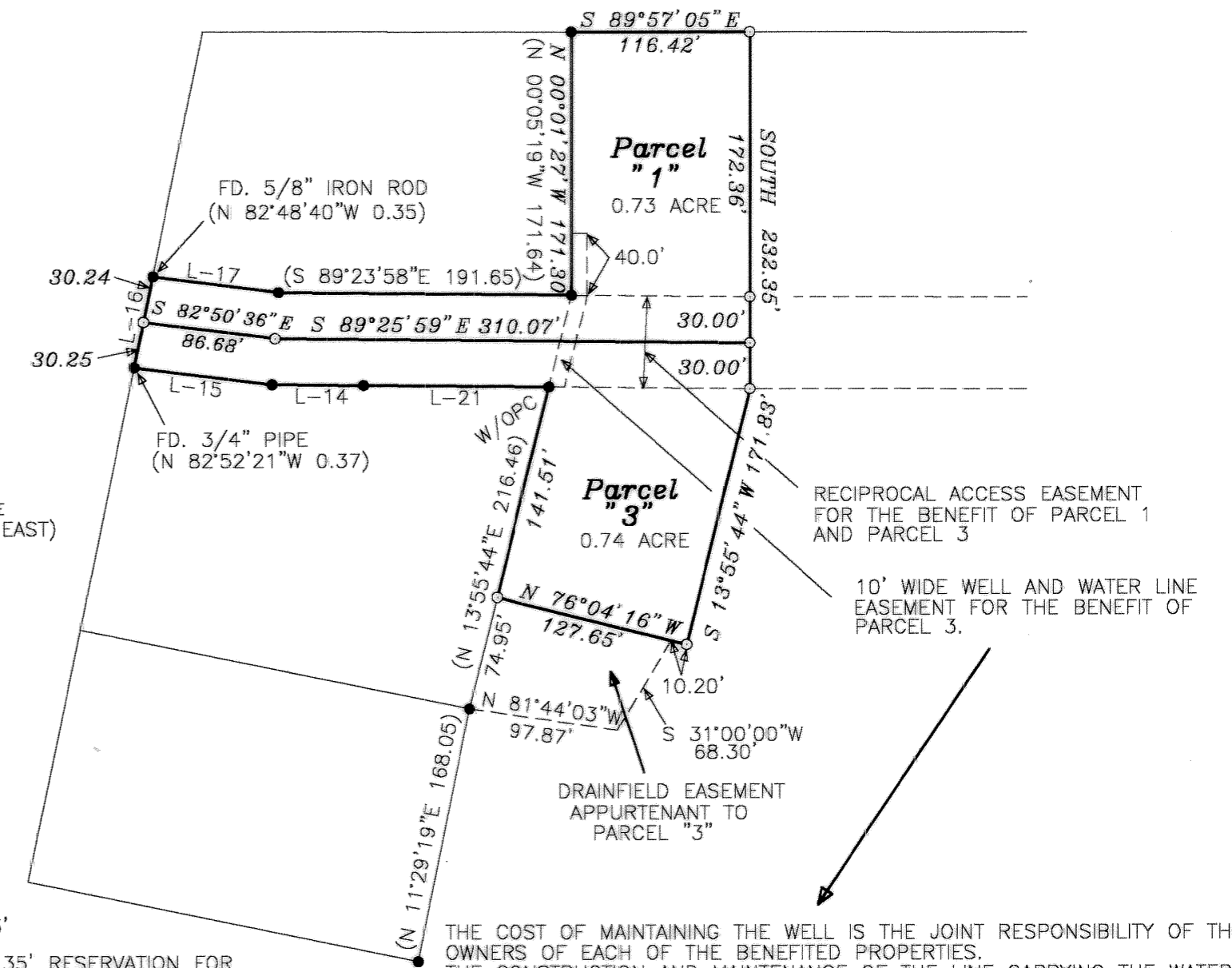
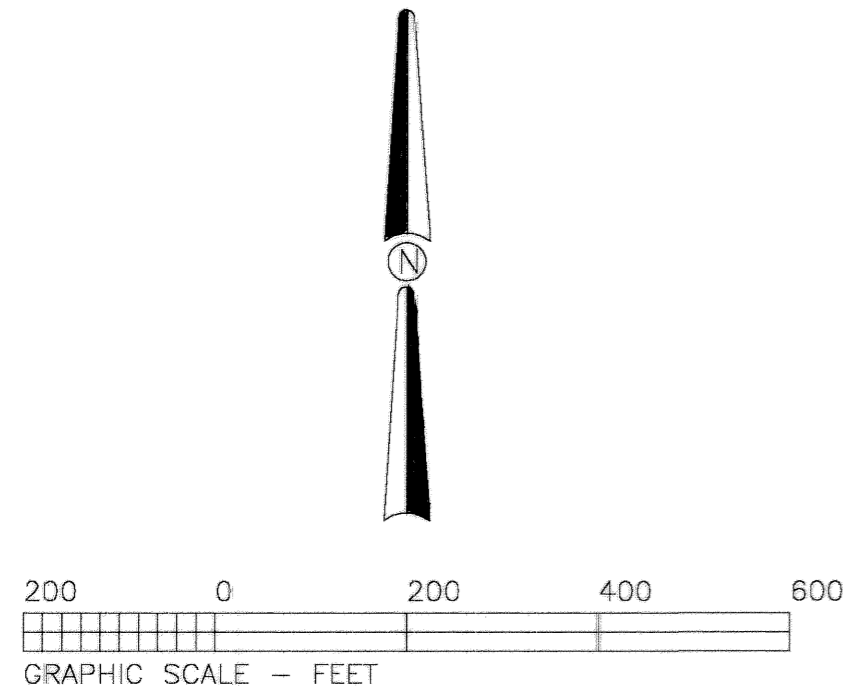


