

PARTITION PLAT 2001-22

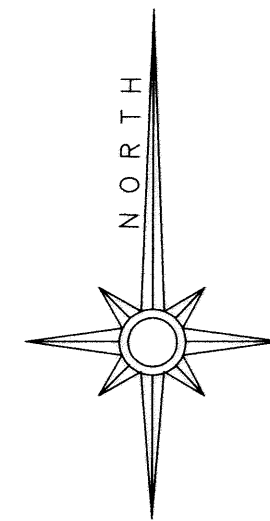
FOR  
 THE WAYNE E. WEIGEL TRUST  
 AND  
 THE DOROTHY A. WEIGEL TRUST  
 NORTH 1/2, SECTION 31, TOWNSHIP 10 SOUTH, RANGE 4 WEST,  
 WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON  
 AND ALSO IN  
 THE MARK CAHOON DONATION LAND CLAIM No. 58  
 APRIL 20, 2001

BENTON COUNTY FILE NO. LD-01-08

SHEET 1 OF 2

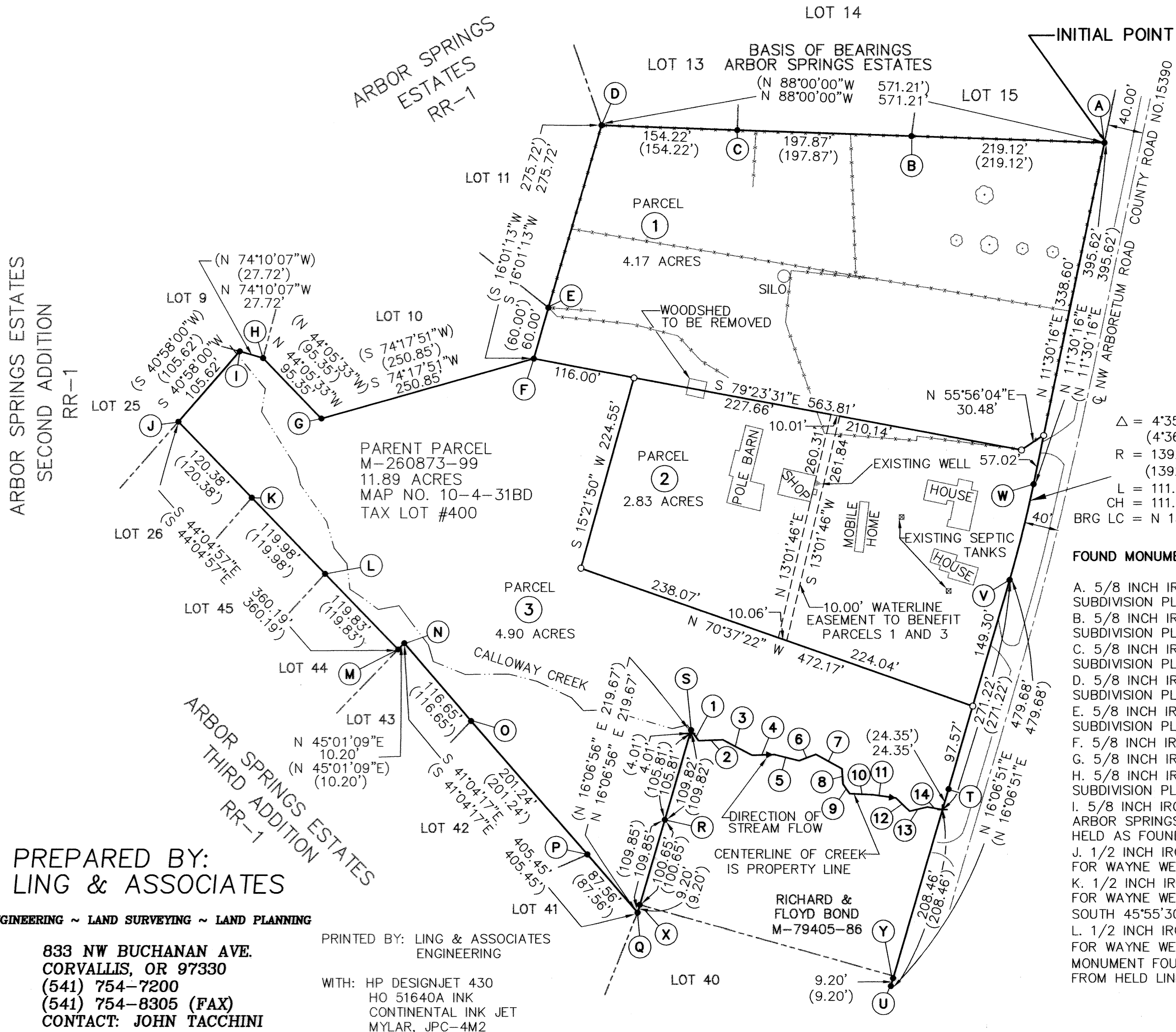
I, JERALD C. SPARKS, HEREBY CERTIFY THAT THIS IS  
 A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

