

2005-03

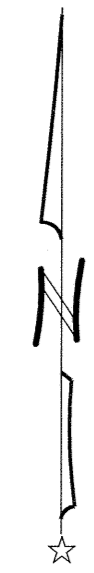
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**NORTHSTAR SURVEYING, INC.**  
720 N.W. 4th Street  
Corvallis, Oregon 97330  
Phone: 541-757-9050

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

*Theodore James Langton*  
OREGON  
JULY 13, 1979  
**THEODORE JAMES LANGTON  
1823**  
Renewal Date 12/31/2004

This Drawing is an Exact  
Copy of the Original Plat

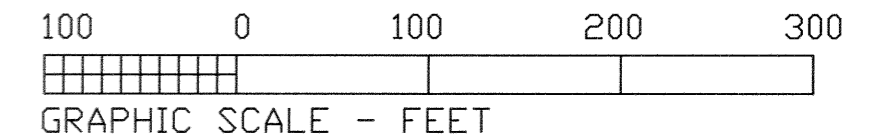


(N 89°50'W 1243.70')(C)  
(N 89°50'30"W 1237.50')(A,B,E)  
(N 89°50'32"W 1243.57')

7/8" Shaft  
by HC 11-5#00007  
1 ft N of Fence  
Corner (S&W)

3/4" Pipe  
by HC 11-5#00007  
0.37 ft E of line  
1 ft NW of Fence  
Corner (N,S&E)

PARTITION PLAT 2005-03  
for  
**THE KINSEY BASS GREEN TRUST**  
in  
NW 1/4 SECTION 12  
T 11 S, R 5 W, W.M.  
BENTON COUNTY, OREGON  
MAY 28, 2004  
SHEET 1 OF 3



**SHEET INDEX**

- SHEET 1:  
Parent Tract Map
- SHEET 2:  
Detail of Parcels 2 & 3  
Easement Course Data
- SHEET 3:  
Legend  
Narrative  
Surveyor's Certificate  
Owner's Declaration  
Approvals

1-1/4" Pipe  
by CS 1822  
in E-W fence  
9.2' E of fence  
corner (N, S&E)

(S 00°10'W)(F&G)  
(S 00°24'30"W 1424.54')(B)  
S 00°10'09"W 1424.36'

M-164469-93

Q 10 ft-wide  
Well & Waterline  
Easement to Serve  
Parcels 2 and 3

WELL  
N 87°29'24"E 120.83'  
S 89°03'52"E 197.65'

BPA Esmt per Bk 109, Pg 452

N 49°42'30"E 530.80'  
BPA Esmt per Bk 162, Pg 99

6.00 ft strip  
being dedicated  
to The Public  
for Right-of-Way

**PARCEL 1**  
38.14 Ac

LEASE AREA  
15.01 Ac

**PAR.2**  
19,926 SqFt

**PAR.3**  
20,000 SqFt

18,179  
SqFt  
excepted from  
Lease Area

Septic System  
Easement per  
M-214466-96

Easement and  
Reservation to Benton  
County for Future  
Road Dedication per  
Doc. # 2005-380460  
Doc. # 2005-380459

MOUNTAIN VIEW  
DRIVE CR 15035

1727.41'  
1825.76'

N 61°55'30"E 192.00'

367.87'

50.27'

478.99'

1237.50' (1237.50)(B&E)

128.18'

212.34'

30.00'

595.65' (595.65)(A&E)

NW LEWISBURG ROAD

S 89°50'30"E 3658.91'  
(N 89°50'30"W)(A,B,E,F,G)  
**BASIS OF BEARINGS**

**INITIAL POINT**

3/4" Pipe  
by CS 4017  
lies 0.54 ft  
E of line

3/4" Pipe  
by CS 4017

S 89°50'41"E  
244.79' (244.93)(D)  
Pipe to Pipe

15' x 700'  
Storm Drainage  
Easement per  
M-214467-96

DLC line N 00°24'48"E 1424.38' to 7/8" Shaft  
(N 00°25'30"E 1424.54)(A&E)  
(N 00°24'30"E)(B)

SE corner  
A. Fuller DLC 38  
NE corner  
A.N. Locke DLC 41  
3-1/4" BCBC  
Rest.#115838020

