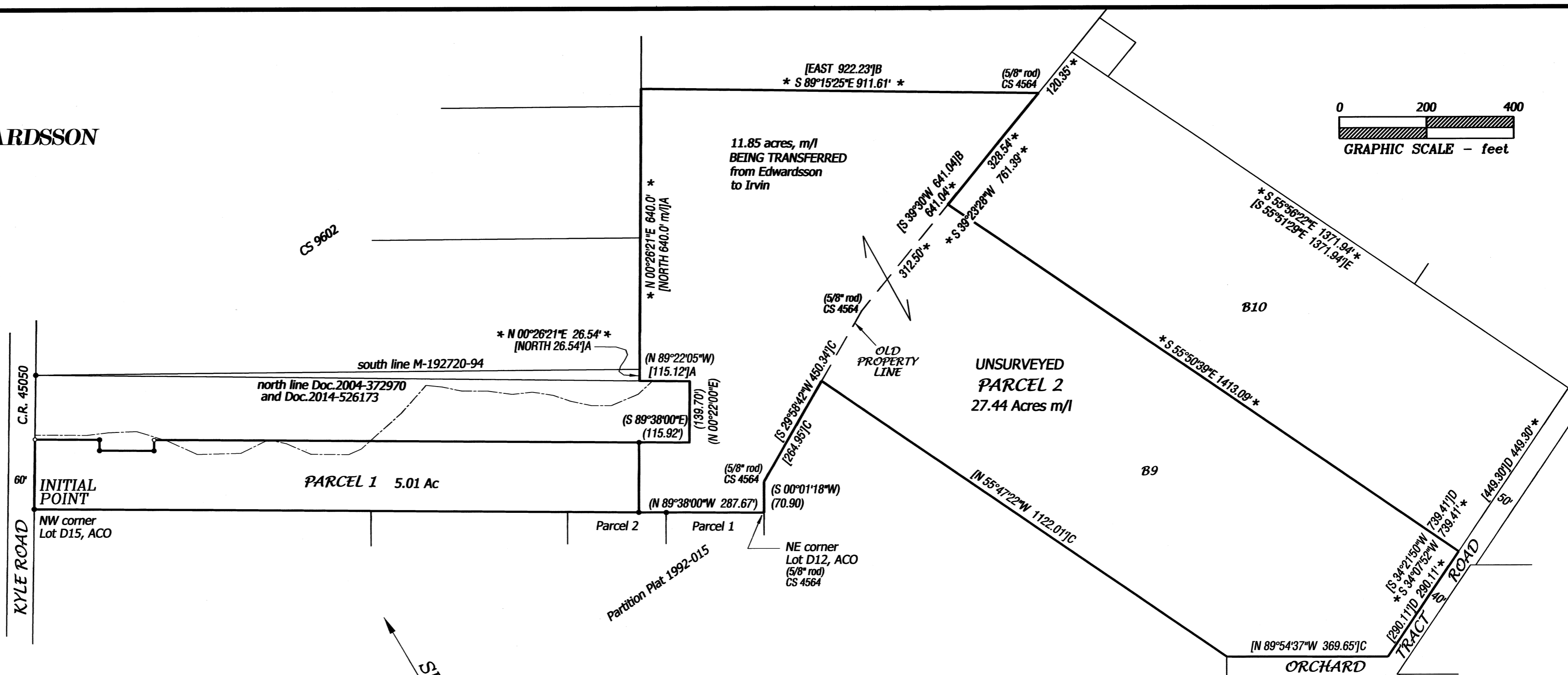
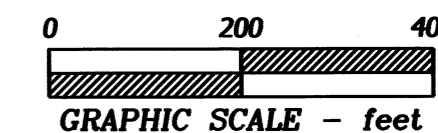


