

2002-04

PARTITION PLAT NO. 2002-04
 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 23, 2001

INITIAL POINT

A 5/8" REBAR WITH YELLOW PLASTIC CAP
 STAMPED "LS 1084" MARKING THE SE
 CORNER PARTITION PLAT 98-14

BASIS OF BEARINGS C.S. NO. 9626
 N 89°58'58"E 194.07'

EASEMENTS

- (A) TO (B) EXISTING 25' WIDE ACCESS AND UTILITY EASEMENT FROM PARTITION PLAT 2002-01 TO BENEFIT PARCEL 3.
- (C) TO (D) 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARTITION PLAT 2002-01.
- (E) TO (F) SLOPE MAINTENANCE EASEMENT TO BENEFIT BENTON COUNTY. WELL AND WATERLINE INSTALLATION & MAINTENANCE EASEMENT TO BENEFIT PARCEL 2.
- (G) TO (H) EXISTING ROAD AND UTILITY EASEMENT FROM PARTITION PLAT 2002-01 TO BENEFIT PARCEL 1.
- (F) TO (K) 10' WIDE WELL AND WATERLINE INSTALLATION AND MAINTENANCE EASEMENT TO BENEFIT PARCEL 2.
- (L) TO (M) 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2.
- (N) TO (P) EXISTING 50' WIDE ROADWAY EASEMENT FROM DEED M 31983-01 TO BENEFIT PARCELS 1, 2, AND 3.
- (Q) TO (R) EXISTING 15' WIDE ROADWAY EASEMENT FROM DEED M 31983-01 TO BENEFIT PARCELS 1, 2, AND 3.

LINE SEGMENTS

COURSE	BEARING	DISTANCE
L-1	N 66°04'35"E	45.64'
L-2	N 18°46'17"E	42.34'
L-3	N 88°46'37"W	35.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
(C-1 & C-2)	154.56'	50.03'	18°32'46"	49.81'	S 23°00'17"E
C-1	154.56'	25.02'	9°16'23"	24.99'	S 18°21'54"E
C-2	154.56'	25.02'	9°16'23"	24.99'	S 27°38'40"E
C-3	75.00'	58.54'	44°43'22"	57.07'	N 32°37'43"E
C-4	175.00'	86.06'	28°10'36"	85.20'	N 03°49'15"W
C-5	75.00'	85.12'	65°01'48"	80.63'	N 14°36'21"E
C-6	15.00'	13.62'	52°01'12"	13.16'	N 73°07'51"E
C-7	50.00'	123.81'	141°52'33"	94.52'	N 28°12'11"E
C-8	125.00'	61.47'	28°10'36"	60.85'	N 03°49'15"W
C-9	125.00'	141.87'	65°01'49"	134.38'	N 14°36'21"E

PARCEL 1
 5.18 ACRES
 DEED M 295412-01

PARCEL 2
 2.23 ACRES
 DEED M 295412-01

PARCEL 3
 2.20 ACRES
 DEED M 295412-01

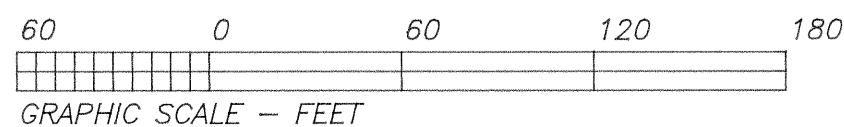
LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 1050", C.S. NO. 9626
- ▲ COMPUTED POSITION, NO MONUMENT FOUND OR SET
- ⊠ FOUND 5/8" REBAR, C.S. NO. 7293, UNLESS OTHERWISE NOTED
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED " PLS 1050"
- () RECORD DATA C.S. FILE NO. 9626

NOTE: ALL BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS THE SAME AS C.S. FILE NO. 9626

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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



THIS IS AN EXACT COPY
 OF THE ORIGINAL PLAT

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

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 23, 2001

SURVEYOR'S CERTIFICATE

I, L.W. Hunnemuller, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in October 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-295412-01 of the Benton County Deed Records, more particularly described as follows:
Beginning at a 5/8" rebar marking the Southeast Corner of Parcel 3 Partition Plat. No. 98-14; thence South 05°13'50" East, a distance of 605.59 feet to a 5/8" rebar; thence North 76°28'03" East, a distance of 252.81 feet to a 5/8" rebar on Westerly right-of-way of NW Grandview Drive; thence along a 154.56 foot radius curve to the left (the long chord of which bears South 18°21'54" East, a distance of 24.99 feet) to a 5/8" rebar; thence continuing along said right-of-way and said 154.56 foot radius curve to the left (the long chord of which bears South 27°38'40" East, a distance of 24.99 feet) to a 5/8" rebar; thence South 46°58'46" West, a distance of 413.01 feet to a 5/8" rebar; thence South 47°14'43" West, a distance of 236.04 feet to a 5/8" rebar; thence South 88°19'51" West, a distance of 237.84 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 North 89° 58'58" East along said South line of Parcel 3 a distance of 194.07 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.

NARRATIVE

The purpose of this plat is to define the boundaries of the parcels shown as per LD-00-41. The control for this Plat is C.S. file numbers 9626, 7293, 7907, Partition Plats 98-14 and 2002-04, and deed M-295412-01.

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 together with easements as shown; 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

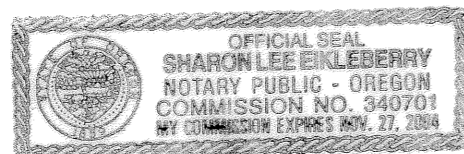
Vicki A. Swanson
Vicki A. Swanson

ACKNOWLEDGEMENT

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 Lu Edrington
Notary Public - State of Oregon



THIS IS AN EXACT COPY
OF THE ORIGINAL PLAT

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

10199

APPROVALSApproved this 25th day of January, 2002

Peter Gden
Benton County Planning Official

Approved this 28th day of January, 2002

Ray Wilson
Benton County Surveyor

Approved this 28 day of January, 2002

Annabelle Jaramila
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 2001-2002 tax roll, which became a lien or will become alien during this tax year on this partition, but not yet certified to the tax collector for collection, have been paid to me on this 22nd day of JANUARY, 2002.

Joseph Hilbert
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 2002-04 in Benton County Deed Records M-31232-02 on this 24th day of January 2002 at 1:26 o'clock PM.

By Kathleen Haring
For Benton County Clerk
Benton Co. Senior
Deputy Clerk

