

PARTITION PLAT 2017-021
 for
PAUL RAYMOND GELLATLY, ANGELA MARIA HAHN, AND TRACY KINGSTON HAHN
 in the
 SE 1/4 of SECTION 22
 & SW 1/4 of SECTION 23
 T 11 S, R 7 W, W.M.
 BENTON COUNTY, OREGON
 AUGUST 16, 2017
 FILE No. LU-17-006

- LEGEND**
-FOUND 5/8" ROD WITH YELLOW CAP PER CS 8718 UNLESS OTHERWISE NOTED
 -SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "NORTHSTAR SURVEYNG"
 - ⊙BRASS CAP 1/4 CORNER TO SECTIONS 22 & 23 PER RESTORATION No. 117500340R2
 - ⊙EXISTING WELLS
 - ().....RECORD DATA FROM CS 8718
 - FD.....FOUND
 - R.O.W.....RIGHT-OF-WAY
 - CL.....CENTER LINE
 - ESMT.....EASEMENT
 - EL.....EASEMENT LINE

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY SAY THAT I HAVE CORRECTLY SURVEYED AND FOUND PROPER MONUMENTS AT, OR AS WITNESS CORNERS TO, THE TRUE CORNERS OF THE LAND REPRESENTED ON THIS PARTITION PLAT. THE LAND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL AS CONVEYED TO PAUL RAYMOND GELLATLY, ANGELA MARIA HAHN, AND TRACY KINGSTON HAHN, DESCRIBED AS PARCEL II, IN DOCUMENT NO. 2016-549618, BENTON COUNTY RECORDS, IN SECTION 22, TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP AT THE QUARTER CORNER OF SECTIONS 22 AND 23 ON THE NORTH LINE OF SAID TRACT; THENCE ALONG SAID NORTH LINE S 89°52'00"E 477.50 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL II AS DESCRIBED IN SAID DEED; THENCE ALONG THE EAST LINE OF SAID PARCEL II S 00°03'43"E 493.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 17482 (PORTER ROAD); THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT THE FOLLOWING THREE COURSES: S 88°22'21"W 166.39 FEET TO A 5/8" IRON ROD; THENCE S 40°35'27"W 180.70 FEET TO A 5/8" IRON ROD; THENCE S 63°53'08"W 229.89 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID PARCEL II N 21°15'53"W 793.83 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE S 89°41'57"E 300.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.12 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE LAND DESCRIBED ABOVE AND AS SHOWN HEREON INTO 3 PARCELS PER OUR CLIENTS' REQUEST AS PER BENTON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE FILE NO. LU-17-006.

I FOUND AND HELD THE CENTERLINE MONUMENTS ON COUNTY ROAD No. 17482, (PORTER ROAD), PER CS 8718. I HELD 30 FEET TO THE NORTH OF SAID CENTERLINE TO DETERMINE NORTH RIGHT-OF-WAY.

I FOUND AND HELD THE 5/8" IRON RODS MARKING THE REMAINDER CORNERS OF PARCEL II PER CS 8718, ALONG WITH THE QUARTER CORNER OF SECTIONS 22 AND 23 TO CALCULATE THE PARENT PARCEL. THE MONUMENTS WERE FOUND TO BE IN GOOD CONDITION AND FIT NICELY.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PAUL RAYMOND GELLATLY, ANGELA MARIA HAHN, AND TRACY KINGSTON HAHN 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.

WE HEREBY GRANT AN ACCESS EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS PARCELS 1, 2, AND 3 FOR THE BENEFIT OF PARCELS 1, 2, AND 3, ALSO PARCEL 1 OF DEED No. 2016-549618 AS SHOWN HEREON. SAID EASEMENT TO BE NAMED SWORDFERN RIDGE ROAD, A PRIVATE ROAD.

Paul Raymond Gellatly _____
 PAUL RAYMOND GELLATLY

Angela Maria Hahn _____
 ANGELA MARIA HAHN

Tracy Kingston Hahn _____
 TRACY KINGSTON HAHN

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

SIGNED AND ATTESTED BEFORE ME ON THIS 20th DAY OF October, 2017, BY PAUL RAYMOND GELLATLY, ANGELA MARIA HAHN, AND TRACY KINGSTON HAHN

Cassandra M. Mulkey _____
 SIGNATURE

Cassandra M. Mulkey _____
 PRINTED NAME

NOTARY PUBLIC - STATE OF OREGON

COMMISSION NO. 952816

MY COMMISSION EXPIRES 08/07/2020

NORTHSTAR SURVEYING, INC.

