

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 OF PARTITION PLAT NO. 93-22 (R1), BENTON COUNTY PARTITION PLAT RECORDS, AS PER BENTON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FILE NUMBER LU-12-009.

THE BASIS OF BEARINGS FOR THIS SURVEY IS HELD BY THE MONUMENT FOUND AT POINT "A" AND THE MONUMENT FOUND AT POINT "B" AS SHOWN ON PARTITION PLAT NO. 93-22, BENTON COUNTY PARTITION PLAT RECORDS. THE BEARING IS NORTH 90°00'00" WEST, IN DEED DOCUMENT 2011-476205. BEARINGS ARE BASED ON THE OREGON COORDINATE SYSTEM OF 1983 (CORS96)(EPOCH 2002). BY HOLDING THE BASIS OF BEARINGS FOR THIS SURVEY RECORD BEARINGS PER THE DEED ARE DIFFERENT THAN MEASURED.

I HAVE CALCULATED THE CENTERLINE ANGLE POINT OF GELLATLY WAY AS POINT "C" AT A PLAT (R1) DISTANCE OF 1128.93 FEET FROM THE MONUMENT FOUND AT POINT "B" TOWARD THE MONUMENT FOUND AT POINT "A".

I HAVE CALCULATED POINT "D" AT A PLAT (R1) BEARING OF NORTH 55°13'33" EAST, A DISTANCE OF 440.86 FEET FROM THE ABOVE CALCULATED POINT "C".

I HAVE CALCULATED POINT "E" AT A PLAT (R1) BEARING OF NORTH 70°57'33" EAST, A DISTANCE OF 440.40 FEET FROM THE ABOVE CALCULATED POINT "D".

I HAVE CALCULATED POINT "F" AT A PLAT (R1) BEARING OF NORTH 82°35'33" EAST, A DISTANCE OF 352.35 FEET FROM THE ABOVE CALCULATED POINT "E".

I HAVE ESTABLISHED THE SOUTH LINE OF PARTITION PLAT NO. 93-22 (R1) AS THE NORTH LINE OF GELLATLY WAY, BEING PARALLEL AND THIRTY FEET NORTH OF THE LINE REPRESENTED BY THE MONUMENT FOUND AT POINT "A", AND THE ABOVE CALCULATED POINTS "C", "D", "E", AND "F".

I HAVE CALCULATED POINT "K" AT THE INTERSECTION OF THE ABOVE DESCRIBED SOUTH LINE OF PARTITION PLAT NO. 93-22 AND THE LINE REPRESENTED BY THE MONUMENT FOUND AT POINT "H" AND THE MONUMENT FOUND AT POINT "J".

I HAVE CALCULATED POINT "L" ALONG THE ABOVE ESTABLISHED LINE AT A PLAT (R1) DISTANCE OF 264.92 FEET FROM THE ABOVE CALCULATED POINT "K".

I HAVE ESTABLISHED LINE "G" AS THE SOUTHWEST LINE OF PARCEL 2, PARTITION PLAT NO. 93-22 (R1) BY HOLDING THE ABOVE CALCULATED POINTS "K" AND "L".

I HAVE ESTABLISHED THE WEST LINE OF PARCEL 2, PARTITION PLAT NO. 93-22 (R1) BY HOLDING THE ABOVE CALCULATED POINT "L" AND THE MONUMENT FOUND AT POINT "M".

I HAVE ESTABLISHED THE NORTH LINE OF PARCEL 2 AND PARCEL 3, PARTITION PLAT NO. 93-22 (R1) BY HOLDING THE MONUMENT FOUND AT POINT "M" AND THE MONUMENT FOUND AT POINT "N".

THE REMAINDER OF PARCEL 1, PARTITION PLAT NO. 93-22 IS UNSURVEYED. THE BEARINGS AND DISTANCES SHOWN ARE RECORD FROM SAID PARTITION PLAT NO. 93-22.

