

14 13  
23 24  
BCCR #3460

**EASEMENTS OF RECORD**

NOT ENOUGH DATA WITHIN DOCUMENT TO PLOT EXACT LOCATION.  
TO CONSUMERS POWER - BK 175, PG 519  
TO CONSUMERS POWER - BK 190, PG 745  
THE FOLLOWING EASEMENTS TO PIONEER TELEPHONE HAVE DIAGRAMS SHOWING THE GENERAL LOCATIONS OF BURIED CABLES ALONG THE WESTERLY RIGHT-OF-WAY OF HWY 201  
TO PIONEER TELEPHONE - M312895-02  
TO PIONEER TELEPHONE - M312896-02  
TO PIONEER TELEPHONE - M312897-02

**LEGEND**

- ⊙.....FOUND 3.25" BENTON COUNTY BRASS CAP OR OTHER SOURCE AS SHOWN.
  - .....FOUND 1" IRON ROD PER CS 4687, OR AS SHOWN.
  - ⊙.....FOUND 5/8" REBAR WITH YPC STAMPED "NORTHSTAR" PER CS 7446.
  - .....SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING".
  - +.....COMPUTED POSITION NOTHING FOUND OR SET.
- DATA OF, OR COMPUTED FROM, THE FOLLOWING RECORD:  
( )...ALSEA-BUMMER CREEK SECTION, ALSEA-DEADWOOD HWY 201, 1933 & CS 4687.  
<>...CS 2205  
[ ]...CS 7446  
{ }...CS 8305  
\*...INSTRUMENT #2007-420831  
YPC.....YELLOW PLASTIC CAP

**APPROVALS**

File No. LU-09-016

*Greg Vermet* 9/16/2009  
Benton County Planning Official date  
*J. Martin* 9/16/09  
for Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2009.

by *Lami Woodruff* 9-15-09  
Director, Benton County Dept. of Assessment date  
by *Trish Shallow* 9-16-09  
Director, Benton County Department of Finance, Auditing & Tax Collection date

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 2009-017 in the Benton County Deed Records as Document No. 2009-456897 on this 16 day of SEPTEMBER, 2009, at 1:43 o'clock P.M.

by: *[Signature]*  
Benton County Clerk

**DECLARATION**

Know all persons by these presents that the Leroy and Barbara Russell Revocable Living Trust, under Trust dated July 17, 2000, Leroy M. Russell, Trustees, is the recorded owner of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into Parcels as shown hereon.

*Leroy M. Russell*  
Leroy M. Russell  
Trustee

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

Signed and attested before me on this 4<sup>th</sup> day of September, 2009, by Leroy M. Russell, Trustee, the Leroy and Barbara Russell Revocable Living Trust, under Trust dated July 17, 2000.

*[Signature]* signature

M. Schuerkamp printed name



Notary Public - State of Oregon  
Commission No. 437439  
My Commission Expires 03/12/2013

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a registered Professional Land Surveyor in the State of Oregon, do hereby say that I have correctly surveyed and found or set proper monuments at, or as reference to, the corners of the land represented on this Partition Plat as "Parcel 1". Because of size "Parcel 2" is not being monumented at this time. The Parent tract per Instrument number 2007-420831, Benton County Deed Records is described as follows:

Beginning at a point on the west line of Section 24, Township 14 South, Range 8 West of the Willamette Meridian, in Benton County, Oregon; 1829 feet North of the southwest corner of said Section; (said point of beginning being 150 feet North, along said section line, from the northwest corner of the tract described in Book 107, Page 322, Benton County, Oregon, Deed Records); thence East 250 feet, more or less, to the centerline of Benton County, Oregon, County Road, Route No. 15; thence Northerly along said centerline to the north line of the Southwest Quarter of the Northwest Quarter of said Section 24; thence West along said north line to the west line of said Section; thence South along the west line of said Section 2131 feet to the point of beginning.

