

PARTITION PLAT NO. 2016-019

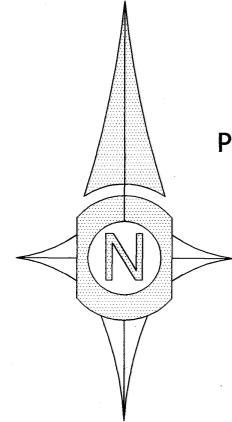
DONALD W. & SANDRA J. POWELL

IN THE WILLAM TAYLOR DLC 46
SW 1/4 SEC. 8, T. 11 S., R. 4 W., W.M.
BENTON COUNTY, OREGON

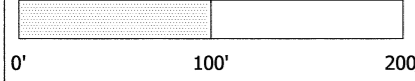
MARCH 22, 2016

LEGEND

- FOUND 1" IP W/YPC PER C.S. 10273, OR AS NOTED OTHERWISE
 - SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED: UDELL ENG
 - () CALCULATED POINT
 - [] DATA OF RECORD PER C.S. 10273 OR AS NOTED OTHERWISE
 - BK CALCULATED DATA
 - CL BOOK
 - C.S. CENTERLINE
 - FD COUNTY SURVEY
 - IR FOUND
 - IP IRON ROD
 - PG IRON PIPE
 - PAGE PAGE
 - A DATA OF RECORD PER BOOK S, PAGE 355
- REFERENCE SURVEYS: C.S. 3409, C.S. 10273