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

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

DAVID LEE SCHLOSSER JR.
 P.L.S. 72617

REGISTERED PROFESSIONAL LAND SURVEYOR

David Lee Schlosser Jr.
 OREGON
 JUNE 10, 2014
 DAVID LEE SCHLOSSER JR.
 72617

RENEWS: 06/30/2018

APPROVALS FOR FILE NO. LU-17-006

Kevin Young _____
 BENTON COUNTY PLANNING OFFICIAL 10-20-2017 DATE

Greg Vernet _____
 BENTON COUNTY SURVEYOR 10-20-2017 DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH 30th DAY OF June, 2017, 2018

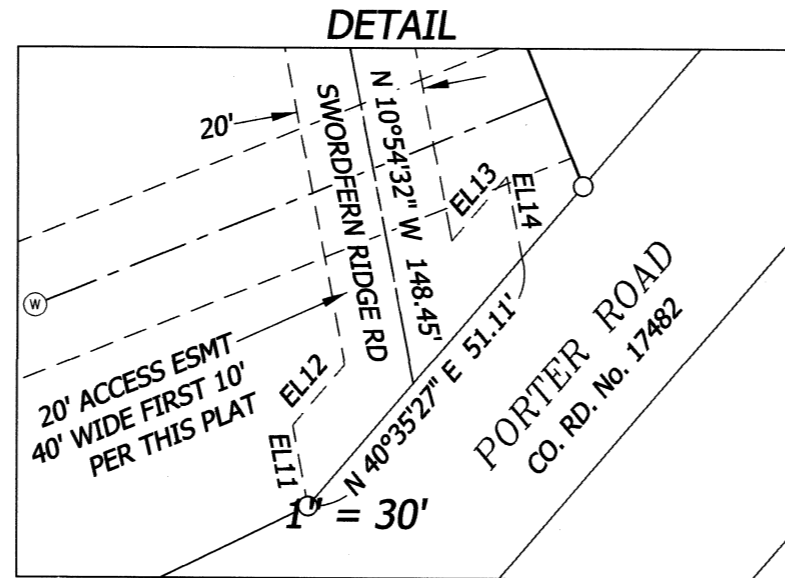
BY *Jamie Bray* _____
 DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT 10-20-17 DATE

BY *John Todd* _____
 DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, ADMIN. & TAX COLLECTION 10-20-17 DATE

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

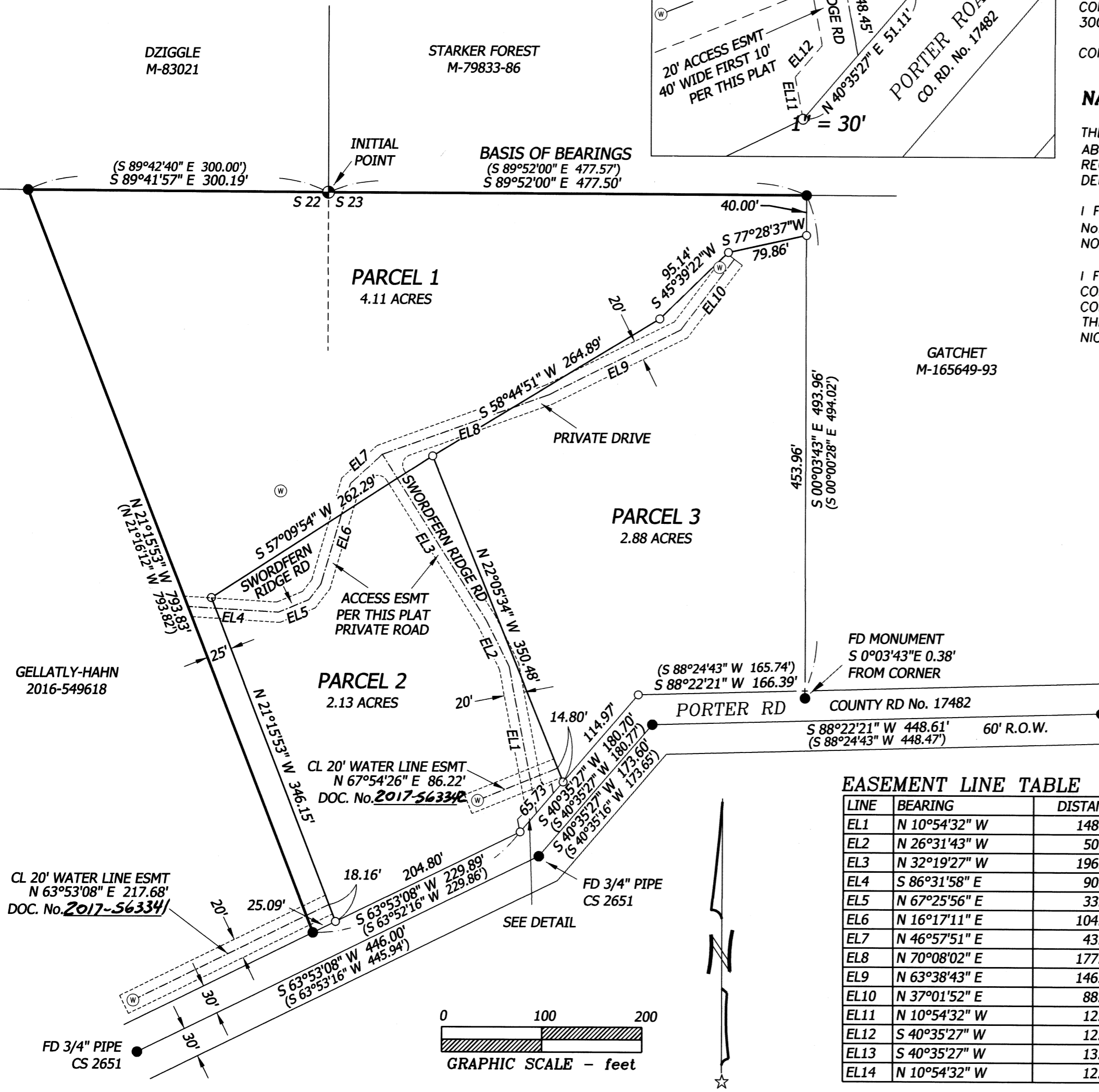
I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2017-021 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2017-563340 ON THIS 10th DAY OF October, 2017, AT 2:31 O'CLOCK PM.

