

2006-29

**PARTITION PLAT NO. 2006-29**  
**for EUGENE AND MARY HUTCHINS**  
**in the Southeast 1/4 of Section 22,**  
**Township 11 South, Range 7 West, Willamette Meridian,**  
**Benton County, Oregon**  
**January 3, 2006**

COMMUNITY DEVELOPMENT FILE NO. LU-05-081  
TAX LOT 11-7-22D 800

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C1	316.48'	60.16'	10°53'29"	60.07'	N 71°09'38"E
	(316.48')R11				

COURSE	BEARING	DISTANCE
L1	S 53°51'46"W	53.01'
L2	N 41°37'24"W	92.54'
L3	S 48°22'36"W	10.00'
L4	N 41°37'24"W	32.51'
L5	N 76°36'22"E	14.93'
L6	N 55°28'01"W	123.82'
L7	S 61°06'28"E	107.56'
L8	N 14°33'54"W	24.08'
L9	N 62°15'27"W	107.60'
L10	S 19°13'06"E	27.86'
L11	N 54°31'59"E	81.29'
L12	N 36°53'45"E	137.47'
L13	N 53°22'28"E	81.30'
L14	N 38°01'59"E	137.46'
L15	N 38°06'28"E	357.16'

**EASEMENT INFORMATION**

- AN EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, FOR TELEPHONE LINES, RECORDED IN BOOK 73, PAGE 45, JUNE 30, 1923, IS NOT LOCATABLE AND IS NOT SHOWN HEREON.
- BOOK 173, PAGE 235 (R19) IS AN EASEMENT FOR ROAD PURPOSES, 20 FEET IN WIDTH.
- BOOK 173, PAGE 307 IS THE SAME EASEMENT AS BOOK 173, PAGE 235.
- M-68672 IS AN EASEMENT FOR ELECTRIC AND TELEPHONE LINES, BOTH OVERHEAD AND UNDERGROUND, IN FAVOR OF CONSUMERS POWER, 20 FEET ON EACH SIDE OF CENTERLINE, NO EXACT LOCATION IS GIVEN.
- DEED M-106325-88 INCLUDES AN EASEMENT FOR A ROADWAY, 25 FEET IN WIDTH, AND IS SHOWN HEREON. IT ALSO INCLUDES A WATER SYSTEM USAGE, BUT NO LOCATION IS SPECIFIED.
- EASEMENT M-202822-95 IS FOR TELECOMMUNICATION LINES, 15 FEET WIDE, ADJACENT AN EXISTING POLE LINE, BUT NOT SPECIFIC AS TO WHICH SIDE, AND IS NOT PLOTTED HEREON.

CENTERLINE RECORD BEARING AND DISTANCES OF EASEMENT M-106325-88 (R20)

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
E1	40.00'	97.03'	138°59'04"	74.93'	S 33°21'20"W
E2	40.00'	34.20'	48°59'29"	33.17'	S 78°21'20"W

