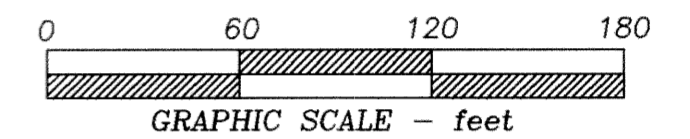


**PARTITION PLAT 2005-22**  
 for  
**BRUCE JONES and**  
**LINDA SELBY-JONES**  
 A REPLAT OF  
 LOTS 5 and 6, BLOCK 4,  
**RIDGEWOOD 2ND ADDITION**  
 in  
 SW 1/4 SECTION 29  
 SE 1/4 SECTION 30  
 NW 1/4 SECTION 32  
 T 11 S, R 5 W, W.M.  
**BENTON COUNTY, OREGON**  
 JUNE 13, 2005  
 SHEET 1 OF 2

**LEGEND**

- .....Found monument: 5/8" iron rod by plat of RIDGEWOOD SECOND ADDITION unless otherwise noted.
- ⊕.....Set monument: Tack with 5/8" brass washer stamped "PLS 1823" in lead plug set in large rip-rap rock.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ( ).....Record data from the reference below:  
 (A) - CS 6027  
 (B) - CS 7807  
 (C) - Plat of RIDGEWOOD SECOND ADDITION  
 (D) - CS 3788
- RM.....Reference Monument
- WC.....Witness Corner
- (R).....Radial Bearing



**NARRATIVE**

This plat is the result of Benton County Community Development Department File No. LU-05-007. It represents a reconfiguration of Tax Lots 300, 2100 and 2200, Map 11-5-30DD, involving a replat of Lots 5 and 6, Block 4, RIDGEWOOD SECOND ADDITION.

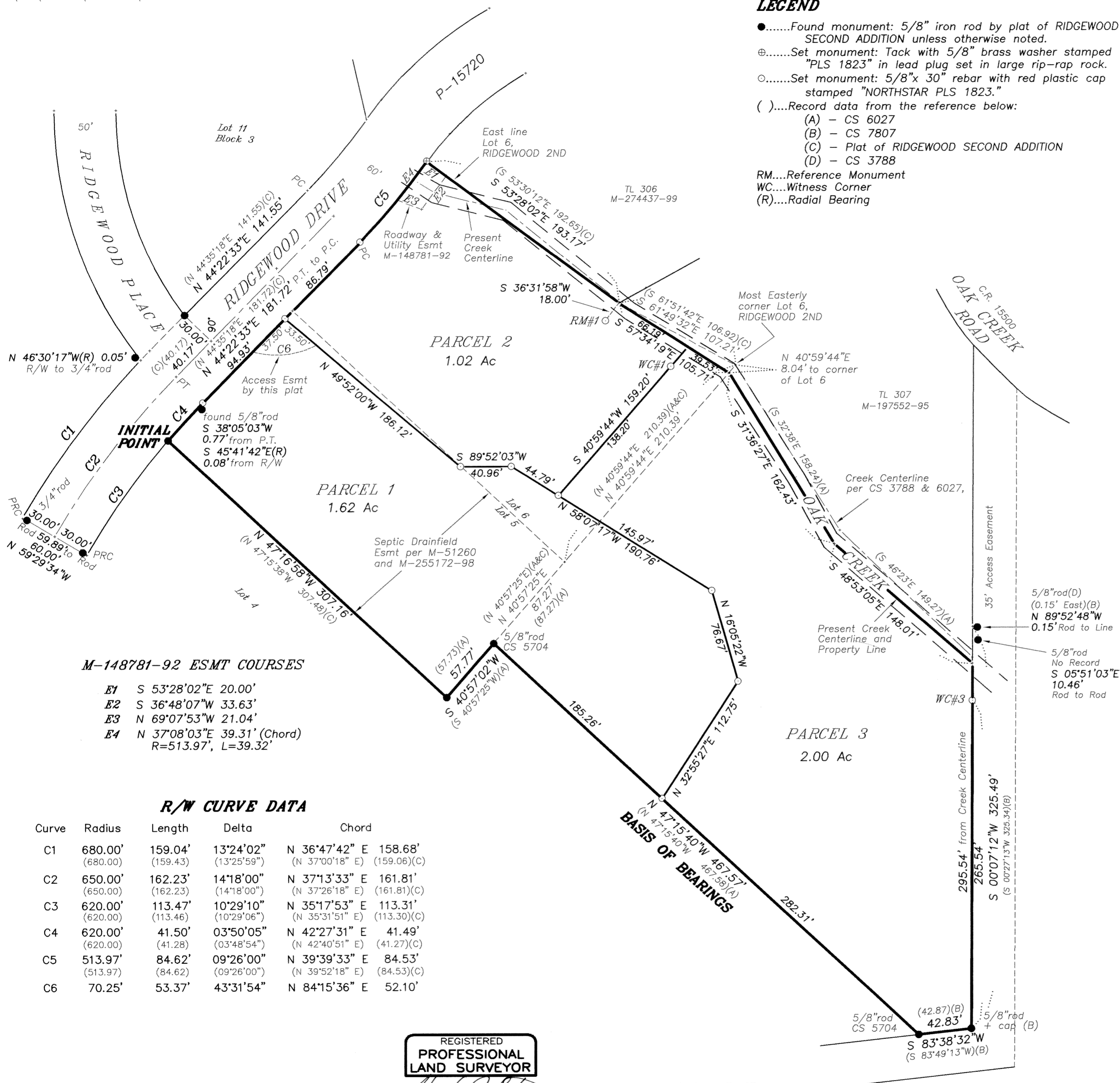
C.W. Dane surveyed Tax Lots 306 and 307 in 1962 per CS 3788 for Howard Martin. That survey set monuments at the centerline of Oak Creek to represent the angle points of the southwest line of the properties. Mr. Dane also set some reference monuments on the creek's northeast bank. Data in the deeds for Tls 306 and 307 matches that from CS 3788.

