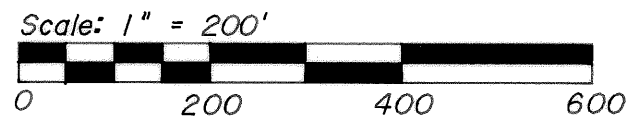


PARTITION PLAT NO. 2002-18  
 for **RODGER & JANET HENDRIX**  
 in the SE1/4 SECTION 12, T14S, R8W, W.M.  
 BENTON COUNTY, OREGON  
 MAY 13, 2002



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
(1)	Spiral Curve		(9°00'00")	305.91'	S34°32'11"W
(2)	994.93'	127.29'	7°19'49"	127.20'	S24°53'54"W
(3)	994.93'	214.80'	12°22'11"	214.38'	S15°02'54"W
(4)	160.99'	123.31'	43°53'07"	120.32'	N68°14'28"W
(5)	220.99'	52.63'	13°38'46"	52.51'	N53°07'18"W
(6)	220.99'	116.63'	30°14'21"	115.28'	N75°03'51"W
(7)	316.48'	225.94'	40°54'14"	221.17'	N25°47'05"W

(A)	N88°54'41"E	56.56'	[N88°55'32"E, 56.56']
(B)	N88°54'41"E	100.03'	[N88°55'32"E, 100.00']
(C)	N00°06'27"W	147.18'	[N00°05'10"W, 147.15']
(D)	N00°03'36"W	147.15'	[N00°05'10"W, 147.15']
(E)	N00°06'36"W	97.45'	[N00°05'10"W, 97.50']
(F)	S89°49'32"W	199.22'	[S89°48'00"W, 199.25']
(G)	S89°45'25"W	55.54'	[S89°48'00"W, 55.50']
(H)	N07°32'06"W	290.48'	[N07°32'00"W, 290.46']
(J)	N29°48'57"W	122.11'	[N29°49'42"W, 122.08']
(K)	N07°32'06"W	45.64'	
(L)	N59°11'29"W	157.12'	
(M)	N52°25'42"W	70.00'	
(N)	S72°00'00"E	150.00'	
(P)	S82°00'00"E	167.96'	
(Q)	S00°09'41"E	89.18'	
(R)	N89°50'19"E	159.09'	
(S)	S00°10'51"W	20.00'	
(T)	N89°50'19"E	12.64'	
(U)	N37°34'18"E	25.29'	
(V)	N46°10'36"W	76.83'	
(W)	N89°51'22"E	21.16'	
(X)	N07°31'48"W	327.52'	(N07°32'W, 4,549 Chs.)
(Y)	N59°11'29"W	489.08'	(N59°12'W, 7,413 Chs.)
(Z)	N33°03'01"W	379.64'	(N33°04'W, 5,751 Chs.)

Maintenance agreements and water line easement recording numbers are as follows:

M 318969-02

M 318970-02

TAX LOT 1300  
M-109027-89

PARCEL 1  
8.90 ACRES

PARCEL 2  
7.00 ACRES

SOUTH FORK ROAD  
C.R. 48200 (60')

**NARRATIVE**

The purpose of this survey is to define the boundaries of Parcels 1 and 2 of Benton County Development Department File No. LD-02-06. Said partition involves Tax Lot 1200 of Tax Map 14-8-12, and a vacated roadway. The parent parcel is described by M-109029-89 of the Benton County Deed Records, and County Court Journals Book 17, Page 474 (a road vacation). We have also monumented the boundaries of Tax Lot 1300 of Tax Map 14-8-12, as described by M-109027-89 of the Benton County Deed Records.

We found 4 monuments along the Alsea-Deadwood Highway right-of-way line as shown. The origin of these monuments is unknown (some show as found monuments on C.S. 2956 and C.S. 7204), however, they fit very well with record data as per State Highway Department roll map 6B-5-15. We have therefore accepted said monuments as defining the true right-of-way.

To establish the curve between stations 55+15.3 and 58+43.6 we computed the centerline curve shift and tangent station (based on a 300' spiral) from the PT at station 61+43.6. A distance-distance intersection from said tangent station (using centerline radius plus curve shift) and the monument found at station 55+15.3 (using centerline radius plus 40 feet) established the radius point of said curve. We held the record delta angle of the simple curve to establish station 58+43.6.

In 1937 Marie Dewar conveyed additional right-of-way to the State of Oregon as per Book 91, Page 249 of the Benton County Deed Records. This additional right-of-way is 10 feet on each side of the Highway, lying North of the North line of Claim No. 43. This additional right-of-way was conveyed prior to the creation of the above noted Tax Lots 1200 and 1300.

The Northwest corner of Tax Lot 1200 was established on the Highway right-of-way on a line at right angles to the West line of Claim No. 44 (from the Northwest corner of Book 135, Page 633 as per C.S. 9379). The Southerly West line of Tax Lot 1200 was established at right angles to the North line of Claim No. 43.

