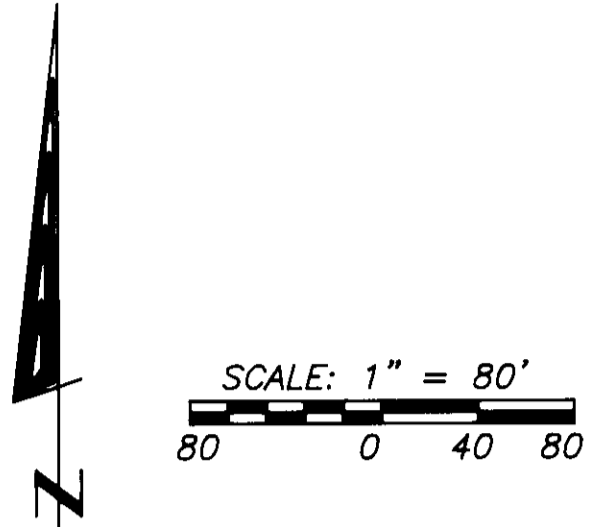


PARTITION PLAT No. 99 - 23

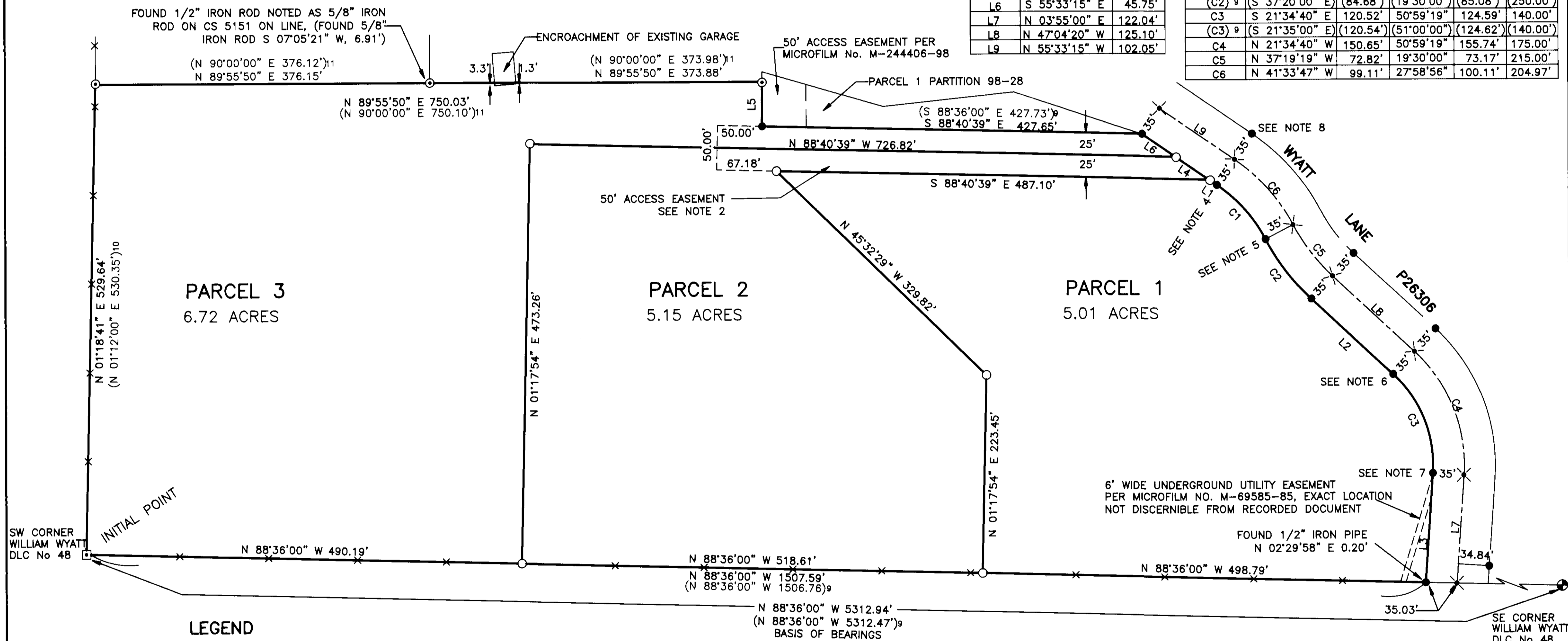
FOR MICHAEL J. SNIDOW

LOCATED IN THE WILLIAM WYATT DONATION LAND CLAIM No. 48 AND THE
NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON



LINE No.	BEARING	DISTANCE
L1	S 55°33'15" E	10.52'
L2	S 47°04'20" E	125.10'
(L2) ⁹	(S 47°05'00" E)	(125.00')
L3	S 03°55'00" W	123.58'
(L3) ⁹	(S 03°55'00" W)	(123.20')
L4	S 55°33'15" E	45.75'
L5	S 00°01'50" W	50.27'
(L5) ¹⁰	(S 00°00'00" E)	(50.00')
L6	S 55°33'15" E	45.75'
L7	N 03°55'00" E	122.04'
L8	N 47°04'20" W	125.10'
L9	N 55°33'15" W	102.05'

