

PARTITION PLAT NO. 99-6

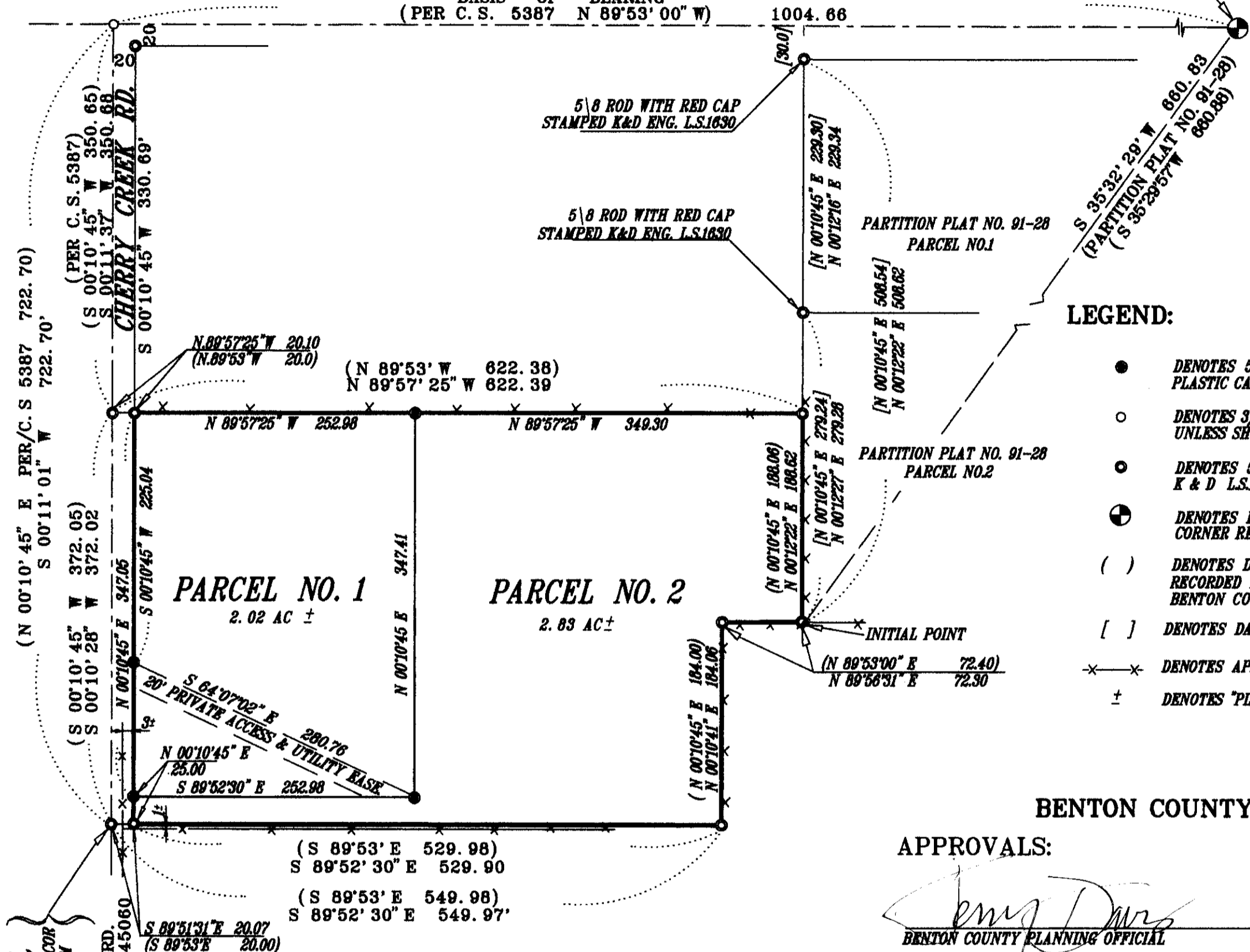
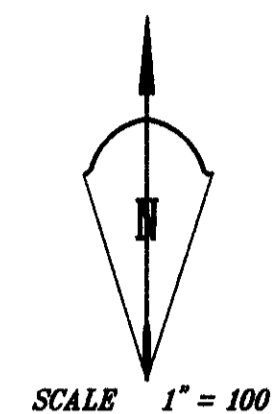
COON ROAD
COUNTY ROAD NO. 45800

BASIS OF BEARING
(PER C. S. 5387 N 89°53' 00" W)

3 1/4" BENTON CO. BRASS CAP FOUND.
EAST 1/4 COR. SEC. 32 T. 14 S. R. 5 W. W. M.
DATED, 1990

I, ORVILLE O. CASWELL, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL, EXCEPT FOR THE SIGNATURES SHOWN HEREON.

Orville O. Caswell
ORVILLE O. CASWELL P.L.S.



LEGEND:

- DENOTES 5/8" X 30" REBAR SET W/YELLOW PLASTIC CAP STAMPED (CASWELL PLS 494)
- DENOTES 3/4" INSIDE DIAMETER PIPE FOUND, UNLESS SHOWN OTHERWISE
- ⊙ DENOTES 5/8" ROD FOUND W/RED CAP STAMPED K & D L.S.1630. UNLESS SHOWN OTHERWISE
- ⊕ DENOTES BENTON COUNTY BRASS CAP AS SHOWN. CORNER RESTORATION # 3722
- () DENOTES DATA OF RECORD (C.S. 5387 AND DEED RECORDED FEB. 2, 1998 ON ASSIGNED # 241031 BENTON COUNTY DEED RECORDS) UNLESS SHOWN.
- [] DENOTES DATA OF PARTITION PLAT NO. 91-28
- ×× DENOTES APPROXIMATE LOCATION OF FENCE
- ± DENOTES "PLUS OR MINUS" OR "MORE OR LESS"

