

2007-31

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	50.00' (50.00)	79.52'	91°07'35"	71.40' (70.71)	S 44°27'08"E (S 45°00'E)
C-2	50.00' (50.00)	78.37'	89°48'12"	70.59' (70.71)	N 45°04'59"E (N 45°00'E)
C-3	50.00'	52.18'	59°47'40"	49.84'	N 30°04'43"E
C-4	50.00'	26.19'	30°00'32"	25.89'	N 74°58'49"E

CALL TABLE

COURSE	BEARING	DISTANCE	DESCRIPTION
L-1	N 89°54'30"W <N 89°54'30"W>	28.83'	(A) 10' WIDE WELL AND WATERLINE EASEMENT TO BENEFIT PARCEL 2
L-2	S 00°02'29"W (SOUTH)	109.92' (110.00)	(B) PORTION BEING TRANSFERRED TO PARCEL 3 - 0.06 ACRES
			(C) PORTION BEING TRANSFERRED TO PARCEL 2 - 0.06 ACRES

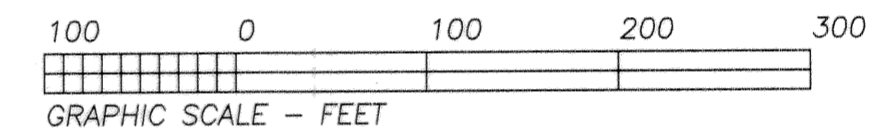
PARTITION PLAT No. 2007 - 31
A REPLAT OF LOT 8, COUNTRY HILLS

for
CHELSEA ANDRADE and KELLY & ANN MOORE

in the
NW 1/4 SECTION 1,
T 11 S, R 5 W, W.M.
BENTON COUNTY, OREGON

JULY 11, 2007
LU-07-016
LU-07-036
PAGE 1 OF 2

SEE PAGE 2 FOR APPROVALS, CERTIFICATE AND DECLARATION.



THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

LEGEND

-Found Monument: 5/8" rod per Country Hills or as noted.
- ⊙Found N*MON = 5/8" x 30" rebar with a red plastic cap stamped "NORTHSTAR PLS 1823" per CS 10156.
-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:
() ..Country Hills < > ..CS 10156
[] ..CS 6695
...Doc. No. 2005-382216, Benton County Records.

Pipe dimensions are inside diameter.

