

LD-99-01
PARTITION PLAT No. 1999-17
FOR
MARVIN L. & JUDY B. HIGGINS

APRIL 12, 1999
IN THE ALFRED WRITSMAN D.L.C. No. 47,
N.E. 1/4 & N.W. 1/4 OF SECTION 34,
T.10 S., R.5 W., W.M., BENTON COUNTY,
OREGON

SURVEYOR'S CERTIFICATE

I, Darryl W. Harms, a registered land surveyor in the State of Oregon, hereby say that in April, 1999, I correctly surveyed and marked with proper monuments, the lands represented on the partition map, the boundaries of which are described as follows:
Beginning at the Southwest corner of the Jacob Modie Donation Land Claim No. 46, Township 10 South, Range 5 West, Willamette Meridian, Benton County, Oregon, said beginning point also being on the East line of and South 00°03'30" West 1270.33 feet from the Northeast corner of the Alfred Writsman Donation Land Claim No. 47 in said Township and Range; thence South 00°03'30" West, on said East line of the Writsman Claim, 275.15 feet; thence South 34°30'59" West 150.21 feet to a 5/8 inch iron rod marking the most Southerly Southeast corner of the tract of land described in Memorandum of Contract between Croeni (sellers) and Higgins (purchaser), recorded on Microfilm No. 79631, Microfilm Deed Records of Benton County, Oregon; thence North 89°32'49" West, on the South line of said tract, 1190.84 feet to the Easterly line of that strip of land conveyed to Benton County, a political subdivision, by deed recorded on Microfilm No. M-91007, said Deed Records; thence Northerly, on the East line of said Benton County strip, North 28°06'58" West 256.01 feet (North 28°02'35" West 255.94 feet per said M-91007); thence North 12°42'52" West 278.73 feet (North 12°39'45" West 278.72 feet per said M-91007); thence North 44°50'40" East 134.25 feet (North 44°52'40" East 134.46 feet per said M-91007) to the North line of said Croeni / Higgins tract; thence North 89°49'00" East, on the North line of said Croeni / Higgins tract, 1363.74 feet to the Northeast corner thereof, also being on East line of said Writsman Claim; thence South 00°03'30" West 207.75 feet to the point of beginning.

ALSO: Beginning at the most Westerly Northwest corner of the tract of land described in Memorandum of Contract between Croeni (sellers) and Higgins (purchaser) recorded on Microfilm No. M-79631, Microfilm Deed Records of Benton County, Oregon, said beginning point is of record per said Croeni / Higgins contract as being South 00°03'30" West, along the East claim line, 1063.0 feet and South 89°52'40" West 1434.84 feet and South 77°20'15" West 94.44 feet from the Northeast corner of the Alfred Writsman Donation Land Claim No. 47, Township 10 South, Range 5 West, Willamette Meridian, Benton County, Oregon; thence North 77°22'23" East 94.30 feet to the most Northerly Northeast corner of said Croeni / Higgins tract and the Westerly line of that strip of land conveyed to Benton County, a political subdivision, by deed recorded on Microfilm No. M-91007, said Deed Records; thence South 44°50'40" West, on said Westerly line of the Benton County strip, 111.74 feet to the West line of said Croeni / Higgins tract; thence North 12°42'36" West 60.08 feet to the point of beginning.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MARVIN L. HIGGINS AND JUDY B. HIGGINS ARE THE RECORDED OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AND WATER LINE EASEMENT AS SHOWN.

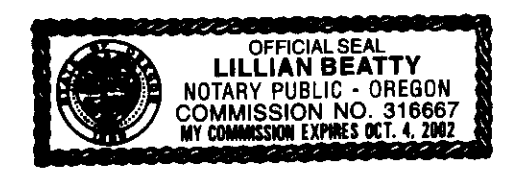
Marvin L. Higgins *Judy B. Higgins*
MARVIN L. HIGGINS JUDY B. HIGGINS

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

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF APRIL, 1999, DID PERSONALLY APPEAR MARVIN L. HIGGINS AND JUDY B. HIGGINS WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

Lillian Beatty
NOTARY PUBLIC FOR THE STATE OF OREGON
October 4, 2002
MY COMMISSION EXPIRES



