

PARTITION PLAT 99-33  
FOR MARGARET J. BROWN  
LYING IN THE  
J.B. STARR DLC 57  
IN THE  
NE 1/4 SECTION 30,  
TOWNSHIP 14 SOUTH, RANGE 5 WEST  
WILLAMETTE MERIDIAN  
BENTON COUNTY, OREGON  
MARCH 1999

THIS DRAWING IS AN EXACT COPY  
OF THE ORIGINAL PLAT



SCALE 1" = 100'

**WATERLINE EASEMENT:**  
CENTERLINE DATA FOR A 10' EASEMENT AS SHOWN HEREON

NUMBER	DIRECTION	DISTANCE
L19	S 27°52'23" E	114.49'
L20	S 35°55'04" E	156.85'
L21	S 60°22'34" E	100.82'
L22	N 89°30'05" E	151.81'
L23	N 84°53'24" E	148.31'
L24	S 38°21'00" W	22.71'
L25	S 65°09'22" E	87.23'
L26	N 89°39'53" E	89.99'
L27	N 34°26'22" E	91.46'
L28	N 26°02'28" E	118.96'
L29	N 03°07'32" W	59.25'
L30	N 34°46'06" W	274.04'

**WATERLINE EASEMENT:**  
CENTERLINE DATA FOR EASEMENT AS SHOWN HEREON

NUMBER	DIRECTION	DISTANCE
L18	S 61°55'22" E	323.41'
L13	N 78°27'07" W	146.73'
L14	S 00°07'06" W	138.22'
L15	S 07°38'03" E	285.06'
L16	S 86°20'14" W	101.62'
L17	S 07°38'03" E	82.73'

NUMBER	DELTA	CD	R'	L'	LC'
C10	107°25'47"	S 50°49'59" W	15.00	203.58	178.02

**ACCESS EASEMENT:**  
FILED IN M-262866-99 BENTON COUNTY RECORDS

NUMBER	DIRECTION	DISTANCE
L11	N 13°33'50" E	54.95'
L12	N 61°55'22" W	466.28'
L13	N 78°27'07" W	146.73'
L14	S 00°07'06" W	138.22'
L15	S 07°38'03" E	285.06'
L16	S 86°20'14" W	101.62'
L17	S 07°38'03" E	82.73'

NUMBER	DELTA	CD	R'	L'	LC'
C9	104°30'49"	S 65°49'14" W	100.00	182.41	168.5
C10	107°25'47"	S 50°49'59" W	15.00	203.58	178.02

