

2006-005

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments Parcel 4 as shown hereon, and have correctly depicted the remaining unsurveyed portion land represented on this partition plat, the boundary of which is more particularly described as follows:

Parcel 1, Partition Plat No. 2005-36, Benton County, Oregon.

DECLARATION

Know all people by these presents that ERIC SCHWARTZ is the recorded owner of the lands represented on this map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned into parcels as shown hereon without any field surveying being done.

I hereby create an access and utilities easement as shown hereon across Parcels 3 and 4 for the benefit of Parcel 2 of Partition Plat 2005-36. The portion of said easement crossing said Parcel 4 will also benefit Parcel 3 hereon.

see consent affidavit

Eric Schwartz

A Partition Plat Consent Affidavit by the current fee owner ERIC SCHWARTZ consenting to the above Declaration has been recorded in the Benton County, Oregon Deed Records as Document Number 2006-399507.

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

APPROVALS

Greg Verret For Peter Ikema 2/6/06
Benton County Planning Official date

Ray Wilson 2/7/06
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 2006-2007 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 1st day of February, 2006.

by David Silbert
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

1st day of FEBRUARY, 2006.

by Velda Holath
For Director, Benton County Dept. of Finance, Auditing & Tax Collection

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 2006-005 in Benton County Deed

Records as Document No. 2006-399506 on this 7th day of

February, 2006, at 10:19 o'clock AM.

by Kathleen Horning
For Benton County Clerk Senior Deputy Clerk

NARRATIVE

This survey is the second division of that property originally conveyed to my client per M-153236-92. The first partition created per Parcel 1, Partition Plat No. 2005-36. Because of parcel sizes the earlier partition required no field work. This current division is cutting out five acres that contains an existing residence. I found and tied monuments (A), (B), (C), and (D) from Galloway Hardcopy Survey 10-6 #5. (C) and (D) have since been restored by Benton County. We could not find the 1-1/4" Galloway pipe at (E). I computed the position at the deed and Galloway distance from (D.) The resultant east line of my client's property ((B) to (E)) fit the Galloway survey very nicely. The remainder tract (Parcel 3) is still unsurveyed because of size, and therefore holds the record information from Partition Plat 2005-36. The configuration of the southerly line of Parcel 4 was designed by my client to follow a designated wetland limit along Price Creek.

LEGEND

-Found 1" ID pipe per Hardcopy 10-6 #5
- ⊕Found Brass capped monument per Restoration shown
-Set 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823"
- *Computed position nothing found or set

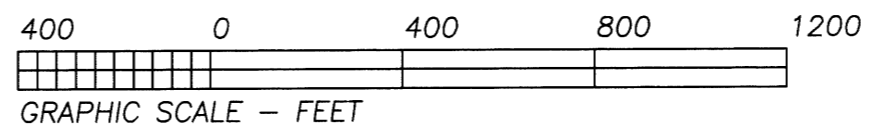
Data of, or computed from, the following record:

- [].....Partition Plat 2005-36
- ().....M-153236-92, Benton Co. Deed Records
- < >.....Galloway Hardcopy Survey 10-6 #5