**LEGEND**

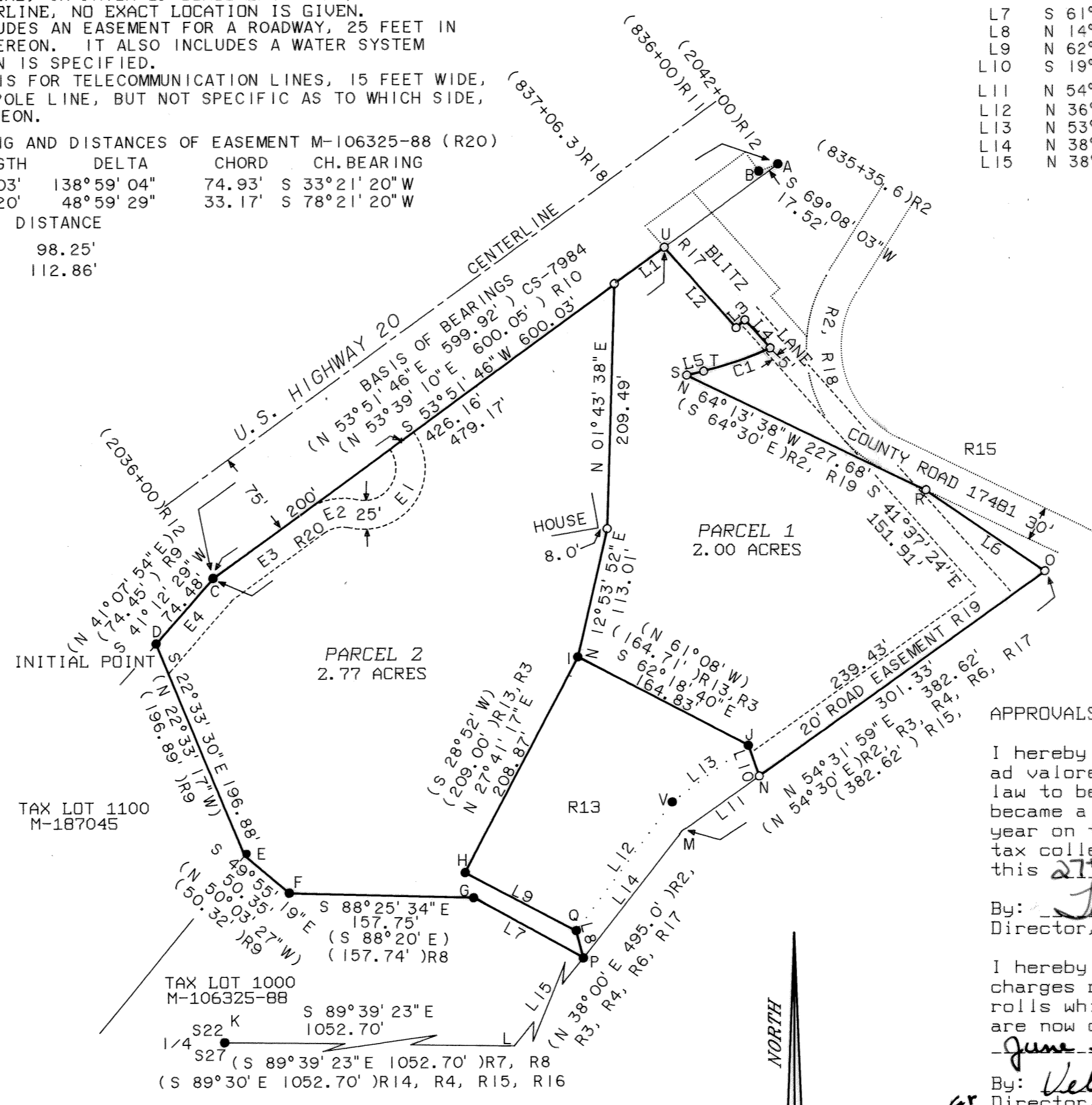
- FOUND MONUMENT AS NOTED IN MONUMENT TABLE.
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS1102".
- ( ) DATA OF RECORD FROM SOURCE NOTED.
- EASEMENT LINE

**FOUND MONUMENT TABLE**

- A FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED R/W 2042+00 75RT (CS-6202).
- B FOUND 3/4" IRON ROD, 10" DOWN, TOP BENT, TIED BASE (R11)
- C FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED R/W 2036+00 75RT (CS-6202).
- D FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED NORTHSTAR PLS1823 (CS-8567).
- E FOUND 5/8" IRON ROD WITH 1" ALUMINUM CAP MARKED PLS1840, 0.25' N 39°50'11"E OF CORNER (CS-7984).
- F FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED PLS1840 (CS-7984).
- G FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED PLS1840 (CS-7984).
- H FOUND 5/8" IRON ROD, 6" BELOW SURFACE (CS-5624).
- I FOUND 5/8" IRON ROD (CS-5624).
- J FOUND 5/8" IRON ROD (CS-5624).
- K NOISE UNDER ASPHALT (RAILROAD SPIKE) VERIFIED BY SPIKE, N 54°48'58"E 179.59' (CS-7953) AND 5/8" ROD WITH YELLOW PLASTIC CAP MARKED "NORTHSTAR PLS1823" 137.86' S 0°03'43"W (CS-7953).
- P FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED PLS1840 (CS-7984).
- Q FOUND 5/8" IRON ROD (CS-5624).
- V FOUND 5/8" IRON ROD (CS-5624).

