

Partition Plat No. 2016-010

Replat of Parcel Two of Partition Plat No 2010-06 (N 00°16'00"E 283.80')-A
Cleda A. Jones and Irvin E. Jones, Co-Trustees of the Cleda A. Jones Revocable Living Trust dated March 6, 1995, as to an undivided one-half interest, and Cleda A. Jones and Irvin E. Jones, Co-Trustees of the C.E. Jones Credit Shelter Trust Dated March 26, 2003, as to an undivided one-half interest, all as tenants in common, as to that portion which lies within Section 23; and Cleda A. Jones, and Irvin E. Jones, Co-Trustees of the Cleda A. Jones Revocable Living Trust dated March 6, 1995, which acquired title as trustees of the Cleda A. Jones Trust, dated March 6, 1995 as to an undivided one-third interest, and Cleda A. Jones and Irvin E. Jones, Co-Trustees of the C.E. Jones Credit Shelter Trust Dated March 26, 2003, as to an undivided two-thirds interest all as tenants in common, as to that portion which lies within Section 26.
in the Samuel Gage DLC No. 57
The SW 1/4, and the SE 1/4 of Section 23
The NW 1/4, and the NW 1/4 of Section 26
Township 12 South, Range 5 West, W.B.& M.
Benton County, Oregon. (N 36°00'00"E 308.95')-A
Scale: 1"=400'

(NE Corner Book 109, Page 359 and the SE Corner Book 109, Page 310)-A

The Meanderings of the Left bank of the Boonsville Slough Per Book 167, Page 498 (Jones) (N 89°21'30"E 1203.64')-A

Fd. 1" iron pipe-C
Fd. 5/8" I Rod-C
3.68 westerly of R/W
Fd. 5/8" rebar with North Star plastic cap
189.95 feet further east along line.

(N 0°17'E 3427.36)
Samuel Gage D.L.C. 57

(SW Cor Book 109, Page 359)-A
US Highway 99-W
(N 04°16'00"E)-F

(N 09°00'00"E 1016.40')-A
(N 18°00'00"E 386.76')-A
(N 18°00'00"E 193.06')-A
(N 36°00'00"E 115.89')-G
(N 01°00'00"W 947.93')-G
(796.53')-E
(N 31°00'00"E 320.10')-A
(N 31°46'02"E 314.20)-G

(S 89°55'00"E 1235.92)-A
Northeast Corner of the Samuel Gage D.L.C. 57

PARCEL ONE
Partition Plat 2010-06

Initial Point
(S 00°26'00"E 706.20')-A
Government Lot 6

(S 10°11'00"E 323.40')-A
Government Lot 3

(S 0°26'E 4283.80)
Government Lot 5

The Meanderings of the left bank of the Willamette River per Book 167, Page 498 (Jones) (S 09°38'00"E 1445.40')-A
(1036.54)-E
(405.88)-E
(S 36°44'00"E 426.40')-A
(S 15°43'00"W 620.40')-A
Government Lot 1
Government Lot 2
Government Lot 3
Government Lot 4
Government Lot 5
Government Lot 6
Government Lot 7
Government Lot 8
Government Lot 9
Government Lot 10
Government Lot 11
Government Lot 12
Government Lot 13

N 66°59'46"E 471.22'-
446.12'
Parcel 3
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Fd. Benton County Brass Cap 18" down
N 04°27'00"E 713.99'
Permanent Easement 2004-362881
(S 89°44'W 4126.12)-F
(378.84)-A
N 01°25'00"E 341.88'

Parcel 3 Areas
See Sheet 2 for details, and ODOT access.
The Boundary between Parcels 3, and 4 is the Thread of Stream of Boonsville Channel, and Dry Creek.
Interior Corner of the Samuel Gage D.L.C. 57 and the Northeast Corner of the Thomas Norris D.L.C. 58.
16' access easement appurtenant to Parcel One of PP 2010-06. Declaration of access easement and Maintenance Agreement 2010-463811
(N 0°08'W 910.14)
Smith to John Rickard-Book 34-638, John Rickard to John Ray Rickard, Son, with roadway easement-Book 42-554)-A
(N 14°17'00"W 235.29')-A
(801.44)-A
(N 29°12'W 323.40)-A
(N 25°25'W 231.00)-A
(N 40°25'00"W 211.20')-A
(N 30°56'00"W 191.40')-A
(N 04°08'30"E 2385.57)-F
(12.86 chains Book 34, Page 264)
Fd. 1 1/4" iron pipe (11.50 chains=759.00 Southerly) along centerline from South line of DLC 57)-A
Smith to Lulu S. Wilson-Book 34-264 (East 2.76 ch)-Book 34-264 (South 3.50 ch)-Book 34-264 (East to center channel)-Book 34-264
Approximate location of road right of way mentioned in various deeds on Sheet 2 of 2 of this plat.

