

2008-13

**PARTITION PLAT No. 2008-13**

LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: GREG AND ANN BLYTHE  
DATE: MAY 13, 2008

**SURVEYOR'S NARRATIVE:**

**PURPOSE**

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE BENTON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FILE NUMBER LU-07-107.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE WEST LINE OF THE PROPERTY AS PER C.S. 7196.

**BOUNDARY DETERMINATION**

THE WEST AND NORTH PROPERTY LINES WERE DETERMINED BY HOLDING THE MONUMENTS AS SHOWN. THE CALCULATED NORTHEAST CORNER OF THE PROPERTY WAS DETERMINED BY HOLDING THE RECORD DISTANCE FROM THE 1/4 CORNER. THE EAST PROPERTY LINE WAS THEN DETERMINED BY HOLDING THIS CALCULATED CORNER AND THE MONUMENT FOUND TO THE SOUTH. THE SOUTH PROPERTY LINE WAS DETERMINED BY FIRST RUNNING A LINE FROM THE MONUMENT IN THE SOUTHWEST CORNER TO THE MONUMENT FOUND TO THE EAST. THIS LINE WAS THEN EXTENDED EAST THE RECORD DISTANCE AND INTERSECTED WITH THE ABOVE DETERMINED EAST LINE. THIS LINE WAS THEN OFFSET NORTH THE RECORD DISTANCE.

**SURVEYOR'S CERTIFICATE:**

I, BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE QUARTER CORNER OF SECTIONS 15 AND 22, TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID SECTION 22 SOUTH 89°30'55" EAST 831.01 FEET TO THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO GREG AND ANN BLYTHE IN BENTON COUNTY DEED MICROFILM M-2007-415562; THENCE ALONG THE EAST LINE OF SAID BLYTHE PROPERTY SOUTH 0°36'55" WEST 1287.63 FEET TO A POINT BEING WITNESSED BY AN AXLE WHICH BEARS SOUTH 34°55'48" EAST 0.47 FEET FROM THE TRUE CORNER, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF WALDEN LANE (A 40 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°17'28" WEST 829.92 FEET TO A 5/8 INCH IRON ROD AT THE NORTH-SOUTH CENTERLINE OF SECTION 22; THENCE NORTH 0°34'00" EAST 1284.38 FEET TO THE POINT OF BEGINNING.

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS, THAT GREGORY W. BLYTHE AND ANN C. BLYTHE ARE THE OWNERS OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AND EASEMENTS AS SHOWN AND NOTED ON THE ATTACHED MAP IN ACCORDANCE WITH O.R.S. CHAPTER 92. WE, THE UNDERSIGNED, DO HEREBY CREATE AND GRANT THE 5 FOOT WIDE PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT. WE ALSO DO HEREBY CREATE AND GRANT THE 30 FOOT WIDE RECIPROCAL ACCESS EASEMENT OVER PARCELS 1 AND 2 FOR THE BENEFIT OF PARCELS 1 AND 2. THE COST OF MAINTAINING AND REPAIRING THE DRIVEWAY ACCESS WITHIN THIS EASEMENT SHALL BE THE JOINT RESPONSIBILITY OF PARCELS 1 AND 2.

