

PARTITION PLAT NO. 2003-05

for **KEE-YUN CHAN**

in the SE1/4 SECTION 36, T11S, R6W, W.M.

and the NE1/4 SECTION 1, T12S, R6W, W.M.

a REPLAT of PARCELS 2 & 3 OF PARTITION PLAT NO. 97-43

BENTON COUNTY, OREGON

AUGUST 13, 2001

SURVEYOR'S CERTIFICATE

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in August 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:

Parcels 2 and 3 of Benton County Partition Plat No. 97-43, and that tract of land conveyed to Kee-Yun Chan and Winsome Wong by deed recorded as M-333179-03 of the Benton County Deed Records, all being more particularly described as follows:

Beginning at a 5/8" iron rod, on the West line of Wooded Knolls Drive, marking the Southeast corner of that tract of land conveyed to Jonathan Kee-Yun Chan by deed recorded as M-300467-01 of the Benton County Deed Records, said point being N88°36'W, 1057.50 feet, and N16°36'W, 2753.52 feet, and S88°45'E, 1071.47 feet (to the West line of Wooded Knolls Drive), and N17°29'W, 90.32 feet from the Southeast corner of the William Wyatt Donation Land Claim No. 48, in Township 12 South, Range 6 West, of the Willamette Meridian; thence along the arc of a 190.37 foot radius curve to the left (the long chord of which bears N21°37'04"W, 25.40 feet) a distance of 25.42 feet to a 5/8" iron rod at the Southeast corner of that tract conveyed to Susan Bradford by deed recorded as M-305847-01 of said deed records; thence S58°10'46"W, along the South line of said M-305847-01, a distance of 366.58 feet to a 5/8" iron rod; thence N15°26'44"W, 253.00 feet to a 5/8" iron rod; thence S63°36'25"W, 100.00 feet to a 5/8" iron rod; thence N28°52'06"W, 200.27 feet to a 5/8" iron rod; thence North, 200.00 feet to a 5/8" iron rod on the Southwesterly line of Wooded Knolls Drive; thence along said Southwesterly line the following courses: along the arc of a 490.87 foot radius curve to the left (the long chord of which bears N79°11'41"W, 97.08 feet) a distance of 97.23 feet to a 5/8" iron rod at the Northeast corner of Parcel 3 of Benton County Partition Plat No. 97-43, and N84°48'16"W, 117.10 feet to a 5/8" iron rod, and along the arc of a 550.87 foot radius curve to the right (the long chord of which bears N79°07'09"W, 110.39 feet) a distance of 110.57 feet to a 5/8" iron rod at the Northwest corner of Parcel 2 of said Partition Plat; thence, leaving said Southwesterly line, S27°06'39"W, 13.04 feet to a 5/8" iron rod; thence S13°55'35"E, 185.00 feet to a 5/8" iron rod; thence S17°50'46"W, 300.46 feet to a 5/8" iron rod at the Southeast corner of Parcel 1 of said Partition Plat; thence S63°34'10"E, 565.64 feet to a 5/8" iron rod at the Southeast corner of Parcel 3 of said Partition Plat; thence N58°10'46"E, 520.01 feet to the point of beginning.

DECLARATION

Know all men by these presents that Kee-Yun Chan and Winsome Wong 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 and do hereby create the following easements: a septic drainfield easement across Parcel 4 for the benefit of Parcel 5, a septic drain line easement across Parcels 4 and 5 for the benefit of Parcel 6, water line and well access easements across Parcel 5 for the benefit of Parcels 4, 6, and that tract described by M-333178-03, and an access and utility easement across Parcels 4 and 5 for the benefit of Parcels 5 and 6. The waterline easement across Parcel 2 of Partition Plat No. 97-43 is hereby vacated. (See easements and notes on Sheet 2 of this plat.)