(N 89°31'49"E 2648.33')-E
(389.00)-E
(N 89°31'49"E 2113.53')-E
(1724.53')-E
PARCEL TWO
Partition Plat 2010-06
264.8 ACRES M/L

PARCEL 4
Gross Area 260.82 acres m/l
Net Area 259.75 acres m/l
SAMUEL GAGE DLC NO 57
UNSURVEYED
(S 89°58'W 2493.24)-A
Government Lot 14
Samuel H. Norman Donation Land Claim Certificate No. 430, dated 5/15/1889 Govt. Lots 5, and 6 of Section 23 Govt. Lots 3, 10, 13, and 14 of Section 26, Page 470, recorded 5/11/1932
Government Lot 10
Government Lot 11
Government Lot 12
Government Lot 13
Government Lot 14
Government Lot 15
Government Lot 16
Government Lot 17
Government Lot 18
Government Lot 19
Government Lot 20
Government Lot 21
Government Lot 22
Government Lot 23
Government Lot 24
Government Lot 25
Government Lot 26
Government Lot 27
Government Lot 28
Government Lot 29
Government Lot 30
Government Lot 31
Government Lot 32
Government Lot 33
Government Lot 34
Government Lot 35
Government Lot 36
Government Lot 37
Government Lot 38
Government Lot 39
Government Lot 40
Government Lot 41
Government Lot 42
Government Lot 43
Government Lot 44
Government Lot 45
Government Lot 46
Government Lot 47
Government Lot 48
Government Lot 49
Government Lot 50
Government Lot 51
Government Lot 52
Government Lot 53
Government Lot 54

Information in parentheses is from sources noted:
A - Deed Records Book 167, Page 498 Parcel I
B - C.S. 9969
C - C.S. G12500042
D - ODOT CS 9980
E - Partition Plat 2010-06
F - C.S. 7327
G - Computed

Abbreviations:
COR CORNER
CS COUNTY SURVEY
CLC COUNTY LAND CLAIM
DLC DONATION LAND CLAIM
NO NUMBER
SEC SECTION

I hereby certify this to be a true and exact copy or the original plat.
Verle C. Moore
Verle C. Moore

Courses 1 - 53 appurtenant to Parcel 1 of Partition Plat 2010-06. In addition, courses 23 to 53 are appurtenant to Parcel 4 of this Partition Plat.

1-2	S 51°17'30"W	158.66'
2-3	S 66°35'32"W	120.34'
3-4	S 78°58'21"W	173.04'
4-5	S 60°07'33"W	84.91'
5-6	S 69°27'58"W	443.03'
6-7	S 63°10'54"W	172.44'
7-8	S 48°49'00"W	153.44'
8-9	S 40°26'40"W	83.91'
9-10	S 45°16'38"W	83.85'
10-11	S 36°21'35"W	178.66'
11-12	S 28°21'20"W	212.17'
12-13	S 22°12'59"W	221.77'
13-14	S 16°48'10"W	188.29'
14-15	S 05°16'05"W	184.26'
15-16	S 04°21'14"E	257.14'
16-17	S 13°18'01"E	238.70'
17-18	S 18°33'01"E	259.87'
18-19	S 30°19'54"E	895.15'
19-20	S 23°52'59"E	207.78'
20-21	S 14°59'54"E	221.33'
21-22	S 31°29'15"E	61.96'
22-23	S 46°27'24"E	47.20'
23-23A	S 67°51'13"E	13.74'
23A-24	S 67°51'13"E	40.16'
24-25	S 83°34'10"E	72.58'
25-26	S 89°29'17"E	113.74'
26-27	N 82°56'30"E	66.15'
27-28	N 85°39'58"E	188.24'
28-29	N 76°04'37"E	282.93'
29-30	S 71°54'28"E	35.99'
30-31	S 53°46'24"E	41.26'
31-32	S 31°14'38"E	35.65'
32-33	S 04°25'43"E	95.80'
33-34	S 02°31'12"W	201.74'
34-35	S 00°54'53"W	407.21'
35-36	S 03°24'54"W	311.79'
36-37	S 01°33'51"W	601.83'
37-38	S 05°49'59"W	338.50'
38-39	S 00°00'00"E	122.14'
39-40	S 18°27'25"E	235.55'
40-41	S 13°14'15"E	153.00'
41-42	S 07°07'55"W	81.68'
42-43	S 22°51'56"W	90.16'
43-44	S 37°30'02"W	85.57'
44-45	S 50°24'46"W	116.74'
45-46	S 69°06'54"W	68.64'
46-47	S 80°53'43"W	86.60'
47-48	N 86°46'28"W	69.59'
48-49	N 78°38'11"W	155.54'
49-50	N 72°42'21"W	68.40'
50-51	N 81°01'40"W	191.73'
51-52	N 88°15'49"W	157.89'
52-53	S 89°03'46"W	438.69'
53-54	N 89°49'09"W	838.67'

