

PARTITION PLAT No. 2003-09

A REPLAT OF PARCEL 1 OF PARTITION PLAT 1993-6, BEING LOCATED IN SECTION 3, TOWNSHIP 12 SOUTH, RANGE 6 WEST, AND IN THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: LEE NOBLE AND PATRICIA H. NOBLE FAMILY TRUST

DATE: JANUARY 7, 2003

SHEET 1 OF 2

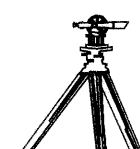
REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Malone

OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2004

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.

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-02-42.

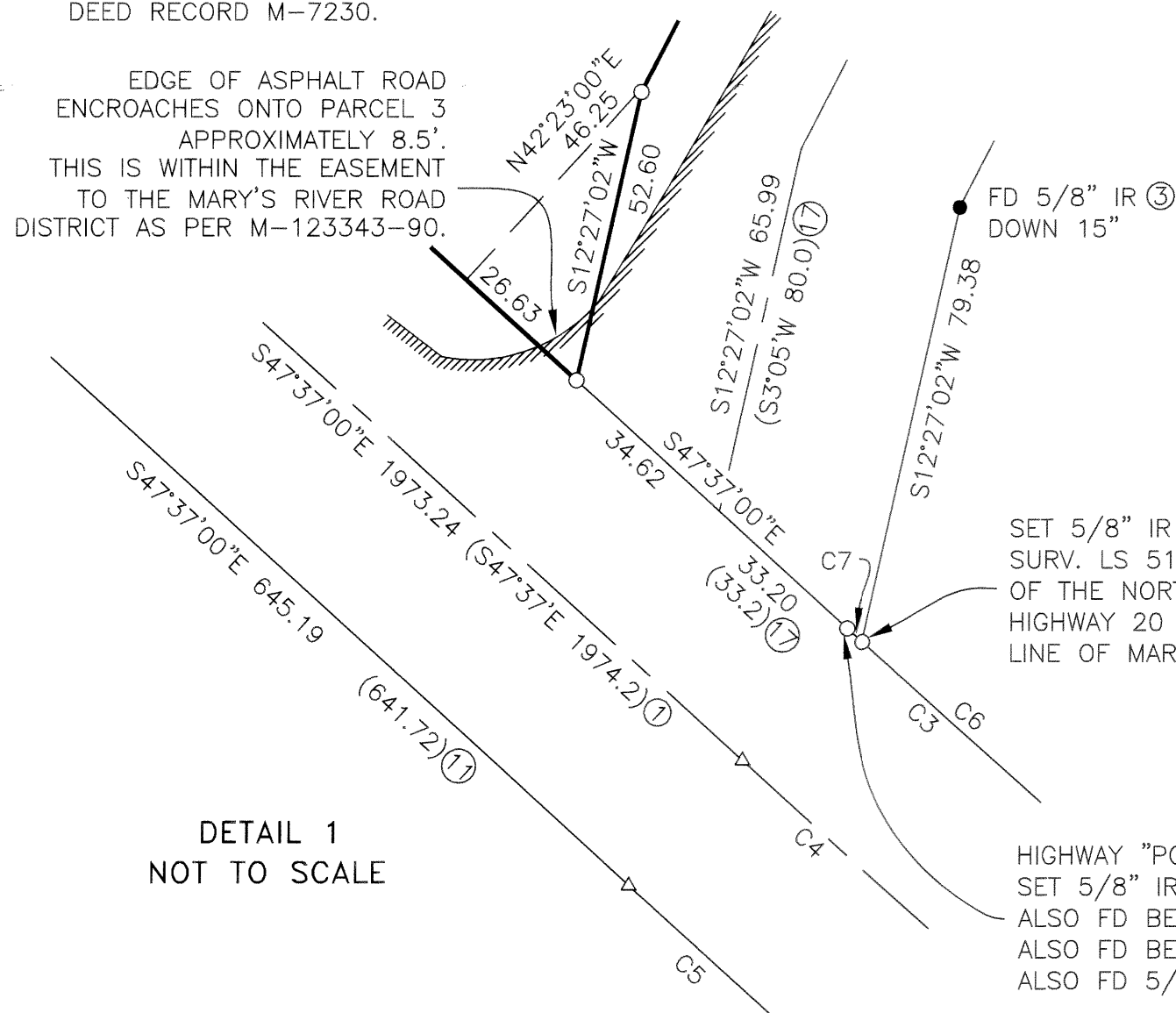
BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE HIGHWAY RIGHT-OF-WAY ALONG THE TANGENT PORTION AS SHOWN ON THE ATTACHED MAP, AND AS PER OREGON STATE HIGHWAY DEPARTMENT ROLL MAP 4B-23-2.

