

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

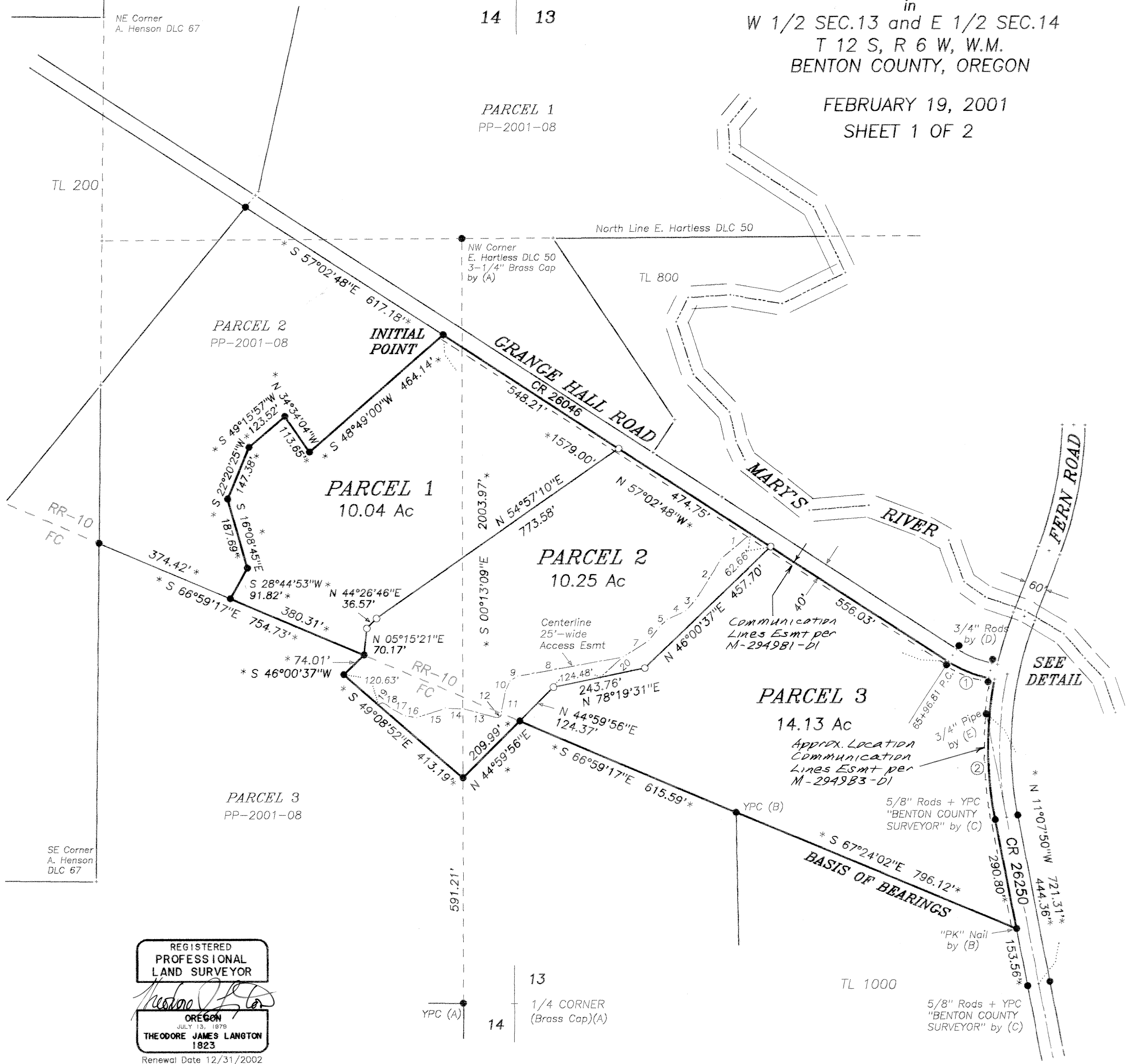
PARTITION PLAT 2001-16

for  
**DAVID & NORMA VINCENT**  
**THE DORVAL & ANNA BEVENS TRUSTS**  
 in  
 W 1/2 SEC.13 and E 1/2 SEC.14  
 T 12 S, R 6 W, W.M.  
 BENTON COUNTY, OREGON

FEBRUARY 19, 2001  
 SHEET 1 OF 2

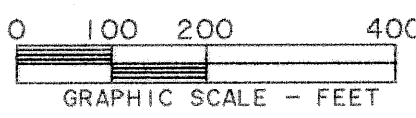
11 | 12  
 14 | 13

2001-16



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 THEODORE JAMES LANGTON  
 1823  
 Renewal Date 12/31/2002