[Signature]
KEE-YUN CHAN

[Signature]
WINSOME WONG

ACKNOWLEDGEMENT

STATE OF OREGON) S.S.
COUNTY OF BENTON) S.S.
This is to certify that on this 30 day of January, 2003, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Kee-Yun Chan and Winsome Wong, 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.

[Signature]
NOTARY SIGNATURE
Gregory B. Sather
NOTARY PUBLIC (OREGON)

COMMISSION NO. 345798
MY COMMISSION EXPIRES May 13, 2005

NARRATIVE

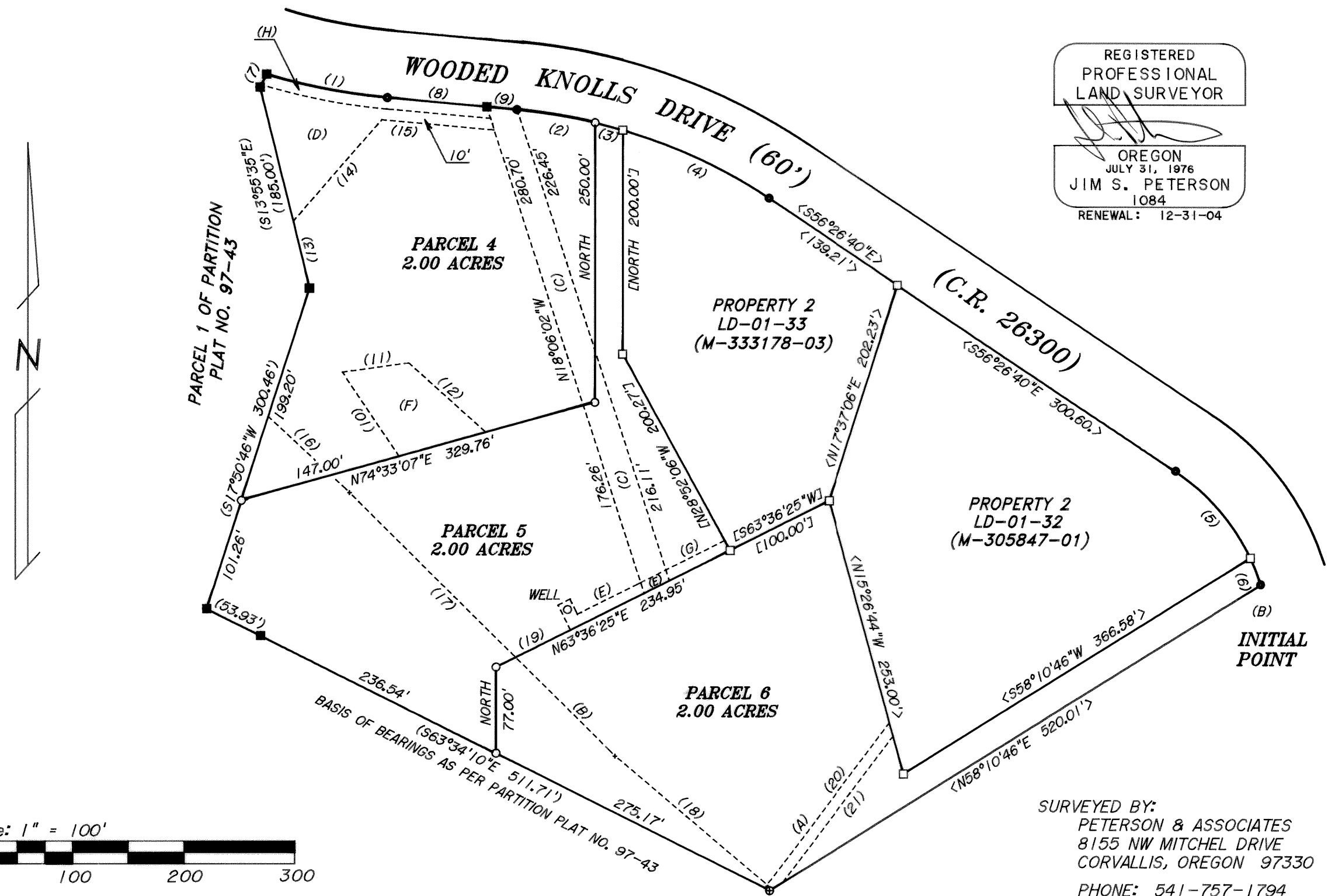
The purpose of this survey is to define Parcels 4, 5, and 6 of Benton County Development File No. LD-01-34. This Partition involves a replat of Parcels 2 and 3 of Partition Plat No. 97-43, and the remainder of that tract described by M-300467-01 after property line adjustments LD-01-32 and LD-01-33.

