

**PARTITION PLAT No. 2009-4**

A REPLAT OF PARCEL 14 OF PARTITION PLAT 2006-55 LOCATED IN THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 5 WEST AND IN THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON

FOR: JOHN G. BAMBER  
DATE: AUGUST 29, 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-07-029.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE MOST NORTHERLY LINE ON PARCEL 14 OF PARTITION PLAT 2006-55, AS SHOWN ON THE ATTACHED MAP.

**BOUNDARY DETERMINATION**

THE BOUNDARY OF THE PROPERTY WAS DETERMINED BY HOLDING THE MONUMENTS OF RECORD IN PARTITION PLAT 2006-55.

**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:

PARCEL 14 OF PARTITION PLAT 2006-55, A PARTITION PLAT OF RECORD IN SECTION 12 OF TOWNSHIP 11 SOUTH, RANGE 5 WEST AND SECTION 7 OF TOWNSHIP 11 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON.

**APPROVALS:**

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

BY: Doreen Hillert 11-19-08  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

BY: Tauriad 11-19-08  
DIRECTOR, BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION DATE

APPROVED Grea Verret 2/25/09  
BENTON COUNTY PLANNING OFFICIAL DATE

APPROVED Ran Wilson 3-7-09  
BENTON COUNTY SURVEYOR DATE

**RECORDING:**

STATE OF OREGON }  
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2009-04 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2009-447912 ON THIS 9th DAY OF MARCH, 2009, AT 11:09 O'CLOCK AM.

BY: [Signature]  
BENTON COUNTY CLERK

**EXISTING EASEMENT/GENERAL NOTES**

- 1.) THE BONNEVILLE POWER ADMINISTRATION EASEMENT IS SHOWN ON THE BPA DRAWINGS SERIAL NUMBERS 97632 AND 97631 PER BENTON COUNTY DEED BOOK 110, PAGE 132 AND BOOK 112, PAGE 790.
- 2.) THERE IS A 12 FOOT WIDE EASEMENT GRANTED TO CONSUMERS POWER, INC. FOR UNDERGROUND TRANSMISSION AND DISTRIBUTION OF POWER AND TELEPHONE. PER BENTON COUNTY MICROFILM No. M-193698-94. THE EXACT LOCATION IS NOT DEFINED, BUT DOES NOT APPEAR TO EFFECT THE PROPERTY.
- 3.) THERE IS A MAINTENANCE AGREEMENT. 50 FOOT WIDE INGRESS/EGRESS EASEMENT, AND RESTRICTIVE COVENANT FOR FUTURE ROAD AND UTILITY DEDICATION PER BENTON COUNTY MICROFILM No. M-194691-95, M-194692-95 AND M-194693-95 THAT DO NOT APPEAR TO EFFECT THE PROPERTY.
- 4.) THERE IS A WELL AND WATERLINE EASEMENT PER BENTON COUNTY MICROFILM No. M-260633-99. THE EXACT LOCATION IS NOT DEFINED.
- 5.) THERE IS A GRANT OF EASEMENT LICENSE AND PROFIT FOR WATERLINE PURPOSES PER BENTON COUNTY MICROFILM No. M-294683-01. THE EXACT LOCATION IS NOT DEFINED, BUT IT DOES NOT APPEAR TO EFFECT THE PROPERTY.
- 6.) THERE IS 50 FOOT WIDE EASEMENT FOR UTILITY PURPOSES PER BENTON COUNTY MICROFILM No. M-294684-01 THAT DOES NOT APPEAR TO EFFECT THE PROPERTY.
- 7.) THERE IS A LAND USE AGREEMENT PER BENTON COUNTY MICROFILM No. 2007-418142.

