

2002-05

FD 3-1/4" BRASS CAP
NORTHWEST CORNER WILLIAM KNOTTS
DLC No. 45 AS PER BENTON
COUNTY CORNER RESTORATION FORM 3864

FD 3-1/4" BRASS CAP
SOUTHWEST CORNER WILLIAM H. ELLIOTT
DONATION LAND CLAIM No. 40 AS PER
BENTON COUNTY CORNER RESTORATION FORM 3924

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.

BASIS OF BEARINGS
N89°14'52"W 4043.73 (N89°14'52"W 4043.73)①

② FD 5/8" IR SLIGHTLY BENT
S51°26'32"W 0.30 OF CORNER

NOTE:
PARCEL 1 IS SUBJECT TO A RESTRICTIVE COVENANT
AGREEING TO A FUTURE DEDICATION OF STORMWATER
EASEMENTS, A 20 FOOT WIDE EASEMENT FOR A
SANITARY SEWER LINE AND WATER LINE, AND A 15
FOOT WIDE EASEMENT FOR A SANITARY SEWER LINE,
RECORDED IN THE BENTON COUNTY RECORDS AS M-312534-02

PARCEL 1
TOTAL AREA = 95.00 ACRES
INCLUDING 0.34 ACRES WITHIN
THE R/W OF ROAD #3

⑧ FD 3/4" IR
N89°16'37"W 0.85 OF CORNER
UP 14" AND LEANING WEST
SHOT BASE

10' WIDE STRIP FOR FUTURE
DEDICATION OF RIGHT-OF-WAY
FOR ROAD AND UTILITY PURPOSES
AS PER RESTRICTIVE COVENANT RECORDED
IN THE BENTON COUNTY RECORDS AS
M-312535-02

A PORTION OF ROAD #3 (60' R/W) DOES NOT
APPEAR TO HAVE BEEN VACATED BEGINNING AT THE
NORTHWEST CORNER OF THAT PROPERTY CONVEYED
TO W.F. GAY AND DESCRIBED IN BENTON COUNTY
DEED RECORDS BOOK 50, PAGE 219, BEING THE
CENTER OF ROAD #3, TO A POINT 1155 FEET
SOUTHERLY ALONG THE CENTER OF ROAD #3.

PARTITION PLAT No. 2002-05

LOCATED IN THE WILLIAM KNOTTS D.L.C. No. 45,
AND IN SECTION 13, THE EAST 1/2 OF
SECTION 14, THE NE 1/4 OF SECTION 23,
AND THE NORTH 1/2 OF SECTION 24,
TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN,
BENTON COUNTY, OREGON

FOR: THOMAS J. OWENS, THE BAKER LIVING TRUST
AND MARGARET L. WALTON

DATE: JULY 20, 2001
SHEET 1 OF 2

PARCEL 1
75.00 ACRES

PARCEL 2
TOTAL AREA = 216.45 ACRES

FD 5/8" IR W/ YPC ⑩
MARKED "D.W. HARMS PLS 1079"

NOTE:
ENCUMBRANCES WHICH MAY EXIST OVER THE PARENT PARCEL BUT
WHICH ARE NOT DEFINED AS TO LOCATION ARE LISTED BELOW:
1) EASEMENT BENEFITING BENTON-LINCOLN ELECTRIC
COOPERATIVE, INC., FOR ELECTRIC LINES AS PER BENTON COUNTY
DEED RECORDS BOOK 176 PAGE 543.
2) ORDINANCE ADOPTING WETLAND OVERLAY ZONE BY BENTON
COUNTY AS PER BENTON COUNTY MICROFILM RECORDS
M-131778-91.
3) ADOPTION OF AMENDMENTS AS PER BENTON COUNTY MICROFILM
RECORDS M-131779-91.
4) TEN ACRE LIFE ESTATE IN FAVOR OF THOMAS J. OWENS AS
PER BENTON COUNTY MICROFILM RECORDS M-80158-86. THIS IS
BEING TERMINATED IN FAVOR OF A NEW TEN ACRE LIFE ESTATE IN
FAVOR OF THOMAS J. OWENS.