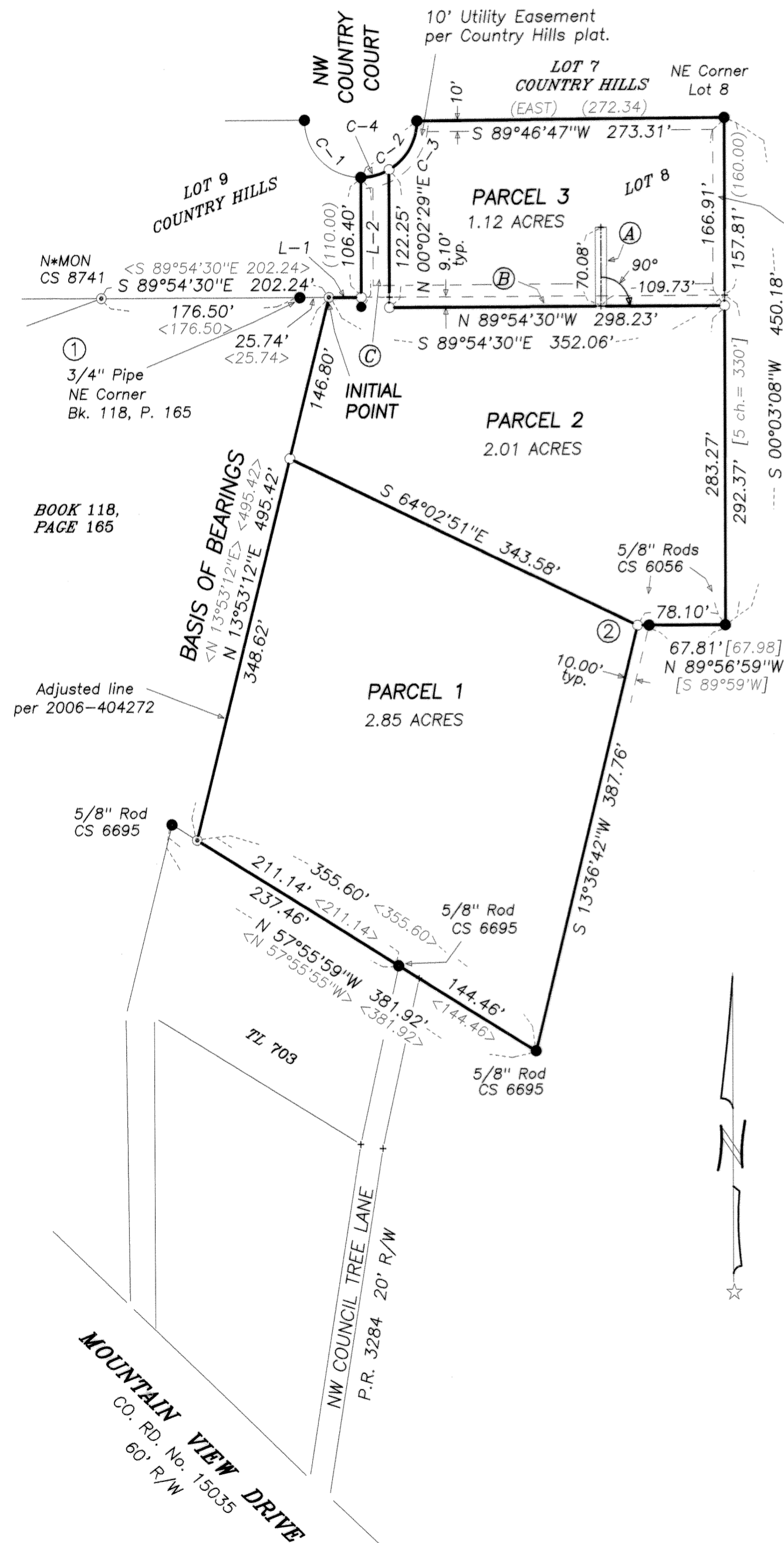
NARRATIVE

The purpose of this survey was to divide the Andrade property into two Parcels per LU-07-016. The northern parcel needed access to a County Road so an agreement was worked out with the Moores to adjust the common property line by equal area transfer per LU-07-036, and create a 25 foot access strip to NW Country Court. In consulting with the County Surveyors Office, it was decided to use the partition process to accomplish all of the changes.

I oriented to monuments and control survey points from my previous surveys CS 8741(1993), and CS 10156 (2005.)

My analysis of the found monuments for Lot 8 of Country Hills revealed an overlap of the south line of the subdivision with the deeded properties to the south. My analysis of said overlap is as follows. This line first appears on Galloway's Hardcopy Survey 11-5 #1. Galloway's survey established what should have been the common line between what is now the subdivision and the properties to the south. His survey set a pipe on the west end of this line (the DLC line) and shows an angle of 90° to the line in question. In 1947, Book 118, Page 165, transferred property south of this line to Ezra (Tommy) Thompson, and called to a 3/4" pipe (1) at the NE corner on the north line of a previous deed to Wegner. In 1978, CS 6695 by Harms found said pipe and held it for the Thompson easterly line. My survey CS 8741 also confirmed the positions of the Thompson and Galloway monuments relative to the deed calls, and they fit nicely. In 1966, John Gannon performed CS 4263, and located the DLC corner and the pipe south along the DLC line. This survey did not show any found evidence east of the DLC line, so he set monuments for properties north of the line in question at 90° from the DLC line. At the time of this survey, the 3/4" pipe for Thompson's property was recorded and in place. In 1968, Gannon filed CS 4514, showing monuments from CS 4263 as found. This 1968 survey was the parent tract for Country Hill subdivision recorded in 1973. I feel that the overlap is on the ground because the oldest existing monuments were not held for the Country Hills plat.

The platted monument at the SE corner of Lot 8 was destroyed. I found 2 rods per CS 6056 at a jog in my client's east line. I held the easterly one and the NE corner of said Lot 8 to define the east line of the properties. The south line was defined by monuments per CS 6695. I set (2) on the extension of the line between the jog monuments keeping a 10 foot strip that runs southwesterly to Mountain View Drive per the deeds.



