

REGISTERED PROFESSIONAL LAND SURVEYOR
Jack R. Burrell
 OREGON
 JULY 14, 1978
JACK R. BURRELL
 1830

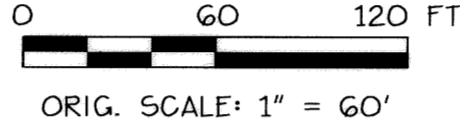
I, HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Jack R. Burrell
 JACK R. BURRELL P.L.S. 1630

RENEWAL DATE: 12/31/07

LINE	BEARING AND DISTANCE
1	S80°28'09"E 63.81
2	S64°56'33"E 29.85
3	N85°21'38"E 42.75
4	S45°19'55"E 21.07
5	S75°40'06"E 25.03
6	N76°48'18"E 29.47
7	N71°09'35"E 52.20
8	S02°31'58"E 36.95
9	S49°22'03"E 46.20
10	[S89°31'00"E 262.44]
11	[S85°18'41"E 273.40]
12	[S89°45'36"E 203.51]
13	[S86°14'04"E 134.89]
14	[N00°05'33"W 120.94]
15	[N02°00'42"W 133.11]

PARTITION PLAT NO. 2006-10
 FOR
DR. H. KIM WOOD
 LOCATED IN
 NW 1/4 OF SEC. 2, T. 11 S., R. 4 W., W.M.
 BENTON COUNTY, OREGON
 MARCH 17, 2006
 BENTON COUNTY PLANNING FILE No. LU-05-096

