

FOR DOUGLAS E. & VICKI A. SWANSON

IN THE S.W. 1/4 OF SECTION 29,
AND THE S.E. 1/4 OF SECTION 30

T. 11 S., R. 5 W., W.M.

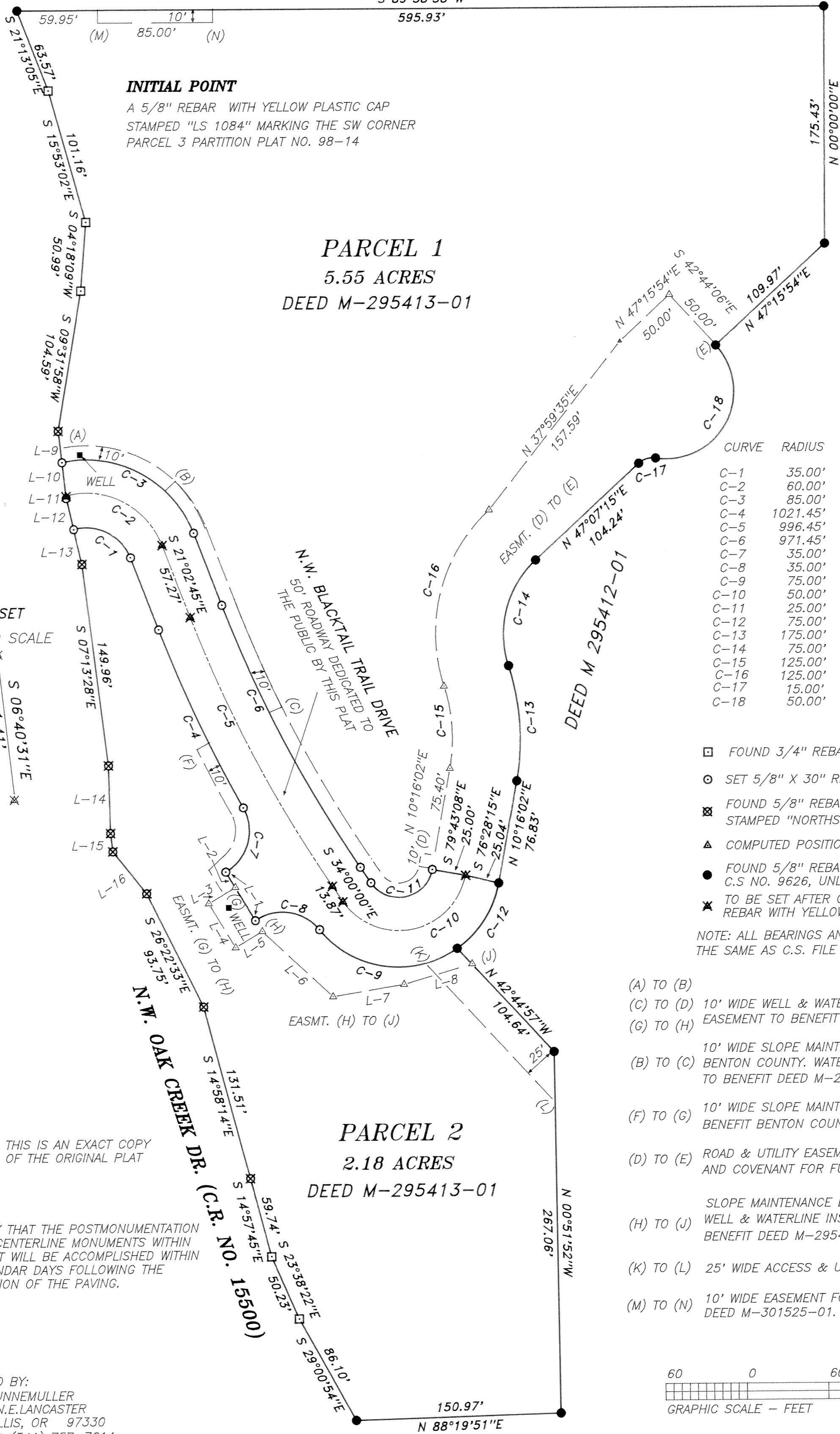
BENTON COUNTY, OREGON

OCTOBER 18, 2001

CENTERLINE MONUMENTATION

THE CENTERLINE MONUMENTS WITHIN THIS PLAT
HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS
AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE
SETTING OF SAID MONUMENTS AND IS RECORDED AS
INSTRUMENT NO. _____
BENTON COUNTY RECORDS.