Monuments found as per Partition Plat No. 97-43, C.S. 5896, C.S. 6034, C.S. 9676, and C.S. 9760 were held as control for this survey.

Point (B) is the Point of Beginning of M-300467-01.

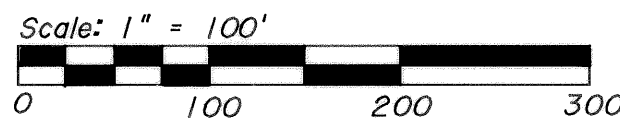
- Set 5/8" X 30" iron rod with plastic cap (LS 1084)
- Found 5/8" iron rod as per C.S. 6034
- Found 5/8" iron rod as per C.S. 5896
- Found 5/8" iron rod with plastic cap (LS 1084) as per Partition Plat No. 97-43
- Found 5/8" iron rod with plastic cap (LS 1084) as per C.S. 9676 and C.S. 9760
- () Same as data of record as per Partition Plat No. 97-43
- < > Same as data of record as per C.S. 9676
- [] Same as data of record as per C.S. 9760
- Easement boundaries

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
(1)	(550.87')	(110.57')	(11°30'02")	(110.39')	(N79°07'09"W)
(2)	490.87'	71.35'	8°19'43"	71.29'	(N80°42'19"W)
(3)	490.87'	25.88'	3°01'15"	25.88'	(N75°01'50"W)
(4)	[490.87']	[145.56']	[16°59'25"]	[145.03']	[S65°01'29"E]
(5)	<190.37'>	<103.56'>	<31°10'12">	<102.29'>	<S41°01'41"E>
(6)	<190.37'>	<25.42'>	<7°39'03">	<25.40'>	<N21°37'04"W>
(7)	(S27°06'39"W	13.04')		(16) = (S47°00'00"E	100.00')
(8)	(N84°48'16"W	89.88')		(17) = (S45°30'00"E	335.90')
(9)	(N84°48'16"W	27.22')		(18) = (S50°00'00"E	179.90')
(10)	(N34°00'00"W	91.00'		(19) = (N63°36'25"E	74.75')
(11)	(N82°00'00"E	60.00'		(20) = (N37°20'00"E	186.19')
(12)	(S48°00'00"E	93.12'		(21) = (N37°20'00"E	164.50')
(13)	(N13°55'35"W	61.00')			
(14)	(N41°00'00"E	121.24')			
(15)	(S84°48'16"E	101.66')			



THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 31, 1976
JIM S. PETERSON
1084
RENEWAL: 12-31-04



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

2003-05

PARTITION PLAT NO. _____

for **KEE-YUN CHAN**

in the SE1/4 SECTION 36, T11S, R6W, W.M.

and the NE1/4 SECTION 1, T12S, R6W, W.M.

