

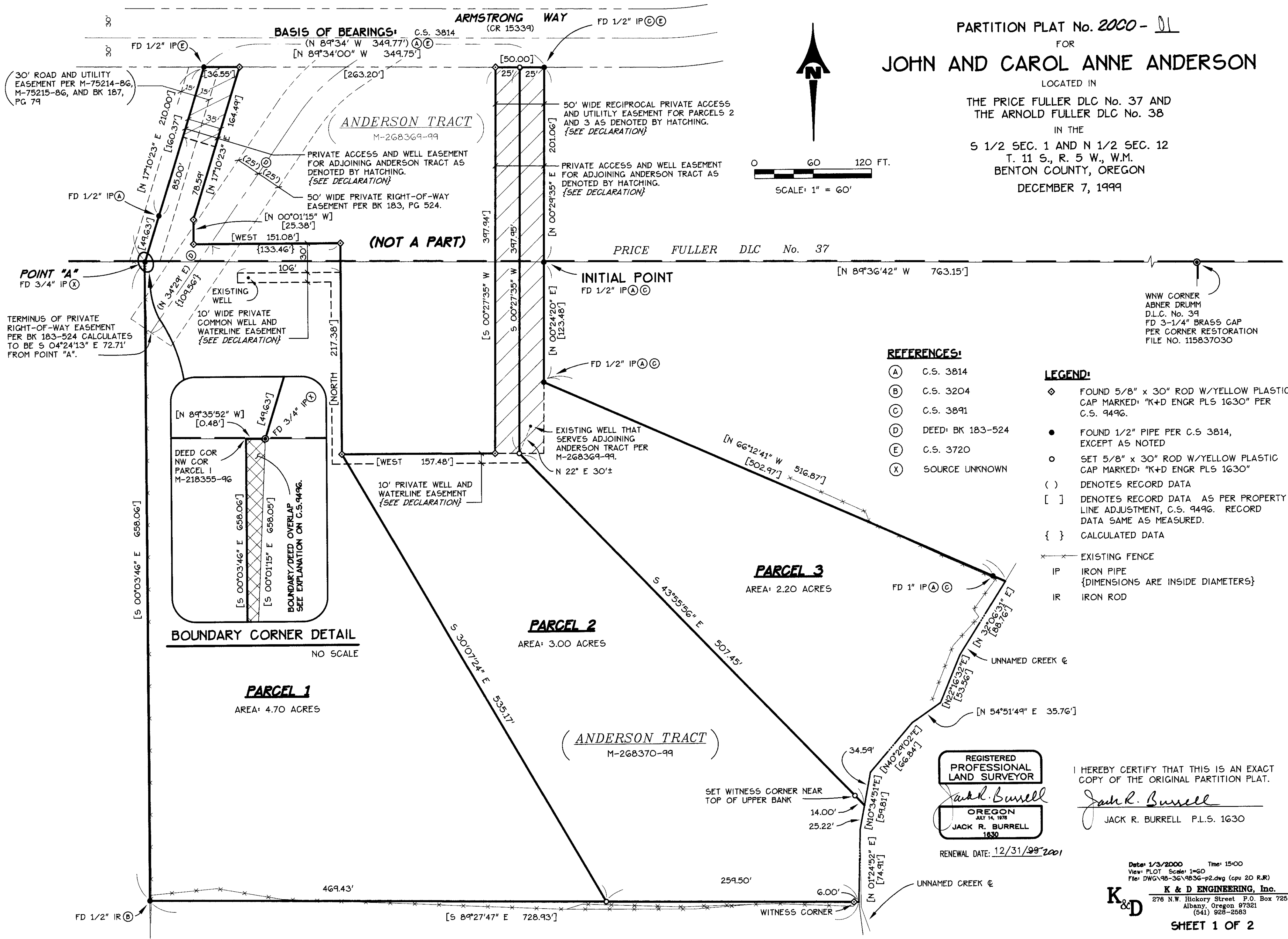
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