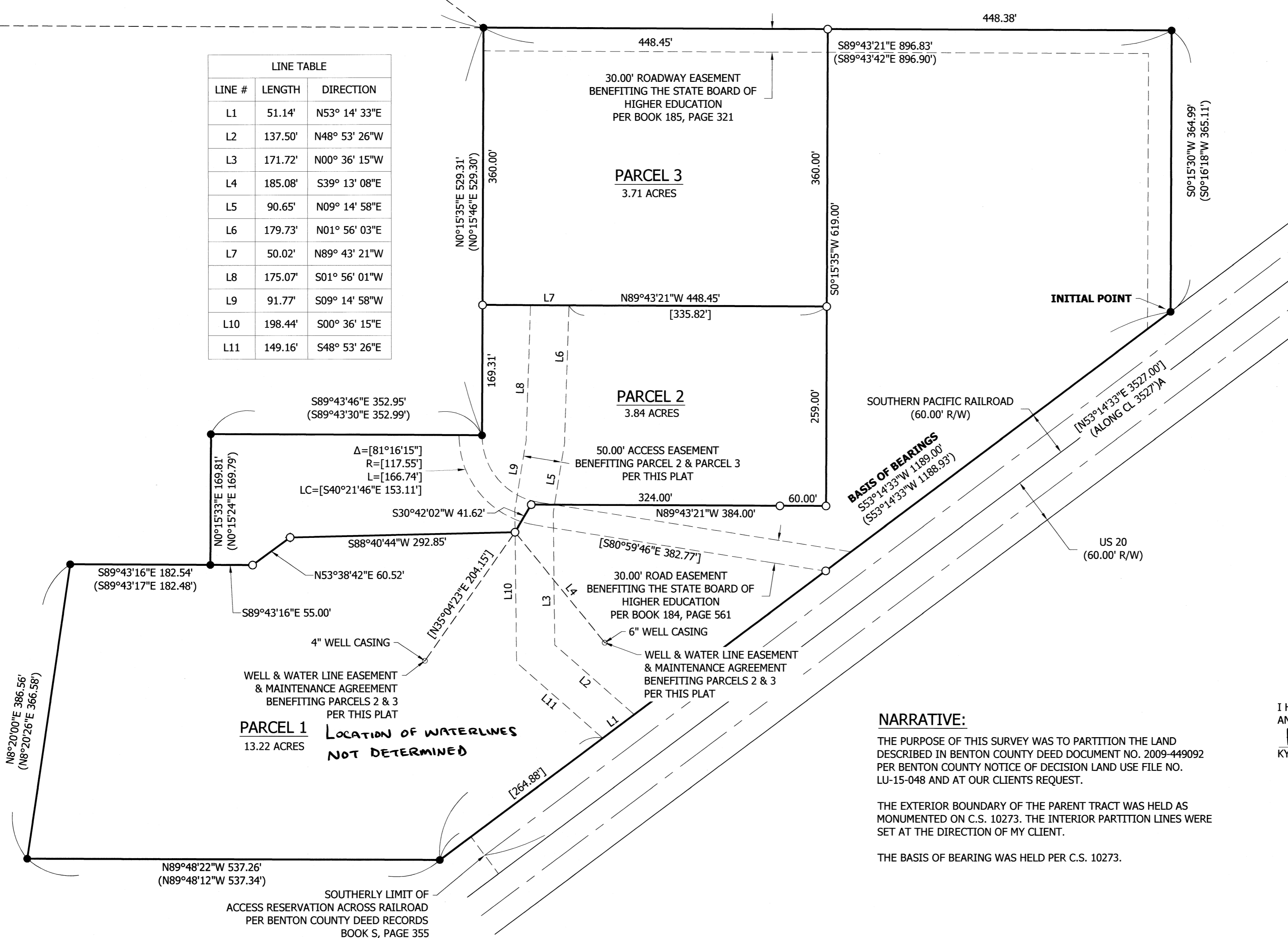


SCALE:



FD 3.25" BRASS CAP
SW COR. STROUD DLC NO. 44
IN CENTERLINE OF GRANGER AVE
PER CORNER RESTORATION NO. 3781

LINE #	LENGTH	DIRECTION
L1	51.14'	N53° 14' 33"E
L2	137.50'	N48° 53' 26"W
L3	171.72'	N00° 36' 15"W
L4	185.08'	S39° 13' 08"E
L5	90.65'	N09° 14' 58"E
L6	179.73'	N01° 56' 03"E
L7	50.02'	N89° 43' 21"W
L8	175.07'	S01° 56' 01"W
L9	91.77'	S09° 14' 58"W
L10	198.44'	S00° 36' 15"E
L11	149.16'	S48° 53' 26"E



NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LAND DESCRIBED IN BENTON COUNTY DEED DOCUMENT NO. 2009-449092 PER BENTON COUNTY NOTICE OF DECISION LAND USE FILE NO. LU-15-048 AND AT OUR CLIENTS REQUEST.

THE EXTERIOR BOUNDARY OF THE PARENT TRACT WAS HELD AS MONUMENTED ON C.S. 10273. THE INTERIOR PARTITION LINES WERE SET AT THE DIRECTION OF MY CLIENT.

THE BASIS OF BEARING WAS HELD PER C.S. 10273.

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Kyle W. Latimer
KYLE W. LATIMER



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kyle W. Latimer
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2016
SHEET 1 OF 2

Udell
ENGINEERING &
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON
97355
PH. (541) 451-5125
FAX (541) 451-1366
16-014 POWELL

PARTITION PLAT NO. 2016-019
DONALD W. & SANDRA J. POWELL

IN THE WILLAM TAYLOR DLC 46
 SW 1/4 SEC. 8 T. 11 S., R. 4 W., W.M.
 BENTON COUNTY, OREGON

AUGUST 11, 2016

SURVEYOR'S CERTIFICATE

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIRE ON THE NORTH RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD IN SECTION 8, TOWNSHIP 11 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE, SOUTH 53°14'33" WEST 1189.00 FEET TO A 1" IRON PIPE; THENCE NORTH 89°48'22" WEST 537.26 FEET TO A 1" IRON PIPE; THENCE NORTH 8°20'00" EAST 386.56 FEET TO A 1" IRON PIPE; THENCE SOUTH 89°43'16" EAST 182.54 FEET TO A 1" IRON PIPE; THENCE NORTH 0°15'33" EAST 169.81 FEET TO A 1" IRON PIPE; THENCE SOUTH 89°43'46" EAST 352.95 FEET TO A 1" IRON PIPE; THENCE NORTH 0°15'35" EAST 529.31 FEET TO A 1" IRON PIPE; THENCE SOUTH 89°43'21" EAST 896.83 FEET TO A 1" IRON PIPE; THENCE SOUTH 0°15'30" WEST 364.99 FEET TO THE POINT OF BEGINNING.

