

# Partition Plat No. 2012-004 for Lyle & Shirley Kuhnley

A Replat of Tracts 27 & 28, and a portion of Tract 18,  
HANSHAW ORCHARDS  
S. Belknap DLC 40 and J. Belknap DLC 41  
NW1/4 Sec 24, T14S, R6W, W.M.  
Benton County, Oregon  
February 12, 2012

## NARRATIVE

The purpose of this survey is to partition those properties described in the deeds recorded as Document No. 2012-487319 and Parcel IV of M-325951-02, Deed Records of Benton County, Oregon, per Benton County Development Department File LU12-003, and to survey the boundaries of Tract 26, Hanshaw Orchards, a subdivision of record in Benton County.

Basis of Bearings is the south line of Tract 27, N89°53'23"E per CS 9787 between the found 5/8" iron rods at E and F, the southwest and southeast corners of Tract 27.

Survey was by closed loop random traverse tying to the found monuments shown. Lines between monuments F, I, H, E, and D were measured by me during conduct of CS 9787 and were not remeasured during this survey.

CS 6305 indicates that the original monuments at the northeast and northwest corners of Hanshaw Orchard were not found. CS 6305 established monuments at "B" and "C" on the north line of Smitty's Place at the 20 foot northerly extension of the east line of Tract 26 and west line of Tract 28, at plat record distances from monuments found in Larson Road to the south. It appears that his north/south bearings are based on the direction between the northeast corner of DLC 51 and the northwest corner of the Belknap DLC 41, which he found to be N0°07'30"W, I found that the monuments of CS 6305 along the south line of Tracts 26, 27, and 28 agree well with the record distances from Larson Road, but the distances from the south line of those tracts to the monuments on north line of Smitty's place are short by approximately 0.6 feet. This does not appear to be the results of a significant measurement error and I decided to hold the CS 6305 monuments at B and C as being on the north line of Smitty's Place.

CS 10098 is a property line adjustment of ten Tracts to the west of Tracts 17 and 28. In that survey, the surveyor also measured record distance north from Larson Road along the west line of Tracts 17 and 28 but found that the monument at B was 0.92 feet south of his calculated position. He set a monuments on the south line of Smitty's Place 20.00 feet south of his calculated point, and which I find to be 19.10 feet south of the existing iron rod at B. I have established the northwest corner of Tract 28 and Parcel 2 at 20 feet south of the existing iron rod at B.

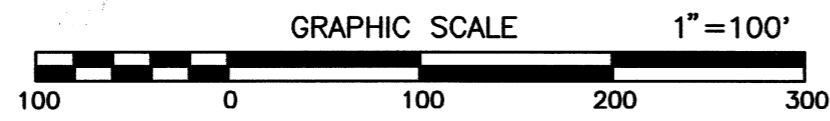
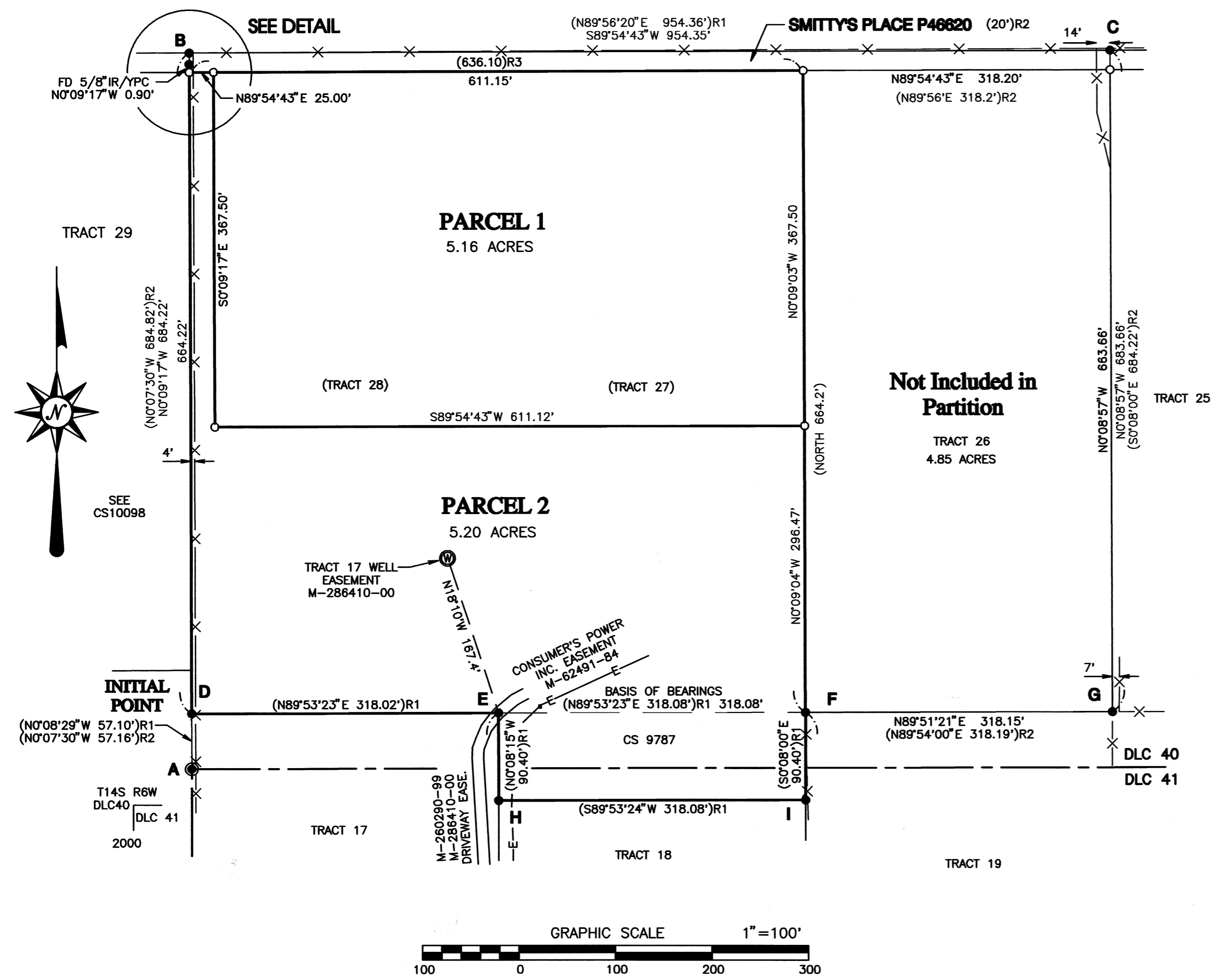
Monuments set February 12, 2012.