JERALD C. SPARKS, P.L.S. 57173



LEGEND

- FENCING
- TREES
- PARCEL LINES
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "J.C. SPARKS L.S. 57173"
- FOUND MONUMENT AS NOTED AND SHOWN IN THE FOUND MONUMENT TABLE
- RECORD DATA PER C.S. 9622
- REFERENCE TO FOUND MONUMENT TABLE
- REFERENCE TO CALLOWAY CREEK COURSE TABLE, CENTER CREEK PER FIELD TIES
- NO MONUMENT SET - CENTERLINE CALLOWAY CREEK.
- CENTERLINE CALLOWAY CREEK



REGISTERED PROFESSIONAL LAND SURVEYOR  
 JERALD C. SPARKS  
 JULY 13, 1999  
 57173  
 RENEWAL: JUNE 30, 2002

JERALD C. SPARKS, PLS 57173  
 LING & ASSOCIATES ENGINEERING  
 833 NW BUCHANAN AVE  
 CORVALLIS, OREGON 97330  
 (541) 754-7200

COURSE TABLE FOR CALLOWAY CREEK (WEST TO EAST)  
 CENTER OF CREEK PER FIELD TIES

- BEGINNING AT A POINT WHICH IS SOUTH 16°06'56" WEST, 4.01 FEET FROM A 1/2 INCH IRON ROD (FOUND MONUMENT REFERENCE (S)) AND ALSO NORTH 16°06'56" EAST, 109.82 FEET FROM A 1/2 INCH IRON ROD (FOUND MONUMENT REFERENCE (R)); THENCE
1. SOUTH 36°00'25" EAST, 14.76 FEET; THENCE
  2. NORTH 88°19'58" EAST, 27.68 FEET; THENCE
  3. SOUTH 62°36'41" EAST, 37.28 FEET; THENCE
  4. NORTH 88°51'09" EAST, 25.35 FEET; THENCE
  5. SOUTH 76°16'11" EAST, 28.49 FEET; THENCE
  6. NORTH 69°38'04" EAST, 20.55 FEET; THENCE
  7. SOUTH 61°07'37" EAST; 33.93 FEET; THENCE
  8. SOUTH 04°48'56" EAST; 17.52 FEET; THENCE
  9. SOUTH 34°35'25" EAST, 12.94 FEET; THENCE
  10. SOUTH 87°33'48" EAST, 26.02 FEET; THENCE
  11. SOUTH 81°51'58" EAST, 26.90 FEET; THENCE
  12. SOUTH 46°13'37" EAST, 21.69 FEET; THENCE
  13. NORTH 76°54'34" EAST, 20.70 FEET; THENCE
  14. SOUTH 80°10'41" EAST, 17.37 FEET; THENCE
- TO A POINT ON THE WEST RIGHT OF WAY LINE OF ARBORETUM ROAD, COUNTY ROAD ROUTE 39.