EASEMENTS OF RECORD

A PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY TICOR TITLE COMPANY OF OREGON DATED AUGUST 17, 2016 REVEALED THE FOLLOWING EASEMENTS OF RECORD:

- INGRESS AND EGRESS EASEMENT TO STATE OF OREGON, ACTING BY AND THROUGH THE STATE BOARD OF HIGHER EDUCATION, RECORDED AS BENTON COUNTY DEED RECORDS BOOK 185, PAGE 321. *AS SHOWN ON SHEET 1.*
- PUBLIC UTILITIES EASEMENT TO PACIFIC POWER AND LIGHT COMPANY, RECORDED AS BENTON COUNTY DEED RECORDS BOOK 197, PAGE 102, DATED JULY 27, 1965. *INSUFFICIENT DESCRIPTION TO ACCURATELY LOCATE.*
- PUBLIC UTILITIES EASEMENT TO PACIFICORP, RECORDED AS BENTON COUNTY DEED DOCUMENT NO. 2001-309207, DATED DECEMBER 3, 2001. *INSUFFICIENT DESCRIPTION TO ACCURATELY LOCATE.*

WELL & WATERLINE EASEMENT

AN AREA 10.00 FEET IN EVEN WIDTH (5 FEET EITHER SIDE OF WATER LINE OR ABOVE-GROUND APPURTENANCES) IS RESERVED FOR JOINT USE BY THE OWNERS OF PARCELS 1, 2 & 3 OF THIS PLAT FOR WATERLINES. THE LOCATION OF SAID EASEMENT IS DEFINED BY THE LOCATION OF EXISTING WELLS AND WATERLINES AT THE TIME OF THIS PLAT. THIS AREA SHALL BE FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE WATERLINES AS NECESSARY. THE MAINTENANCE OF THE WATERLINE SHALL BE THE SOLE RESPONSIBILITY OF THE PARTY BEING SERVED BY THE WATERLINE. THE COST OF MAINTAINING THE WELLS IS THE JOINT RESPONSIBILITY OF THE OWNERS OF EACH OF THE BENEFITED PROPERTIES, PARCELS 1, 2, AND 3 AND SHALL BE SHARED EQUALLY. THE CONSTRUCTION AND MAINTENANCE OF THE LINES CARRYING THE WATER FROM THE WELLS ALONG WITH THEIR ENTIRE APPURTENANCES IS THE RESPONSIBILITY OF THE BENEFITED PROPERTIES. THE EASEMENT AREAS SHALL BE RETURNED TO THE ORIGINAL CONDITION AS NEARLY AS PRACTICABLE AFTER INSTALLATION OR MAINTENANCE. MAINTENANCE OF THE WELL AND WATERLINE SHALL BE ACCORDING TO THE PROVISIONS OF ORS 105.170 THROUGH 105.185. ANY DAMAGE CAUSED TO THE LINE OR LANDSCAPING WITHIN THE EASEMENT BOUNDARY WILL BE THE SOLE RESPONSIBILITY OF THE PARTY WHICH CAUSED THE DAMAGE TO OCCUR. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THE LIMITS OF THIS EASEMENT WHILE IT EXISTS. THE EASEMENT SHALL TERMINATE WHEN PARCELS CONSTRUCT THEIR OWN WELL TO SUPPLY WATER.

