

PARTITION PLAT No. 2015-06
for
MICHELLE EATON

a replat of
Lots 33-35, Block 4, ALPINE
and a portion of vacated Crandall Avenue
in the Bellknop DLC 41,
SW1/4 Sec 24 and the NW 1/4, Sec 25
T14S, R6W, W.M.
Benton County, Oregon
October 10, 2014
LU-14-053, -054, -055, & -056

LEGEND

- Found monument as noted in Corner Notes
- Set 5/8"x30" iron rod with yellow plastic cap marked "PARSONS PLS 1918".
- IR Iron Rod
- NC No Cap
- () Information of Record
- R1 - CS 8858
- R2 - CS 9021
- R3 - CS 8600
- R4 - Plat of ALPINE
- R5 - M487292-12
- G Corner Note Reference
- L1 See Line Table

LINE TABLE

LINE	BEARING	DIST	RECORD
L1	S89°50'11"W	10.71'	
L2	S89°51'05"W	10.88'	(N89°52'46"E 10.86')R2
L3	S89°51'05"W	80.00'	
L4	N0°03'42"E	30.07'	(N0°05'23"E)R2
L4			(S0°04'37"W 30.07')R5

CORNER NOTES

- A, C, I Found 5/8" iron rod / YPC "SPRINGER LS1102", CS 8858
- B, D Found 5/8" iron rod / YPC "SKINNER PLS869", CS 8600
- F, J Found 5/8" iron rod, no cap, CS 9021
- G Found 5/8" iron rod / YPC "DW HARMS PLS1079", CS 9021

NARRATIVE

The purpose of this survey is a property line adjustment resulting in a three parcel partition of Lots 33, 34 and 35, Block 4, Town of Alpine, a portion of the vacated alley along the south line of said Lots 33, 34 and 35 described in the document recorded as M69695(76), the portion of Crandall Avenue which attached to said lots by virtue of the vacation orders recorded in M-10269(78) and M-90440-87, the portion of vacated Crandall Avenue described in the deed recorded as M-487292-12 and an 80 foot wide portion of the vacated Crandall Avenue described in the deed recorded as 2015-529631. This survey and partition is per Benton County Community Development Department Property Line Adjustment Decision, Files LU-14-053, LU-14-054, LU-14-055, and LU-14-056.

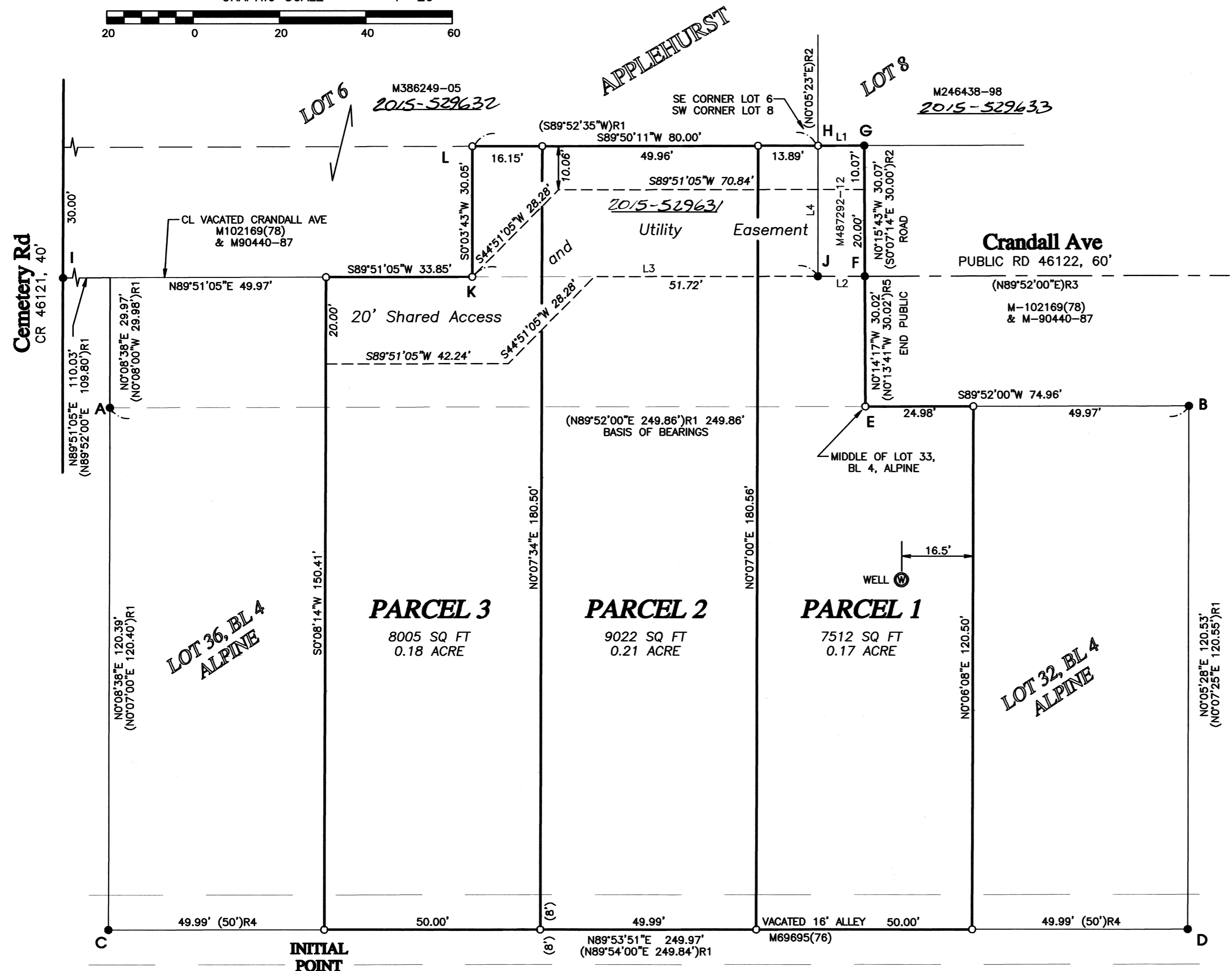
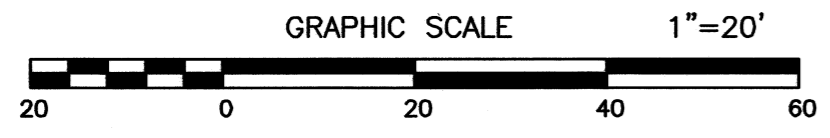
Basis of Bearings is the south line of the vacated Crandall Avenue lying between a 5/8" iron rod at A, the northwest corner of Lot 36, and the 5/8" iron rod at B, the northeast corner of Lot 32, Block 4, Town of Alpine, N89°52'00"E per CS 8858.