FOUND MONUMENT TABLE

- A. 5/8 INCH IRON ROD PER THE ARBOR SPRINGS SUBDIVISION PLAT BOOK 8 PAGE 9, HELD AS FOUND.
- B. 5/8 INCH IRON ROD PER THE ARBOR SPRINGS SUBDIVISION PLAT BOOK 8 PAGE 9, HELD AS FOUND.
- C. 5/8 INCH IRON ROD PER THE ARBOR SPRINGS SUBDIVISION PLAT BOOK 8 PAGE 9, HELD AS FOUND.
- D. 5/8 INCH IRON ROD PER THE ARBOR SPRINGS SUBDIVISION PLAT BOOK 8 PAGE 9, HELD AS FOUND.
- E. 5/8 INCH IRON ROD PER THE ARBOR SPRINGS SUBDIVISION PLAT BOOK 8 PAGE 9, HELD AS FOUND.
- F. 5/8 INCH IRON ROD PER C.S. 9622 HELD AS FOUND.
- G. 5/8 INCH IRON ROD PER C.S. 9622 HELD AS FOUND.
- H. 5/8 INCH IRON ROD PER THE ARBOR SPRINGS SUBDIVISION PLAT BOOK 8 PAGE 9, HELD AS FOUND.
- I. 5/8 INCH IRON ROD PER THE SECOND ADDITION TO ARBOR SPRINGS SUBDIVISION PLAT BOOK 8 PAGE 69, HELD AS FOUND.
- J. 1/2 INCH IRON ROD PER THE LOT LINE REALIGNMENT FOR WAYNE WEIGEL C.S. 7069, HELD AS FOUND.
- K. 1/2 INCH IRON ROD PER THE LOT LINE REALIGNMENT FOR WAYNE WEIGEL C.S. 7069. MONUMENT FOUND TO BE SOUTH 45°55'30" WEST 0.08 FEET FROM HELD LINE.
- L. 1/2 INCH IRON ROD PER THE LOT LINE REALIGNMENT FOR WAYNE WEIGEL C.S. 7069, ROD IS 0.5' UP AND MONUMENT FOUND TO BE SOUTH 45°55'30" WEST 0.12' FROM HELD LINE.

- M. 5/8 INCH IRON ROD PER THE LOT LINE REALIGNMENT FOR WAYNE WEIGEL C.S. 7069 HELD AS FOUND.
- N. 5/8 INCH IRON ROD PER THE LOT LINE REALIGNMENT FOR WAYNE WEIGEL C.S. 7069 HELD AS FOUND.
- O. 1/2 INCH IRON ROD PER THE LOT LINE REALIGNMENT FOR WAYNE WEIGEL C.S. 7069 HELD AS FOUND.
- P. 1/2 INCH IRON ROD PER THE LOT LINE REALIGNMENT FOR WAYNE WEIGEL C.S. 7069 HELD AS FOUND.
- Q. 1/2 INCH IRON ROD PER THE THIRD ADDITION TO ARBOR SPRINGS ESTATE SUBDIVISION PLAT BOOK 8 PAGE 99, HELD AS FOUND.
- R. 1/2 INCH IRON ROD PER THE THIRD ADDITION TO ARBOR SPRINGS ESTATE SUBDIVISION PLAT BOOK 8 PAGE 99, HELD AS FOUND.
- S. 1/2 INCH IRON ROD PER THE THIRD ADDITION TO ARBOR SPRINGS ESTATE SUBDIVISION PLAT BOOK 8 PAGE 99, HELD AS FOUND.
- T. 3/4 INCH IRON ROD BY A 4X4 POST. HELD AS FOUND.
- U. 1/2 INCH IRON PIPE PER C.S. 4060. HELD AS FOUND
- V. 3/4 INCH IRON ROD PER C.S. PER THE FIRST ADDITION TO ARBOR SPRINGS ESTATES SUBDIVISION PLAT, BOOK 8 PAGE 10. HELD AS FOUND.
- W. 3/4 INCH IRON ROD BY A 4X4 POST PER THE FIRST ADDITION TO ARBOR SPRINGS ESTATES SUBDIVISION PLAT, BOOK 8 PAGE 10. HELD AS FOUND.
- X. 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS 1102" PER C.S. 8262. HELD AS FOUND.
- Y. 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS 1102" PER C.S. 8262. HELD AS FOUND.

