

PARTITION PLAT No. 2004-35

for

RAY & NANCY TANNER

in the

SE 1/4 of SECTION 10
T 11 S, R 5 W, W.M.
BENTON COUNTY, OREGON

SEPTEMBER 30, 2004

FILE No. LU-04-040

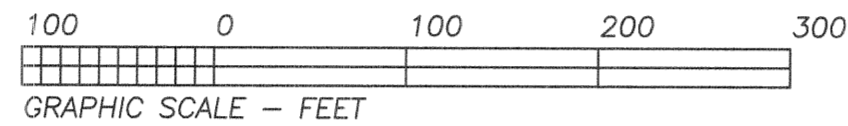
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

Renewal Date 12/31/2004

NORTHSTAR SURVEYING, INC.

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



EASEMENTS OF RECORD

EXACT POSITION UNKNOWN

EASEMENT AND WELL AGREEMENT PER M-24968
EASEMENT TO CONSUMER POWER, INC. PER
M-45323.

EASEMENT TO CONSUMERS POWER, INC. PER
M-126678-90.

EASEMENT TO CONSUMERS POWER, INC. PER
M-138916-91.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE MY CLIENTS' PROPERTY PER BENTON COUNTY PLANNING DECISION FILE NO. LU-04-040. I FOUND THE EXTERIOR MONUMENTS OF THIS PROPERTY AS SET PER CS 7950 ALONG WITH THREE RIGHT-OF-WAY MONUMENTS SHOWN AS FOUND ON SAID SURVEY TO FIT NICELY. MY CLIENTS' DEED IS WRITTEN TO FOLLOW THIS SURVEY AND CALLS TO THE MONUMENTS AS SET. I HELD ALL MONUMENTS AS FOUND AND DIVIDED THIS PROPERTY PER MY CLIENTS' INSTRUCTIONS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT RAY D. TANNER AND NANCY A. TANNER 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.

RAY D. TANNER
NANCY A. TANNER

ACKNOWLEDGEMENTS

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

SIGNED OR ATTESTED BEFORE ME ON THIS 17 TH DAY OF November, 2004, BY RAY D. TANNER AND NANCY A. TANNER.

NOTARY PUBLIC FOR OREGON

Erica M. Lewis
PRINTED NAME

MY COMMISSION EXPIRES Jan, 11, 2008 COMMISSION NO. 376172

LEGEND

-FOUND MONUMENT: 5/8" ROD WITH YELLOW PLASTIC CAP (YPC) STAMPED "D.W.HARMS PLS 1079" PER CS 7950.
- ...FOUND MONUMENT: 1/2" PIPE PER CS 5658
-SET MONUMENT: N*MON = 5/8" x 30" REBAR WITH RED PLASTIC CAP STAMPED " NORTHSTAR PLS 1823 "

DATA OF, OR COMPUTED FROM THE FOLLOWING:
() ..CS 7950 < >..P.PLAT 90-26

P.PLAT = PARTITION PLAT No.

YPC = 5/8" ROD WITH YELLOW PLASTIC CAP
PIPE DIMENSIONS ARE INSIDE DIAMETER.

SURVEYOR'S CERTIFICATE

I, THEODORE J. LANGTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION PLAT. THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND CONVEYED TO RAY D. TANNER AND NANCY A. TANNER PER M-102570-88, BENTON COUNTY DEED RECORDS, LYING IN THE SOUTHEAST QUARTER OF SECTION 10, T 11 S, R 5 W, W.M., BENTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 15370 (NW CRESCENT VALLEY DR.) AT THE TANNER NORTHEAST CORNER; THENCE ALONG SAID RIGHT-OF-WAY LINE BY THE FOLLOWING COURSES: S 27°51'56"W 201.82 FEET TO A 1/2" IRON PIPE; THENCE ALONG THE ARC OF A 746.20 FOOT RADIUS CURVE LEFT (LONG CHORD = S 17°17'04"W 278.90 FEET) 280.55 FEET TO A 1/2" IRON PIPE; THENCE S 6°28'09"W 193.35 FEET TO A 1/2" IRON PIPE; THENCE ALONG THE ARC OF A 686.20 FOOT RADIUS CURVE RIGHT (LONG CHORD = S 10°23'53"W 96.60 FEET) 96.68 FEET TO A 5/8" IRON ROD AT THE TANNER SOUTHWEST CORNER; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE TANNER SOUTHWESTERLY LINE, N 57°14'31"W 441.19 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG THE TANNER SOUTHWESTERLY LINE, N 33°15'35"W 274.48' TO A 5/8" IRON ROD AT THE TANNER SOUTHWEST CORNER; THENCE ALONG THE TANNER WESTERLY LINE, N 10°53'32"E 572.83 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE TANNER NORTH LINE, S 64°36'30"E 697.07 FEET TO THE POINT OF BEGINNING; CONTAINING 10.01 ACRES, MORE OR LESS.

1" = FEET

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	686.20' (686.20') (96.65)	96.68' (96.65)	8°04'21" (8°04'13")	96.60' (96.57)	S 10°23'53"W (S 10°26'07"W)
C-2	746.20' (746.20)	280.55' (280.74)	21°32'29" (21°33'23")	278.90' (279.09)	S 17°17'04"W (S 17°15'28"W)
C-3	746.20'	145.68'	11°11'10"	145.45'	S 12°06'24"W
C-4	746.20'	134.86'	10°21'19"	134.68'	S 22°52'39"W

PARCEL 2
P.PLAT 1990-026

PARCEL 1
P. PLAT
1990-026

PARCEL 1
5.00 ACRES

PARCEL 2
5.01 ACRES

10' UTILITIES EASEMENT ON ALL SIDES OF THE PARTITION PLAT PER M-73330-85 AND M-85203-88

INITIAL POINT

COUNTY RD. No. 15370

N.W. CRESCENT VALLEY DR.

60' R/W

CITY OF CORVALLIS
DRAINAGEWAY

04165TAN / rcc

APPROVALS

BENTON COUNTY PLANNING OFFICIAL 12-01-04 DATE
BENTON COUNTY SURVEYOR 12-01-04 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 24th DAY OF NOVEMBER, 2004.

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.

DIRECTOR, BENTON COUNTY DEPT. OF FINANCE & TAX COLLECTION

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

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2004-35 IN BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2004-3776570 ON THIS 1ST DAY OF December, 2004, AT 1:46 O'CLOCK PM

BENTON COUNTY CLERK
Sr. Deputy Clerk