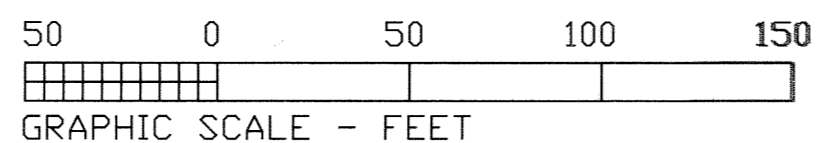
HWY 99W

40 30

022466CD/02246SHZ/WI

EASEMENT COURSES

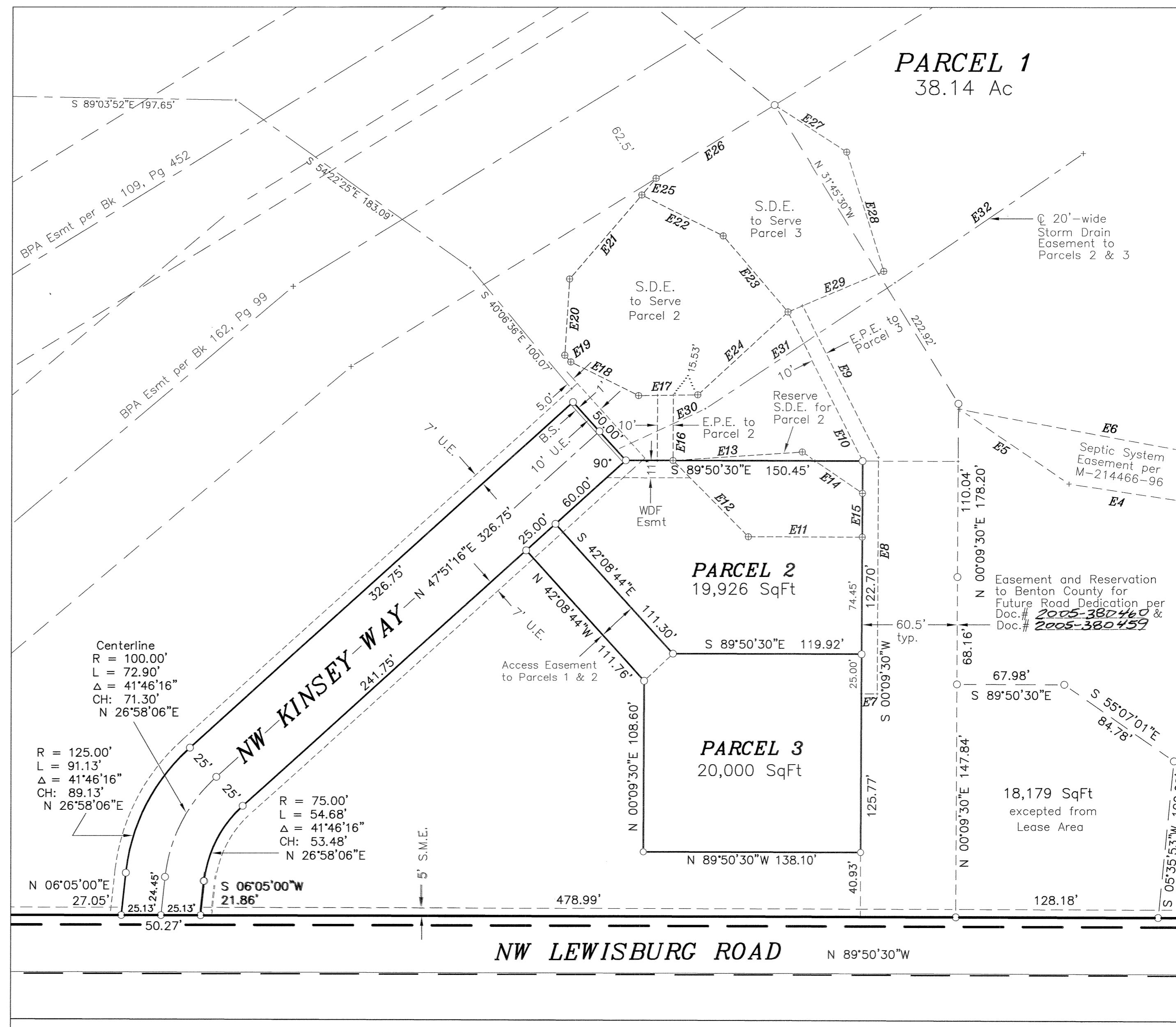
Course	Bearing	Distance
E1	N 79°29'04" W	79.42'
E2	S 32°37'35" W	56.65'
E3	N 42°35'01" W	69.67'
E4	N 81°23'42" W	101.56'
E5	N 55°35'50" W	84.05'
E6	S 79°29'04" E	346.48'
E7	S 89°50'30" E	10.00'
E8	N 00°09'30" E	150.10'
E9	N 26°52'47" W	107.66'
E10	N 26°52'47" W	105.92'
E11	N 89°50'30" W	72.51'
E12	N 44°43'17" W	68.09'
E13	N 86°14'35" E	82.21'
E14	S 55°41'22" E	46.56'
E15	S 00°09'30" W	27.73'
E16	N 00°09'30" E	41.55'
E17	S 89°18'04" W	37.57'
E18	N 63°35'34" W	48.01'
E19	N 42°08'44" W	5.72'
E20	N 03°26'51" E	48.42'
E21	N 40°28'45" E	70.29'
E22	S 63°15'11" E	57.90'
E23	S 40°21'41" E	63.61'
E24	S 47°24'39" W	77.45'
E25	N 40°28'45" E	13.92'
E26	N 58°14'30" E	88.23'
E27	S 57°05'57" E	54.90'
E28	S 17°21'28" E	79.41'
E29	S 66°56'58" W	66.23'
E30	N 65°10'46" E	62.18'
E31	N 56°24'37" E	144.43'
E32	N 55°22'12" E	144.73'



