

| Curve | Radius              | Length              | Delta                  | Chord  |
|-------|---------------------|---------------------|------------------------|--|
| C1    | 408.45'<br>(408.45) | 123.57'<br>123.60'  | 17°20'03"<br>---       | S 63°41'44" E 123.10'<br>S 63°41'51" E 123.13)D1 |
| C2    | 368.45'<br>(368.45) | 227.25'<br>227.249' | 35°20'18"<br>35°20'18" | S 72°41'51" E 223.66'<br>S 72°41'51" E 223.66)B  |
| C3    | 328.45'<br>(328.45) | 202.58'<br>202.58'  | 35°20'18"<br>---       | S 72°41'51" E 199.38'<br>S 72°41'51" E 199.38)D1 |

**EASEMENT & LEASEHOLD COURSES**

| Course | Bearing & Distance   |
|--------|----------------------|
| L1     | N 55°11'20" E 27.63' |
| L2     | N 85°14'41" E 95.45' |
| L3     | N 89°18'10" E 65.00' |
| L4     | S 00°41'50" E 20.00' |
| L5     | S 89°18'10" W 64.29' |
| L6     | S 85°14'41" W 89.37' |
| L7     | S 55°11'20" W 14.90' |
| L8     | N 55°01'42" W 21.31' |
| L9     | N 00°41'50" W 30.00' |

**NARRATIVE**

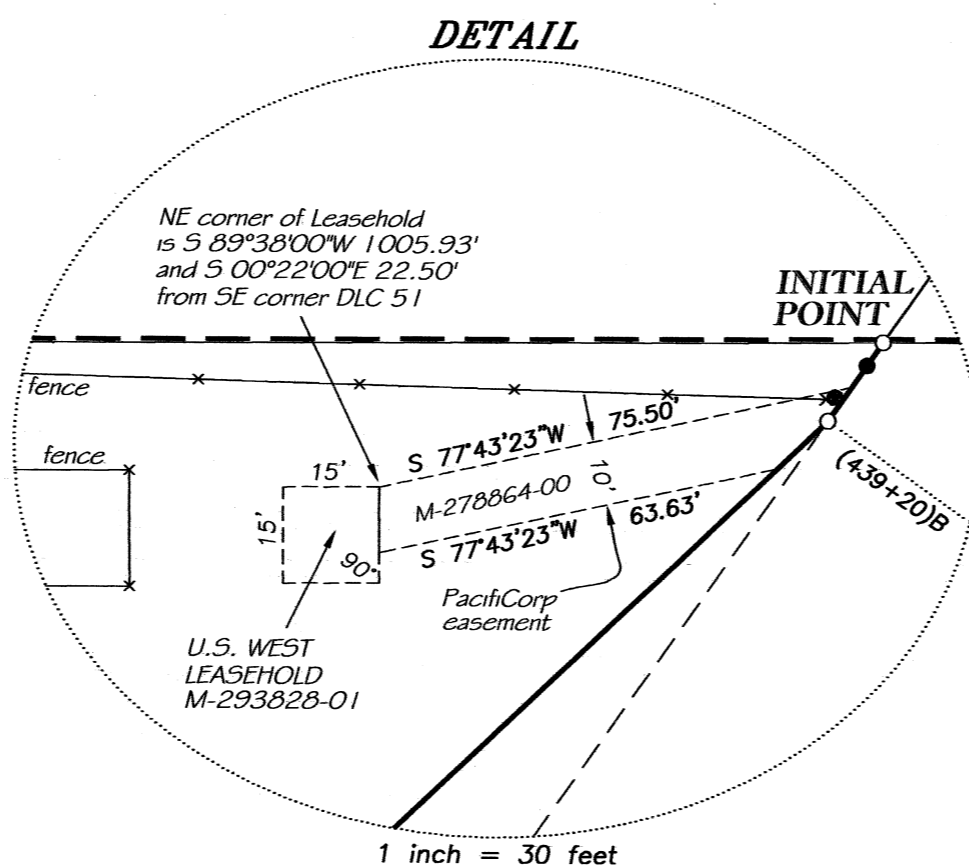
This plat is the result of Benton County Community Development Department File No. LU-12-013. It effects the partitioning of a portion of the land described and conveyed by deed recorded as M-118812-89, Benton County Deed Records.

The parent property consists of 3 areas physically separated by Highway 20 and NE Circle Boulevard. The purpose of this plat is to make the smallest of these areas, 0.86 acres West of Hwy 20 and North of Circle Blvd, a legally separate Parcel. The balance of the approximately 158.7 acres of land remains as a single legal Parcel (Parcel 1) but, physically, is 2 areas separated by the highway. Since Parcel 1 is greater than 10 acres, it was not required to be surveyed by this Plat. It should be noted that the deed, M-118812-89, has a bearing error in the first course of the description: "South 45° East" should read South 00°45' East.