**LINE TABLE:**

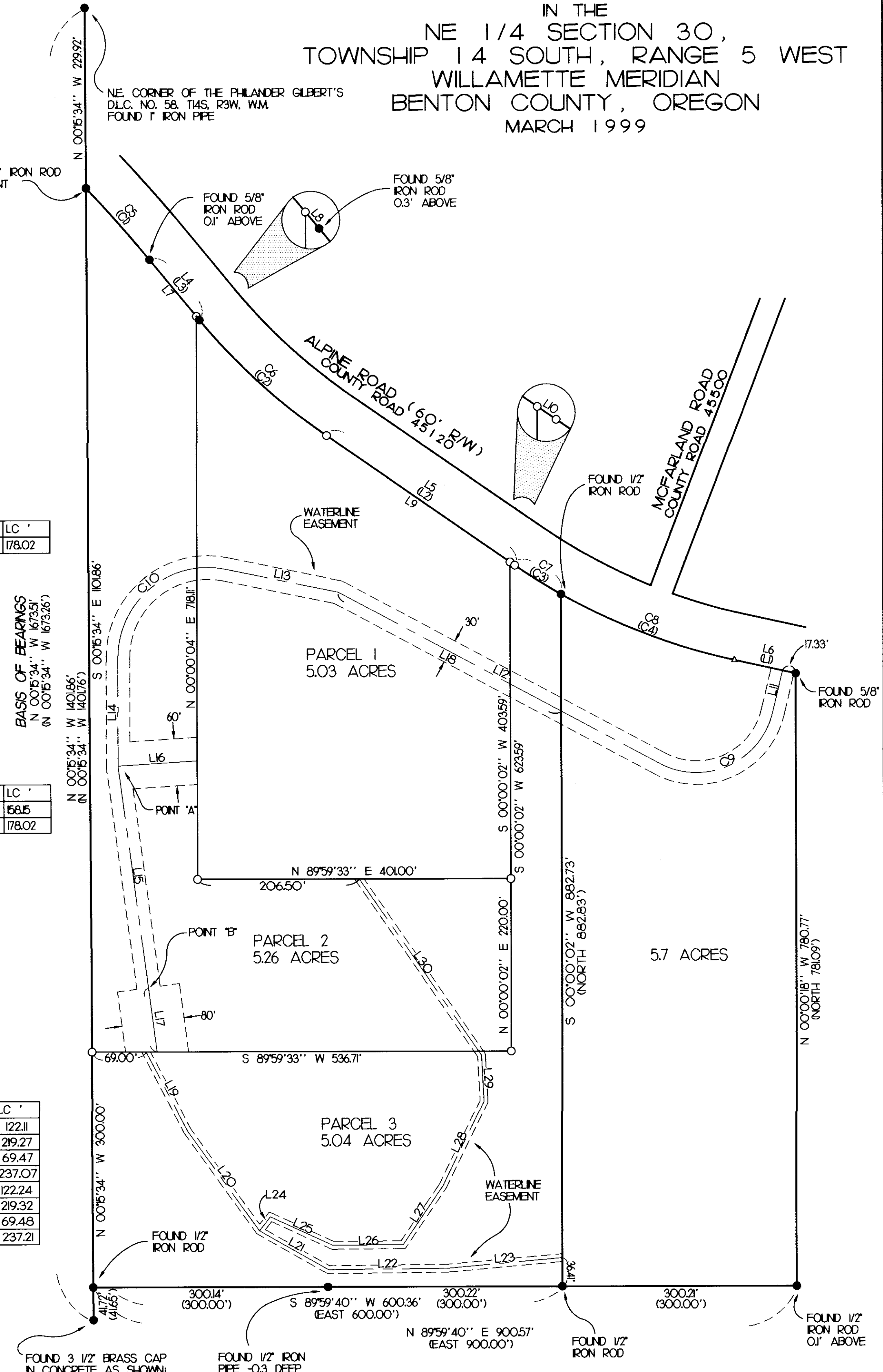
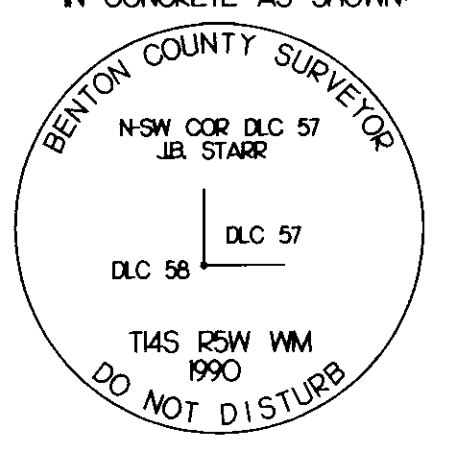
NUMBER	DIRECTION	DISTANCE
L1	S 77°40'45" E	80.39'
L2	N 55°29'30" W	292.61'
L3	N 39°37'00" W	99.77'
L4	S 39°36'48" E	99.95'
L5	S 55°25'25" E	292.63'
L6	S 77°39'21" E	80.44'
L7	S 39°36'48" E	93.68'
L8	S 39°36'48" E	6.27'
L9	S 55°25'25" E	285.32'
L10	S 55°25'25" E	7.31'

**CURVE TABLE:**

NUMBER	DELTA	R'	L'	CD	LC'
(C1)	03°43'21"	1879.80	122.13	S 41°28'40" E	122.11
(C2)	6°52'26"	794.00	219.98	S 47°33'15" E	219.27
(C3)	05°00'52"	794.00	69.49	S 57°59'57" E	69.47
(C4)	17°09'24"	794.42	237.88	S 69°05'35" E	237.07
(C5)	03°43'35"	1879.80	122.26	S 41°29'37" E	122.24
(C6)	6°52'29"	794.00	219.99	S 47°39'08" E	219.32
(C7)	05°00'54"	794.00	69.50	S 58°05'52" E	69.48
(C8)	17°10'22"	794.42	238.10	S 69°04'11" E	237.21

**LEGEND:**

- DENOTES SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PWE LS 2680", FLUSH WITH GROUND.
- DENOTES FOUND MONUMENT AS DESCRIBED, FLUSH UNLESS OTHERWISE NOTED
- P.U.E. PUBLIC UTILITIES EASEMENT
- ( ) RECORD OR COMPUTED DATA PER CS 4564
- △ CALCULATED POINT



REGISTERED PROFESSIONAL LAND SURVEYOR ALLEN D. TEITZEL OREGON JULY 19, 1994 2880 EXPIRES 6-30-2000	<b>PacWest Engineering</b> 1600 NINTH AVE. SE ALBANY, OR. 97321 TEL 1-888-926-7634 FAX 541-926-7539	Project: 97-73
		Drawing No.: 97-73
Client: ADVANCED INVESTMENT CORP. 321 GOODPASTURE ISLAND EUGENE, OR. 97401	Drawn: MRUETTIGERS Calc'd: A. TEITZEL	Date: 3-5-99
		Scale: 1"=100'
Field: B.SMITH Checked: A. TEITZEL		Page Of 1 2