This Drawing is an Exact Copy of the Original Plat.

REGISTERED  
**PROFESSIONAL  
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Renewal Date 12/31/2004

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**LEGEND**

- .....Found monument as noted.
- YPC...Yellow Plastic Cap, stamped "Benton County Survey," on 5/8" iron rod in monument box set per CS 7463.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ⊕.....Set monument: 1/2"x18" rebar with yellow plastic cap stamped "N.STAR PLS 1823."
- (A)...Record data from Hardcopy Survey 11-5 #00007.
- (B)... " " " CS 1822.
- (C)... " " " CS 4185.
- (D)... " " " CS 4017.
- (E)... " " " Deed: M-319809-02, Benton County Records.
- (F)... " " " Deed: M-164469-93, Benton County Records.
- (G)... " " " Deed: Book 98, Page 59, Benton County Records.
- B.S.....Barrier Strip (for access control) to Benton County (1 foot wide)
- E.P.E.....Effluent Pipeline Easement
- U.E.....Utilities Easement (Public and Private)
- S.D.E.....Septic Drainfield Easement
- BCBC.....Benton County Brass Cap
- S.M.E.....Slope Maintenance Easement.
- WDF.....Water Distribution Facility

NOTE: Pipe dimension is inside diameter.

**NARRATIVE**

This plat is the result of Benton County Community Development Department File No. PC-02-06. It represents a partitioning of the property described and conveyed to The Kinsey Bass Green Trust per M-319809-02, Benton County Records.

The property was surveyed circa 1921 per CS 1822 and Hardcopy Survey 11-5 #00007. I found pipes from those surveys at the northeast and northwest corners. Though the distance between the pipes measures 6 feet longer than the maps (and deed) report, I am accepting them as the property corners. The bearing is very good relative to the DLC line and the northwest pipe is in the east-west fence but actually 9 feet east of the north-south fence. CS 4185 (1965) held the pipe and shows the same distance from it to the NE corner pipe. Also, the bearing from the NW pipe to the southwest corner is very close to the record bearing reported in the deed for the adjacent property to the west (I computed the southwest and southeast corners at the deed record distance along the DLC line from the southeast corner of the Arnold Fuller Donation Land Claim).

I computed the BPA easements using deed data and calls to the DLC line and corner.

The Lease Area is part of Parcel 1. It was created at an early stage of this project. I monumented some of the corners as shown.

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found or set proper monuments at the corners of the land represented on this Partition Plat. The land is described as follows:

A tract of land in the Northwest Quarter of Section 12, T 11 S, R 5 W, W.M., Benton County, Oregon, and being more specifically described as follows:

Beginning at a 5/8" iron rod lying N 89°50'30"W 595.65 feet and N 00° 24'48"E 30.00 feet from a brass capped monument at the southeast corner of the Arnold Fuller DLC No. 38; thence N 00 24'48"E 1394.38 feet to a 7/8" iron shaft; thence N 89 50'32"W 1243.57 feet to a 1-1/4" iron pipe; thence S 00°10'09"W 1394.36 feet to a 5/8" iron rod; thence S 89°50'30"E 1237.50 feet to the point of beginning.