**NORTHSTAR SURVEYING, INC.**  
 720 N.W. 4th Street  
 Corvallis, Oregon 97330  
 Phone: 541-757-9050



**CURVE DATA**

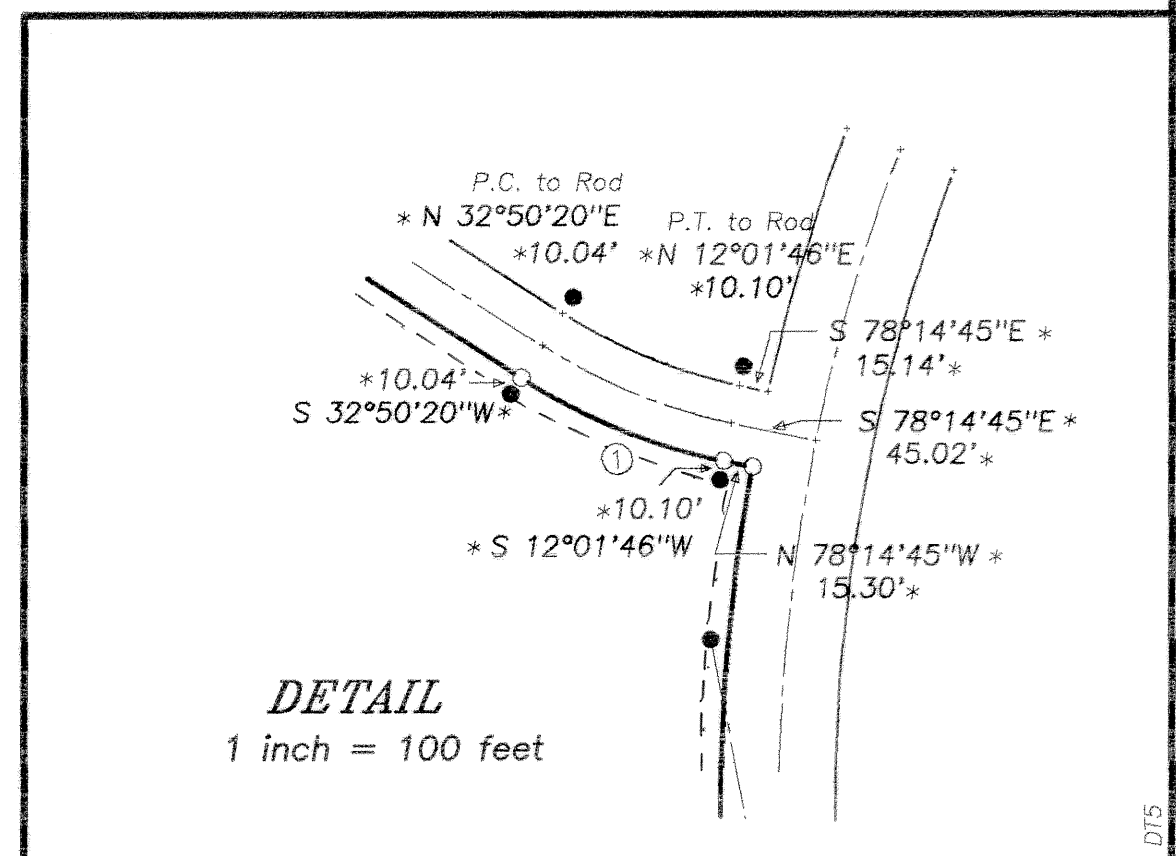
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
1	* 310.12'	114.74'	21°11'57"	114.09'	N 67°38'46"W *
2	* 984.93'	369.62'	21°30'05"	367.45'	S 00°22'48"E *

**LEGEND**

- .....Found monument: 5/8" rod with red plastic cap set by Partition Plat 2001-08, unless otherwise noted.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- \* .....Data matches Partition Plat 2001-08.
  - (A) - CS 8003
  - (B) - CS 8692
  - (C) - Benton County survey of County Road No. 26250, Fern Road.
  - (D) - Benton County survey: Route 46, Section "B," Grange Hall Road.
  - (E) - Hardcopy Survey 12-6 #00016
- YPC...Yellow Plastic Cap on 5/8" iron rod.

**NARRATIVE**

This plat is the result of Benton County Community Development Department File No. LD-00-59. Property 2, created as the result of LD-00-61, is being divided into 3 Parcels.  
 I surveyed and monumented this property per Partition Plat 2001-08. Except for the new partition lines, the data shown is identical to that previous plat. Please refer to that plat for an explanation of my procedure.



D75

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THE DORVAL & ANNA BEVENS TRUSTS
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BENTON COUNTY, OREGON

FEBRUARY 19, 2001
SHEET 2 OF 2

ACCESS EASEMENT COURSES

Table with columns: COURSE, BEARING, DISTANCE. Lists 20 courses with bearings and distances.