CURVE No.	CHORD BEARING	CHORD	DELTA	ARC	RADIUS
C1	S 41°33'47" E	82.19'	27°58'56"	83.01'	169.97'
(C1) ⁹	(S 41°35'00" E)	(82.25')	(28°00'00")	(83.08')	(170.00')
C2	S 37°19'19" E	84.67'	19°30'00"	85.08'	250.00'
(C2) ⁹	(S 37°20'00" E)	(84.68')	(19°30'00")	(85.08')	(250.00')
C3	S 21°34'40" E	120.52'	50°59'19"	124.59'	140.00'
(C3) ⁹	(S 21°35'00" E)	(120.54')	(51°00'00")	(124.62')	(140.00')
C4	N 21°34'40" W	150.65'	50°59'19"	155.74'	175.00'
C5	N 37°19'19" W	72.82'	19°30'00"	73.17'	215.00'
C6	N 41°33'47" W	99.11'	27°58'56"	100.11'	204.97'



LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SKINNER & ASSOC. INC."
- FOUND 3-1/4" BENTON COUNTY BRASS CAP "1988" IN WATER VALVE BOX IN SURFACE OF WEST HILLS ROAD PER CORNER RESTORATION NO. CR 126847010
- FOUND 1/2" (INSIDE DIA.) IRON PIPE PER CS 4262
- ⊙ FOUND 5/8" IRON ROD PER CS 4736 OR AS NOTED
- ⊠ FOUND 1" IRON SHAFT LEANING TO SOUTHWEST WITH "+" ON TOP, FOUND BEARING TREES AS NOTED ON BENTON COUNTY CORNER RESTORATION FORM 4154
- ✕ CALCULATED POINT, NOTHING SET OR FOUND
- XXX MEASURED OR CALCULATED DATA TRUE POINT TO TRUE POINT
- (XXX)* RECORD DATA PER REFERENCE NUMBER
- — — FENCE LINE
- — — FORESHORTENED LINE

NOTES/REFERENCES

1. SEE SHEET 2 OF 2 FOR THE NARRATIVE, SURVEYOR'S CERTIFICATE, APPROVALS, ACKNOWLEDGMENTS, AND OWNER'S DECLARATION
2. 50 FOOT WIDE ACCESS AND UTILITY EASEMENT, SEE MICROFILM M-269409-99
3. GEODETIC MONUMENT TIE. THE INITIAL POINT IS N 66°32'41" W, 2803.64' FROM BENTON COUNTY GPS CONTROL STATION 12-6-1 No. 2. BEING A 3-1/4" ALUMINUM CAP STAMPED "GPS 12-6-1 No.2 1993"
4. FOUND 1/2" IRON PIPE N 06°08'17" W, 0.12'
5. FOUND 1/2" IRON PIPE N 31°10'36" E, 0.35'
6. FOUND 1/2" IRON PIPE N 53°03'17" W, 0.15'
7. FOUND 1/2" IRON PIPE S 48°09'17" E, 0.21'
8. FOUND 1/2" IRON PIPE S 57°46'12" W, 0.10'
9. C.S. 4262
10. C.S. 4736
11. C.S. 5151

REGISTERED PROFESSIONAL LAND SURVEYOR

Steven E. Woods

OREGON
JULY 26, 1988
STEVEN E. WOODS
2365

RENEWAL DATE: 6/30/00

SKINNER & ASSOCIATES, INC.

