

PARTITION PLAT 2018-003
for
ROBERT K. & SALLY L. HILLES
in
SECTIONS 34 & 35
T 13 S, R 5 W, W.M.
BENTON COUNTY, OREGON

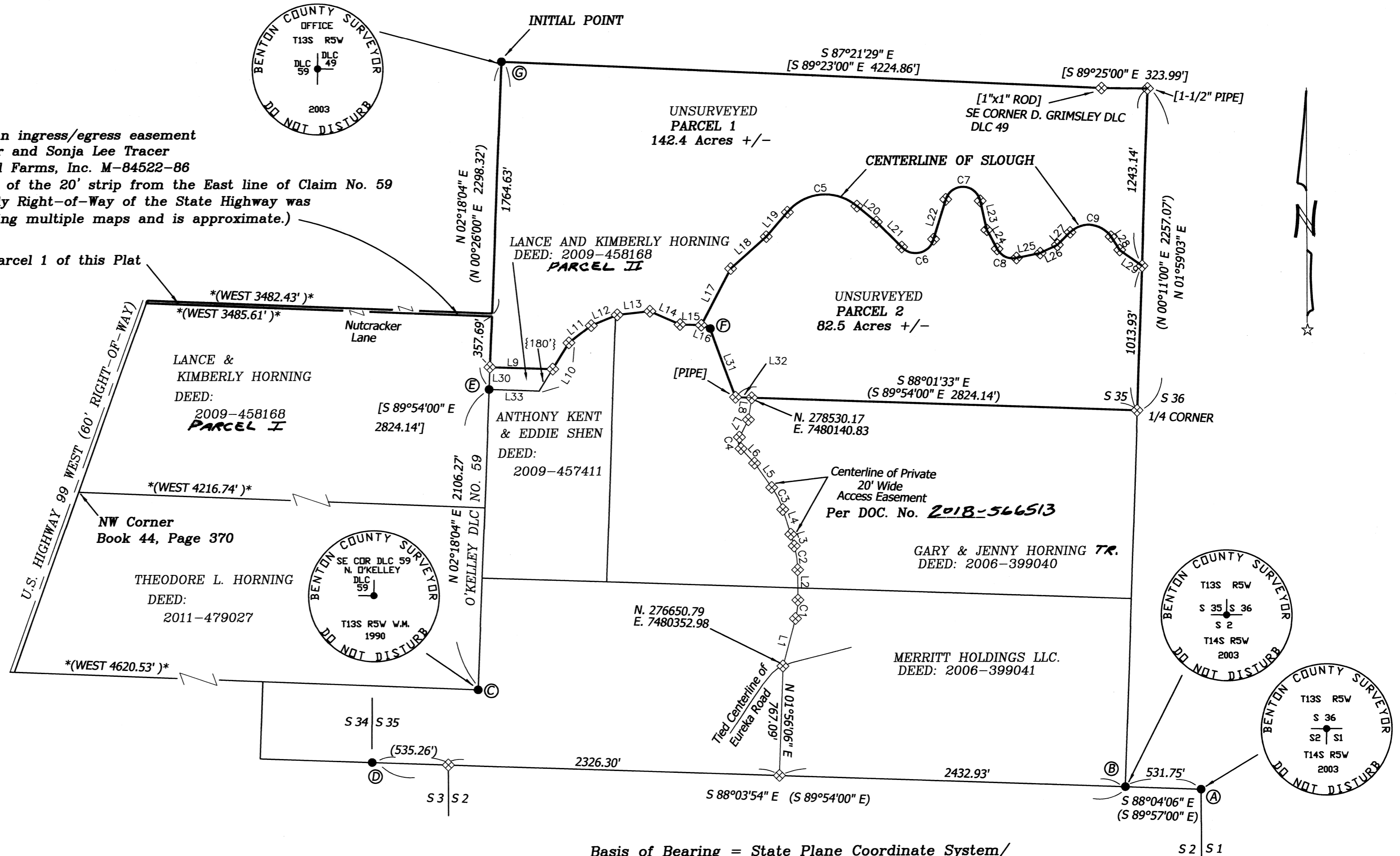
NOVEMBER 21, 2017
SHEET 1 of 2

Also being an ingress/egress easement to Dan Tracer and Sonja Lee Tracer from Hubbard Farms, Inc. M-84522-86 (The distance of the 20' strip from the East line of Claim No. 59 to the Easterly Right-of-Way of the State Highway was calculated using multiple maps and is approximate.)

Part of Parcel 1 of this Plat

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 15°08'53" E	344.73'
L2	N 00°10'36" W	212.40'
L3	N 16°04'15" W	85.77'
L4	N 17°59'23" W	181.32'
L5	N 35°06'15" W	213.81'
L6	N 43°10'06" W	139.13'
L7	N 27°53'54" E	138.66'
L8	N 08°57'23" E	154.89'
L9	{S 89°54'00" E}	{441.58'}
	S 88°01'33" E	
L10	{N 30°00'00" E}	{396.00'}
	N 31°52'27" E	
L11	{N 50°00'00" E}	{198.00'}
	N 51°52'27" E	
L12	{N 66°00'00" E}	{198.00'}
	N 67°52'27" E	
L13	{N 82°00'00" E}	{231.00'}
	N 83°52'27" E	
L14	{S 68°00'00" E}	{231.00'}
	S 66°07'33" E	
L15	{S 90°00'00" E}	{149.16'}
	S 88°07'33" E	
L16	{S 70°36'00" E}	{66.00'}
	S 68°43'33" E	
L17	S 27°40'09" W	446.62'
L18	S 48°28'33" W	335.95'
L19	S 41°00'10" W	243.08'
L20	N 50°40'30" W	176.14'
L21	N 44°46'39" W	249.93'
L22	S 17°21'42" W	292.98'
L23	N 12°25'19" W	208.65'
L24	N 27°54'53" W	151.90'
L25	S 78°20'57" W	170.39'
L26	S 64°55'59" W	133.38'
L27	S 45°16'00" W	126.55'
L28	N 32°53'13" W	112.94'
L29	N 54°48'58" W	190.16'
L30	{N 00°26'00" W}	{156.04'}
	N 02°18'04" E	
L31	{S 22°14'00" E}	{515.13'}
	S 20°21'33" E	
L32	S 88°01'33" E	114.03'
L33	{S 89°54'00" E}	{355.08'}



