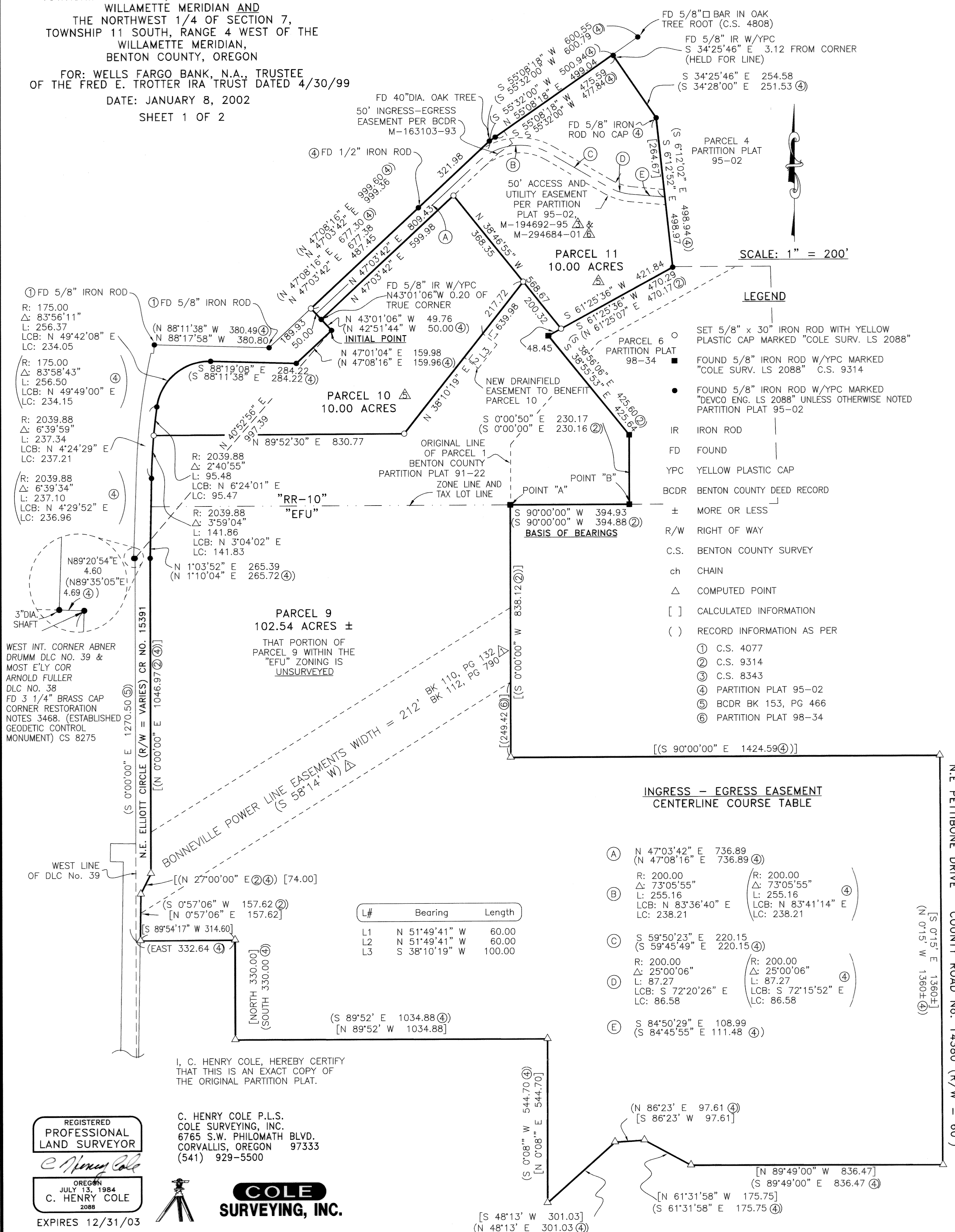


**PARTITION PLAT No. 2002-14**

A REPLAT OF A PORTION OF PARCEL 3 OF PARTITION PLAT 95-02 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1 AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: WELLS FARGO BANK, N.A., TRUSTEE OF THE FRED E. TROTTER IRA TRUST DATED 4/30/99  
DATE: JANUARY 8, 2002  
SHEET 1 OF 2



SCALE: 1" = 200'