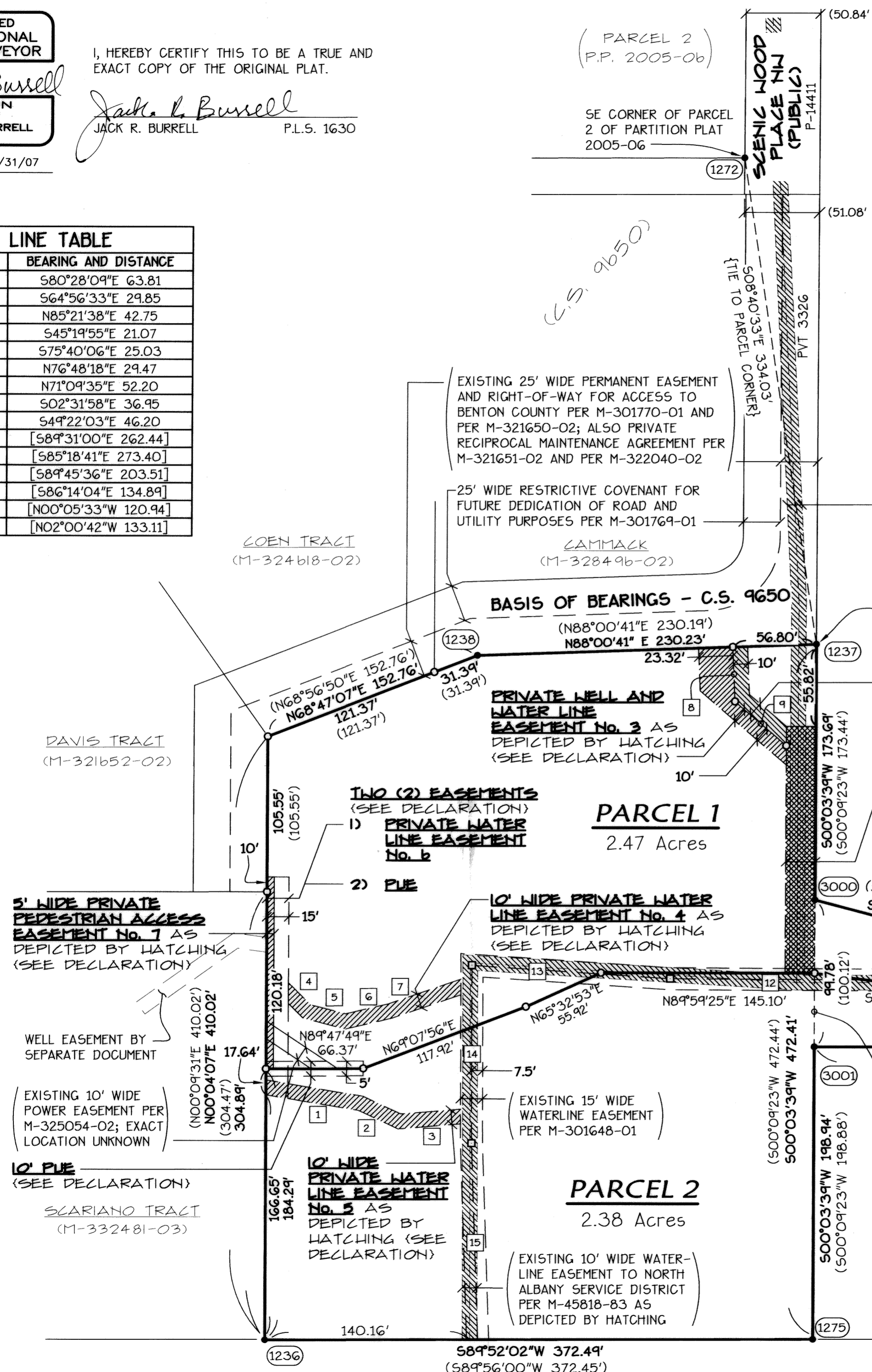


MONUMENT LIST:

- (1236) FD. 5/8" I.R., PER LEGEND; HELD
- (1237) **INITIAL POINT**
FD. 5/8" I.R. PER LEGEND; HELD
- (1238) FD. 5/8" I.R. PER LEGEND; HELD
- (1272) FD. 5/8" I.R. W/YPC STAMPED: "K+D ENGR. L.S. 1630" AT SE COR PARCEL 2 OF PARTITION PLAT No. 2005-06
- (1275) FD. 1/2" I.P. PER GALLOWAY HARD COPY No. 11-4-00005; 0.15' ABOVE GROUND AND 1' EAST OF FENCE GOING NORTH AND IN LINE WITH FENCE GOING WEST; HELD
- (1277) FD. 5/8" I.R., FLUSH W/GROUND PER C.S. 5913; HELD
- (1278) FD. 5/8" I.R. PER LEGEND; HELD
- (1279) FD. 5/8" I.R. PER LEGEND, FLUSH W/GROUND PER C.S. 9650
- (3000) FD. 5/8" I.R. PER C.S. 5913; HELD
- (3001) FD. 1/2" I.R. PER C.S. 5177; HELD
- (3002) FD. 5/8" I.R., PER LEGEND; ROD IS 0.13 FEET NORTH OF LINE
- (3003) FD. 5/8" I.R., PER LEGEND; ROD IS 0.17 FEET NORTH OF LINE

LEGEND:

- SET 5/8" x 30" STEEL ROD WITH YPC STAMPED: "K+D ENGR L.S. 1630"
- FD. 5/8" I.R. W/OPC STAMPED "DARRYL HARMS PLS 1079" PER C.S. 9650, EXCEPT AS NOTED
- CALCULATED POINT (PER RECORD DATA)
- [] LINE COURSE DATA, SEE "LINE TABLE"
- () RECORD DATA PER C.S. 9650, EXCEPT AS NOTED
- [] RECORD SOURCE DATA PER CITY WATER LINE EASEMENT M-301648-01
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- C.R. COUNTY ROAD
- C.S. COUNTY SURVEY
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- P.P. PARTITION PLAT
- PUE PUBLIC UTILITY EASEMENT FOR FRANCHISE PUBLIC UTILITIES {SEE DECLARATION}
- (1237) MONUMENT REFERENCE, SEE "MONUMENT LIST"



EXISTING EASEMENTS OF RECORD NOTE:

- THE FOLLOWING EASEMENTS HAVE BEEN REFERENCED ON THE TITLE REPORT SUBMITTED TO THE BENTON COUNTY SURVEYOR. THE EASEMENTS NOTED BELOW ARE NOT CAPABLE OF BEING LOCATED BY DESCRIPTION, BUT MAY AFFECT THE PROPERTY:
- 1) ANCHOR AND GUY POWER EASEMENT PER BOOK 78, PAGE 486.
 - 2) POWER LINE EASEMENT PER M-21233.
 - 3) POWER LINE EASEMENT PER M-21234.
 - 4) DITCH AND SLOPE EASEMENT PER M-21334-80.

Date: 3/17/2006 Time: 9:33
 Scale: 1=60(PS)
 File: dwg\2005\05-177a\177a-pla2.dwg (Cheryl K)

K & D ENGINEERING, Inc.
 276 N.W. Hickory Street P.O. Box 725
 Albany, Oregon 97321
 (541) 928-2583

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO SET MONUMENTS FOR A PARTITION THAT HAS BEEN TENTATIVELY APPROVED BY THE BENTON COUNTY, OREGON, COMMUNITY DEVELOPMENT DEPARTMENT, ON DECEMBER 16, 2005 AS CASE FILE NUMBER LU-05-096.