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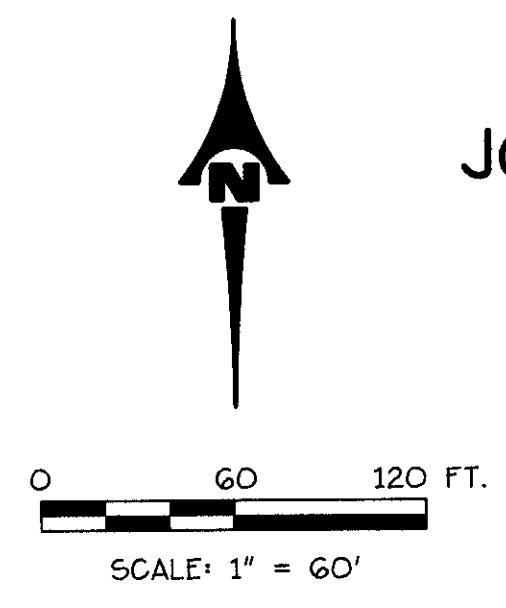
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

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

2000-01



PARTITION PLAT No. 2000-01
 FOR
JOHN AND CAROL ANNE ANDERSON
 LOCATED IN
 THE PRICE FULLER DLC No. 37 AND
 THE ARNOLD FULLER DLC No. 38
 IN THE
 S 1/2 SEC. 1 AND N 1/2 SEC. 12
 T. 11 S., R. 5 W., W.M.
 BENTON COUNTY, OREGON
 DECEMBER 7, 1999



REFERENCES:

- (A) C.S. 3814
- (B) C.S. 3204
- (C) C.S. 3891
- (D) DEED: BK 183-524
- (E) C.S. 3720
- (X) SOURCE UNKNOWN

LEGEND:

- ◆ FOUND 5/8" x 30" ROD W/YELLOW PLASTIC CAP MARKED: "K+D ENGR PLS 1630" PER C.S. 9496.
- FOUND 1/2" PIPE PER C.S. 3814, EXCEPT AS NOTED
- SET 5/8" x 30" ROD W/YELLOW PLASTIC CAP MARKED: "K+D ENGR PLS 1630"
- () DENOTES RECORD DATA
- [] DENOTES RECORD DATA AS PER PROPERTY LINE ADJUSTMENT, C.S. 9496. RECORD DATA SAME AS MEASURED.
- { } CALCULATED DATA
- EXISTING FENCE
- IP IRON PIPE {DIMENSIONS ARE INSIDE DIAMETERS}
- IR IRON ROD

REGISTERED PROFESSIONAL LAND SURVEYOR

Jack R. Burrell
JACK R. BURRELL
 1630

RENEWAL DATE: 12/31/99 2001

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

Jack R. Burrell
 JACK R. BURRELL P.L.S. 1630

Date: 1/3/2000 Time: 15:00
 View: PLOT Scale: 1=60
 File: DWG\98-36\9836-p2.dwg (cpu 20 RJR)

K & D ENGINEERING, Inc.
 276 N.W. Hickory Street P.O. Box 725
 Albany, Oregon 97321
 (541) 928-2583

2000-01

PURPOSE: **NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO COMPLETE A PARTITION PLAT THAT RECEIVED TENTATIVE APPROVAL BY BENTON COUNTY DEVELOPMENT DEPARTMENT UNDER COUNTY FILE NO. LD-98-49.

BOUNDARY DETERMINATION:

THE OUTSIDE BOUNDARY OF SUBJECT PROPERTY WAS ESTABLISHED BY PROPERTY LINE ADJUSTMENT, C.S. NO. 9496. REFER TO THE OUTBOUNDS SURVEY FOR EXPLANATION OF HOW BOUNDARIES WERE ESTABLISHED AND A NARRATIVE CONCERNING A BOUNDARY/DEED OVERLAP OVER A PORTION OF THE WEST LINE OF THE PARENT PARCEL.