**PARTITION PLAT NO.**

2013-30

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 93-22, SITUATED IN THE SOUTH 1/2 OF SECTION 10 AND NORTH 1/2 OF SECTION 15, T.12S., R.6W., W.M., BENTON COUNTY, OREGON

BENTON COUNTY COMMUNITY DEVELOPMENT DEPT.  
CASE FILE NO. LU-12-009

**SURVEYED FOR:**

OREGON DEPARTMENT OF TRANSPORTATION / RONALD S. & BONNIE J. WITHAM  
4040 FAIRVIEW INDUSTRIAL DR. SE MS#2  
SALEM, OREGON 97302

**SHEET INDEX:**

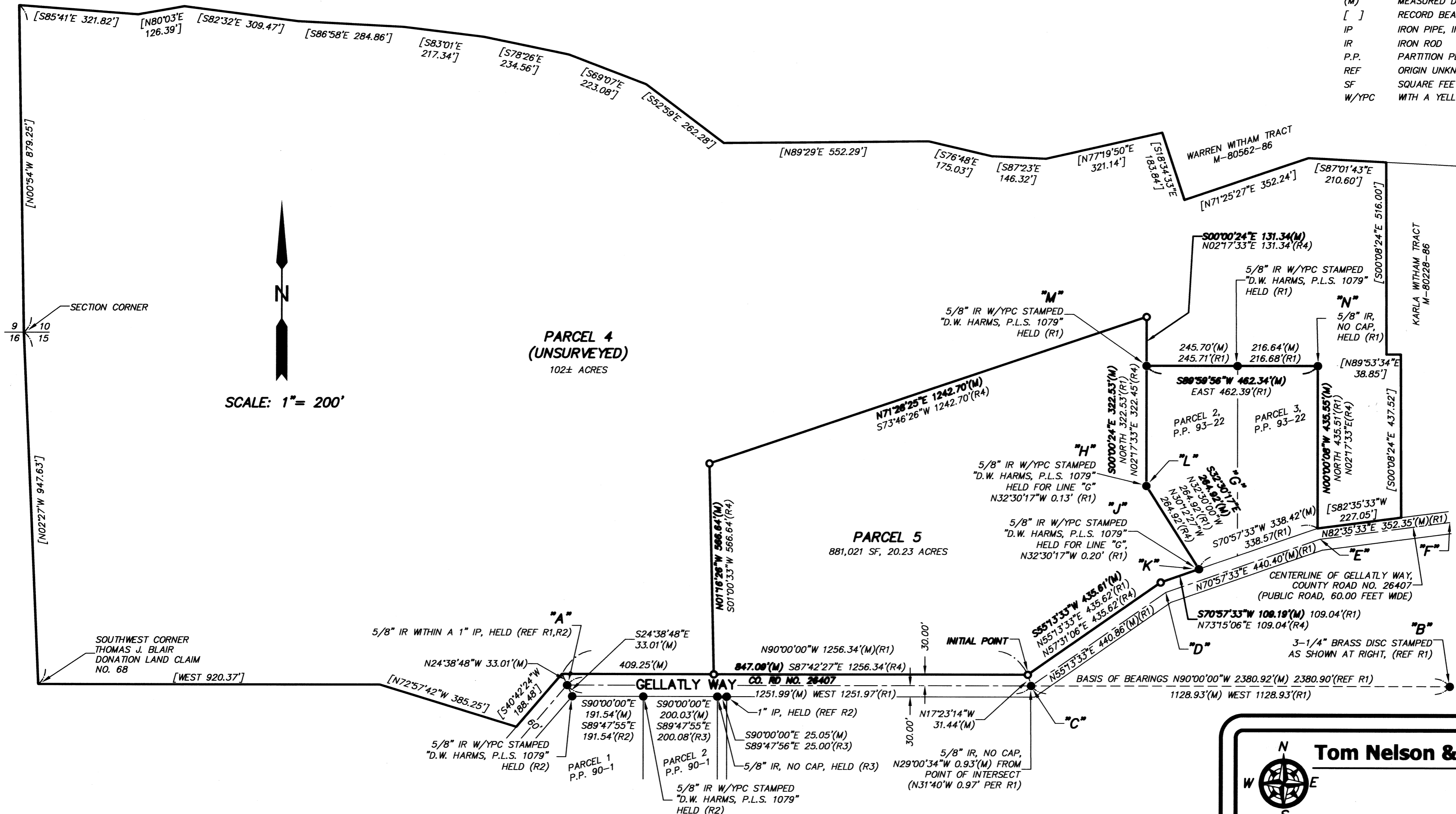
SHEET 1 = PARTITION PLAT SHEET  
SHEET 2 = CERTIFICATE SHEET

**REFERENCE DATA:**

(R1) PARTITION PLAT NO. 93-22  
(R2) PARTITION PLAT NO. 90-1  
(R3) PARTITION PLAT NO. 91-26  
(R4) DEED DOCUMENT NO. 2011-476205

**LEGEND:**

○ 5/8" X 30" IR WITH YELLOW PLASTIC CAP STAMPED "PLS 2351", SET ON 27 APRIL, 2012.  
● FOUND MONUMENT AS NOTED  
(R) RECORD DATA  
(M) MEASURED DATA  
[ ] RECORD BEARING AND DISTANCE, P.P. 93-22 (R1)  
IP IRON PIPE, INSIDE DIAMETER  
IR IRON ROD  
P.P. PARTITION PLAT NO.  
REF ORIGIN UNKNOWN, REFERENCED IN  
SF SQUARE FEET  
W/YPC WITH A YELLOW PLASTIC CAP



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

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Thomas G. Nelson*

OREGON  
JULY 26, 1988  
THOMAS G. NELSON  
#2351

RENEWAL 12/31/14

BENTON COUNTY SURVEYOR  
S.E. T. BLAIR  
DLC 68 | DLC 67  
1987

**Tom Nelson & Associates, L.L.C.**  
1001 SE WATER AVE, SUITE 390  
PORTLAND, OREGON 97214  
PHONE: (503) 230-1932  
FAX: (503) 230-1962

FILE: 11071	DATE: MAY 16, 2012
DRAWN BY: DPR, SRZ	SHEET: 1 OF 2

**SURVEYOR'S CERTIFICATE:**

I, THOMAS G. NELSON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, BEING PARCEL 1 OF PARTITION PLAT NO. 93-22, BENTON COUNTY PARTITION PLAT RECORDS, SITUATED IN THE SOUTH ONE HALF OF SECTION 10, AND THE NORTH HALF OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, THE LAND BEING DESCRIBED AS FOLLOWS:

