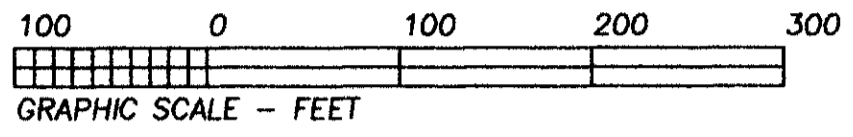


LEGEND

- Found Monument: 5/8" iron rod or as noted.
- ⊙ Found Monument: 5/8" iron rod with Yellow Plastic Cap (YPC) stamped "LS 1084" by CS 9333.
- Set Monument: 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR PLS 1823."
- () Record data from CS 9333 or as noted below:
 - (1) - Plat of "PANORAMIC ACRES."
 - (2) - CS 8689.
 - (3) - CS 8554.
 - (4) - Hardcopy Survey 12-6 #0001.
 - (5) - CS 3829.
 - (6) - CS 8279.
- x-x Fenceline.

NOTE: Pipe dimension is inside diameter.



GPS TIE

INITIAL POINT lies S 66°53'21"W 3120.17 ft from Benton County GPS Station #0004, a 3-1/4" Alum. Cap on 2" Alum. Pipe stamped "GPS 12-6-1 No.2 1993" CCR #4

NARRATIVE

This Partition is the result of Benton County Community Development Department File LD-98-14. The land described in M-240622-98 is being divided into 2 Parcels. Except for the south line I did not survey the portion of Parcel 1 which lies westerly of the Philomath Urban Growth Boundary.

The south line of the property is the south line of 380 acres off of the north side of the Wayman St.Clair DLC 47 (M-240622-98; Bk 172, Pg 305; Bk 43, Pg 249; Bk "Y," Pg 27). The line was surveyed in 1923 by the County Surveyor, W.C. Galloway, per Hardcopy Survey 12-6 #0001, and again in 1963 by the County Surveyor Curtis Hanson per CS 3829. Mr. Hanson set monuments on that line at the NE and NW corners of what eventually became "PANORAMIC ACRES" subdivision. Thus my client's south line is contiguous with the north line of "PANORAMIC ACRES."

In 1993, per CS 8689, Jack Burrell surveyed the land south of the 380 acre line and west of the subdivision. The north line of that land was described in Deed Records Book 174, Page 150. Mr. Burrell was correct in his Narrative statement that the document does not call the north line to be contiguous with the south line of the 380 acre tract, thus creating a hiatus, but he apparently missed the deed statement that the east line is a projection of the Matzger DLC 3 chains (198 feet) north "to a point being on the south line of the tract recorded in Bk 172, Pg 305." That line is the 380 acre line. I believe Mr. Burrell did not discover the map for CS 3829 since he stated that the 5/8" rod at the SE corner of the 380 acres was unrecorded. I believe that his NE corner monument is incorrect and I have corrected the problem by intersecting the north line of the tract he surveyed with the south line of the 380 acre tract.

It should be noted that Mr. Burrell's monument does fit the fence corner, but he did not hold the fence as the property line.

Assessor's map 12-6-2DD incorrectly shows the south line of TL 1000 (described per M-220507-96) to be 2.63 feet southerly of the south line of TL 500 (Book 200, Page 545). M-220507-96 calls "to the South line of the excepted portion of that tract of land described in Book 170, Page 615." The description of that line in Bk 170, Pg 615 matches that for the south lines of M-944 (TL 401) and Book 200, Page 545. The lines are contiguous. The SW corner of TL 1000 is the SE corner of TL 500. This analysis is corroborated by CS 8279 and CS 9333.

I computed the N'y NE and NW corners of Parcel 1 holding record angles and distances from CS 8279. Hardcopy Survey 12-6 #0001 set a 1" Rod at the NW corner. Martin Beyerlein Set a 3/4" pipe at the N'y NE corner. I did not search for these monuments.

