

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR

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99-34

PARTITION PLAT NO. 99-34  
for **CHINTIMINI LAND, INC.**  
in the NE1/4 SECTION 3, T13S, R5W, W.M.  
BENTON COUNTY, OREGON  
JUNE 2, 1999

**APPROVALS**

APPROVED Benton Planning Official September 20, 1999 DATE  
APPROVED Jim S. Peterson 9/20/99 DATE  
FOR BENTON COUNTY SURVEYOR

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 property, but not yet certified to the tax collector for collection, have been paid to me on this 13th day of August, 1999.  
David Smith  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

**RECORDING**

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. 99-34, on this 20th day of September, 1999, at 2:18 o'clock pm.  
Dana Corvick  
BENTON COUNTY CLERK Deputy Clerk

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 property that are now due and payable have been paid to August 13, 2000-1999.  
Maureen O'Leary  
BENTON COUNTY DEPT. OF FINANCE, AUDITING, & TAX COLLECTION

**SURVEYOR'S CERTIFICATE**

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in June of 1999 I correctly surveyed and marked with proper monuments the lands represented on the attached Partition Plat. The exterior boundaries of this plat are described as follows:

That 17 acre tract (Warehouse Parcel) of land conveyed to Chintimini Land, Inc. by M-107812-88 of the Benton County Deed Records, being more particularly described as follows:

Commencing at the Southwest corner of Section 34, Township 12 South, Range 5 West of the Willamette Meridian; thence North, 6.14 chains; thence East, 50.12 chains to the East line of the Southern Pacific Railroad right-of-way; thence S05°32'00"W, along the said East right-of-way line, a distance of 731.66 feet to a point which is N05°32'00"E, 186.00 feet from the South line of that tract conveyed to Madge Harris by deed recorded in Book 83, Page 124 of the Benton County Deed Records, said point being a 5/8" iron rod set at the point of beginning of the herein described tract; thence S05°32'00"W, along said East right-of-way line, a distance of 446.00 feet to a 5/8" iron rod; thence N89°28'54"E, parallel to the South line of said Harris tract, a distance of 1642.82 feet to a 5/8" iron rod on the West right-of-way line of State Highway 99; thence N04°31'05"E, along said West right-of-way line, a distance of 445.23 feet to a 5/8" iron rod; thence S89°28'54"W, parallel to the South line of said Harris tract, a distance of 1634.88 feet to the point of beginning.

**NARRATIVE**

The purpose of this survey is to define the boundaries of Parcels 1 and 2 of Benton County Development Department File No. LD-99-14. Said File No. is a partition of Tax Lot 200 of Tax Map 13-5-03, as described by M-107812-88 of the Benton County Records.

M-107812-88 is controlled by the South line of Book 83, Page 124, C.S. 288 and GHC 12-5-00047 set 3/4" pipes on the South line of said Page 124 near the West right-of-way line of the State Highway (point "B") and on the East right-of-way line of the Railroad (point "A"). We found the pipe at point "B", but did not recover the pipe at point "A". We therefore computed a position for point "A" at the record distance (81.337 chains per GHC 12-5-00047 and GHC 13-5-00003) from the 1" pipe (point "D") shown on GHC 13-5-00003.

Point "C" is a 1" pipe at a fence corner approximately 33 feet North of the centerline of Llewellyn Road and 30 feet East of the centerline of the railroad tracks. Although this pipe is of unknown origin, since it is 30 feet from the centerline of the tracks, we held it for control of the railroad right-of-way. GHC 12-5-00047 and M-107812-88 call for an iron bar about 3 feet Southerly of point "C". At that approximate position we find an iron bar lying horizontal, 6" below the surface in the roadway ditch.

**DECLARATION**

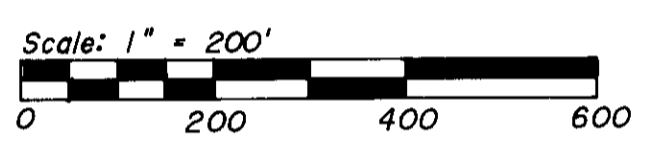
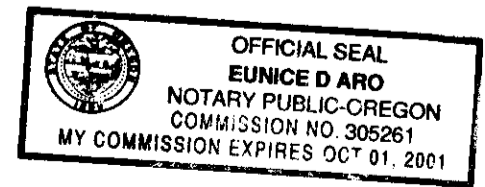
Know all men by these presents that Chintimini Land, Inc. is the owner of record of the lands represented on this map and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused said lands to be partitioned into parcels as shown on this map. Chintimini Land, Inc. does also hereby create an access easement across Parcel 1 for the benefit of Parcel 2, as shown on this map.