PREPARED BY:  
 LING & ASSOCIATES

ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING

833 NW BUCHANAN AVE.  
 CORVALLIS, OR 97330  
 (541) 754-7200  
 (541) 754-8305 (FAX)  
 CONTACT: JOHN TACCHINI

PRINTED BY: LING & ASSOCIATES  
 ENGINEERING

WITH: HP DESIGNJET 430  
 HO 51640A INK  
 CONTINENTAL INK JET  
 MYLAR, JPC-4M2

PARTITION PLAT 2001-22

FOR  
THE WAYNE E. WEIGEL TRUST  
AND  
THE DOROTHY A. WEIGEL TRUST  
NORTH 1/2, SECTION 31, TOWNSHIP 10 SOUTH, RANGE 4 WEST,  
WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON  
AND ALSO IN  
THE MARK CAHOON DONATION LAND CLAIM No. 58  
APRIL 20, 2001



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE WAYNE E. WEIGEL TRUST, DOROTHY A. WEIGEL, TRUSTEE, AND THE DOROTHY A. WEIGEL TRUST, DOROTHY A. WEIGEL, TRUSTEE, ARE THE OWNERS OF THE LANDS REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO PARCELS 1, 2, AND 3, AS SHOWN ON THE ATTACHED MAP.  
AND DO HEREBY CREATE A 10 FOOT WIDE WELL AND WATERLINE EASEMENT ON PARCEL 2 TO BENEFIT PARCELS 1 AND 3 AS SHOWN AND NOTED ON THE ATTACHED MAP.

Dorothy A. Weigel, Trustee  
DOROTHY A. WEIGEL, TRUSTEE

ACKNOWLEDGEMENT

COUNTY OF Clackamas } S.S.  
STATE OF OREGON }

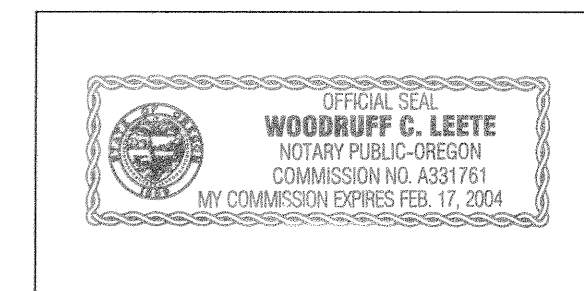
ON THIS 2 DAY OF May, 2001, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR Dorothy Weigel, ACTING IN THE CAPACITY SHOWN IN THE ABOVE DECLARATION AND WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE DECLARATION FREELY AND VOLUNTARILY.

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON.

Woodruff C. Leete  
(SIGNATURE)

MY COMMISSION EXPIRES: Feb. 17, 2004

MY NOTARY NUMBER IS: 9331761



APPROVALS

I HEREBY CERTIFY THAT TO PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES, FEES, AND 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 8th DAY OF MAY, 2001.

BY: Douglas Hillbert  
BENTON COUNTY ASSESSOR

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 ME THIS 9th DAY OF May, 2001.

BY: Maury K. Oley  
BENTON COUNTY TAX COLLECTOR

APPROVED: Ray Wilson 5-15-01  
BENTON COUNTY SURVEYOR DATE

APPROVED: Gregory Christ for Peter Ikeme 5/15/01  
BENTON COUNTY PLANNING OFFICIAL DATE

RECORDING

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 2001-22 IN BENTON COUNTY DEED RECORDS M-298445-01, ON THIS 16th DAY OF MAY 2001, AT 1:27 O'CLOCK P.M.

BY: W. J. Hill  
BENTON COUNTY CLERK  
sr. Deputy Clerk

SHEET 2 OF 2

BENTON COUNTY FILE NO. LD-01-08

NARRATIVE

THE PURPOSE OF THIS SURVEY/PARTITION IS TO DIVIDE AN 11.89 ACRE TRACT INTO THREE PARCELS COMPLYING WITH BENTON COUNTY CONDITIONS, FILE No. LD-01-08. THE PARENT PARCEL IS AS DESCRIBED AND RECORDED IN THE BENTON COUNTY DEED RECORDS M-260873-99.

