

PARTITION PLAT 99-24  
for  
**PETER & PAMELA McPARTLIN**  
in  
NE 1/4 SECTION 30  
T10S, R4W, W.M.  
BENTON COUNTY, OREGON

JUNE 11, 1999

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

**LEGEND and NARRATIVE**

- .....Found Monument: 5/8" iron rod set by CS 7296 unless otherwise noted.
  - .....Set Monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
  - RPC...Red Plastic Cap, stamped "DARRYL HARMS PLS 1079," set by Partition Plat 1998-02.
  - ( ).....Record Data from CS 7296.
  - < >..... " " " " Partition Plat 1998-02.
  - < >..... " " " " M-56580-84, Benton County Deed Records.
- NOTE: Pipe dimension is inside diameter.

This survey is the result of Benton County Community Development File No. LD-99-15. The land conveyed to Peter and Pamela McPartlin per M-268439-99 is being divided into 2 Parcels.

Verle Moore surveyed my client's property in 1981 per CS 7296. The data on that survey matches the data in M-56580-84 and my client's deed, M-268439-99 (except for a "typo"). In Mr. Moore's survey narrative he recognizes that the west line of the property is the east line of the George Roberts DLC 59. He determined the DLC line by finding the Wagon Skein at the SE corner of the DLC and the 5/8" iron rod set by Richard Fail per CS 3856. He also found the wagon skein called out in Book 126, Page 764 as the point of beginning of the property he was surveying. Mr. Moore pointed out that the POB wagon skein was 4.16 feet east of the actual DLC line. He states that he treated the wagon skein as a "closing corner" reference to the DLC line but he then proceeded to set a monument at the intersection of the northerly R/W of Tampico Road with the line between the POB wagon skein and the stone on the DLC line to the north. I don't agree with this procedure. In my opinion, Mr. Moore should have monumented the true DLC line. The POB wagon skein is too far off of it.

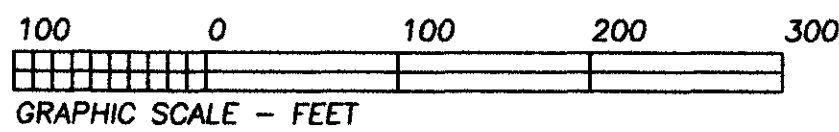
In 1998, Darryl Harms surveyed Partition Plat 1998-02. He monumented the intersection of the DLC line with the R/W line, holding the County's restored DLC corner monument and the same stone held by Mr. Moore. That stone and Mr. Fail's rod 7 ft north of it were verified by Jim Peterson per CS 7973. I'm holding Mr. Harm's monument, the stone and Mr. Fail's rod as being on the DLC line (I find Mr. Harm's rod to be slightly north of the R/W as shown). I found Mr. Moore's rods and am holding them as defining my client's north line. I projected that line west (1.67 ft) to the DLC line to compute my client's true NW corner. From that corner I held the deed distance along the north line to compute the NE corner. I found Mr. Moore's rod to be nearly 8 feet east of the corner, though it is on line with the other 2 monuments.

**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. The boundary of the tract being partitioned is described as follows:

All that land conveyed to Peter and Pamela McPartlin per M-268439-99, Benton County Deed Records, in the Southeast Quarter of Section 19 and the Northeast Quarter of Section 30, T10S, R5W, W.M., Benton County, Oregon, being more specifically described as follows:

Beginning at a 5/8" iron rod at the northwest corner of said McPartlin tract, being on the east line of the George Roberts DLC No. 59; thence N 89° 59'58"E 642.65 feet to a 5/8" iron rod at the northeast corner of said tract; thence S 18°50'47"W 961.03 feet to the southeast corner thereof on the northerly right-of-way line of County Road No. 04650 (Tampico Road), from which a 5/8" iron rod lies S 18°50'47"W 0.15 feet; thence along said right-of-way line on the arc of a 1004.93 foot radius curve left (chord bears N 87°26'31"W 278.08 feet) 278.98 feet to a 5/8" x 7/8" iron bar; thence continuing along said right-of-way line S 84°36'55"W 50.56 feet to said Claim line, from which a 5/8" iron rod lies N 0°15'30"W 0.15 feet; thence N 0°15'30"W 901.84 feet to the point of beginning.



**DECLARATION**

Know all men by these presents that Peter P. McPartlin and Pamela R. McPartlin are the recorded owners of the land represented on this 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 10 ft - wide Septic Drainfield Easement as shown hereon for the benefit of Parcel 1.

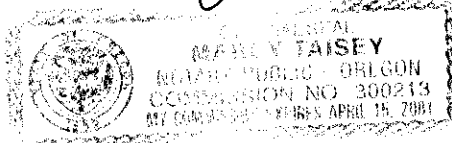
*Peter P. McPartlin* *Pamela R. McPartlin*  
Peter P. McPartlin Pamela R. McPartlin

**ACKNOWLEDGEMENTS**

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

Signed or attested before me on this 30th day of June, 1999, by Peter P. McPartlin and Pamela R. McPartlin.

*Nancy Jaisiey*  
Notary Public 4/15/01



**APPROVALS**

*Peter J. Deema* August 25, 1999  
Benton County Planning Official date

*Ray Wilson* 8-25-99  
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 1992-2000 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 for collection have been paid to me this 25th day of August, 1999.

by *Daniel 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 26th day of August, 1999.

by *Valda Holath*  
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. 99-24, on this 26th day of AUGUST, 1999, at 10:13 o'clock A.M.