The north line of Parcel 2 is the south line of the Archimedes Stewart Donation Land Claim (#51 in Township 4 West and #46 in Township 5 West). I located the SE and SW corners of the Claim and held the bearing of the line as S 89°38'00"W per the plat of WILLAMETTEDALE FARM and CS 8215. The portion of NE Circle Blvd in the vicinity of Parcel 2 was described and conveyed to Benton County for road purposes by deed recorded as M-51730. James Blair apparently surveyed this road in 1975 as he developed a "Route 15660 Plan & Profile" drawing. C.O. Fredrickson followed with CS 6700 in 1978 and based his work on several found monuments, presumably set by Mr. Blair. Mr. Fredrickson also set monuments to define the widening of the intersection of Circle Blvd with Highway 20. I found several of these monuments but most were not in acceptable position relative to deed data. I found monument "A" to be off the DLC line but at good distance from the Southwest corner of the Archimedes Stewart DLC relative to deed data from M-51730 (the deed for this portion of the Circle Blvd right-of-way). I computed the beginning point of curvature for the southerly right-of-way (R/W) line as the point opposite (at 90°) the 5/8" rod and 60 feet from the DLC line (measured perpendicular). I then held data from M-51730 (curve radius, bearings and distances) to compute the 80 foot Circle Blvd R/W. My resulting bearing to the 3/4" rod found by CS 6700 and the distance to the DLC line shown on the Route 15660 (Circle Blvd) Plan & Profile match surprisingly well. I computed the R/W of Highway 20 between stations 439+20 and 443+20 from the deed, M-89140. I calculated the area of Parcel 1 using record data and forcing mathematical closure for the courses along the highway. This area is approximate.

The PacifiCorp Easement (M-278864-00) references Utility Pole #300720 and the 15'x15' US West project area. I found the utility pole and computed the project area from the deed description. I held the pole as being on the centerline of the 10 foot-wide easement and held the NE corner of the project area as being the NW easement corner.

The Verizon Leasehold, with the Access & Utilities Easement shown on Parcel 2, were created by M-302240-01, but that document's map only gave the dimensions of the Leasehold (30'x65'). There is an existing communications tower facility surrounded by a fence, and a gravel driveway leading to it. I used these physical features to develop my map.



**REGISTERED PROFESSIONAL LAND SURVEYOR**

*W. L. Lauer*

**OREGON**  
JULY 21, 1992  
**W. L. LAUER**  
2558  
RENEWS 12/31/2012

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

I HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT

**LEGEND**

- .....Found survey monument as noted
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING"
- ( )A...Record data from CS 8583
- ( )B... " " " Route 15660 Plan & Profile (1975)
- ( )C... " " " CS 5752
- ( )D1.. " " " Deed M-51730 (1974)
- ( )D2.. " " " Deed M-118812-89
- ( )D3.. " " " Deed M-89140 (1977)

**PARTITION PLAT 2012-013**  
for  
**ARTHUR McFADDEN**  
in  
**WEST HALF of SECTION 30**  
**T 11 S, R 4 W, W.M.**  
**EAST HALF of SECTION 25**  
**T 11 S, R 5 W, W.M.**  
**BENTON COUNTY, OREGON**  
MARCH 26, 2012  
SHEET 1 of 2

**SURVEYOR'S CERTIFICATE**

I, William L. Lauer, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found or set proper monuments defining only the corners of Parcel 2 of this Partition Plat. I did not survey the entire boundary of Parcel 1. The land is described as follows:

Land in the West Half of Section 30, Township 11 South, Range 4 West, and the East Half of Section 25, Township 11 South, Range 5 West, Willamette Meridian, Benton County, Oregon, said land being a portion of the lands described and conveyed per M-118812-89, and being more specifically described as follows:

Beginning at a brass capped monument at the Northeast corner of the Donation Land Claim of John Stewart and Mary Stewart, Notification No. 949, being Claim No. 50 in Township 11 South, Range 4 West, Willamette Meridian; THENCE along the boundary of said Stewart Claim, S 01°07'E 1280.40 feet (19.40 chains); THENCE S 45°38'W 1346.40 feet (20.40 chains); THENCE S 62°08'W 2631.80 feet, more or less, to the easterly right-of-way line of U.S. Highway 20; THENCE leaving said Claim line and running Northeasterly along said right-of-way line 4205.71 feet, more or less, to the north line of said Claim; THENCE N 89°38'00"E 853.60 feet to the point of beginning;

