

PARTITION PLAT NO. 2007-06

FOR
JENNIE STRODA

SITUATED IN THE
SW 1/4 OF SECTION 3, SE 1/4 OF SECTION 4,
NE 1/4 OF SECTION 9, AND NW 1/4 OF SECTION 10,
T.15S., R.5 W., W.M.
BENTON COUNTY, OREGON
SURVEY: SEPTEMBER 24, 2006



OWNERS DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT I, JENNIE M. STRODA CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY DESCRIBED WITHIN THE HERON SURVEYORS CERTIFICATE, AND HAVE CAUSED THIS PARTITION TO BE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF OREGON REVISED STATUTES CHAPTER 92.

Jennie M. Stroda
JENNIE M. STRODA

STATE OF OREGON)
)SS
COUNTY OF BENTON)

SIGNED AND ATTESTED BEFORE ME ON THIS 15 DAY OF DEC, 2006,
BY JENNIE M. STRODA

Judy E. Gonet SIGNATURE
Judy E. Gonet PRINTED NAME

APPROVALS

WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES:

Peter Adams 3-9-07
BENTON COUNTY PLANNING OFFICIAL DATE

Ray Wilson 3-12-07
BENTON COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL 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 21 DAY OF December, 2006

BY *Daryl Hilbert*
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095 ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE A LIEN ON THIS PARTITION THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID TO ME THIS 21 DAY OF DEC., 2006.

BY *Valda Holmuth*
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,
AUDITING AND TAX COLLECTION

RECORDER'S STATEMENT

STATE OF OREGON)
)SS
COUNTY OF BENTON)

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PLAT 2007-06 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2007-41813 THIS 12TH DAY OF MARCH, 2007 AT 10:30 O'CLOCK A. M.

BY *N.J. Elkhett*
BENTON COUNTY CLERK
N.J. Elkhett, Senior Deputy

ALL OREGON LAND SURVEYING
PO BOX 58 JUNCTION CITY OR 97488 541-935-0765

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION INTO PARCELS THE TRACT OF LAND AS SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS PARTITION ADHERES TO THE PROVISION SET FORTH IN O.R.S. CHAPTER 92 AND THE BENTON COUNTY COMMUNITY DEVELOPMENT DECISION UNDER FILE NO. LU-06-110

THE PLANNING DEPARTMENT REQUIRED THAT PARCEL 1, BEING 7 ACRES IN SIZE, BE SURVEYED AND MONUMENTED. PARCEL 3, 16.79 ACRES IN SIZE, WAS REQUESTED BY THE PARTITIONER TO BE SURVEYED AND MONUMENTED AS SHOWN. PARCEL 2 OF THIS PARTITION EXCEEDS 10 ACRES IN SIZE, THEREFORE, IN REGARD TO O.R.S. 92.060(8), IT WAS NOT NECESSARY TO BE SURVEYED. THE BOUNDARIES OF SAID PARCEL 1 ARE BASED UPON A COMPILATION OF RECORD MEASUREMENTS OF CS6012 AND DEED DOCUMENT NO. M-12356-79.

SURVEYOR'S CERTIFICATE

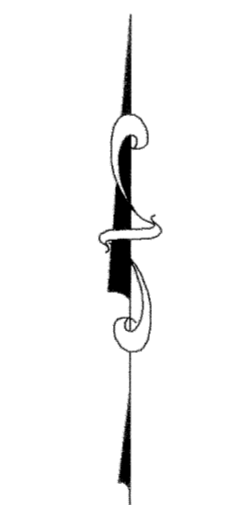
I, RICHARD C. SKINNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCEL 1 AND A PORTION OF PARCEL 3 AS SHOWN ON THE ANNEXED MAP. I DID NOT SURVEY PARCEL 2 AND PART OF PARCEL 3. THE EXTERIOR BOUNDARY OF SAID PROPERTY IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED ON AUGUST 1, 1979, AS DOCUMENT NO. M-7341-79 OF THE BENTON COUNTY DEED RECORDS, BEING THE INITIAL POINT OF THIS PARTITION AND ALSO BEING NORTH 51°28'33" WEST 1261.00 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON; RUN THENCE SOUTH 00°06' WEST PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF TERRITORIAL HIGHWAY (STATE HIGHWAY 200), 725 FEET; THENCE NORTH 89°56'35" WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER 300.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 0°06' WEST 60.00 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE, SOUTH 89°56'35" EAST 1287.45 FEET TO SAID SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE EAST 300 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD SOUTHERN PACIFIC RAILROAD; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE TO A POINT BEING SOUTH 0°05'33" EAST 219.98 FEET AND SOUTH 89°22' EAST 352.53 FEET AND SOUTH 0°54'33" EAST 1167.06 FEET FROM THE EAST QUARTER CORNER OF SECTION 4, OF SAID TOWNSHIP; THENCE SOUTH 89°55'18" WEST 1652.46 FEET TO SAID EAST RIGHT-OF-WAY LINE OF TERRITORIAL HIGHWAY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 0°06' WEST 831.70 FEET; THENCE SOUTH 89°54' EAST 10.00 FEET; THENCE SOUTH 0°06' WEST 300.00 FEET; THENCE NORTH 89°54' WEST 10.00 FEET; THENCE SOUTH 0°06' WEST THROUGH A 5/8" IRON ROD AT 184.52 FEET, AND CONTINUING TO A TOTAL DISTANCE OF 720.48 FEET TO THE NORTHWEST CORNER OF THE AFORESAID TRACT OF LAND DESCRIBED IN WARRANTY DEED; THENCE ALONG THE NORTH LINE OF SAID TRACT, SOUTH 89°56'36" EAST 305.00 FEET TO THE POINT OF BEGINNING, ALL IN BENTON COUNTY, OREGON.

ALSO; COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON; THENCE SOUTH 0°07'10" EAST ALONG THE WEST LINE OF SAID SECTION 10 A DISTANCE OF 878.18 FEET; THENCE EAST 440 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD FOR THE PLACE OF BEGINNING; THENCE NORTH 85°00' EAST 245 FEET, MORE OR LESS, TO THE U.S. ENGINEERS CENTERLINE OF THE RELOCATED LONG TOM RIVER; THENCE SOUTH 19°31'33" WEST ALONG THE CENTERLINE OF SAID RIVER 490 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE WEST ALONG THE SECTIONAL SUBDIVISION LINE 190 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY OF SAID RAILROAD; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE 455 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

LEGEND

- ----- FOUND MONUMENT AS DESCRIBED WITH REFERENCE TO ORIGIN
- ----- SET 5/8" IRON ROD, 30" IN LENGTH WITH YELLOW PLASTIC CAP MARKED "R. SKINNER PLS 869"
- (XXX) ----- DIMENSIONS FROM COUNTY SURVEY NUMBER CS6012
- ((XXX)) ----- DIMENSIONS FROM HARDCOPY 15-5 00004 (CS226)
- [XXX] ----- DIMENSIONS FROM WARRANTY DEED M-7341-79
- [[XXX]] ----- DIMENSIONS FROM TICOR TITLE REPORT NO. 200612969
- MEAS. ----- MEASURED BEARING AND DISTANCE
- CALC. ----- CALCULATED BEARING AND DISTANCE
- OSHD ----- OREGON STATE HIGHWAY DEPARTMENT



I, RICHARD CARL SKINNER, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Richard C. Skinner
RICHARD C. SKINNER

RENEWAL DATE 06/30/08