REGISTERED PROFESSIONAL LAND SURVEYOR
Verle C. Moore
OREGON
MAY 13, 1960
VERLE C. MOORE
501
expires 12/31/2016

JOB NAME: JONES, IRV Sheet 1 of 2
COORDINATE: JC9603 SCREEN:
ACTIVE LAYERS: 1,21-39,32,35,38-41,43
PLOT TIME: 4/18/2016 JOB #:
Moore Surveying
424 2nd Ave SE Albany, OR 97321
phone: 541-928-3878

Partition Plat No. 2016-010
 Replat of Parcel 2 of Partition Plat No 2010-06
 for the

Cleda A. Jones and Irvin E. Jones, Co-Trustees of the Cleda A. Jones Revocable Living Trust dated March 6, 1995, as to an undivided one-half interest, and Cleda A. Jones and Irvin E. Jones, Co-Trustees of the C. E. Jones Credit Shelter Trust Dated March 26, 2003, as to an undivided one-half interest, all as tenants in common, as to that portion which lies within Section 23; and Cleda A. Jones and Irvin E. Jones, Co-Trustees of the Cleda A. Jones Revocable Living Trust dated March 6, 1995, which acquired title as trustees of the Cleda A. Jones Trust, dated March 6, 1995 as to an undivided one-third interest, and Cleda A. Jones and Irvin E. Jones, Co-Trustees of the C. E. Jones Credit Shelter Trust Dated March 26, 2003, as to an undivided two-thirds interest, all as tenants in common, as to that portion which lies within Section 26.
In the Samuel Gage Donation Land Claim No. 57
 The SW 1/4 and the SE 1/4 of Section 23
 The NW 1/4 and the NE 1/4 of Section 26
 Township 12 South, Range 5 West, W.B. & M.
 Benton County, Oregon. Scale: 1" = 60'

Acknowledgement:
 STATE OF OREGON)
)S.S.
 COUNTY OF BENTON)
 This is to certify that on this 26th day of April, 2016, before me, a Notary Public, for said State and County, did personally appear Cleda A. Jones, and Irvin E. Jones, whom, being duly sworn, did say that they are the identical persons named in the foregoing instrument and who acknowledged that they executed the same freely and voluntarily.

Julie Roles 9486716
 Notary Signature Commission No.

Jill Roles 3/20/20
 Notary Public - Oregon (printed) My Commission expires

Approvals:
 This Partition Plat, for Planning File No. LU-14-078,
 APPROVED:

[Signature]
 Benton County Planning Official
 Dated this 30th day of June, 2016
[Signature]
 Benton County Surveyor
 Dated this 30th day of June, 2016

All taxes, fees, assessments, and other charges as provided in ORS 92.095 have been paid through June 30, 2016.