BOUNDARY DETERMINATION:

EXISTING MONUMENTS OF RECORD, AS SHOWN ON THE PLAT WERE HELD TO ESTABLISH THE BOUNDARY. THE ROD SET AT THE NORTHWESTERLY CORNER OF PARCEL 1 WAS ESTABLISHED BY RECORD-DISTANCE INTERSECTION FROM THE NEAREST FOUND CORNERS AS SHOWN ON THE MAP.

SURVEYOR'S CERTIFICATE:

I, JACK R. BURRELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

ALL OF THAT WOOD TRUST TRACT DESCRIBED BY DEED RECORDED IN M-300861-01 OF THE BENTON COUNTY DEED RECORDS ON JUNE 25, 2001 THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" x 30" ROD THAT IS SOUTH 08°40'33" EAST 334.03 FEET FROM A 5/8 INCH ROD AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT No. 2005-06, A PARTITION OF RECORD IN BENTON COUNTY, OREGON AND WHICH INITIAL POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID WOOD TRUST TRACT; THENCE ALONG THE BOUNDARY LINE OF SAID WOOD TRUST TRACT THE FOLLOWING TEN (10) COURSES: 1) SOUTH 00°03'39" WEST 173.69 FEET TO A 5/8 INCH ROD; (2) THENCE SOUTH 75°19'50" EAST 155.10 FEET TO A 5/8 INCH ROD; (3) THENCE NORTH 89°52'50" EAST 490.31 FEET TO A 5/8 INCH ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF SCENIC DRIVE; 4) THENCE SOUTH 00°03'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, 60.14 FEET TO A 5/8 INCH ROD; 5) THENCE SOUTH 89°52'32" WEST 640.41 FEET TO A 1/2 INCH ROD; 6) THENCE SOUTH 00°03'39" WEST 198.94 FEET TO A 1/2 INCH PIPE AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID WOOD TRUST TRACT; 7) THENCE SOUTH 89°52'02" WEST 372.49 FEET TO A 5/8 INCH ROD AT THE SOUTHWEST CORNER OF SAID WOOD TRUST TRACT; 8) THENCE NORTH 00°04'07" EAST 410.02 FEET TO A 5/8" ROD AT THE NORTHWESTERLY CORNER OF SAID WOOD TRUST TRACT; 9) THENCE NORTH 68°47'07" EAST 152.76 FEET TO A 5/8 INCH ROD; 10) THENCE NORTH 88°00'41" EAST 230.23 FEET TO THE POINT OF BEGINNING; CONTAINING 4.86 ACRES OF LAND, MORE OR LESS.

I, HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Jack R. Burrell
JACK R. BURRELL P.L.S. 1630



RENEWAL DATE: 12/31/07

PUBLIC UTILITY EASEMENT STATEMENT (FOR FRANCHISE UTILITIES):

A PERPETUAL EASEMENT IS RESERVED FOR PUBLIC UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE PLAT. FOR PURPOSES OF THIS STATEMENT, PUBLIC UTILITIES AREA DEFINED AS POWER, GAS, TELEPHONE, CABLE TELEVISION, AND ANY OTHER UTILITIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF ALBANY AND/OR BENTON COUNTY. THE PUBLIC UTILITY EASEMENT SHALL BE FOR THE INSTALLATION, AND FOR MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND. THIS RESERVATION SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS FROM ANY AND ALL PUBLIC UTILITY EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF THE PUBLIC UTILITY, PROVIDED THAT UNDER THE TERMS OF THE CITY AND/OR COUNTY FRANCHISE AGREEMENT, THE UTILITY OR SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

PRIVATE EASEMENT STATEMENT:

THE PRIVATE EASEMENTS BEING CREATED BY THIS PLAT ARE FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THESE PRIVATE EASEMENTS SHALL RUN WITH THE PARCEL UPON WHICH THEY ARE LOCATED. THE OWNERS OF THE PARCEL BENEFITING FROM THE PRIVATE EASEMENTS SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENTS PROVIDED THAT ANY DISTURBANCE CREATED BY SAID MAINTENANCE SHALL BE CORRECTED AND THE LAND RESTORED AS NEAR AS PRACTICABLE TO ITS CONDITION PRIOR TO SAID MAINTENANCE. THE BENEFITING OWNERS OF THE SAID PRIVATE EASEMENTS SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COSTS ASSOCIATED WITH THAT SPECIFIC EASEMENT.