24' WIDE STRIP FOR FUTURE
DEDICATION OF RIGHT-OF-WAY
FOR ROAD AND UTILITY PURPOSES
AS PER RESTRICTIVE COVENANT RECORDED
IN THE BENTON COUNTY RECORDS AS
M-312535-02

C#	Radius	Delta	Length	Bearing	Chord
C1	11489.20	3'14"10"	648.94	N 10°42'25" E	648.86
(11489.2	3'19"			
C2	11359.20	0'08'34"	28.30	N 9°09'37" E	28.30

PARCEL 2
190.82 ACRES

PARCEL 2
25.63 ACRES

FD 3-1/4" BRASS CAP
SOUTHEAST CORNER JOHN ROBINSON
DONATION LAND CLAIM No. 44 AS PER BENTON
COUNTY CORNER RESTORATION FORM 3452

INITIAL POINT
FD 3-1/4" BRASS CAP
SOUTHWEST CORNER WILLIAM
KNOTTS DLC No. 45 AS PER
BENTON COUNTY CORNER
RESTORATION FORM 115845030R1

SCALE: 1" = 300'

- LEGEND**
- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV. LS 15123"
 - FOUND MONUMENT AS NOTED
 - IR IRON ROD
 - IP IRON PIPE - INSIDE DIAMETER
 - FD FOUND
 - DLC DONATION LAND CLAIM
 - BCDR BENTON COUNTY DEED RECORD
 - YPC YELLOW PLASTIC CAP
 - R/W RIGHT OF WAY
 - C.S. BENTON COUNTY SURVEY
 - () RECORD INFORMATION AS PER
 - ① C.S. 9653
 - ② C.S. 5180
 - ③ C.S. 5013
 - ④ C.S. 9459
 - ⑤ C.S. 9460
 - ⑥ PLAT OF "HIGHLAND PARK"
 - ⑦ C.S. 9501
 - ⑧ C.S. 2324
 - ⑨ C.S. 3722
 - ⑩ C.S. 7975
 - ⑪ BCDR BOOK M PAGE 539
 - ⑫ HIGHWAY DRG. No. 6B-4-2, DATED 1942, ON FILE WITH BENTON COUNTY SURVEYOR

FD BENT 2" IP ⑨
SOUTHEAST CORNER WILLIAM KNOTTS
DONATION LAND CLAIM No. 45
TIED STRAIGHT PORTION

1022CS01

2002-05

PARTITION PLAT No. 2002-05

LOCATED IN THE WILLIAM KNOTTS D.L.C. No. 45, AND IN SECTION 13, THE EAST 1/2 OF SECTION 14, THE NE 1/4 OF SECTION 23, AND THE NORTH 1/2 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: THOMAS J. OWENS, THE BAKER LIVING TRUST AND MARGARET L. WALTON

DATE: JULY 20, 2001 SHEET 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR David L. Malone OREGON JANUARY 12, 1999 DAVID L. MALONE 51523 EXPIRES 12/31/2002



COLE SURVEYING, INC.

DAVID L. MALONE, P.L.S. 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.

