

**CREEK CENTERLINE COURSES**

COURSE	BEARING	DISTANCE
CC0	S 40°59'58"W	46.25'
CC1	S 53°48'38"W	45.69'
CC2	S 49°36'36"W	94.03'
CC3	S 46°27'34"W	52.84'
CC4	S 59°28'09"W	105.02'
CC5	S 63°37'42"W	54.33'
CC6	S 82°17'25"W	90.72'
CC7	S 82°19'21"W	81.98'

NOTE: data matches PP 2002-37 and 2003-33

**BEVENS PARK LANE CURVE DATA**

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
1	20.00'*	29.70'*	85°04'58"*	27.04'*	S 11°31'47"W *
2	50.00'*	98.61'*	112°59'43"*	83.39'*	S 02°25'35"E *
3	50.00'*	26.18'	30°00'00"	25.88'	S 73°55'27"E
4	50.00'	25.00'	28°38'52"	24.74'	S 76°45'07"E
3+4	50.00'*	51.18'*	58°38'52"*	48.97'*	S 88°14'53"E *

**ACCESS EASEMENT COURSE DATA**

COURSE	BEARING	DISTANCE
A-B	S 54°29'00"W	127.64'
B-C	N 30°50'44"W	25.08'
C-D	N 54°29'00"E	125.59'
D-E	N 44°45'32"E	20.78' CHD
R=61.50' L=20.88' =19°26'56"		

NOTE: data computed from PP 2002-37

**SEPTIC DRAINFIELD EASEMENT COURSES**

COURSE	BEARING	DISTANCE
F-G	S 65°25'23"E	127.44'
G-H	S 24°34'37"W	50.00'
H-I	N 75°21'26"W	29.49'
I-J	N 14°38'34"E	19.69'
J-K	N 65°25'23"W	95.00'
K-F	N 24°34'37"E	35.69'
L-M	N 14°38'34"E	56.57'
M-N	N 59°38'34"E	105.00'
N-O	S 30°21'26"E	40.00'
O-L	S 59°38'34"W	145.00'

NOTE: data from PP 2002-37

**LEGEND**

- .....Found monument: 5/8" iron rod with red plastic cap stamped "NORTHSTAR PLS 1823" set per Partition Plat 2002-37 or 2003-33 or CS 9927.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ( ).....Record data from Partition Plat 2003-33.
- [ ].....Record data from Partition Plat 2002-37.
- \*\*.....Data matches that from Partition Plat 2003-33.
- \*.....Data matches that from CS 9927.
- S&DE..Slope and Drainage Easement per PP 2003-33.

**NARRATIVE**

This replat is the result of Benton County Community Development Department File No. LD-04-09. I platted Partition Plat 2002-37 and 2003-33. I also surveyed CS 9927, a Property Line Adjustment involving Parcel 1 of PP2002-37 and Parcel 4 of PP2003-33. Two Parcels are now being created from the portion of Parcel 4 described and conveyed per Document 2004-365431. I have used parts of the original survey control network for all the phases of the development of these properties, including this Partition. Thus, data on this Plat is identical to that on my other Plats and map.

