

2006-04

PARTITION PLAT No. 2006-04
LOCATED IN THE NORTHEAST 1/4 OF SECTION 6,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN,
BENTON COUNTY, OREGON

FOR: DERON L. KOSOFF
DATE: DECEMBER 30, 2005
SHEET 1/2

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Brian Saylor
OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341
EXPIRES 6/30/06

I, BRIAN SCOTT SAILOR, HEREBY
CERTIFY THAT THIS IS AN EXACT COPY
OF THE ORIGINAL PARTITION PLAT.

BRIAN SAILOR, P.L.S.
COLE SURVEYING, LLC
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500

NOTES:

- 10' WIDE WELL AND WATERLINE EASEMENT OVER PARCEL 1 TO BENEFIT PARCEL 2. COST OF WELL MAINTENANCE IS THE JOINT RESPONSIBILITY OF PARCELS 1 AND 2. CONSTRUCTION AND MAINTENANCE OF THE LINE CARRYING WATER FROM THE WELL TO PARCEL 2 ALONG WITH ITS ENTIRE APPURTENANCE IS THE RESPONSIBILITY OF PARCEL 2. EASEMENT AREAS SHALL BE RETURNED TO THE ORIGINAL CONDITION AS NEARLY AS PRACTICABLE AFTER INSTALLATION OR MAINTENANCE. MAINTENANCE OF WELL AND WATERLINE SHALL BE ACCORDING TO PROVISIONS OF ORS 105.170 THRU 105.185.
- RECIPROCAL INGRESS/EGRESS EASEMENT OVER PARCELS 1 AND 2 FOR THE BENEFIT OF PARCELS 1 AND 2. COST OF MAINTAINING AND REPAIRING THE DRIVEWAY ACCESS WITHIN THIS EASEMENT IS THE JOINT RESPONSIBILITY OF PARCELS 1 AND 2.
- SEPTIC EASEMENT ON PARCEL 1 TO BENEFIT PARCEL 2. THE EASEMENT HAS BEEN SURVEYED AND MONUMENTED ACCORDING TO THE ON-SITE SEWAGE DISPOSAL SYSTEM FEASIBILITY REPORT AND PLOT PLAN APPROVED BY THE BENTON COUNTY HEALTH DEPARTMENT (#F0500058). A 10' BUFFER HAS BEEN MAINTAINED BETWEEN THE NORTH AND EAST PROPERTY LINES OF PARCEL 1.
- THERE IS AN EXISTING 12' WIDE POWER EASEMENT TO CONSUMERS POWER, INC. FOR THE OPERATION, MAINTENANCE, REPAIR, ALTERATION, INSPECTION, AND REPLACEMENT OF ELECTRICAL AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINES OVER THE PROPERTY. THE EASEMENT IS DESCRIBED AS BEING 6 FEET EACH SIDE OF THE CENTERLINE OF THE EXISTING LINES IN BENTON COUNTY MICROFILM M-69344 AND M-90054. THE EASEMENT AS SHOWN ON THIS SURVEY IS THE APPROXIMATE LOCATION BASED ON FIELD TIES OF VAULTS AND JUNCTION BOXES. THE ACTUAL LOCATION MAY BE SLIGHTLY DIFFERENT DEPENDING ON THE PHYSICAL LOCATION OF THE ELECTRICAL AND TELEPHONE LINES.

