

99-45

Partition Plat No. 1999-45
for

Albert C. Poland, Estate Executor

S 89°30'W 80.74 chains

in the Northwest, and Southwest Quarters of Section 17,
and the Northeast, and Southeast Quarters of Section 18
Township 10 South, Range 7 West, Willamette Base and Meridian
Benton County, Oregon

Scale: 1" = 400'

November 12, 1999

Unsurveyed

PARCEL 1 177.9 Acres More or Less
The East Half of the Northeast Quarter of Section 18, the Northwest
Quarter of the Northwest Quarter, the North Half of the Southwest Quarter
of the Northwest Quarter, and that portion of the following in Section 17
lying East and North of the center line of County Road Number 07055: the
South Half of the Southwest Quarter of the Northwest Quarter, the
Northwest Quarter of the Southwest Quarter, and the West Half of the
Northeast Quarter of the Southwest Quarter, Township 10 South Range 7
West of the Willamette Base and Meridian, Benton County, Oregon.

Unsurveyed

PARCEL 2 81.9 Acres More or Less
The Northeast Quarter of the Southeast Quarter of Section 18, and that
portion of the following in Section 17 lying West and South of the center
line of County Road Number 07055: the South Half of the Southwest
Quarter of the Northwest Quarter, the Northwest Quarter of the Southwest
Quarter, and the West Half of the Northeast Quarter of the Southwest
Quarter, Township 10 South Range 7 West of the Willamette Base and
Meridian, Benton County, Oregon.

Unsurveyed

PARCEL 3 85.6 Acres More or Less
The Southwest Quarter of the Southwest Quarter of Section 17, and that
portion of the following in Section 17 lying West and South of the center
line of County Road Number 07055: the Southeast Quarter of the Southwest
Quarter, and the East Half of the Northeast Quarter of the Southwest
Quarter, Township 10 South Range 7 West of the Willamette Base and Meridian, Benton
County, Oregon.

Surveyor's Certificate:

I, Verle C. Moore, registered professional land surveyor in the State of Oregon,
hereby certify that I have prepared this plat for the partition of the lands
represented hereon from public records only and I did not enter upon the land
and perform a survey. The property is described as follows: The West Half of the
West Half, the West Half of the Northeast Quarter of the Southwest Quarter, that
portion of the Southeast Quarter of the Southwest Quarter, and the East Half of
the Northeast Quarter of the Southwest Quarter lying westerly and southerly of
the center of County Road Number 07055 in Section 17, and the East half of the
Northeast Quarter, and the Northeast Quarter of the Southeast Quarter of Section
18, Township 10 South, Range 7 West of the Willamette Base and Meridian,
Benton County, Oregon. Containing 345.4 acres, more or less.

Note: The First American Title Subdivision Guarantee Report lists three easements
that are not sufficiently described to plot on this drawing, and therefore are listed
as follows: Consumers Power M-72751, and M- 68260, and agreement between
Birch and Hull, Book 196, Page 445.

NARRATIVE:

The purpose of this partition is to divide the land as shown hereon. The basis of
this partition is the General Land Office plat approved by James Tolman, Surveyor
General of Oregon, dated January 29, 1879. Portions of these Sections have
been resurveyed in recent years, but none of that information is incorporated in
this partition. The County Road 07055 was protracted on to this plat from
Assessors records. The areas shown hereon are computed from the original plat
and the protracted county road, and are approximate. Dimensions shown hereon
are from the G.L.O. plat mentioned above and the two State easements shown.

N 89°23'19"E
639.80'

N 0°01'W 64.1
STATE OF OREGON
ACCESS EASEMENT
BOOK 178 PG. 349
N 01°24'25"E
708.60'

N 89°23'19"E 603.50'
N 04°44'00"E 385.10'
STATE OF OREGON
ACCESS EASEMENT
BOOK 182, PG. 702
N 06°48'00"E 87.90'

N 00°00'00"E 287.90'

POINT IN COUNTY ROAD
1841.0 N. AND 683.9 W
OF 1/4 COR 17 AND 20

60' RADIUS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

VERLE C. MOORE
OREGON
MAY 13, 1980
501

expires 12/31/2000

I certify that this tracing
is an exact copy of the
original partition plat
Verle C. Moore L.S. 501

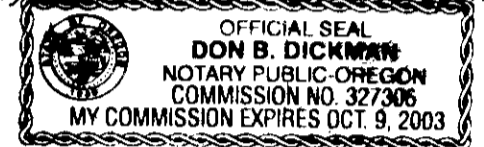
DECLARATION
State of Oregon
County of Benton

I do hereby declare that I am the Estate
Executor of the estate of Carroll Fenn
Poland, deceased, of the lands described
hereon and have caused this partition
plat to be prepared and partitioned in
accordance with the provisions of O.R.S.
Chapter 92.

This instrument was acknowledged before
me on this 16 day of Nov, 1999.

by Albert C. Poland
Albert C. Poland, Estate Executor

Notary Public for the State of Oregon.



My Commission
expires: 10/9/03

APPROVALS:
Benton County Planning File No.
LD-99-41
This Partition Plat APPROVED

John Allen
Benton Planning Director.

Dated this 21 day of November, 1999.

Ray Wilson
Benton County Surveyor
Dated this 13 day of December,
1999.

I hereby certify that 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
on this partition during this tax year, but
not yet certified to the tax collector for
collection, have been paid to me
this 21 day of November, 1999.

By: Christine Smith
Director, Benton County Dept. of
Assessment

I hereby certify that all ad valorem taxes
and other charges required by law to be
placed upon the tax rolls which have
become a lien on this partition that are
now due and payable have been paid to
the date of June 30, 1999

By: Maury K. Olson
Director, Benton County Dept. of Finance,
Auditing, and Tax Collection

RECORDER'S STATEMENT
State of Oregon
County of Benton

I hereby certify that this partition plat
was received and duly recorded by me in
the Benton County Deed Records in
M- 216816-99 on this 18 day of
December, 1999, at 2:08 o'clock.

By: Hollis H. Herring
Benton County Clerk
Senior Deputy
Clerk

Moore Surveying
424 2nd Ave., S.E.
Albany, Oregon 97321
(503) 928-3878