SURVEYOR'S CERTIFICATE:

I, JACK BURRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED AND FOUND PROPER MONUMENTS THE LANDS AS REPRESENTED, AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT, AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 1/2 INCH IRON PIPE ON THE SOUTH LINE OF THE PRICE FULLER DONATION LAND CLAIM NO. 37 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, SAID PIPE BEING NORTH 89°36'42" WEST, ALONG SAID SOUTH LINE, 763.15 FEET FROM THE MOST NORTHERLY NORTHWEST CORNER OF THE ABNER DRUMM DONATION LAND CLAIM NO. 39 IN SAID TOWNSHIP AND RANGE, SAID PIPE IS ALSO ON THE EAST LINE OF THAT ANDERSON TRACT DESCRIBED BY DEED RECORDED IN M-171919-93 OF THE BENTON COUNTY DEED AND MICROFILM RECORDS ON OCTOBER 26, 1993 (HEREINAFTER REFERRED TO AS FIRST ANDERSON TRACT); THENCE NORTH 00°29'35" EAST 201.06 FEET TO A 1/2 INCH PIPE AT THE NORTHEAST CORNER OF SAID FIRST ANDERSON TRACT, WHICH POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE ARMSTRONG WAY (A 60 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 89°34'00" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 50.00 FEET TO A 5/8 INCH ROD; THENCE SOUTH 00°27'35" WEST 397.94 FEET TO A 5/8 INCH ROD; THENCE WEST 157.48 FEET TO A 5/8 INCH ROD; THENCE NORTH 217.38 FEET TO A 5/8 INCH ROD; THENCE WEST 151.08 FEET TO A 5/8 INCH ROD; THENCE N 00°01'15" WEST 25.38 FEET TO A 5/8 INCH ROD; THENCE NORTH 17°10'23" EAST 164.49 FEET TO A 5/8 INCH ROD ON THE SAID SOUTH RIGHT-OF-WAY LINE OF ARMSTRONG WAY; THENCE NORTH 89°34'00" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 36.55 FEET TO A 1/2 INCH PIPE AT THE NORTHWEST CORNER OF SAID FIRST ANDERSON TRACT; THENCE SOUTH 17°10'23" WEST 160.37 FEET TO A 1/2 INCH PIPE AT SOUTHWEST CORNER OF SAID FIRST ANDERSON TRACT; THENCE SOUTH 17°10'23" WEST 49.63 FEET TO A 3/4 INCH PIPE; THENCE NORTH 89°35'52" WEST 0.48 FEET TO THE NORTHWEST CORNER OF THAT ANDERSON TRACT IDENTIFIED AS PARCEL 1 IN DEED RECORDED IN M-218355-96 OF THE BENTON COUNTY DEED AND MICROFILM RECORDS ON AUGUST 30, 1996 (HEREINAFTER REFERRED TO AS SECOND ANDERSON TRACT); THENCE ALONG THE BOUNDARY LINE OF SAID SECOND ANDERSON TRACT, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 00°03'46" EAST 658.06 FEET TO A 1/2 INCH ROD TO THE SOUTHWEST CORNER OF SAID SECOND ANDERSON TRACT; (2) THENCE SOUTH 89°27'47" EAST 728.93 FEET TO THE SOUTHEAST CORNER OF SAID SECOND ANDERSON TRACT; (3) THENCE NORTH 01°24'52" EAST 74.91 FEET TO A POINT IN THE CENTERLINE OF AN UNNAMED CREEK; (4) THENCE NORTH 10°34'51" EAST, ALONG SAID CENTERLINE, 59.81 FEET; (5) THENCE NORTH 40°29'02" EAST, ALONG SAID CENTERLINE, 66.84 FEET; (6) THENCE NORTH 54°51'49" EAST, ALONG SAID CENTERLINE, 35.76 FEET; (7) THENCE NORTH 22°16'32" EAST, ALONG SAID CENTERLINE, 53.56 FEET; (8) THENCE NORTH 32°06'31" EAST, ALONG SAID CENTERLINE, 88.76 FEET TO A POINT THAT IS SOUTH 66°12'41" EAST 13.90 FEET FROM A 1 INCH PIPE; (9) THENCE NORTH 66°12'41" WEST 516.87 FEET TO A 1/2 INCH ROD AT THE SOUTHEAST CORNER OF SAID FIRST ANDERSON TRACT; THENCE NORTH 00°24'20" EAST 123.48 FEET TO THE POINT OF BEGINNING. CONTAINING 9.90 ACRES OF LAND, MORE OR LESS.