Rosetta C. Venell  
ROSETTA C. VENELL/SECRETARY

**ACKNOWLEDGMENT**

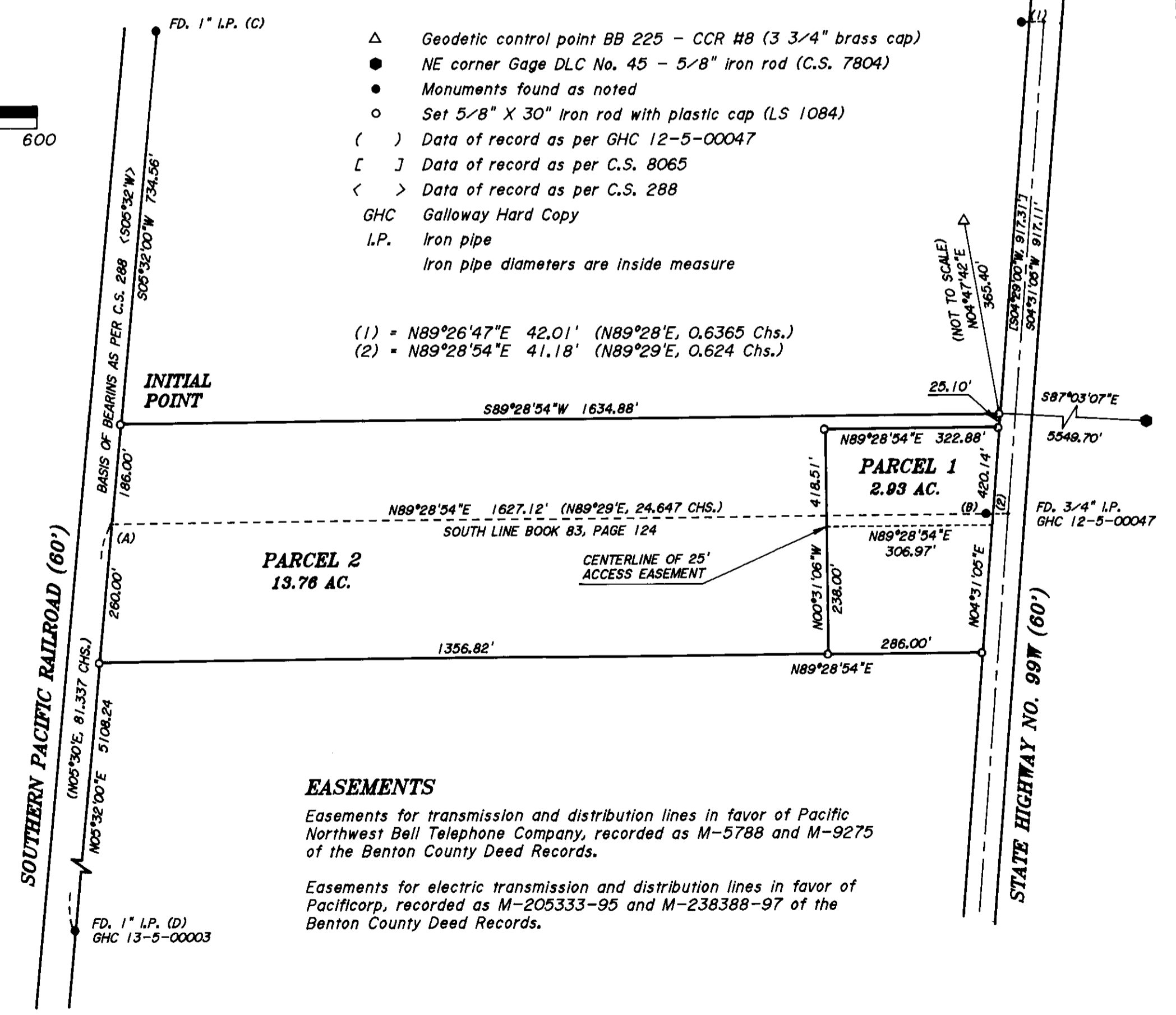
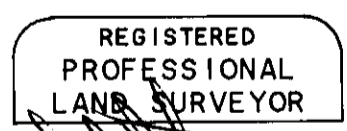
STATE OF OREGON) S.S.  
COUNTY OF BENTON)  
This is to certify that on this 22 day of July, 1999, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Rosetta C. Venell, as Secretary of Chintimini Land, Inc., who is known to me to be the identical person described in and who executed the above instrument, and acknowledged to me that she executed the same freely and voluntarily.

Eunice D. Aro  
NOTARY PUBLIC FOR THE STATE OF OREGON



THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.

SURVEYED BY:  
PETERSON & ASSOCIATES  
8155 NW MITCHEL DRIVE  
CORVALLIS, OREGON 97330  
PHONE: 541-757-1794



- △ Geodetic control point BB 225 - CCR #8 (3 3/4" brass cap)
- NE corner Gage DLC No. 45 - 5/8" iron rod (C.S. 7804)
- Monuments found as noted
- Set 5/8" X 30" iron rod with plastic cap (LS 1084)
- ( ) Data of record as per GHC 12-5-00047
- [ ] Data of record as per C.S. 8065
- < > Data of record as per C.S. 288
- GHC Galloway Hard Copy
- I.P. Iron pipe
- Iron pipe diameters are inside measure

- (1) = N89°26'47"E 42.01' (N89°28'E, 0.6365 Chs.)
- (2) = N89°28'54"E 41.18' (N89°29'E, 0.624 Chs.)

**EASEMENTS**

Easements for transmission and distribution lines in favor of Pacific Northwest Bell Telephone Company, recorded as M-5788 and M-9275 of the Benton County Deed Records.  
Easements for electric transmission and distribution lines in favor of PacifiCorp, recorded as M-205333-95 and M-238388-97 of the Benton County Deed Records.

FD, 1 1/4" I.P.  
(3/4" I.P. AS PER  
GHC 12-5-00047)