**PARTITION PLAT 2004-34**

A REPLAT OF A PORTION OF  
PARCEL 4, PP 2003-33

for

**DAVID & NORMA VINCENT**

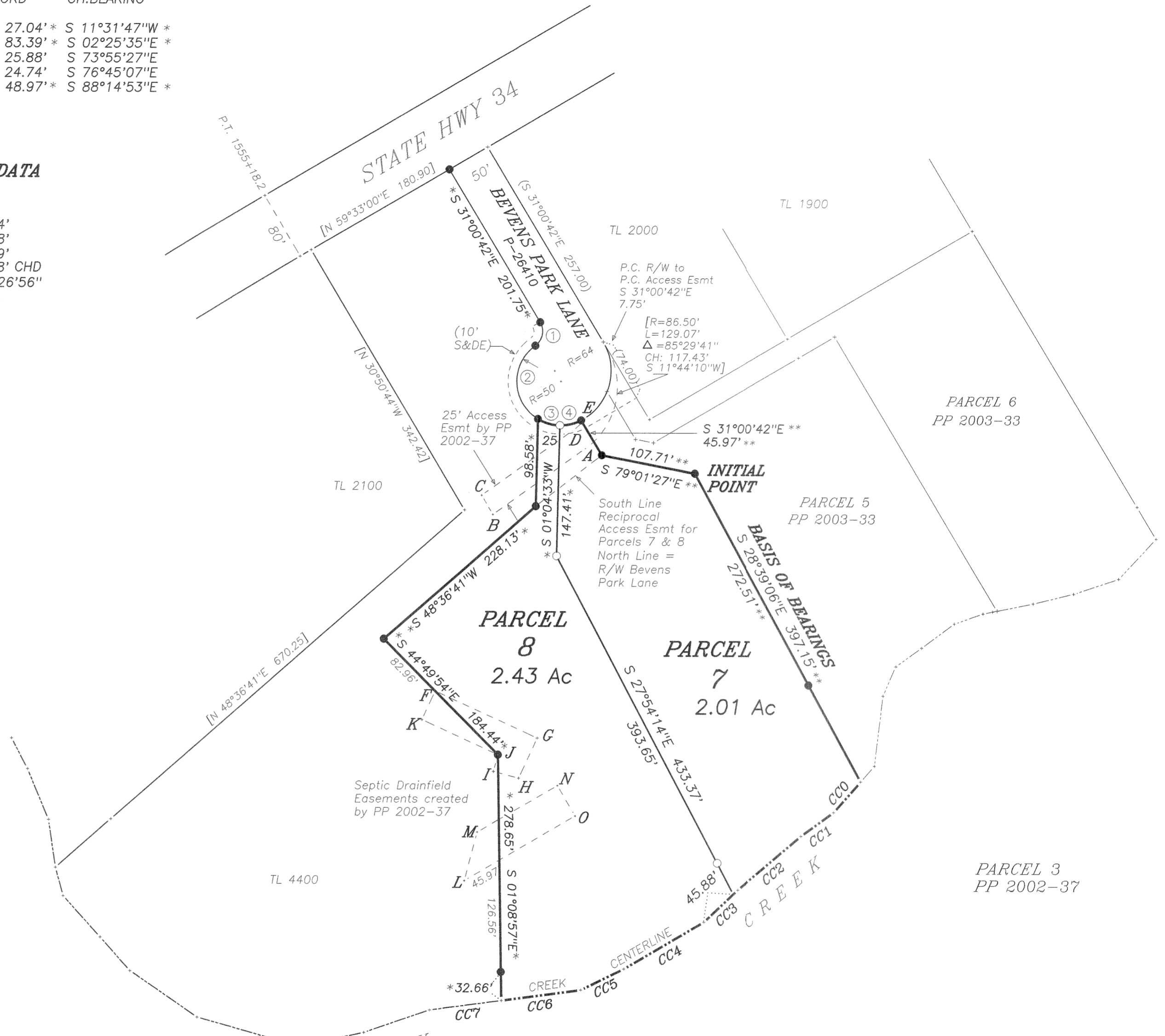
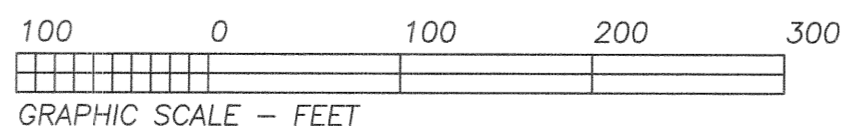
in

SW 1/4 SECTION 15  
T 12 S, R 6 W, W.M.  
BENTON COUNTY, OREGON

JUNE 15, 2004

SHEET 1 OF 2

THIS DRAWING IS AN EXACT  
COPY OF THE ORIGINAL PLAT.