MAINTENANCE AGREEMENT FOR WATER LINE AND COMMON WELL STATEMENT:

THIS AGREEMENT IS ENTERED INTO BY AND BETWEEN THE DECLARANTS AND THE FUTURE OWNERS OF PARCELS 1, 2, AND 3 OF THE HEREIN SHOWN PLAT, AND IS FOR THE PURPOSE OF PROVIDING WATER FROM THE COMMON WELL LOCATED ON PARCEL 1. AS LONG AS PARCEL 1 HAS THE BENEFIT OF THE USE OF WATER FROM SAID WELL, THE COST OF MAINTAINING THE WELL IS THE JOINT RESPONSIBILITY OF THE OWNERS OF EACH OF THE ABOVE NAMED PARCELS. THE CONSTRUCTION AND MAINTENANCE OF THE LINE CARRYING THE WATER FROM THE WELL ALONG WITH ALL ITS APPURTENANCES TO SAID PARCELS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PARCEL OR PARCELS WHICH SAID LINE IS BENEFITING. THE OWNER OF EACH PARCEL SHALL HAVE THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND/OR REMOVE A WATER LINE WITH ALL THE APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, OR UNDER AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM THE EASEMENT AS SHOWN ON THE PARTITION PLAT ANY TREES AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE CONSTRUCTION, USE, OR MAINTENANCE OF SAID WATER LINE AND THE RIGHT OF INGRESS AND EGRESS TO, OVER AND FROM THE ABOVE-DESCRIBED PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY OR USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE WATER LINE EASEMENT GRANTED ON THE PLAT OF THE PARTITION. THE OWNER OF EACH PARCEL SHALL, UPON EACH AND EVERY OCCASION THAT SUCH A WATER LINE IS CONSTRUCTED, MAINTAINED, REPLACED, RECONSTRUCTED, OR REMOVED RESTORE THE CONDITIONS IN THE EASEMENT TO A CONDITION AS NEAR AS PRACTICABLE AS THEY WERE PRIOR TO ANY SUCH INSTALLATION OR WORK, AND IF NOT PRACTICABLE, THEN PAY THE OWNER OF THE RESPECTIVE PARCEL REASONABLE COMPENSATION FOR SUCH CONDITIONS THAT CANNOT BE REASONABLY OR PRACTICABLY RESTORED.

PRIVATE EASEMENT STATEMENT:

THE PRIVATE EASEMENTS BEING CREATED BY THIS PLAT ARE FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THESE PRIVATE EASEMENTS SHALL RUN WITH THE PARCELS UPON WHICH THEY ARE LOCATED. THE OWNER OF THE PARCEL BENEFITING FROM ANY OF THE PRIVATE EASEMENTS SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENT PROVIDED THAT ANY DISTURBANCE CREATED BY SAID MAINTENANCE SHALL BE CORRECTED AND THE LAND RESTORED AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID MAINTENANCE. THE BENEFITING OWNER OF ANY OF THE SAID PRIVATE EASEMENTS SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COSTS ASSOCIATED WITH THAT SPECIFIC EASEMENT.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOHN W. ANDERSON AND CAROL ANNE ANDERSON ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED PLAT AND DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SURVEYED, PARTITIONED AND PLATTED INTO PARCELS AS SHOWN ON THE SAID PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

