

PARTITION PLAT NO. 2007-04

for **ROBERT C. OLSEN & LAURENE A. OLSEN**
in the NW1/4 SECTION 14, T11S, R7W, W.M.
BENTON COUNTY, OREGON
JANUARY 19, 2007

FOUND 3 1/4" BC PER
BCCR 117500500R2

NARRATIVE

The purpose of this survey is to define the boundaries of Parcels 1, 2, and 3 of a land partition as per Benton County Development Department File No. LU-06-090. Said partition involves Tax Lot 400 of Tax Map 11-7-14, as described by M-25726 of the Benton County Deed Records.

Said M-25726 describes this property as Government Lot 1 of Section 14, except the North 212 feet as conveyed by Book 124, Page 669 (and as surveyed by C.S. 9277), and also excepting a 1 acre tract out of the Southeast corner of said Lot 1, as conveyed by Book 118, Page 584, all of the Benton County Deed Records.

The bearing of the South line of Government Lot 1 was determined by a mean bearing between the North line of Section 14, and the East-West centerline of Section 14.

Monuments found as per BCCR 1038, BCCR 1046, BCCR 3519, BCCR 117500500R2, and C.S. 9277 were held as control for this survey.



- Monuments found as noted
 - Found 5/8" iron rod as per C.S. 9277
 - Set 5/8" X 30" iron rod with plastic cap (LS 1084)
 - () Data of record as per C.S. 9277
 - BCCR Benton County Corner Restoration
 - BC Brass cap
 - I.P. Iron pipe
- Iron pipe diameters are inside measure

- (1) = S89°30'56"E 20.00'
- (2) = S89°30'56"E 35.36'
- (3) = N06°30'00"W 28.91'
- (4) = S00°10'00"W 50.00'
- (11) = N89°30'56"W 16.00'
- (12) = N89°30'56"E 195.88'
- (13) = N00°29'04"E 169.96'
- (14) = N06°30'00"W 227.09'
- (15) = N02°00'00"W 79.00'
- (16) = N10°00'00"E 244.21'
- (17) = N00°10'00"E 71.53'

**WATERLINE AND WELL ACCESS
EASEMENT CENTERLINE (10')**

- (A) = SOUTH 36.00'
- (B) = S45°00'00"W 31.32'
- (C) = S20°00'00"W 96.02'
- (D) = S07°30'00"E 184.00'
- (E) = SOUTH 175.33'

ALL PARTIES SHALL SHARE IN THE MAINTENANCE COSTS OF THE WELL AND WATERLINES IN PROPORTION TO THEIR USAGE.

**CENTERLINE RECIPROCAL ACCESS
AND UTILITY EASEMENT (25')**

- (5) = N40°00'00"W 30.00'
- (6) = N61°00'00"W 45.00'
- (7) = N88°00'00"W 240.00'
- (8) = S20°00'00"W 120.00'
- (9) = S07°30'00"E 184.00'
- (10) = SOUTH 175.33'

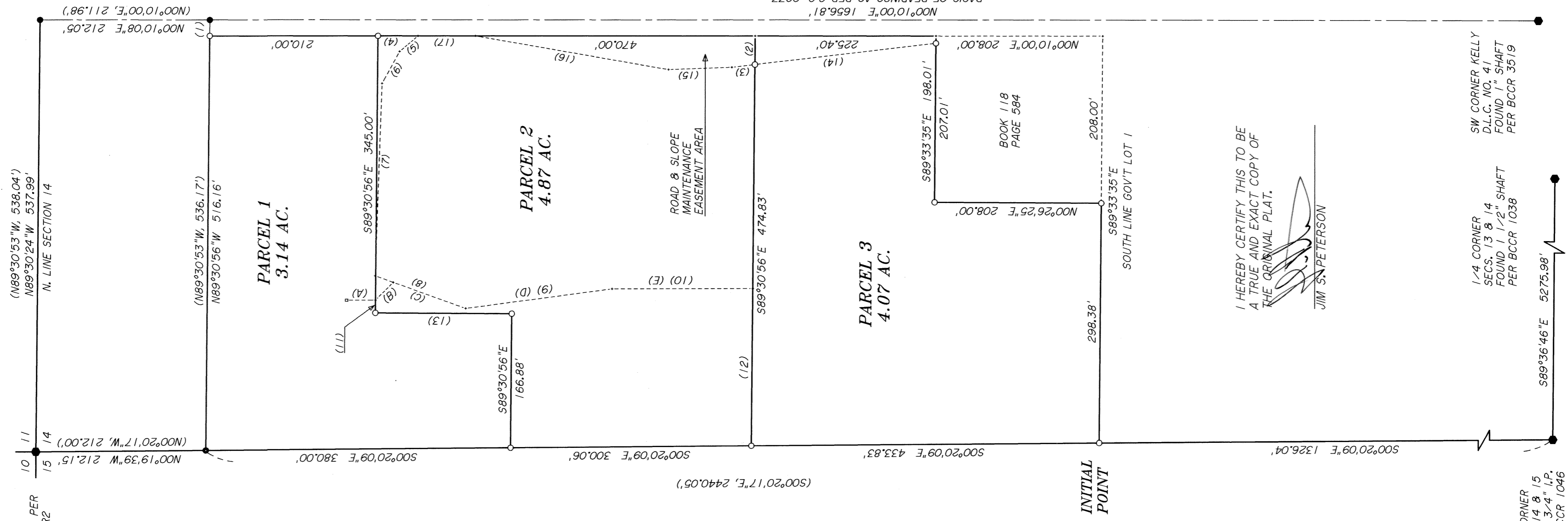
ALL PARTIES SHALL SHARE IN THE MAINTENANCE COST OF THE SHARED DRIVEWAY IN PROPORTION TO THEIR USAGE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JIM S. PETERSON
OREGON
JULY 31, 1976
1084