By [Signature] 5-4-16
 Director, Benton County Department of Assessment. Date

By [Signature] 5-4-16
 For Director, Benton County Department of Finance, Auditing, and Tax Collection Date

Recording:
 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 2016-010 in Benton County Deed Records as 2016-546211 on this 30 day of June, 2016 at 3:23 o'clock P.M.
 By [Signature]
 for Benton County Clerk

Surveyor's Certificate:
 I, Verle C. Moore, registered professional land surveyor in the State of Oregon, do hereby attest that I have correctly marked with proper monuments, the portions shown hereon, as indicated, and if not so indicated is left unsurveyed. The boundary of this Partition Plat is from the record information of Parcel Two of Partition Plat 2010-06, Benton County Records.

Title Report Easements, Location Not Clearly Defined.
 M-4674 Pacific Power and Light Company right of way easement.
 M-6699 Pipe Line Easement to Albert Murphy.
 M-6917-79 Pacific Power and Light Company right of way easement.
 M-211711-96 Sewage disposal system
 M-230803-97 On-site sewage disposal system
 Book 151, Page 564 Pacific Power and Light Company easement.

Narrative:
 The purpose of this survey is to show a division of land based on Partition Plat 2010-06. We held the 99-W centerline from older surveys. There are two ODOT surveys adjacent to the Jones west line. The purpose of the first survey, 9830, filed 10-03-03, is "to resolve the location of the existing centerline, and right of way for a portion of Pacific Highway West." The purpose of the second survey 9980, filed 10-7-04, is "to add the final horizontal control network to resolve survey, C.S. 9830." The only document of record relating to Parcel 3, and the two surveys is an easement to "construct and maintain slopes and drainage facilities, recorded 3-2-04 instrument 2004-362881.

Declaration:
 We do hereby declare that Cleda A. Jones and Irvin E. Jones, Co-Trustees of the Cleda A. Jones Revocable Living Trust dated March 6, 1995, as to an undivided one-half interest, and Cleda A. Jones and Irvin E. Jones, Co-Trustees of the C. E. Jones Credit Shelter Trust Dated March 26, 2003, as to an undivided one-half interest, all as tenants in common, as to that portion which lies within Section 23; and Cleda A. Jones and Irvin E. Jones, Co-Trustees of the Cleda A. Jones Revocable Living Trust dated March 6, 1995, which acquired title as trustees of the Cleda A. Jones Trust, dated March 6, 1995 as to an undivided one-third interest, and Cleda A. Jones and Irvin E. Jones, Co-Trustees of the C. E. Jones Credit Shelter Trust Dated March 26, 2003, as to an undivided two-thirds interest, all as tenants in common, as to that portion which lies within Section 26 have an estate in fee simple to the lands described hereon and have caused this Partition Plat to be prepared in accordance of O.R.S. Chapter 92, and do hereby convey a Public Drainageway Easement to the City of Corvallis. The conditions of the easement, as specified by the City of Corvallis are as follows: The City of Corvallis reserves the right, privilege, and authority to construct, maintain, replace, reconstruct, and/or remove a Public Drainageway in properly functioning condition with all appurtenances incident thereto or necessary therewith, on, under and across the said premises, and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the construction, use, or maintenance of said Public Drainageway and the right of ingress and egress to, over, and from the above described premises at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted. The City shall, upon each and every occasion that such Public Drainageway is constructed, maintained, replaced, reconstructed, or removed, restore the premises, and any buildings or improvements disturbed by the City, to a condition as near as practicable as they were prior to any such installation or

work, and if not practicable, then pay to the Grantor a reasonable compensation for such conditions that cannot be reasonably or practicably restored. The Grantor agrees to limit use of the premises to purposes consistent with the City's construction, use and maintenance of said Public Drainageway. Such uses typically include natural landscaping and stormwater quality treatment as approved by the City. No new building or other permanent structure, dumping, regrading, paving, decrease in vegetative cover, or other action which would enjoin the City from the intended purpose of this easement shall be placed or occur upon the premises without the written permission of the City.

I certify that this tracing is and exact copy of the original Replat of Parcel 2 of Partition Plat 2010-06.