*Greg W Blythe*  
GREGORY W. BLYTHE  
*Ann C Blythe*  
ANN C. BLYTHE

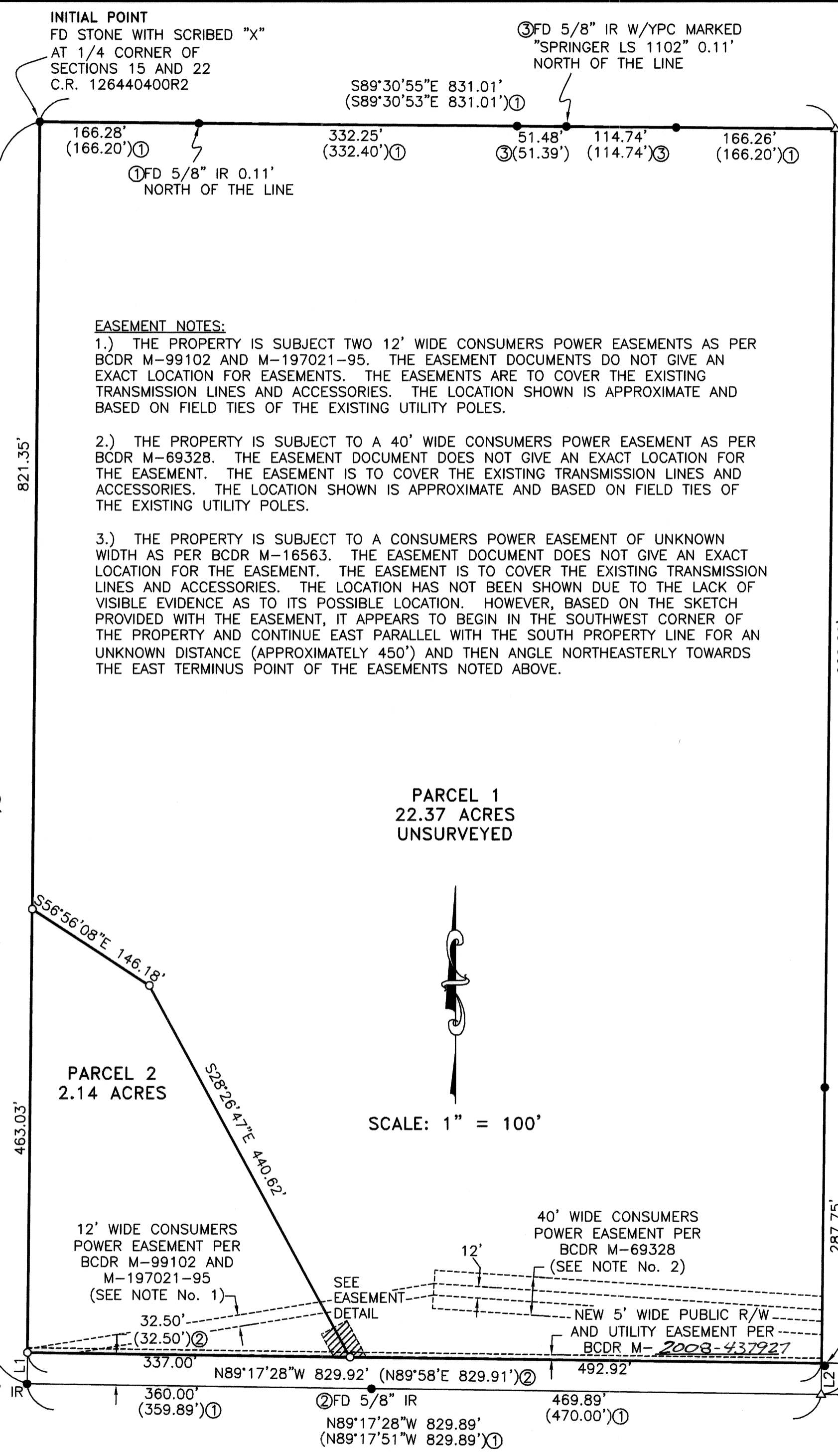
**ACKNOWLEDGMENTS:**

STATE OF OREGON } SS  
COUNTY OF BENTON }

THIS IS TO CERTIFY THAT ON THIS 27<sup>TH</sup> DAY OF MAY, 2008 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR GREGORY W. AND ANN C. BLYTHE, AND WHO, BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