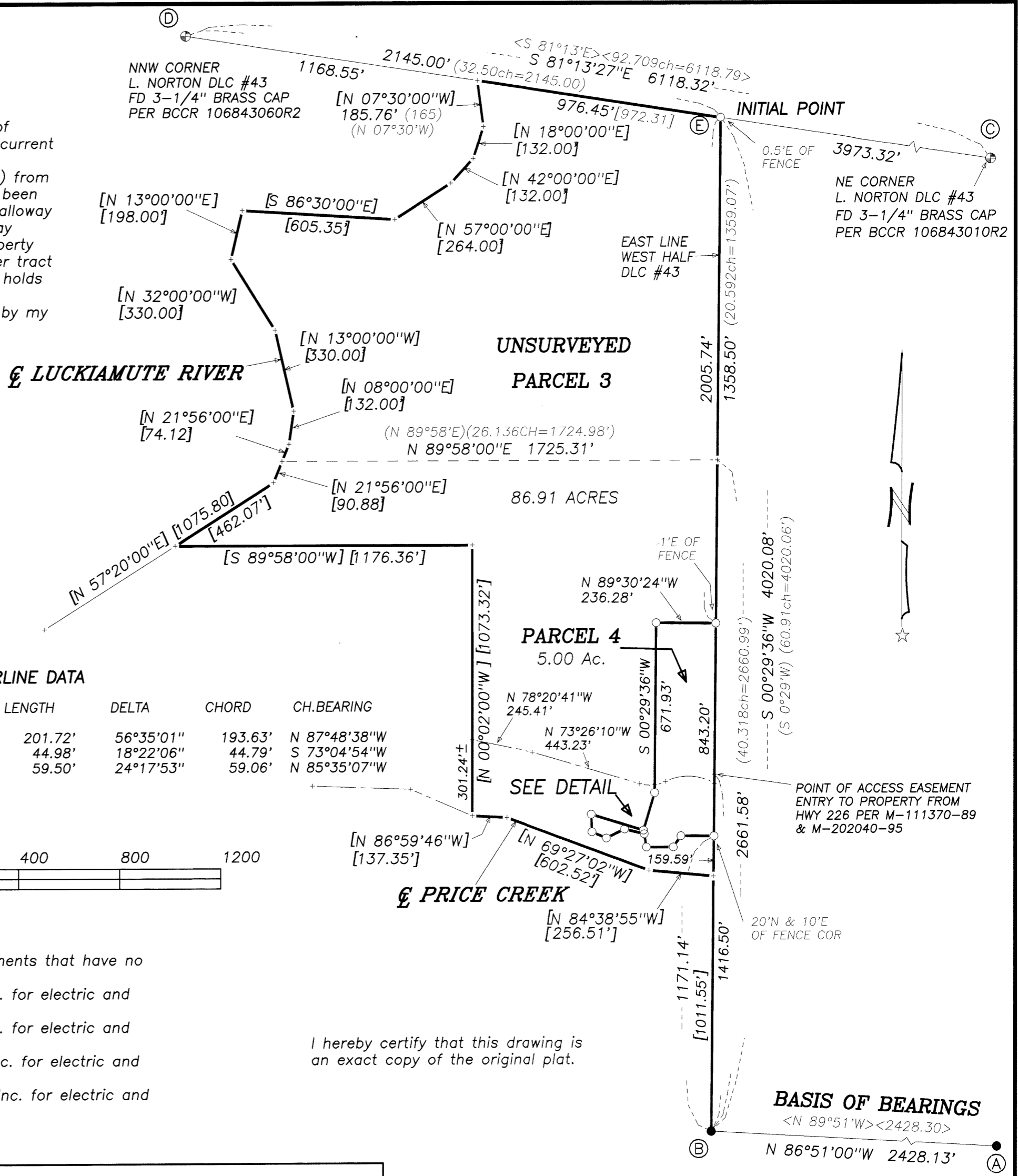
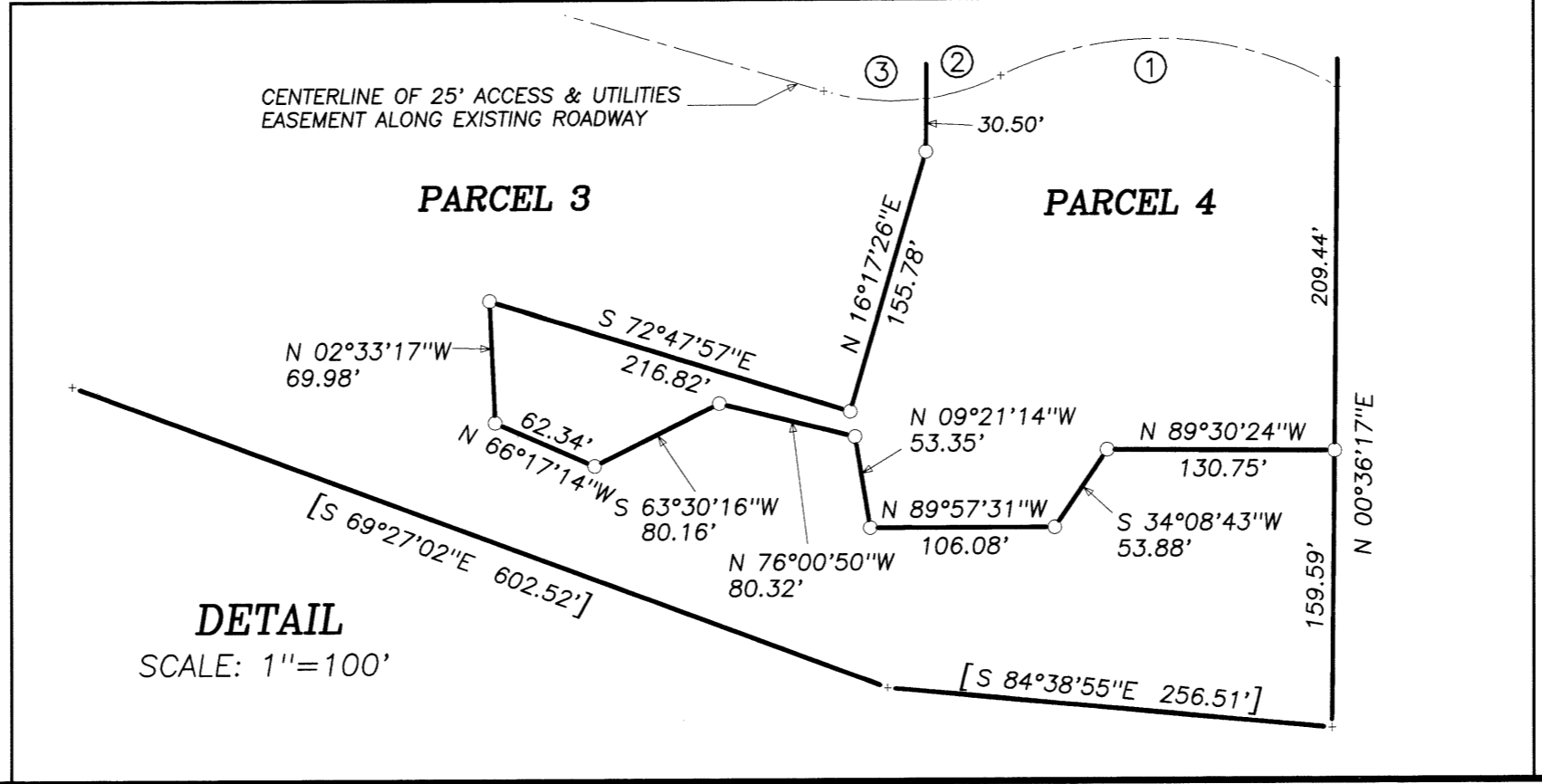
EASEMENT CENTERLINE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
1	204.26'	201.72'	56°35'01"	193.63'	N 87°48'38"W
2	140.30'	44.98'	18°22'06"	44.79'	S 73°04'54"W
3	140.30'	59.50'	24°17'53"	59.06'	N 85°35'07"W