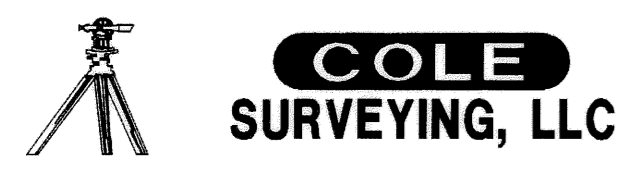
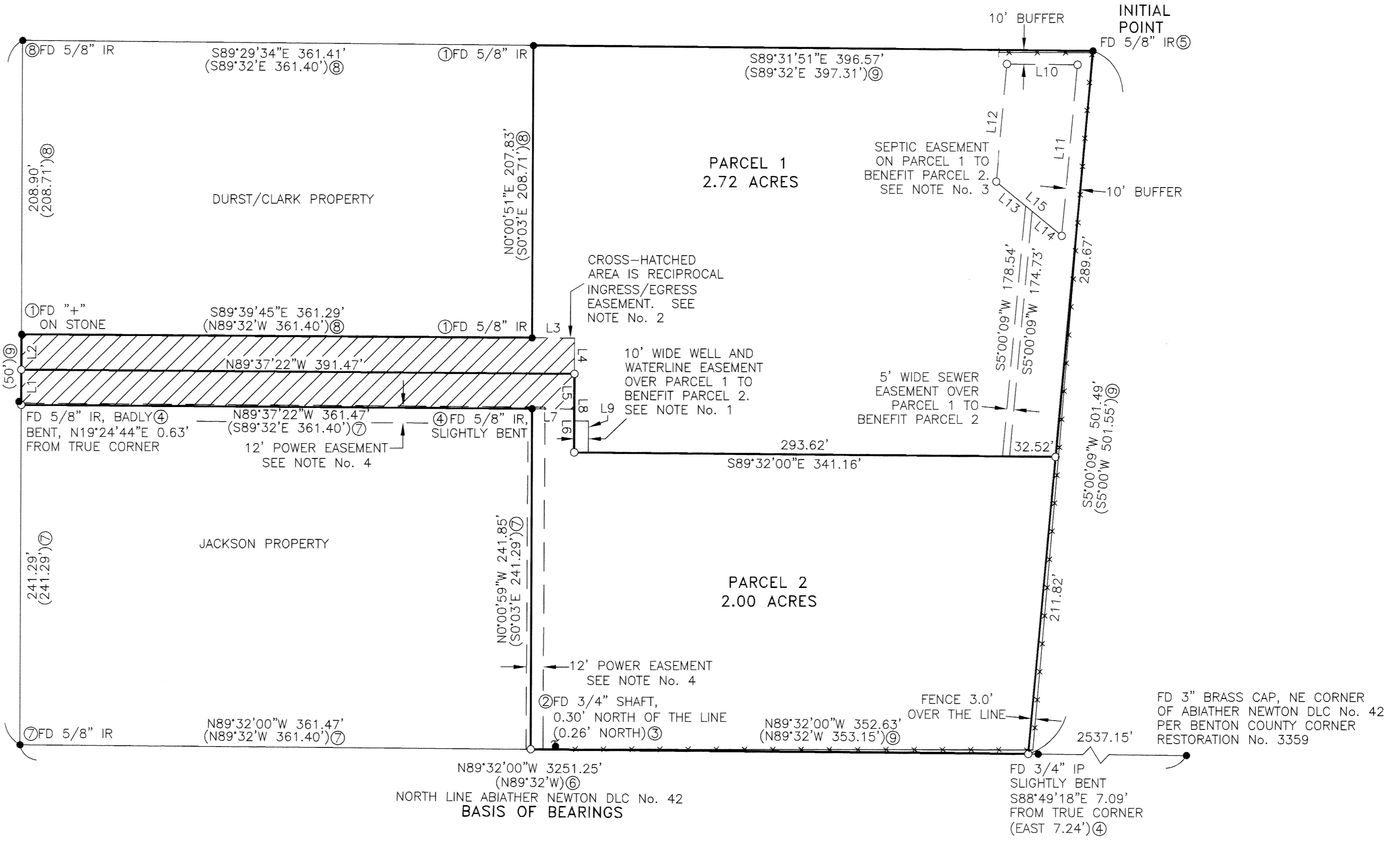
- LEGEND**
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
 - FOUND MONUMENT AS NOTED
 - FENCE
 - IR IRON ROD
 - FD FOUND
 - R/W RIGHT-OF-WAY
 - C.S. BENTON COUNTY SURVEY
 - () RECORD INFORMATION AS PER

- ① C.S. 6047
- ② C.S. 5703
- ③ C.S. 7638
- ④ C.S. 6015
- ⑤ C.S. 6005
- ⑥ BENTON COUNTY DEED RECORD BOOK 186, PAGE 593
- ⑦ BENTON COUNTY MICROFILM M-283254-00
- ⑧ BENTON COUNTY MICROFILM 2003-341807
- ⑨ BENTON COUNTY MICROFILM 2005-393077
- ⑩ BENTON COUNTY MICROFILM M-12237

SCALE: 1"=60'

L#	Bearing	Length
L1	N 0°00'59" W	25.00'
L2	N 0°00'59" W	25.02'
L3	S 89°39'45" E	30.18'
L4	S 0°00'59" E	25.29'
L5	S 0°00'59" E	25.00'
L6	S 0°00'59" E	30.74'
L7	N 89°37'22" W	30.00'
L8	S 0°00'59" E	33.37'
L9	S 0°00'59" E	22.36'
L10	N 89°31'51" W	50.00'
L11	S 5°00'09" W	122.00'
L12	S 5°00'09" W	84.00'
L13	N 50°39'38" W	27.15'
L14	N 50°39'38" W	27.15'
L15	N 50°39'38" W	60.36'

