

98-62

PARTITION PLAT NO. 98-62
for AMY BEATY
IN THE
JESSE WOOD DLC No. 75
NORTH HALF OF SECTION 8,
T 12 S, R 6 W, W.M.
BENTON COUNTY, OREGON
SEPTEMBER 21, 1998
CASE NUMBER LD-98-64

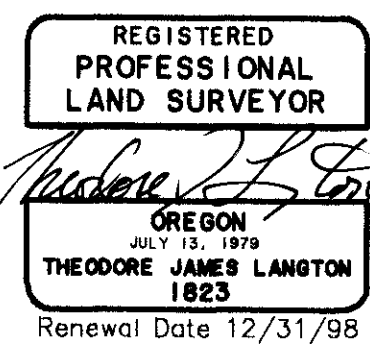
SURVEYOR'S CERTIFICATE

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 Parcel 2 of the land represented on this partition plat, the parent tract boundary being described as follows:

That tract of land conveyed to Amy L. Beaty per M-243561-98, Benton County Deed Records, lying in the North Half of Section 8, T 12 S, R 6 W, W.M. Benton County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod at the most easterly corner thereof lying on the south line of the Jesse Wood D.L.C. No. 75 being S 89°52'05"E 1263.26 feet from a brass capped monument at the southwest corner thereof; thence along the Beaty easterly line N 24°26'56"W 259.92 feet to a point lying S 0°49'34"W 15.11 feet from a 5/8" iron rod; thence continuing along said easterly line N 0°49'34"E 377.09 feet to a 1" iron rod at the northeast corner thereof; thence along the Beaty northerly line as follows: N 89°48'55"W 239.53 feet to a 3/4" iron rod; thence S 45°06'01"W 222.42 feet to a 3/4" iron rod; thence S 53°57'46"W 197.36 feet to a 1/2" iron pipe; thence SOUTH 232.02 feet to a 1" iron rod in the center of Old County Road; thence along the center of said Old County Road per said Beaty deed and Benton County Hardcopy Survey 12-6 #00007, N 73°W 226 feet; thence N 76°W 401 feet; thence S 68°30'W 1030.48 feet; thence N 86°33'W 937.42 feet more or less to the intersection with the west line of said Section; thence along the Section line S 0°09'E 990.53 feet, more or less, to the West 1/4 corner thereof; thence along the East-West centerline of said Section to the Center 1/4 corner thereof; thence along the North-South centerline of said Section to the south line of said Wood Claim; thence along said south line S 89°52'05"E to the point of beginning.

SAVE AND EXCEPT that portion lying within the right-of-way of County Road No. 26440, (Wood Creek Road).



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

DECLARATION

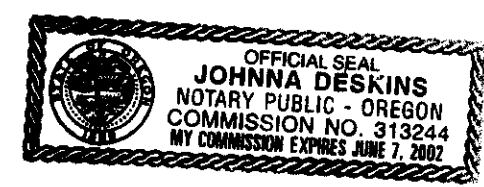
Know all men by these presents that Amy L. Beaty is the recorded owner of the lands represented on this map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned and surveyed into parcels as shown hereon.

Amy L. Beaty
Amy L. Beaty

ACKNOWLEDGEMENTS

STATE OF OREGON)
COUNTY OF BENTON) S.S.
Signed or attested before me on this 1st day of Dec, 1998, by
Amy L. Beaty

Johnna Deskins
Johnna Deskins
Notary Public



APPROVALS

Curt Schneider 8 DECEMBER 1998
Benton County Planning Official date
Ray Wilson 9 December 1998
for 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 4th day of December, 1998.

by *Paul K. Grant*
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 7th day of DECEMBER, 1998.