LAND SURVEYING
PROPERTY & PARTITION SURVEYS
SUBDIVISION & CONSTRUCTION SURVEYS

P.O. BOX 321, 321 HOLLY STREET
JUNCTION CITY, OREGON 97448
(541) 998-2453 FAX 998-1648

DATE: 3/31/99 DRAWN BY: PAA CHKD BY: SEW

SHEET 1 OF 2

PARTITION PLAT No. 99 - 23

FOR MICHAEL J. SNIDOW

LOCATED IN THE WILLIAM WYATT DONATION LAND CLAIM No. 48 AND THE
NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

OWNER'S DECLARATION

KNOW ALL PERSONS THAT MICHAEL J. SNIDOW IS THE OWNER OF THE LAND DESCRIBED
HEREON AND DID CAUSE THE SAME TO BE PARTITIONED AND PLATTED AS SHOWN HEREON
ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92, AND THAT
THE EASEMENTS OF RECORD ARE SHOWN HEREON. ACCESS AND UTILITY EASEMENTS WERE
CREATED BY SEPARATE DOCUMENTS. OTHER RESTRICTIONS ARE AS FOLLOWS:

1. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 24, 1968, ON MICROFILM NO. M-8529
2. ROAD MAINTENANCE AGREEMENT RECORDED ON SEPTEMBER 10, 1986 ON MICROFILM NO. M-81008

Michael J. Snidow
MICHAEL J. SNIDOW

ACKNOWLEDGEMENT

STATE OF OREGON)
) S.S.
COUNTY OF LANE)

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF June, 1999, BEFORE ME A NOTARY
PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL J. SNIDOW
WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE
FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME
VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Melinda K. King
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 6-7-2001



APPROVALS

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 1999-2000 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 HAVE BEEN PAID TO ME THIS 21st DAY OF

July, 1999.
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 THE PARTITION THAT ARE
NOW DUE AND PAYABLE HAVE BEEN PAID TO ME THIS 7th DAY OF July, 1999.

Welda Holath
BENTON COUNTY TAX COLLECTOR

WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS
REQUIRED BY DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Steve Adams July 12, 1999
BENTON COUNTY PLANNING OFFICIAL DATE

Ray Wilson 7-12-99
BENTON COUNTY SURVEYOR DATE

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

I HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY
ME IN BENTON COUNTY RECORDS BOOK OF PARTITION PLATS AS PLAT No. 99-23, ON THIS
12th DAY OF JULY, 1999, AT 4:28 O'CLOCK PM.

W. J. ...
FOR BENTON COUNTY CLERK *Sr. Deputy County Clerk*

SURVEYOR'S CERTIFICATE

I, STEVEN E. WOODS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY
THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS DESCRIBED HEREON, THE
BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE WILLIAM WYATT DONATION LAND CLAIM No. 48 BEING IN THE NORTHWEST 1/4 OF SECTION
1, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY OREGON MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE 1" IRON SHAFT MARKING THE SOUTHWEST CORNER OF THE WILLIAM WYATT DONATION LAND CLAIM
No. 48; THENCE NORTH 1' 18' 41" EAST, ALONG THE WEST LINE OF SAID DONATION LAND CLAIM No. 48, 529.64
FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WEST LINE NORTH 89° 55' 50" EAST 750.03 FEET TO A 5/8"
IRON ROD; THENCE SOUTH 00° 01' 50" WEST, 50.27 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88° 40' 39" EAST,
427.65 FEET TO A 1/2" IRON PIPE ON THE WEST LINE OF WYATT LANE; THENCE ALONG THE SAID WEST LINE THE
FOLLOWING COURSES; SOUTH 55° 33' 15" EAST, 102.02 FEET TO A POINT REFERENCED BY A 1/2" IRON PIPE
BEARING NORTH 6° 08' 17" WEST, 0.12 FEET; THENCE SOUTHEAST, 83.01 FEET ALONG THE ARC OF A 169.97 FOOT
RADIUS CURVE RIGHT, (THE CHORD OF WHICH BEARS SOUTH 41° 33' 47" EAST, 82.19 FEET) TO A POINT
REFERENCED BY A 1/2" IRON PIPE BEARING NORTH 31° 10' 46" EAST, 0.35 FEET; THENCE SOUTHEAST, 85.08 FEET
ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE LEFT, (THE CHORD OF WHICH BEARS SOUTH 37° 19' 19" EAST,
84.67 FEET) TO A 1/2" IRON PIPE; THENCE SOUTH 47° 04' 20" EAST, 125.10 FEET TO A POINT REFERENCED BY A
1/2" IRON PIPE BEARING NORTH 53° 03' 17" WEST, 0.15 FEET; THENCE SOUTHEAST, 124.59 FEET ALONG THE ARC
OF A 140.00 FOOT RADIUS CURVE RIGHT, (THE CHORD OF WHICH BEARS SOUTH 21° 34' 40" EAST, 120.52 FEET)
TO A POINT REFERENCED BY A 1/2" IRON PIPE BEARING SOUTH 48° 09' 17" EAST, 0.21 FEET; THENCE SOUTH 3°
55' 00" WEST, 123.58 FEET TO A POINT ON THE SOUTH LINE OF SAID DONATION LAND CLAIM No. 48, SAID POINT
BEING REFERENCED BY A 1/2" IRON PIPE BEARING NORTH 2° 29' 58" EAST, 0.20 FEET; THENCE LEAVING THE SAID
WEST LINE OF WYATT LANE NORTH 88° 36' 00" WEST ALONG THE SAID SOUTH LINE, 1507.59 FEET TO THE POINT
OF BEGINNING, ALL IN BENTON COUNTY, OREGON, CONTAINING 16.88 ACRES, MORE OR LESS.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE PARCELS 1 THROUGH 3 AS SHOWN HEREON AND TO SATISFY THE
CONDITIONS OF APPROVAL FOR BENTON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FILE NUMBER LD-99-02,
DATED MARCH 10, 1999.