PARTITION PLAT 99 - 09
for
CINDY PATTERSON and THOMAS C. NOBLE
in
SW 1/4 SEC. 1 & SE 1/4 SEC. 2
T12S, R6W, W.M.
BENTON COUNTY, OREGON

AUGUST 12, 1998
SHEET 1 OF 2

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

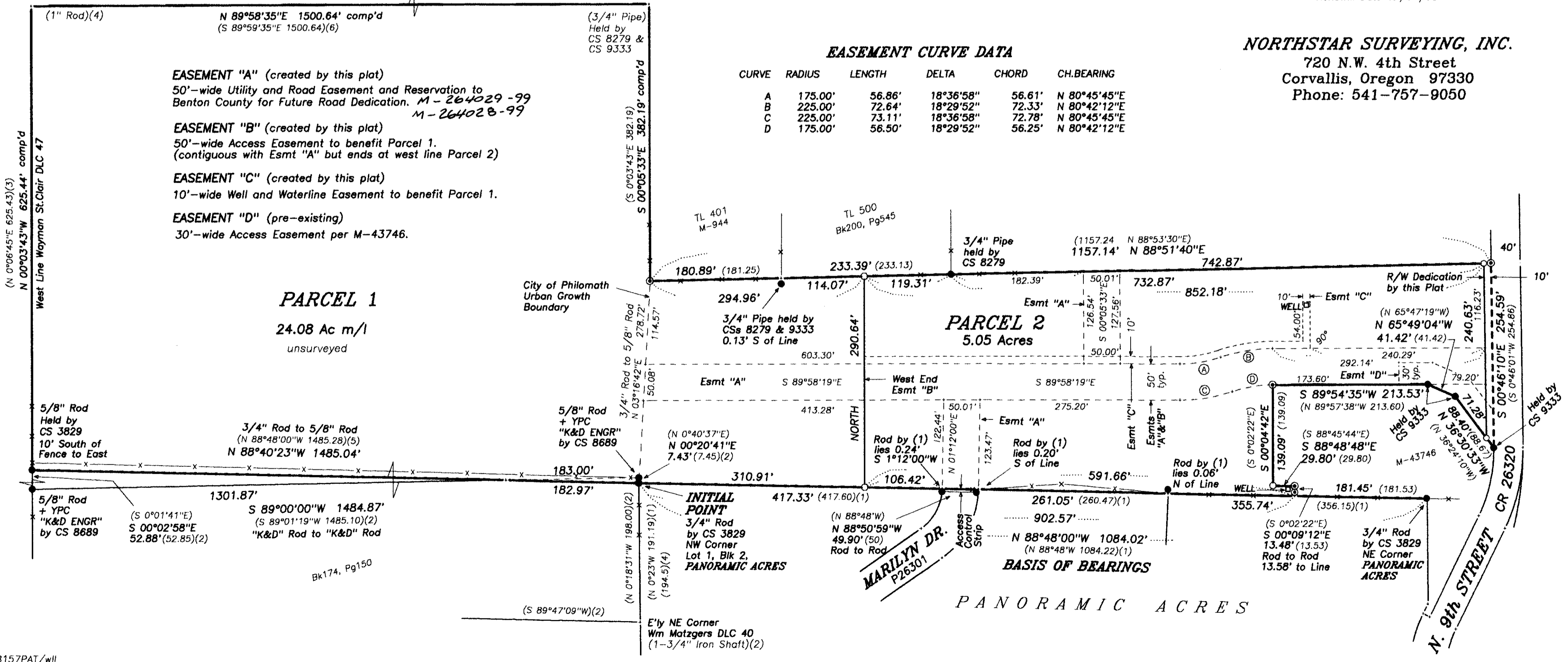
Handwritten Signature

OREGON
JULY 13, 1878
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/98

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

EASEMENT CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
A	175.00'	56.86'	18°36'58"	56.61'	N 80°45'45"E
B	225.00'	72.64'	18°29'52"	72.33'	N 80°42'12"E
C	225.00'	73.11'	18°36'58"	72.78'	N 80°45'45"E
D	175.00'	56.50'	18°29'52"	56.25'	N 80°42'12"E



SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, 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 represented on this Partition Plat except for that portion of Parcel 1 which lies west of the Philomath Urban Growth Boundary. In that area I show references to other recorded survey data and monuments. The land is described as follows:

A tract of land in the Southwest Quarter of Section 1 and the Southeast Quarter of Section 2, T12S, R6W, W.M., Benton County, Oregon, being that tract conveyed to Cindy Patterson and Thomas C. Noble per M-240622-98, Benton County Deed Records and being more specifically described as follows:

Beginning at a 5/8" iron rod at the Northwest Corner of PANORAMIC ACRES, a recorded subdivision in said County and State, said rod being on the south line of said Patterson-Noble tract; thence N 88°40'23"W 1485.04 feet to a 5/8" iron rod at the southwest corner thereof, lying on the west line of the Wayman St. Clair DLC No. 47; thence along said Claim line N 0°03'43"W 625.44 feet to a 1" iron rod at the northwest corner of said Patterson-Noble tract; thence along the north line thereof N 89°58'35"E 1500.64 feet to a 3/4" pipe; thence S 0°05'33"E 382.19 feet to a 5/8" iron rod; thence N 88°51'40"E 1157.14 feet to a 5/8" iron rod on the westerly right-of-way line of County Road No. 26320 (North 9th Street); thence along said right-of-way line S 0°46'10"E 254.59 feet to a 5/8" iron rod on the northeast line of that tract conveyed to Arthur and Teresa Abrassart per M-43746; thence leaving said right-of-way line, along the perimeter of said Abrassart tract, N 36°30'33"W 88.40 feet to a 5/8" iron rod; thence N 65°49'04"W 41.42 feet to a 5/8" iron rod; thence S 89°54' 35"W 213.53 feet to a 5/8" iron rod; thence S 0°04'42"E 139.09 feet to a 5/8" iron rod; thence S 88°48'48"E 29.80 feet to a 5/8" iron rod; thence S 0°09'12"E 13.58 feet to a point on the north line of PANORAMIC ACRES, being also the south line of said Patterson-Noble tract and from which a 5/8" iron rod lies N 0°09'12"W 0.10 feet; thence N 88°48'00"W 902.57 feet to the point of beginning.

DECLARATION

Know all men by these presents that Cindy Patterson and Thomas C. Noble are the recorded owners 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.

We hereby create the Reservation to Benton County for Future Road Dedication as an utility and road easement to Benton County as shown hereon.

We hereby create the Access Easement across Parcel ²X for the benefit of Parcel ¹X as shown hereon.

We hereby create the Well and Waterline Easement across Parcel ²X for the benefit of Parcel ¹X as shown hereon.

We hereby dedicate to public use forever for road right-of-way purposes the 10 ft-wide strip along North 9th Street as shown hereon.

Cindy Patterson
Cindy Patterson

Thomas C. Noble
Thomas C. Noble

ACKNOWLEDGEMENT

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

Signed or attested before me on this 29 th day of December, 1998, by Cindy Patterson and Thomas C. Noble.

Huck J. Wasby
Notary Public



APPROVALS

Dennis H. Burnett 3/26/99
for Benton County Planning Official date
Ray Wilson 3/26/1999
Benton County Surveyor date
Donald R. Adams 3/26/1999
Chairperson, date
Benton County Board of Commissioners

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 3rd day of February, 1999.

by Conner 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 5th day of February, 1999.

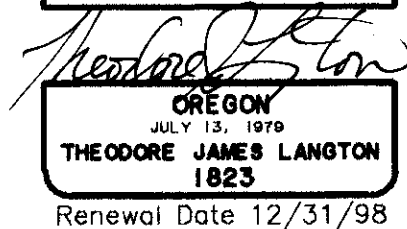
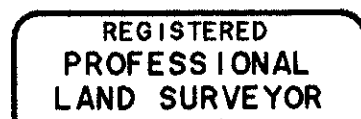
by Mary K. Otley
Benton County Tax Collector

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. 99-09 on this 29th day of MARCH, 1999, at 9:04 o'clock AM.

by W. J. [Signature]
Benton County Clerk
Sr. Deputy Co. 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 99-09
for
**CINDY PATTERSON and
THOMAS C. NOBLE**
in
SW 1/4 SEC. 1 & SE 1/4 SEC. 2
T12S, R6W, W.M.
BENTON COUNTY, OREGON

AUGUST 12, 1998

SHEET 2 OF 2