by *Waldo Holseth*
for Benton County Tax Collector

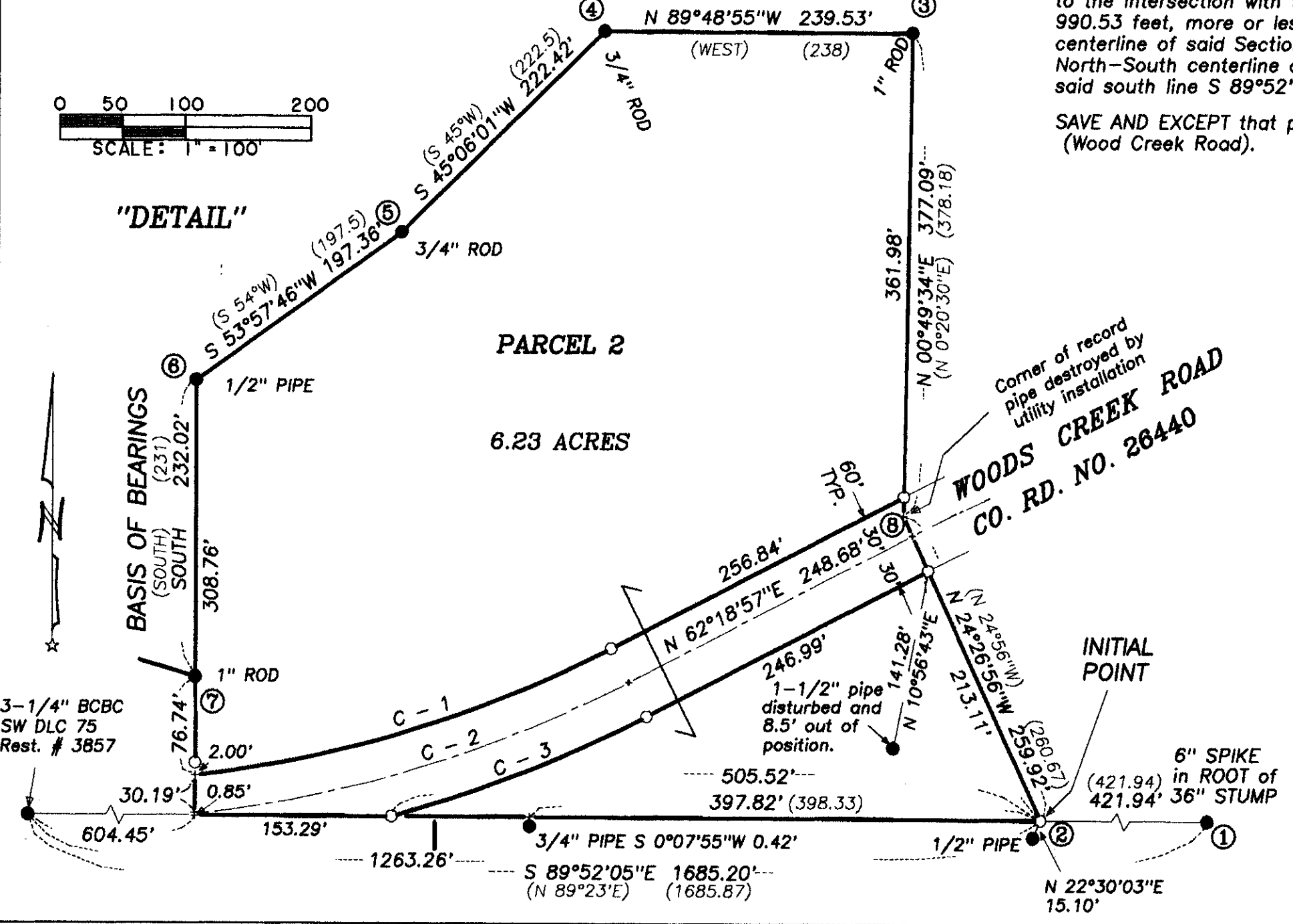
STATE OF OREGON)
COUNTY OF BENTON) S.S.

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. 98-62 on this 9th day of December, 1998, at 2:47 o'clock PM.

