

PARTITION PLAT No. 2001-11

LOCATED IN THE NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN,
BENTON COUNTY, OREGON

FOR: GREGORY M. PERRY AND PATRICIA S. PERRY

DATE: JANUARY 24, 2001

SHEET 1 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

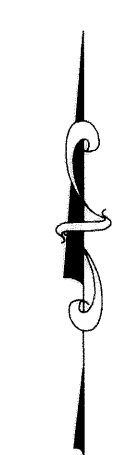
EXPIRES 12/31/2002

DAVID L. MALONE, P.L.S.
COLE SURVEYING, INC.
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500



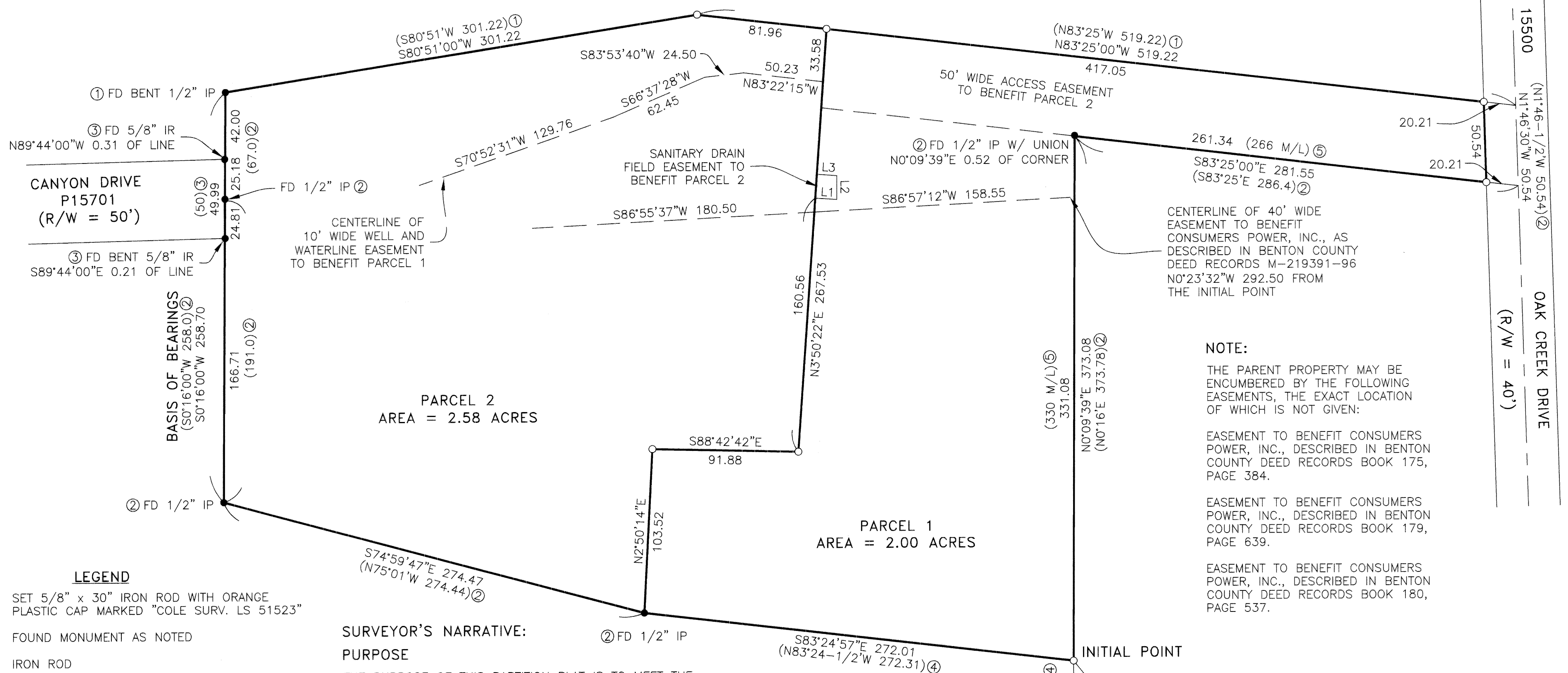
COLE
SURVEYING, INC.