EASEMENTS

- The subject property is subject to the following easements that have no specifically described location:
1. M-6946-68 -- In favor of Consumers Power, Inc. for electric and telephone transmission and distribution lines.
 2. M-8537-68 -- In favor of Consumers Power, Inc. for electric and telephone transmission and distribution lines.
 3. M-36148-72 -- In favor of Consumers Power, Inc. for electric and telephone transmission and distribution lines.
 4. M-183038-94 -- In favor of Consumers Power, Inc. for electric and telephone transmission and distribution lines.



PARTITION PLAT NO. 2006 - 005
REPLAT OF PARCEL 1, PARTITION PLAT NO. 2005-36
for

ERIC SCHWARTZ

in the
SE 1/4 SECTION 17, SW 1/4 SECTION 16,
EAST 1/2 SECTION 20, and WEST 1/2 SECTION 21,
T 10 S, R 6 W, W.M.
BENTON COUNTY, OREGON

JANUARY 13, 2006

FILE No. LU-05-070

2006-005

SURVEYOR'S CERTIFICATE

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Greg Vennet for Peter Idema 2/6/06
Benton County Planning Official date

Ray Wilson 2/7/06
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Director, Benton County Dept. of Assessment

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1st day of FEBRUARY, 2006.

by Velda Holseth
For Director, Benton County Dept. of Finance, Auditing & Tax Collection

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

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by Kathleen Horning
For Benton County Clerk Senior Deputy Clerk