**RECORD INDEX CHART**

- |                                |   |
|--------------------------------|---|
| R1 = HARDCOPY 11-7-0001        | R12 = CS-6202, HIGHWAY MAP 9B-5-17            |
| R2 = ROUTE 48-01, ROAD 503 MAP | R13 = DEED M-229772-97                        |
| R3 = CS-5624                   | R14 = ORIGINAL GLO SURVEY                     |
| R4 = CS-5676                   | R15 = DEED M-723-1979                         |
| R5 = CS-7940                   | R16 = DEED 2005-390015                        |
| R6 = CS-7947                   | R17 = DEED BOOK 156, PAGE 381                 |
| R7 = CS-7953                   | R18 = COUNTY COURT JOURNAL, BOOK 13, PAGE 528 |
| R8 = CS-7984                   | R19 = BOOK 173, PAGE 235                      |
| R9 = CS-8567                   | R20 = DEED M-106325-88 ROADWAY & WATER SYSTEM |
| R10 = PARTITION 2004-23        |   |
| R11 = HIGHWAY MAP 5B-30-13,    |   |



**APPROVALS**

I hereby certify that pursuant to O.R.S. 92.096 all ad valorem taxes, fees and other charges required by law to be placed of 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 27th day of July, 2006.

By: Jami Woodruff  
Director, Benton County Department 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.

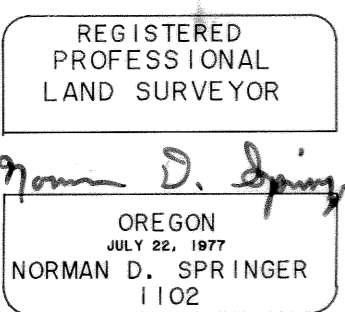
By: Velda Holseth  
Director, Benton County Department of Finance, Auditing and Tax Collection

Beta Adams July 3, 2006  
Benton County Planning Official Date

Ray Wilson 7-31-06  
Benton County Surveyor Date

I hereby certify this Partition Plat was received and duly recorded by me as Partition Plat No. 2006-29 in the Benton County Deed Records as Document No. 2006-408063 on this 31st day of July, 2006, at 3:34 o'clock PM.

By: Kathleen Hanning  
Benton County Clerk Senior Deputy Clerk



SPRINGER SURVEYING  
37056 MOSS ROCK DRIVE  
CORVALLIS, OREGON 97330  
PHONE: (541) 745-5798

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Norman D. Springer

RENEWAL DATE 6/30/06

2006-29

**PARTITION PLAT NO. 2006-29**  
**for EUGENE AND MARY HUTCHINS**  
**in the Southeast 1/4 of Section 22,**  
**Township 11 South, Range 7 West, Willamette Meridian,**  
**Benton County, Oregon**  
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COMMUNITY DEVELOPMENT FILE NO. LU-05-081  
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THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*Norm D. Springer*

**NARRATIVE**

This Partition Plat was done to meet Condition of Approval number 2 of the Notice of Staff Decision, File No. LU-05-081, Benton County Community Development Department. The basis of bearings is along Highway 20 from CS-7984. Field measurements were made with a 1-second reading electronic total station. Boundary determination is as follows: Found monuments were held at points "A" through "D", "E" through "K", and at point "P". The monument at "E" is 0.25 N 39°50'11" East of the calculated position as called for by CS-8567. The monuments at "H", "I" and "J" were set in CS-5624 by using a solar observation for bearings. CS-5624 shows the record of S 89°30'E along the Section line and does not rotate to the actual Section line bearing. Point "L" was calculated at rotated record bearing (along the Section line) and distance based on CS-7953, CS-7984 and deeds. Point "M" was calculated at rotated record bearing from "K" to "P", and record distance from point "P". Points "N" and "O" were calculated at record distance and bearing (rotated) from point "M". The position of the easterly portion of Blitz Lane was calculated using record data (rotated) from R10, R2, and R18. This calculation was begun at "A", Station 2042+00, 75' Right, on R12. The westerly portion of Blitz Lane was calculated using record data from R17 and R11. This calculation was begun at the found monument at "B" which is Station 836+00, 70' Left, on R11. The center of the existing Blitz Lane was tied and it fit very well with the calculated position. Point "R" was calculated at record bearing (rotated) from Point "O", based on deed R15, and at intersection with the calculated right of way line of Blitz Lane. Points "S" and "T" are at the corners of R18 and on the right of way line of the abandoned portion of Highway 20. Point "U" was calculated at the intersection of the existing right of way line of Highway 20 with the southerly line of R17. The monuments at "Q", "H", "I", and "J" were held since they have been recognized and used by adjacent owners for some period of time. The southeasterly corners of the property described in deed M-229772-97 (R13) were intended to be on the southeasterly line of Deed Book 125, Page 295 and should have been set at points "P" and "N". Monuments set by CS-5676 (R4) were searched for, but none were found.