LU-05-035  
 PARTITION PLAT No. 2005-42  
 for  
**Mozafar Wanly**  
 AUGUST 30, 2005

IN THE OSCAR F. CLARK D.L.C. No. 42  
 NE 1/4 SECTION 15 & SE 1/4 SECTION 10  
 TOWNSHIP 11 SOUTH, RANGE 5 WEST, W.M.  
 BENTON COUNTY, OREGON

DETAIL SCALE:  
 1" = 100'



THE COST OF MAINTAINING THE WELL IS THE JOINT RESPONSIBILITY OF THE OWNERS OF EACH OF THE BENEFITED PROPERTIES. THE CONSTRUCTION AND MAINTENANCE OF THE LINE CARRYING THE WATER FROM THE WELL ALONG WITH ITS ENTIRE APPURTENANCE IS THE RESPONSIBILITY OF PARCEL 3, THE BENEFITED PROPERTY. THE EASEMENT AREA SHALL BE RETURNED TO THE ORIGINAL CONDITION AS NEARLY AS PRACTICABLE AFTER INSTALLATION OR MAINTENANCE. MAINTENANCE OF THE WELL AND WATERLINE SHALL BE ACCORDING TO THE PROVISIONS OF O.R.S. 105.170 THROUGH 105.185. THIS EASEMENT WILL BE RELINQUISHED WHEN AN APPROPRIATE WATER SOURCE HAS BEEN ESTABLISHED ON PARCEL 3.

**Narrative**

This Partition Plat was prepared pursuant to a condition of Benton County Community Development case file No. LU-05-035. The boundary of the parent tract was surveyed as per C.S. 10041 and record data is the same as measured unless otherwise noted.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Darryl W. Harms*

OREGON  
 JULY 30, 1976  
 DARRYL W. HARMS  
 1079  
 RENEWAL DATE 6/30/07

DARRYL W. HARMS, P.L.S.  
 720 N.E. GRANGER #1  
 P.O. BOX 1051  
 CORVALLIS, OR 97339  
 PHONE: (541) 745-3948  
 FAX: (541) 745-3952