RIDGEWOOD SECOND ADDITION was platted in 1974 by Nick Yinger. Howard Martin was one of the owners of the land subdivided. Plat data along the NE line of Lot 6, Block 4, is very close (identical distances; interior angle different by only 6 minutes) to that from CS 3788 but new monuments were set and no reference was made to Mr. Dane's monuments or to the creek. The plat's Surveyor's Certificate does not mention the creek. Fred Lemke recorded CS 6027 in December of 1974, showing reference to both prior surveys. He replaced many of the CS 3788 monuments, apparently holding monuments from the Subdivision plat to control his survey. He noted that the most easterly and most northerly corners of Lot 6 fall in the creek. It is clear that Mr. Yinger and Mr. Lemke intended that the northeast line of Lot 6 match the southwest line of CS 3788 and that the centerline of the creek was the intended property line.

My client owns Lots 5 and 6 of the Subdivision. I found the most westerly and most southerly corners of Lot 5 and a number of Ridgewood Drive right-of-way monuments. I found none of the corner monuments for Lot 6. I computed the most easterly corner of Lot 6 by holding CS 6027 record data from the 5/8" rod on the southeast line of Lot 5. The corner falls 8 feet NE of the present creek centerline. In order to compute the most northerly Lot corner I had to compute the positions of the missing R/W monuments of Ridgewood Drive. First I computed a center point of the R/W at the midpoint between the 2 found Point of Reverse Curve (PRC) monuments. I computed the radius of the curve by distance - distance intersection (record plat radius) from that midpoint and the rod at the most westerly corner of Lot 5. I held the plat record centerline delta from the computed midpoint to the centerline Point of Tangency (PT). The R/W monument at the intersection of the easterly R/W of Ridgewood Place and the northwesterly R/W of Ridgewood Drive fits and verifies the calculation procedure. I computed the Points of Curvature (PC) to the NE at plat record distance along the R/W from the intersection monument. I computed the most northerly corner of Lot 6 by holding plat record radii and delta from the PC. The position falls northeasterly of the creek but the channel was apparently altered when the bridge was built. Finally I computed the angle point between the 2 corners of Lot 6 by right triangle proportion relative to original plat data. This angle point falls in the center of the creek. I held the line from the most northerly Lot corner to the angle point as the true property line then held the creek centerline to its intersection with the southeast line of Lot 6.