I, DAVID L. MALONE, HEREBY CERTIFY
THAT THIS IS AN EXACT COPY OF
THE ORIGINAL PARTITION PLAT.



SCALE: 1" = 50'

2001-11



NOTE:
THE PARENT PROPERTY MAY BE
ENCUMBERED BY THE FOLLOWING
EASEMENTS, THE EXACT LOCATION
OF WHICH IS NOT GIVEN:

EASEMENT TO BENEFIT CONSUMERS
POWER, INC., DESCRIBED IN BENTON
COUNTY DEED RECORDS BOOK 175,
PAGE 384.

EASEMENT TO BENEFIT CONSUMERS
POWER, INC., DESCRIBED IN BENTON
COUNTY DEED RECORDS BOOK 179,
PAGE 639.

EASEMENT TO BENEFIT CONSUMERS
POWER, INC., DESCRIBED IN BENTON
COUNTY DEED RECORDS BOOK 180,
PAGE 537.

- LEGEND**
- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV. LS 51523"
 - FOUND MONUMENT AS NOTED
 - IR IRON ROD
 - IP IRON PIPE - INSIDE DIAMETER
 - FD FOUND
 - BCDR BENTON COUNTY DEED RECORD
 - M/L MORE OR LESS
 - R/W RIGHT OF WAY
 - C.S. BENTON COUNTY SURVEY
 - () RECORD INFORMATION AS PER
- ① C.S. 1779
 - ② C.S. 3944
 - ③ PLAT OF "CARDWELL HILLS"
 - ④ BCDR M-6500
 - ⑤ BCDR M-84952-86

SURVEYOR'S NARRATIVE:
PURPOSE
THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF BENTON COUNTY FILE NUMBER LD-00-49.
BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE WEST LINE OF THE PROPERTY AS PER BENTON COUNTY SURVEY 3944.
BOUNDARY DETERMINATION
THE WEST LINE WAS DETERMINED HOLDING THE FOUND 1/2 INCH IRON PIPES. THE EAST LINE WAS DETERMINED HOLDING THE 1/2 INCH IRON ROD AND THE 1/2 INCH IRON PIPE W/ UNION. THE SOUTHEAST CORNER WAS ESTABLISHED AT 42.00 FEET NORTH OF THE 1/2 INCH IRON ROD ALONG THE EAST LINE AS PER BENTON COUNTY DEED RECORD M-6500. THE 1/2 INCH IRON PIPE AT THE SOUTH LINE ANGLE POINT WAS HELD. THE NORTH LINE OF THE PROPERTY AND THE CENTERLINE OF OAK CREEK DRIVE WERE ESTABLISHED HOLDING RECORD BEARING AND DISTANCE AS PER BENTON COUNTY SURVEY 1779 AND BENTON COUNTY DEED RECORD BOOK 133, PAGE 228. THE FLAG WAS DETERMINED HOLDING 50 FEET PARALLEL WITH AND SOUTHERLY OF THE NORTH LINE AS PER BENTON COUNTY DEED RECORD BOOK 189, PAGE 91. THE RIGHT-OF-WAY OF OAK CREEK DRIVE WAS HELD AS 40 FOOT WIDTH AS PER COUNTY COURT JOURNAL BOOK 4, PAGE 297.

L#	Bearing	Length
L1	S 86°09'38" E	13.60
L2	N 0°06'06" W	15.09
L3	N 86°09'38" W	12.57

FD 3-1/4" BRASS CAP
N-NE CORNER J. MULKEY
D.L.C. No. 57 AS PER BENTON
COUNTY CORNER RESTORATION
FORM 115857070R2

2001-11

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BENTON COUNTY, OREGON
FOR: GREGORY M. PERRY AND PATRICIA S. PERRY
DATE: JANUARY 24, 2001
SHEET 2 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
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SURVEYING, INC.**

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COLE SURVEYING, INC.
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500

I, DAVID L. MALONE, HEREBY CERTIFY
THAT THIS IS AN EXACT COPY OF
THE ORIGINAL PARTITION PLAT.