BOUNDARY DETERMINATION

THE UNSURVEYED PORTIONS OF THE BOUNDARY WERE DETERMINED HOLDING RECORD SURVEYS, DEEDS, AND OREGON STATE HIGHWAY DEPARTMENT ROLL MAP 4B-23-2. THE STATE HIGHWAY RIGHT OF WAY MONUMENTS MARKED AS HELD WERE USED TO CONTROL THE RIGHT OF WAY OF U.S. HIGHWAY 20. THE HIGHWAY RIGHT OF WAY "PC" SHOWN AT MARY'S RIVER ESTATES ROAD WAS PROPORTIONED IN HOLDING THOSE MONUMENTS MARKED AS HELD AND THE RECORD RADIUS FOR THE CURVE. THE CENTERLINE OF MARY'S RIVER ESTATES ROAD INTERSECTS THE NORTHERLY LINE OF U.S. HIGHWAY 20 AT THE DEED RECORD 33.2 FEET FROM THE "PC" ALONG THE HIGHWAY RIGHT OF WAY AS SHOWN. THE MONUMENTS ALONG MARY'S RIVER ESTATES ROAD WERE HELD TO DETERMINE THAT RIGHT OF WAY, AND THE ERROR WAS PLACED IN THE LAST COURSE BEFORE INTERSECTING THE NORTHERLY LINE OF U.S. HIGHWAY 20. THIS FITS WITH THE LAST CALL FOR THE CENTERLINE OF "MORE OR LESS", AS PER BENTON COUNTY DEED RECORD M-7230.

EDGE OF ASPHALT ROAD ENCROACHES ONTO PARCEL 3 APPROXIMATELY 8.5'. THIS IS WITHIN THE EASEMENT TO THE MARY'S RIVER ROAD DISTRICT AS PER M-123343-90.



