

PARTITION PLAT NO. 2003-37
for **FLOYD M. & MIMI K. STOUT**
in the W1/2 SECTION 6, T14S, R7W, W.M.
and the E1/2 SECTION 1, T14S, R8W, W.M.
BENTON COUNTY, OREGON
APRIL 2, 2003

APPROVALS

APPROVED Peter Genna 12-01-03
BENTON COUNTY PLANNING OFFICIAL DATE

APPROVED Ray Wilson 12-4-03
BENTON COUNTY SURVEYOR DATE

THIS MAP IS AN EXACT COPY
OF THE ORIGINAL PLAT.

DECLARATION

Know all men by these presents that Floyd M. Stout and Mimi K. Stout 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.

Floyd M. Stout
FLOYD M. STOUT

Mimi K. Stout
MIMI K. STOUT

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 16th day of MAY, 2003.

Douglas Hilbert
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

For 2003-2004 tax roll year.
2nd day of December, 2003.

Douglas Hilbert

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. and June 30, 2004 JH

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

EASEMENTS NOT SHOWN

- 1) Easements for ingress and egress, and activities related to an irrigation system in favor of the City of Alsea, as per M-20 and M-2595 of the Benton County Deed Records.
- 2) An easement for electric and telephone transmission and distribution lines in favor of Consumers Power, Inc., as per M-113640-89 of the Benton County Deed Records.

ACKNOWLEDGEMENT

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

This is to certify that on this 16th day of May, 2003, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Floyd M. Stout and Mimi K. Stout 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 Brunson
NOTARY SIGNATURE

COMMISSION NO. 325749

Gwen Brunson
NOTARY PUBLIC (OREGON)

MY COMMISSION EXPIRES: July 26, 2003

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 2003 - 37 per

M - 2003-358355, on this 4th day of December, 2003, at 2:33 o'clock PM.

[Signature]
BENTON COUNTY CLERK

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

REGISTERED
PROFESSIONAL
AND SURVEYOR

OREGON
JULY 31, 1978
JIM S. PETERSON
1084
RENEWAL: 12-31-04

PARTITION PLAT NO. 2003-37
 for **FLOYD M. & MIMI K. STOUT**
 in the **W1/2 SECTION 6, T14S, R7W, W.M.**
 and the **E1/2 SECTION 1, T14S, R8W, W.M.**
BENTON COUNTY, OREGON
APRIL 2, 2003

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 OF THE ORIGINAL PLAT.

SURVEYOR'S CERTIFICATE

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in April of 2003 I correctly surveyed and marked with proper monuments Parcel 1 of the attached Plat. Parcel 2 is unsurveyed. The exterior boundary of Parcels 1 and 2 is described as follows:

That tract of land conveyed to Floyd M. Stout and Mimi K. Stout by deed recorded as M-109397-89 of the Benton County Deed Records, and being more particularly described as follows:

Beginning at a 1/2" pipe on the East line of the Town of Alsea and on the South line of the Corvallis-Waldport State Highway, which pipe is 121.97 feet S70°01'15"W of the 1/4 Section corner on the Range line between Section 6, Township 14 South, Range 7 West and Section 1, Township 14 South, Range 8 West of the Willamette Meridian, Benton County, Oregon; thence along said South line: N60°32'34"E, 733.28 feet, and N60°33'E, 335.33 feet to a 1/2" pipe on the West line of that tract of land described in deed recorded in Book 105, Page 180, Deed Records of Benton County, Oregon; thence along the West line of said Book 105, Page 180 and that tract of land described in Book 106, Page 457, of said Deed Records, S09°06'E 5.347 chains to a stone, S00°04'E 6.069 chains to a stone, and S00°04'W 10.435 chains to the center of the Alsea River, which point is 0.92 of a chain S00°04'W of a stone; thence, with the meanderings up the center of the channel of said River, S88°E 4.00 chains, S80°E 3.00 chains, S68°E, 9.70 chains, and N88°E, 2.274 chains to the East line of the John Kellum Donation Land Claim No. 41, Township 14 South, Range 7 West of the Willamette Meridian, Benton County, Oregon; thence S00°06'W, 3.506 chains to a buggy axle and the Southeast corner of said Claim; thence N89°36'W, along the South line of said Claim, 6.29 chains to a stone at the Northwest corner of the John Williams Donation Land Claim No. 42 in Township 14 South, Range 7 West of the Willamette Meridian, Benton County, Oregon; thence S00°16'W, along the West line of said Claim No. 42, 2.434 chains to a 3/4" pipe on the Easterly extension of the North line of the Squire Little Rycraft Donation Land Claim Nos. 40 and 45 in Township 14 South, Range 7 and 8 West of the Willamette Meridian, Benton County, Oregon; thence N89°37'W, along said Easterly extension of said North line, 8.557 chains to a stone at the Northeast corner of said Rycraft Claim; thence N89°37'W, along said Claim line, 16.76 chains to a 1" pipe on said Range line; thence N00°28'E, along said Range line, 2.43 chains to a 1/2" pipe at the Southerly Southwest corner of the John Kellum Claim No. 41; thence N00°27'E, along the West line of said Kellum Claim, 1.815 chains to the center of said Alsea River; thence West, along said center of said Alsea River, 1.463 chains to the East line of said Town of Alsea extended Southerly, which point is 1.3 chains S00°13'E of a 1/2" pipe; thence N00°13'W, 19.523 chains to the place of beginning.

