

2008-26

PARTITION PLAT No. 2008-26
FOR

Gerald & Sandra Kwast

MAY 5, 2008

REPLAT OF A PORTION OF PARCEL 2
PARTITION PLAT 2002-38

IN THE S.W. 1/4 OF SECTION 19
T.11 S., R.5 W., W.M.
BENTON COUNTY, OREGON

Surveyor's Certificate

I, Darryl W. Harms, a registered professional land surveyor in the State of Oregon, hereby certify that I have correctly surveyed and marked with proper monuments the lands represented hereon, the boundary of which is described as follows:

Beginning at the Southwest corner of Parcel 2, Partition Plat 2002-38, Partition Plat Records of Benton County, Oregon; thence North 00°41'04" East 757.34 feet to the Northwest corner of said Parcel 2; thence North 84°15'20" East 650.13 feet to the most Northerly Northeast corner of said Parcel 2 and the most Westerly corner of Tract "A" as shown on the vacated plat of Skillings Estates, recorded in Book 8, Page 135, Subdivision Plat Records of Benton County, Oregon; thence along the Southerly line of said Tract "A" South 76°03'22" East 75.10 feet and South 41°17'13" East 30.35 feet to the most Northerly Northeast corner of Parcel "3" of Partition Plat 2004-13, said Partition Plat Records; thence South 84°15'20" West 338.73 feet to the Northwest corner of said Parcel "3"; thence South 19°24'37" East 277.89 feet to an angle point in the Westerly line of said Parcel "3"; thence South 555.36 feet to the Southeast corner of said Parcel "2" of Partition Plat 2002-38; thence North 59°33'34" West 134.11 feet to the Northeast corner of Lot 2, Block 2, Cardwell Hills, a subdivision of record in Benton County, Oregon; thence North 89°42'24" West 388.47 feet to the point of beginning.

Declaration

Know all persons by these presents that Gerald M. Kwast and Sandra L. Kwast are the recorded owners of the lands shown hereon and more particularly described in the Surveyor's Certificate and have caused same to be partitioned into parcels as shown. We hereby create the reciprocal access easement, waterline easement and drainfield easement together with the notes for the easements shown hereon.

Affidavit of Consent

A Partition Consent Affidavit by Gerald M. Kwast and Sandra L. Kwast, the recorded owners, has been recorded in the Benton County Deed Records as Document No. 2008-441762

Approvals

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2009.

By: Jami Woodward 7-28-08
Director, Benton County Department of Assessment Date

By: T. J. Ridd 07-29-08
Director, Benton County Department of Finance, Auditing and Tax Collection. Date

EXAMINED AND APPROVED THIS 29th DAY OF August, 2008
BY: Greg Kermel
BENTON COUNTY PLANNING OFFICIAL

EXAMINED AND APPROVED THIS 29th DAY OF August, 2008
BY: Darryl W. Harms
FOR BENTON COUNTY SURVEYOR

Recording

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

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2008-26 IN BENTON COUNTY DEED RECORDS, AS DOCUMENT No. 2008-441761 ON THIS 29 DAY OF August, 2008 AT 1:45 O'CLOCK PM

BY: [Signature]
FOR BENTON COUNTY CLERK

Easements Not Shown

BOOK 108, PAGE 64, IN FAVOR OF REX & ETHEL CLEMENS FOR PRIVATE LOGGING TRUCK ROAD.
BOOK 169, PAGE 265, IN FAVOR OF CONSUMERS POWER, INC. FOR ELECTRIC TRANSMISSION OR DISTRIBUTION SYSTEM.
BOOK 181, PAGE 538, IN FAVOR OF BENTON LINCOLN ELECTRIC CORP., INC. FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE AND APPURTENANCES.
BOOK 181, PAGE 540, IN FAVOR OF BENTON LINCOLN ELECTRIC CORP., INC. FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE AND APPURTENANCES.
BOOK 189, PAGE 471, IN FAVOR OF EDITH O. CAMPBELL, FORMERLY EDITH O. DOBBERFUHL, ALONG WITH OTHERS, FOR ROADWAY.
BOOK 200, PAGE 291, IN FAVOR OF CONSUMERS POWER, INC. FOR ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINES.
M-38627, IN FAVOR OF CONSUMERS POWER, INC. FOR ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINES.

**DRAINFIELD EASEMENT
NOTE 1**

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH GRANTEEES, THEIR SUCCESSORS AND ASSIGNS, THAT THE PROPERTY DESIGNATED AS DRAINFIELD AND EFFLUENT SEWER TRANSPORT LINES AS DEPICTED AS DRAINFIELD EASEMENT SHOWN HEREON SHALL NOT BE USED FOR ANY PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

**WATERLINE EASEMENT
NOTE 2**

THE WATERLINE EASEMENT CREATED BY THIS PLAT WILL BE RELINQUISHED WHEN AN APPROPRIATE WATER SOURCE HAS BEEN ESTABLISHED ON THE BENEFITED PARCEL.