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT H. KIM WOOD AND JERALDINE J. WOOD AS TRUSTEES OF THE H. KIMBALL WOOD REVOCABLE TRUST No. R-301 ARE THE OWNERS OF THE LANDS SHOWN ON THE ATTACHED PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, PARTITIONED AND PLATTED INTO PARCELS, AS SHOWN ON THE ATTACHED MAP, IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

A) THE FOLLOWING LANDS ARE BEING DEDICATED TO THE PUBLIC FOR THE FOLLOWING PURPOSES:

1) A 10 FOOT WIDE STRIP OF LAND ABUTTING SCENIC DRIVE FOR A ROAD DEDICATION, AS SHOWN ON THE MAP.

B) THE FOLLOWING PUBLIC UTILITY EASEMENTS FOR FRANCHISE UTILITIES ARE BEING GRANTED TO THE PUBLIC. THESE EASEMENTS ARE SUBJECT TO THE TERMS OF THE "PUBLIC UTILITY EASEMENT STATEMENT" SHOWN HEREON.

1) A 10 FOOT WIDE STRIP OF LAND ALONG A PORTION OF THE COMMON BOUNDARY LINE OF PARCELS 1 AND 2 AT THE NORTHWESTERLY CORNER OF PARCEL 2 AS SHOWN ON THE MAP.

2) A 15 FOOT WIDE STRIP OF LAND ALONG A PORTION OF THE WESTERLY BOUNDARY LINE OF PARCEL 1 AND 2 AS SHOWN ON THE MAP.

C) THE FOLLOWING PRIVATE EASEMENTS FOR THE PURPOSES STATED BELOW ARE HEREBY DECLARED. THE PRIVATE EASEMENTS ARE SUBJECT TO THE PRIVATE EASEMENT STATEMENT SHOWN ON THIS SHEET. THESE EASEMENTS SHALL RUN WITH THE LAND AND PASS TO THE HEIRS AND ASSIGNS. THESE EASEMENTS SHALL REMAIN IN EFFECT UNTIL CHANGED OR RELEASED BY THE AFFECTED PROPERTY OWNERS.

1) A 20 FOOT WIDE PRIVATE WATER LINE EASEMENT No. 1 ALONG A PORTION OF THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNERS OF PARCEL 2 AND FOR THE OWNERS OF THAT GAMMACK TRACT AS DESCRIBED BY DEED RECORDED IN M-328496-02 OF THE BENTON COUNTY DEED RECORDS.

2) A 10 FOOT WIDE PRIVATE WATER LINE EASEMENT No. 2 OVER A PORTION OF THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNER OF THAT GAMMACK TRACT AS DESCRIBED BY DEED RECORDED IN M-328496-02 OF THE BENTON COUNTY DEED RECORDS.

3) A PRIVATE WELL AND WATER LINE EASEMENT No. 3 OVER A PORTION OF THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNER OF PARCEL 2.

4) A 10 FOOT WIDE PRIVATE WATER LINE EASEMENT No. 4 IN THE SOUTHWEST PORTION OF PARCEL 1 AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNERS OF THAT DAVIS TRACT DESCRIBED BY DEED RECORDED IN M-321652 OF THE BENTON COUNTY DEED RECORDS. THIS EASEMENT CAN BE RELOCATED BY THE OWNERS OF PARCEL 1 CONDITIONED UPON THE OWNERS OF PARCEL 1 RESTORING CITY WATER SERVICE AND PROVIDING A NEW PRIVATE WATER LINE EASEMENT OVER THE NEW LOCATION. UPON SATISFACTION OF THESE PROVISIONS AND THE RECORDING OF THE NEW EASEMENT, THE ORIGINAL PRIVATE WATER LINE EASEMENT IS AUTOMATICALLY TERMINATED AND RELEASED WITHOUT FURTHER ACTION BY EITHER PARTY.

5) A 10 FOOT WIDE PRIVATE WATER LINE EASEMENT No. 5 IN THE NORTHWEST PORTION OF PARCEL 2 AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNERS OF THAT SCARIANO TRACT AS RECORDED IN M-332418-03 OF THE BENTON COUNTY DEED RECORDS. THIS EASEMENT IS ALSO FOR THE BENEFIT OF THE OWNERS OF THE COEN TRACT AS DESCRIBED BY DEED RECORDED IN M-324618-02. THIS EASEMENT CAN BE RELOCATED BY THE OWNERS OF PARCEL 2 CONDITIONED UPON THE OWNERS OF PARCEL 2 RESTORING CITY WATER SERVICE AND PROVIDING A NEW PRIVATE WATER LINE EASEMENT OVER THE NEW LOCATION. UPON SATISFACTION OF THESE PROVISIONS AND THE RECORDING OF THE NEW EASEMENT, THE ORIGINAL PRIVATE WATER LINE EASEMENT IS AUTOMATICALLY TERMINATED AND RELEASED WITHOUT FURTHER ACTION BY EITHER PARTY.

