

2005-26

PARTITION PLAT NO. 2005-26
for CRAIG and ROBIN BATTRICK
in the Southeast 1/4 and the Southwest 1/4
of Section 7, Township 10 South, Range 4 West,
Willamette Meridian, Benton County, Oregon.
July 15, 2005

DEVELOPMENT DEPARTMENT FILE NUMBER LU-04-068

LEGEND

- FOUND MONUMENT AS NOTED.
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS1102".
- () DATA OF RECORD FROM SOURCE NOTED.

EASEMENTS OF RECORD

- 1-EASEMENT FOR A POWERLINE ANCHOR, BOOK 122, PAGE 28, DEED RECORDS, TO MOUNTAIN STATES POWER COMPANY. NO SPECIFIC ANCHOR WAS NOTED IN THE FIELD SURVEY.
- 2-EASEMENT FOR ELECTRIC AND TELEPHONE LINES, M-5382, MICROFILM RECORDS, TO CONSUMERS POWER, INC. THERE ARE EXISTING ELECTRIC AND TELEPHONE LINES, BOTH OVERHEAD AND UNDERGROUND ON THIS PROPERTY.
- 3-EASEMENT FOR ELECTRIC AND TELEPHONE LINES, M-236245-97, MICROFILM RECORDS, TO CONSUMERS POWER, INC. THIS 12 FOOT WIDE EASEMENT IS PRIMARILY FOR UNDERGROUND LINES AND THE EXACT LOCATION WAS NOT ASCERTAINED BY THIS SURVEY.
- 4-EASEMENT IN FAVOR OF THIS PROPERTY, M-236498-97, FOR A SEWAGE DISPOSAL SYSTEM OVER A PORTION OF AN ADJACENT PROPERTY.

NARRATIVE

This Partition was done to divide the property shown on the attached map and meet a condition of approval for Benton County Development Department File Number LU-04-068. The Basis of Bearings is from CS-9804. Point "A" was computed at record bearing and distance from point "B" based on CS-5565. Point "C" was computed at bearing-bearing intersection from points "A" and "D" based on CS-5565. Field measurements were made with a 1-second reading electronic total station. The position of the division line was determined by the owners. Field work was done in July, 2003, April, 2004 and July, 2005.

SURVEYOR'S CERTIFICATE

I, Norman D. Springer, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and 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:

Beginning at the Initial Point, a 5/8 inch iron rod that is 2634.93 feet, North 61°55'34" East from the Northeast corner of the Joseph Hughart Donation Land Claim Number 61. Said Initial Point is in the Southwest 1/4 of Section 7, Township 10 South, Range 4 West, Willamette Meridian, Benton County, Oregon; thence North 163.00 feet to a 5/8 inch iron rod on the southerly right of way line of Robison Road Number 04394; thence South 86°47'30" East, along said southerly right of way line, 806.89 feet to a 5/8 inch iron rod on the westerly right of way line of Highway 99W; thence South 03°48'30" West, along westerly right of way line, 535.52 feet to a 5/8 inch iron rod; thence South 89°48'13" West 770.06 feet to a wood fencepost; thence North 419.13 feet to the point of beginning.

DECLARATION

Know all people by these presents that Craig J. Battrick and Robin L. Battrick are the recorded owners of the lands represented on this Partition Plat, and more particularly described in the Surveyor's Certificate, and have caused said lands to be surveyed into parcels as shown on the annexed map. The owners also grant the 25 foot wide access easement and the 10 foot wide well and waterline easement, for Parcel 2, as shown hereon.

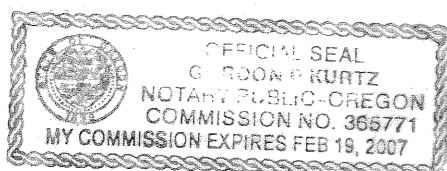
Craig J. Battrick
Craig J. Battrick

Robin L. Battrick
Robin L. Battrick

ACKNOWLEDGEMENT

This is to certify that on this 5th day of August, 2005, before me, a Notary Public for the State of Oregon, did personally appear Craig J. Battrick and Robin L. Battrick, who are known to be the identical persons described in and who executed the Declaration freely and voluntarily.

Notary Public for the State of Oregon
My commission expires 2-19-07



REGISTERED PROFESSIONAL LAND SURVEYOR

Norman D. Springer
NORMAN D. SPRINGER
1102

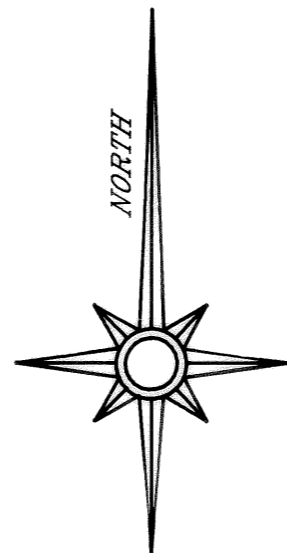
RENEWAL DATE 6/30/06

SPRINGER SURVEYING
37056 MOSS ROCK DRIVE
CORVALLIS, OREGON 97330
PHONE: (541) 745-5798

CENTERLINE OF EASEMENTS

COURSE	BEARING	DISTANCE
L-1	N 05°23'39"E	204.61'
L-2	N 90°00'00"W	13.00'
L-3	N 00°00'00"E	12.50'
L-4	N 89°18'20"W	39.12'
L-5	N 47°16'47"W	33.43'
L-6	N 08°08'10"W	35.86'
L-7	N 21°51'53"W	45.90'
L-8	N 37°58'11"E	45.99'