NARRATIVE

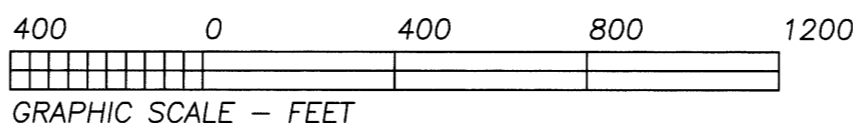
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EASEMENT CENTERLINE DATA

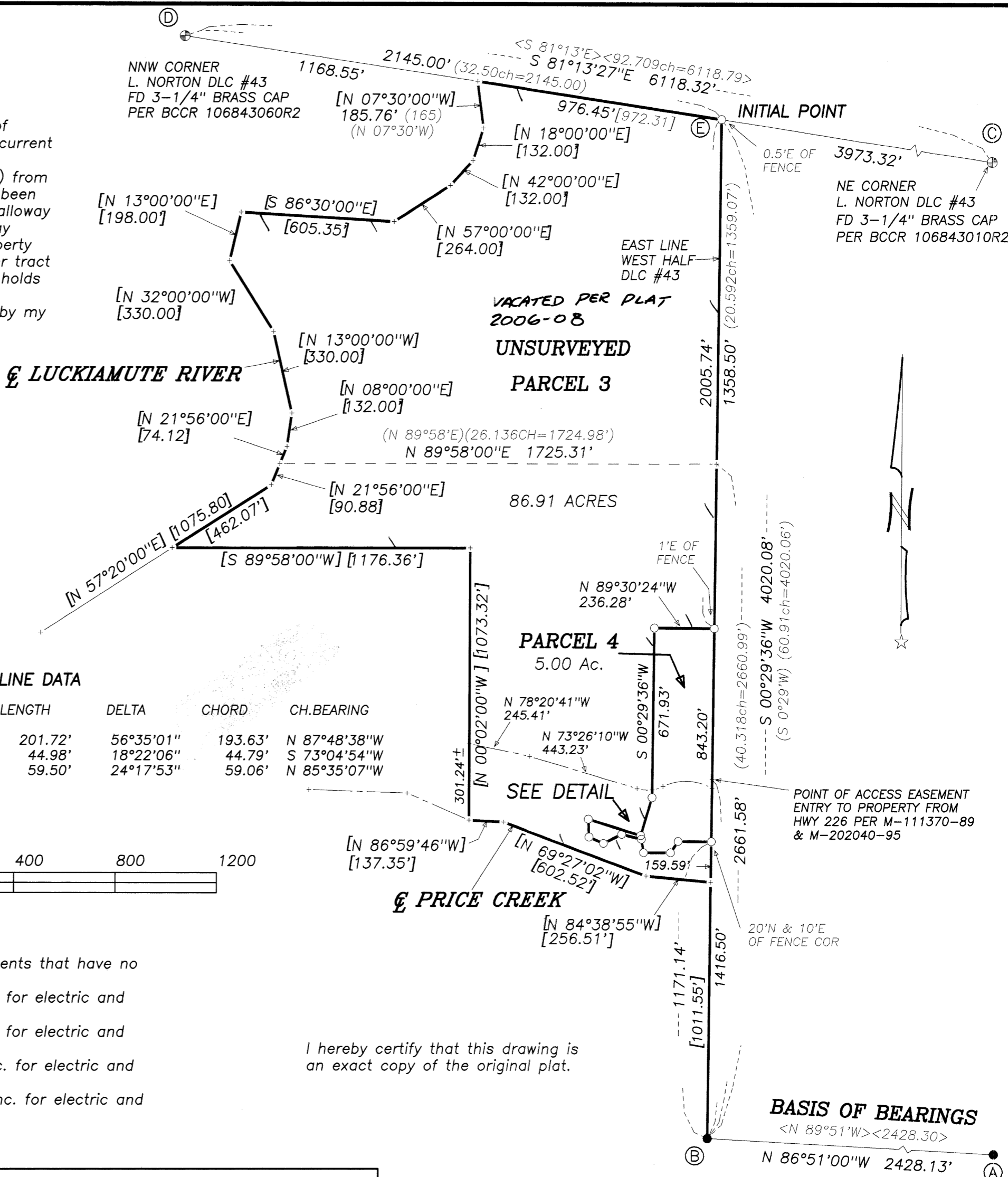
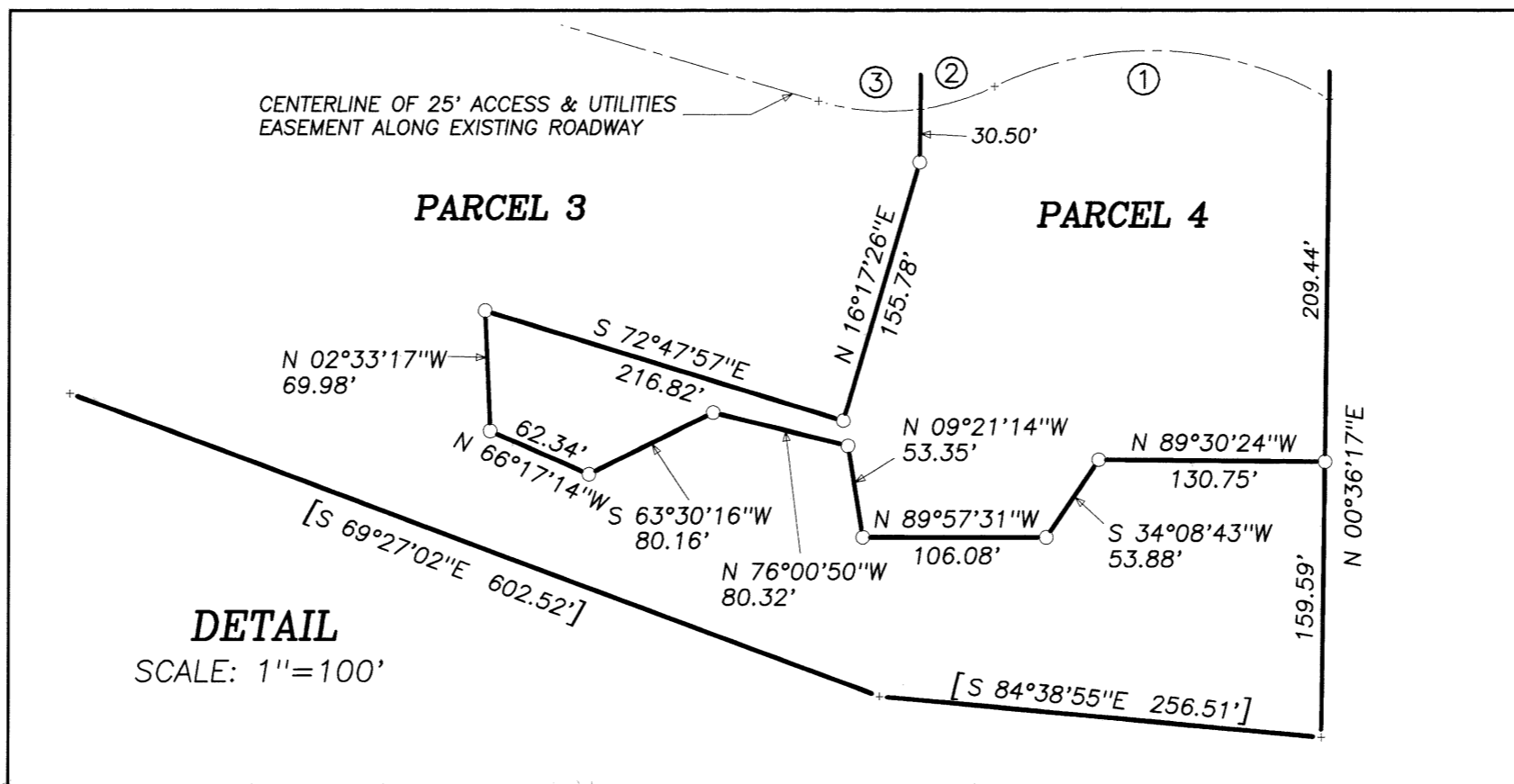
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I hereby certify that this drawing is an exact copy of the original plat.



PARTITION PLAT NO. 2006 - 005
REPLAT OF PARCEL 1, PARTITION PLAT NO. 2005-36
for

ERIC SCHWARTZ

in the
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