6) A 15 FOOT WIDE PRIVATE WATER LINE EASEMENT No. 6 ALONG A PORTION OF THE WESTERLY BOUNDARY OF PARCELS 1 AND 2 AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNERS OF PARCEL 2 AND THE OWNERS OF THE FOLLOWING TWO (2) TRACTS:

- a) DAVIS TRACT PER M-321652-02
- b) COEN TRACT PER M-324618-02

7) A 5 FOOT WIDE PEDESTRIAN ACCESS EASEMENT No. 7 ALONG A PORTION OF THE WESTERLY BOUNDARY OF PARCEL 1 AS SHOWN ON THE MAP. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNERS OF PARCEL 2. THE PURPOSE OF THIS EASEMENT IS TO ALLOW THE OWNERS OF PARCEL 2 TO HAVE PEDESTRIAN ACCESS TO THE EXISTING DRIVEWAY LOCATED ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF PARCEL 1. THE OWNERS OF PARCEL 2 HAVE THE RIGHT TO PLACE AND MAINTAIN A PATH WITHIN THIS EASEMENT. IF THE OWNERS OF PARCEL 1 ERECT A FENCE LONG ANY PORTION OF THE AFFECTED PROPERTY LINE, A GATE SHALL BE INSTALLED BY THE OWNERS OF PARCEL 1 AS NECESSARY TO MAINTAIN UNRESTRICTED ACCESS TO THE OWNER OF PARCEL 2.

8) A PRIVATE RECIPROCAL DRIVEWAY AND UTILITY EASEMENT No. 8 OVER THE MOST EASTERLY STRIP OF LAND (APPROXIMATELY 640 FEET IN LENGTH) OF PARCELS 1 AND 2. THE OWNERS OF PARCELS 1 AND 2 BENEFIT BY THIS EASEMENT.

ACKNOWLEDGMENT:

STATE OF OREGON)
)SS
COUNTY OF BENTON)

BY: *H. Kim Wood*
H. KIM WOOD

BY: *Jeraldine J. Wood*
JERALDINE J. WOOD

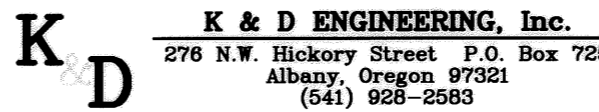
THIS IS TO CERTIFY THAT ON THE 17th DAY OF March, 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED H. KIM WOOD, AS TRUSTEE AND JERALDINE J. WOOD, AS TRUSTEE OF THE H. KIM WOOD TRUST No. R-301 WHOM BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND HAVE ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED IN BEHALF OF SAID TRUST.

BY: *Nancy L. Mehr*
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: NANCY L. MEHR
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: 4-11-09

MY COMMISSION No.: 388880



PARTITION PLAT NO. 2006-10
FOR
DR. H. KIM WOOD

LOCATED IN
NW 1/4 OF SEC. 2, T. 11 S., R. 4 W., W.M.
BENTON COUNTY, OREGON

MARCH 17, 2006

BENTON COUNTY PLANNING FILE No. LU-05-096

APPROVALS:

PLANNING CASE FILE NUMBER: LU-05-096

Conny Vermet for Peter Iselma 3/20/2006
BENTON COUNTY PLANNING OFFICIAL DATE

Ray Wilson 3-20-06
BENTON COUNTY SURVEYOR DATE

Heidi 3-21-06
CHAIR, BENTON COUNTY BOARD OF COMMISSIONERS DATE

ASSESSORS STATEMENT:

I CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL 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 ON THIS PARTITION DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 20th DAY OF MARCH, 2006.

BY: *Donna Hill*
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

TAX COLLECTION STATEMENT:

I CERTIFY THAT ALL VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION PLAT THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO THE DATE OF June 30, 2006

BY: *Velda Holseth* 3-20-06
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE AUDITING AND TAX COLLECTION DATE

RECORDER'S STATEMENT:

STATE OF OREGON)
)SS
COUNTY OF BENTON)

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2006-10 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2006-401355, ON THIS 21st DAY OF MARCH, 2006, AT 2:56 O'CLOCK P., M.

BY: *Wally*
BENTON COUNTY CLERK
Sr. Deputy Clerk

AFFIDAVIT OF CONSENT:

THE AFFIDAVIT OF CONSENT FOR THE TWO (2) FOLLOWING TRUST DEEDS TO WASHINGTON MUTUAL HAS BEEN RECORDED PER 2006-401356 OF THE BENTON COUNTY DEED RECORDS:

- 1) 2002-329618
- 2) 2003-338043