THE FOLLOWING PRIVATE EASEMENTS ARE BEING CREATED BY THIS DECLARATION:

- 1. A PRIVATE RECIPROCAL ACCESS AND UTILITY EASEMENT IS HEREBY DECLARED OVER THE FLAG PORTION OF PARCELS 2 AND 3 AS SHOWN ON THE HEREIN ATTACHED PLAT. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNERS OF PARCELS 2 AND 3.
- 2. A 10' WIDE PRIVATE COMMON WELL AND WATERLINE EASEMENT IS HEREBY DECLARED OVER PORTIONS OF PARCELS 1 AND 2 AS SHOWN ON THE HEREIN ATTACHED PLAT. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNERS OF PARCELS 2 AND 3 TO HAVE ACCESS TO THE PRIVATE WATERLINES CONTAINED THEREIN. THE AGREEMENT FOR WELL AND WATER RIGHTS, DEVELOPMENT AND MAINTENANCE IS STATED ON THIS SHEET.
- 3. A PRIVATE WELL ACCESS AND MAINTENANCE EASEMENT OVER THE FLAG PORTION OF PARCELS 2 AND 3 AS DENOTED BY HATCHING AND SHOWN ON THE HEREIN ATTACHED PLAT. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNER OF THE ANDERSON TRACT PER M-268369-99. THIS PRIVATE EASEMENT IS EXPRESSLY INTENDED FOR ACCESS TO THE PRIVATE WELL, AS SHOWN, THAT SERVES SAID ANDERSON TRACT. THIS EASEMENT ALLOWS FOR REPAIR, MAINTENANCE, AND INSTALLATION OF THE WELL, PIPES AND WIRES THAT ARE APPURTENANT TO THE WATER WELL. THE OWNER OF THE SAID ANDERSON TRACT IS NOT RESPONSIBLE FOR THE GENERAL MAINTENANCE AND UPKEEP OF THE EXISTING PRIVATE DRIVE LOCATED WITHIN THE EASEMENT, BUT IS RESPONSIBLE TO RESTORE SAID PRIVATE DRIVE AND DITCHES TO AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID MAINTENANCE, REPAIR OR INSTALLATION.
- 4. A PRIVATE WELL ACCESS AND MAINTENANCE EASEMENT OVER THE FLAG PORTION OF PARCEL 1 AS DENOTED BY HATCHING AND SHOWN ON THE HEREIN ATTACHED PLAT. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNER OF THE ANDERSON TRACT PER M-268369-99. THIS PRIVATE EASEMENT IS EXPRESSLY INTENDED FOR ACCESS TO A PRIVATE WELL THAT SERVES SAID ANDERSON TRACT. THE ACTUAL LOCATION OF THE WELL AND RELATED PIPES AND WIRES IS UNKNOWN, BUT GENERALLY LOCATED ALONG THE EASTERLY SIDE OF SAID EASEMENT, ON THE EAST SIDE OF EXISTING DRIVEWAY. THIS EASEMENT ALLOWS FOR REPAIR, MAINTENANCE, AND INSTALLATION OF THE WELL, PIPES AND WIRES THAT ARE APPURTENANT TO THE WATER WELL. THE OWNER OF THE ANDERSON TRACT IS NOT RESPONSIBLE FOR THE GENERAL MAINTENANCE AND UPKEEP OF THE EXISTING PRIVATE DRIVE LOCATED WITHIN THE EASEMENT, BUT IS RESPONSIBLE TO RESTORE SAID PRIVATE DRIVE AND DITCHES TO AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID MAINTENANCE, REPAIR OR INSTALLATION.

