

PARTITION PLAT No. 2013-015

for Timothy and Linda Dodson

in the SW1/4 Sec 24 & NW1/4 Sec 25, T 10 S, R 4 W, W.M. Benton County, Oregon March 25 2013 LU-12-056

SURVEYOR'S CERTIFICATE

I, Tyler B. Parsons, a Registered Professional Land Surveyor in the State of Oregon, hereby say that on March 25 2013, I correctly surveyed and marked with proper monuments the lands represented on the attached Partition Plat, the boundary of which is described as follows:

Beginning at a 5/8 inch iron rod on the East right of way line of a 60 foot roadway, said iron rod lying South 68°27'31" East 198.93 feet from the northwest corner of Section 25, Township 10 South, Range 4 West, Willamette Meridian, Benton County, Oregon; thence South 13°15'46" West 60.87 feet to a 5/8 inch iron rod; thence South 76°44'34" East 239.40 feet to a 3/4 inch iron rod; thence on a 670.00 foot radius curve left (the long chord of which bears South 83°21'09" East 154.22 feet), a distance of 154.56 feet to a 3/4 inch iron rod; thence North 89°59'45" East 102.58 feet to a 3/4 inch iron rod; thence North 0°00'04" East 200.04 feet to a 1-1/2" pipe; thence North 0°05'32" West 286.88 feet to a 3/4 inch iron rod; thence North 89°23'32" West, 467.99 feet to a 3/4 inch iron rod; thence South 3°45'55" East 157.59 feet to a 5/8 inch iron rod; thence on a 685.00 foot radius curve right (the long chord of which bears South 4°43'32" West 203.33 feet), a distance of 204.09 feet to the Point of Beginning, and containing 5.00 acres, more or less.

SUBJECT TO: covenants, conditions, restrictions and easements recorded in Book 180, page 499, M-32832 (1972), M49948 (1974), Bylaws of the Owners of Countryman Acres Property Owners Association recorded in M-49949 (1974), a 12 foot utility easement described in M-191868 (1978), a lease to Mobile Oil Corp, a New York Corporation, described in M-58408 (1975), and a covenant recorded in M-237005-97, Deed Records of Benton County, Oregon

DECLARATION

Know all men by these presents that Timothy J. Dodson and Linda L. Dodson are the recorded owners of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be surveyed and partitioned into Parcels.

Signature of Timothy J. Dodson

Signature of Linda L. Dodson

ACKNOWLEDGMENT

STATE OF OREGON } COUNTY OF BENTON } SS Signed and attested before me on this 5th day of April, 2013, by Timothy J. Dodson and Linda L. Dodson

Signature of Kimberly Zentmire

Commission No. 454680

Notary Public-OREGON (printed name)

My Commission Expires January 14, 2015

APPROVALS

Benton County Development Department File LU-12-056 G. Veret 4-12-2013

Tyler B. Parsons 4-12-13

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2013.

