

PARTITION PLAT 2008-05

A REPLAT OF PARCEL 2
PARTITION PLAT 92-2

for
KEITH & LEONE SLATER

in
SOUTH HALF of SECTION 16
T 11 S, R 6 W, W.M.
BENTON COUNTY, OREGON

NOVEMBER 9, 2007

SHEET 1 of 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

W. L. Lauer
OREGON
JULY 21, 1992
W. L. LAUER
2558
Renewal Date 12/31/2008

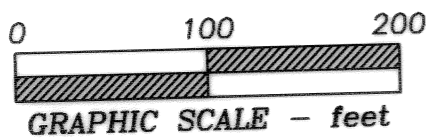
NORTHSTAR SURVEYING, INC.

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

LEGEND

-Found monument - red plastic cap on 5/8" iron rod by Partition Plat 92-2, unless otherwise noted.
- BCBC...Benton County Brass Cap
-Set monument - 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ⊕.....Computed position of 1/2" iron rod found by Partition Plat 92-2.
- { }.....Record data from Partition Plat 92-2.
- [].....Record data from Hardcopy Survey 11-6#00007.

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT



"B"- "C"
N 20°54'18"E 746.75'
(N 20°54'18"E 746.75)

PS-PI
S 23°31'17"W 727.81'
[S 25°37'W 727.81]

CL
[450' Spiral]
[TA=55°08'30"]
[Ts=727.81]
[R=954.93']

R=914.93' (1111.21)
L=110.66' (110.53)
Δ=6°55'47" (5°41'56")
CH: N 06°33'24"E
(N 06°21'11"E)
110.59' (110.48)

R=914.93'
L=58.10'
Δ=3°38'19"
CH: N 04°54'40"E
58.09'

Monument by PP92-2,
lies N 81°05'43"E 0.41',
from corner on comp'd R/W

EASEMENT CENTERLINE DATA

Course	Bearing	Distance	Radius	Length	Delta
1-2	(S 67°49'56" W	162.57'	283.43'	164.88'	33°19'51")
2-3	(S 84°29'52" W	123.81')			
3-4	(S 68°52'48" W	231.74')	430.40'	234.64'	31°14'08")
4-5	(S 53°15'44" W	314.76')			
5-6	(S 35°49'40" W	80.89')	134.99'	82.15'	34°52'09")
6-7	(S 18°23'35" W	79.13')			
7-8	(S 24°37'09" W	109.67')	505.61'	109.89'	12°27'08")
8-9	(S 30°50'43" W	37.19')			
9-10	(S 23°05'48" W	73.16')	271.30'	73.38'	15°29'50")
10-11	(S 15°20'53" W	39.60')			
11-12	(S 36°28'03" W	90.07')	124.99'	92.14'	42°14'20")
12-13	(S 57°35'13" W	11.30')			
13-14	(S 33°35'51" W	154.81')	190.38'	159.42'	47°58'45")
14-15	(S 09°36'29" W	80.96')			
15-16	(S 30°11'58" W	61.84')	87.91'	63.19'	41°10'59")
16-17	(S 50°47'27" W	62.09')			
17-18	(S 36°03'18" W	194.46')	382.24'	196.62'	29°28'19")
18-19	(S 21°19'09" W	44.10')			
19-20	(S 29°25'12" W	377.49')	1339.42'	378.75'	16°12'06")
20-21	(S 37°31'15" W	91.48')			
21-22	(N 81°14'41" W	164.64')	93.91'	200.73'	122°28'09")
22-23	(N 20°00'36" W	43.64')			
23-24	(N 29°30'08" W	130.68')	396.21'	131.28'	18°59'03")
24-25	(N 38°59'39" W	33.33')			
25-26	(N 31°13'37" W	175.15')	647.96'	175.68'	15°32'05")
26-27	(N 23°27'34" W	254.17')			
27-28	(N 48°52'50" W	92.10')	107.28'	95.20'	50°50'31")
28-29	(N 74°18'05" W	114.07')			
C1	N 06°28'48" W	129.80'	448.50'	130.25'	16°38'24")
C2	N 02°24'37" E	168.06'	284.00'	170.61'	34°25'13")

PARCEL 4
9.98 Ac

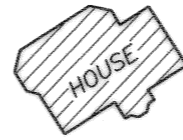
UNSURVEYED
PARCEL 3
90.87 Ac

N 89°40'03"W 423.56'
(N 89°40'03"W 423.55)
BASIS OF BEARINGS

INITIAL POINT 21

(N 88°04'18"W 1412.01)

116340400
1/4 corner
3-1/4"
brass cap
on 2" pipe



Approx. location
12 ft-wide
transmission line
easement per
M-171082-93

Centerline
50' Access Esmt
to Parcel 4

Centerline
50' Access Esmt
per PP92-2

5/8" rod
by PP92-2
found bent.
Straightened &
reset in spin hole.

