

PARTITION PLAT No. 2006-49
 A REPLAT OF PARCELS 1 & 2,
 PARTITION PLAT No. 1999-43
 for

**DAVID LOWTHER &
 5-L PROPERTIES, LLC**

in the

SOUTH HALF OF SECTION 24 &
 ALL OF SECTION 25 OF
 T 11 S, R 7 W, W.M. &
 SW 1/4 OF SECTION 19 &
 WEST HALF AND NE 1/4 OF
 SECTION 30, T 11 S, R 6 W, W.M.
 BENTON COUNTY, OREGON

SEPTEMBER 18, 2006
 FILE No. LU-06-077

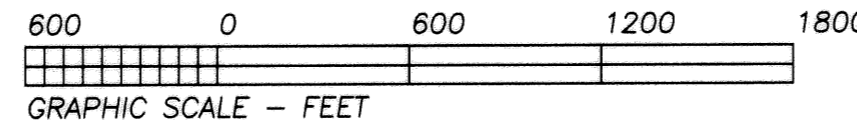
PAGE 1 OF 2

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 1979
 THEODORE JAMES LANGTON
 1823

Renewal Date 12/31/2006

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.



NORTHSTAR SURVEYING, INC.

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

UN-PLOTTABLE EASEMENTS

EASEMENT	IN FAVOR OF	PURPOSE
M-84152	Consumer Power	Elec. & Tele. lines
2004-363717	Pioneer Tele. Co-op	Comm. lines
2004-363718	Pioneer Tele. Co-op	Comm. site
Book 175, p. 618	Benton-Linn Elec. Co-op	Utilities
M-17470	Consumers Power, Inc.	Utility purposes
M-68686	Consumers Power, Inc.	Underground Utilities
M-51126-83	Consumers Power, Inc.	Elec. & tele. lines
M-97346-88	Benton County	Road Const.
M-237837-97	Consumers Power, Inc.	Transmission lines

LEGEND

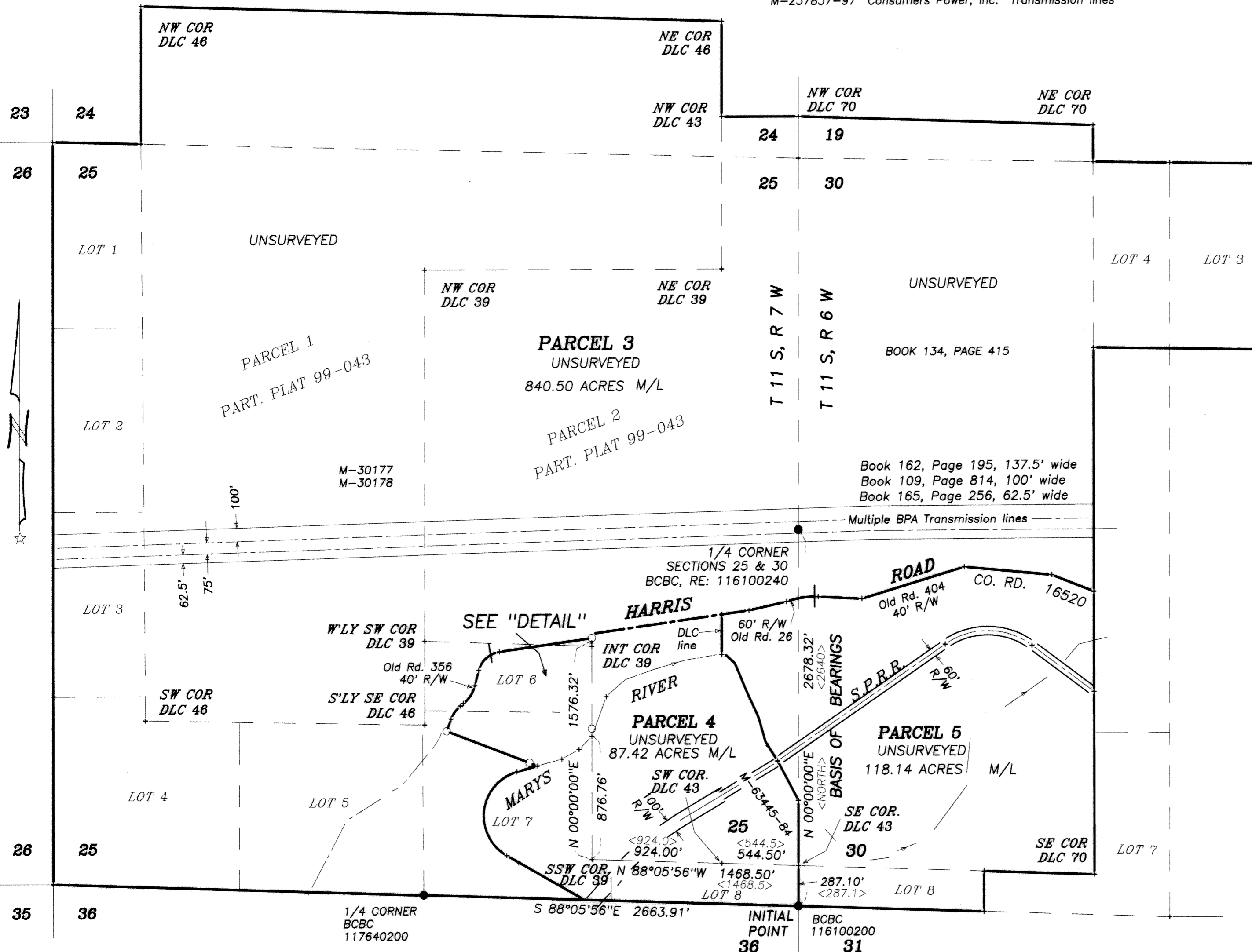
-Found Monument as noted.
 -Set Monument: N*MON = 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR PLS 1823".
 - +Computed Position, nothing found or set.
- Data of, or computed from, the following:
 () ..1925 Road Survey by Galloway of the Wren-Alder Market Road, Harris-Alder Section
 < > ..Original GLO Notes
- BCBC = Benton County Brass Cap per restoration shown.
 S.P.R.R. = Southern Pacific Railroad.