BASIS OF BEARINGS C.S.NO. 9626
S 89°58'58"W



INITIAL POINT

A 5/8" REBAR WITH YELLOW PLASTIC CAP
STAMPED "LS 1084" MARKING THE SW CORNER
PARCEL 3 PARTITION PLAT NO. 98-14

PARCEL 1
5.55 ACRES
DEED M-295413-01

PARCEL 2
2.18 ACRES
DEED M-295413-01

LINE SEGMENTS

COURSE	BEARING	DISTANCE
L-1	S 31°09'24"E	42.04'
L-2	S 31°09'24"E	14.04'
L-3	S 58°50'36"W	23.00'
L-4	S 31°09'24"E	38.00'
L-5	N 58°50'36"E	23.00'
L-6	S 46°56'53"E	71.23'
L-7	N 80°35'54"E	53.14'
L-8	N 73°20'15"E	52.44'
L-9	S 06°40'31"E	23.43'
L-10	S 06°40'31"E	25.16'
L-11	S 06°40'31"E	1.41'
L-12	S 13°19'40"E	23.61'
L-13	S 13°19'40"E	26.64'
L-14	S 01°30'23"E	50.20'
L-15	S 06°49'57"E	13.69'
L-16	S 38°34'56"E	39.85'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	35.00'	51.40'	84°08'31"	46.90'	S 63°07'00"E
C-2	60.00'	87.14'	83°12'38"	79.68'	S 62°39'03"E
C-3	85.00'	120.13'	80°58'23"	110.38'	S 61°31'56"E
C-4	1021.45'	145.82'	8°10'45"	145.69'	S 25°08'07"E
C-5	996.45'	225.29'	12°57'16"	224.81'	S 27°31'23"E
C-6	971.45'	219.64'	12°57'16"	219.17'	S 27°31'23"E
C-7	35.00'	54.67'	89°29'27"	49.28'	S 15°31'14"W
C-8	35.00'	52.49'	85°55'25"	47.71'	S 81°41'00"E
C-9	75.00'	112.95'	86°17'18"	102.58'	S 81°51'57"E
C-10	50.00'	118.44'	135°43'28"	92.63'	N 78°08'16"E
C-11	25.00'	59.22'	135°43'48"	46.31'	N 78°08'01"E
C-12	75.00'	58.54'	44°43'22"	57.07'	N 32°37'43"E
C-13	175.00'	86.06'	28°10'36"	85.20'	N 03°49'15"W
C-14	75.00'	85.12'	65°01'48"	80.63'	N 14°36'21"E
C-15	125.00'	61.47'	28°10'36"	60.85'	N 03°49'15"W
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C-17	15.00'	13.62'	52°01'12"	13.16'	N 73°07'51"E
C-18	50.00'	123.81'	141°52'33"	94.52'	N 28°12'11"E

LEGEND

- FOUND 3/4" REBAR, COUNTY RD. PLANS, 1965
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 1050"
- ⊠ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "NORTHSTAR PLS 1823 R/W", C.S. NO. 7907
- ▲ COMPUTED POSITION, NO MONUMENT FOUND OR SET
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 1050" C.S. NO. 9626, UNLESS OTHERWISE NOTED
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NOTE: ALL BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS THE SAME AS C.S. FILE NO. 9626.

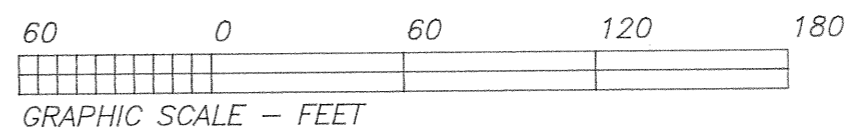
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- (A) TO (B)
- (C) TO (D) 10' WIDE WELL & WATERLINE INSTALLATION AND MAINTENANCE EASEMENT TO BENEFIT DEED M-295412-01.
- (B) TO (C) 10' WIDE SLOPE MAINTENANCE EASEMENT TO BENEFIT BENTON COUNTY. WATERLINE INSTALLATION & MAINTENANCE TO BENEFIT DEED M-295412-01.
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- (D) TO (E) ROAD & UTILITY EASEMENT TO BENEFIT BENTON COUNTY AS PER M-311328-02 AND COVENANT FOR FUTURE DEDICATIONS PER M-311329-02
- (H) TO (J) SLOPE MAINTENANCE EASEMENT TO BENEFIT BENTON COUNTY. WELL & WATERLINE INSTALLATION & MAINTENANCE EASEMENT TO BENEFIT DEED M-295412-01.
- (K) TO (L) 25' WIDE ACCESS & UTILITY EASEMENT TO BENEFIT DEED M 295412-01.
- (M) TO (N) 10' WIDE EASEMENT FOR BUFFER TO SEPTIC DRAINFIELD TO BENEFIT DEED M-301525-01.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

