

2012-010

PARTITION PLAT NO. 2012-10
for Mark Mullett
in the NW 1/4 and the NE 1/4 of Section 30,
Township 10 South, Range 4 West, W.M.,
Benton County, Oregon
May 21, 2012, File no. LU-12-010

LEGEND

- FOUND MONUMENT AS NOTED IN MONUMENT TABLE.
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SPRINGER LS1102".
- () DATA OF RECORD FROM C.S. 10457.
- [] DATA OF RECORD FROM C.S. 9958.
- < > DATA OF RECORD FROM STATE HIGHWAY MAP 88-14-13.
- £ DATA OF RECORD FROM 1946 TAMPICO-LEWISVILLE HWY. MAP.
- I.R. IRON ROD
- YPC YELLOW PLASTIC CAP MARKED "SPRINGER LS1102".
- ()1 DATA OF RECORD FROM C.S. 8988.
- ()2 DATA OF RECORD FROM C.S. 3499

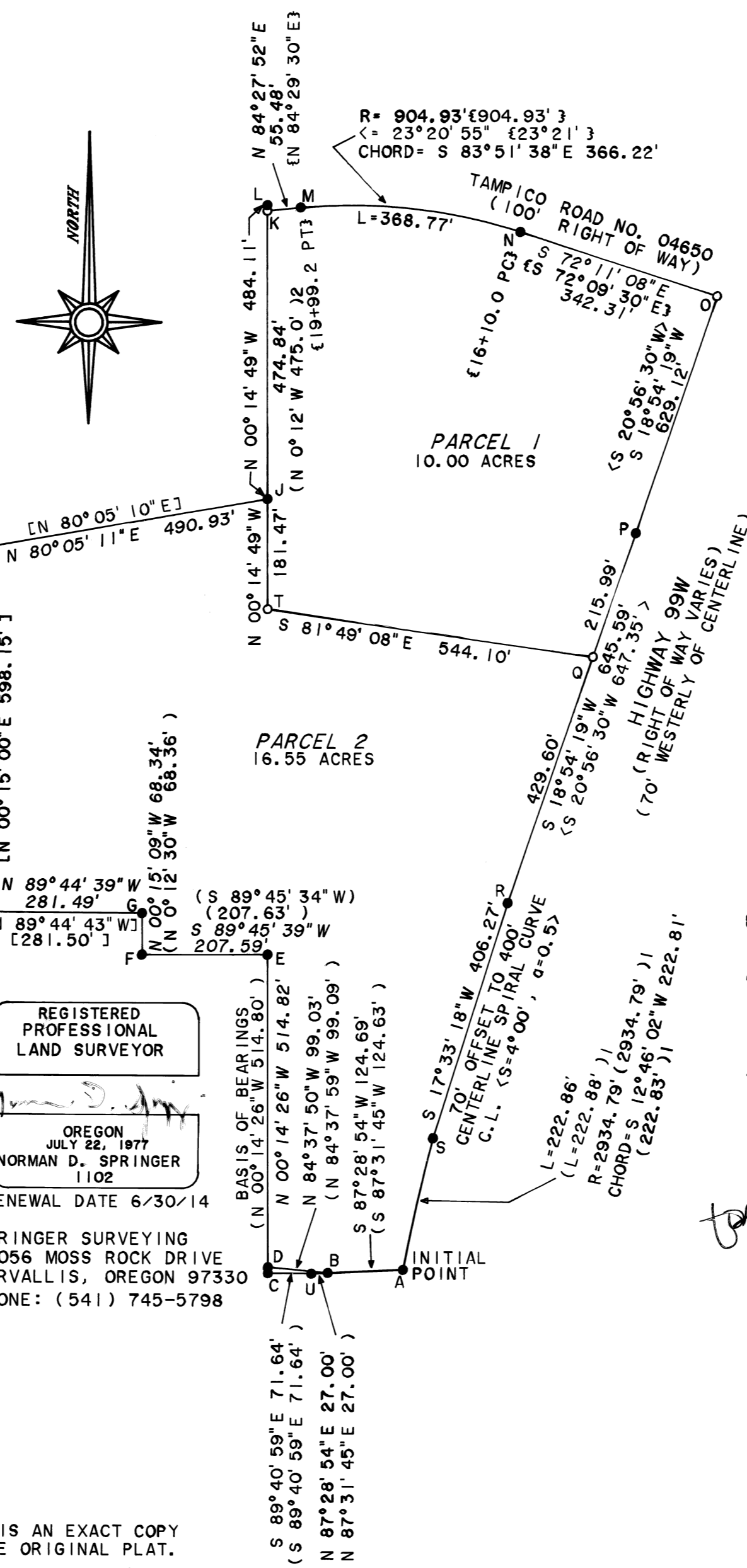
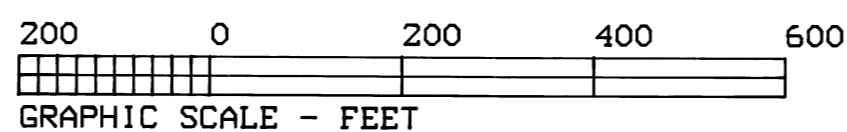
MONUMENT TABLE