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	S 14°05'48"W (S 06°33'W)	109.79' (124.70')
L-2	S 51°35'39"W (S 53°14'W)	26.87' (24.90')
L-3	S 19°39'00"W (S 21°18'W)	91.87'
L-4	N 74°14'38"E	177.25'
L-5	N 60°44'27"E	140.35'
L-6	N 44°39'25"E	130.19'

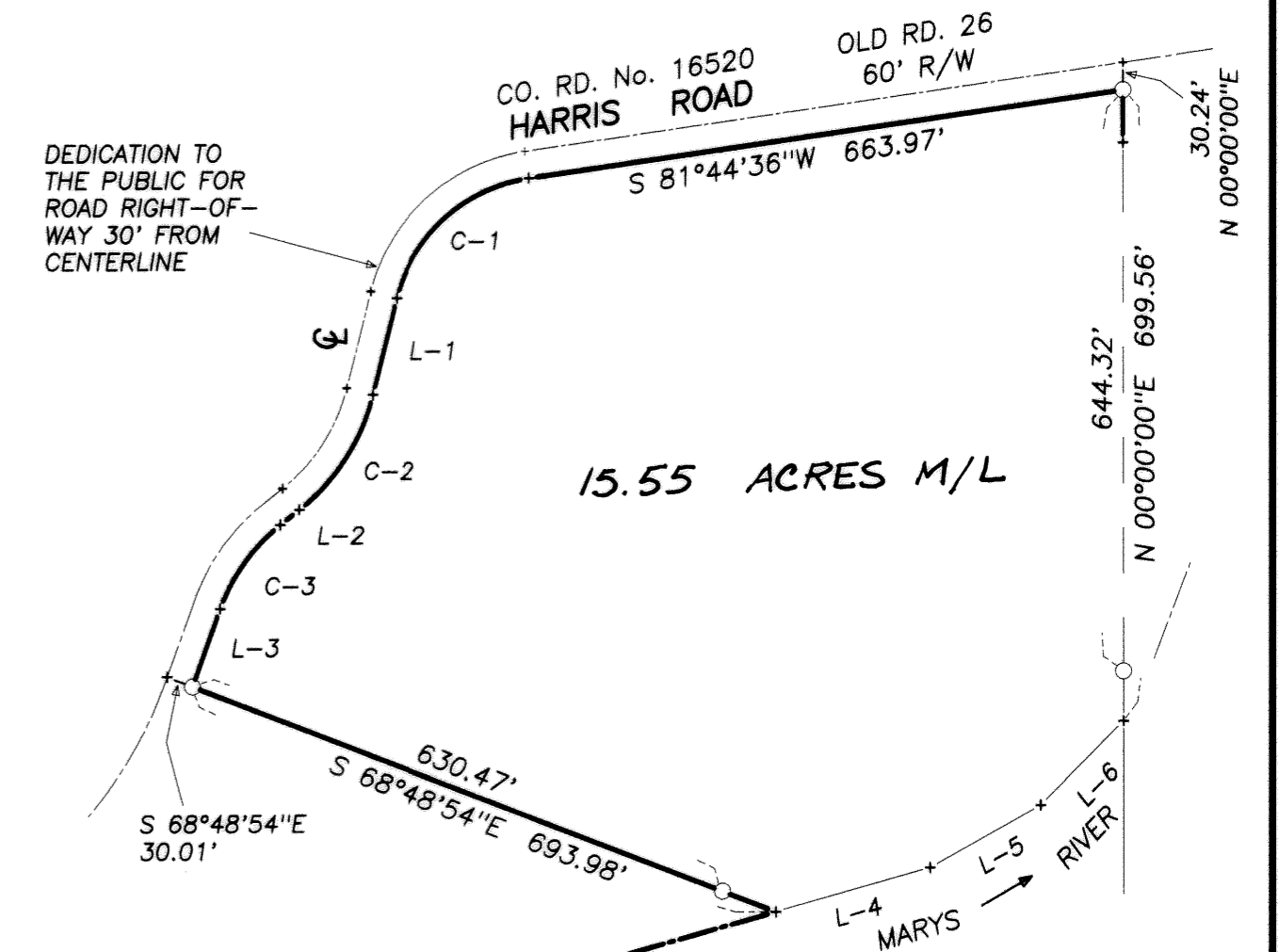
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	178.00' (72.31)	210.37' (96.97)	67°42'52" (76°51')	198.34'	S 47°53'35"W
C-2	234.63' (234.63)	153.55' (191.14)	37°29'49" (46°41')	150.83'	S 32°50'44"W
C-3	208.73' (208.73)	116.37' (116.37)	31°56'38" (31°56')	114.87'	S 35°37'20"W



