

**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 the common line between Parcels 5 and 6 as shown hereon, and have correctly depicted the remaining unsurveyed portion of land represented on this plat, the boundary of which is more particularly described as follows:

Parcel 2, Partition Plat No. 2005-036, and Parcel 3, Partition Plat No. 2006-005, Benton County, Oregon

**DECLARATION**

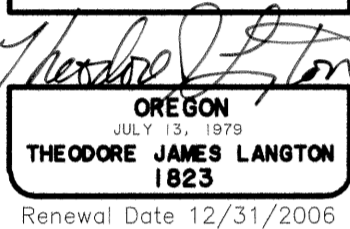
Know all people by these presents that ERIC SCHWARTZ is the recorded owner of the lands represented on this map, and more particularly described in the accompanying surveyor's certificate, and has caused same to be partitioned into parcels as shown hereon without any field surveying being done.

I hereby create the "Access Easement Area" for access to Parcel 5 across the portion of Parcel 6 lying north of the line defined by positions [1] through [5] hereon. Conditions and restrictions to be define by separate documents later.

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 2006-400200.



**NORTHSTAR SURVEYING, INC.**

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

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

**APPROVALS**

*[Signature]* 2-24-06  
Benton County Planning Official date

*[Signature]* 2-24-06  
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 23<sup>rd</sup> day of February, 2006.

by *[Signature]*  
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

23<sup>rd</sup> day of February, 2006.

by *[Signature]*  
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 2006-08 in Benton County Deed

Records as Document No. 2006-400199 on this 24 day of

February, 2006, at 9:19 o'clock am.

by *[Signature]*  
Benton County Clerk

**NARRATIVE**

This survey is the third reconfiguration of that property originally conveyed to my client per M-153236-92. Said property was originally partitioned into two 91.43 acre parcels per Partition Plat No. 2005-036, with no field surveying being required because of parcel sizes. Parcel 1 of said first partition was recently divided again per Partition Plat 2006-005, cutting off a five acre portion around the existing residence. This current survey is an adjustment of the parcel lines originally created for 2005-036. Because of the confusing configuration of the resultant tracts the County has asked for a partition plat instead of a record of survey. We continued with the control traverse used for 2006-005 and placed monuments at the new property angle points as defined by the existing fence line. The courses along the centerline of the Luckiamute are record from M-153236-92 and Hard Copy Survey 10-6 #5. The centerline of Price Creek is also based upon a scaled location as indicated on 2005-036 except for the section from courses (1) through (12) which we did field measure.

**LEGEND**

- .....Found 1" ID pipe per Hardcopy 10-6 #5
  - ⊕ .....Found Brass capped monument per Restoration shown
  - ⊙ .....Found NSTAR MON. per Partition Plat 2006-005
  - .....Set 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823" = NSTAR MON.
  - + .....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
  - \* .....Partition Plat 2006-005 measured same as record

**PRICE CREEK COURSES**

COURSE	BEARING	DISTANCE
1	S 52°06'03"E	137.36'
2	S 52°06'03"E	150.15'
3	S 00°58'35"E	44.24'
4	S 22°48'51"W	60.41'
5	N 54°26'14"W	72.67'
6	S 72°56'31"W	117.38'
7	S 17°13'59"E	134.03'
8	S 06°13'46"E	48.98'
9	S 33°20'05"E	84.52'
10	S 22°03'19"E	65.03'
11	S 49°10'53"W	48.26'
12	S 68°27'49"W	45.57'

**EASEMENTS**

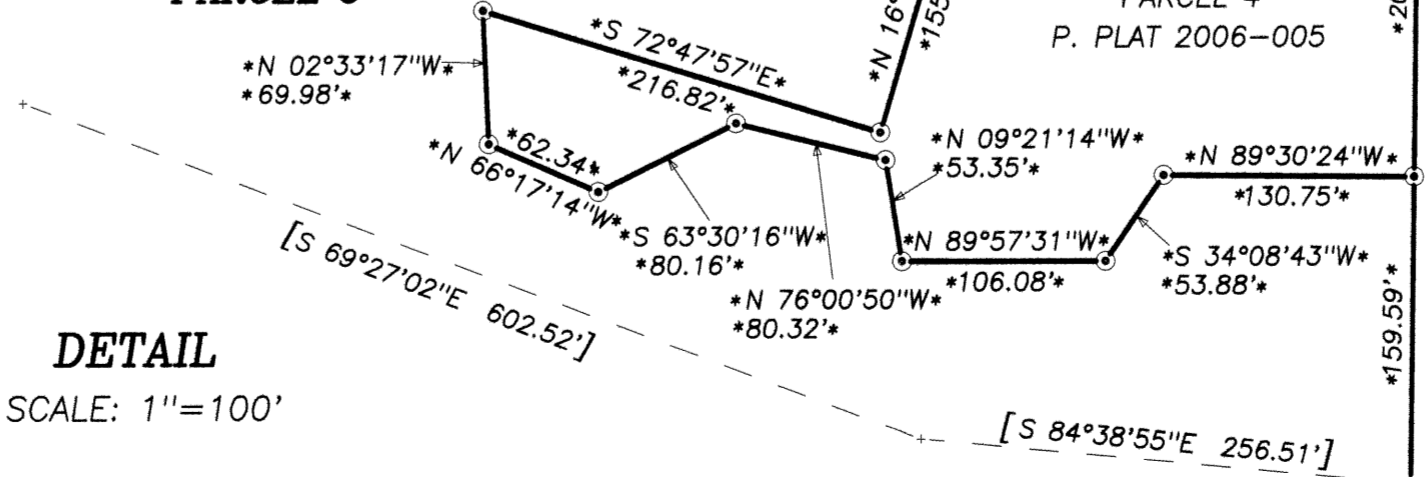
The subject property is subject to the following easements that have no specifically described location:

- M-6946-68 --- In favor of Consumers Power, Inc. for electric and telephone transmission and distribution lines.
- M-8537-68 --- In favor of Consumers Power, Inc. for electric and telephone transmission and distribution lines.
- M-36148-72 --- In favor of Consumers Power, Inc. for electric and telephone transmission and distribution lines.
- M-183038-94 --- In favor of Consumers Power, Inc. for electric and telephone transmission and distribution lines.

**EASEMENT DATA PER P. PLAT 2006-005**

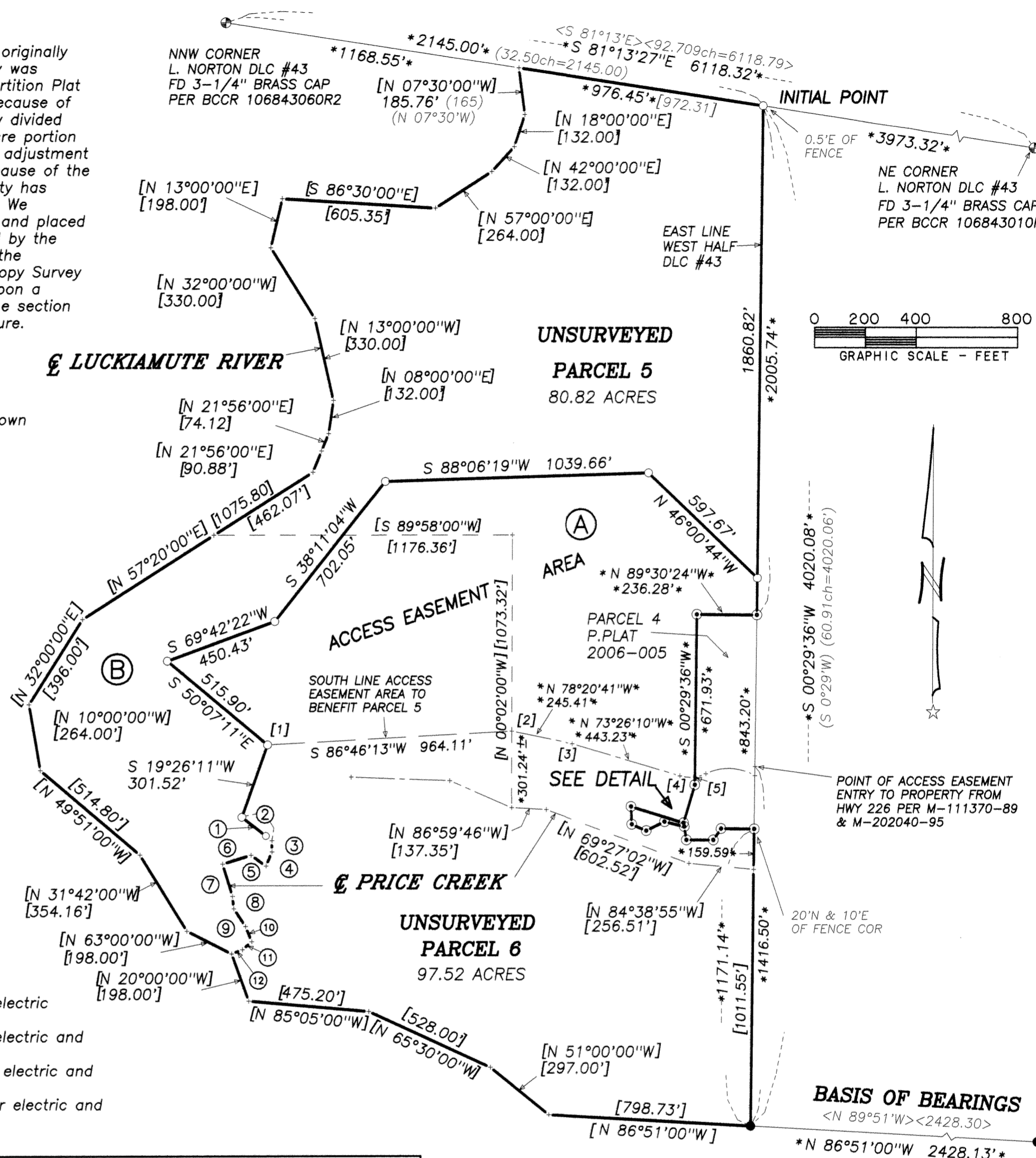
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
1	204.26'	201.72'	56°35'01"	193.63'	N 87°48'38"W
2	140.30'	44.98'	18°22'06"	44.79'	S 73°04'54"W
3	140.30'	59.50'	24°17'53"	59.06'	N 85°35'07"W

**PARCEL 6**



**DETAIL**

SCALE: 1"=100'



**PARTITION PLAT NO. 2006 - 08**  
REPLAT OF PARCEL 2, PARTITION PLAT NO. 2005-36 and PARCEL 3, PARTITION PLAT NO. 2006-005 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

FEBRUARY 10, 2006

FILE No. LU-06-009