I established the lines between the original Lots 33, 34, and 35 by proportioning the distances between the monuments at A and B, and between the monuments at C and D. I established the monument at E at the middle of Lot 33 per the vacation order, and held E, F, and G as the east end of the vacated road. I held the monuments at F and I as the centerline of the vacated road and established the north line between G and a point 30 feet north of I. The lines between Parcels 1, 2, and 3 coincide with the original lines of Lots 33, 34 & 35 extended north to the north line of the original Crandall Avenue. I established the southeast corner of Lot 6, Applehurst by holding the monuments at I and J and turning the record angle to the northeast corner of Lot 6 per CS 9021. I established the monuments at the west end of the 80 foot wide portion of the vacated Crandall Avenue lying north of the centerline at K and L parallel with the line between J and H.

Monuments set October 10, 2014. Equipment: Topcon GTS-4 Total Station.

REFERENCES:

Surveys: Plat of ALPINE (SP0003-023), Plat of APPLEHURST (SP0003-025), CS 6607, CS 7274, CS 7277, CS 8600, CS 8858, CS 9021, CS 10386.
Deed Records: M69695(1976), M10269(1978) and M90440-87, M207911-96, M246438-98, M386249-05, M397080-05, M487292-12, 2015-529631



BLOCK 4, ALPINE

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Tyler B. Parsons
OREGON
JULY 18, 1980
TYLER B. PARSONS
1918

EXP: 12/31/2016



PARSONS SURVEYING
1915 S.E. Stone Street
Corvallis, OR 97333
541-752-7515
Project No. 1320

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

Tyler B. Parsons
TYLER B. PARSONS, PLS

PLS: C:\Projects\2015\2015-06-01\2015-06-01.dwg
 PLOT: 10/27/2015

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T14S, R6W, W.M.
Benton County, Oregon
October 10, 2014
LU-14-053, -054, -055, & -056

SURVEYOR'S CERTIFICATE

I, Tyler B. Parsons, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that on October 10, 2014, I correctly surveyed and marked with proper monuments the lands represented on the attached Partition Plat, described as follows:

Lots 33, 34, and 35, Block 4, Plat of ALPINE, Benton County, Oregon, the portion of the 16 foot alley which attached to said Lots by vacation recorded as M69695(76), the portion of Crandall Avenue which attached to said Lots by virtue of the Benton County Commission vacation orders recorded in M-10269(1978) and M-90440-87, and the portions of the vacated Crandall Avenue described in the deeds recorded as M487292-12 and 2015-52963/, the exterior boundary of which lands are described as follows:

Beginning at the Initial Point, a 5/8 inch iron rod at the southeast corner of Lot 36, Block 4, ALPINE, City of Alpine, Benton County, Oregon; thence North 89°53'51" East 149.99 feet to a 5/8 inch iron rod at the southwest corner of Lot 32, Block 4, ALPINE; thence along the west line of said Lot 32 North 0°06'08" East 120.50 feet to a 5/8 inch iron rod on the south line of Crandall Avenue (Public Road No. 46122); thence along said south line of Crandall Avenue South 89°52'00" West 24.98 feet to a 5/8 inch iron rod at the easterly end of the vacated portion of Crandall Avenue; thence North 0°14'17" West 30.02 feet to a 5/8 inch iron rod; thence North 0°15'43" West 30.07 feet to a 5/8 inch iron rod on the south line of Lot 8, APPLEHURST; thence along the south line of said Lot 8 South 89°50'11" West 10.71 feet to a 5/8 inch iron rod at the southeast corner of Lot 6, APPLEHURST; thence on the south line of said Lot 6 South 89°50'11" West 80.00 feet to a 5/8 inch iron rod; thence South 0°03'43" West 30.05 feet to a 5/8 inch iron rod on the centerline of the vacated portion of Crandall Avenue; thence along said centerline South 89°51'05" West 33.85 feet to a 5/8 inch iron rod; thence southerly along the east line of said Lot 36 and its northerly extension South 0°08'14" West 150.41 feet to the point of beginning, and containing 0.56 acres, more or less.

SUBJECT TO: Easements for utilities over and across the premises formerly included within the boundaries of alley now vacated, by Order recorded August 25, 1976 as M-69695, Microfilm Records, if any such exists.

SUBJECT TO: Easements for utilities over and across the premises formerly included within the boundaries of Crandall Ave., now vacated, by Order recorded December 11, 1978 as M-102169, Microfilm Records, if any such exists.

SUBJECT TO: a covenant to provide water to a single dwelling on Lots 26 and 27, Block 4, of Alpine Subdivision, including the terms and provisions thereof, recorded November 13, 1990 as M-129350-90, Microfilm Records.

SUBJECT TO: a covenant for a water easement thru Lots 20, 31 and 32 Block 4 of Alpine Subdivision, including the terms and provisions thereof, recorded November 13, 1990 as M-129351, Microfilm Records.

DECLARATION

Know all men by these presents that I, MICHELLE B. EATON, am the recorded owner of the lands represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and partitioned into Parcels. I hereby create the 20 foot wide Shared Access and Utility Easement as shown from the west end of Crandall Avenue (Public Road 46122) across Parcels 1, 2, and 3, this Partition Plat, for the benefit of said Parcels 1, 2 and 3, and also Lot 36, Block 4, Plat of ALPINE.

Michelle B Eaton
MICHELLE B. EATON

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF BENTON } SS

This is to certify that on this 7th day of April, 2015, before me, a Notary Public for said State and County, did personally appear MICHELLE B. EATON, who, being duly sworn, did say that she is the identical person named in the foregoing instrument and who acknowledged that she executed the same freely and voluntarily.

Sham L Flory
Notary Signature
Sham L Flory
Notary Public - Oregon (printed)

464241
Commission No.
December 13, 2015
My Commission Expires

APPROVALS: LU-14-053, -054, -055, & -056

Gene Vernet 4/8/15
Benton County Planning Official Date

J. Madin 4/8/15
Benton County Surveyor Date

All taxes, fees, fees, assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2015.

By: *Jami Woodward* 4-8-15
Director, Benton County Department of Assessment Date

By: *Rebecca V Symone* 4-8-15
Director, Benton County Department of Finance Date
Auditing, and Tax Collection

RECORDING

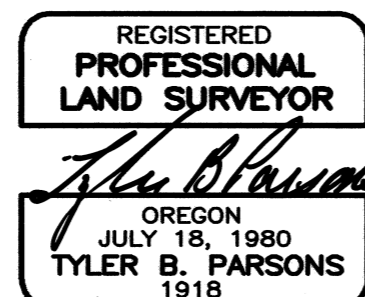
STATE OF OREGON }
COUNTY OF BENTON } SS

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2015-06 in Benton County Deed Records as document number 2015-529624 on this 8 day of April, 2015 at 3:47 o'clock PM.

[Signature]
Benton County Clerk

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

Tyler B. Parsons
TYLER B. PARSONS, PLS



EXP: 12/31/2016



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