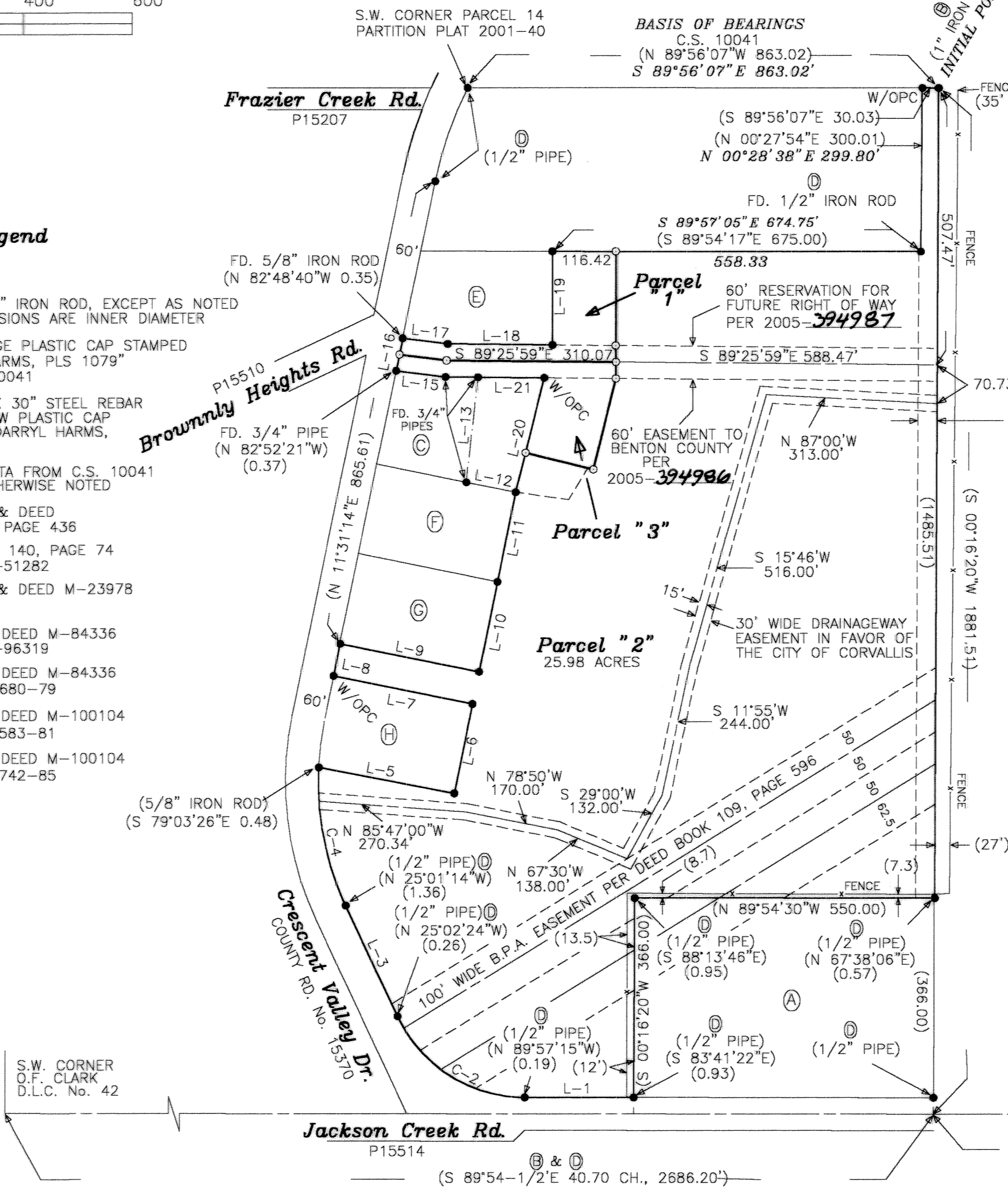
FD. 3-1/4" BRASS CAP  
 S.E. CORNER, O.F. CLARK  
 D.L.C. No. 42  
 RESTORATION No. 3862