**NARRATIVE**

This survey is being done per the conditions outlined in the "Notice of Decision" for Benton County Community Development Decision File No. LU-09-016. It was stipulated in said Decision that Parcel 1 could not be more than 2 acres. The remainder Parcel 2 has not been completely surveyed because it is over 10 acres. The north property line is the East-West centerline of the NW 1/4 of Section 24. I computed the 1/16th corner at mid point and held the rod at (1) which I set on said NW 1/4 section centerline per CS 7446. The right-of-way for the highway was computed from the record alignment plans and CS 4687. For the centerline I held a point 30 feet west of (2) and the PI pipe at (3), and the computed centerline PT opposite the found rod at (4). The new Parcel 1 was laid out per the owner's wishes following the centerline of the existing creek for the first two legs as it leaves the westerly right-of-way line. The new line then leaves the creek centerline as shown to maintain the required building setbacks and the 2 acre requirement. The building foot prints have been shown on the 2 acre tract. The most NW'ly structure is the well house. The new line was set 25 feet from the closest corners. All other buildings are more than 25 feet from the new lines.

PARTITION PLAT 2009-017  
for

**LEROY M. RUSSELL**

in  
NW 1/4 & SW 1/4 of SECTION 24  
T 14 S, R 8 W, W.M.  
BENTON COUNTY, OREGON

AUGUST 12, 2009

File No. LU-09-016

BASIS OF BEARINGS  
{ N 00°41'51"E } [2673.08]  
{ N 00°41'51"E } 2673.06'

COMPUTED N 1/16  
S 23 & S 24

{ S 89°38'27"E } [830.44]  
S 89°38'36"E 830.54'  
800.09'

ALSEA-DEADWOOD HWY  
STATE HIGHWAY #201

PARCEL 1  
2.00 ACRES

UNSURVEYED  
PARCEL 2  
26.31 ACRES

1/4 CORNER  
BCCR #3620

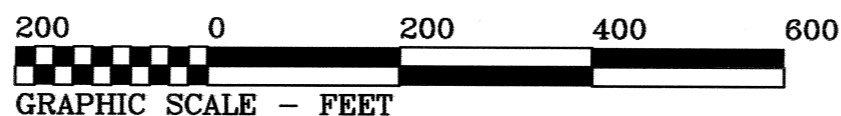
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
1823

RENEWS: 12/31/2010

**NORTHSTAR SURVEYING, INC.**

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



**CALL TABLE**

Course	Bearing	Distance
(A)-(B)	S 03°00'01" W	399.65'
(B)-(C)	S 11°00'18" W	133.50'
(C)-(D)	S 19°00'35" W	399.65'
(E)-(F)	S 02°21'41" W	346.21'
(F)-(G)	S 07°22'04" W	49.43'
(G)-(H)	S 11°00'18" W	130.70'
(H)-(J)	S 19°01'26" W	395.47'
(J)-(D)	S 68°19'26" E	30.00'
(B)-(C)	R= 1432.39' Tan: 66.82' Chd: S 11°00'18" W	A= 133.55' CA: 5'20'31" 133.50'

2009-017

14 13 <S 89°45'E><821.17>  
S 89°43'28"E 821.62'  
791.62'

23 24  
BCCR #3460

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**APPROVALS**

File No. LU-09-016

*Guey Verritt* 9/16/2009  
Benton County Planning Official date

For *J. Martin* 9/16/09  
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2009.

by *Jami Woodruff* 9-15-09  
Director, Benton County Dept. of Assessment date

by *Irish Shallow* 9-16-09  
Director, Benton County Department of Finance, Auditing & Tax Collection date

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

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by *[Signature]*  
Benton County Clerk

**DECLARATION**

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*Leroy M. Russell*  
Leroy M. Russell  
Trustee

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

Signed and attested before me on this 4<sup>th</sup> day of September, 2009, by Leroy M. Russell, Trustee, the Leroy and Barbara Russell Revocable Living Trust, under Trust dated July 17, 2000.

*[Signature]* signature

M. Schuerkamp printed name



Notary Public - State of Oregon  
Commission No. 437439  
My Commission Expires 03/12/2013

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**NARRATIVE**

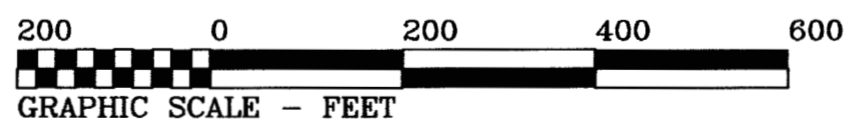
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Theodore J. Langton*  
OREGON  
JULY 13, 1979  
THEODORE JAMES LANGTON  
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RENEWS: 12/31/2010

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AUGUST 12, 2009

File No. LU-09-016

2009-017