APPROVALS:

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 2000-2001 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 1st DAY OF March, 2001.

BY: *Pamela K. Grant*
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, 2001.

BY: *Velda Holseth*
for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,
AUDITING, AND TAX COLLECTION

APPROVED *B. Borden* April 2, 2001
BENTON COUNTY PLANNING OFFICIAL DATE

APPROVED *Ray Wilson* April 2, 2001
BENTON COUNTY SURVEYOR DATE

RECORDING:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2001-11 IN BENTON COUNTY DEED RECORDS M-296343-01 ON THIS 2nd DAY OF April, 2001, AT 2:47 O'CLOCK PM.

BY: *Kathleen Horning*
for BENTON COUNTY CLERK Senior Deputy Clerk

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT GREGORY M. PERRY AND PATRICIA S. PERRY ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP, AND DO HEREBY CREATE THE 50' WIDE ACCESS EASEMENT AS SHOWN TO BENEFIT PARCEL 2 AND THE 10' WIDE WELL AND WATERLINE EASEMENT AS SHOWN TO BENEFIT PARCEL 1. THE OWNERS DO ALSO HEREBY CREATE THE SANITARY DRAIN FIELD EASEMENT AS SHOWN TO BENEFIT PARCEL 2 AND DO HEREBY GRANT TO THE STATE OF OREGON AN EASEMENT ALLOWING ITS OFFICERS, AGENTS, EMPLOYEES, AND REPRESENTATIVES TO ENTER AND INSPECT, INCLUDING BY EXCAVATION, THAT PORTION OF THE SEWAGE DISPOSAL SYSTEM, INCLUDING SETBACKS, ON PARCEL 1, AND AGREE NOT TO PUT THAT PORTION OF PARCEL 1 TO A CONFLICTING USE.

Gregory M. Perry
GREGORY M. PERRY

Patricia S. Perry
PATRICIA S. PERRY

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF February, 2001, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR GREGORY M. PERRY AND PATRICIA S. PERRY, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Rebecca Cole
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: Oct. 1, 2004



SURVEYOR'S CERTIFICATE:

I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO LEE KOHLER AND RUBY A. KOHLER AND DESCRIBED IN BENTON COUNTY DEED RECORDS M-6500, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF THAT PROPERTY CONVEYED TO HOWARD R. PAINE AND KATHRYN PAINE AND DESCRIBED IN BENTON COUNTY DEED RECORDS BOOK 189, PAGE 91, NORTH 0°09'39" EAST 331.08 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID PAINE PROPERTY SOUTH 83°25'00" EAST 281.55 FEET TO A 5/8 INCH IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF OAK CREEK DRIVE (R/W = 40 FEET); THENCE ALONG SAID WEST LINE NORTH 1°46'30" WEST 50.54 FEET TO A 5/8 INCH IRON ROD ON THE NORTH LINE OF THAT PROPERTY CONVEYED TO EARL M. WEGER AND EDNA M. WEGER AND DESCRIBED IN BENTON COUNTY DEED RECORDS BOOK 133, PAGE 228; THENCE ALONG THE LINES OF SAID WEGER PROPERTY THE FOLLOWING COURSES: NORTH 83°25'00" WEST 499.01 FEET TO A 5/8 INCH IRON ROD, SOUTH 80°51'00" WEST 301.22 FEET TO A 1/2 INCH IRON PIPE, AND SOUTH 0°16'00" WEST 258.70 FEET TO A 1/2 INCH IRON PIPE AT THE NORTHWEST CORNER OF THAT PROPERTY CONVEYED TO RALPH H. WHEELER AND HAZEL I. WHEELER AND DESCRIBED IN BENTON COUNTY DEED RECORDS M-741; THENCE ALONG THE NORTH LINE OF SAID WHEELER PROPERTY SOUTH 74°59'47" EAST 274.47 FEET TO A 1/2 INCH IRON PIPE AT THE NORTHWEST CORNER OF THE AFOREMENTIONED KOHLER PROPERTY; THENCE ALONG THE KOHLER NORTH LINE SOUTH 83°24'57" EAST 272.01 FEET TO THE INITIAL POINT.