PARTITION PLAT 2015-002
 A REPLAT of LOT B9 and PORTIONS
 of LOTS B19 - B22 and D14,
 ANDERSON COLONY ORCHARDS

for
KENNETH & SARAH EDWARDS
ROGER & SUSAN IRVIN

in
 SOUTH HALF of SECTION 29
 T 14 S, R 5 W, W.M.
 BENTON COUNTY, OREGON

NOVEMBER 7, 2014
 SHEET 1 of 2



LEGEND

-Found survey monument - 5/8" rod with red cap by CS 8054 or CS 8631, unless otherwise noted
-Set monument - 5/8"x 30" rebar with red plastic cap stamped NORTHSTAR SURVEYING
- ().....Record data from CS 8631 and CS 8054
- [JA... " " " CS 9602
- [JB... " " " CS 4564
- [JC... " " " CS 9135
- [JD... " " " CS 5940
- [JE... " " " CS 6723
- [JF... " " " Partition Plat 1992-015
- * * *...Computed data
- ACO...Anderson Colony Orchards

ACCESS EASEMENT CENTERLINE COURSES

Course	Bearing	Distance	Course	Bearing	Distance
E1	S 89°38'00" E	120.70'	E13	N 41°49'13" E	85.55'
E2	N 82°54'02" E	47.41'	E14	S 84°33'53" E	36.46'
E3	N 87°49'45" E	65.29'	E15	S 77°59'42" E	45.86'
E4	S 72°49'32" E	74.07'	E16	S 89°33'11" E	61.93'
E5	S 65°35'06" E	74.75'	E17	S 82°18'04" E	55.32'
E6	N 88°32'18" E	99.75'	E18	N 83°40'19" E	46.04'
E7	N 63°57'57" E	70.49'	E19	S 81°25'06" E	48.84'
E8	S 77°08'25" E	42.38'	E20	S 70°46'53" E	41.08'
E9	S 66°36'13" E	60.13'	E21	S 78°23'46" E	50.49'
E10	S 89°21'44" E	87.06'	E22	N 89°36'23" E	44.70'
E11	N 66°04'58" E	31.61'	E23	N 67°32'57" E	66.61'
E12	N 48°23'25" E	122.39'	E24	N 47°25'00" E	44.69'

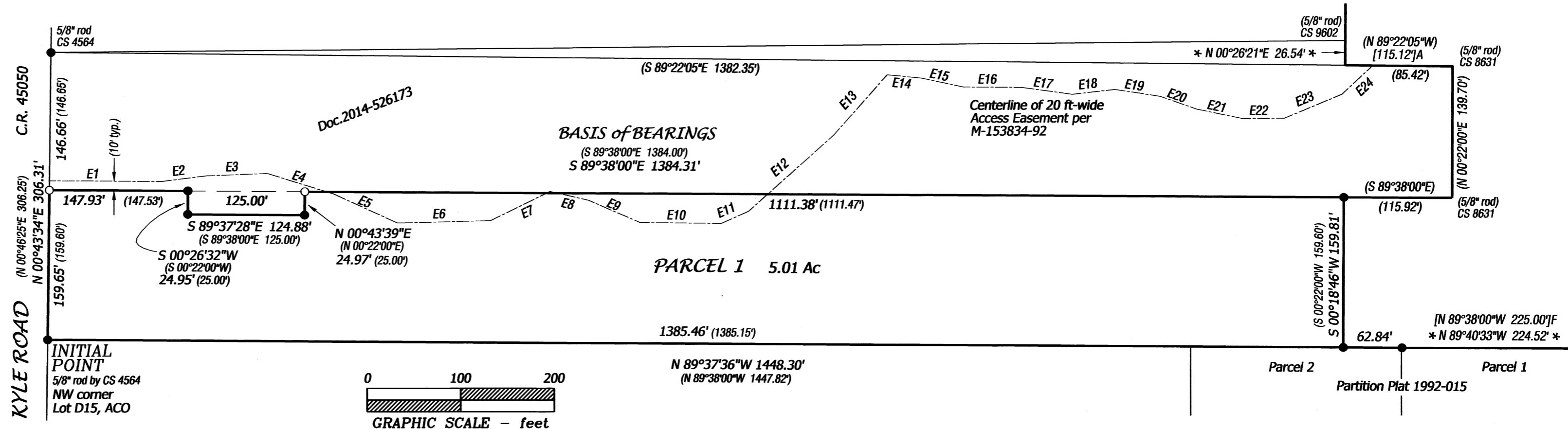
I HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