THE SOUTH BOUNDARY OF PARCEL 1 WAS ESTABLISHED BY STARTING AT FOUND MONUMENT (F) AND GOING IN A SOUTH EASTERLY DIRECTION TO A POINT ON THE NORTH SIDE OF THE EXISTING NORTH DRIVEWAY ENTRANCE OF PARCEL 2 AND THEN TURNING IN A NORTH EASTERLY DIRECTION, STAYING ON THE NORTH SIDE OF THE EXISTING DRIVEWAY, TO A POINT ON THE WEST RIGHT OF WAY LINE OF ARBORETUM ROAD, BENTON COUNTY ROAD No. 15390. THIS PARCEL WAS TO CONTAIN A MINIMUM OF 4 ACRES, PER CLIENT REQUEST.

THE WEST AND SOUTH LINES OF PARCEL 2 WERE ESTABLISHED TO ENCOMPASS APPROXIMATELY 2.5 ACRES, PER CLIENT REQUEST AND TO ALSO ENCOMPASS AN EXISTING DRAINFIELD, PER THE COUNTY SANITARIAN.

PARCEL 3 CONTAINS THE REMAINDER OF THE PARENT PARCEL.

THE BASIS OF BEARINGS FOR THIS PARTITION PLAT IS ESTABLISHED FROM C.S. 9622. HELD MONUMENTS FOR THE BOUNDARY OF THE PARENT PARCEL ARE ALSO FROM C.S. 9622.

SURVEYOR'S CERTIFICATE

I, JERALD C. SPARKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DEPOSE AND SAY THAT DURING THE MONTH OF APRIL, 2001, I DID ACCURATELY SURVEY, PARTITION, AND PLAT PARCELS 1, 2, AND 3. THE BOUNDARY OF THIS PARTITION IS AS FOLLOWS:

BEGINNING AT THE "INITIAL POINT", A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 15 OF THE ARBOR SPRINGS ESTATES SUBDIVISION, BOOK 8 PAGE 9; THENCE NORTH 88°00'00" WEST, 571.21 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 16°01'13" WEST, 275.72 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 74°17'51" WEST, 250.85 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 44°05'33" WEST, 95.35 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 74°10'07" WEST, 27.72 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 40°58'00" WEST, 105.62 FEET TO A 1/2 INCH IRON ROD; THENCE SOUTH 4°04'57" EAST, 360.19 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 45°01'09" EAST, 10.20 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 41°04'17" EAST, 405.45 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 16°06'56" EAST, 215.66 FEET TO A POINT IN THE CENTER OF CALLOWAY CREEK, SAID POINT ALSO BEING SOUTH 16°06'56" WEST, 4.01 FEET FROM FOUND MONUMENT (S) IN THE ACCOMPANYING FOUND MONUMENT TABLE; THENCE ALONG THE CENTER LINE OF CALLOWAY CREEK AS DESCRIBED BY COURSE AND DISTANCE: SOUTH 36°00'25" EAST, 14.76 FEET; THENCE NORTH 88°19'58" EAST, 27.68 FEET; THENCE SOUTH 62°36'41" EAST, 37.28 FEET; THENCE NORTH 88°51'09" EAST, 25.35 FEET; THENCE SOUTH 76°16'11" EAST, 28.49 FEET; THENCE NORTH 69°38'04" EAST, 20.55 FEET; THENCE SOUTH 61°07'37" EAST, 33.93 FEET; THENCE SOUTH 04°48'56" EAST, 17.52 FEET; THENCE SOUTH 34°35'25" EAST, 12.94 FEET; THENCE SOUTH 87°33'48" EAST, 26.02 FEET; THENCE SOUTH 81°51'58" EAST, 26.90 FEET; THENCE SOUTH 46°13'37" EAST, 21.69 FEET; THENCE NORTH 76°54'34" EAST, 20.70 FEET; THENCE SOUTH 80°10'41" EAST, 17.37 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ARBORETUM ROAD, COUNTY ROAD No. 15390, THENCE NORTH 16°06'51" EAST 24.35 FEET TO A 3/4 INCH IRON ROD; THENCE NORTH 16°06'51" EAST, 246.87 FEET TO A 3/4 INCH IRON ROD; THENCE ALONG A 1392.40 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 13°48'23" EAST, 111.75 FEET) 111.78 FEET TO A 3/4 INCH IRON ROD; THENCE NORTH 11°30'16" EAST, 395.62 FEET TO THE INITIAL POINT AND POINT OF BEGINNING OF THIS DESCRIPTION. THIS DESCRIPTION IS BASED ON BENTON COUNTY C.S. No. 9622.