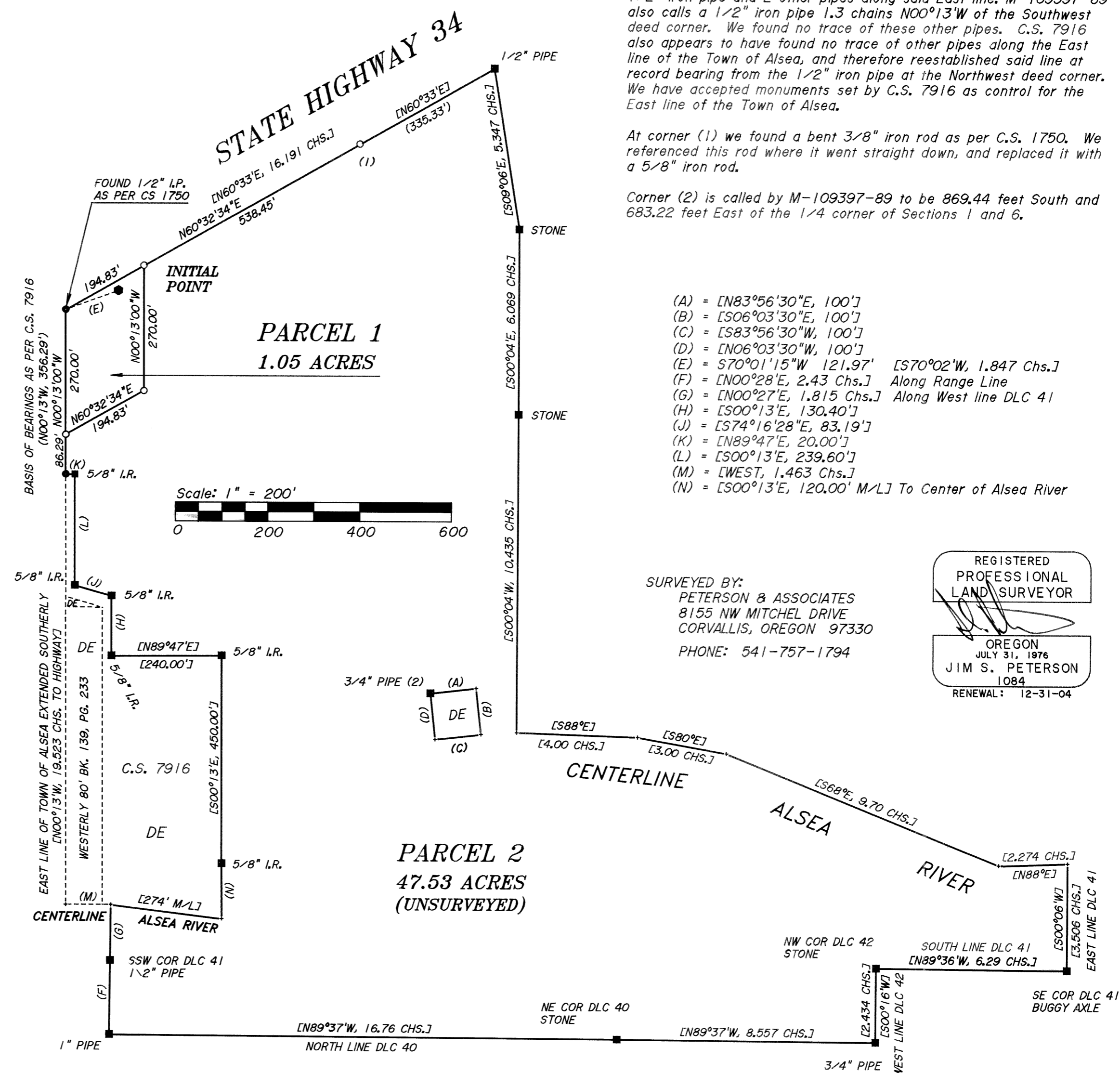
EXCEPTING THEREFROM: Beginning at a 3/4" iron pipe which is 869.44 feet South and 683.22 feet East of the quarter section corner on the Range line between Section 6, Township 14 South, Range 7 West, and Section 1, Township 14 South, Range 8 West of the Willamette Meridian, Benton County, Oregon; and running thence N83°56'30"E, 100 feet; thence S06°03'30"E, 100 feet; thence S83°56'30"W, 100 feet; thence N06°03'30"W, 100 feet to the place of beginning.