THE BASIS OF BEARINGS OF THIS SURVEY IS THE LINE BETWEEN THE BENTON COUNTY BRASS CAP MARKING THE
SOUTHEAST CORNER OF THE WILLIAM WYATT DONATION LAND CLAIM No. 48 AND THE 1" IRON SHAFT MARKING THE
SOUTHWEST CORNER OF SAID DONATION LAND CLAIM No. 48 AS NOTED ON COUNTY SURVEY No. 4262.

THE BOUNDARIES OF THE SUBJECT PARCEL WERE SURVEYED IN COUNTY SURVEY NUMBER'S 4262 AND 4736.
CERTAIN MONUMENTS WERE FOUND FROM SAID SURVEYS AND AS CALLED IN DEED MICROFILM 8529 AND WERE HELD
FOR THE EXTERIOR CORNERS AS NOTED HEREON.

THE SOUTH LINE OF THE SUBJECT PARCEL WAS HELD TO THE SOUTH LINE OF THE SAID DONATION LAND CLAIM No.
48. THE WEST LINE WAS HELD TO THE 1" IRON SHAFT FOUND AT THE SOUTHWEST CORNER OF SAID DONATION
LAND CLAIM No. 48 AND THE 5/8" IRON ROD SET ON THE WEST LINE OF SAID DONATION LAND CLAIM No. 48 FOR
THE NORTHWEST CORNER OF THE SUBJECT PROPERTIES IN COUNTY SURVEY No. 4736. THE NORTH LINE WAS HELD
TO THE IRON RODS SET IN SAID SURVEY No. 4736 AND THE 1/2" IRON PIPES SET FOR THE EAST PORTION OF THE
SUBJECT PROPERTIES IN COUNTY SURVEY No. 4262. THE EAST LINE WAS HELD TO A LINE 35 FEET WESTERLY OF
AND PARALLEL WITH THE CENTERLINE OF WYATT LANE. THE SOUTH TANGENT OF THE CENTERLINE WAS COMPUTED
FROM A BEST FIT SOLUTION OF THE 3 MONUMENTS AS FOUND ON THE RIGHT OF WAY. THIS TANGENT WAS
PROJECTED NORTHERLY AND INTERSECTED WITH THE MIDDLE TANGENT AS DETERMINED FROM AN EQUAL SPLIT OF
THE FOUND MONUMENTS ON EACH RIGHT OF WAY. THE CENTERLINE OF CURVE 3 WAS CALCULATED WITH THE
RESULTANT DELTA AND RECORD RADIUS. THE CENTERLINE OF CURVE 2 WAS COMPUTED HOLDING RECORD DELTA
AND RADIUS. THE NORTH TANGENT OF THE CENTERLINE WAS COMPUTED FROM A POINT 35.00 FEET FROM THE 1/2"
IRON PIPE AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTIES AND THE SPLIT OF THE FOUND MONUMENTS
ON EACH RIGHT OF WAY AT THE SOUTH END OF THE TANGENT. THIS LINE WAS PROJECTED SOUTHERLY AND
INTERSECTED WITH THE RESULTANT TANGENT OF THE CENTERLINE OF CURVE 2. NOTE THAT THE DIMENSIONS SHOWN
FROM THE RIGHT OF WAY MONUMENTS TO THE CENTERLINE ARE FROM THE CALCULATED POSITION, SEE THE
DESIGNATED NOTE FOR THE RELATIONSHIP TO THE FOUND 1/2" IRON PIPE.

SHEET 2 OF 2



REGISTERED PROFESSIONAL LAND SURVEYOR
Steven E. Woods
OREGON
JULY 28, 1988
STEVEN E. WOODS
2385
RENEWAL DATE: 6/30/00

SKINNER & ASSOCIATES, INC.

LAND SURVEYING
PROPERTY & PARTITION SURVEYS
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DATE: 3/31/99 DRAWN BY: PAA CKED BY: SEW