The Southwest corner of Tax Lot 1200 was established on the North line of County Road 48170 (which is centered on the North line of Claim No. 43), at 942.00 feet from the Easterly right-of-way line of the Alsea-Deadwood Highway (40 feet from the Highway centerline). Deeds to Tax Lot 1300 (M-8491 and M-109027-89 of the Benton County Deed Records) call for an iron pipe at the Southeast property corner (Southwest corner of Tax Lot 1200). We found no trace of the iron pipe near where we set our corner, or at a point 10 feet West of our corner.

The Easterly line of Tax Lot 1200 is controlled by the State of Oregon parcel (as per Book 135, Page 633 of the Benton County Deed Records), the old right-of-way of County Road No. 48200 (as per GHC 14-8-00005), and the new right-of-way of County Road No. 48200 (as per M-37152 of the Benton County Deed Records). Monuments found as per a 1972 survey by Benton County of County Road No. 48200 (see Route 2-A Road Plan) fit M-37152 very well, and were accepted as defining the true right-of-way. Monuments found as per C.S. 9379 were accepted as defining that tract described by Book 135, Page 633.

The South line of Tax Lot 1200 is the North line of County Road 48170 and the North line of Claim No. 43 (East of County Road 48170). The North line of Claim No. 43 (East of County Road 48170) was the centerline of old County Road No. 105, which was vacated as per County Court Journals Book 17, Page 474.

The SW corner of Book 135, Page 633 was set at record deed bearing and distance (rotated to our basis) from a point 300.23 feet S07°31'48"W from the North end of line segment (X).

Line segments (X), (Y), and (Z) are the centerline of the old County Road No. 48200 (a 60' roadway). Line segments (K) and (L) are the West right-of-way line of said roadway, which has not been vacated.

- Monuments found as noted
- Found 5/8" iron rod per C.S. 9379, except as noted
- △ Found road centerline monument per GHC 14-8-00005
- ⊙ Found 5/8" iron rod per C. R. 48200, Route 2-A Road Plan
- Set 5/8" X 30" iron rod with plastic cap (LS 1084)
- Set 3/4" X 30" iron pipe with plastic cap (LS 1084)
- Computed point only
- ( ) Data of record per GHC 14-8-00005
- [ ] Data of record per C.S. 9379
- < > Data of record per State Highway Dept. roll map 6B-5-15
- \* \* Data of record per M-37152 or Route 2-A Road Plan
- GHC Galloway Hard Copy
- BC Brass Cap
- BCCR Benton County Corner Restoration
- I.P. Iron Pipe
- I.R. Iron Rod
- Iron pipe diameters are inside measure

THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON JULY 31, 1976  
 JIM S. PETERSON  
 1084  
 RENEWAL: 12-31-02

SURVEYED BY:  
 PETERSON & ASSOCIATES  
 8155 NW MITCHEL DRIVE  
 CORVALLIS, OREGON 97330  
 PHONE: 541-757-1794

FOUND 1" AXLE  
 STA. 89+08.4 (FS)  
 (UNKNOWN ORIGIN)

INTERIOR CORNER DLC 44  
 FOUND 3 1/4" BC AS PER  
 BCCR 148844040R2

BOOK 89, PAGE 369

S88°55'36"W 569.70'

STA. 58+43.6 (PCS)  
 (FALLS IN RIVER)

FOUND 3/4" IRON PIPE  
 STA. 61+53.4 AHD. (PT)  
 STA. 61+43.6 BK. (PT)  
 (UNKNOWN ORIGIN)

WELL

INITIAL POINT

FOUND 12" X 8" X 6" STONE  
 WITH "X" ON TOP (6" BELOW  
 SURFACE) (GHC 14-8-00005)

NE CORNER DLC 38  
 (T14S, R7W)  
 FOUND 3 1/4" BC  
 AS PER BCCR 3539

PARTITION PLAT NO. 2002-18

for **RODGER & JANET HENDRIX**

in the SE1/4 SECTION 12, T14S, R8W, W.M.

BENTON COUNTY, OREGON

MAY 13, 2002

**SURVEYOR'S CERTIFICATE**

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in May of 2002 I correctly surveyed and marked with proper monuments the lands represented on the attached Partition map, the exterior boundaries of which are described as follows:

That tract of land conveyed to Rodger Hendrix and Janet Hendrix by deed recorded as M-109029-89 of the Benton County Deed Records, and the North half of the vacated roadway (a portion of old County Road No. 105) as described in the County Court Journals Book 17, Page 474, and being more particularly described as follows:

Beginning at the intersection of the Easterly right-of-way line of the Alsea-Deadwood Highway with the North line of County Road 48170, in Section 12, Township 14 South, Range 8 West, of the Willamette Meridian; thence N89°50'19"E, along said North line, a distance of 942.00 feet to a 5/8" iron rod, said point being the true point of beginning; thence, continuing along said North line, N89°50'19"E, 159.09 feet to a 5/8" iron rod; thence S00°10'51"W, along the East line of said County Road 48170, a distance of 20.00 feet to a stone on the North line of the David Fudge Donation Land Claim No. 43 of said Township and Range; thence N89°48'05"E, 271.54 feet to a brass cap marking the South Southwest corner of the George Rycraft Donation Land Claim No. 44; thence N89°51'22"E, along the North line of said Claim No. 43, a distance of 776.57 feet to a 5/8" iron rod on the Westerly right-of-way line of the realigned County Road No. 48200 as conveyed to Benton County by deed recorded as M-37152 of the Benton County Deed Records; thence, along said Westerly right-of-way line, along the arc of a 220.99 foot radius curve to the right (the long chord of which bears N53°07'18"W, 52.51 feet), a distance of 52.63 feet to a 5/8" iron rod, and N46°10'36"W, 633.20 feet to a 5/8" iron rod at the intersection with the Westerly right-of-way line of the old County Road No. 48200; thence, along said old Westerly right-of-way line, N59°11'29"W, 157.12 feet to a 3/4" iron pipe, and N07°32'06"W, 45.64 feet to a 5/8" iron rod on the South line of that tract conveyed to the State of Oregon by deed recorded in Book 135, Page 633 of the Benton County Deed Records; thence, along the South and West lines of said Book 135, Page 633, S89°45'25"W, 55.54 feet to a 5/8" iron rod, and S89°49'32"W, 199.22 feet to a 5/8" iron rod, and N00°06'36"W, 97.45 feet to a 5/8" iron rod, and N00°03'36"W, 147.15 feet to a 5/8" iron rod, and N00°06'27"W, 147.18 feet to a 5/8" iron rod on the South line of that tract conveyed to Bennie Wren and Bertha Wren by deed recorded in Book 89, Page 369 of the Benton County Deed Records; thence S88°55'36"W, along the South line of said Book 89, Page 369, a distance of 569.70 feet to a 5/8" iron rod on the Easterly right-of-way line of the Alsea-Deadwood Highway; thence, along said Easterly right-of-way line, along the arc of a 994.93 foot radius curve to the right (the long chord of which bears S24°53'54"W, 127.20 feet), a distance of 127.29 feet to the center of the South fork of the Alsea River; thence, along the center of said River, S72°00'00"E, 150.00 feet, and S82°00'00"E, 167.96 feet; thence S00°09'41"E, 89.18 feet to a 5/8" iron rod; thence continuing S00°09'41"E, 685.00 feet to the true point of beginning.

**DECLARATION**

Know all men by these presents that Rodger Hendrix and Janet Hendrix are the owners of record of the lands represented on this map and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused said lands to be partitioned into parcels as shown on this map.

Rodger Hendrix  
RODGER HENDRIX

Janet Hendrix  
JANET HENDRIX

**ACKNOWLEDGEMENT**

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

This is to certify that on the 33rd day of May, 2002, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Rodger Hendrix and Janet Hendrix, who are known to me to be the identical persons described in and who executed the above instrument, and acknowledged to me that they executed the same freely and voluntarily.

Gwen Brunear  
NOTARY SIGNATURE

COMMISSION NO. 323749

Gwen Brunear  
NOTARY PUBLIC - OREGON

MY COMMISSION EXPIRES July 26, 2003

**EASEMENTS NOT SHOWN**

- 1) An easement for electric and telephone transmission and distribution lines in favor of Consumers Power, Inc. as per Book 190, Page 747 of the Benton County Deed Records.
- 2) An easement for buried communication lines in favor of Pioneer Telephone Cooperative as per M-312902-02 of the Benton County Deed Records.

THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.

SURVEYED BY:  
PETERSON & ASSOCIATES  
8155 NW MITCHEL DRIVE  
CORVALLIS, OREGON 97330  
PHONE: 541-757-1794

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 31, 1976  
JIM S. PETERSON  
1084  
RENEWAL: 12-31-02

**RECORDING**

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

I hereby certify that the attached Partition Plat was received and duly recorded by me as Partition Plat 2002 - 18 per M - 318968-02, on this 31<sup>st</sup> day of MAY, 2002, at 9:23 o'clock AM.

[Signature]  
BENTON COUNTY CLERK  
sr. Deputy Clerk

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 during this tax year on this property, but not yet certified to the tax collector for collection, have been paid to me on this 31<sup>st</sup> day of May, 2002.

[Signature]  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

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 property that are now due and payable have been paid to June 30, 2002.

Mary K. Atkey  
BENTON COUNTY DEPT. OF FINANCE, AUDITING, & TAX COLLECTION

**APPROVALS**

APPROVED Peter J. Dema 5-31-02  
BENTON COUNTY PLANNING OFFICIAL DATE

APPROVED Ray Wilson 5-31-02  
BENTON COUNTY SURVEYOR DATE