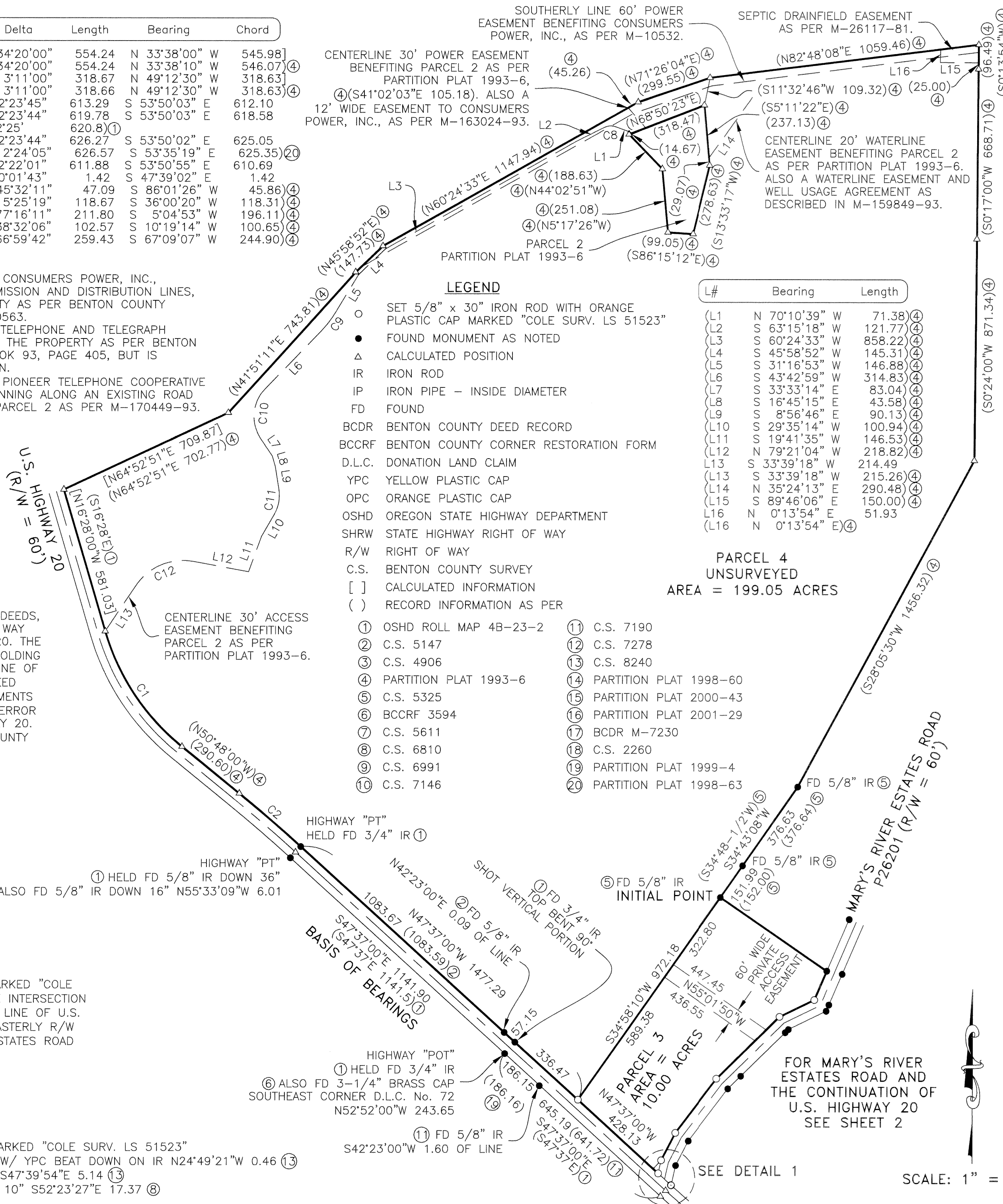
C#	Radius	Delta	Length	Bearing	Chord
[C1	924.92	34°20'00"	554.24	N 33°38'00" W	545.98]
(C1	924.92	34°20'00"	554.24	N 33°38'10" W	546.07]④
[C2	5735.58	3°11'00"	318.67	N 49°12'30" W	318.63]
(C2	5735.58	3°11'00"	318.66	N 49°12'30" W	318.63]④
C3	2834.79	12°23'45"	613.29	S 53°50'03" E	612.10
C4	2864.79	12°23'44"	619.78	S 53°50'03" E	618.58
(C4	2864.79	12°25'	620.8]		
C5	2894.79	12°23'44"	626.27	S 53°50'02" E	625.05
(C5	2894.79	12°24'05"	626.57	S 53°35'19" E	625.35]②⑩
C6	2834.79	12°22'01"	611.88	S 53°50'55" E	610.69
C7	2834.79	0°01'43"	1.42	S 47°39'02" E	1.42
(C8	59.25	45°32'11"	47.09	S 86°01'26" W	45.86]④
(C9	440.88	15°25'19"	118.67	S 36°00'20" W	118.31]④
(C10	157.05	77°16'11"	211.80	S 5°04'53" W	196.11]④
(C11	152.51	38°32'06"	102.57	S 10°19'14" W	100.65]④
(C12	221.87	66°59'42"	259.43	S 67°09'07" W	244.90]④

NOTE:

A 12' WIDE EASEMENT TO CONSUMERS POWER, INC., CENTERED ON THE TRANSMISSION AND DISTRIBUTION LINES, EXISTS OVER THE PROPERTY AS PER BENTON COUNTY MICROFILM RECORD M-100563.

AN EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY MAY EXIST OVER THE PROPERTY AS PER BENTON COUNTY DEED RECORD BOOK 93, PAGE 405, BUT IS UNCERTAIN AS TO LOCATION.

A 10' WIDE EASEMENT TO PIONEER TELEPHONE COOPERATIVE EXISTS APPROXIMATELY RUNNING ALONG AN EXISTING ROAD FROM CASCARA LANE TO PARCEL 2 AS PER M-170449-93.