BEING A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 93-22, BENTON COUNTY PLAT RECORDS, STATE OF OREGON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-1/4 INCH BRASS DISK AT THE SOUTHEAST CORNER OF THE THOMAS J. BLAIR DONATION LAND CLAIM NO. 68, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE, NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID THOMAS J. BLAIR DONATION LAND CLAIM, A DISTANCE OF 1128.93 FEET TO AN ANGLE POINT IN THE CENTER OF COUNTY ROAD NO. 26407, GELLATLY WAY, SAID ANGLE POINT BEING SOUTH 29°00'34" EAST 0.93 FEET OF A 5/8 INCH IRON ROD; THENCE, NORTH 17°23'14" WEST, A DISTANCE OF 31.44 FEET TO THE INITIAL POINT, BEING A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351" AT AN ANGLE POINT IN THE SOUTH LINE OF SAID PARTITION PLAT NO. 93-22, ALSO BEING AN ANGLE POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID GELLATLY WAY; THENCE, NORTH 90°00'00" WEST ALONG SAID SOUTH LINE OF PARTITION PLAT NO. 93-22 ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF GELLATLY WAY, A DISTANCE OF 1256.34 FEET TO AN ANGLE POINT ON SAID SOUTH LINE OF PARTITION PLAT NO. 93-22, ALSO BEING AN ANGLE POINT ON SAID NORTH RIGHT-OF-WAY LINE OF GELLATLY WAY; THENCE, SOUTH 40°42'24" WEST ALONG SAID SOUTH LINE OF PARTITION PLAT NO. 93-22 ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF GELLATLY WAY, A DISTANCE OF 188.48 FEET TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO RONALD S. WITHAM AND BONNIE J. WITHAM, BY DEED RECORDED ON MICROFILM NO. M-49068; THENCE, NORTH 72°57'42" WEST 385.25 FEET TO THE SOUTH LINE OF SAID THOMAS J. BLAIR DONATION LAND CLAIM; THENCE, NORTH 90°00'00" WEST ALONG SAID SOUTH LINE OF THOMAS J. BLAIR DONATION LAND CLAIM A DISTANCE OF 920.37 FEET TO THE SOUTHWEST CORNER OF SAID THOMAS J. BLAIR DONATION LAND CLAIM; THENCE, NORTH 02°27'00" WEST A DISTANCE OF 947.63 FEET TO THE CORNER COMMON TO SECTIONS 9, 10, 15 AND 16 OF SAID TOWNSHIP 12 SOUTH, RANGE 6 WEST; THENCE, NORTH 00°54'00" WEST, ALONG THE WEST LINE OF SAID THOMAS J. BLAIR DONATION LAND CLAIM A DISTANCE OF 879.25 FEET TO THE CENTERLINE OF PEAK ROAD AS LOCATED IN 1911; THENCE IN AN EASTERLY DIRECTION ALONG SAID CENTERLINE OF PEAK ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 85°41' EAST 321.82 FEET, NORTH 80°03' EAST 126.39 FEET, SOUTH 82°32' EAST 309.47 FEET, SOUTH 86°58' EAST 284.86 FEET, SOUTH 83°01' EAST 217.34 FEET, SOUTH 78°26' EAST 234.56 FEET, SOUTH 69°07' EAST 223.08 FEET, SOUTH 52°59' EAST 262.28 FEET, NORTH 89°29' EAST 552.29 FEET, SOUTH 76°48' EAST 175.03 FEET, SOUTH 87°23' EAST 146.32 FEET, NORTH 77°19'50" EAST 321.14 FEET; THENCE, LEAVING SAID CENTERLINE SOUTH 18°34'33" EAST A DISTANCE OF 183.84 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO WARREN D. WITHAM AND COLLEEN E. WITHAM BY DEED RECORDED ON MICROFILM NO. M-80562-86, DEED RECORDS OF BENTON COUNTY, OREGON; THENCE NORTH 71°25'27" EAST ALONG THE SOUTH LINE OF SAID WARREN D. WITHAM TRACT, A DISTANCE OF 352.24 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE, SOUTH 87°01'43" EAST ALONG SAID SOUTH LINE OF WARREN D. WITHAM TRACT, A DISTANCE OF 210.60 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO KARLA E. WITHAM BY DEED RECORDED ON MICROFILM NO. 80228-86, SAID DEED RECORDS OF BENTON COUNTY; THENCE, SOUTH 00°08'24" EAST ALONG THE MOST WEST LINE OF SAID KARLA E. WITHAM TRACT, A DISTANCE OF 516.00 FEET; THENCE, NORTH 89°53'34" EAST ALONG THE MOST NORTHERLY SOUTH LINE OF SAID KARLA E. WITHAM TRACT, A DISTANCE OF 38.85 FEET; THENCE, SOUTH 00°08'24" EAST ALONG THE WEST LINE OF SAID KARLA E. WITHAM TRACT, A DISTANCE OF 437.52 FEET TO SAID SOUTH LINE OF PARTITION PLAT NO. 93-22 ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF GELLATLY WAY; THENCE, SOUTH 82°35'33" WEST ALONG SAID SOUTH LINE OF PARTITION PLAT NO. 93-22 ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF GELLATLY WAY, A DISTANCE OF 227.05 FEET TO THE SOUTHEAST CORNER OF PARCEL 3 OF SAID PARTITION PLAT NO. 93-22, ALSO BEING AN ANGLE POINT ON SAID NORTH RIGHT-OF-WAY LINE OF GELLATLY WAY; THENCE, NORTH 00°00'08" WEST ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 435.55 FEET TO A FOUND 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE, SOUTH 89°59'56" WEST ALONG THE NORTH LINE OF PARCEL 2 OF SAID PARTITION PLAT NO. 93-22 AND THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 462.34 FEET TO A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "D.W. HARMS, P.L.S. 1079" AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE, SOUTH 00°00'24" EAST ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 322.53 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL 2, A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "D.W. HARMS, P.L.S. 1079" BEARS NORTH 32°30'17" WEST 0.13 FEET; THENCE, SOUTH 32°30'17" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 264.92 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF GELLATLY WAY, A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "D.W. HARMS, P.L.S. 1079" BEARS NORTH 32°30'17" WEST 0.20 FEET; THENCE, SOUTH 70°57'33" WEST ALONG SAID SOUTH LINE OF PARTITION PLAT NO. 93-22 ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF GELLATLY WAY, A DISTANCE OF 109.19 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2351"; THENCE, SOUTH 55°13'33" WEST ALONG SAID SOUTH LINE OF PARTITION PLAT NO. 93-22 ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF GELLATLY WAY A DISTANCE OF 435.61 FEET TO THE INITIAL POINT.