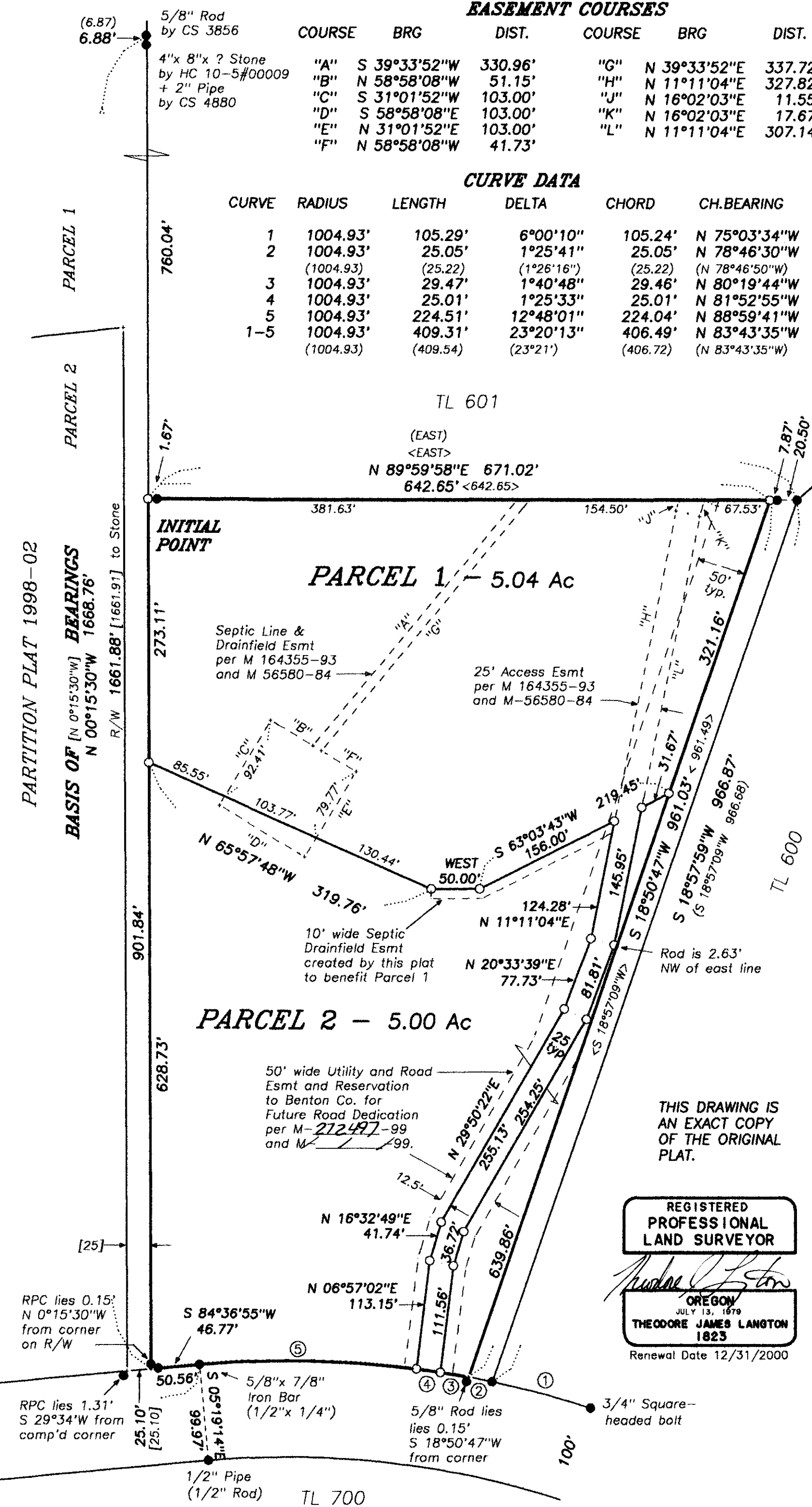
by *Walter Clark*  
Benton County Clerk  
Sr. Deputy Co. Clerk

**BASEMENT COURSES**

COURSE	BRG	DIST.	COURSE	BRG	DIST.
"A"	S 39°33'52"W	330.96'	"G"	N 39°33'52"E	337.72'
"B"	N 58°58'08"W	51.15'	"H"	N 11°11'04"E	327.82'
"C"	S 31°01'52"W	103.00'	"J"	N 16°02'03"E	11.55'
"D"	S 58°58'08"E	103.00'	"K"	N 16°02'03"E	17.67'
"E"	N 31°01'52"E	103.00'	"L"	N 11°11'04"E	307.14'
"F"	N 58°58'08"W	41.73'			

**CURVE DATA**

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	1004.93'	105.29'	6°00'10"	105.24'	N 75°03'34"W
2	1004.93'	25.05'	1°25'41"	25.05'	N 78°46'30"W
3	1004.93'	29.47'	1°40'48"	29.46'	N 80°19'44"W
4	1004.93'	25.01'	1°25'33"	25.01'	N 81°52'55"W
5	1004.93'	224.51'	12°48'01"	224.04'	N 88°59'41"W
1-5	1004.93'	409.31'	23°20'13"	406.49'	N 83°43'35"W
	(1004.93)	(409.54)	(23°21')	(406.72)	(N 83°43'35"W)



REGISTERED PROFESSIONAL LAND SURVEYOR

*Theodore J. Langton*  
THEODORE JAMES LANGTON  
1823  
Renewal Date 12/31/2000