

**NARRATIVE**

The purpose of this survey is to partition that property described in the deeds recorded in M-62904 (1971) and M-62905 (1971), Deed Records of Benton County, Oregon, into two parcels per Benton County File LD 03-16.

Basis of Bearings is the south line of the property, N77°29'00"W by deed and CS 3309. Survey was by random traverse tying to the existing monuments shown. The northwest corner was established northerly 455.50 feet on the line between the 1 1/2" steel shaft at "A" and the 1/2" pipe at "B". The northerly northeast corner "C" was established on line between the found 5/8" iron rod at "D" (accepted as the monument shown in CS 3005) and the 5/8" iron rod at "E", this line being accepted as the east line of that property described in M-9222.

**REFERENCES:**

Galloway 11-5-00001, CS 1975, CS 3309, CS 5641, CS 5642, CS 8184, Partition Plat 91-17  
 Book 119 Page 509, Book 172 Page 280, Book 172 Page 290, Book 192 Page 570, Book 192 Page 572, M-9222(68), M-25969(71), M-25970(71), M-48272-83, M-49215(74), M-52074(74), M-62904 (71), M-62905(71), M-197674-95, M-204293-95

**SURVEYOR'S CERTIFICATE**

I, Tyler B. Parsons, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that April 10, 2004, I correctly surveyed and marked with proper monuments the lands represented on the attached Partition Plat, the boundary of which is described as follows:

Beginning at a 1 1/2" cast steel shaft at the southwest corner of that tract described in M-62905 (1971), Deed Records of Benton County, Oregon, said shaft also being the southeast corner of Lot 5, Block 1, West Hills Estates, Benton County, Oregon; thence along the west line of said tract North 20°02'41" East, 455.50 feet to the northwest corner of said tract, said corner being referenced by a 5/8" iron rod lying South 20°02'41" West 1.00 feet; thence along the north line of said tract South 75°06'06" East, 473.47 feet to a 5/8" iron rod on the east line of that property described in the deed recorded as M-9222 (1968); thence along the east line of said tract South 14°49'51" West, a distance of 402.23 feet to the northwest corner of that property described in the deed to John R Kaser and Diane C Kaser recorded as M-62904 (1971), Benton County Deed Records, said northwest corner lying South 14°49'51" West 1.00 feet from a 5/8" iron rod; thence along the north line of the property described in M-62904 (1971), South 77°29'00" East, 292.21 feet to a 5/8" iron rod on the westerly right of way of NW Arboretum Road; thence along said right of way South 12°16'45" West, 30.00 feet to a 3/4" iron pipe at the southeast corner of said M-62904 (1971); thence along the south line of said M-62904(1971) and the south line of that tract described in M-62905 (1971) North 77°29'00" West 808.83 feet to the Point of Beginning, and containing 5.22 acres, more or less.

PARTITION PLAT No. 2004- 33  
 for  
**JOHN R. & DIANE C. KASER**  
 in the  
 PRICE FULLER DLC NO. 37  
 NE 1/4 SEC 1, T 11 S, R 5 W, W.M.  
 BENTON COUNTY, OREGON  
 APRIL 13, 2004  
 LD 03-16

**DECLARATION**

Know all men by these presents that JOHN R KASER and DIANE C KASER are the recorded owners of the lands represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into parcels.

We hereby create the well and water line easements as shown across Parcel 1 for the benefit of Parcel 2, the easement areas to be returned to the original condition as nearly as practicable after installation or maintenance, maintenance costs for the common portions to be shared equally by the owners of Parcels 1 and 2. We also hereby create an access and public utility easement over and across Parcel 1 for the benefit of Parcel 2 from Arboretum Road to the southerly extension of the westerly line of Parcel 2, maintenance of the roadway within this easement being shared equally between the owners of Parcels 1 and 2. Maintenance of the well, waterline and roadway shall be according to the provisions of ORS 105.170 thru 105.185.

*John R Kaser*  
 John R Kaser

*Diane C Kaser*  
 Diane C Kaser

**ACKNOWLEDGEMENT**

STATE OF OREGON }  
 COUNTY OF BENTON } SS  
 This is to certify that on this 15<sup>th</sup> day of September, 2004, before me, a Notary Public for said State and County, did personally appear JOHN R KASER and DIANE C KASER, who, being duly sworn, did say that they are the identical persons named in the foregoing instrument and who acknowledged that they executed the same freely and voluntarily.

*Melissa S. Rice Cook*  
 Notary Signature  
 Melissa S. Rice Cook  
 Notary Public-OREGON (Printed)

315381  
 Commission No.  
12/8/07  
 My Commission Expires

**APPROVALS**

APPROVED Betsy Adams 11-22-04  
 Benton County Planning Official Date  
 APPROVED T. J. Parson 11-22-04  
 for 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 2004-2005 tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection, have been paid to me this 19<sup>th</sup> day of November, 2004.

*Judith G. Smith*  
 Director, Benton County Dept. of Assessment Date

I hereby certify that all ad valorem taxes and other charges required by law to be placed on the tax roll which have become a lien on this partition that are now due and payable have been paid to the date of June 30, 2005.

*T. J. Parson*  
 Director, Benton County Dept of Finance  
 Auditing, and Tax Collection

**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 2004- 33 in Benton County Deed Records 2004-377239 on this 22<sup>nd</sup> day of November, 2004 at 4:23 o'clock am.

by [Signature]  
 Benton County Clerk Sr. Deputy Clerk

