

98-61

PARTITION SURVEY 98-61

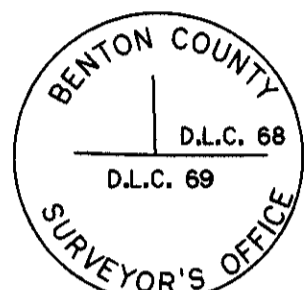
COUNTY FILE NO. LD-98-39

LOCATED IN THE JAMES L. BOUNDS D.L.C. NO. 69,
N.W. 1/4 SECTION 15, TOWNSHIP 12 SOUTH,
RANGE 6 WEST, W.M., BENTON COUNTY, OREGON

SEPTEMBER 8, 1998 SCALE 1" = 60' NORTH LINE OF THE JAMES L. BOUNDS D.L.C. NO. 69

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT TRACT AS DESCRIBED IN MICROFILM NO. 230580-97.
THE INITIAL POINT WAS ESTABLISHED BY INTERSECTING THE WEST BOUNDARY OF THE TRACT WITH THE NORTH LINE OF THE JAMES L. BOUNDS DONATION LAND CLAIM NO. 69. THE FOUND 3/4" PIPE SET BY FRED LEMKE WAS NOT HELD AS IT WAS NOT ON THE CLAIM LINE. THIS WAS PROBABLE FROM THE POSITION OF THE D.L.C. CORNER AS IT WAS SET IN CR # 3163 AND THE LOCATION THAT LEMKE USED IN HIS SURVEY. THE REMAINING FOUND MONUMENTS WERE HELD AS CONTROL.



3" BRASS CAP ON 2" O.D. PIPE

REGISTERED PROFESSIONAL LAND SURVEYOR
John D. Howell
OREGON
JULY 18, 1980
JOHN D. HOWELL
1901

RENEWAL DATE 6-30-99

WESTERN SURVEYING, 85 SE. STEELE, P.O. BOX 669, MADRAS, OREGON, 97741

PHONE 541-475-9199

LEGEND

- SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP MARKED 'WEST. SURV. RLS 1901'
- ⊗ MONUMENTS FOUND AS NOTED
- A = COUNTY SURVEY # 5035 SURVEYED BY FRED I. LEMKE, DATED 11-19-1970.
- B = SPECIAL WARRANTY DEED, FILED AS MICROFILM NO. 230580-97
- () INFORMATION OF RECORD AS NOTED
- CR = BENTON COUNTY SURVEYOR'S OFFICE-- CORNER RESTORATION
- O.D. = OUTSIDE DIAMETER
- I.D. = INSIDE DIAMETER

SURVEYOR'S CERTIFICATE

I, JOHN D. HOWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LAND REPRESENTED ON THIS PARTITION PLAT. THE BOUNDARIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT SAID POINT BEING S 89°58'09" E, 356.13' FROM THE SOUTHWEST CORNER OF THE THOMAS J. BLAIR DONATION LAND CLAIM NO. 68, SAID POINT ALSO BEING ON THE NORTH LINE OF THE JAMES L. BOUNDS DONATION LAND CLAIM NO. 69; THENCE CONTINUING ALONG THE NORTH LINE OF THE JAMES L. BOUNDS DONATION LAND CLAIM S 89°58'09" E, 561.15 FEET TO A 1 1/2" IRON SHAFT; THENCE S 73°02'16" E, 385.92 FEET TO THE NORTHWEST RIGHT OF WAY OF COUNTY ROAD NO. 26407; THENCE S 40°44'40" W, 779.70 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF COUNTY ROAD NO. 26407; THENCE N 30°55'00" W, TO THE POINT OF BEGINNING. CONTAINING 7.69 ACRES MORE OR LESS.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, STEVEN W. POINDEXTER IS THE RECORDED OWNER 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.