Legend

- 5/8" IRON ROD FOUND, EXCEPT AS NOTED PIPES MEASURED INNER DIAMETER
- WITH YELLOW PLASTIC CAP STAMPED "L.S.1079" PER (VACATED) "SKILLINGS ESTATES" PLAT
- WITH BLUE PLASTIC CAP STAMPED "DARRYL HARMS, PLS 1079" PER C.S. 9845 OR PARTITION PLAT 2002-38.
- WITH ORANGE PLASTIC CAP STAMPED "DARRYL HARMS, PLS 1079" PER PARTITION PLAT 2004-13
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DARRYL HARMS, PLS 1079"
- () DATA OF RECORD, SOURCE NOTED
- (A) PARTITION PLAT 2002-38
- (B) C.S. 9845
- (C) PLAT OF CARDWELL HILLS
- (D) PARTITION PLAT 2004-13
- (E) C.S. 7029
- (F) PLAT OF SKILLINGS ESTATES (VACATED)

CURVE TABLE

	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C-1	46°44'29"	100.00'	81.58'	S 60°53'05"W	79.34'
C-2	49°00'00"	60.00'	51.31'	S 03°42'00"E	49.76'
C-3	46°44'29"	135.58'	110.60'	S 60°53'05"W	107.56'

Narrative

This partition plat was prepared pursuant to a condition of Benton County Community Development Dept. Case File #LU-07-019 and is a partition of Property "4", shown on C.S. 9845. Found monuments were held in position for control and record data is the same as measured where not noted otherwise. I also replaced the corner between Lots 1 and 2, Block 3, Cardwell Hills, at the mid-point between the NW corner of Lot 1 and NE corner of Lot 2.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

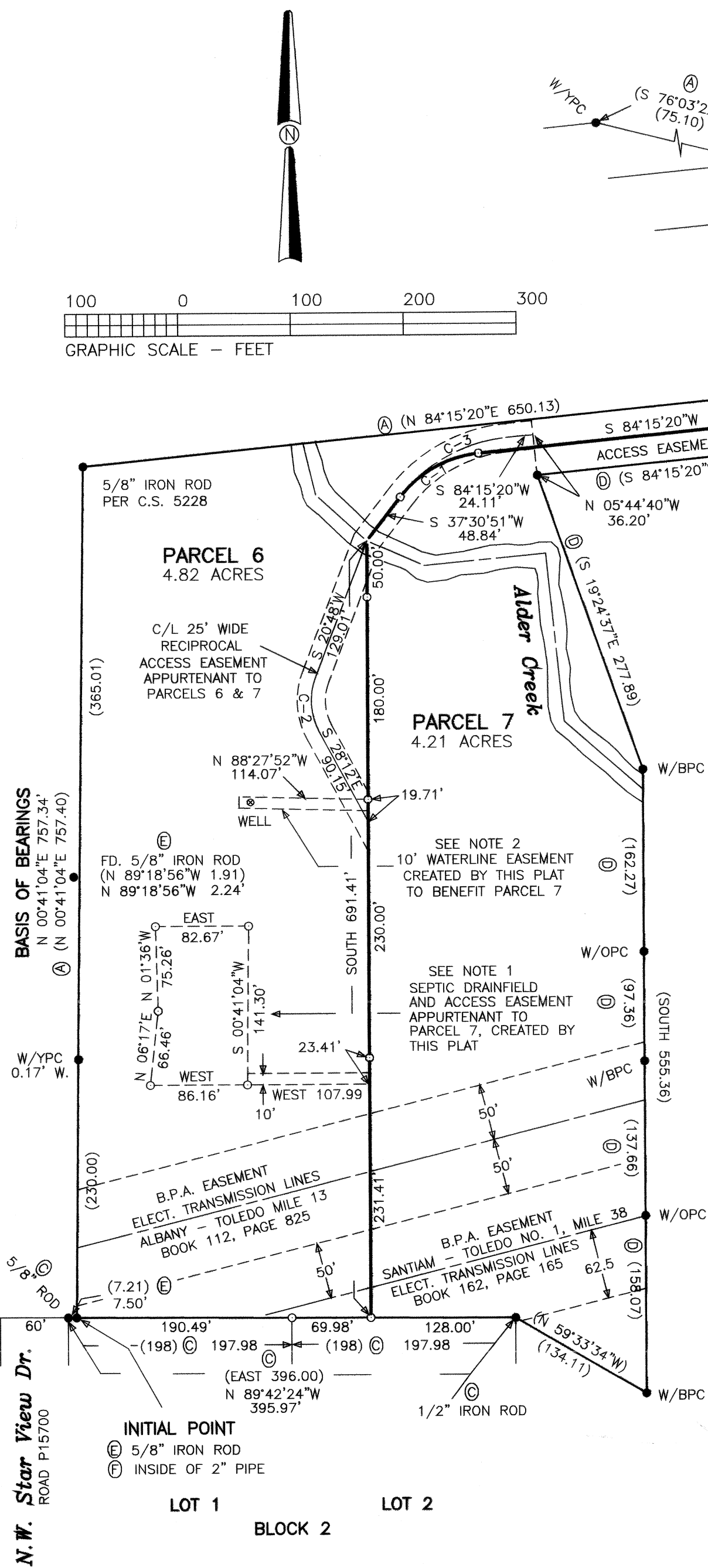
Darryl W. Harms

OREGON
JULY 30, 1976
DARRYL W. HARMS
1079

RENEWAL DATE 6/30/09

DARRYL W. HARMS, P.L.S.
720 N.E. GRANGER #1
P.O. BOX 1051
CORVALLIS, OR 97339
PHONE: (541) 745-3948
FAX: (541) 745-3952

THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT



**Cardwell Hills
Subdivision**