I CERTIFY THAT THE POSTMONUMENTATION OF THE CENTERLINE MONUMENTS WITHIN THIS PLAT WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING.

SURVEYED BY:
L.W. HUNNEMULLER
3055 N.E. LANCASTER
CORVALLIS, OR 97330
PHONE: (541) 757-7614
H0199



REGISTERED PROFESSIONAL LAND SURVEYOR
L.W. Hunnemuller
OREGON
AUGUST 22, 1975
L. W. HUNNEMULLER
1050
Renewal Date 6/30/2003

FOR **DOUGLAS E. & VICKI A. SWANSON**
IN THE S.W. 1/4 OF SECTION 29,
T.11 S., R. 5 W., W.M.
BENTON COUNTY, OREGON

OCTOBER 18, 2001

APPROVALS

Approved this 11th day of January, 2002
Peter Lena
Benton County Planning Official

Approved this 14th day of January, 2002
Ray Wilson
Benton County Surveyor

Approved this 14th day of January, 2002
Wanda McDowell
Chairman, Benton County Board of Commissioners

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 June 30, 2002.

Velda Holseth
Benton County Dept. of Finance, Auditing, & Tax Collection

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 2002-2003 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 on this 14th day of January, 2002

Corinne Smith
Director, Benton County Department of Assessment

RECORDING

I hereby certify that the attached Partition Plat was received and duly recorded by me as partition plat 2002-01 in Benton County Deed Records M-311327-02 on this 14th day of JANUARY, 2002 at 1:11 o'clock PM.

W. J. Ellis
Benton County Clerk Sr. Deputy Clerk

NARRATIVE

The purpose of this plat is to define the boundaries of the parcels shown as per LD-00-42. The control for this Plat is C.S. file numbers 9626, 7293, 7907, Partition Plat 98-14, and deed M-295413-01. The bearings and distances shown between found monuments are the same as shown on C.S. 9626 (Property Line Adjustment surveyed by me).

SURVEYOR'S CERTIFICATE

I, L.W. Hunnemuller, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in October and November of 2001 I correctly surveyed and marked with proper monuments the lands represented on the attached Partition map, the boundary of which is described as follows:

A tract of land conveyed to Douglas E. and Vicki A. Swanson, as per Deed M-295413-01 of the Benton County Deed Records, more particularly described as follows:
Beginning at a 5/8" rebar marking the Southwest Corner of Parcel 3 Partition Plat. No. 98-14, said point being on the Easterly right-of-way of NW Oak Creek Drive; thence following said Easterly right-of-way the following courses: South 21°13'05" East, a distance of 63.57 feet to a 3/4" rebar; and South 15°53'02" East, 101.16 feet to a 3/4" rebar; and South 04°18'09" West, 50.99 feet to a 3/4" rebar; and South 09°31'58" West, 104.59 feet to a 5/8" rebar; and South 06°40'31" East, 23.43 feet to a 5/8" rebar; and continuing South 06°40'31" East, 25.16 feet to a 5/8" rebar; and continuing South 06°40'31" East, 1.41 feet to a 5/8" rebar; and South 13°19'40" East, 23.61 feet to a 5/8" rebar; and continuing South 13°19'40" East, 26.64 feet to a 5/8" rebar; and South 07°13'28" East, 149.96 feet to a 5/8" rebar; and South 01°30'23" East, 50.20 feet to a 5/8" rebar; and South 06°49'57" East, 13.69 feet to a 5/8" rebar; and South 38°34'56" East, 39.85 feet to a 5/8" rebar; and South 26°22'33" East, 93.75 feet to a 5/8" rebar; and South 14°58'14" East, 131.51 feet to a 5/8" rebar; and South 14°57'45" East, 59.74 feet to a 3/4" rebar; and South 23°38'22" East 50.23 feet to a 3/4" rebar; and South 29°00'54" East, 86.10 feet to a 5/8" rebar; thence, leaving said Easterly right-of-way, North 88°19'51" East, a distance of 150.97 feet to a 5/8" rebar; thence North 00°51'52" West, a distance of 267.06 feet to a 5/8" rebar; thence North 42°44'57" West, a distance of 104.64 feet, to a 5/8" rebar; thence along a 75 foot radius curve to the left, (the long chord of which bears North 32°37'43" East a distance of 57.07 feet) to a 5/8" rebar; thence North 10°16'02" East, a distance of 76.83 feet, to a 5/8" rebar; thence along a 175 foot radius curve to the left, (the long chord of which bears North 03°49'15" West, a distance of 85.20 feet) to a 5/8" rebar; thence along a 75 foot radius curve to the right, (the long chord of which bears North 14°36'21" East, a distance of 80.63) feet to a 5/8" rebar; thence North 47°07'15" East, a distance of 104.24 feet, to a 5/8" rebar; thence along a 15 foot radius curve to the right, (the long chord of which bears North 73°07'51" East, a distance of 13.16 feet), to a 5/8" rebar; thence along a 50 foot radius curve to the left, (the long chord of which bears North 28°12'11" East, a distance of 94.52 feet) to a 5/8" rebar; thence North 47°15'54" East, a distance of 109.97 feet, to a 5/8" rebar; thence North 00°00'00" E, a distance of 175.43 feet to a 5/8" rebar on said South line of Parcel 3; thence South 89° 58'58" West, along said South line of Parcel 3 a distance of 595.93 feet to the point of beginning as shown on the record of survey entitled "PROPERTY LINE ADJUSTMENT FOR DOUGLAS E. AND VICKI A. SWANSON" dated January 25, 2001 filed in the Benton County Surveyor's Office.

DECLARATION

Know all persons by these presents that Douglas E. Swanson and Vicki A. Swanson are the recorded owners of the lands represented on this Partition Plat and more particularly described in the accompanying Surveyor's Certificate and have caused same to be surveyed and platted into parcels, roadway and easements as shown on the attached plat, and hereby dedicate unto the public the 50 foot wide roadway (N.W. Blacktail Trail Drive), slope maintenance easements for the benefit of Benton County, and private easements all as shown on the attached plat.

Douglas E. Swanson
Douglas E. Swanson

Vicki A. Swanson
Vicki A. Swanson

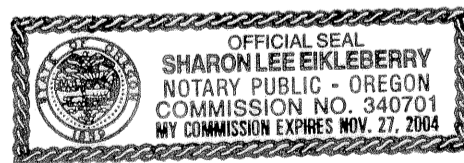
We, Oregon State Bank, record lien holders of the lands represented on this Partition Plat, do hereby consent and agree to the partition of said lands and the dedication of said roadway to the public.

Kent Virgin SVR
Kent Virgin, Senior Vice President
Oregon State Bank

ACKNOWLEDGEMENTS

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

This is to certify that on this 6th day of December, 2001, before me, a Notary Public in and for said State and County, did personally appear Douglas E. Swanson and Vicki A. Swanson, who, being duly sworn, did say that they are the identical persons named in the foregoing instrument and that said instrument was executed freely and voluntarily.

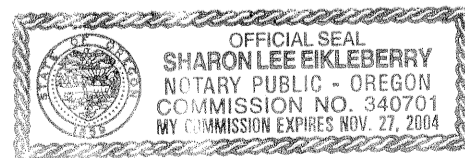


Sharon Lee Eikleberr
Notary Public - State of Oregon

THIS IS AN EXACT COPY
OF THE ORIGINAL PLAT

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

This is to certify that on this 10th day of December, 2001, before me, a Notary Public in and for said State and County, did personally appear Kent Virgin, who being duly sworn, did say that he is the identical person named in the the foregoing instrument and that said instrument was executed freely and voluntarily



Sharon Lee Eikleberr
Notary Public - State of Oregon

SURVEYED BY:
L.W.HUNNEMULLER
3055 N.E.LANCASTER
CORVALLIS, OR 97330
PHONE: (541) 757-7614

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
AUGUST 22, 1975
L. W. HUNNEMULLER
1050
Renewal Date 6/30/2003