(N 39°20'00"E 1145.20)
SPRING
EAST 30 ft
Centerline 10 ft-wide
Waterline Easement
per M-75098

[419+07.4 PT]
[422+15.38 PS]
KINGS VALLEY STATE HWY 223
[426+65.38 PSC]



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for
KEITH & LEONE SLATER

in
SOUTH HALF of SECTION 16
T 11 S, R 6 W, W.M.
BENTON COUNTY, OREGON

NOVEMBER 9, 2007

SHEET 2 of 2

APPROVALS

Greg Vernet 3/12/2008
Benton County Planning Official date

Jan Mardis 3/12/08
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 20th day of February, 2008.

by *Picki Ames*
Director, Benton County Dept. of Assessment

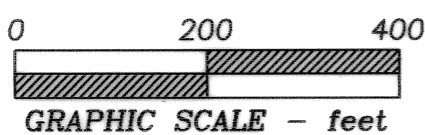
I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 20th day of February, 2008.

by *Velda Holath*
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 2008-05 in the Benton County Deed Records as Document No. 2008-434545 on this 12 day of March, 2008, at 1:35 o'clock p.m.

by *W.L. Lauer*
Benton County Clerk



REGISTERED
PROFESSIONAL
LAND SURVEYOR

W.L. Lauer
OREGON
JULY 21, 1992
W. L. LAUER
2558
Renewal Date 12/31/2008

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

NARRATIVE

This Plat is the result of Benton County Community Development Department File No. LU-07-038. It represents a replat of Parcel 2 of Partition Plat 92-2 into two Parcels.

We (Northstar Surveying) surveyed and platted Partition Plat 92-2 and found or set monuments at all corners of Parcel 2 at that time. For this present partition I only located those original monuments which now are corners of Parcel 4. I show Parcel 3 as "unsurveyed" only because I did not confirm that the other original corner monuments are still in place.

I designed the boundary of Parcel 4 so that the new boundary lines are at least 300 feet from any corner of the existing house (measured perpendicular).

As stated on Partition Plat 92-2, the right-of-way of the Kings Valley Highway was computed using a combination of ties to R/W monuments and ties to the centerline of the physical roadway. Thus the monument at "A" was not necessarily on the true R/W line. This time I used data from the Kings Valley Highway Route Survey 5B-22-2 to compute the spiral curve, then I translated all the computed curve points to make the computed right-of-way PSC coincident with the position of the 1/2" rod found at the PSC per Partition Plat 92-2. I computed the positions of the 1/2" rods at "B" and "C" by holding record angle and distance from the Northstar rod at "A" relative to the other Northstar rod to the east. I rotated the computed Route Survey points so that the bearing from the R/W PSC (Stn 426+65.38) to the R/W PT (Stn 419+07.4) matched the bearing between the 1/2" rods found by PP92-2.

The new 50 foot-wide access easement is centered on an existing roadway.

SURVEYOR'S CERTIFICATE

I, William L. Lauer, a registered professional land surveyor in the State of Oregon, hereby certify that I have correctly surveyed and found or set proper monuments at the corners or as reference to the corners of Parcel 4 of this Partition Plat. I did not perform a complete boundary survey of the Parcel 3. The Parent Parcel is described as follows:

Parcel 2, Partition Plat 92-2, in the South Half of Section 16, Township 11 South, Range 6 West, Willamette Meridian, Benton County, Oregon.

OWNER'S DECLARATION

Know all persons by these presents that Keith N. Slater and Leone L. Slater are the recorded owners of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Parcels as shown hereon.

We hereby create the Access Easement across Parcel 3, as shown on Sheet 1, for the benefit of Parcel 4.

Keith Slater *Leone L Slater*
Keith N. Slater Leone L. Slater

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

Signed and attested before me on this 14th day of February, 2008, by Keith N. Slater and Leone L. Slater.

Linda K. Valms signature
Linda K. Valms printed name

Notary Public - State of Oregon
Commission No. 287829
My Commission Expires Dec. 19, 2008

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