*Mathew Jay Walker*  
NOTARY PUBLIC - OREGON  
MY COMMISSION EXPIRES: MARCH 17, 2009  
MY COMMISSION NUMBER: 390792

**MATHEW JAY WALKER**  
PRINTED NAME



**EASEMENT NOTES:**

- 1.) THE PROPERTY IS SUBJECT TWO 12' WIDE CONSUMERS POWER EASEMENTS AS PER BCDR M-99102 AND M-197021-95. THE EASEMENT DOCUMENTS DO NOT GIVE AN EXACT LOCATION FOR EASEMENTS. THE EASEMENTS ARE TO COVER THE EXISTING TRANSMISSION LINES AND ACCESSORIES. THE LOCATION SHOWN IS APPROXIMATE AND BASED ON FIELD TIES OF THE EXISTING UTILITY POLES.
- 2.) THE PROPERTY IS SUBJECT TO A 40' WIDE CONSUMERS POWER EASEMENT AS PER BCDR M-69328. THE EASEMENT DOCUMENT DOES NOT GIVE AN EXACT LOCATION FOR THE EASEMENT. THE EASEMENT IS TO COVER THE EXISTING TRANSMISSION LINES AND ACCESSORIES. THE LOCATION SHOWN IS APPROXIMATE AND BASED ON FIELD TIES OF THE EXISTING UTILITY POLES.
- 3.) THE PROPERTY IS SUBJECT TO A CONSUMERS POWER EASEMENT OF UNKNOWN WIDTH AS PER BCDR M-16563. THE EASEMENT DOCUMENT DOES NOT GIVE AN EXACT LOCATION FOR THE EASEMENT. THE EASEMENT IS TO COVER THE EXISTING TRANSMISSION LINES AND ACCESSORIES. THE LOCATION HAS NOT BEEN SHOWN DUE TO THE LACK OF VISIBLE EVIDENCE AS TO ITS POSSIBLE LOCATION. HOWEVER, BASED ON THE SKETCH PROVIDED WITH THE EASEMENT, IT APPEARS TO BEGIN IN THE SOUTHWEST CORNER OF THE PROPERTY AND CONTINUE EAST PARALLEL WITH THE SOUTH PROPERTY LINE FOR AN UNKNOWN DISTANCE (APPROXIMATELY 450') AND THEN ANGLE NORTHEASTERLY TOWARDS THE EAST TERMINUS POINT OF THE EASEMENTS NOTED ABOVE.

**RECORDING:**

STATE OF OREGON }  
COUNTY OF BENTON }

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2008-13 BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2008-437926 ON THIS 27 DAY OF MAY, 2008 AT 3:09 O'CLOCK P.M.

BY: *[Signature]*  
FOR BENTON COUNTY CLERK

**APPROVALS:**

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2008.

BY: *Jami Woodward* 5-28-2008  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

BY: *T. Aurida* 5-29-08  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION DATE

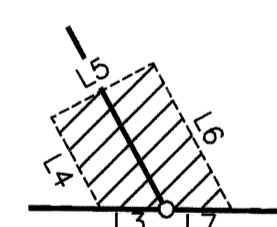
APPROVED *Ray Wilson* 6-02-08  
BENTON COUNTY SURVEYOR DATE

APPROVED *Gene Verret* 6/2/2008  
BENTON COUNTY PLANNING OFFICIAL DATE

**LEGEND**

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND 5/8" IRON ROD PER C.S. 7196, UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- IR IRON ROD
- FD FOUND
- BCDR BENTON COUNTY DEED RECORD
- C.R. BENTON COUNTY CORNER RESTORATION
- R/W RIGHT OF WAY
- C.S. BENTON COUNTY SURVEY
- ( ) RECORD INFORMATION AS PER
- ① C.S. 7196
- ② C.S. 4789
- ③ C.S. 8776

30' WIDE RECIPROCAL ACCESS EASEMENT DETAIL SCALE 1"=50'



L#	Bearing	Length
L1	N 0°34'00" E	32.50'
L2	N 0°36'55" E	32.50'
L3	N 0°36'56" E	32.50'
L4	N 89°17'28" W	17.18'
L5	N 28°26'47" W	26.69'
L6	S 28°26'47" E	30.00'
L7	N 89°17'28" W	17.18'

REGISTERED PROFESSIONAL LAND SURVEYOR

*Brian Scott Sailor*  
OREGON  
JANUARY 11, 2005  
BRIAN SCOTT SAILOR  
61341

EXPIRES 6/30/08

I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

BRIAN SCOTT SAILOR, P.L.S.  
COLE SURVEYING, LLC  
6765 S.W. PHILOMATH BLVD.  
CORVALLIS, OREGON 97333  
(541) 929-5500



**COLE SURVEYING, LLC**