**LEGEND**

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 2088"
- FOUND 5/8" IRON ROD W/YPC MARKED "COLE SURV. LS 2088" C.S. 9314
- FOUND 5/8" IRON ROD W/YPC MARKED "DEVCO ENG. LS 2088" UNLESS OTHERWISE NOTED PARTITION PLAT 95-02
- IR IRON ROD
- FD FOUND
- YPC YELLOW PLASTIC CAP
- BCDR BENTON COUNTY DEED RECORD
- ± MORE OR LESS
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- ch CHAIN
- △ COMPUTED POINT
- [ ] CALCULATED INFORMATION
- ( ) RECORD INFORMATION AS PER
  - ① C.S. 4077
  - ② C.S. 9314
  - ③ C.S. 8343
  - ④ PARTITION PLAT 95-02
  - ⑤ BCDR BK 153, PG 466
  - ⑥ PARTITION PLAT 98-34

**INGRESS - EGRESS EASEMENT CENTERLINE COURSE TABLE**

- (A) N 47°03'42" E 736.89  
(N 47°08'16" E 736.89 ④)
- (B) R: 200.00  
Δ: 73°05'55" (R: 200.00 Δ: 73°05'55" ④)  
L: 255.16 L: 255.16  
LCB: N 83°36'40" E LCB: N 83°41'14" E  
LC: 238.21 LC: 238.21
- (C) S 59°50'23" E 220.15  
(S 59°45'49" E 220.15 ④)
- (D) R: 200.00 (R: 200.00  
Δ: 25°00'06" Δ: 25°00'06" ④)  
L: 87.27 L: 87.27  
LCB: S 72°20'26" E LCB: S 72°15'52" E  
LC: 86.58 LC: 86.58
- (E) S 84°50'29" E 108.99  
(S 84°45'55" E 111.48 ④)

L#	Bearing	Length
L1	N 51°49'41" W	60.00
L2	N 51°49'41" W	60.00
L3	S 38°10'19" W	100.00

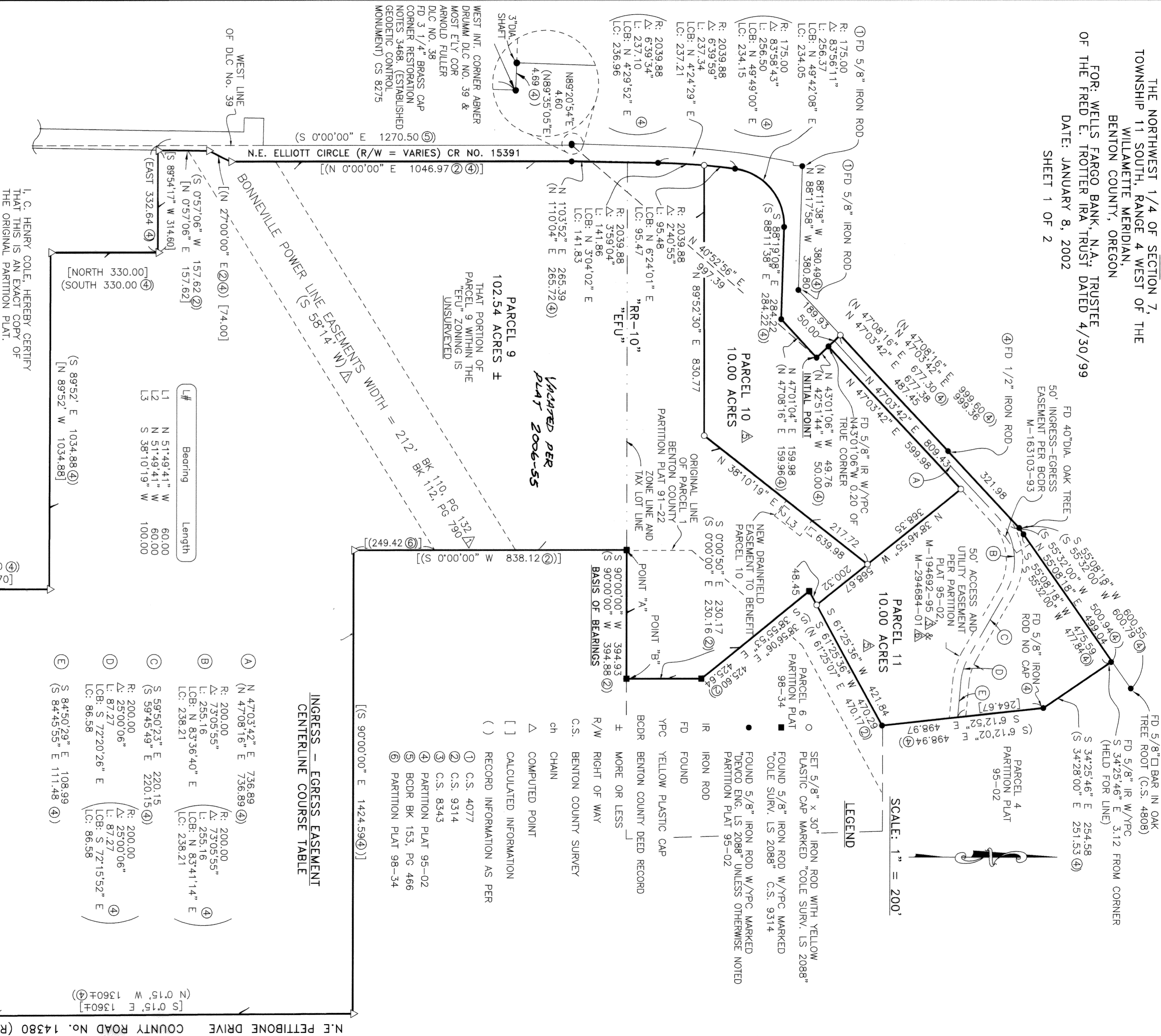
I, C. HENRY COLE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