a REPLAT of PARCELS 2 & 3 of PARTITION PLAT NO. 97-43

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AUGUST 13, 2001

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EASEMENTS

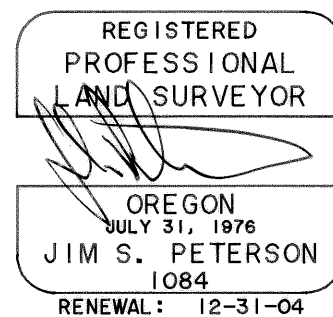
- (A) A 10' septic drain line easement as per M-305847-01.
- (B) Centerline of an 8' septic drain pipe easement as per Partition Plat No. 97-43.
- (C) A 25' access and utility easement across Parcels 4 and 5 for the benefit of Parcels 5 and 6. Parcels 5 and 6 may use the easement area for the installation maintenance, and repair of underground utilities. Said area may also be used by the owners of Parcels 4, 5, and 6 as a driveway. The cost of maintaining said driveway shall be shared by all parties in proportion to their use.
- (C) A waterline easement (along the Westerly 10' of area "C") across Parcel 5 for the benefit of Parcel 4. Parcel 4 may use the easement area for the installation, maintenance, and repair of an underground waterline.
- (C) A septic drain line easement (along the Westerly 10' of area "C") across Parcels 4 and 5 for the benefit of Parcel 6. Parcel 6 may use the easement area for the installation, maintenance, and repair of an underground septic drain line.
- (D) A septic drainfield easement per Partition Plat No. 97-43 for the benefit of Parcel 6.
- (E) A 10' waterline easement for the installation, maintenance, and repair of waterlines across Parcel 5 for the benefit of Parcels 4 and 6, and that tract described by M-333178-03 of the Benton County Deed Records.
- (E) A 12' X 15' well access easement to provide for the maintenance and repair of an existing well and related facilities by the owners of Parcels 4, 5, 6, and that tract described by M-333178-03 of the Benton County Deed Records.
- (F) A septic drainfield easement area on Parcel 4 for the installation, maintenance, and repair of a drainfield and drain lines for the benefit of Parcel 5.
- (G) A 10' waterline easement for the installation, maintenance, and repair of a waterline across Parcel 5 for the benefit of that tract described by M-333178-03 of the Benton County Deed Records.
- (H) A 10' waterline easement, as per Partition Plat No. 97-43, is hereby vacated.
- (J) Easements for electrical and telephone transmission and distribution lines in favor of Consumers Power, Inc. per M-68693, M-68997, M-99109, and M-261194-99 of the Benton County Deed Records (not shown on this plat).
- (K) An easement for septic lines as per M-10626-79 of the Benton County Deed Records (not shown on this plat).
- (L) An easement in favor of the State of Oregon for an on-site sewage disposal system as per M-269961-99 of the Benton County Deed Records.

NOTES: All damages caused by activities associated with the installation, maintenance, and repairs on the above noted easement areas shall be repaired to the same condition as existed prior to such activities (or as near as practicable), or reasonable compensation made to the owner of the affected lands.

Water from the well located on easement (E) is only for the use of Parcels 4, 5, and 6 until such time as an approved additional water source is developed. When such additional water source is developed that tract described by M-333178-03 may use the water from said well, as well as all easements noted above as pertinent to said tract.

The above noted septic drainfield and drainline easements are for the construction, maintenance, use and repair of individual water-carried on-site sewage disposal systems which benefit the Parcels as shown on this plat.

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



RECORDING

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

I hereby certify that the attached Partition Plat was received and duly recorded by me as Partition Plat 2003 - 05 per

M - 2003-335386, on this 24th day of February, 2003, at 2:23 o'clock PM.

By Kathleen Harning
For BENTON COUNTY CLERK Senior Deputy Clerk

APPROVALS

APPROVED Peter J. Iversen 2-21-03
BENTON COUNTY PLANNING OFFICIAL DATE

APPROVED Ray Wilson 2-24-03
BENTON COUNTY SURVEYOR DATE

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 property, but not yet certified to the tax collector for collection, have been paid to me on this 31st day of JANUARY, 2003.

Douglas Hilbert
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, 2003.

Velda Hobeth
BENTON COUNTY DEPT. OF FINANCE, AUDITING, & TAX COLLECTION