

PARTITION PLAT No. 2016-021

for John R. and Diane C. Kaser

Price Fuller DLC No. 37, NE1/4 Sec 1, T11S, R5W, W.M. Benton County, Oregon June 28, 2016

LEGEND

- FOUND MONUMENT. SEE CORNER NOTES. SET 5/8"X30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PARSONS PLS1918"

EASEMENTS NOT DEPICTED

Electric power, telephone, or aerial cable line, Book 114, Page 716, to Mountain States Power Company. Exact location not specified.

CORNER NOTES

- A, C - Found 5/8" iron rod /YPC "PARSONS PLS1918", PP2004-033 B - Anchor post at corner position, Found 5/8" iron rod /YPC "PARSONS PLS1918", N14°49'51"E 1.00', PP2004-033

PARSONS SURVEYING 1915 S.E. Stone Street Corvallis, OR 97333 541-752-7515 Project No. 1620

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 18, 1980 TYLER B. PARSONS 1918 RENEWS: 12/31/2016

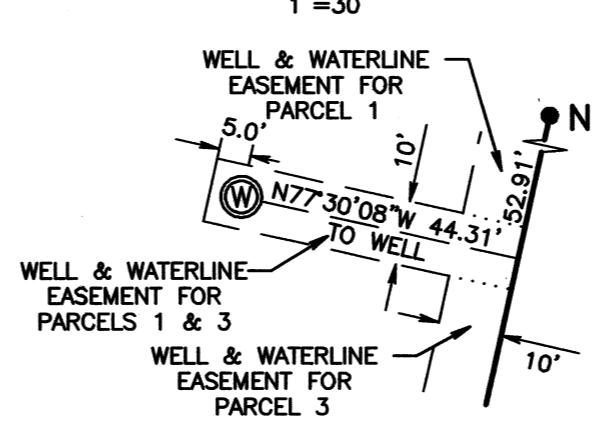
Line Table

Table with columns: RECORD DATA FROM CS 10531, LINE, BEARING, DISTANCE. Lists lines L1 through L13 with their respective bearings and distances.

Curve Table

Table with columns: RECORD DATA FROM CS 10531, LINE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Lists curves C1 through C3 with their geometric data.

DETAIL A



NARRATIVE

The purpose of this survey is to partition that property described in the deed recorded as Document No. 2013-515475, Deed Records of Benton County, Oregon, per Benton County Community Development Notice of Decision, File No. LU-16-017.

Basis of Bearings is N14°49'51"E between the found monuments at P and I at the southwest and northwest corners of the property as shown in Partition Plat 2004-033 and CS 10531. This property was previously surveyed by me in 2012, filed as CS 10531.

Monuments set June 28, 2016. Equipment: Topcon GTS-4

Deed References: Book 114 Page 716, Book 130 Page 215, Book 192 Page 570, Book 172 Page 290, Book 201 Page 290, M25969, M90656-87, M101428-88, M143892-91, Doc. No. 2013-515475, Doc No. 2016-549958. Surveys: CS 1975, CS 3309, CS 4859, CS 5642, CS 8184, CS 8184, CS 10531, OSHD Map 68-4-2

SURVEYOR'S CERTIFICATE

I, Tyler B. Parsons, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that on June 28, 2016, I correctly surveyed the property described in the deed recorded as Document No. 2013-515475, the exterior boundary of which is described as follows:

Beginning at a 5/8 inch iron rod on the westerly right of way line of NW Arboretum Road (County Road No. 15390), said iron rod lying North 12°16' East 30.00 feet from the southeast corner of Partition Plat 2004-033, Benton County, Oregon; thence North 77°29'40" West 292.27 feet to a point, said point lying South 14°49'51" West 1.00 feet from a 5/8 inch iron rod; thence North 14°49'51" East 402.26 feet to a 5/8 inch iron rod; thence South 75°06'06" East 15.09 feet to point, said point occupied by a 4 inch diameter steel pipe; thence North 14°49'39" East 369.03 feet to a 5/8 inch iron rod; thence North 75°00'42" West 15.06 feet to a 5/8 inch iron rod; thence North 14°49'51" East 503.54 feet to a 5/8 inch iron rod on the south line of NW Hoodview Circle (Public Road 15337); thence along said south line, South 75°07'09" East 260.69 feet to a 5/8 inch iron rod on the westerly right of way line of said NW Arboretum Road; thence along said right of way line South 14°58'17" West 402.27 feet to a 5/8 inch iron rod; thence on a 2904.79 foot radius curve left (the long chord of which bears South 13°44'22" West 125.89 feet), a distance of 125.90 feet to a 5/8 inch iron rod; thence South 12°29'52" West, 735.25 feet to the point of beginning, and containing 7.74 acres, more or less.

Subject to the following easements recorded in the Benton County Record of Deeds:

- 1. Electric power, telephone or aerial cable lines, Book 114 Page 716. 2. Transmission and distribution lines, Book 130 Page 215. 3. Road purposes, Book 172 Page 290. 4. Road Maintenance Agreement, M90656-87. 5. Telecommunications purposes, M143892-91.

DECLARATION

Know all men by these presents that we, John R. Kaser and Diane C. Kaser, are the recorded owners 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.

We hereby create the 60 foot access easement across Parcel 2 for the benefit of Parcel 1, and the 60 foot utility easement across Parcel 2 for the benefit of Parcels 1, 2 and 3, and also Parcel 2, Partition Plat 2004-033 as shown. We hereby create the 10 foot wide well and water line easements across Parcel 2 for the benefit of Parcels 1 and 3 as shown and the 10 foot utility easement across Parcels 2 and 3 for the benefit of said Parcels and also for the benefit of Parcel 2, Partition Plat 2004-033.

Signatures of John R. Kaser and Diane C. Kaser.

ACKNOWLEDGEMENT

STATE OF OREGON ) COUNTY OF BENTON ) SS

This is to certify that on this 7th day of November, 2016, before me, a Notary Public for said State and County, did personally appear John R. Kaser and Diane C. Kaser, who, being duly sworn, executed the foregoing instrument and who acknowledged that they executed the same freely and voluntarily.

Notary Signature: Robert Timothy Willis, Commission No. 948010, My Commission Expires February 28, 2020.

APPROVALS

File No. LU-16-017. Approvals from Sue Vernet (Benton County Planning Official) and Jan Gardner (Benton County Surveyor).

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30th, 2017.

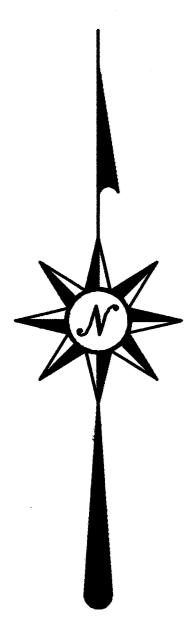
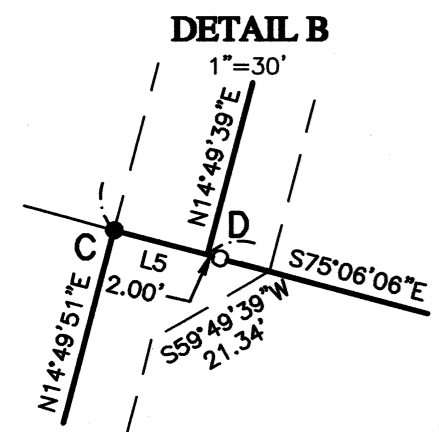
Approvals from Lami Lopez (Director, Benton County Department of Assessment) and Debbi Bauer (Director, Benton County Department of Finance, Auditing & Tax Collection).

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 2016-021 in the Benton County Deed Records as Document No. 2016-551468, on this 23 day of November, 2016, at 10:53 o'clock AM.

Signature of Benton County Clerk.



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

Signature of Tyler B. Parsons, PLS 1918

GRAPHIC SCALE 1"=100'