SURVEYORS CERTIFICATE:

I, ORVILLE O. CASWELL A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND HAVE FOUND OR SET PROPER MONUMENTS MARKING THE BOUNDARY OF THE LAND DESCRIBED HEREON IN COMPLIANCE WITH ORS 92. THE BOUNDARY OF THIS PARTITION OF WHICH IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 14 SOUTH RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DEED RECORDED IN BOOK 61 PAGE 504, BENTON COUNTY DEED RECORDS, SAID 5/8" IRON ROD BEARING SOUTH 54°24'37" WEST 1238.27 FEET FROM THE BENTON COUNTY BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 32 IN TOWNSHIP 14 SOUTH RANGE 5 WEST OF THE WILLAMETTE MERIDIAN; THENCE RUN SOUTH 89°52'30" EAST 549.97 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°10'41" EAST 184.06 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°54'31" EAST 72.30 FEET TO A 5/8" IRON ROD; SAID 5/8" IRON ROD BEING THE INITIAL POINT OF PARTITION PLAT NO. 91-28; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID PARTITION PLAT NO. 91-28 ON A BEARING OF NORTH 00°12'22" EAST 188.62 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°57'25" WEST 822.39 FEET TO A 5/8" IRON ROD IN THE CENTER OF COUNTY ROAD, KNOWN AS CHERRY CREEK ROAD; THENCE SOUTH 00°10'28" WEST 372.02 FEET TO THE POINT OF BEGINNING, IN BENTON COUNTY, OREGON.
EXCEPT THE WEST 20.00 FEET LYING WITHIN BENTON COUNTY ROAD, KNOWN AS CHERRY CREEK ROAD.

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT ANDY BAILEY IS THE OWNER OF THE LAND DESCRIBED HEREON AND THAT HE DID CAUSE THE PROPERTY TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AS HEREBY SHOWN AND DOES CREATE THE PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF PARCEL NO. 2 AS SHOWN.

Andy Bailey
ANDY BAILEY

ACKNOWLEDGEMENT: STATE OF OREGON)
COUNTY OF BENTON) SS

PERSONALLY APPEARED BEFORE ME THE NAMED ANDY BAILEY KNOWN TO ME PERSONALLY TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS FREE ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 3RD DAY OF MARCH 1999.

Orville O. Caswell
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES Oct 6, 1999



BENTON COUNTY OFFICIALS:

APPROVALS:

Emily Duro 3-9-99
BENTON COUNTY PLANNING OFFICIAL DATE

Ray Wilson 3-10-99
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 5th DAY OF March 1999.

BY *Connie Smith*
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 9th DAY OF March 1999.

BY *Chelda Helseth*
BENTON COUNTY TAX COLLECTOR

STATE OF OREGON)
COUNTY OF BENTON) SS

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. 99-6 ON THIS 10th DAY OF MARCH 1999, AT 9:47 O'CLOCK AM.

BY *Walter*
BENTON COUNTY CLERK Sr. Deputy Co. Clerk

NARRATIVE:

THIS SURVEY WAS REQUESTED BY THE OWNER, ANDY BAILEY, FOR THE PURPOSE OF COMPLYING WITH THE REQUIREMENTS OF PRELIMINARY APPROVAL OF PARTITION PLAT LD-98-77 DATED 1-20-99 BY PLANNING OFFICIAL, OF COMMUNITY DEVELOPMENT AND PARKS DEPARTMENT, BENTON COUNTY, OREGON.

THIS SURVEY IS A RETRACEMENT OF A 5.01 ACRE TRACT SURVEYED IN 1972 BY VERLE C. MOORE, FOR GLENN NORRIS AND FILED IN BENTON COUNTY SURVEYORS OFFICE AS FILE NO. 5387. MORE PARTICULARLY DESCRIBED ON THAT CERTAIN DOCUMENT RECORDED FEBRUARY 2, 1998 AND ASSIGNED M-241031 ON BENTON COUNTY DEED RECORDS.

ALL OF THE EXTERIOR MONUMENTS WERE FOUND AS SHOWN AND HELD AS CALLED FOR IN THE DEED. THE DIVISION LINES WERE SET ON THE EXTERIOR BOUNDARIES AS SHOWN HEREON. AT THE SOUTHWEST CORNER WE FOUND A 3/4" PIPE BENT ABOUT 0.80 SOUTH 64°57' EAST OF THE 5/8" ROD. SET BY UNKNOWN PERSON.

EQUIPMENT USED: GTS-302; TDS-48 DATA COLLECTOR, AND THE USUAL SUPPORT EQUIPMENT.

BENTON COUNTY DEVELOPMENT DEPARTMENT FILE NO. LD-98-77

O. O. CASWELL & ASSOCIATES
PROFESSIONAL LAND SURVEYOR
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EUGENE, OR 97402
(541) 689-6831 FAX (541) 688-0240
E-MAIL oocaswell@worldnet.att.net

PROJECT	PARTITION SURVEY	
FOR	ANDY BAILEY	25522 COON ROAD MONROE, OREGON 97456
LOCATION	SE 1/4 SEC. 32 T 14 S. R 5 W W M MONROE, BENTON CO. OREGON TL 800 MAP 14-05-32	
DATE:	FEBRUARY 22 1999	SURVEY NO. 10398
SCALE:	1" = 100'	DOC
DRAWING BY:	C:\CADD6\GCD\0398F	

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON MAY 13, 1990
ORVILLE O. CASWELL
494

RENEWAL: DECEMBER 31, 1999