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IN THE S.W. 1/4 OF SECTION 29,
AND THE S.E. 1/4 OF SECTION 30
T. 11 S., R. 5 W., W.M.
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BASIS OF BEARINGS C.S. NO. 9626
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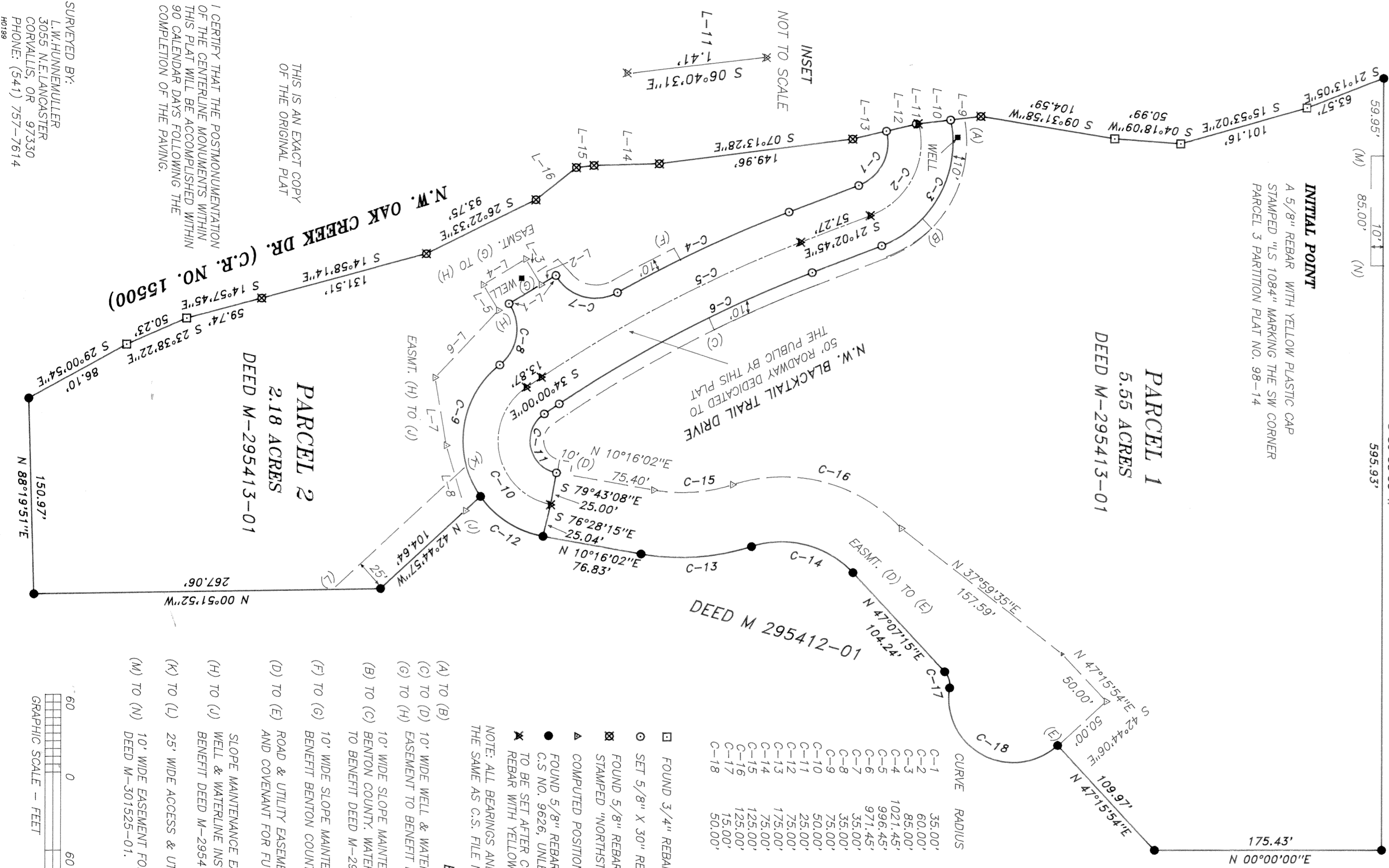
10' (M) 10' (N)

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PARCEL 2
2.18 ACRES
DEED M-295413-01