- A, P, R, S: Found 5/8" I.R., Highway Map 88-14-13.
- B, D, E, F, U: Found 5/8" I.R. with YPC, CS 10,457.
- C: SE corner G. W. Roberts DLC No. 59, found 3-1/4 inch brass cap marked "SE COR DLC59 GW ROBERTS T10SR4W WM 1990", Restoration 3844 (104859020).
- G, H, I: Found 5/8" I.R. with YPC, CS 9958.
- J: Found 3/4" iron pipe, 4 inches below surface, CS 3499.
- K, O, Q, T: Set 5/8" I.R. with YPC.
- L: Found 2" Wagon Skein, origin unknown.
- M: Found 1/2" iron pipe, 8 inches below surface, called 1/2" rod by CS 7296.
- N: Found 3/4" iron rod, found by CS 7296.

SURVEYORS CERTIFICATE

I, Norman D. Springer, a Registered Professional Land Surveyor in the State of Oregon, depose and say that I have surveyed this partition plat, the boundary of which is described as follows:

Beginning at the Initial Point, a 5/8 iron rod on the westerly right of way line of Highway 99W, that is 71.64 feet South 89 degrees 40 minutes 59 seconds East, and 151.69 feet North 87 degrees 28 minutes 54 seconds East of the Southeast corner from the George W. Roberts Donation Land Claim Number 59 in Section 30, Township 10 South, Range 4 West, Willamette Meridian, Benton County, Oregon; THENCE South 87 degrees 28 minutes 54 seconds West for a distance of 124.69 feet to a 5/8 inch iron rod; THENCE North 84 degrees 37 minutes 50 seconds West for a distance of 99.03 feet to a 5/8 inch iron rod; THENCE North 00 degrees 14 minutes 26 seconds West for a distance of 514.82 feet to a 5/8 inch iron rod; THENCE South 89 degrees 45 minutes 39 seconds West for a distance of 207.59 feet to a 5/8 inch iron rod; THENCE North 00 degrees 15 minutes 09 seconds West for a distance of 68.34 feet to a 5/8 inch iron rod; THENCE North 89 degrees 44 minutes 39 seconds West for a distance of 281.49 feet to a 5/8 inch iron rod; THENCE North 00 degrees 15 minutes 42 seconds East for a distance of 598.12 feet to a 5/8 inch iron rod on the southerly line of the tract of land conveyed to Clair H. Cox, et ux, by deed recorded February 25, 1959, in Book 167, Page 373, Benton County Deed Records; THENCE North 80 degrees 05 minutes 11 seconds East, along said southerly line, for a distance of 490.93 feet to a 3/4 inch iron pipe; THENCE North 00 degrees 14 minutes 49 seconds West for a distance of 474.84 feet to a 5/8 inch iron rod on the southerly right of way line of Tampico Road; THENCE North 84 degrees 27 minutes 52 seconds East, along said southerly right of way line, for a distance of 55.48 feet to a 1/2 inch iron pipe; THENCE along a curve to the right having a radius of 904.93 feet and an arc length of 368.77 feet, being subtended by a chord of South 83 degrees 51 minutes 38 seconds East for a distance of 366.22 feet, to a 3/4 inch iron rod; THENCE South 72 degrees 11 minutes 08 seconds East for a distance of 342.31 feet to a 5/8 inch iron rod; THENCE North 00 degrees 00 minutes 00 seconds East for a distance of 10.00 feet to the Point of Beginning.



THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

NARRATIVE

This partition was done to divide the land shown hereon into two parcels. The Basis of Bearings is along the southerly West line from C.S. 10,457. Field measurements were made with a 1-second reading electronic total station with ties made to monuments from a closed traverse. Point "K" was computed at the intersection of line "J" to "L" and the record rotated bearing from point "M". Point "O" was computed at the intersection of the record rotated bearing from point "N" and the line extended from "R" through "P". The division line was located to make 10 acres in Parcel 1.

DECLARATION

Know all men by these presents that Mark L. Mullett and Michelle Mullett are the recorded owners of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned and surveyed into parcels as shown on the annexed map.

Mark L. Mullett
Michelle Mullett

ACKNOWLEDGEMENT

State of Oregon) S.S.
County of Benton) S.S.

This is to certify that on this 13th day of June, 2012, before me, a Notary Public for the State of Oregon, did appear Mark L. Mullett and Michelle Mullett, who are known to be the identical persons described in and who executed the Declaration freely and voluntarily.
Notary Signature: Natalie Anne Schwarz
Notary Public for the State of Oregon
Commission No. 434278 My Commission Expires Nov. 16, 2013

EASEMENTS

- The following easements were found to be relevant to this partition:
- Easement for Electric transmission line, recorded in Book 98, Page 466, Deed Records. No specific description and is not plotted hereon.
 - Easement for Electric transmission line, recorded in Book 98, Page 467, Deed Records. No specific description and is not plotted hereon.
 - Easement for Pole line, recorded in Book 134, Page 447, Deed Records. No specific description, but is near South edge of property, and is not plotted hereon.
 - Easement for Pole line, recorded in Book 134, Page 448, Deed Records. No specific description and is not plotted hereon.
 - Easement for Electric line, recorded in Book 171, Page 536, Deed Records. No specific location and is not plotted hereon.
 - Highway access limitations, recorded in Book 173, Page 43, and Book 173, Page 45, Deed Records. Restricts access to Highway 99W.
 - Appurtenant Easements for water line recorded as M-30674-81 and M-50039-83, Microfilm Records. Not on this property and not shown hereon.
 - Appurtenant Easements for roadway recorded as M-2011-476599 and 2011-476600, Microfilm Records. Not on this property and not shown hereon.
 - Appurtenant Easement for water line recorded as M-2011-474280, Microfilm Records. 10 foot wide easement through property to Southwest to provide waterline to this property. Not plotted hereon.

BY: Director, Benton County Dept. of Assessment (6-14-12) (6-16-12)

APPROVALS-BENTON COUNTY PLANNING FILE NO. LU-12-010

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2012, AND JUNE 30, 2013

BY: Paul Kead
Director, Benton County Department of finance, Auditing and tax Collection
DATE: 07-16-12

BY: [Signature]
Benton County Planning Official
DATE: 7/17/2012

BY: [Signature]
Benton County Surveyor
DATE: 7-17-2012

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 2012-10 in Benton County Deed Records as Document No. 2012-494067 on this 17th day of July, 2012, at 3:48 o'clock pm.

By: Sandy Emice
Benton County Clerk