co. per M-28502, Benton County Microfilm Records.