RENEWAL: 12-31-08

SURVEYED BY:
PETERSON & ASSOCIATES
8155 NW MITCHEL DRIVE
CORVALLIS, OREGON 97330
PHONE: 541-757-1794



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

JIM S. PETERSON

1/4 CORNER
SECS. 13 & 14
FOUND 1 1/2" SHAFT
PER BCCR 1038

SW CORNER KELLY
D.L.C. NO. 41
FOUND 1" SHAFT
PER BCCR 3519

1/4 CORNER
SECS. 14 & 15
FOUND 3/4" I.P.
PER BCCR 1046

NORTON CREEK ROAD (40') C.R. 17570

N00°10'00"E 1656.81'
BASIS OF BEARINGS AS PER C.S. 9277
(N00°10'00"E, 1656.89')

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APPROVALS

APPROVED Beta Iderra 2-16-07
BENTON COUNTY PLANNING OFFICIAL DATE

APPROVED Ray Wilson 2-16-07
BENTON COUNTY SURVEYOR DATE

EASEMENTS NOT SHOWN

An easement, in favor of Consumers Power, Inc., for public utilities, as per M-71078 of the Benton County Deed Records.

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 property, but not yet certified to the tax collector for collection, have been paid to me on this 16th day of February, 2007.

Seema J. Spauls
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 roll which have become a lien on this property that are now due and payable have been paid to June 30, 2007.

Velda Holseth
BENTON COUNTY DEPT. OF FINANCE, AUDITING, & TAX COLLECTION

RECORDING

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

I hereby certify that the attached Partition Plat was received and duly recorded by me as Partition Plat 2007 - 04 per

Document Number 2007-417262, on this 20th day of February, 2007, at 9:15 o'clock AM.

Kathleen Hanning
BENTON COUNTY CLERK
Senior Deputy Clerk

SURVEYOR'S CERTIFICATE

I, Jim S. Peterson, a Registered Land Surveyor in the State of Oregon, hereby depose and say that in January of 2007, I correctly surveyed and marked with proper monuments the lands represented on the attached Partition plat, the exterior boundary of which is described by M-25726 of the Benton County Deed Records, and being more particularly described as follows:

Beginning at the Southwest corner of Government Lot 1, Section 14 Township 11 South, Range 7 West of the Willamette Meridian; thence South 89°33'35" East, along the South line of said Lot 1, a distance of 298.38 feet to a point North 89°33'35" West, 208.00 feet from the West right-of-way line of Norton Creek Road (C.R. 17570), said point also being the Southwest corner of that tract conveyed to R.C. Webb and Iva Belle Webb by deed recorded at Book 118, Page 584 of the Benton County Deed Records; thence North 00°26'25" East, 208.00 feet to the Northwest corner of said Webb tract; thence South 89°33'35" East, 207.01 feet to the West right-of-way line of Norton Creek Road; thence N00°10'00" East, along said West right-of-way line, a distance of 905.40 feet to the Southeast corner of that tract conveyed to David Sumners and Nanette Sumners by deed recorded as M232541-97 of the Benton County Deed Records; thence North 89°30'56" West, along the South line of said Sumners tract, a distance of 516.16 feet to a 5/8" iron rod at the Southwest corner of said Sumners tract, said point being on the West line of said Lot 1; thence South 00°20'09" East, 1113.89 feet to the point of beginning.

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

JIM S. PETERSON
JIM S. PETERSON

DECLARATION

Know all men by these presents that Robert C. Olsen and Laurene A. Olsen are the owners of record of the lands represented on this map and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused said lands to be partitioned into parcels as shown on this map, and do hereby create the following easements: 1) a 25' access and utility easement across Parcels 1 and 2 for the benefit of Parcels 1, 2, and 3, 2) a 10' waterline and well access easement across Parcels 1 and 2 for the benefit of Parcels 2 and 3, and 3) a road and slope maintenance easement to Benton County as shown on the attached map.

Robert C. Olsen
ROBERT C. OLSEN

Laurene A. Olsen
LAURENE A. OLSEN

SURVEYED BY:
PETERSON & ASSOCIATES
8155 NW MITCHEL DRIVE
CORVALLIS, OREGON 97330
PHONE: 541-757-1794

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF BENTON) S.S.
This is to certify that on this 16 day of February, 2007, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Robert C. Olsen and Laurene A. Olsen, who are known to me to be the identical persons described in and who executed the above instrument, and acknowledged to me that they executed the same freely and voluntarily.

Heather Honeycutt
NOTARY SIGNATURE

COMMISSION NO. 405730

Heather Honeycutt
NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES: May 7, 2010