I FURTHER DEPOSE AND SAY THAT THE ATTACHED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PARTITION AS STAKED ON THE GROUND WITH 5/8 INCH X 30 INCH IRON RODS WITH YELLOW PLASTIC CAPS MARKED "J.C. SPARKS L.S. 57173" OR WITH FOUND MONUMENTS AS SHOWN AND NOTED IN THE FOUND MONUMENT TABLE.

Jerald C. Sparks  
JERALD C. SPARKS, PLS. 57173  
LING & ASSOCIATES  
833 NW. BUCHANAN AVENUE  
CORVALLIS, OREGON 97330

PRINTED BY: LING & ASSOCIATES  
ENGINEERING

WITH: HP DESIGNJET 430  
HO 51640A INK  
CONTINENTAL INK JET  
MYLAR, JPC-4M2

I, JERALD C. SPARKS, HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Jerald C. Sparks  
JERALD C. SPARKS, P.L.S. 57173



PARTITION PLAT 2001-22

FOR  
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AND  
THE DOROTHY A. WEIGEL TRUST  
NORTH 1/2, SECTION 31, TOWNSHIP 10 SOUTH, RANGE 4 WEST,  
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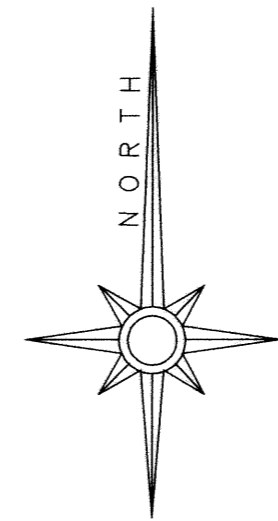
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SHEET 1 OF 2

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*Jerald C. Sparks*

JERALD C. SPARKS, P.L.S. 57173



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- TREES
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- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "J.C. SPARKS L.S. 57173"
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- REFERENCE TO CALLOWAY CREEK COURSE TABLE, CENTER CREEK PER FIELD TIES
- NO MONUMENT SET - CENTERLINE CALLOWAY CREEK.
- CENTERLINE CALLOWAY CREEK

COURSE TABLE FOR CALLOWAY CREEK (WEST TO EAST)  
CENTER OF CREEK PER FIELD TIES

BEGINNING AT A POINT WHICH IS SOUTH 16°06'56" WEST, 4.01 FEET FROM A 1/2 INCH IRON ROD (FOUND MONUMENT REFERENCE (S)) AND ALSO NORTH 16°06'56" EAST, 109.82 FEET FROM A 1/2 INCH IRON ROD (FOUND MONUMENT REFERENCE (R)); THENCE