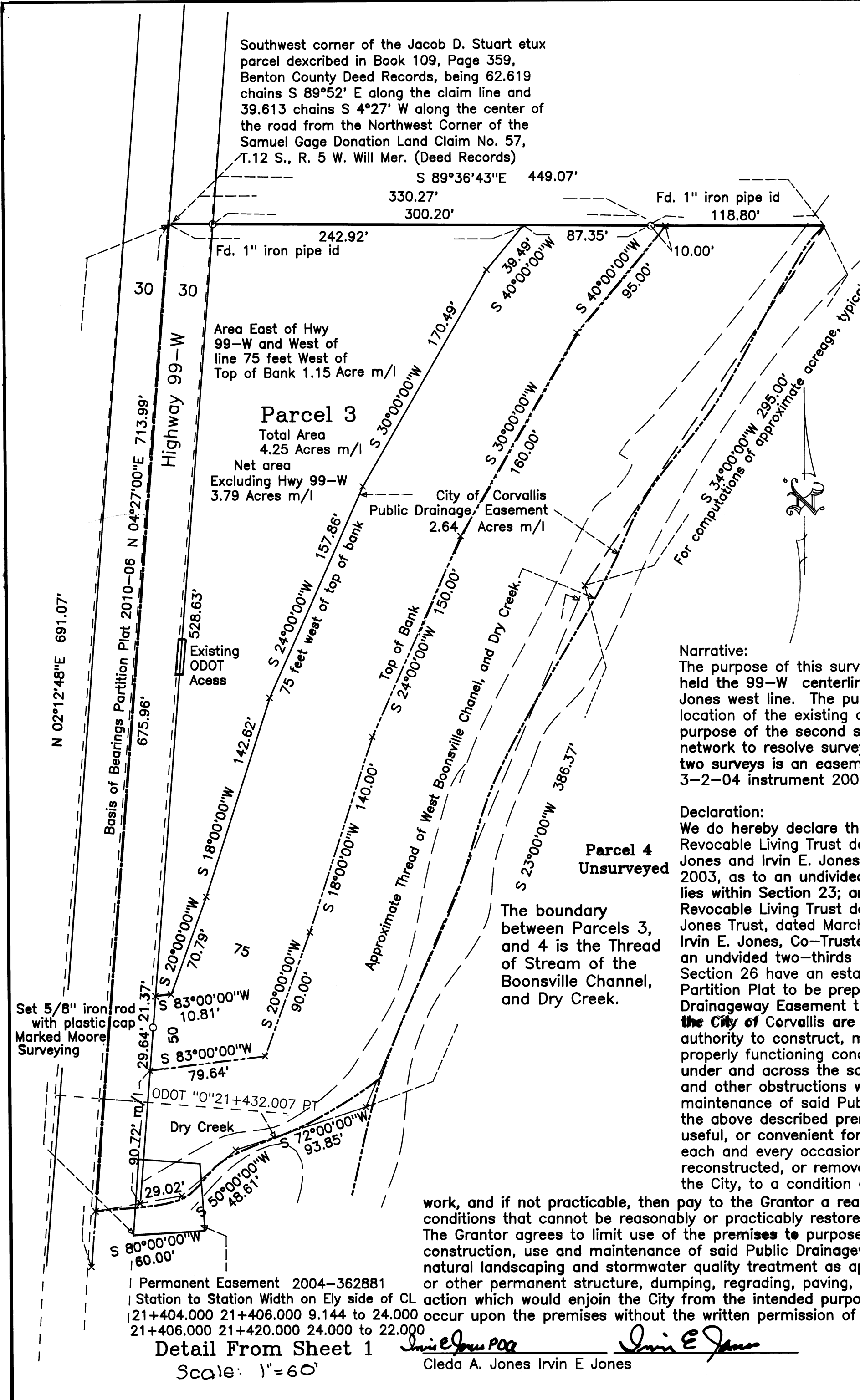
[Signature]
 Verle C. Moore

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 VERLE C. MOORE
 501
 expires 12/31/2016

Layers Text JC9603Q3
 1,21-23,25-26,31,34-35,38-41,43,71

JOB NAME: Jones, Irv Sheet 2 of 2
 COORDINATE: JC9603 SCREEN: JC9603Q1
 ACTIVE LAYERS:
 PLOT TIME: 4/18/2016 JOB #:

Moore Surveying
 424 2nd Ave SE Albany, OR 97321
 phone: 541-928-3878



Permanent Easement 2004-362881
 Station to Station Width on Ely side of CL
 21+404.000 21+406.000 9.144 to 24.000
 21+406.000 21+420.000 24.000 to 22.000
 Detail From Sheet 1
 Scale: 1" = 60'

[Signature] [Signature]
 Cleda A. Jones Irvin E. Jones