W. L. Lauer

OREGON
 JULY 21, 1992
 W. L. LAUER
 2558
 RENEWS 12/31/2016

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



PARTITION PLAT 2015-___

A REPLAT of LOT B9 and PORTIONS of LOTS B19 - B22 and D14, ANDERSON COLONY ORCHARDS for

KENNETH & SARAH EDWARDSSON ROGER & SUSAN IRVIN

in SOUTH HALF of SECTION 29 T 14 S, R 5 W, W.M. BENTON COUNTY, OREGON

NOVEMBER 7, 2014 SHEET 2 of 2

NARRATIVE

This Plat is the result of Benton County Community Development Department File No. LU-14-057. It represents a Property Line Adjustment - a transfer of approximately 11.81 acres from Kenneth and Sarah Edwardsson to Roger and Susan Irvin. It also represents a Re-Plat of Lot B9, Anderson Colony Orchards, and Parcel B, created by CS 8054 (LD-87-40).

This Plat reflects the proper configuration of Parcel 1 (originally created as Parcel B per CS 8054) and the property shown hereon as TL 1004 (Resultant Parcel A on CS 8631). Previous deeds for those properties were in error in that they did not account for the 25 ft x 125 ft rectangle that rightfully belongs to TL 1004. Document 2014-526173 has been recorded to correct the error.

I located the monuments we (Northstar Surveying) set in 1987 (CS 8054) and our monument at the NE corner of Parcel 2, Partition Plat 92-15. They are in acceptable condition and position. The 5/8" rod we showed 0.63 ft Easterly of the NW corner of Parcel B on CS 8631 has apparently been disturbed (loose and leaning) so we set a new monument at the corner on the R/W. I computed the position at the intersection of the line between the R/W monuments to the North and South with a projection of the line between our monuments at the NE corner of Parcel 1 (original Parcel B) and the Northwest corner of the 25 ft x 125 ft rectangle. I computed the NE corner of that rectangle on that same East - West line at the record 125.00 feet from our monument at the NW corner of the rectangle and monumented that position.

The data I show for the boundary of Parcel 2 is basically a compilation of data (and calculations therefrom) from the many sources listed in the Legend. I did not search for monuments at these other corners. Thus, for this project, Parcel 2 was not surveyed.

EASEMENTS OF RECORD

The following easements for electric and telephone transmission lines and appurtenances have been identified as encumbering the property but are too vague to plot: Easements to Consumers Power, Inc., recorded as M-70500 (1976), M-70513 (1976) and M-9495-79. Easement to Pacific Power and Light Company recorded as M-9621 (1969).

APPROVALS LU-14-057 & LD-92-25

J.C. Bentley (For G. Verret) 1-14-2015 Benton County Planning Official date

J. Madi 1-14-2015 Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2015.

by Sami Karubard 1-6-15 Director, Benton County Dept. of Assessment date

by Rebecca V. Symone 01-06-15 For 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 2015-002 in the Benton County Deed Records as Document No. 2015-026933 on this 14th day of January, 2015, at 9:36 o'clock AM

by: Darius Stenberg for Benton County Clerk

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

REGISTERED PROFESSIONAL LAND SURVEYOR

W. L. Lauer

OREGON JULY 21, 1992 W. L. LAUER 2558 RENEWS 12/31/2016

NORTHSTAR SURVEYING, INC.