LD-99-01
APPROVALS

EXAMINED AND APPROVED THIS 19 DAY OF MAY, 1999

BY: *Jimmy Dav*
BENTON COUNTY PLANNING OFFICIAL

EXAMINED AND APPROVED THIS 19th DAY OF May, 1999

BY: *Ray Wilson*
BENTON COUNTY SURVEYOR

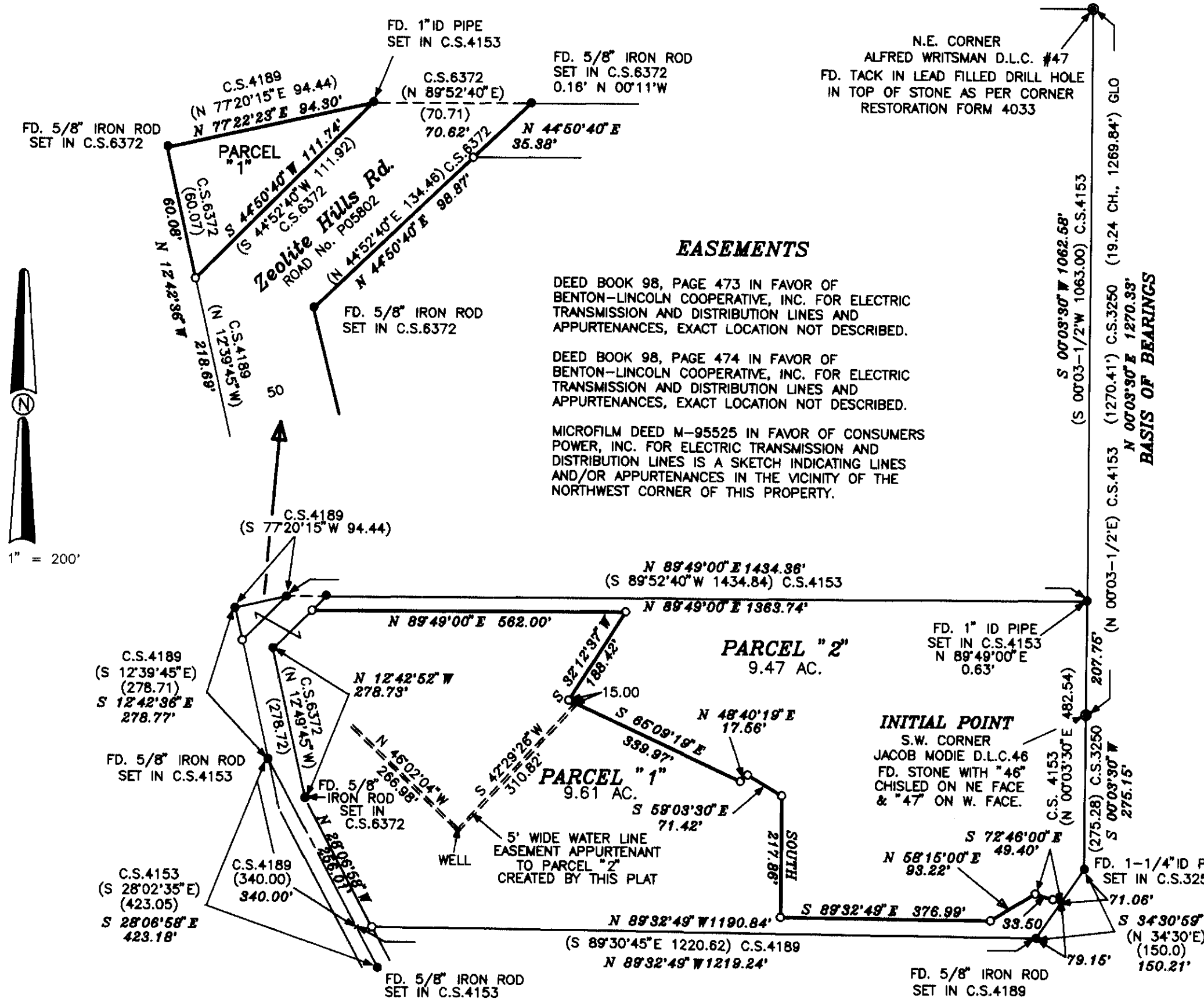
STATE OF OREGON)
COUNTY OF BENTON) S.S.

RECORDING

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. 99-17, ON THIS 19th DAY OF MAY, 1999, AT 9:12 O'CLOCK A.M.

BY: *Lillian Beatty*
BENTON COUNTY CLERK
sr. Deputy Co. Clerk

DETAIL SCALE:
1" = 50'



EASEMENTS

DEED BOOK 98, PAGE 473 IN FAVOR OF BENTON-LINCOLN COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES AND APPURTENANCES, EXACT LOCATION NOT DESCRIBED.
DEED BOOK 98, PAGE 474 IN FAVOR OF BENTON-LINCOLN COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES AND APPURTENANCES, EXACT LOCATION NOT DESCRIBED.
MICROFILM DEED M-95525 IN FAVOR OF CONSUMERS POWER, INC. FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES IS A SKETCH INDICATING LINES AND/OR APPURTENANCES IN THE VICINITY OF THE NORTHWEST CORNER OF THIS PROPERTY.

INITIAL POINT
S.W. CORNER
JACOB MODIE D.L.C. 46
FD. STONE WITH "46"
CHISEL ON NE FACE
& "47" ON W. FACE.

GEODETIC CONTROL
THERE IS NO GEODETIC CONTROL STATION WITHIN 1/2 MILE OF THIS PARTITION.

NARRATIVE

THE PURPOSE OF THIS SURVEY AND PLAT IS TO PARTITION TAX LOT 2400 OF MAP No. 10-5-34B INTO TWO PARCELS OF APPROXIMATELY EQUAL AREAS PURSUANT TO BENTON COUNTY COMMUNITY DEVELOPMENT CASE FILE No. LD-99-01
THE EAST LINE OF THE PARENT TRACT IS THE EAST LINE OF CLAIM No. 47 AND CONTROLLED BY THE DLC STONES FOUND. THE 5/8" ROD AT THE SOUTHERLY SOUTHEAST CORNER IS CALLED FOR IN M-79631 AND HELD IN POSITION. A 5/8" ROD WAS ALSO CALLED FOR AT THE SOUTHWEST CORNER (IN ROAD CENTERLINE) PER M-79631 BUT NOT FOUND, I HELD DISTANCE (340.00) FEET FROM THE FOUND CENTERLINE ROD NORTH OF THE CORNER TO CONTROL THE SOUTH LINE, REMAINING FOUND MONUMENTS WERE HELD IN POSITION, EXCEPT AS NOTED.

LEGEND

- MONUMENT FOUND, TYPE NOTED
- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "DARRYL HARMS, PLS 1079"
- () RECORD DATA, SOURCE NOTED

THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR

Darryl W. Harms
OREGON
JULY 30, 1979
DARRYL W. HARMS
1079
RENEWAL DATE: 6/30/99

DARRYL W. HARMS, P.L.S.
275A S.W. AVERY AVENUE
P.O. BOX 1051
CORVALLIS, OR. 97339
PHONE: (541) 758-5579
FAX: (541) 753-1807

BY: *Welda Holerth*
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE
AUDITING AND TAX COLLECTION