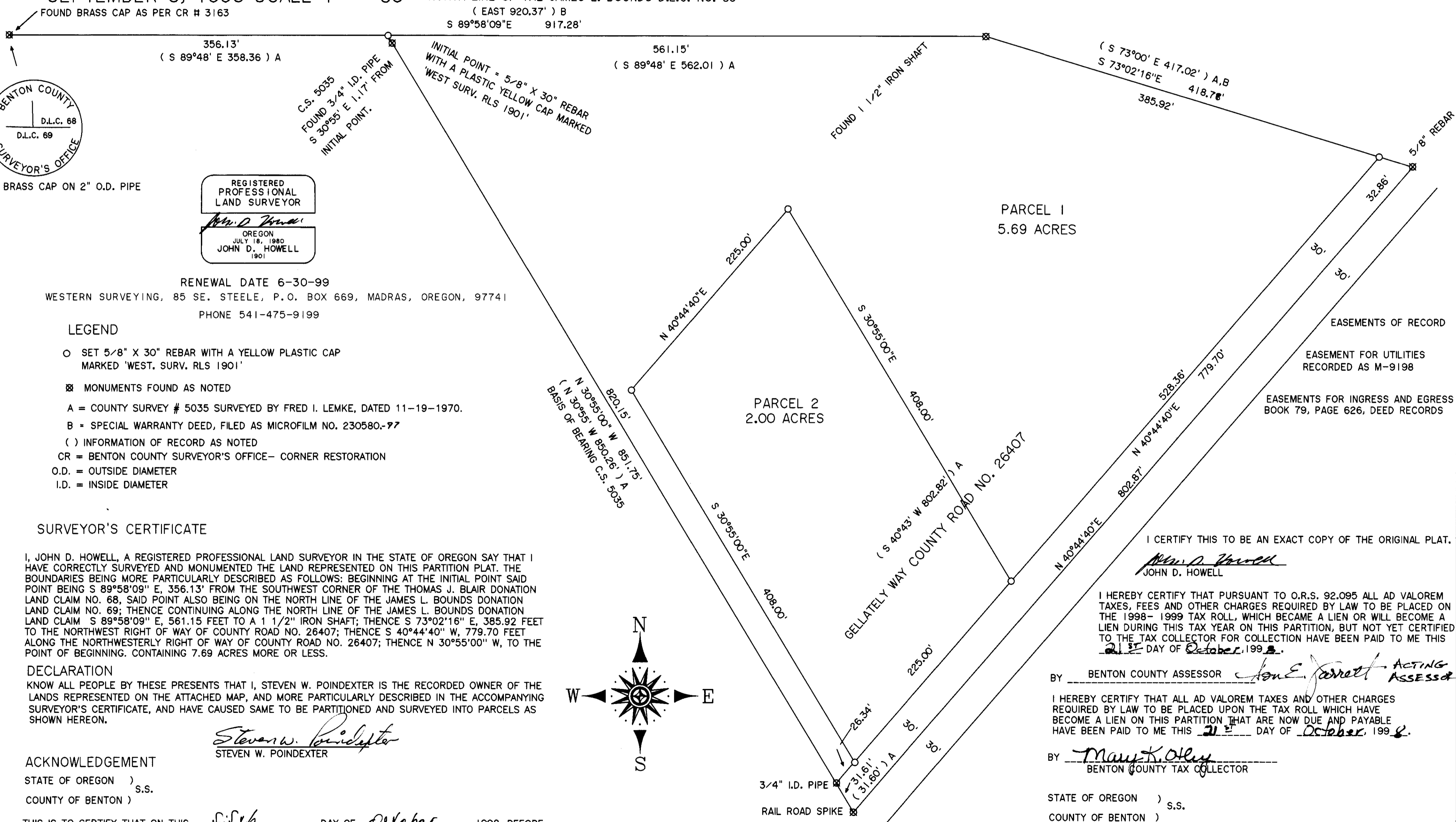
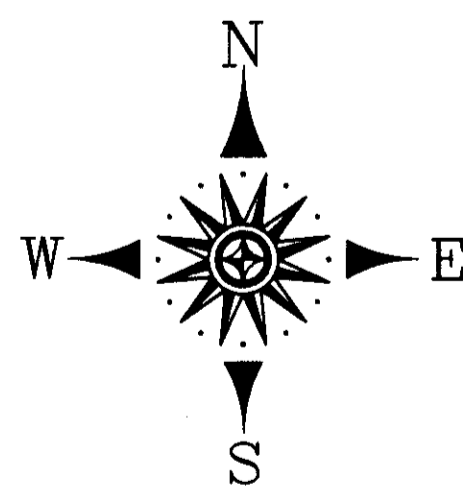
Steven W. Poindexter
STEVEN W. POINDEXTER

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS Fifth DAY OF October 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DID PERSONALLY APPEAR STEVEN W. POINDEXTER, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED FREELY AND VOLUNTARILY.

Messi Bass
NOTARY PUBLIC



I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

John D. Howell
JOHN D. HOWELL

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 21st DAY OF October, 1998.

BY John E. Jarrett BENTON COUNTY ASSESSOR John E. Jarrett ACTING 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 21st DAY OF October, 1998.

BY 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. 98-61 ON THIS 4th DAY OF December, 1998, AT 2:01 O'CLOCK PM.

BY James E. Dorman BENTON COUNTY CLERK Deputy Clerk

APPROVALS

APPROVED CURT SCHNEIDER 3 DECEMBER 1998
BENTON COUNTY PLANNING OFFICIAL DATE

APPROVED Ray Wilson 3 DECEMBER 1998
BENTON COUNTY SURVEYOR DATE