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

SURVEYOR'S CERTIFICATE

Lot B9, Anderson Colony Orchards, in the South Half of Section 29, Township 14 South, Range 5 West, Willamette Meridian, Benton County, Oregon;

TOGETHER WITH the following - described tract:

Beginning at a 5/8" iron rod at the Northwest corner of Lot D15, Anderson Colony Orchards (a legal Subdivision in said County), said rod also being the Southwest corner of that tract of land conveyed to Kenneth and Sarah Edwardsson by deed recorded April 30, 2007, as Document 2007-420478, Benton County Deed Records, and lying on the Easterly right-of-way line of County Road 45050 (Kyle Road);

THENCE along said right-of-way line, N 00°43'34"E 159.65 feet to a 5/8" iron rod at the Westerly-Northwest corner of said Edwardsson tract, also being the Southwest corner of that tract conveyed to Glen Housh by deed recorded December 22, 2014, as Document 2014-526343, Benton County Deed Records;

THENCE along the line common to said Edwardsson and Housh tracts, S 89°38'00"E 147.93 feet to a 5/8" iron rod;

THENCE S 00°26'32"W 24.95 feet to a 5/8" iron rod;

THENCE S 89°37'28"E 124.88 feet to a 5/8" iron rod;

THENCE N 00°43'39"E 24.97 feet to a 5/8" iron rod;

THENCE S 89°38'00"E 1111.38 feet to a 5/8" iron rod;

THENCE continuing S 89°38'00"E 115.92 feet to a 5/8" iron rod at the Southeast corner of said Housh tract;

THENCE N 00°22'00"E 139.70 feet to a 5/8" iron rod at the Northeast corner of said Housh tract;

THENCE along the north line of said Housh tract, N 89°22'05"W 115.12 feet to a Southerly projection of that tract conveyed to Lin Cook Harpster and Jerry Mason Harpster by deed recorded November 22, 1994, as M-192720-94, Benton County Deed Records;

THENCE leaving the north line of said Housh tract, N 00°26'21"E (bearing rotated from Benton County Survey CS 9602) 26.54 feet to a 5/8" iron rod at the Southeast corner of said Harpster tract;

THENCE N 00°26'21"E 640 feet, more or less to the most Northerly Northwest corner of said Edwardsson tract;

THENCE S 89°15'25"E 911.61 feet to the Northeast corner of said Edwardsson tract on the west line of Lot B10, Anderson Colony Orchards;

THENCE along the west lines of Lots B10 and B9, Anderson Colony Orchards, S 39°23'28"W 641.04 feet to a 5/8" iron rod at an angle point in the west line of said Lot B9;

THENCE S 29°58'42"W 450.34 feet (bearing and distance from Benton County Survey CS 9135) to a 5/8" iron rod at the most Southerly corner of Lot B22 and an angle point in the west line of Lot D1 of said Subdivision;

THENCE S 00°01'18"W 70.90 feet to a 5/8" iron rod at the Northeast corner of Lot D12, said Subdivision;

THENCE N 89°40'33"W 224.52 feet to a 5/8" iron rod at the Northeast corner of Parcel 2, Partition Plat 1992-015;

THENCE N 89°37'36"W 62.84 feet to a 5/8" iron rod;

THENCE N 89°37'36"W 1385.46 feet to the point of beginning.

DECLARATION

Know all persons by these presents that Kenneth and Sarah Edwardsson and Roger and Susan Irvin are the recorded owners of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Parcels as shown hereon.

Kenneth Edwardsson Sarah Edwardsson

STATE OF OREGON) S.S. COUNTY OF BENTON)

Signed and attested before me on this 5th day of January, 2015 by Kenneth Edwardsson and Sarah Edwardsson.

Linda K Vehrs signature of Notary

Linda K Vehrs printed name of Notary

Notary Public - State of Oregon Commission No. 474374

My Commission Expires December 16, 2016

Roger Michael Irvin Susan D. Irvin

STATE OF OREGON) S.S. COUNTY OF BENTON)

Signed and attested before me on this 5th day of January, 2015 by Roger Michael Irvin and Susan D. Irvin..

Linda K Vehrs signature of Notary

Linda K Vehrs printed name of Notary

Notary Public - State of Oregon Commission No. 474374

My Commission Expires December 16, 2016