2009-23

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1988
ROBERT ALAN COOK
2336
RENEWS: 12/31/2009

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

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

PARTITION PLAT No. 2009-23

for

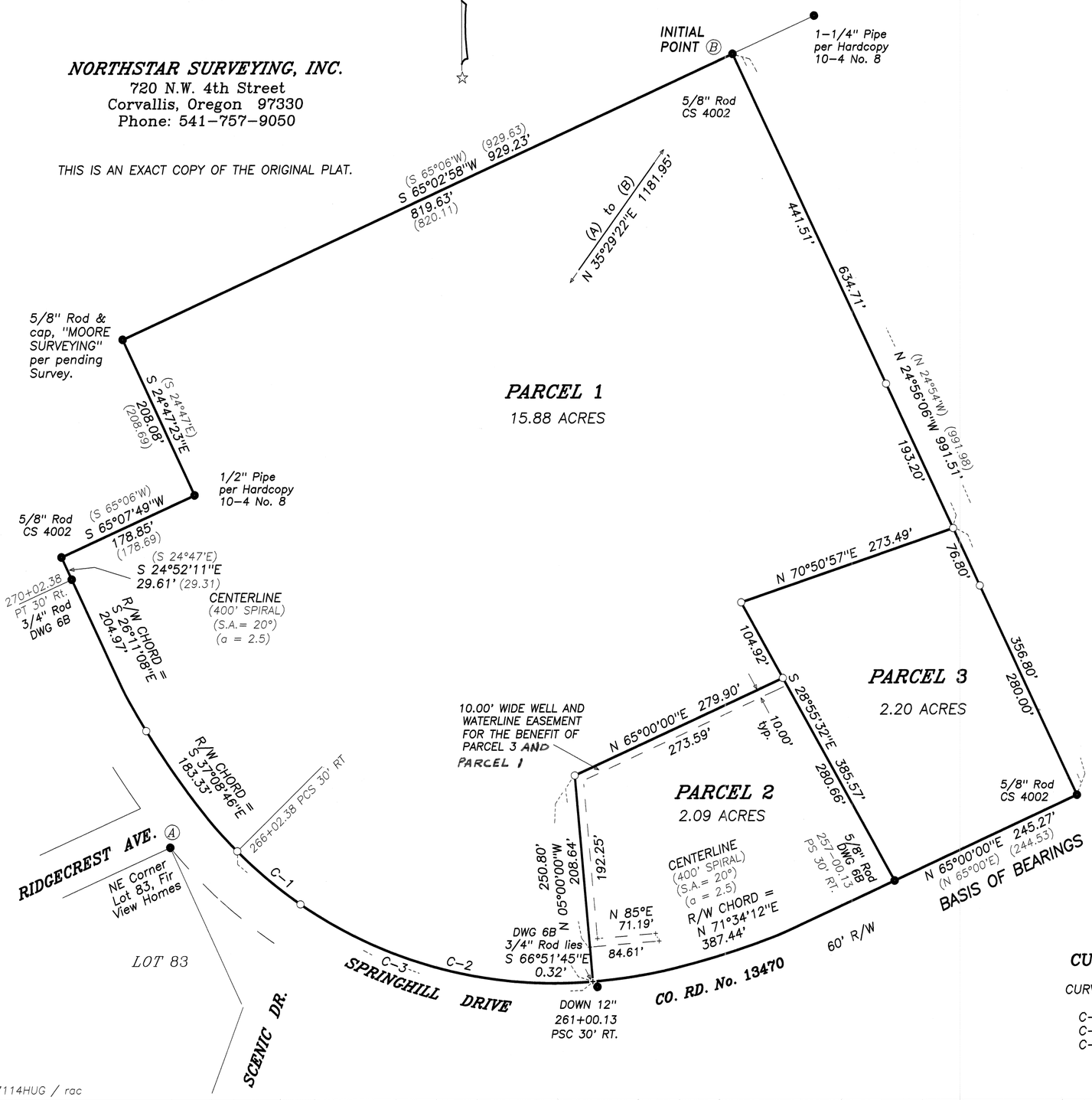
DUANE & SANDRA HUG

in the

NE & NW 1/4'S OF SECTION 23
T 10 S, R 4 W, W.M.
BENTON COUNTY, OREGON

OCTOBER 31, 2009

FILE No. LU 07-052 & M37-06-028
M13062901 M49 # E1306629



100 0 100 200 300
GRAPHIC SCALE - FEET

LEGEND

- ● .....Found Monument noted.
- ○ .....Set Monument: N*MON = 5/8" x 30" rebar with a red plastic cap stamped " NORTHSTAR SURVEYING ".
- \+ .....Computed Position, nothing found or set.

Data of, or computed from, the following:
( )..CS 4002
DWG 6B = Drawing 6B-24-19 of Rt. No. 47, Springhill Drive

Pipe dimensions are inside diameter.