DETAIL

1" = 200'



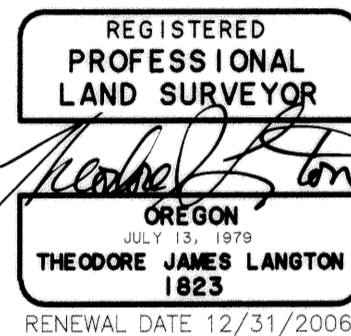
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NARRATIVE

The original purpose of this survey was to separate a 15.55 acre tract and a 44.7 acre tract from the remaining forest land so that the owner, David Lowther, can sell the forest land to the timber company, Rosboro. I found the SE corner and South Quarter corner of Section 25 as remonumented by Benton County. I also found the glass remains of the "Quart bottle" set at the Quarter corner of Sections 25 and 30, now remonumented as shown by the County. I oriented this survey to "North" along the line between these sections. I searched for the six Claim corners in the Southeast Quarter of Section 25 and found no evidence for any of them. I calculated the positions of these six Claim corners holding record GLO distances and lines parallel to the section lines as shown. In 1925, W.C. Galloway surveyed Harris Road in Section 25. I tied the traveled centerline and oriented the calculated R/W as best fit to the road as constructed. A portion of this road near curve C-1 lies out of this calculated R/W. The design of these tracts is per my client's requests. In bringing the desired configuration before the County Planning Dept., it was determined that the tracts needed to be a minimum of 80 acres and that a Partition Plat was required. This survey is a result of County File No. LU-06-077. The Parcels are shown as "Unsurveyed" although we show some surveying around the 15.55 acre area in the NW portion of Parcel 4.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I have not surveyed the land for this partition, and the courses shown along the boundaries are based on existing surveys and deed record; therefore the boundary of the parent tract is described as follows:

A portion of that tract of land conveyed to David Lowther per M-90177 and M-90178, Benton County Deed Records, and all of that tract conveyed to David Lowther per M-63445-84, said Deed Records, all lying in the Southwest Quarter of Section 19 and the Northeast, Northwest and Southwest Quarters of Section 30, Township 11 South, Range 6 West, and in the Southeast and Southwest quarters of Section 24, and all Quarters of Section 25, Township 11 South, Range 7 West, Willamette Meridian, Benton County, Oregon, more particularly described as follows:

Parcels 1 and 2, Partition Plat No. 99-43, said County; Lots 3, 8, and 4, Section 30, Township 11 South, Range 6 West; and all of the Donation Land Claim of the heirs of Stephen King, being Claim 70 in Township 11 South, Range 6 West, and Claim 43 in Township 11 South, Range 7 West.

DECLARATION

Know all men by these presents that 5L Properties LLC, David R. Lowther and Pamela C. Lowther are the recorded owners of the lands represented on the annexed map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned into parcels as shown hereon. We also hereby dedicate to the public the road right-of-way as shown hereon.

David R. Lowther
David R. Lowther

Pamela C. Lowther
Pamela C. Lowther

David R. Lowther
David R. Lowther
Manager, 5L Properties, LLC

Pamela C. Lowther
Pamela C. Lowther
Manager, 5L Properties, LLC

ACKNOWLEDGEMENTS

State of Oregon)

County of Benton) s.s.

Signed or attested before me on this 10th day of October, 2006, by David R. Lowther and Pamela C. Lowther.

Linda K. Vehrs
Notary public for Oregon

Linda K. Vehrs
Printed Name

My commission expires Dec 19, 2008 Commission No. 287839

APPROVALS

Greg Vernet 10/26/06
for Benton County Planning Official date

Ray Wilson 10-27-06
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 17th day of OCTOBER, 2006.

by Paula Hilbert
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

17th day of October, 2006.

by Velda Holseth
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 2006-49 in Benton County Deed Records as Document No. 2006-412339 on this 27 day of OCTOBER, 2006, at 10:01 o'clock AM.

by [Signature]
Benton County Clerk