PARTITION PLAT 99-33  
FOR MARGARET J. BROWN  
LYING IN THE  
J.B. STARR DLC 57  
IN THE  
NE 1/4 SECTION 30,  
TOWNSHIP 14 SOUTH, RANGE 5 WEST  
WILLAMETTE MERIDIAN  
BENTON COUNTY, OREGON  
MARCH 1999

**SURVEYOR'S CERTIFICATE:**

I, ALLEN D. TEITZEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD ON THE WEST LINE OF THE J.B. STARR DLC 57, FROM WHICH THE N-SW CORNER OF DLC 57 BEARS S 00°15'34" E 1443.58 FEET, SAID INITIAL POINT ALSO ON THE SOUTH RIGHT OF WAY OF ALPINE ROAD (COUNTY ROAD 45120), THENCE ALONG SAID SOUTH RIGHT OF WAY THE FOLLOWING:  
ALONG THE ARC OF A 1879.80 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS S 41°29'37" E 122.24 FEET) 122.26 FEET TO A 5/8" IRON ROD, S 39°36'48" E 99.95' TO A 5/8" IRON ROD, ALONG THE ARC OF A 794.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S 47°39'08" E 219.32 FEET) 219.99 FEET TO A 5/8" IRON ROD, S 55°25'25" E 292.63 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 794.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S 58°05'52" E 69.48 FEET) 69.50 FEET TO A 1/2" IRON ROD,  
THENCE LEAVING SAID SOUTH RIGHT OF WAY S 00°00'02" W 882.73 FEET TO A 1/2" IRON ROD, THENCE S 89°59'40" W 600.36 FEET TO A 1/2" IRON ROD ON SAID DLC LINE, THENCE N 00°15'34" W 1401.86 FEET TO THE INITIAL POINT, LYING IN THE NE 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON AND CONTAINING ±5.3 ACRES.

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS THAT MARGARET J. BROWN IS THE RECORDED OWNER OF THE LANDS REPRESENTED ON THE ATTACHED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN HEREON.

I HEREBY CREATE THE WATERLINE EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF PARCELS 1, 2, AND 3.

*Margaret J. Brown*  
MARGARET J. BROWN

**ACKNOWLEDGMENTS:**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22 TH DAY OF march, 1999, BY MARGARET J. BROWN

*Debra A. Ingram*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/01



THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT

**APPROVALS:**

*Peter Edema* September 3, 1999  
BENTON COUNTY PLANNING OFFICIAL DATE

*Ray Wilson* 9-7-99  
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 31 TH DAY OF March, 1999.

*Conrad Smith* 9/14/99 1999-2000  
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 31 TH DAY OF March, 1999.

*Mark Kelly* 9/10/99  
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. 99-33 ON THIS 17 TH DAY OF SEPT, 1999, AT 1:39 O'CLOCK PM

*W. J. Allen*  
BENTON COUNTY CLERK  
Sr. Deputy Co. Clerk

**NARRATIVE:**

THIS SURVEY IS THE RESULT OF BENTON COUNTY COMMUNITY DEVELOPMENT FILE NO. LD-97-40. THE PURPOSE IS TO DIVIDE TAX LOTS 1304 AND 1307, MAP 14-5-30, INTO THREE PARCELS. ALL FOUND MONUMENTS WERE HELD FOR POSITION EXCEPT AS NOTED. THE NORTHERN MOST PROPERTY LINE OF THE SAID PROPERTIES WAS ESTABLISHED ALONG THE SOUTH RIGHT OF WAY LINE OF ALPINE ROAD (COUNTY ROAD 45120). THIS WAS DONE BY HOLDING FOUND MONUMENTS AND PROPORTIONING IN THE MISSING CORNERS WITH RECORD AND/OR COMPUTED DATA FROM C.S. 4564.

EASEMENTS ON THIS PROPERTY WHICH ARE NOT SUFFICIENTLY SPECIFIC TO PLOT HEREON INCLUDE:

1. EASEMENT TO MOUNTAIN STATES POWER CO. PER BOOK 84, PAGE 183, BOOK 84, PAGE 186, BENTON COUNTY DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR <i>Allen D. Teitzel</i> ALLEN D. TEITZEL 2880 EXPIRES 6-30-2000	<b>PacWest Engineering</b> 1600 NINTH AVE. SE TEL 1-888-926-7634 ALBANY, OR. 97321 FAX 541-926-7539	Project: 97-73
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