ALSO:  
Beginning at a 5/8" iron rod at the intersection of the north line of said Donation Land Claim of John Stewart and Mary Stewart, Notification No. 949, with the westerly right-of-way line of U.S. Highway 20; THENCE along said right-of-way line, S 34°58'18"W 15.00 feet to a 5/8" iron rod; THENCE S 46°29' 08"W 234.72 feet to a 5/8" iron rod at the intersection of said highway right-of-way line with the northerly right-of-way line of County Road 15660 (NE Circle Boulevard); THENCE along said County Road right-of-way line, N 55°01'42"W 203.15 feet to a 5/8" iron rod; THENCE along the arc of a 408.45 foot radius curve left (chord bears N 63°41'44"W 123.10 feet) 123.57 feet to a 5/8" iron rod on said Claim line; THENCE N 89°38'00"E 455.65 feet to the point of beginning;

ALSO:  
Beginning at a brass capped monument at the Northeast corner of that tract conveyed to Hewlett-Packard Company by deed recorded as M-110199-89, Benton County Deed Records, said road being on the southerly right-of-way line of County Road 15660 (NE Circle Boulevard); THENCE along the east line of said Hewlett-Packard tract, S 04°58'27"W 2345.17 feet to a 5/8" iron rod; THENCE S 85°34'34"W 118.65 feet to a 5/8" iron rod at the Southwest corner of said Hewlett-Packard tract, said being on the east line of that tract conveyed to Hewlett-Packard by deed recorded as M-51728-74; THENCE along said east line S 04°22'45"W 321.07 feet to a 5/8" iron rod; THENCE S 13°31'34"W 382.09 feet to a 5/8" iron rod; THENCE S 51°28'34"E 88.77 feet to a 5/8" iron rod on the westerly right-of-way line of U.S. Highway 20; THENCE along said right-of-way line, N 34°58'13"E 3446.80 feet to a 5/8" iron rod; THENCE N 12°02'22"E 97.72 feet to a 5/8" iron rod at the intersection of said highway right-of-way line with the southerly right-of-way line of County Road 15660 (NE Circle Boulevard); THENCE along said County Road right-of-way line, N 55°01'42"W 211.92 feet to a 5/8" iron rod; THENCE along the arc of a 328.45 foot radius curve left (chord bears N 72°41' 51"W 199.38 feet) 202.58 feet to a 5/8" iron rod; THENCE S 89° 38'00"W 1314.90 feet to the point of beginning.

**DECLARATION**

Know all persons by these presents that Arthur L. McFadden 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.

Arthur L. McFadden

Arthur L. McFadden  
STATE OF OREGON )  
 ) S.S.  
COUNTY OF Multnomah )

Signed and attested before me on this 24<sup>th</sup> day of August, 2012, by Arthur L. McFadden.

Blythe S. Tani signature of Notary  
Blythe S. Tani printed name of Notary

Notary Public - State of Oregon  
Commission No. 467625  
My Commission Expires April 15, 2016

**EASEMENTS of RECORD**

The following recorded easements encumber the property but are not described with sufficient detail to plot:  
Book 77, Page 575: Easement to Mountain States Power Company.  
Book 98, Page 517: Easement to Mountain States Power Company.  
Book 98, Page 518: Easement to Mountain States Power Company.  
M-309203-01: Easement to PaciCorp. This easement affects only Parcel 2.

**APPROVALS** LU-12-013

Greg Vernet 9/12/2012  
Benton County Planning Official date

Jim Madis 9/12/12  
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 Rami Woodard 9-6-12  
Director, Benton County Dept. of Assessment date

J.P. Faulkner 09-06-12  
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 2012-013 in the Benton County Deed Records as Document 2012-496650 on this 12 day of September, 2012, at 11:08 o'clock AM.

by: Oliver A. Bachmeier  
Benton County Clerk

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

W.L. Lauer

OREGON  
JULY 21, 1992  
W. L. LAUER  
2558  
RENEWS 12/31/2012

I HEREBY CERTIFY THAT THIS  
DRAWING IS AN EXACT COPY  
OF THE ORIGINAL PLAT

**NORTHSTAR SURVEYING, INC.**  
720 N.W. 4th Street  
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PARTITION PLAT 2012-013  
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**ARTHUR McFADDEN**  
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WEST HALF of SECTION 30  
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BENTON COUNTY, OREGON

MARCH 26, 2012  
SHEET 2 of 2