C. HENRY COLE P.L.S.  
COLE SURVEYING, INC.  
6765 S.W. PHILOMATH BLVD.  
CORVALLIS, OREGON 97333  
(541) 929-5500

REGISTERED PROFESSIONAL LAND SURVEYOR  
*C. Henry Cole*  
OREGON JULY 13, 1984  
C. HENRY COLE 2088  
EXPIRES 12/31/03

**COLE SURVEYING, INC.**

**PARTITION PLAT No. 2002-14**  
A REPLAT OF A PORTION OF PARCEL 3 OF PARTITION PLAT 95-02 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1 AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON  
FOR: WELLS FARGO BANK, N.A., TRUSTEE OF THE FRED E. TROTTER IRA TRUST DATED 4/30/99  
DATE: JANUARY 8, 2002  
SHEET 1 OF 2



REGISTERED PROFESSIONAL LAND SURVEYOR  
C. HENRY COLE  
OREGON JULY 13, 1984  
EXPIRES 12/31/03

C. HENRY COLE P.L.S.  
COLE SURVEYING, INC.  
6765 S.W. PHILMATH BLVD.  
CORVALLIS, OREGON 97333  
(541) 929-5500

I, C. HENRY COLE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

N.E. PETTIBONE DRIVE COUNTY ROAD No. 14380 (R/W = 60')  
[S 0°15' E 1360±] (N 0°15' W 1360±) (E)

PARTITION PLAT No. 2002-14

A REPLAT OF A PORTION OF PARCEL 3 OF PARTITION PLAT 95-02 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 1 AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: WELLS FARGO BANK, N.A., TRUSTEE OF THE FRED E. TROTTER IRA TRUST DATED 4/30/99

DATE: JANUARY 8, 2002

SHEET 2 OF 2

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 10th DAY OF April, 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: Tammy Ridders (for) DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED [Signature] BENTON COUNTY PLANNING OFFICIAL DATE May 8, 2002

APPROVED [Signature] BENTON COUNTY SURVEYOR DATE May 9, 2002

RECORDING:

STATE OF OREGON } SS
COUNTY OF BENTON }

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2002-14 IN BENTON COUNTY DEED RECORDS M-31953-02 ON THIS 9th DAY OF MAY, 2002, AT 3:28 O'CLOCK P.M.

BY: [Signature] BENTON COUNTY CLERK

I, C. HENRY COLE, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

C. Henry Cole
OREGON
JULY 13, 1984
C. HENRY COLE
2088

EXPIRES 12/31/03



COLE SURVEYING, INC.