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Kyle W. Latimer
 KYLE W. LATIMER

APPROVALS:

BENTON COUNTY NOTICE OF DECISION LAND USE FILE NO. LU-15-048: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Greg Vernet
 PLANNING OFFICIAL,
 BENTON COUNTY COMMUNITY DEVELOPMENT DEPT. 11/7/2016
 DATE

Joe Maudin
 BENTON COUNTY SURVEYOR 11/9/2016
 DATE

RECORDER'S STATEMENT:

STATE OF OREGON }
 COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2016-019 IN BENTON COUNTY RECORDS DOCUMENT NO. 2016-551016, ON THIS 9 DAY OF November, 2016, AT 9:47 O'CLOCK AM.

[Signature]
 BENTON COUNTY CLERK

PRIVATE 25' ACCESS EASEMENT

AN AREA ~~25.00~~ ^{50.00} FEET IN EVEN WIDTH IS RESERVED FOR JOINT USE BY THE OWNERS OF PARCELS 1, 2 & 3 OF THIS PLAT FOR INGRESS AND EGRESS PURPOSES. MAINTENANCE OF THE ROADWAY SHALL BE ACCORDING TO THE PROVISIONS OF ORS 105.170 THROUGH 105.185 AND SHALL BE SHARED EQUALLY BY THE PARCELS BENEFITING FROM ITS USE. ANY DAMAGE CAUSED TO THE ROADWAY OR LANDSCAPING WITHIN THE EASEMENT BOUNDARY WILL BE THE SOLE RESPONSIBILITY OF THE PARTY WHICH CAUSED THE DAMAGE TO OCCUR. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THE LIMITS OF THIS EASEMENT.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Kyle W. Latimer
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2016
 SHEET 2 OF 2



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 LAND SURVEYING, LLC
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OWNER'S DECLARATION:

KNOW ALL PERSONS THAT THE DONALD W. POWELL TRUST, DATED MARCH 4, 2009 AND THE SANDRA J. POWELL TRUST, DATED MARCH 4, 2009 ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS WITH EASEMENTS AS SHOWN AND DESCRIBED HEREON.

Donald W. Powell
 DONALD W. POWELL, TRUSTEE OF THE DONALD W. POWELL TRUST
 & TRUSTEE OF THE SANDRA J. POWELL TRUST

Sandra J. Powell
 SANDRA J. POWELL, TRUSTEE OF THE DONALD W. POWELL TRUST
 & TRUSTEE OF THE SANDRA J. POWELL TRUST

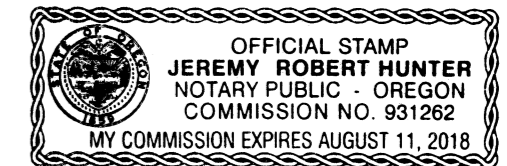
ACKNOWLEDGMENT:

STATE OF Oregon)
 COUNTY OF Benton) SS

THIS IS TO CERTIFY THAT ON THIS 31st DAY OF October, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD W. AND SANDRA J. POWELL WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Jeremy Hunter
 NOTARY SIGNATURE
 JEREMY HUNTER
 NOTARY PUBLIC - OREGON
 (PRINT NAME)

COMMISSION NO. 931262
 MY COMMISSION EXPIRES 08/11/2018



ASSESSOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH June 30th, 2016.

Jami Tracy
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

11-8-16
 DATE

Debbi Bauer
 DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, AUDITING & TAX COLLECTION