DEED M 295412-01



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LEGEND

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 - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 1050"
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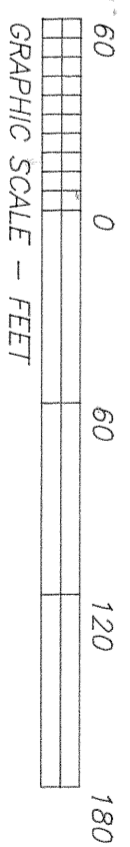
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SURVEYED BY:
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3055 N. LANCASTER
CORVALLIS, OR 97330
PHONE: (541) 757-7614
40189



REGISTERED PROFESSIONAL LAND SURVEYOR
L. W. HUNNEMULLER
OREGON
AUGUST 22, 1975
1050
Renewal Date 6/30/2003

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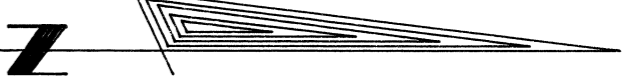
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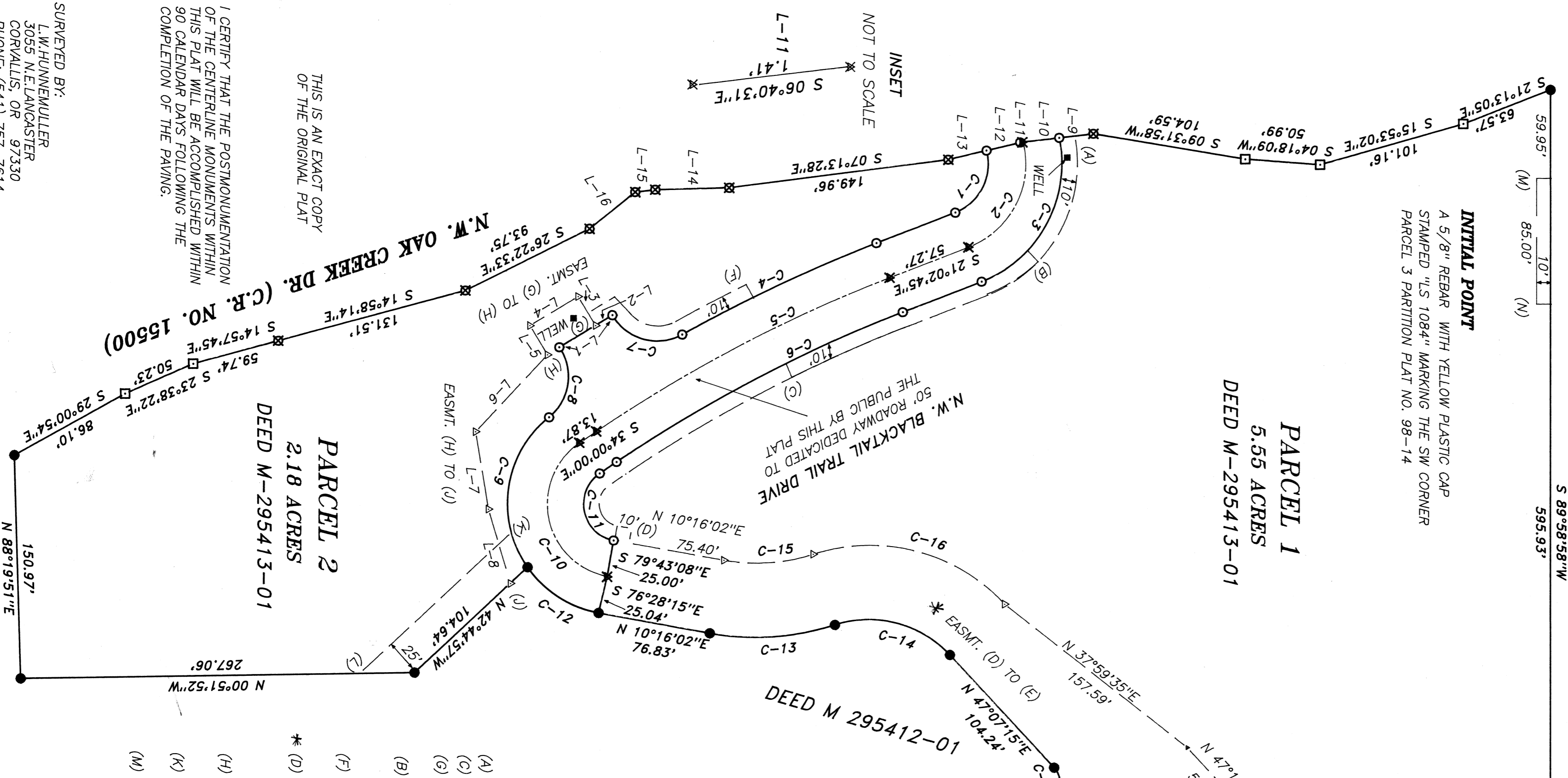
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C-9	75.00'	112.95'	86°17'18"	102.58'	S 78°08'16"W
C-10	50.00'	118.44'	135°43'28"	92.63'	N 78°08'01"W
C-11	25.00'	59.22'	44°43'22"	46.31'	N 32°37'43"W
C-12	75.00'	58.54'	4°43'22"	57.07'	N 32°37'43"W
C-13	175.00'	86.06'	28°10'36"	85.20'	N 03°49'15"W
C-14	75.00'	85.12'	65°01'48"	80.63'	N 14°36'21"W
C-15	125.00'	61.47'	28°10'36"	60.85'	N 03°49'15"W
C-16	125.00'	141.87'	65°01'49"	134.38'	N 14°36'21"W
C-17	15.00'	13.62'	52°01'12"	13.16'	N 73°07'51"W
C-18	50.00'	123.81'	141°52'33"	94.52'	N 28°12'11"W