John Todd _____
 BENTON COUNTY CLERK



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N 10°54'32" W	148.45'
EL2	N 26°31'43" W	50.49'
EL3	N 32°19'27" W	196.42'
EL4	S 86°31'58" E	90.47'
EL5	N 67°25'56" E	33.05'
EL6	N 16°17'11" E	104.79'
EL7	N 46°57'51" E	43.06'
EL8	N 70°08'02" E	177.10'
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EL10	N 37°01'52" E	88.44'
EL11	N 10°54'32" W	12.78'
EL12	S 40°35'27" W	12.43'
EL13	S 40°35'27" W	13.12'
EL14	N 10°54'32" W	12.78'



PARTITION PLAT 2017- 021
for
**PAUL RAYMOND GELLATLY, ANGELA MARIA
HAHN, AND TRACY KINGSTON HAHN**

in the
SE 1/4 of SECTION 22
& SW 1/4 of SECTION 23
T 11 S, R 7 W, W.M.
BENTON COUNTY, OREGON

AUGUST 16, 2017

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- *..... AFFIDAVIT OF CORRECTION PARTITION PLAT 2017-021

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Paul Raymond Gellatly
PAUL RAYMOND GELLATLY
Angela Maria Hahn
ANGELA MARIA HAHN
Tracy Kingston Hahn
TRACY KINGSTON HAHN

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

SIGNED AND ATTESTED BEFORE ME ON THIS 20th DAY OF

October, 2017, BY PAUL RAYMOND GELLATLY, ANGELA MARIA HAHN, AND TRACY KINGSTON HAHN

Cassandra M. Mulkey SIGNATURE

Cassandra M. Mulkey PRINTED NAME

NOTARY PUBLIC - STATE OF OREGON

COMMISSION NO. 952816

MY COMMISSION EXPIRES 08/07/2020

APPROVALS FOR FILE NO. LU-17-006

Kevin Young for G. Vermet
BENTON COUNTY PLANNING OFFICIAL 10-20-2017 DATE
Jim Manti
BENTON COUNTY SURVEYOR 10-20-2017 DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH 30th DAY OF June, 2017, 2018

BY *Jamie Kraus* 10-20-17 DATE
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

BY *Paul Judd* 10-20-17 DATE
DIRECTOR, BENTON COUNTY DEPARTMENT OF FINANCE, ADDING & TAX COLLECTION

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

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BY *De*
BENTON COUNTY CLERK

NORTHSTAR SURVEYING, INC.