**DECLARATION**

Know all persons by these presents that The Kinsey Bass Green Trust, Kinsey Bass Green, Trustee, is the recorded owner of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be platted and surveyed into Parcels as shown on this plat.

- I hereby create the Utilities Easements as shown hereon for Public and Private Utilities to benefit Parcels 1, 2 and 3.
- I hereby create the Septic Drainfield Easements and Effluent Pipeline Easements as shown hereon for the benefit of the Parcels as stated.\*
- I hereby create the Well and Waterline Easement as shown hereon for the benefit of the Parcels as stated.
- I hereby create the Storm Drain Easement as shown hereon for the benefit of the Parcels as stated.
- I hereby dedicate to public use forever the southerly 6.00 feet of even width of the herein-described land.
- I hereby grant the 1 foot x 50 foot Barrier Strip and Slope Maintenance Easement as shown hereon to Benton County.
- I hereby create the Access Easement as shown on Parcel 3 for the benefit of Parcels 1 and 2.
- I hereby create the Water Distribution Facility Easement as shown hereon for the benefit of Parcels 1, 2 and 3.

*Kinsey Bass Green*  
 Kinsey Bass Green, Trustee  
 The Kinsey Bass Green Trust

\* These easements shall include the right of access for construction, use, maintenance and repair.

STATE OF OREGON )  
 ) S.S.  
 COUNTY OF BENTON )  
 Signed and attested before me on this 16<sup>TH</sup> day of  
 DECEMBER, 2004, by Kinsey Bass Green as Trustee of the  
 Kinsey Bass Green Trust.

*[Signature]* signature  
 DOUG DEMENT printed name

Notary Public - Oregon  
 Commission No. 378110  
 My Commission Expires MARCH 4<sup>TH</sup>, 2008

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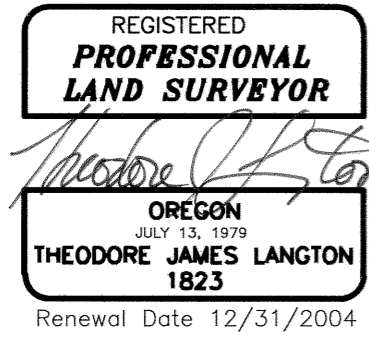
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 BENTON COUNTY, OREGON

MAY 28, 2004  
 SHEET 3 OF 3

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**APPROVALS**

- Beter Idema* 1-31-05  
 Benton County Planning Official date
- Roy Wilson* 1-31-05  
 Benton County Surveyor date
- Annabelle Garen* 1-31-05  
 Chair, Benton County Board of Commissioners 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 24<sup>TH</sup> day of January, 2005  
 by *Jami Woodward*  
 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 24<sup>TH</sup> day of January, 2005.  
 by *Velda Stalsett*  
 Director, Benton County Dept. of Finance, Auditing & 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 2005-03 in Benton County Deed Records as Document No. 2005-380458, on this 31 day of January, 2005, at 9:24 O'Clock, AM.  
 by *[Signature]*  
 Benton County Clerk



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DRAWING NUMBER  
**2005-03**

SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 8552

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 8552

DRAWING NUMBER

**10F3**

SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 8552

DRAWING NUMBER

**2005-03**

SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 8552

2005-03

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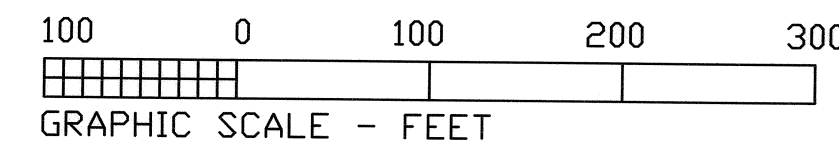
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7/8" Shaft  
by HC 11-5#00007  
1 ft N of Fence  
Corner (S&W)