LEGEND

- FOUND 3/4" REBAR, COUNTY RD. PLANS, 1965
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 1050"
- ✱ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
- ✱ STAMPED "NORTHSTAR PLS 1823 R/W", C.S. NO. 7907
- ▲ COMPUTED POSITION, NO MONUMENT FOUND OR SET
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 1050"
- C.S. NO. 9626, UNLESS OTHERWISE NOTED
- ✱ TO BE SET AFTER COMPLETION OF PAVING A 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 1050"
- NOTE: ALL BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS THE SAME AS C.S. FILE NO. 9626.

EASEMENTS

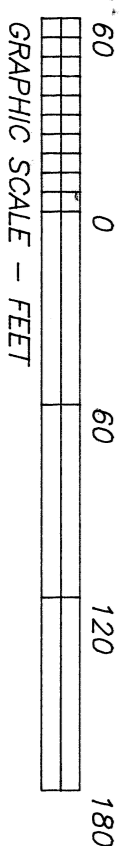
- (A) TO (B) 10' WIDE WELL & WATERLINE INSTALLATION AND MAINTENANCE
- (C) TO (D) EASEMENT TO BENEFIT DEED M-295412-01.
- (G) TO (H) 10' WIDE SLOPE MAINTENANCE EASEMENT TO BENEFIT BENTON COUNTY. WATERLINE INSTALLATION & MAINTENANCE TO BENEFIT DEED M-295412-01.
- (B) TO (C) 10' WIDE SLOPE MAINTENANCE EASEMENT TO BENEFIT BENTON COUNTY.
- (F) TO (G) 10' WIDE SLOPE MAINTENANCE EASEMENT TO BENEFIT BENTON COUNTY.
- (D) TO (E) ROAD & UTILITY EASEMENT TO BENEFIT BENTON COUNTY AS PER M-31328-02 AND GOVERNMENT FOR FUTURE DEDICATIONS PER M-31329-02
- * **REMOVAL OF EASEMENTS AND RESTRICTIVE COVENANT FOR FUTURE DEDICATIONS PER 2002-510986**
- (H) TO (I) SLOPE MAINTENANCE EASEMENT TO BENEFIT BENTON COUNTY. WELL & WATERLINE INSTALLATION & MAINTENANCE EASEMENT TO BENEFIT DEED M-295412-01.
- (K) TO (L) 25' WIDE ACCESS & UTILITY EASEMENT TO BENEFIT DEED M-295412-01.
- (M) TO (N) 10' WIDE EASEMENT FOR BUFFER TO SEPTIC DRAINFIELD TO BENEFIT DEED M-301525-01.



THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

I CERTIFY THAT THE POSTMONUMENTATION OF THE CENTERLINE MONUMENTS WITHIN THIS PLAT WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING.

SURVEYED BY:
L.W. HUNNEMULLER
3055 N. LANCASTER
CORVALLIS, OR 97330
PHONE: (541) 757-7614
40199



REGISTERED PROFESSIONAL LAND SURVEYOR
L. M. HUNNEMULLER
OREGON 1975
AUGUST 22, 1975
1050
Renewal Date 6/30/2003