**NORTHSTAR SURVEYING, INC.**

720 N.W. 4th Street  
Corvallis, Oregon 97330  
Phone: 541-757-9050

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Theodore James Langton*  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823

Renewal Date 12/31/2004

**SURVEYOR'S CERTIFICATE**

I Theodore J. Langton, a Professional Land Surveyor registered in the State of Oregon, hereby certify that I have correctly surveyed and found proper monuments at, or witness monuments to the corners of the lands represented on this partition plat except the southerly boundary which is the centerline of Greasy Creek. The tract hereby being partitioned is:

Beginning at a 5/8" iron rod at an angle point in the line common to Parcels 4 and 5 of Partition Plat 2003-33, in the Southwest Quarter of Section 15, T 12 S, R 6 W, W.M., Benton County, Oregon; thence along the line common to said Parcels, S 28°39'06"E 272.51 feet to a 5/8" iron rod; thence continuing along said line, S 28°39'06"E 124.64 feet to the most southerly corner common to said Parcels at the centerline of Greasy Creek; thence southwesterly along the south line of said Parcel 4, being said creek centerline, 489 feet, more or less, to a point which lies S 01°08'57"E from a 5/8" iron rod; thence N 01°08'57"W 32.66 feet to said 5/8" iron rod; thence continuing N 01°08'57"W 245.99 feet to a 5/8" iron rod; thence N 44°49'54"W 184.44 feet to a 5/8" iron rod; thence N 48°36'41"E 228.13 feet to a 5/8" iron rod; thence N 01°04'33"E 98.58 feet to a 5/8" iron rod on the right-of-way line of Bevens Park Lane; thence along said right-of-way line on the arc of a 50.00 foot radius curve left (chord bears S 88°14'53"E 48.97 feet) 51.18 feet to a 5/8" iron rod at the most northerly corner common to said Parcels 4 and 5; thence along the line common to said Parcels, S 31°00'42"E 45.97 feet to a 5/8" iron rod; thence S 79°01'27"E 107.71 feet to the point of beginning.

**DECLARATION**

Know all people by these presents that David T. and Norma J. Vincent are the recorded owners of the lands represented on this map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon.

We hereby create the Reciprocal Access Easement as shown hereon across Parcels 7 and 8 to serve Parcels 7 and 8. A maintenance agreement has been recorded as Document No. 2004-377656, Benton County Records.

David T. Vincent Norma J. Vincent  
David T. Vincent Norma J. Vincent

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

Signed or attested before me on this 8 day of November, 2004, by David T. Vincent and Norma J. Vincent.

Karen L. Davis signature  
Karen L. DAVIS printed name

Notary Public - Oregon  
Commission No. 380139  
My Commission Expires 6-28-08

**EASEMENTS OF RECORD**

The following easements are recorded encumbrances on the property but the descriptions are too vague to plot:

Water Pipeline Easement to the City of Corvallis per Book 75, Page 27, Benton County Deed Records.

Transmission Line Easement to Benton-Lincoln Electric Cooperative per Book 181, Page 528, Benton County Deed Records.

Transmission Line Easement to Consumers Power per M-102743, Benton County Deed Records.

**APPROVALS**

Peter Odema 12-01-04  
Benton County Planning Official date

Ray Wilson 12-01-04  
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 23rd day of November, 2004.

For by Jami W. [Signature]  
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 roll which have become a lien on this partition that are now due and payable have been paid to me this 24th day of November, 2004.

For by Ueda Hoheth  
Director, Benton County Dept. of Finance, Auditing & Tax Collection

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

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2004-34 in Benton County Deed Records as Document No. 2004-377654 on this 1st day of December, 2004, at 1:30 o'clock PM.

by: [Signature]  
Benton County Clerk  
Sr. Deputy Clerk

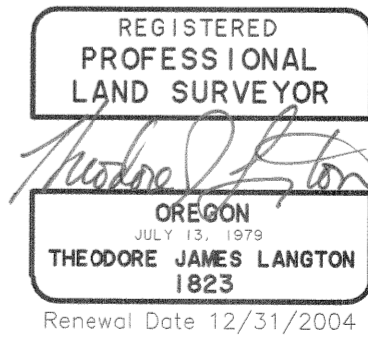
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PARTITION PLAT 2004-34  
A REPLAT OF PARCEL 4, PP 2003-33

for  
**DAVID & NORMA VINCENT**

in  
SW 1/4 SECTION 15  
T 12 S, R 6 W, W.M.  
BENTON COUNTY, OREGON

JUNE 15, 2004  
SHEET 2 OF 2



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