THE PRIVATE EASEMENTS DESCRIBED ABOVE AND SHOWN ON THE HEREIN ATTACHED PLAT ARE HEREBY DECLARED TO AFFECT SAID PARCELS AND SHALL RUN WITH THE LAND AND BE IN EFFECT UNTIL OTHERWISE AGREED BY SUBJECT LAND OWNERS. THE PRIVATE EASEMENTS ARE SUBJECT TO THE TERMS SHOWN HEREON IN THE "PRIVATE EASEMENT STATEMENT" AND/OR THE "MAINTENANCE AGREEMENT FOR WATERLINE AND COMMON WELL STATEMENT".

BY: John W. Anderson
JOHN W. ANDERSON

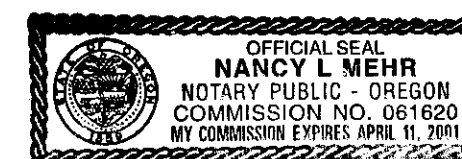
BY: Carol Anne Anderson
CAROL ANNE ANDERSON

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF BENTON) SS

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF January, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED JOHN W. ANDERSON AND CAROL ANNE ANDERSON BEING DULY SWORN, DID SAY THAT THEY ARE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BY: Nancy L. Mehr



NOTE:

THE FOLLOWING EASEMENT(S) ARE REFERRED TO IN TITLE REPORT BY OREGON TITLE [ORDER NO. 3807-D], WHICH MAY AFFECT PROPERTY BUT ARE INCAPABLE OF BEING LOCATED:

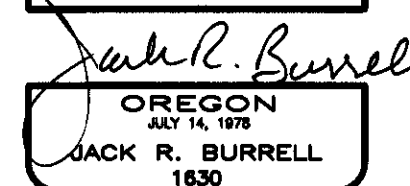
- 1. POWER POLE AND ANCHOR EASEMENT IN FAVOR OF MOUNTAIN STATES POWER PER BK 114, PG 71G.

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

Jack R. Burrell
JACK R. BURRELL P.L.S. 1630

GEODETIC CONTROL STATEMENT:

THERE IS A GEODETIC CONTROL STATION WITHIN ONE-HALF MILE AND A TIE WAS MADE AS SHOWN.



RENEWAL DATE: 12/31/2001

PARTITION PLAT No. 2000 - 01
FOR
JOHN AND CAROL ANNE ANDERSON

LOCATED IN
THE PRICE FULLER DLC No. 37 AND
THE ARNOLD FULLER DLC No. 38

IN THE
S 1/2 SEC. 1 AND N 1/2 SEC. 12
T. 11 S., R. 5 W., W.M.
BENTON COUNTY, OREGON

DECEMBER 7, 1999

APPROVALS:

BY: Ray Wilson 1-28-2000
BENTON COUNTY SURVEYOR DATE

BY: Peter Eden 1-28-00
BENTON COUNTY PLANNING OFFICIAL DATE

ASSESSORS STATEMENT:

I CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL 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 28th DAY OF January, 2000.
BY: Conrad Smith
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

TAX COLLECTION STATEMENT:

I CERTIFY THAT ALL VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION PLAT THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2000.

BY: Waldo Holseth 1-24-2000
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE DATE
AUDITING AND TAX COLLECTION

RECORDERS CERTIFICATION:

STATE OF OREGON)
COUNTY OF BENTON) SS

I HEREBY CERTIFY THAT THE WITHIN PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY RECORDS BOOK OF PARTITION PLATS AS PLAT No. 2000-01, ON THIS 28th DAY OF January, 2000, AT 1:17 O'CLOCK A.M. PER M-279383-00

BY: Heather Harvey
BENTON COUNTY SENIOR DEPUTY CLERK



Date: 1/3/2000 Time: 15:11
View: PLOT Scale: 1=60
File: DWG\98-36\9836-p3.dwg (cpu 20 RJR)
K & D ENGINEERING, Inc.

276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583