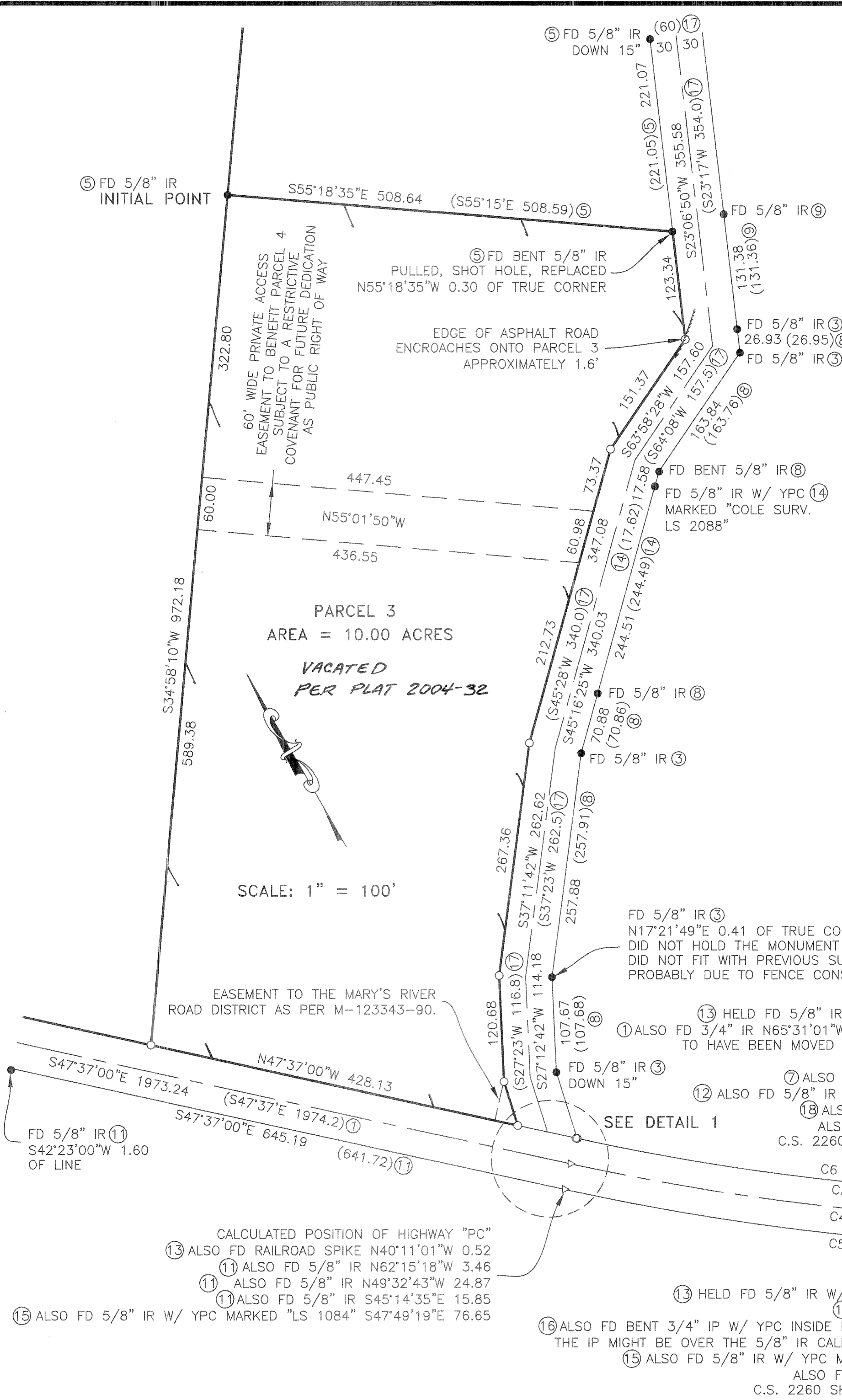
LEGEND

- SET 5/8" x 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "COLE SURV. LS 51523"
- FOUND MONUMENT AS NOTED
- △ CALCULATED POSITION
- IR IRON ROD
- IP IRON PIPE - INSIDE DIAMETER
- FD FOUND
- BCDR BENTON COUNTY DEED RECORD
- BCCRF BENTON COUNTY CORNER RESTORATION FORM
- D.L.C. DONATION LAND CLAIM
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- OSHD OREGON STATE HIGHWAY DEPARTMENT
- SHRW STATE HIGHWAY RIGHT OF WAY
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- [] CALCULATED INFORMATION
- () RECORD INFORMATION AS PER