C. HENRY COLE P.L.S.
COLE SURVEYING, INC.
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WELLS FARGO BANK, N.A., TRUSTEE OF THE FRED E. TROTTER IRA TRUST DATED 4/30/99 IS THE OWNER 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, PLATTED INTO PARCELS AND GRANT THE DRAINFIELD EASEMENT TO BENEFIT PARCEL 10 AS SHOWN ON THE ATTACHED MAP.

[Signature] WELLS FARGO BANK OFFICER

[Signature] WELLS FARGO BANK OFFICER

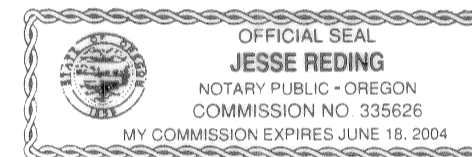
ACKNOWLEDGMENT:

STATE OF OREGON

COUNTY OF Multnomah

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF April, 2002, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR George A. Wilson AND Beverly Brandon, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

[Signature] NOTARY PUBLIC FOR THE STATE OF OREGON MY COMMISSION EXPIRES: 6/18/2004



EXISTING EASEMENT OF RECORD:

- THE BONNEVILLE POWER ADMINISTRATION EASEMENT IS SHOWN ON BPA DRAWINGS SERIAL NUMBERS 97632 AND 97631. BOOK 110, PAGE 132, BENTON COUNTY DEED RECORDS. EFFECTS PARCEL 9.
12 FOOT WIDE EASEMENT GRANTED TO CONSUMERS POWER INC. FOR UNDERGROUND TRANSMISSION AND DISTRIBUTION OF POWER AND TELEPHONE. M-193698-94 BENTON COUNTY DEED RECORDS. EXACT LOCATION NOT DEFINED. EFFECTS PARCEL 11.
50 FOOT WIDE INGRESS-EGRESS EASEMENT GRANTED TO BENTON COUNTY FOR RIGHT OF WAY PURPOSES RECORDED M-194692-95 BENTON COUNTY DEED RECORDS & PARTITION PLAT 95-02. EFFECTS PARCEL 11.
WATER AND UTILITY EASEMENT GRANTED TO PARCELS 7 & 8 OF BENTON COUNTY PARTITION PLAT 98-34 AND PARCEL 3 & 5 OF BENTON COUNTY PARTITION PLAT 95-02 TOGETHER WITH A PORTION OF PARCEL 1 OF BENTON COUNTY PARTITION PLAT 91-22 AND SAVE AND EXCEPT A PORTION OF PARCEL 3 OF BENTON COUNTY PARTITION PLAT 95-02. RECORDED AS M-260633-99 IN BENTON COUNTY DEED RECORDS. BENEFITS PARCELS 9, 10 AND 11.
GRANT OF EASEMENT LICENSE AND PROFIT TO PARCEL 4 OF BENTON COUNTY PARTITION PLAT 95-02 FOR WATERLINE PURPOSES RECORDED IN M-294683-01 BENTON COUNTY DEED RECORDS. EXACT LOCATION NOT DEFINED. EFFECTS PARCELS 10 & 11.
50 FOOT EASEMENT GRANTED TO PARCEL 4 OF BENTON COUNTY PARTITION PLAT 95-02 FOR UTILITY PURPOSES RECORDED IN M-294684-01 BENTON COUNTY DEED RECORDS. EFFECTS PARCEL 11.

SURVEYOR'S CERTIFICATE:

I, C. HENRY COLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 10 AND 11. I DID NOT SURVEY OR MONUMENT ALL OF PARCEL 9. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD BEARING NORTH 40°52'56" EAST 997.39 FEET FROM THE WEST INTERIOR CORNER OF THE ABNER DRUMM DONATION LAND CLAIM NO. 39 IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, AND SAID INITIAL POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY OF N.E. ELLIOTT CIRCLE AND ON THE NORTHWEST LINE OF PARCEL 3 OF BENTON COUNTY PARTITION PLAT NO. 95-02; THENCE NORTH 43°01'06" WEST 99.76 ALONG THE RIGHT OF WAY OF N.E. ELLIOTT CIRCLE AND SAID NORTHWEST LINE OF PARCEL 3 TO A 5/8 INCH IRON ROD; THENCE NORTH 47°03'42" EAST 809.43 FEET CONTINUING ALONG SAID NORTHWEST LINE OF PARCEL 3 TO A 40 INCH DIAMETER OAK TREE; THENCE NORTH 55°08'18" EAST 499.04 FEET CONTINUING ALONG SAID NORTHWEST LINE OF PARCEL 3 TO THE MOST WESTERLY NORTHWEST CORNER OF PARCEL 4 OF BENTON COUNTY PARTITION PLAT NO. 95-02; THENCE SOUTH 34°25'46" EAST ALONG THE WEST LINE OF SAID PARCEL 4 254.58 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 6°12'52" EAST 498.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4 AND A 5/8 INCH IRON ROD, SAID POINT ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF PARCEL 6 OF BENTON COUNTY PARTITION PLAT NO. 98-034; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 6 FOR THE FOLLOWING 3 COURSES: SOUTH 61°25'36" WEST 470.29 FEET TO A 5/8 INCH IRON ROD, SOUTH 38°55'53" EAST 425.64 FEET TO A 5/8 INCH IRON ROD AND SOUTH 0°00'50" EAST 230.17 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 6 AND A 5/8 INCH IRON ROD, SAID POINT ALSO BEING ON THE NORTH LINE OF PARCEL 8 OF BENTON COUNTY PARTITION PLAT NO. 98-034; THENCE SOUTH 90°00'00" WEST 394.93 FEET ALONG THE NORTH LINE OF SAID PARCEL 8 TO THE NORTHWEST CORNER OF SAID PARCEL 8 AND A 5/8 INCH IRON ROD, SAID POINT ALSO BEING ON THE EAST LINE OF PARCEL 3 OF BENTON COUNTY PARTITION PLAT NO. 95-02; THENCE ALONG THE BOUNDARY OF SAID PARCEL 3 FOR THE FOLLOWING 19 COURSES: SOUTH 0°00'00" WEST 838.12 FEET, SOUTH 90°00'00" EAST 1424.59 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF N.E. PETTIBONE DRIVE, SOUTH 0°15' EAST 1360 FEET MORE OR LESS ALONG SAID WESTERLY RIGHT OF WAY, NORTH 89°49'00" WEST 836.47 FEET, NORTH 61°31'58" WEST 175.75 FEET, SOUTH 86°23' WEST 97.61 FEET, SOUTH 48°13' WEST 301.03 FEET, NORTH 0°08' EAST 544.70 FEET, NORTH 89°52' WEST 1034.88 FEET, NORTH 330.00 FEET, SOUTH 89°54'17" WEST 314.60 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N.E. ELLIOTT CIRCLE, NORTH 0°57'06" EAST ALONG SAID EASTERLY RIGHT OF WAY 157.62 FEET, NORTH 27°00'00" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY 74.00 FEET, NORTH 0°00'00" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY 1046.97 FEET TO A 5/8 INCH IRON ROD, NORTH 1°03'52" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY 265.39 FEET TO A 5/8 INCH IRON ROD, NORTHERLY 237.34 FEET CONTINUING ALONG SAID EASTERLY RIGHT OF WAY AND ALONG THE ARC OF A 2039.88 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 4°24'29" EAST 237.21 FEET) TO A 5/8" IRON ROD, NORTHEASTERLY 256.37 FEET CONTINUING ALONG SAID EASTERLY RIGHT OF WAY AND ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 49°42'08" EAST 234.05 FEET) TO A 5/8 INCH IRON ROD, SOUTH 88°19'08" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY 284.22 FEET TO A 5/8 INCH IRON ROD AND NORTH 47°01'04" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF WAY 159.98 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE:

PURPOSE
THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE BENTON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FILE NUMBER LD-01-09.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE THE LINE FORMED BY THE FOUND MONUMENTS AT POINTS "A" AND "B" AS SET AND SHOWN ON BENTON COUNTY SURVEY NO. 9314.

BOUNDARY DETERMINATION
THE BOUNDARIES SOUTH OF THE "RR-10" / "EFU" ZONE LINE ARE UNSURVEYED AND REFLECT RECORD AND CALCULATED INFORMATION. THE REMAINING BOUNDARIES NORTH OF THE ZONE LINE WERE ESTABLISHED HOLDING THE FOUND MONUMENTS EXCEPT AS NOTED.

0024CS01