Equipment: Topcon GTS 4, Total Electronic Station.

REFERENCES:  
Surveys: PLAT OF HANSHAW ORCHARD, CS 6305, CS 9787, CS 10098  
Deed Records: M-62491-84, M-260290-99, M-286410-00, M-325951-02, 2004-373893, 2004-373894, 2004-377467, 2004-378035, 2006-407422, 2012-487319

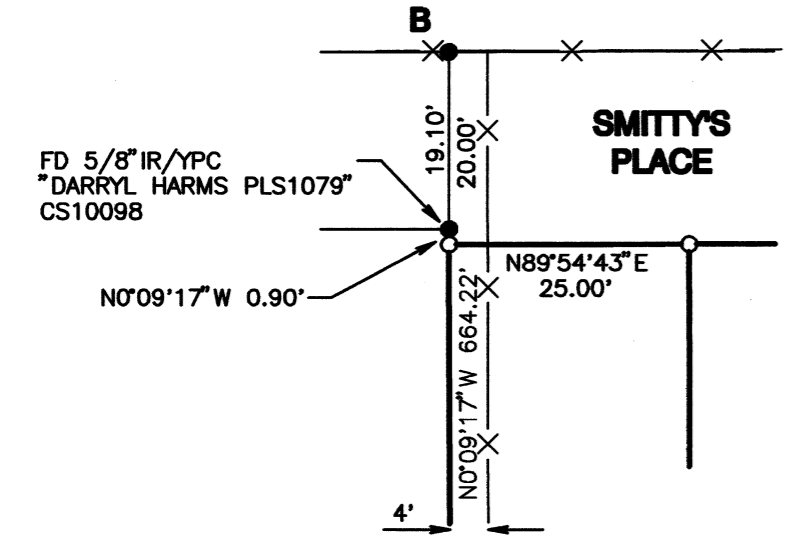
## CORNER NOTES

- A Found 3-1/4" Benton County Brass Cap on a 2" iron pipe, Restoration #146840030
- B Found 5/8" iron rod, no cap, CS6305. Fence corner East 4', East/West and South
- C Found 5/8" iron rod, no cap, CS6305. Fence corner West 14' & North 2', East/West and S10°E
- D Found 5/8" iron rod, no cap, CS6305. Fence East 4', North/South East/West and S10°E
- E Found 5/8" iron rod, yellow plastic cap "PARSONS, PLS1918", CS9787
- F Found 5/8" iron rod, no cap, CS6305. In North/South fence line
- G Found 5/8" iron rod, no cap, CS6305. Fence corner N75°E 9.5', runs East and North. Fence end, South 3.5', runs south.
- H Found 5/8" iron rod, yellow plastic cap "PARSONS, PLS1918", CS9787
- I Found 5/8" iron rod, yellow plastic cap "PARSONS, PLS1918", CS9787