L#	Bearing	Length
(L1	N 70°10'39" W	71.38]④
(L2	S 63°15'18" W	121.77]④
(L3	S 60°24'33" W	858.22]④
(L4	S 45°58'52" W	145.31]④
(L5	S 31°16'53" W	146.88]④
(L6	S 43°42'59" W	314.83]④
(L7	S 33°33'14" E	83.04]④
(L8	S 16°45'15" E	43.58]④
(L9	S 8°56'46" E	90.13]④
(L10	S 29°35'14" W	100.94]④
(L11	S 19°41'35" W	146.53]④
(L12	N 79°21'04" W	218.82]④
(L13	S 33°39'18" W	214.49
(L13	S 33°39'18" W	215.26]④
(L14	N 35°24'13" E	290.48]④
(L15	S 89°46'06" E	150.00]④
L16	N 0°13'54" E	51.93
(L16	N 0°13'54" E]④	

PARCEL 4
UNSURVEYED
AREA = 199.05 ACRES

- ① OSHD ROLL MAP 4B-23-2
- ② C.S. 5147
- ③ C.S. 4906
- ④ PARTITION PLAT 1993-6
- ⑤ C.S. 5325
- ⑥ BCCRF 3594
- ⑦ C.S. 5611
- ⑧ C.S. 6810
- ⑨ C.S. 6991
- ⑩ C.S. 7146
- ⑪ C.S. 7190
- ⑫ C.S. 7278
- ⑬ C.S. 8240
- ⑭ PARTITION PLAT 1998-60
- ⑮ PARTITION PLAT 2000-43
- ⑯ PARTITION PLAT 2001-29
- ⑰ BCDR M-7230
- ⑱ C.S. 2260
- ⑲ PARTITION PLAT 1999-4
- ⑳ PARTITION PLAT 1998-63



DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE LEE NOBLE AND PATRICIA H. NOBLE FAMILY TRUST, EXECUTED THE 22ND DAY OF NOVEMBER, 1994, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP, AND DO HEREBY CREATE THE 60' WIDE PRIVATE ACCESS EASEMENT AS SHOWN TO BENEFIT PARCEL 4 OVER PARCEL 3, SAID EASEMENT BEING SUBJECT TO A RESTRICTIVE COVENANT FOR FUTURE DEDICATION AS PUBLIC RIGHT OF WAY.

Lee Noble Trustee
LEE NOBLE, TRUSTEE

Patricia H. Noble Trustee
PATRICIA H. NOBLE, TRUSTEE



ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 1 DAY OF March, 2003, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR LEE NOBLE AND PATRICIA H. NOBLE, AS TRUSTEES OF THE LEE NOBLE AND PATRICIA H. NOBLE FAMILY TRUST, EXECUTED THE 22ND DAY OF NOVEMBER, 1994, 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.

Rebecca Cole
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES: Oct. 1, 2004

SURVEYOR'S CERTIFICATE:

I, DAVID L. MALONE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE COMPUTED THE BOUNDARY OF THE LAND REPRESENTED ON THIS PARTITION PLAT BASED ON DATA FROM RECORDED DEEDS AND SURVEYS AND IN CONJUNCTION WITH FIELD MEASUREMENTS TO FOUND MONUMENTS. THE BOUNDARY OF PARCEL 4 IS UNSURVEYED. THE BOUNDARY OF PARCEL 3 WAS PROPERLY SURVEYED AND MONUMENTED AS SHOWN ON THE ATTACHED MAP. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT 1993-6, A PARTITION PLAT OF RECORD IN SECTION 3, TOWNSHIP 12 SOUTH, RANGE 6 WEST, AND THE SOUTH HALF OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON.

PARTITION PLAT No. 2003-09

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FOR: LEE NOBLE AND PATRICIA H. NOBLE FAMILY TRUST

DATE: JANUARY 7, 2003

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 2002-2003 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 5th DAY OF MARCH, 2003.

BY: *Joseph Hillgat*
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, 2003.

BY: *Velda Holseth*
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

APPROVED *Peter Dema* 3-12-03
BENTON COUNTY PLANNING OFFICIAL DATE

APPROVED *Rau Wilson* 3-12-03
BENTON COUNTY SURVEYOR DATE

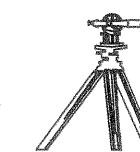
RECORDING:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2003-09 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2003-336709 ON THIS 12th DAY OF MARCH, 2003, AT 2:04 O'CLOCK P.M.

BY: *Rukmin Whitney*
BENTON COUNTY CLERK

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



COLE SURVEYING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

David L. Malone
OREGON
JANUARY 12, 1999
DAVID L. MALONE
51523

EXPIRES 12/31/2004