NARRATIVE

The purpose of this survey was to divide my clients' property into the 3 parts shown. My clients purchased this property in November, 1964, per Book 198, Page 716, Benton Co. Deed Records. The description in this document follows the survey and calls to the monuments found and set of CS 4002, filed in October, 1964. I found most of the monuments shown as found or set from this survey and I orient to it.
The right-of-way monuments along the spiral curve of Springhill Drive are shown as found on this 1964 survey. I could only guess as to their origin. I found a Drawing of this roadway in the Benton County Surveyor's Office called Drawing 6B-24-19. This drawing does not show any monuments set along the right-of-way line of the spiral curve, only centerline. I found the monument at the PS and PT and calculated the spiral to fit. I found the monument at the PSC to be 0.32 feet out of position. I found the monument at the PCS lying horizontal and I reset the position as shown.
The source of the Moore rod is a pending survey for Stan Starr, my client's NW'ly neighbor. I acquired a preliminary copy of this survey and found no fault in the rod.
There are 4 monuments set from a previous configuration that I did not pull.

NOTE: Easement to Mountain States Power Company for Line Pole Anchor per Book 86, Page 197, Benton Deed Records.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	542.96'	100.36'	10°35'27"	100.22'	S 50°04'43"E
C-2	542.96'	375.51'	39°37'33"	368.07'	S 75°11'13"E
C-3	542.96'	475.87'	50°13'00"	460.79'	S 69°53'30"E
	(542.96)		(50°13'30")		

07114HUG / rac

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DECLARATION

Know all men by these presents that Duane L. Hug, Trustee of the Duane L. Hug Living Trust UDT dated October 11, 1994, and Sandra E. Hug, Trustee of the Sandra E. Hug Living Trust UDT dated October 11, 1994, are the recorded owners of the lands represented on this map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon.

We hereby dedicate the 10.00 foot wide well and waterline easement as shown hereon.

Duane L. Hug, Trustee Sandra E. Hug, Trustee

ACKNOWLEDGEMENTS

State of Oregon)
s.s.
County of Benton)

Signed or attested before me on this 16th day of November, 2009, by Duane L. Hug and Sandra E. Hug.

Linda K Vehrs Linda K Vehrs
Notary public for Oregon Printed Name

My commission expires Dec. 19, 2011 Commission No. 435018

SURVEYOR'S CERTIFICATE

I, Robert A. Cook, a registered professional land surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

That tract of land as conveyed to Duane L. Hug and Sandra Hug per Book 198, Page 716, Benton County Deed Records, lying in the North Half of Section 23, Township 10 South, Range 4 West, Willamette Meridian, Benton County, Oregon, being further described as follows:

Beginning at a 5/8" iron rod at the most northerly Hug corner lying N 35°29'22"E 1181.95 feet from a 5/8" iron rod at the northeast corner of Lot 83, Fir View Homes, a subdivision in said County and State; thence along the Hug northerly line, S 65°02'58"W 819.63 feet to a 5/8" iron rod; thence S 24°47'23"E 208.08 feet to a 1/2" iron pipe; thence S 65°07'49"W 178.85 feet to a 5/8' iron rod on the northwesterly right-of-way line of County Road No. 13470 (Springhill Drive) at the most westerly northwest Hug corner; thence along said right-of-way line, S 24"52'11"E 29.61 feet to a 3/4" iron rod; thence continuing along said right-of-way line by the following courses: along the arc of a spiral curve left (Centerline is a 400 foot spiral) by the chord of S 26°11'08"E 204.97 feet to a 5/8" iron rod; thence along the arc of a spiral curve left (Centerline is a 400 foot spiral) by the chord of S 37°08'46"E 183.33 feet to a 5/8" iron rod; thence along the arc of a 542.96 foot radius curve left (Long Chord = S 69°53'30"E 460.79 feet) 475.87 feet to a point lying N 66°51'45"W 0.32 feet from a 3/4" iron rod; thence along the arc of a spiral curve left (Centerline is a 400 foot spiral) by the chord of N 71°34'12"E 387.44 feet to a 5/8" iron rod; thence N 65°00'00"E 245.27 feet to a 5/8" iron rod at the Hug southeast corner; thence leaving said right-of-way line, along the Hug most easterly line, N 24°56'06"W 991.51 feet to the point of beginning; containing therefore 20.17 acres, more or less.

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PAGE 2 OF 2

APPROVALS

Greg Verret 12/1/2009
Benton County Planning Official date

For Jon Marshi 12-2-09
Benton County Surveyor date

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2010.

by Jami Woodwell 11-20-2009
Director, Benton County Dept. of Assessment date

by Trish Shallow for 11-20-2009
Director, Benton County Dept. 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 2009-23 in Benton County Deed Records as Document No. 2009-459618 on this 2 day of December, 2009, at 1:19 o'clock P M.

by: [signature]
For Benton County Clerk

07114HUG / rac