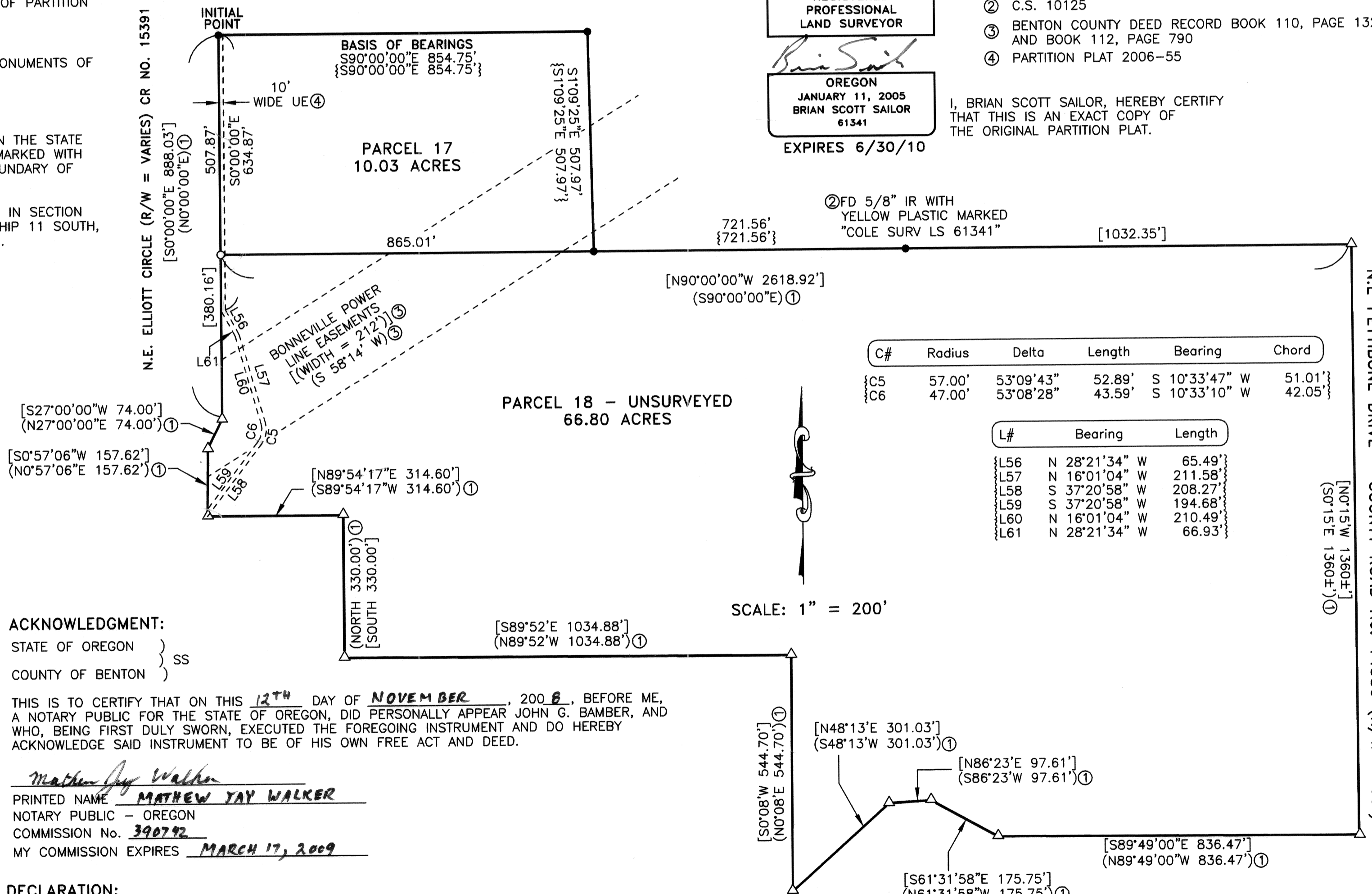
**LEGEND**

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 61341"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV LS 2088", AS PER PARTITION PLAT 2006-55, UNLESS OTHERWISE NOTED
- △ CALCULATED POSITION
- IR IRON ROD
- FD FOUND
- UE UTILITY EASEMENT FOR FRANCHISE UTILITIES
- R/W RIGHT OF WAY
- BCDR BENTON COUNTY DEED RECORD
- C.S. BENTON COUNTY SURVEY
- [ ] CALCULATED INFORMATION
- { } RECORD INFORMATION AS PER PARTITION PLAT 2006-55
- ( ) RECORD INFORMATION AS PER

- ① PARTITION PLAT 2002-14
- ② C.S. 10125
- ③ BENTON COUNTY DEED RECORD BOOK 110, PAGE 132 AND BOOK 112, PAGE 790
- ④ PARTITION PLAT 2006-55

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
Brian Scott Sailor  
OREGON  
JANUARY 11, 2005  
BRIAN SCOTT SAILOR  
61341  
EXPIRES 6/30/10



**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF BENTON } SS

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF NOVEMBER, 2008, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR JOHN G. BAMBER, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

Mathew Jay Walker  
PRINTED NAME MATHEW JAY WALKER  
NOTARY PUBLIC - OREGON  
COMMISSION No. 390792  
MY COMMISSION EXPIRES MARCH 17, 2009

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS, THAT JOHN G. BAMBER IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN ON THE ATTACHED MAP.

John G. Bamber  
JOHN G. BAMBER

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



**COLE SURVEYING, LLC**