by *Ann S. Dornan*
Benton County Clerk Deputy Clerk

CURVE TABLE

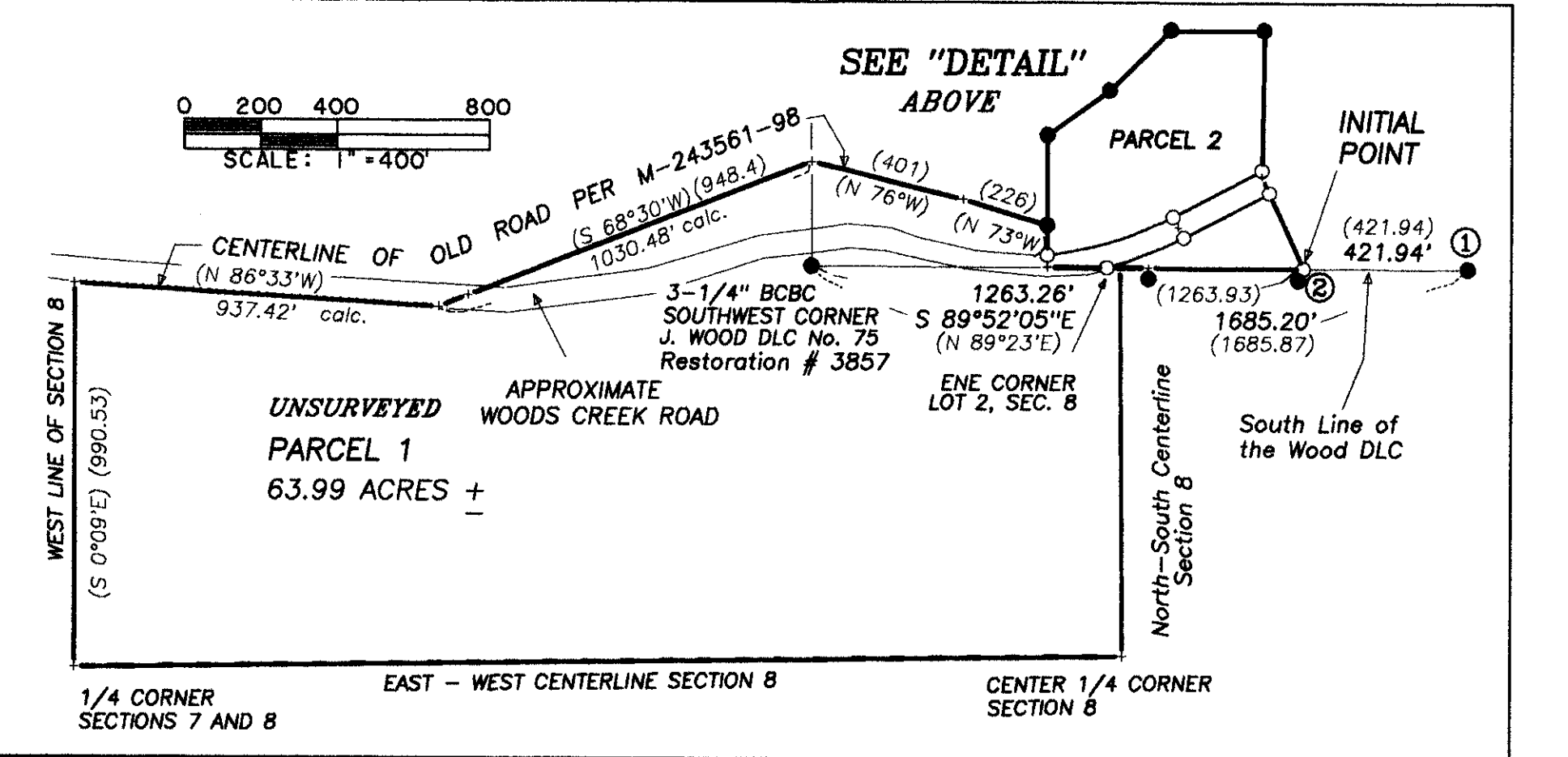
| CURVE | RADIUS | LENGTH | DELTA | CHORD | CH. BEARING |
|-------|------------------|---------|-----------|---------|--------------|
| C-1 | 924.93' | 340.97' | 21°07'19" | 339.04' | N 72°52'36"E |
| C-2 | 954.93' (954.93) | 355.48' | 21°19'44" | 353.43' | N 72°58'49"E |
| C-3 | 984.93' | 213.82' | 12°26'19" | 213.40' | N 68°32'07"E |



NARRATIVE

The purpose of this survey was to satisfy the conditions of Benton County Planning Decision LD-98-64. The parent tract of the land to be surveyed and divided was sold to my client per M-243561-98, Benton County Deed Records. Due to the size of the parent tract, it was only required that I survey Parcel 2. On the remainder I show record data only.
This area was first surveyed by W.C. Galloway per Hardcopy Survey No. 12-6 #00007. The south line of Parcel 2 is defined by the south line of the Jesse Wood DLC No. 75 which had been surveyed as part of 12-6 #00007. I found the County Monument at the Southwest corner of said DLC and accepted the Galloway spike at (1) to define the south line. I had previously held the spike for my survey CS 7152. I held the record distance shown on said Hardcopy Survey from the spike at (1) to compute the Initial Point (2) because the deed mentioned calls this position from the Southeast corner of the Claim. The 1/2" pipe found looks disturbed and is too far out of position to use. The Galloway monuments (3), (4), (5), (6) and (7) relate to record nicely but not too well relative to the Claim Line. The deed pipe at (8) is now gone due to recent utility installation. I decided to use the "Broken Back" method proportion to compute (8) in fairness to the neighbors on both sides. They both indicate that my position is very close to where the deed pipe was located. The monuments set along the right-of-way of Woods Creek Road are based on ties to the existing road along with the record radius per said Hardcopy Survey.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.



LEGEND

-Found Monument as noted.
 -Set Monument: N*MON = 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR PLS 1823".
 - +.....Computed Position, nothing found or set.
- Data of, or computed from, the following:
()..Hardcopy Survey No. 12-6 #00007 and M-243561-98
- Pipe dimensions are inside diameter.
BCBC = Benton County Brass Cap