**PARTITION PLAT NO.**

2013-30

A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 93-22, SITUATED IN THE SOUTH 1/2 OF SECTION 10 AND NORTH 1/2 OF SECTION 15, T.12S., R.6W., W.M., BENTON COUNTY, OREGON

BENTON COUNTY COMMUNITY DEVELOPMENT DEPT.  
CASE FILE NO. LU-12-009

**SURVEYED FOR:**

OREGON DEPARTMENT OF TRANSPORTATION / RONALD S. & BONNIE J. WITHAM  
4040 FAIRVIEW INDUSTRIAL DR. SE MS#2  
SALEM, OREGON 97302

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS THAT RONALD S. WITHAM AND BONNIE J. WITHAM, HUSBAND AND WIFE, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE, AND HAS CAUSED THE PARTITION TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

BY: Ronald S. Witham  
RONALD S. WITHAM  
Bonnie J. Witham  
BONNIE J. WITHAM

**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS THAT STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION IS THE OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE, AND HAS CAUSED THE PARTITION TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

BY: Rick Crager  
GEOFF CROOK, Rick Crager  
ENVIRONMENTAL MANAGER, MAJOR PROJECTS BRANCH  
State Right of Way Manager

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF BENTON ) SS  
Marion

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF December, 2013 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR ~~GEOFF CROOK~~ AND WHO BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED. \*Rick Crager

Vikki M. Painter  
PRINTED NAME: VIKKI M. PAINTER  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 459758  
MY COMMISSION EXPIRES: 8-14-15

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF BENTON ) SS

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF October, 2013 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID DULY PERSONALLY APPEAR RONALD S. WITHAM AND BONNIE J. WITHAM AND WHO BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

Janine N. Kidd  
PRINTED NAME: JANINE N. KIDD  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 467909  
MY COMMISSION EXPIRES: 8 May 11, 2016

**APPROVALS:**

APPROVED: Craig Vent 12/31/2013  
BENTON COUNTY PLANNING OFFICIAL DATE

APPROVED: Jan Mada 12-31-2013  
BENTON COUNTY SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2014.

BY: Jan Woodard 12-16-13  
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: Jan Woodard 12-16-13  
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING AND TAX COLLECTION DATE

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Thomas G. Nelson  
OREGON  
JULY 26, 1988  
THOMAS G. NELSON  
#2351

RENEWAL 12/31/14

**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 2013-30 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2013-515753 ON THIS 31st DAY OF December 2013 AT 1:19 O'CLOCK P.M.  
WJ Sr. Deputy Clerk

**Tom Nelson & Associates, L.L.C.**  
1001 SE WATER AVE, SUITE 390  
PORTLAND, OREGON 97214  
PHONE: (503) 230-1932  
FAX: (503) 230-1962

FILE: 11071 DATE: MAY 16, 2012  
DRAWN BY: DPR, SRZ SHEET: 2 OF 2