1. SOUTH 36°00'25" EAST, 14.76 FEET; THENCE
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TO A POINT ON THE WEST RIGHT OF WAY LINE OF ARBORETUM ROAD, COUNTY ROAD ROUTE 39.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Jerald C. Sparks*  
OREGON  
JERALD C. SPARKS  
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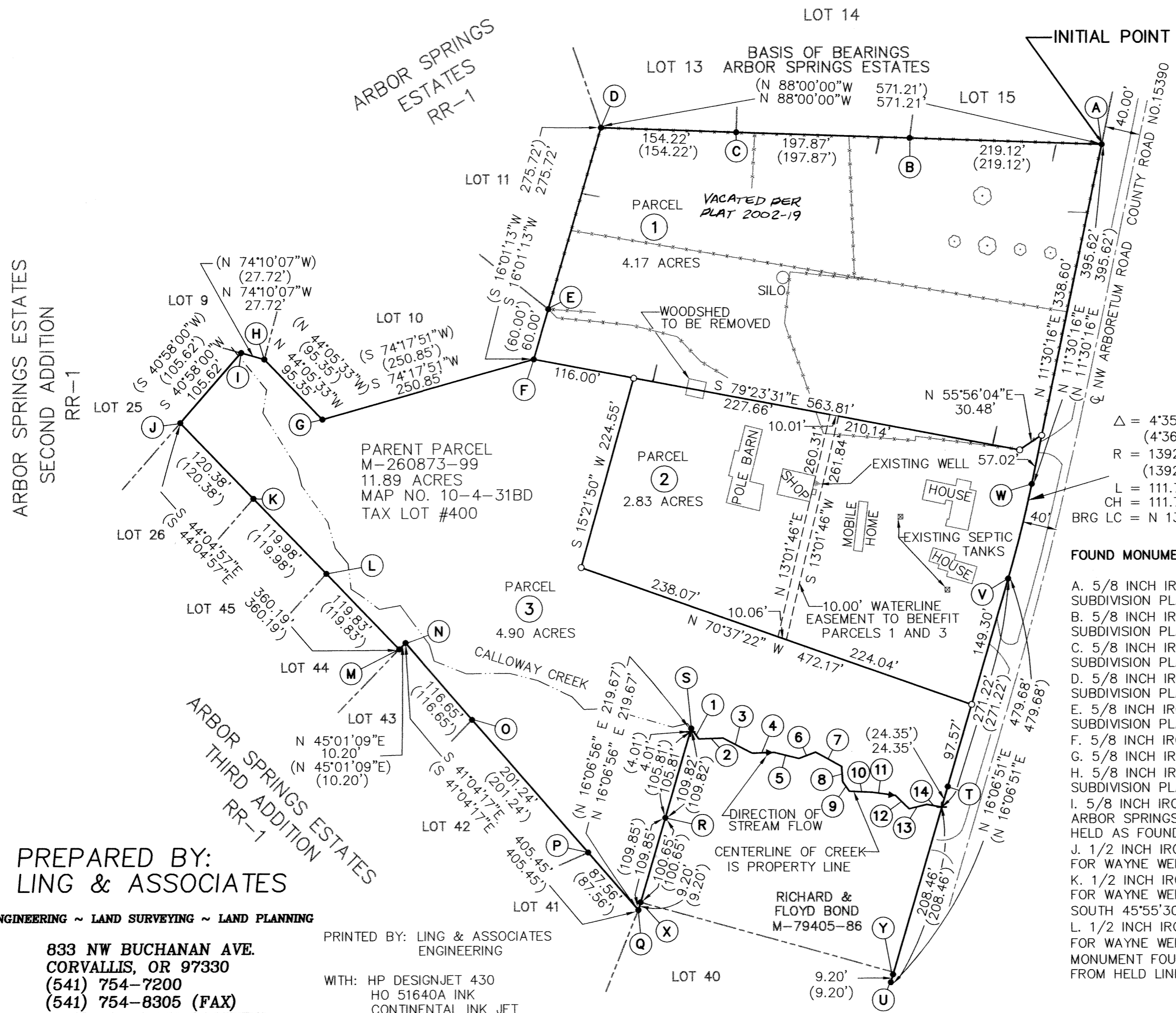
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CORVALLIS, OREGON 97330  
(541) 754-7200

Δ = 4°35'58"  
(4°36'00")  
R = 1392.40'  
(1392.40')  
L = 111.78'  
CH = 111.75'  
BRG LC = N 13°48'23"E

FOUND MONUMENT TABLE

- A. 5/8 INCH IRON ROD PER THE ARBOR SPRINGS SUBDIVISION PLAT BOOK 8 PAGE 9, HELD AS FOUND.
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- X. 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS 1102" PER C.S. 8262. HELD AS FOUND.
- Y. 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS 1102" PER C.S. 8262. HELD AS FOUND.



PREPARED BY:  
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