**Line/Curve Table**

L-1	(N 89°54'30"W 198.28) (DELTA = 64°53'05") (RADIUS = 256.80) (ARC = 290.81) (CHORD = N 57°27'58"W 275.52)
L-2	(N 25°01'25"W 224.04) (DELTA = 27°36'47") (RADIUS = 542.86) (ARC = 261.63) (CHORD = N 11°13'01"W 259.10)
L-3	(S 79°03'26"E 252.83)
L-4	(N 11°29'22"E 167.87)
L-5	(N 78°31'13"W 259.31)
L-6	(N 11°31'14"E 60.00)
L-7	(S 78°31'25"E 259.27)
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L-11	(N 06°17'48"E 194.03)
L-12	(N 89°23'49"W 59.58)
L-13	(N 82°52'21"W 90.68)
L-14	(N 11°31'14"E 60.49)
L-15	(S 82°48'40"E 82.69)
L-16	(S 89°23'58"E 191.65)
L-17	(N 00°05'19"W 171.64) (N 00°01'27"W 171.30)
L-18	(S 13°55'44"W 216.46)
L-19	(S 89°30'15"E 121.36)

**Legend**

- FOUND 5/8" IRON ROD, EXCEPT AS NOTED  
PIPE DIMENSIONS ARE INNER DIAMETER
- WITH ORANGE PLASTIC CAP STAMPED  
"DARRYL HARMS, PLS 1079" PER C.S. 10041
- SET 5/8" X 30" STEEL REBAR  
WITH YELLOW PLASTIC CAP  
STAMPED "DARRYL HARMS,  
PLS 1079"
- ( ) RECORD DATA FROM C.S. 10041  
UNLESS OTHERWISE NOTED
- (A) C.S. 2082 & DEED  
BOOK 134, PAGE 436
- (B) DEED BOOK 140, PAGE 74  
& DEED M-51282
- (C) C.S. 4915 & DEED M-23978
- (D) C.S. 5658
- (E) C.S. 6439, DEED M-84336  
& DEED M-96319
- (F) C.S. 6439, DEED M-84336  
& DEED 10680-79
- (G) C.S. 6649, DEED M-100104  
& DEED 34583-81
- (H) C.S. 6649, DEED M-100104  
& DEED 68742-85



THIS IS AN EXACT COPY OF THE  
 ORIGINAL PARTITION PLAT

S.W. CORNER  
 O.F. CLARK  
 D.L.C. No. 42

Jackson Creek Rd.  
 P15514

(S 89°54'-1/2°E 40.70 CH., 2686.20')

(N 89°54'30"W 2671.17)

for  
**Mozafar Wanly**

AUGUST 30, 2005

IN THE OSCAR F. CLARK D.L.C. No. 42  
NE 1/4 SECTION 15 & SE 1/4 SECTION 10  
TOWNSHIP 11 SOUTH, RANGE 5 WEST, W.M.  
BENTON COUNTY, OREGON

**Surveyor's Certificate**

I, Darryl W. Harms, a registered land surveyor in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments the lands represented hereon, the boundary of which is described as follows:

Beginning at a 1 inch iron rod marking the Northeast corner of that tract of land conveyed to John H. Metzker and Kate Metzker by deed recorded in Book 140, Page 74, Deed Records of Benton County, Oregon, said 1" iron rod is of record as being South 89°54'-1/2° East 40.70 chains and North 00°17'-1/2° East 28.500 chains from the Southwest corner of the Oscar F. Clark Donation Land Claim No. 42, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon; thence South 00°16'20" West, on the East line of said Metzker tract, 1485.51 feet to the Northeast corner of that tract of land conveyed to Lloyd L. Lockett and Ellen Lockett by deed recorded in Book 134, Page 436, said Deed Records; thence North 89°54'30" West 550.00 feet to the Northwest corner of said Lockett tract; thence South 00°16'20" West, on the West line of said Lockett tract, 366.00 feet to the North right-of-way line of Benton County Road No. 15370 (N.W. Crescent Valley Drive); thence Westerly and Northerly on said road right-of-way line North 89°54'30" West 198.28 feet; on the arc of a 256.80 foot radius curve right (the long chord of which bears North 57°27'58" West 275.52 feet) 290.81 feet; North 25°01'25" West 224.04 feet and on the arc of a 542.86 foot radius curve right (the chord of which bears North 11°13'01" West 259.10 feet) 261.63 feet to the Southwest corner of that tract of land conveyed to John M. Hart and Joan S. Hart by deed recorded on Microfilm No. M-68742-85, said deed records, a 5/8 inch iron rod set in Benton County Survey No. 6649 bears South 79°03'26" East 0.48 feet; thence South 79°03'26" East 252.83 feet to a 5/8 inch iron rod at the Southeast corner of said Hart tract; thence North 11°29'22" East 167.87 feet to a 5/8 inch iron rod at the Northeast corner of said Hart tract; thence North 78°31'13" West, on the North line of said Hart tract, 259.31 feet to a 5/8 inch iron rod on the Easterly right-of-way line of said County Road No. 15370 (N.W. Crescent Valley Drive); thence North 11°31'14" East, on said right-of-way line, 60.00 feet to a 5/8 inch iron rod at the Southwest corner of that tract of land described in Memorandum of Contract between Janet C. Metzker, seller, and Michael E. Lorenzen and Patricia M. Lorenzen, purchasers, by instrument recorded as M-34583-81, said deed records; thence South 78°31'25" East 259.27 feet to a 5/8 inch iron rod at the Southeast corner of said Lorenzen tract; thence North 11°26'27" East 167.85 feet to a 5/8 inch iron rod at the Northeast corner of said Lorenzen tract, also being the Southeast corner of that tract of land conveyed to Michael E. Lorenzen and Patricia M. Lorenzen by deed recorded on Microfilm No. M-10680-79, said deed records; thence North 11°29'19" East 168.05 feet to a 5/8 inch iron rod set in Benton County, Oregon, Survey No. 6439, at the Northeast corner of said Lorenzen tract; thence North 13°55'44" East 216.46 feet to a 5/8 inch iron rod; thence North 89°30'15" West 121.36 feet to a 3/4 inch iron pipe set in Benton County, Oregon, Survey No. 4915 at the Northeast corner of that tract of land conveyed to Hugh Colson and William Colson by deed recorded on Microfilm No. M-23978, said deed records; thence North 89°23'49" West 59.58 feet to a 3/4 inch iron rod marking an angle point in the North line of said Colson tract; thence North 82°52'21" West, on the North line of said Colson tract, 90.68 feet to said Easterly right-of-way line of County Road No. 15370, a 3/4 inch iron pipe bears North 82°52'21" West 0.37 feet; thence North 11°31'14" East, on said Easterly right-of-way line, 60.49 feet to the Southwest corner of the tract of land conveyed to Gerald M. Claxton and Kathryn Y. Claxton by deed recorded on Microfilm No. M-96319, said deed records, a 5/8 inch iron rod bears North 82°48'40" West 0.35 feet; thence South 82°48'40" East 82.69 feet to a 5/8 inch iron rod marking an angle point in the South line of said Claxton tract; thence South 89°23'58" East 191.65 feet to a 5/8 inch iron rod at the Southeast corner of said Claxton tract; thence North 00°01'27" West, on the East line of said Claxton tract, 171.30 feet to a 5/8 inch iron rod on the North line of said Metzker tract described in Deed Book 140, Page 74; thence South 89°57'05" East 674.75 feet to the interior angle point of the North line of said Metzker tract; thence North 00°28'38" East 299.80 feet to the most Northerly Northwest corner of said Metzker tract; thence South 89°56'07" East 30.03 feet to the point of beginning.

**Declaration**

Know all people by these presents that Janet C. Metzker is the recorded owner and Mozafar Wanly is the Contract Purchaser of the lands represented on the attached map and more particularly described in the Surveyor's Certificate and have caused same to be surveyed and platted into parcels and easements as shown on the plat along with the notes, as shown and including the septic easement for the construction, maintenance, use and repair of an individual water-carried onsite sewage disposal system (hereafter called "system" appurtenant to the above described property of grantees). Grantors, for themselves and their heirs, successors and assigns, covenant and agree to and with the grantees, their heirs, successors and assigns, that the property designated as drainfield and effluent sewer transport lines as depicted as drainfield easement shown hereon shall not be used for any purpose detrimental to said system or contrary to laws and rules of governmental agencies applicable or related to said system.