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 3-1/4 INCH BRASS CAP AT THE SOUTHWEST CORNER OF THE WILLIAM KNOTTS DONATION LAND CLAIM No. 45 IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE ALONG THE KNOTTS SOUTH LINE SOUTH 89°29'56" EAST 3248.81 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE WEST HALF OF SAID KNOTTS DONATION LAND CLAIM (DLC); THENCE NORTH 0°21'00" EAST 2176.97 FEET TO A 5/8 INCH IRON ROD AT THE CENTER OF THE KNOTTS DLC; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE EAST HALF OF THE KNOTTS DLC SOUTH 89°30'33" EAST 38.25 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO BENTON COUNTY AND DESCRIBED IN BENTON COUNTY MICROFILM RECORDS M-302919-01, SAID POINT BEING ON THE WEST LINE OF THAT PROPERTY CONVEYED TO W.F. GAY AND DESCRIBED IN BENTON COUNTY DEED RECORDS BOOK 50 PAGE 219; THENCE ALONG THE W.F. GAY WEST LINE NORTH 6°04'29" EAST 1510.74 FEET TO A 3/4 INCH IRON ROD AT THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED TO DIGGER MOUNTAIN LUMBER CO. AND DESCRIBED IN BENTON COUNTY DEED RECORDS BOOK 160 PAGE 618; THENCE NORTH 89°16'37" WEST 396.69 FEET TO THE SOUTHWEST CORNER OF SAID DIGGER MOUNTAIN LUMBER CO., SAID SOUTHWEST CORNER ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THAT RAILROAD RIGHT-OF-WAY CONVEYED TO WESTERN OREGON RAILROAD COMPANY AND DESCRIBED IN BENTON COUNTY DEED RECORDS BOOK M PAGE 538; THENCE ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY NORTH 9°05'20" EAST 664.42 FEET TO THE NORTH LINE OF THE AFOREMENTIONED KNOTTS DLC; THENCE NORTH 89°14'52" WEST 3126.12 FEET TO A 3-1/4 INCH BRASS CAP AT THE NORTHWEST CORNER OF THE WILLIAM KNOTTS DONATION LAND CLAIM No. 45; THENCE SOUTH 0°33'41" WEST 3985.21 FEET TO A 3-1/4 INCH BRASS CAP AT THE SOUTHWEST CORNER OF THE JOHN ROBINSON DONATION LAND CLAIM No. 44; THENCE SOUTH 0°32'49" WEST 367.56 FEET TO THE INITIAL POINT. EXCEPTING THEREFROM THE WESTERN OREGON RAILROAD COMPANY RIGHT-OF-WAY DESCRIBED IN BENTON COUNTY DEED RECORDS BOOK M PAGE 538 AND BOOK M PAGE 539. ALSO EXCEPTING THEREFROM THE ROAD RIGHT-OF-WAY OF U.S. HIGHWAY 99W. ALSO EXCEPTING THEREFROM THE ROAD RIGHT-OF-WAY OF ROAD #3 AS SHOWN HEREON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THOMAS J. OWENS, MARGARET L. WALTON, AND THE BAKER LIVING TRUST 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.

Signatures of Thomas J. Owens, Margaret L. Walton, Virginia E. Baker, Trustee of the Baker Living Trust.

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 2001-2002 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 4th DAY OF February, 2002.

BY: [Signature] 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, 2002.

BY: [Signature] for DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED [Signature] BENTON COUNTY PLANNING OFFICIAL DATE 2-04-02

APPROVED [Signature] BENTON COUNTY SURVEYOR DATE 2-05-02

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 2002-05 IN BENTON COUNTY DEED RECORDS M-312532-02 ON THIS 5TH DAY OF FEB. 2002, AT 1:24 O'CLOCK PM.

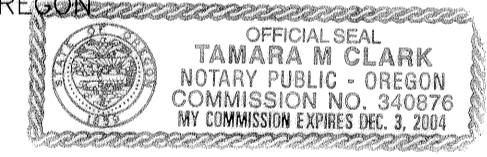
BY: [Signature] BENTON COUNTY CLERK

ACKNOWLEDGMENTS:

STATE OF OREGON } COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF January, 2002, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR THOMAS J. OWENS, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

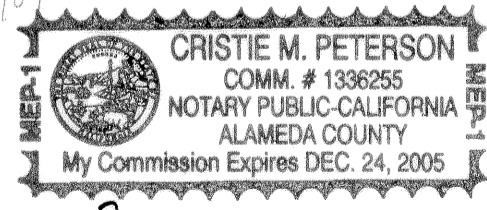
[Signature] Tamara M. Clark NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION EXPIRES: 12/3/04



STATE OF Oregon } COUNTY OF Benton } SS

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF January February, 2002, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF Oregon, DID PERSONALLY APPEAR MARGARET L. WALTON, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HER OWN FREE ACT AND DEED.

[Signature] Tamara M. Clark NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION EXPIRES: 12/3/04



STATE OF CALIFORNIA } COUNTY OF ALAMEDA } SS

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF February, 2002, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF CALIFORNIA, DID PERSONALLY APPEAR VIRGINIA E. BAKER, TRUSTEE OF THE BAKER LIVING TRUST, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HER OWN FREE ACT AND DEED.

[Signature] Cristie M. Peterson NOTARY PUBLIC FOR THE STATE OF CALIFORNIA MY COMMISSION EXPIRES: Dec 24, 2005