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

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

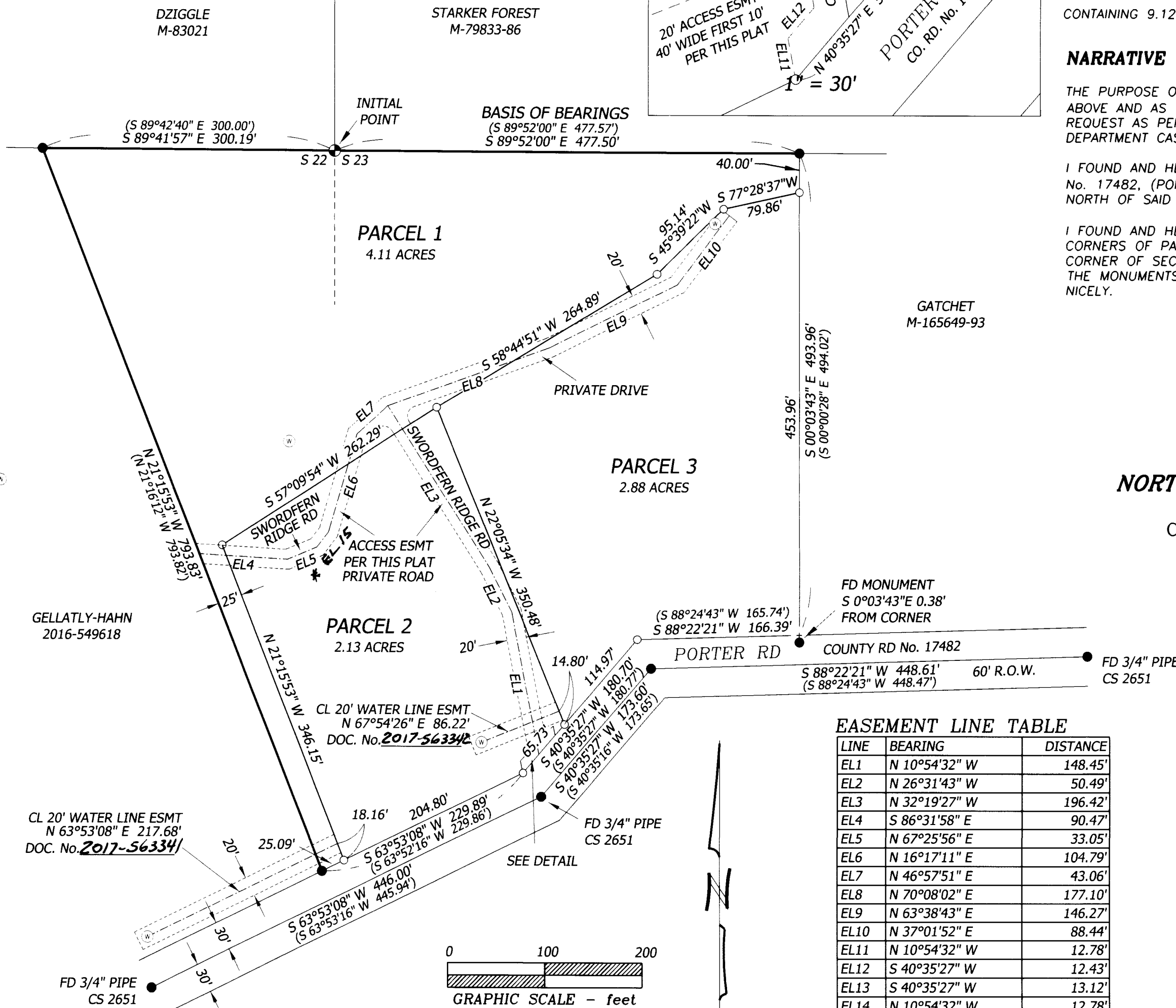
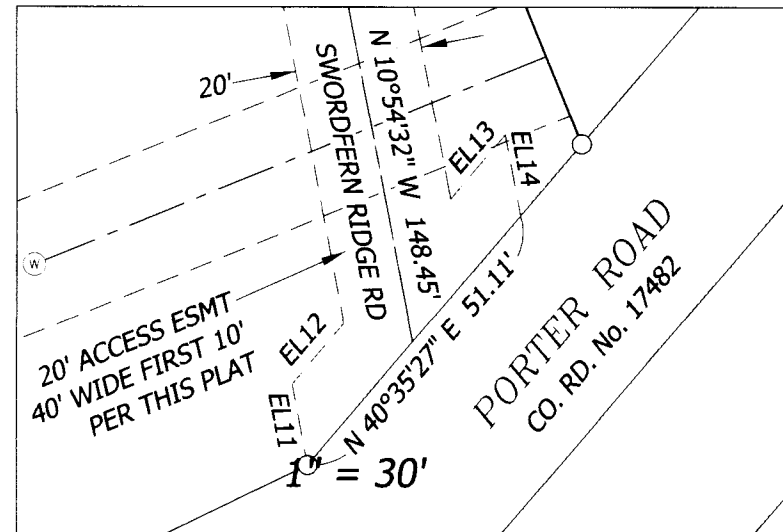
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David Lee Schlosser Jr.
OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2018

DETAIL



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