11-8-2016
 DATE

PARTITION PLAT NO. 2016-019

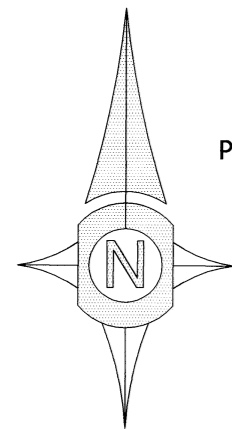
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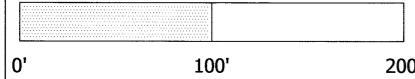
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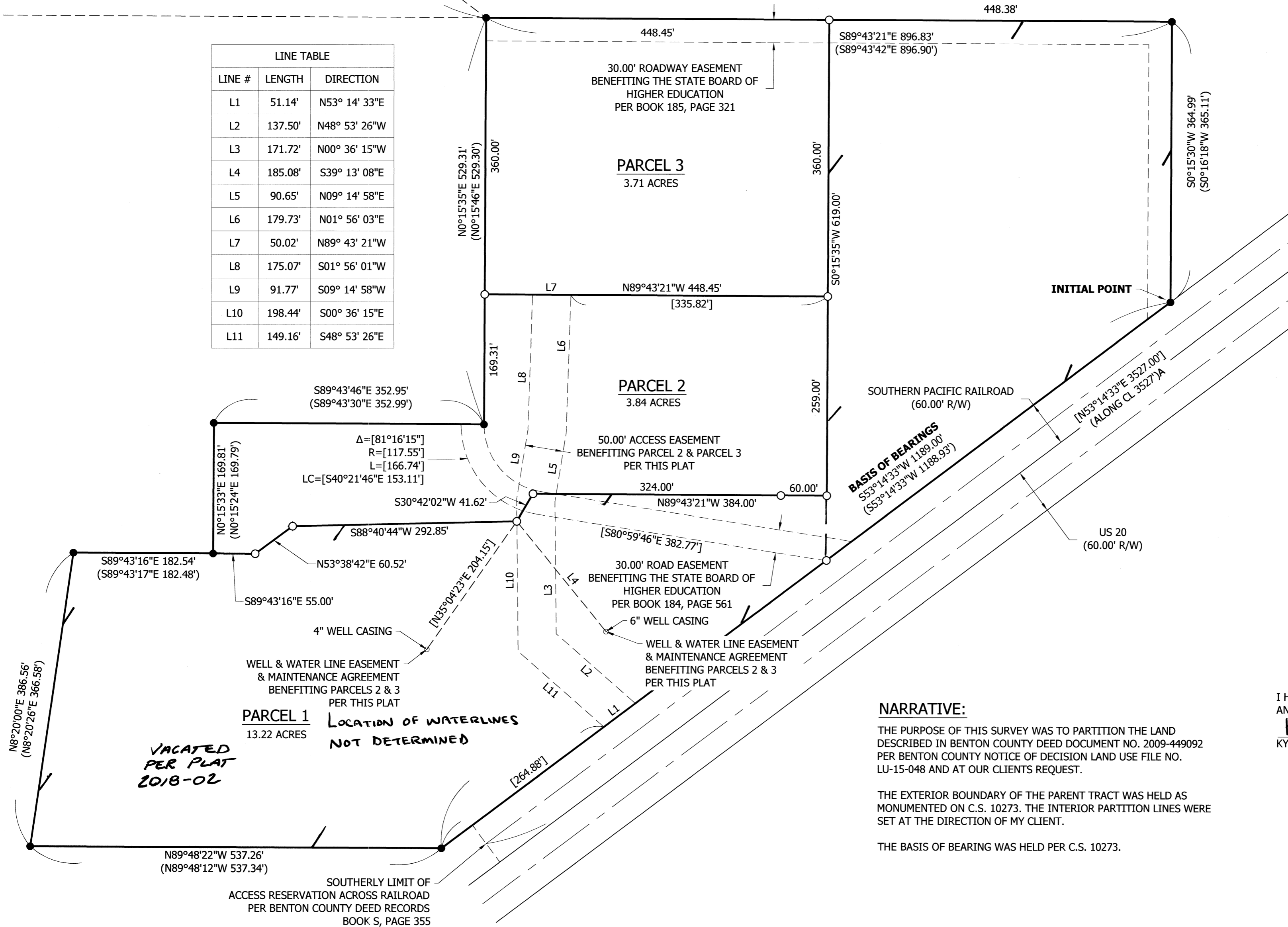


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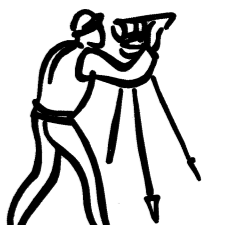
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