A partition consent affidavit from Janet C. Metzker, recorded owner of the lands being partitioned per deed recorded as M-51282, Deed Records of Benton County, Oregon, has been recorded in 2005-394984 said Deed Records.

*[Signature]* 10/28/05  
Mozafar Wanly

**Acknowledgement**

State of Oregon )  
County of Benton ) S.S.

This is to certify that on this 28<sup>th</sup> day of October, 2005, before me, a Notary for the State of Oregon, in the County of Benton, did personally appear Mozafar Wanly, who is known by me to be the identical individual described in and who executed the above instrument and acknowledged to me that he executed the same freely and voluntarily.

Shona Coelho  
Notary signature  
Shona Coelho  
Notary Public-Oregon (printed)

Commission No. 371591  
My Commission Expires August 14, 2007

**Approvals**

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 2005-2006 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 28<sup>th</sup> DAY OF OCTOBER, 2005

BY: Tam Woodward  
FOR DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

EXAMINED AND APPROVED THIS 1<sup>st</sup> DAY OF November, 2005  
BY: Betsy Adams  
BENTON COUNTY PLANNING OFFICIAL

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, 2006

BY: Velda Holerth  
FOR DIRECTOR, BENTON COUNTY DEPT. OF FINANCE  
AUDITING AND TAX COLLECTION

EXAMINED AND APPROVED THIS 2<sup>nd</sup> DAY OF November, 2005  
BY: Ray Wilson  
BENTON COUNTY SURVEYOR

**Recording**

THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT

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 2005-42 IN BENTON COUNTY DEED RECORDS, AS DOCUMENT No. 2005-394983 ON THIS 2<sup>nd</sup> DAY OF NOVEMBER, 2005 AT 2:24 O'CLOCK P. M.

BY: [Signature]  
BENTON COUNTY CLERK  
Sr. Deputy Clark

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Darryl W. Harms  
OREGON  
JULY 30, 1976  
DARRYL W. HARMS  
1079  
RENEWAL DATE 6/30/07