Director, Benton County Dept. of Assessment 4-8-2013

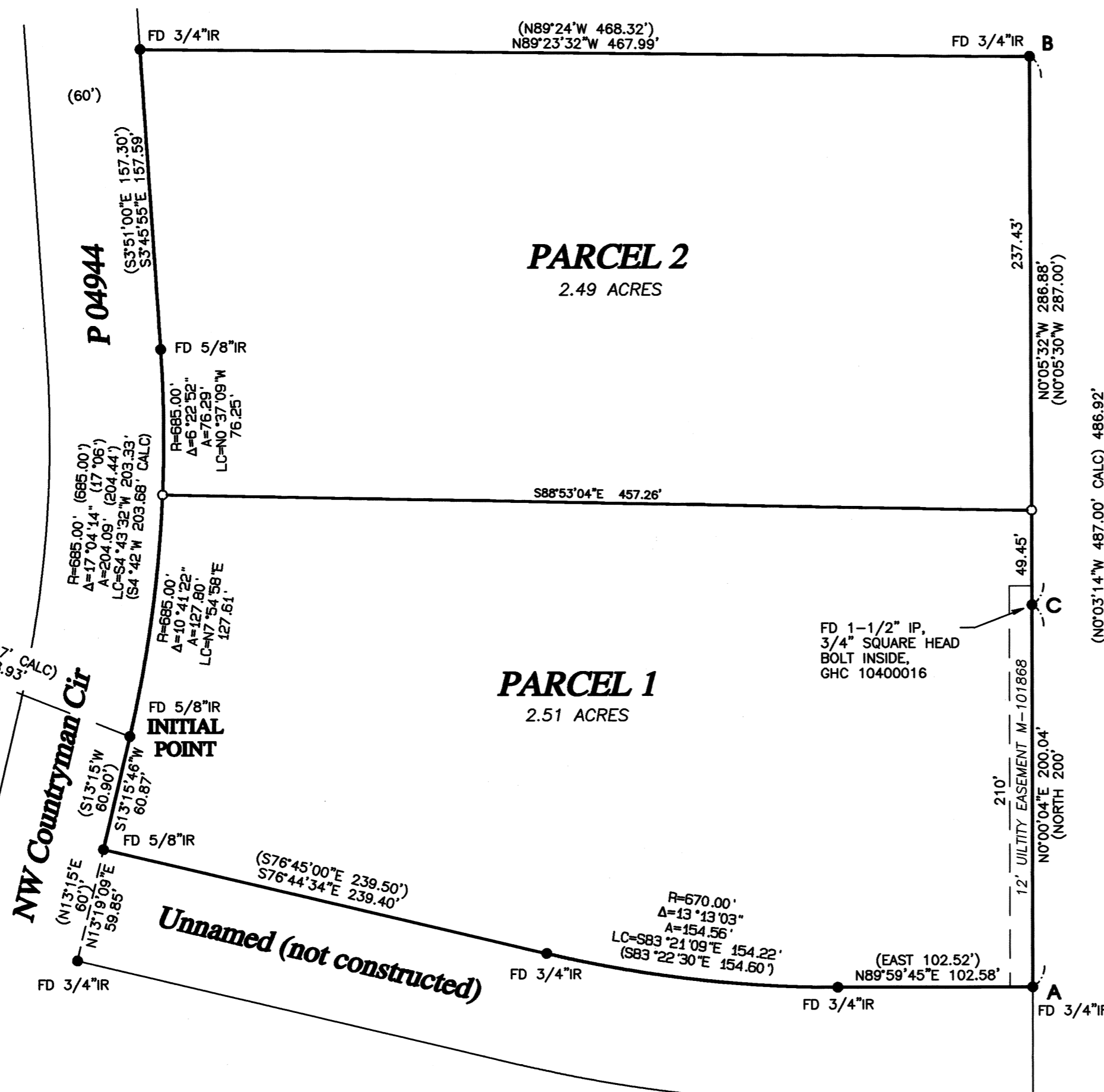
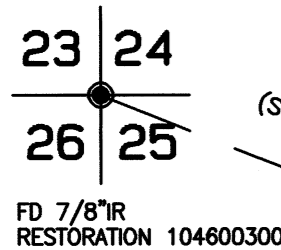
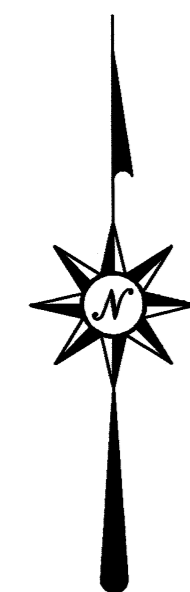
Director, Benton County Department of Finance, Auditing & Tax Collection 04-08-13

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 2013-015 in Benton County Deed Records Document No. 2013-505390, on this 12th day of April, 2013 at 1:19 o'clock pm.

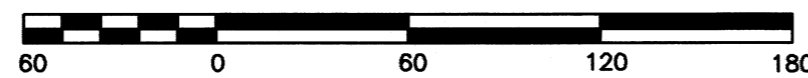
Signature of Clerk



LEGEND

- Found monument, CS 4911, except as noted.
Set 5/8"x30" iron rod w/yellow plastic cap marked "PARSONS PLS1918"
Information of record, CS 4911
FD Found
IR Iron rod
IP Iron Pipe (inside diameter)
CALC Calculated from record
GHC Galloway Hard Copy

GRAPHIC SCALE 1"=60'



NARRATIVE

The purpose of this survey is a partition of that property described in the deed recorded as M-103698-88, Deed Records of Benton County, Oregon, per Development Department Decision LU-12-056.

Basis of Bearings is the east line of the described property, N0°03'14"W calculated between found monuments at A and B per CS 4911. The deed description is by metes and bounds per CS 4911 and calls 5/8 inch iron rods at all corners except at C which is called as a 1-1/2 inch pipe. I found a mix of 5/8 inch and 3/4 inch iron rods as indicated. I found no record of subsequent surveys of this property. I held all found monuments and the radius of curves.

Monuments set March 25, 2013. Equipment used: Topcon GTS4 Total Electronic Station.

REFERENCES

Deed Records: Book 180 Page 499, M-32832, M-49948, M-49949, M-101868, M-103698-88, M-237005-97. Surveys: CS 4911, GHC 10400016, Partition Plat No. 2003-26, Restoration 104600300

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

Signature of Tyler B. Parsons

REGISTERED PROFESSIONAL LAND SURVEYOR TYLER B. PARSONS 1918 RENEWS: 12/31/2014



PARSONS SURVEYING 1915 S.E. Stone Street Corvallis, OR 97333 (541) 752-7515 Project No. 1233