BULLEVARDE ROAD (R/W=60')
PUBLIC ROAD No. P25111



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BENTON COUNTY, OREGON

FOR: DERON L. KOSOFF
DATE: DECEMBER 30, 2005
SHEET 2/2

REGISTERED
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(541) 929-5500

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE BENTON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT FILE NUMBER LU-05-077.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE ABIATHER NEWTON DLC No. 42 AS PER
BENTON COUNTY DEED RECORD BOOK 186, PAGE 593.

BOUNDARY DETERMINATION

THE NORTH LINE OF THE ABIATHER DLC No. 42, WHICH IS THE MOST SOUTHERLY LINE OF THE PROPERTY
BEING PARTITIONED AND THE SOUTH LINE OF THE JACKSON PROPERTY DESCRIBED IN BENTON COUNTY
MICROFILM M-283254-00, WAS DETERMINED BY HOLDING THE NORTHEAST CORNER OF SAID DLC AND THE
IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID JACKSON PROPERTY. THE EAST LINE OF
BULLEVAR ROAD WAS DETERMINED BY HOLDING THE ABOVE MENTION IRON ROD AND THE IRON ROD AT
THE NORTHWEST CORNER OF THE DURST AND CLARK PROPERTY DESCRIBED IN BENTON COUNTY MICROFILM
2003-341807. I THEN ESTABLISHED THE BOUNDARY OF THE JACKSON PROPERTY BY FIRST USING THE
DEED RECORD DISTANCE FROM THE IRON ROD AT THE SOUTHWEST CORNER ALONG THE ABOVE
DETERMINED EAST LINE OF BULLEVAR. I THEN HELD THE IRON ROD AT THE NORTHEAST CORNER. THE
EAST LINE OF THE JACKSON PROPERTY WAS DETERMINED BY GOING THE RECORD BEARING, WHICH IS
DESCRIBED AS BEING PARALLEL TO THE WEST LINE, FROM THE IRON ROD AT THE NORTHEAST CORNER TO
THE INTERSECTION WITH THE NORTH LINE OF DLC No. 42. THE MEASURED DISTANCE BACK TO THE
SOUTHWEST CORNER OF THE PROPERTY AGREED WELL WITH THE RECORD INFORMATION. ALL OF THE
MONUMENTS FOUND AT THE CORNERS OF THE DURST AND CLARK PROPERTY AND SPECIFICALLY CALLED
FOR IN THE DEED WERE FOUND TO BE IN GOOD CONDITION AND WERE HELD FOR THE BOUNDARY. THE
MOST NORTHERLY LINE OF THE KOSOFF PROPERTY AS DESCRIBED IN BENTON COUNTY DEED MICROFILM
2005-393077 WAS DETERMINED BY HOLDING THE IRON RODS FOUND AT THE MOST NORTHERLY
NORTHWEST CORNER AND THE NORTHEAST CORNER. THE EAST LINE OF THE KOSOFF PROPERTY WAS
THEN DETERMINED BY HOLDING THE RECORD ANGLE PER BENTON COUNTY MICROFILM 2005-393077 AT
THE NORTHEAST CORNER OF THE PROPERTY AND EXTENDING SOUTH TO THE NORTH LINE OF DLC No. 42.

SURVEYOR'S CERTIFICATE:

I, BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON,
HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE
PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH ROD AT THE NORTHEAST CORNER OF THAT PROPERTY
CONVEYED TO DERON L. KOSOFF IN BENTON COUNTY MICROFILM 2005-393077, SAID POINT BEING
NORTH 89°32'00" WEST 2537.15 FEET AND NORTH 5°00'09" EAST 501.49 FEET FROM THE NORTHEAST
CORNER OF THE ABIATHER NEWTON DLC No. 42 IN THE NORTHEAST QUARTER OF SECTION 6 OF
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE
ALONG THE EAST LINE OF SAID KOSOFF PROPERTY SOUTH 5°00'09" WEST 501.49 FEET TO A 5/8 INCH
IRON ROD ON THE NORTH LINE OF SAID DLC No. 42; THENCE ALONG THE NORTH LINE OF SAID DLC No.
42 NORTH 89°32'00" WEST 352.63 FEET A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF THAT
PROPERTY CONVEYED TO KATHLEEN M. JACKSON IN BENTON COUNTY MICROFILM M-283254-00; THENCE
ALONG THE EAST LINE OF SAID JACKSON PROPERTY NORTH 0°00'59" WEST 241.85 FEET TO A 5/8 INCH
IRON ROD AT THE NORTHEAST CORNER OF SAID JACKSON PROPERTY; THENCE ALONG THE NORTH LINE
OF SAID JACKSON PROPERTY NORTH 89°37'22" WEST 361.47 FEET TO A 5/8 INCH IRON ROD AT THE
NORTHWEST CORNER OF SAID JACKSON PROPERTY, ALSO BEING ON THE EAST LINE BULLEVAR ROAD AS
DESCRIBED IN BENTON COUNTY MICROFILM M-12237; THENCE ALONG THE EAST LINE OF SAID BULLEVAR
ROAD NORTH 0°00'59" WEST 50.02 FEET TO A STONE MARKED WITH A "+" AT THE SOUTHWEST CORNER
OF THAT PROPERTY CONVEYED TO ROBERT W. DURST AND SHERRY A. CLARK IN BENTON COUNTY
MICROFILM 2003-341807; THENCE ALONG THE SOUTH LINE OF SAID DURST AND CLARK PROPERTY
SOUTH 89°39'45" EAST 361.29 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID
DURST AND CLARK PROPERTY; THENCE ALONG THE EAST LINE OF SAID DURST AND CLARK PROPERTY
NORTH 0°00'51" EAST 207.83 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID
DURST AND CLARK PROPERTY, ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE
AFOREMENTIONED KOSOFF PROPERTY; THENCE ALONG THE NORTH LINE OF SAID KOSOFF PROPERTY
SOUTH 89°31'51" EAST 396.57 FEET TO THE INITIAL POINT.

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
17TH DAY OF JANUARY, 2006.

BY: *Dough Hillst*
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 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 Hobeth*
FOR DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,
AUDITING, AND TAX COLLECTION

APPROVED *Peter Idema* 1-26-06
BENTON COUNTY PLANNING OFFICIAL DATE

APPROVED *NA*
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS DATE

APPROVED *Ray Wilson* 1-27-06
BENTON COUNTY SURVEYOR DATE

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT DERON L. KOSOFF IS
THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE
PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS
CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AND
EASEMENTS AS SHOWN ON THE ATTACHED MAP, AND DOES HEREBY
CREATE AND GRANT THE 10 FOOT WIDE EASEMENT FOR WELL AND
WATERLINE PURPOSES AS SHOWN, TO BENEFIT PARCEL 2. THE WELL IS
TO BE MAINTAINED EQUALLY BY PARCELS 1 AND 2. THE WATERLINE
CARRYING THE WATER TO PARCEL 2 IS TO BE MAINTAINED BY PARCEL
2. OWNER DOES ALSO HEREBY CREATE AND GRANT THE RECIPROCAL
INGRESS/EGRESS EASEMENT OVER PARCELS 1 AND 2 TO BENEFIT
PARCELS 1 AND 2, WHICH IS TO BE MAINTAINED EQUALLY BY PARCELS
1 AND 2. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 5
FOOT WIDE SANITARY SEWER EASEMENT AND SEPTIC EASEMENT TO
BENEFIT PARCEL 2, AS SHOWN ON THE ATTACHED MAP, 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
GRANTEES). GRANTOR, FOR HIMSELF AND HIS 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
SEPTIC 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.

Deron L Kosoff
DERON L. KOSOFF

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF January,
2006, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID
PERSONALLY APPEAR DERON L. KOSOFF, AND WHO, BEING FIRST DULY
SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY
ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

C. Medina
NOTARY PRINTED NAME: *C. Medina*
NOTARY PUBLIC - OREGON
COMMISSION NO. 370748
MY COMMISSION EXPIRES: July 21, 2007

RECORDING:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT
WAS RECEIVED AND DULY RECORDED BY ME
AS PARTITION PLAT 2006-04 IN BENTON
COUNTY DEED RECORDS AS DOCUMENT
No. 2006 - 399090, ON
THIS 27 DAY OF January,
2006, AT 1:48 O'CLOCK pm.

BY: *Wendy Kuning*
FOR BENTON COUNTY CLERK