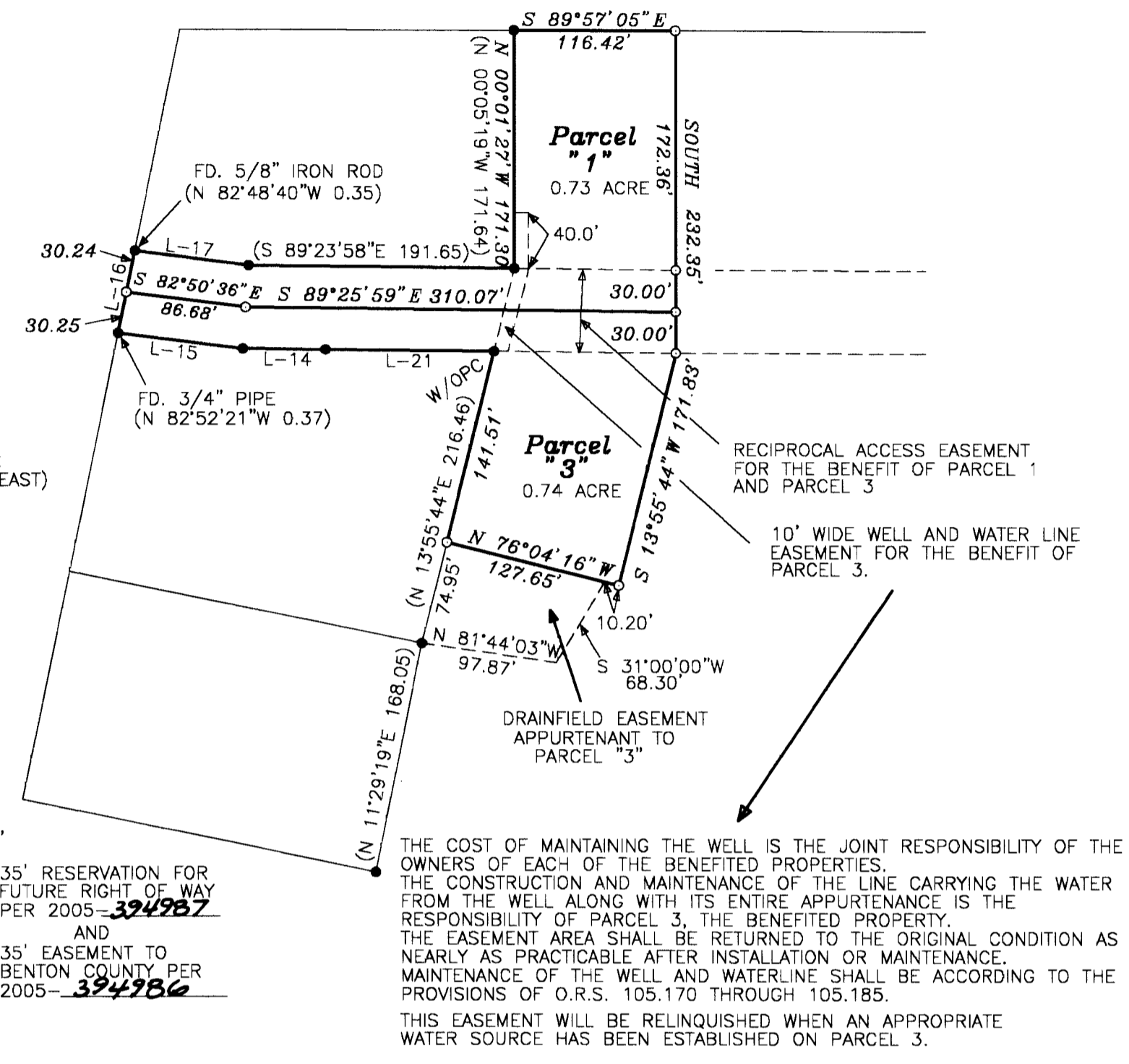
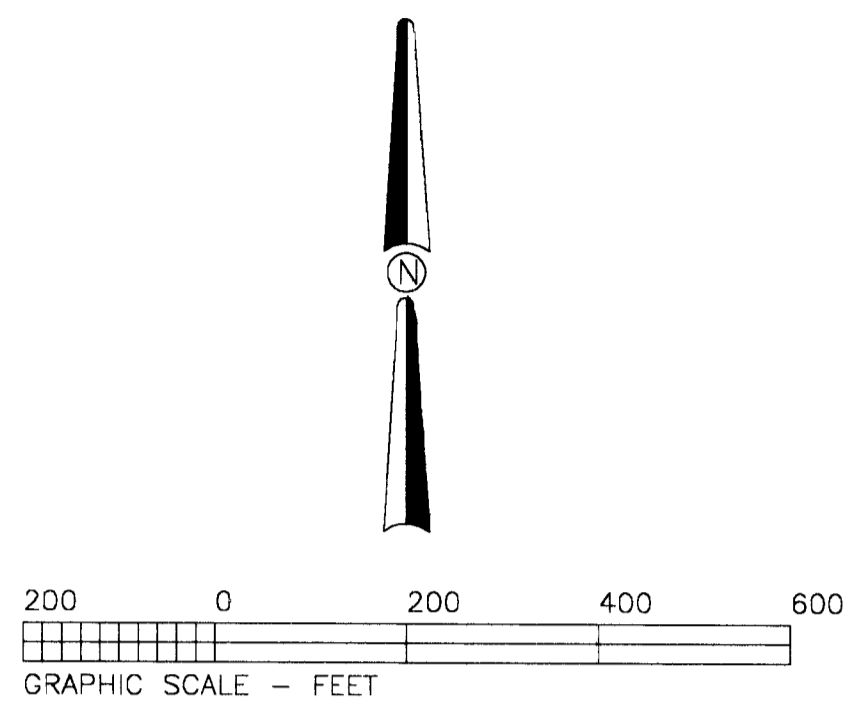
DARRYL W. HARMS, P.L.S.  
720 N.E. GRANGER #1  
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CORVALLIS, OR 97339  