3/4" Pipe  
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0.37 ft E of line  
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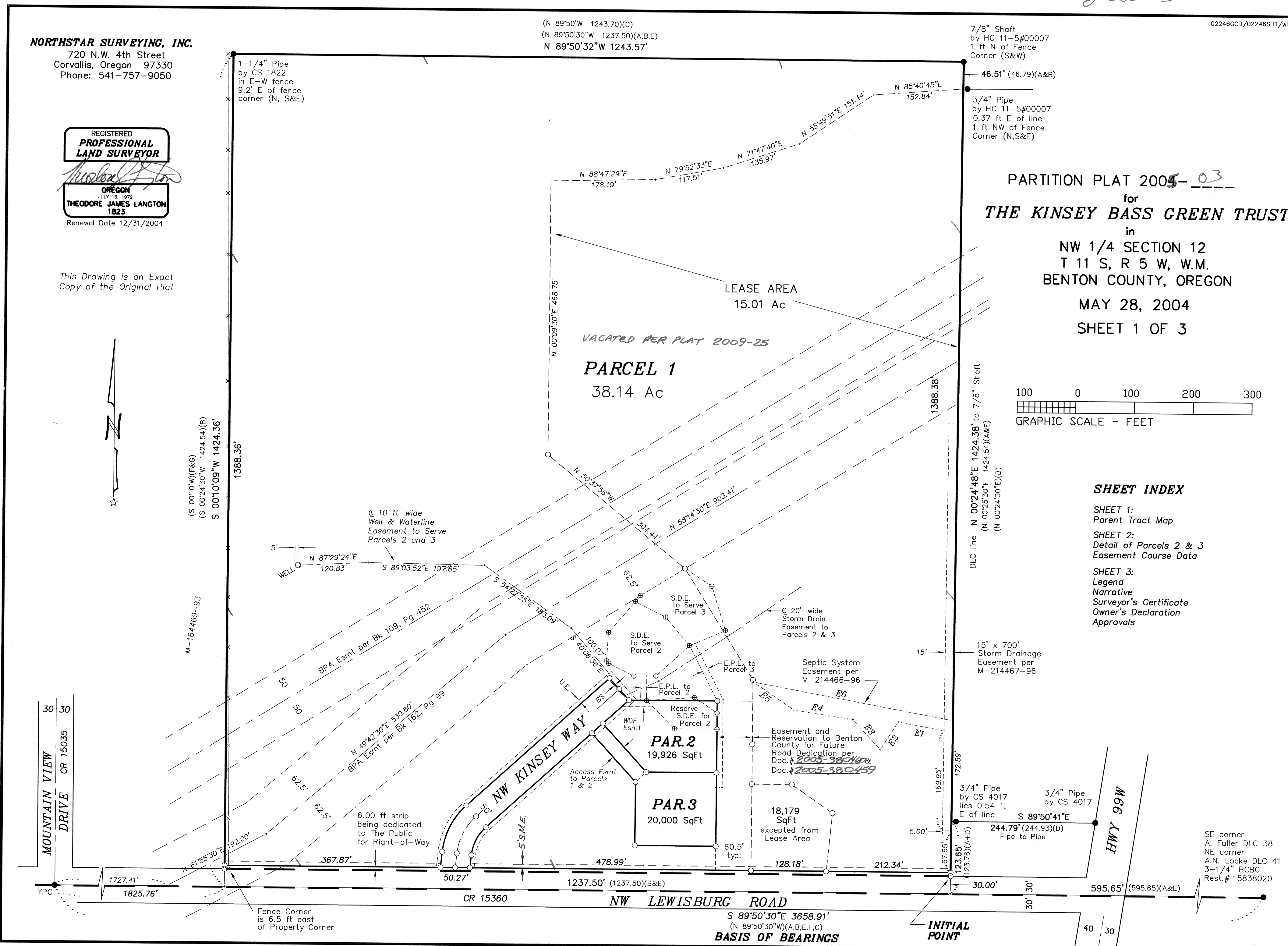
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1-1/4" Pipe  
by CS 1822  
in E-W fence  
9.2' E of fence  
corner (N, S&E)

N 00°09'30"E 468.75'

LEASE AREA  
15.01 Ac

VACATED PER PLAT 2009-25

**PARCEL 1**  
38.14 Ac

(S 00°10'W)(F&G)  
(S 00°24'30"W 1424.54)(B)  
S 00°10'09"W 1424.36'

M-164469-93

Q 10 ft-wide  
Well & Waterline  
Easement to Serve  
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BPA Esmt per Blk 109, Pg 452

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6.00 ft strip  
being dedicated  
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5' S.M.E.

**PAR. 2**  
19,926 SqFt

**PAR. 3**  
20,000 SqFt

20'-wide  
Storm Drain  
Easement to  
Parcels 2 & 3

Septic System  
Easement per  
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Easement and  
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Road Dedication per  
Doc. # 2005-380440 &  
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18,179  
SqFt  
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(N 89°50'30"W)(A,B,E,F,G)  
**BASIS OF BEARINGS**

**INITIAL  
POINT**

30.00'

30'

HWY 99W

595.65' (595.65)(A&E)