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KELLY & ANN MOORE**

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LU-07-016

LU-07-036

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SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a registered professional land surveyor in the State of Oregon, 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:

That tract of land as conveyed to Kelly M. Moore and Ann T. Moore per M-256527-98, Benton County Deed Records, and a portion of that tract of land conveyed to Camren S. Andrade and Chelsea A. Andrade per Document 2005-382216, said Records, all lying in the Northwest Quarter of Section 1, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, being further described as follows:

Lot 8, Country Hills, a subdivision in said County and State;

TOGETHER WITH the following described tract:

Beginning at a 3/4" iron pipe at the northeast corner of that tract conveyed to Ezra Thompson per Book 118, Page 165, said Deed Records, said pipe lying S 0°10'04"W 1037.94 feet and S 89°54'30"E 1077.76 feet from a brass capped monument at the Northerly Northeast Corner of the A. Fuller DLC No. 38, said Township and Range; thence S 89°54'30"E 25.74 feet to a 5/8" iron rod at the northeast corner of that tract conveyed to B.J. and Delma Miller per Document No. 2006-404272, said Deed Records and the TRUE POINT OF BEGINNING; thence along the Andrade north line, S 89°54'30"E 352.06 feet to the northeast corner thereof lying N 0°03'08"E 9.10 feet from a 5/8" iron rod; thence along the Andrade east line, S 0°03'08"W 292.37 feet to a 5/8" iron rod; thence N 89°56'59"W 78.10 feet to a 5/8" iron rod; thence S 13°36'42"W 387.76 feet to a 5/8" iron rod at the most southerly-southeast Andrade corner; thence along the Andrade southerly line, N 57°55'55"W 355.60 to a 5/8" iron rod at the southeast corner of said Miller tract; thence along the Miller easterly line, N 13°53'12"E 495.42 feet to the point of beginning;

The total resultant tract being therefore 5.98 acres, more or less.

DECLARATION

Know all men by these presents that Kelly M. Moore, Ann T. Moore and Chelsea A. Andrade are the recorded owners of the lands represented on this map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon.

We hereby create the well and waterline easement as shown hereon over Parcel 3 to benefit Parcel 2, along with the maintenance agreement for well and waterline as shown hereon.

Kelly M. Moore
Kelly M. Moore

Ann T. Moore
Ann T. Moore

Chelsea A. Andrade
Chelsea A. Andrade

**MAINTENANCE AGREEMENT
FOR WELL AND WATERLINE**

The cost of maintaining the well is the joint responsibility of the owners of each of the benefited properties.

The construction and maintenance of the line carrying the water from the well along with its entire appurtenance is the responsibility of Parcel 2, the benefited property.

APPROVALS

Greg Kessel 8/2/2007
Benton County Planning Official date

Ray Wilson 8/2/2007
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 2007-2008 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 26th day of July, 2007.

by James Woodward
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

27th day of July, 2007.

by Velda Holseth
For Director, Benton County Dept. of Finance, Auditing & Tax Collection

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

I hereby certify that this partition plat was received and duly recorded

by me as Partition Plat 2007-31 in Benton County Deed

Records as Document No. 2007-425492 on this 2nd day of

August, 2007, at 1:33 o'clock P.M.

by Heather Horning
for Benton County Clerk Senior Deputy Clerk

ACKNOWLEDGEMENTS

State of Oregon)
County of Benton) s.s.

Signed or attested before me on this 20th day of July, 2007, by Kelly M. Moore, Ann T. Moore and Chelsea A. Andrade.

Linda K. Vehrs
Notary public for Oregon

Linda K. Vehrs
Printed Name

My commission expires Dec. 19, 2008 Commission No. 387839

EASEMENTS OF RECORD

BOOK 104, PAGE 433, FOR ROADWAY AND ELECTRIC POWER LINES
BOOK 114, PAGE 717, FOR POWER POLES AND ANCHORS
BOOK 114, PAGE 716, FOR POWER POLES AND ANCHORS
DOC. 2006-410119, FOR INGRESSES & EGRESS FOR WELL MAINTENANCE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore J. Langton

OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

RENEWAL DATE 12/31/2008

NORTHSTAR SURVEYING, INC.

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

2007-31

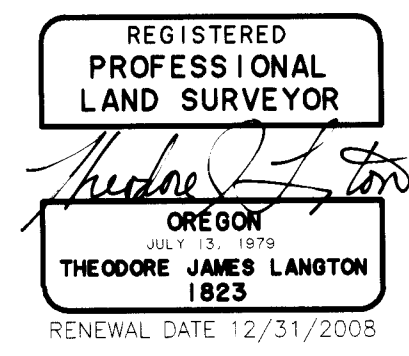
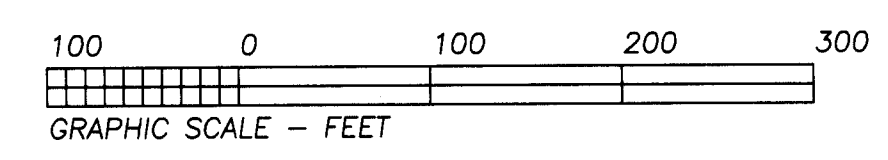
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