## DETAIL

1"=20'



## LEGEND

- Found monument as noted, see Corner Notes
- Set 5/8"x30" iron rod w/yellow plastic cap marked "PARSONS PLS1918"
- ( ) Record information
- R1 - CS 9787
- R2 - CS 6508
- R3 - Plat of HANSHAW ORCHARD
- IR Iron Rod
- /YPC with Yellow Plastic Cap
- A Corner Note Reference
- ⊙ Well
- X- Fence Line
- - - DLC Line
- E- ELECTRIC & TELEPHONE EASEMENT, M-62491-84

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Tyler B. Parsons*

OREGON  
JULY 18, 1980  
TYLER B. PARSONS  
1918

EXP: 12/31/2012

PARSONS SURVEYING  
1915 S.E. Stone Street  
Corvallis, OR 97333  
(541) 752-7515  
Project No. 1202

I CERTIFY THIS TO BE AN EXACT  
COPY OF THE ORIGINAL PLAT

*Tyler B. Parsons*  
TYLER B. PARSONS, PLS

FILE: G:\Projects\1202\kuhnley\A\kuhnley\replat.pro  
PLOT: 3/28/2012

Partition Plat No. 2012-004

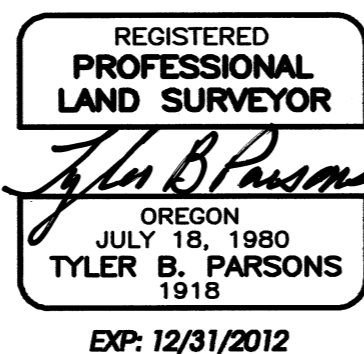
for Lyle & Shirley Kuhnley

A Replat of Tracts 27 & 28, and a portion of Lot 18, HANSHEW ORCHARDS S. Belknap DLC 40 and J. Belknap DLC 41 NW1/4 Sec 24, T14S, R6W, W.M. Benton County, Oregon February 12, 2012

SURVEYOR'S CERTIFICATE

I, Tyler B. Parsons, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that on February 12, 2012, I correctly surveyed and marked with proper monuments the lands represented on the attached Partition Plat, the boundary of which is described as follows:

Tracts 27 and 28, HANSHEW ORCHARDS, a subdivision of record in Benton County Oregon, TOGETHER WITH the following described portion of Lot 18, HANSHEW ORCHARD Subdivision: Beginning at a 5/8 inch iron rod at the northwest corner of Lot 18, HANSHEW ORCHARD, a subdivision of record in Benton County Oregon; thence along the north line of said Lot 18, North 89°53'23" East 318.08 feet to a 5/8 inch iron rod at the northeast corner of said Lot 18; thence along the east line of said Lot 18, South 0°08'0" East 90.40 feet to a 5/8 inch iron rod; thence South 89°53'24" West 318.08 feet to a 5/8" iron rod on the west line of said Lot 18; thence North 0°08'15" West 90.40 feet to the Point of Beginning, Containing a total of 10.36 acres, more or less.



APPROVALS

APPROVED: Greg Vervet 4-4-12 Benton County Planning Official Date
APPROVED: David L. Malone 4-4-12 For Benton County Surveyor Date

All taxes, fees, assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2012.

BY: Sam Woodward 4-4-12 Director, Benton County Department of Assessment Date
BY: Trish Shallow for 4-4-12 Director, Benton County Department of Finance, Auditing and Tax Collection Date

DECLARATION

Know all men by these presents that Lyle Kuhnley and Shirley J. Kuhnley, Trustees of the Lyle and Shirley Kuhnley Living Trust dated September 9, 2002 are the recorded owners of the lands represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into parcels.

Signatures of Lyle Kuhnley and Shirley J. Kuhnley

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF BENTON } SS

This is to certify that on this 26 day of March, 2012, before me, a Notary Public for said State and County, did personally appear Lyle Kuhnley and Shirley J. Kuhnley, Trustees of the Lyle and Shirley Kuhnley Living Trust dated September 9, 2002, who, being duly sworn, did say that they are the identical persons named in the foregoing instrument and who acknowledged that they executed the same freely and voluntarily.

Notary Signature: [Signature] Commission No. 460234
Notary Public-OREGON (Printed): Cara J. Bottineau My Commission Expires July 23, 2015

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 2012-004 in Benton County Deed Records 2012-489897 on this 5 day of APR, 2012 at 11:26 o'clock A.M.

BY: [Signature] FOR: BENTON COUNTY CLERK.

PARSONS SURVEYING
1915 S.E. Stone Street
Corvallis, OR 97333
(541) 752-7515
Project No. 1202

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Signature of Tyler B. Parsons, PL