ALSO EXCEPTING THEREFROM: Beginning at a 5/8" iron rod on the East line of the Town of Alsea, which is 356.29 feet S00°13'E from a 1/2" iron pipe on the South right of way line of Oregon Highway 34, and on the East line of the Town of Alsea, said 5/8" iron rod being also 356.29 feet S00°13'E and 121.97 feet S70°01'15"E from the one quarter corner on the Range line between Section 6, Township 14 South, Range 7 West and Section 1, Township 14 South, Range 8 West of the Willamette Meridian, Benton County, Oregon; running thence N89°47'E, 20.00 feet to a 5/8" iron rod; thence running parallel to and 20 feet East from said East line of the Town of Alsea, S00°13'E, 239.60 feet to a 5/8" iron rod; thence S74°16'28"E, 83.19 feet to a 5/8" iron rod; thence S00°13'E, 130.40 feet to a 5/8" iron rod; thence N89°47'E, 240.00 feet to a 5/8" iron rod; thence S00°13'E, 450.00 feet to a 5/8" iron rod; thence continuing S00°13'E, 120.00 feet, more or less, to the center of said Alsea River; thence meandering down the center of the channel of said Alsea River, 274 feet, more or less, to the West line of the John Kellum Donation Land Claim No. 41, Township 14 South, Range 7 West of the Willamette Meridian, Benton County, Oregon; thence West, continuing along the center of the channel of said River, to a point which is 80.00 feet East from the Southerly extension of the East line of the Town of Alsea; thence running parallel to and 80.00 feet Easterly of the said East line of the Town of Alsea, N00°13'W, 850 feet, more or less, to a 5/8" iron rod; thence N74°16'28"W, 83.19 feet to a 5/8" iron rod on the East line of the Town of Alsea; thence N00°13'W, along said East line of the Town of Alsea, 265.09 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: All that portion of the Westerly 80 feet, of even width, of the tract described in Deed recorded in Book 139, Page 233, Deed Records of Benton County, Oregon, lying between the Easterly extension of the Southerly line of the Town of Alsea and the center line of the North Fork of the Alsea River.

ALSO EXCEPTING THEREFROM: Beginning at the Northwest corner of the above described 80 foot strip of land; thence North, along the West line of the land described in Book 139, Page 233, of said Deed Records, 21 feet, 11 inches; thence Southeasterly to a point which is 80 feet East of the South line of the Town of Alsea extended Easterly; thence Westerly, along said South line extended Easterly, 80 feet to the point of beginning.

- Found Benton County Brass Cap as per BCCR 3296 for the 1/4 corner of Sections 1 & 6
 - Found 5/8" iron rod as per C.S. 7916, except as noted
 - Set 5/8" X 30" iron rod with plastic cap (LS 1084)
 - Record monuments as per M-109397-89
 - () Data of record as per C.S. 7916
 - [] Data of record as per M-109397-89
 - BCCR Benton County Corner Restoration
 - I.P. Iron Pipe
 - I.R. Iron Rod
 - DE Deed Exceptions
- Iron pipe diameters are inside measure



NARRATIVE

The purpose of this survey is to define the boundaries of Parcel 1 of a land partition, as per Benton County Development Department File No. LD-02-11. Said partition involves Tax Lot 600 of Tax Map 14-7-6, which is described by M-109397-89 of the Benton County Deed Records. Parcel 2 is an unsurveyed Parcel.

The Northwest corner of said deed is the intersection of the South line of State Highway 34 with the East line of the Town of Alsea. This point is a 1/2" iron pipe, as called in the deed, and as shown on C.S. 1750 and C.S. 7707. This pipe and a 3/8" iron rod (also shown on C.S. 1750 and C.S. 7707), were held as control for the South line of State Highway 34, which is also the North line of this property.

The West line of said deed is the East line of the Town of Alsea, and its Southerly extension. C.S. 8204 shows the above noted 1/2" iron pipe and 2 other pipes along said East line. M-109397-89 also calls a 1/2" iron pipe 1.3 chains N00°13'W of the Southwest deed corner. We found no trace of these other pipes. C.S. 7916 also appears to have found no trace of other pipes along the East line of the Town of Alsea, and therefore reestablished said line at record bearing from the 1/2" iron pipe at the Northwest deed corner. We have accepted monuments set by C.S. 7916 as control for the East line of the Town of Alsea.

At corner (1) we found a bent 3/8" iron rod as per C.S. 1750. We referenced this rod where it went straight down, and replaced it with a 5/8" iron rod.

Corner (2) is called by M-109397-89 to be 869.44 feet South and 683.22 feet East of the 1/4 corner of Sections 1 and 6.

- (A) = [N83°56'30"E, 100']
- (B) = [S06°03'30"E, 100']
- (C) = [S83°56'30"W, 100']
- (D) = [N06°03'30"W, 100']
- (E) = [S70°01'15"W 121.97' [S70°02'W, 1,847 Chs.]
- (F) = [N00°28'E, 2.43 Chs.] Along Range Line
- (G) = [N00°27'E, 1.815 Chs.] Along West line DLC 41
- (H) = [S00°13'E, 130.40']
- (J) = [S74°16'28"E, 83.19']
- (K) = [N89°47'E, 20.00']
- (L) = [S00°13'E, 239.60']
- (M) = [WEST, 1.463 Chs.]
- (N) = [S00°13'E, 120.00' M-L] To Center of Alsea River

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

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