**SURVEYOR'S CERTIFICATE**

I, Norman D. Springer, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

A tract of land in the Southeast Quarter of Section 22, Township 11 South, Range 7 West, Willamette Meridian, Benton County, Oregon, said tract being a portion of that land conveyed to Eldon and Donna Clayton per M-22725, Benton County Deed Records, and being more specifically described as follows:

Beginning at the Initial Point, a 5/8" iron rod at the most northerly corner of that tract conveyed to Steven and Annette Kruse per M-187045-94, said Deed Records, said rod lying on the southeasterly right-of-way line of State Highway No. 20; thence S 22°33'30"E 196.88 feet to the northerly corner common to said Kruse tract and that tract conveyed to Kenneth and Patricia Bailey per M-106325-88, said Deed Records, from which corner a 5/8" iron rod lies N 39°50'11"E 0.25 feet; thence along the north line of said Kruse tract, S 49°55'19"E 50.35 feet to a 5/8" iron rod; thence continuing along said north line, S 88°25'34"E 157.75 feet to a 5/8" iron rod; thence continuing along said north line, S 61°06'28"E, 107.56 feet to a 5/8" iron rod; thence N 14°33'54"W 24.08 feet to a 5/8" iron rod; thence N 62°15'27"W, along the southerly line of the property described in the deed recorded as M-229772-97, 107.60 feet to a 5/8" iron rod at the most westerly corner of that tract described as Parcel I in M-229772-97, said Deed Records; thence along the Northwest line of said Parcel I of M-229772-97, N 27°41'17"E 208.87 feet to a 5/8" iron rod; thence along the Northeast line of said Parcel I of M-229772-97, S 62°18'40"E 164.83 feet to a 5/8" iron rod; thence S 19°13'06"E 27.86 feet to a 5/8" iron rod on the east line of said Clayton tract; thence along the east line of said Clayton tract, N 54°31'59"E 301.33 feet to the most southerly corner of that tract conveyed to Fred Kiger per M-723-79, said Deed Records; thence along the boundary of said Kiger tract, N 55°28'01"W 123.82 feet to the southerly right-of-way line of County Road 17481 (Blitz Lane); thence along said right-of-way line, N 64°13'38"W 227.68 feet; thence continuing along said right of way line N 76°36'22"E 14.93 feet; thence continuing along said right-of-way line on the arc of a 316.48 foot radius curve left (chord bears N 71°09'38"E 60.07 feet) 60.16 feet to the southerly line of that tract described in deed Book 156, Page 381; thence N 41°37'24"W, along said southerly line of that tract described in deed Book 156, Page 381, a distance of 32.51 feet; thence S 48°22'36" W 10.00 feet; thence N 41°37'24"W 92.54 feet, to said southeasterly right-of-way line of State Highway No. 20; thence along said southeasterly right-of-way line, S 53°51'46"W 479.17 feet, to the Aluminum capped monument at Engineer's Station 2036+00, 75 feet right; thence S 41°12'29"W 74.48 feet to the point of beginning.

**DECLARATION**

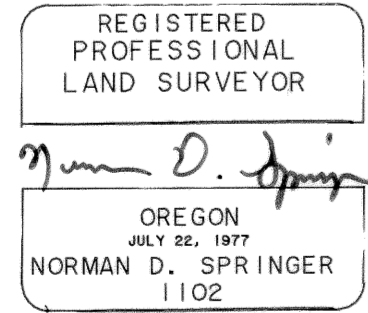
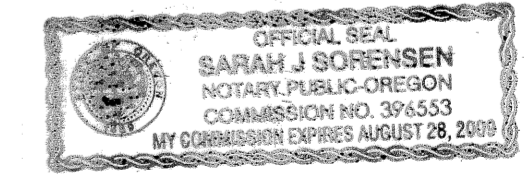
Know all people by these presents that Eugene L. Hutchins and Mary C. Hutchins are the recorded owners of the lands represented on this Partition Plat, and more particularly described in the Surveyor's Certificate, and have caused said lands to be surveyed into parcels as shown on the annexed map.

*Eugene L. Hutchins* *Mary C. Hutchins*  
Eugene L. Hutchins Mary C. Hutchins

**ACKNOWLEDGEMENT**

This is to certify that on this 17 day of July, 2006, before me, a Notary Public for the State of Oregon, did personally appear Eugene L. Hutchins and Mary C. Hutchins, who are known to be the identical persons described in and executed the declaration freely and voluntarily.

*Sarah J. Sorensen*  
Notary Public for the State of Oregon  
My commission expires December



SPRINGER SURVEYING  
37056 MOSS ROCK DRIVE  
CORVALLIS, OREGON 97330  
PHONE: (541) 745-5798

RENEWAL DATE 6/30/06