Table with columns: COURSE, RADIUS, LENGTH, DELTA, CHORD, CH.BEARING. Lists 2 courses with radius, length, delta, chord, and bearing.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and found at set proper monuments marking boundary of the land represented on this partition plat. The boundary is described as follows:

A tract of land in the West Half of Section 13 and the East Half of Section 14, T 12 S, R 6 W, W.M., Benton County, Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod at the northeast corner of Parcel 2 of Partition Plat 2001-08 and lying on the northerly right-of-way line of County Road No. 26046 (Grange Hall Road); thence along the east line of said Parcel S 48°49'00"W 464.14 feet to a 5/8" iron rod; thence N 34°34'04"W 113.65 feet to a 5/8" iron rod; thence S 49°15'57"W 123.52 feet to a 5/8" iron rod; thence S 22°20'25"W 147.38 feet to a 5/8" iron rod; thence S 16°08'45"E 187.69 feet to a 5/8" iron rod; thence S 28°44'53"W 91.82 feet to a 5/8" iron rod at the southeast corner of said Parcel 2 on the north line of Parcel 3 of said Partition plat; thence along the north line of said Parcel 3, S 66°59'17"E 380.31 feet to a 5/8" iron rod; thence S 46°00'37"W 74.01 feet to a 5/8" iron rod; thence S 49°08'52"E 413.19 feet to a 5/8" iron rod; thence N 44°59'56"E 209.99 feet to a 5/8" iron rod; thence S 66°59'17"E 615.59 feet to a 5/8" iron rod at the northeast corner of said Parcel 3; thence S 67°24'02"E 796.12 feet to a "PK" nail on the west line of County Road No. 26250 (Fern Road); thence along said right-of-way line N 11°07'50"W 290.80 feet to a 5/8" iron rod; thence along the arc of a 984.93 foot radius curve right (chord bears N 0°22'48"W 367.45 feet) 369.62 feet to the southerly right-of-way line of County Road No. 26046 (Grange Hall Road); thence along said Grange Hall Road right-of-way line N 78°14'45"W 15.30 feet; thence along the arc of a 310.12 foot radius curve right (chord bears N 67°38'46"W 114.09 feet) 114.74 feet; thence N 57°02'48"W 1579.00 feet to the point of beginning.

DECLARATION

Know all men by these presents that the Anna M. Bevens Irrevocable Trust, Norma Jean Vincent, Trustee, and the Dorval V. Bevens Irrevocable Trust, Norma Jean Vincent, Trustee, are the recorded owners of the land represented on the attached map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon.

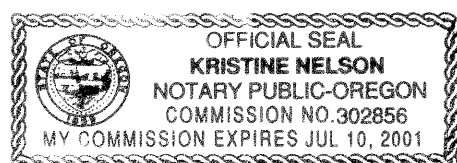
We hereby create the access easement as shown across Parcel 2 for the benefit of Parcel 3 of this plat and Parcel 3 of Partition Plat 2001-08.

Norma Jean Vincent, Trustee
Norma Jean Vincent
Trustee

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

Signed or attested before me on this 16th day of March, 2001, by Norma Jean Vincent as Trustee of the Anna M. Bevens Irrevocable Trust and the Dorval V. Bevens Irrevocable Trust.

Kristine Nelson
Notary Public



EASEMENTS OF RECORD

The lands represented on this plat are encumbered by easements of record which are too vague to plot hereon. These easements are:

Book 132, Page 123; Easement to Mountain States Power Co. for Electric Power, Telephone or Aerial Cable lines.

Book 181, Page 274; Easement to Benton-Lincoln Electric Cooperative for Electric Transmission or Distribution System.

M-19551-80; Easement to Pacific Power & Light Co. for Guys, Anchors and other Supports.

M-23976-80; Easement to Pacific Power & Light Co. for Electric Transmission and Distribution Lines and Appurtenances.

APPROVALS

Signatures and dates for Benton County Planning Official and 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 2000-2001 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 21st day of MARCH, 2001.

Signature and title for 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 roll which have become a lien on this partition that are now due and payable have been paid to me this 22nd day of March, 2001.

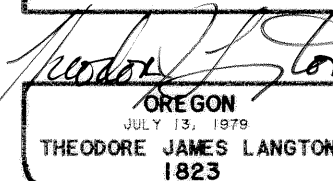
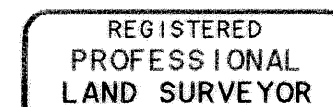
Signature and title for Director, Benton County Dept. of Finance, Auditing & Tax Collection.

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

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2001-16 in Benton County Deed Records M-297225-01 on this 23rd day of April, 2001, at 9:53 o'clock AM.

Signature and title for Benton County Clerk.

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