In addition to Lots 5 and 6, my client owns the adjacent land to the southeast, described in metes and bounds manner and calls to the center of Oak Creek. I located the existing creek centerline and while the general shape is similar to the old surveys it has apparently shifted southwesterly over the years. I set reference monuments and witness corner monument to all my client's property corners which fall in the creek.

I designed the interior Parcel lines based on planned and existing improvements.



**M-148781-92 ESMT COURSES**

- E1 S 53°28'02"E 20.00'
- E2 S 36°48'07"W 33.63'
- E3 N 69°07'53"W 21.04'
- E4 N 37°08'03"E 39.31' (Chord)  
 R=513.97', L=39.32'

**R/W CURVE DATA**

Curve	Radius	Length	Delta	Chord
C1	680.00' (680.00)	159.04' (159.43)	13°24'02" (13°25'59")	N 36°47'42" E 158.68' (N 37°00'18" E) (159.06)(C)
C2	650.00' (650.00)	162.23' (162.23)	14°18'00" (14°18'00")	N 37°13'33" E 161.81' (N 37°26'18" E) (161.81)(C)
C3	620.00' (620.00)	113.47' (113.46)	10°29'10" (10°29'06")	N 35°17'53" E 113.31' (N 35°31'51" E) (113.30)(C)
C4	620.00' (620.00)	41.50' (41.28)	03°50'05" (03°48'54")	N 42°27'31" E 41.49' (N 42°40'51" E) (41.27)(C)
C5	513.97' (513.97)	84.62' (84.62)	09°26'00" (09°26'00")	N 39°39'33" E 84.53' (N 39°52'18" E) (84.53)(C)
C6	70.25'	53.37'	43°31'54"	N 84°15'36" E 52.10'

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

REGISTERED  
**PROFESSIONAL**  
**LAND SURVEYOR**  
  
 OREGON  
 JULY 13, 1978  
 THEODORE JAMES LANGTON  
 1823  
 Renewal Date 12/31/2006

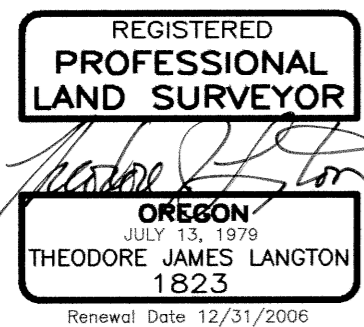
THIS DRAWING IS AN EXACT  
 COPY OF THE ORIGINAL PLAT

**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 or as references to those corners. The land is described as follows:

Beginning at a 5/8" iron rod at the most westerly corner of Lot 5, Block 3, RIDGEWOOD SECOND ADDITION, a recorded subdivision, in the Southeast Quarter of Section 30, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, said rod also being on the southeasterly right-of-way line of Public Road No. P15720 (Ridgewood Drive); thence along said right-of-way line on the arc of a 620.00 foot radius curve right (chord bears N 42°27'31"E 41.49 feet) 41.50 feet to a 5/8" iron rod; thence continuing along said right-of-way line, N 44°22'33"E 181.72 feet to a 5/8" iron rod; thence on the arc of a 513.97 foot radius curve left (chord bears N 39°39'33"E 84.53 feet) 84.62 feet to a tack with 5/8" brass washer at the most northerly corner of Lot 6 of said Block, also being the most westerly corner of that tract conveyed to Gaines Eddy per M-274437-99, Benton County Deed Records; thence along the line common to said Lot 6 and said Eddy tract, S 53°28'02"E 193.17 feet to a point in the centerline of Oak Creek, said point being the most southerly corner of said Eddy tract, also being the most westerly corner of that tract conveyed to Luis and Laurie Madrigal-Sanchez per M-197552-95, said Deed Records and from which corner a 5/8" iron rod lies S 36°31'58"W 18.00 feet; thence along the centerline of said creek, being the southwest line of said Madrigal-Sanchez tract, S 57°34'19"E 105.71 feet to the most northerly corner of that tract described as PARCEL III, conveyed to Bruce Jones and Linda Selby-Jones per M-289836-00, said Deed Records; thence continuing along said creek centerline, being the line common to said Madrigal-Sanchez and Jones tracts, S 31°36'27"E 162.43 feet; thence S 48°53'05"E 148.01 feet to the northeast corner of said Jones tract, also being the most southerly corner of said Madrigal-Sanchez tract and from which a 5/8" iron rod lies S 00°07'12"W 30.00 feet; thence along the east line of said Jones tract, S 00°07'12"W 295.54 feet to a 5/8" iron rod at the easterly southeast corner thereof; thence S 83°38'32"W 42.83 feet to a 5/8" iron rod; thence N 47°15'40"W 467.57 feet to a 5/8" iron rod at the most westerly corner of said Jones tract on the southeast line of said Lot 5, Block 3; thence S 40°57'02"W 57.77 feet to a 5/8" iron rod at the most southerly corner of said Lot; thence N 47°16'58"W 307.16 feet to the point of beginning.

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

**DECLARATION**

Know all persons by these presents that <sup>\*</sup>Bruce C. Jones and Linda D. Selby-Jones are the recorded owners of the Land represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Parcels as shown hereon.

We hereby create the Access Easement across Parcel 1 as shown hereon for the benefit of Parcel 2.

Bruce C. Jones Linda D. Selby-Jones  
Bruce C. Jones Linda D. Selby-Jones  
\* TRUSTEE \* TRUSTEE

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

Signed and attested before me on this 28th day of June, 2005, by Bruce C. Jones and Linda D. Selby-Jones.

Linda K. Vehrs signature

Linda K. Vehrs printed name

Notary Public - Oregon  
Commission No. 287829  
My Commission Expires 12/19/08

\* AFFIDAVIT OF CONSENT FOR PARTITION PLAT PER DOCUMENT 2005-388861.

**EASEMENTS OF RECORD**

Lot 5, Block 4, RIDGEWOOD 2ND ADDITION, is subject to a blanket easement for a septic drainfield and future expansion thereof per M-51260 and M-255172-98, Benton County Deed Records.

The property is encumbered by the following recorded easements which are too vague to plot:

Easement to Mountain States Power Company for poles and anchors per Bk 129, Pg 487.

Easement to Consumers Power, Inc., for electric and telephone distribution lines per M-1854.

Easement to Consumer's Power, Inc., for electric and telephone distribution lines per M-5381.

Easement to Consumer's Power, Inc., for electric and telephone distribution lines per M-69293.

Easement to Consumer's Power, Inc., for underground power transmission facilities per M-383358-2005.

PARTITION PLAT 2005-22  
for  
**BRUCE JONES and  
LINDA SELBY-JONES**

A REPLAT OF  
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T 11 S, R 5 W, W.M.  
BENTON COUNTY, OREGON

JUNE 13, 2005  
SHEET 2 OF 2

**APPROVALS** LU-05-007

Debra G. Demma 6/29/05  
Benton County Planning Official date

Ray Wilson 6/29/05  
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 29th day of JUNE, 2005.

by Douglas Hillot  
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 29th day of June, 2005.

by Verda Holbert  
For 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 2005-22 in Benton County Deed Records as Document No. 2005-387949, on this 29th day of June, 2005, at 11:54 o'clock, AM

by W. J. Allis  
Benton County Clerk  
Sr. Deputy Clerk