PHONE: (541) 745-3948  
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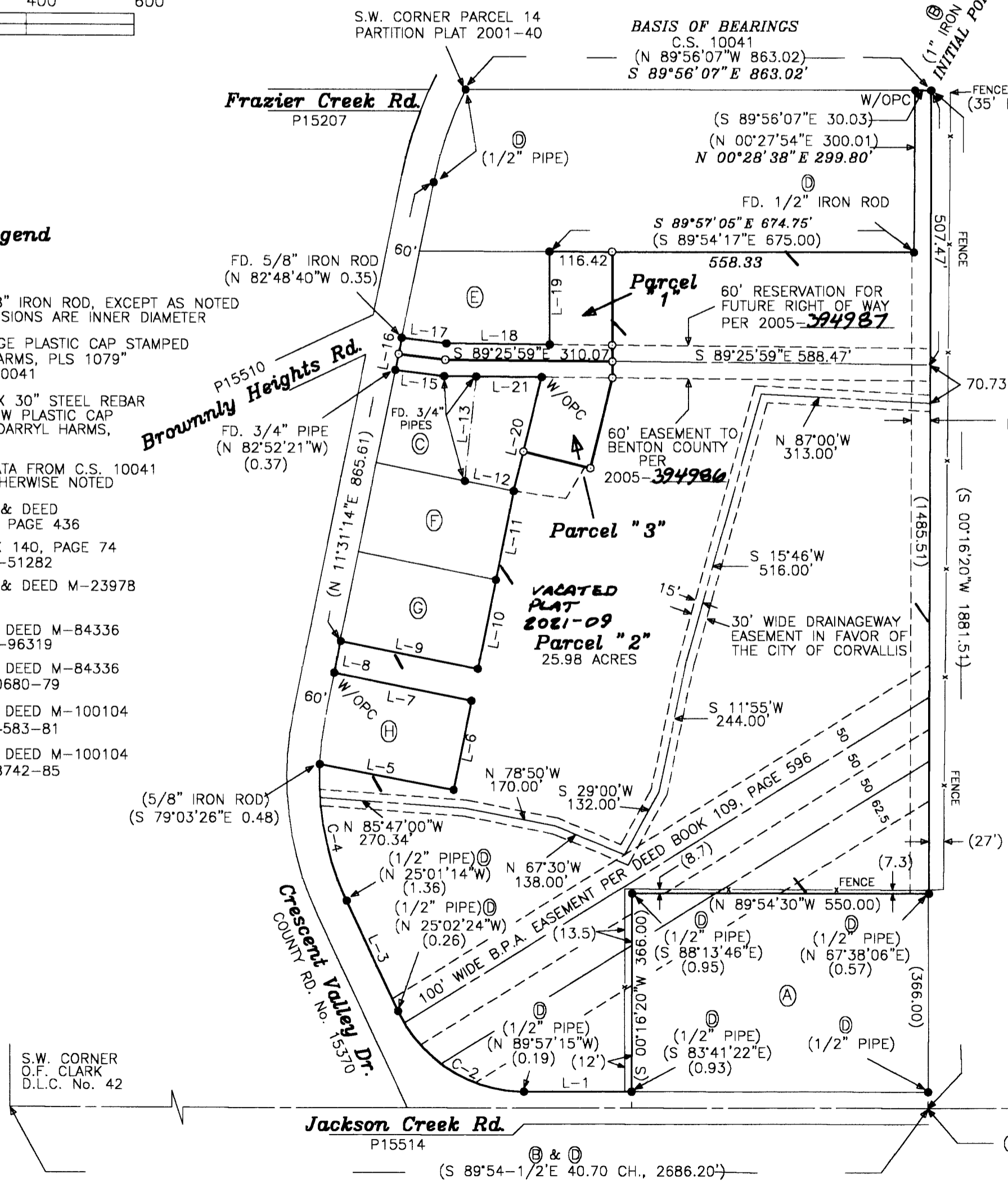
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