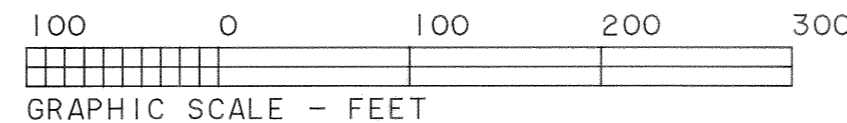
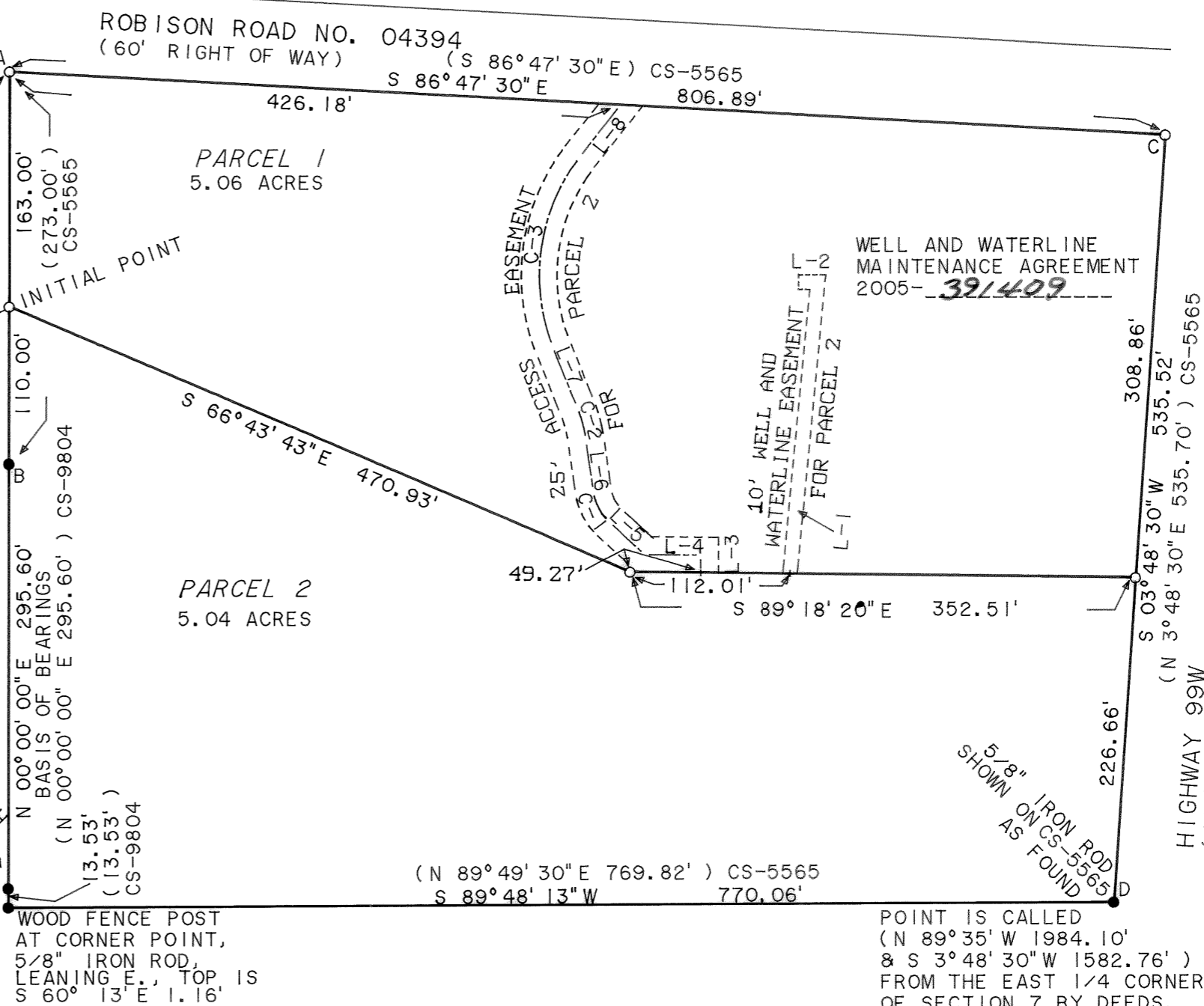
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	36.00'	24.59'	39°08'37"	24.12'	N 27°42'28"W
C-2	100.00'	23.96'	13°43'44"	23.90'	N 15°00'02"W
C-3	133.00'	138.89'	59°50'05"	132.67'	N 08°03'09"E



NE CORNER JOSEPH HUGHART DLC NO. 61
1-1/4" IRON PIPE TOP BENT, TIED BASE, RESTORATION NO. 111

5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS1102" CS-9804

WOOD FENCE POST AT CORNER POINT, 5/8" IRON ROD LEANING E., TOP IS S 60°13'E 1.16'



THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

Norman D. Springer
NORMAN D. SPRINGER, PLS 1102

APPROVALS

I hereby certify that pursuant to O.R.S. 92.096 all ad valorem taxes, fees and other charges required by law to be placed of the 2005-2006 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 5th day of August, 2005.

By: *Douglas S. Galt*
Director, Benton County Department of Assessment

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

By: *Velda Holath*
Director, Benton County Department of Finance, Auditing and Tax Collection

By: *Betsy Adams*
Benton County Planning Official Date August 31, 2005

By: *Jim Madsen*
Benton County Surveyor Date 8-31-05

I hereby certify this Partition Plat was received and duly recorded by me as Partition Plat No. 2005-26 in the Benton County Deed Records as Document No. 2005-391408 on this 2 day of AUGUST, 2005, at 2:23 o'clock PM.

By: *Norman D. Springer*
Benton County Clerk