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	131.21'	490.58'	15°19'28"	N 07°29'09" E	130.82'
C2	168.91'	608.88'	15°53'40"	N 08°07'26" W	168.37'
C3	168.73'	564.89'	17°06'52"	N 26°32'49" W	168.11'
C4	86.84'	70.00'	71°04'00"	N 07°38'06" W	81.38'
C5	546.04'	344.64'	90°46'37"		490.69'
C6	281.65'	132.12'	122°08'30"	N 76°17'31" E	231.27'
C7	329.56'	125.19'	150°49'54"	S 87°31'49" E	242.31'
C8	161.34'	125.36'	73°44'10"	N 64°46'58" W	150.43'
C9	332.02'	186.78'	101°50'46"	S 83°48'37" E	290.00'

MONUMENT TABLE

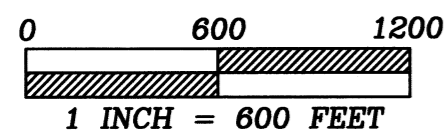
POINT	NORTHING	EASTING	DESCRIPTION
A	275784.054	7483290.070	Found 3 1/4" Brass Cap, Per Benton County Restoration 145600700R3
B	275801.977	7482758.622	Found 3 1/4" Brass Cap, Per Benton County Restoration 135600100R2
C	276489.194	7478210.759	Found 3 1/4" Brass Cap, Per Benton County Restoration 135859020
D	275980.758	7477467.156	Found 3/4" Iron Pipe, Per Benton County Restoration 135500100
E	278593.564	7478295.422	Found 1 1/2" Iron Pipe, Per Benton County Survey G13500017
F	279016.810	7479850.397	Found 1" Iron Pipe, Per Benton County Survey G13500017
G	280890.370	7478387.610	Found 3 1/4" Brass Cap, Per Benton County Restoration 135849030R2

Basis of Bearing = State Plane Coordinate System/
Oregon Real-Time Geodetic Network (ORGN)
North American Datum 1983 FIPS Oregon N. Zone 3601
* See Sheet 2 for Narrative

LEGEND

-Found Monument As Shown
- ◇.....Computed Point (Nothing found/set)
- ().....Record from G13500017
- [].....Record from Deed M-261690-99
- * ().....Calculated
- { }.....Record from Deed 2009-458168 PARCEL II

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

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

PARTITION PLAT 2018-003
 for
ROBERT K. & SALLY L. HILLES
 in
SECTION 35
 T 13 S, R 5 W, W.M.
 BENTON COUNTY, OREGON

NOVEMBER 21, 2017
 SHEET 2 OF 2

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 tract as conveyed to Robert K. Hilles and Sally L. Hilles, husband and wife, in Document No. M261690-99, Benton County Records, in Section 35, Township 13 South, Range 5 West, Willamette Meridian, Benton County, Oregon, being more particularly described as follows:

Beginning at the quarter Section corner on the East line of Section 35, Township 13 South, Range 5 East of the Willamette Meridian in Benton County, Oregon, and running thence North 0°11' East 2257.07' (34.198 chains) to a one and one-half inch pipe on the East line of Section 35; thence North 89°25' West 323.99' (4.909 chains), to a one inch by one inch rod set at the Southeast corner of Robert D. Grimsley Claim #49; thence North 89°23' West 4224.86' (64.013 chains) to a stone, now a 3-1/4" Brass Disk, set at the Southwest corner of said Claim; thence South 0°26' West 2298.32' (34.823 chains), to a one and one-half inch pipe on the East line of Claim #59; thence South 89°54' East 355.08' (5.38 chains); thence along the center of the slough North 30° East 396.00' (6.00 chains), North 50° East 198.00' (3.00 chains), North 66° East 198.00' (3.00 chains), North 82° East 231.00' (3.50 chains), South 68° East 231.00' (3.50 chains); East 149.16' (2.26 chains); thence South 70°36' East 66.00' (1.00 chain) to a pipe; thence South 22°14' East 515.13' (7.805 chains) to a pipe; thence South 89°54' East 2824.14' (42.79 chains) to the place of beginning, in Benton County, Oregon.

Excepting therefrom the following described property; Beginning at the quarter section corner on the East line of Section 35, Township 13 South, Range 5 West of the Willamette Meridian, Benton County, Oregon; thence North 0°11' East 2257.07' (34.198 chains) to a 1-1/2 inch pipe on East line of Section 35; thence North 89°25' West 323.99' (4.909 chains) to a 1 inch by 1 inch rod set at Southeast corner of Robert D. Grimsley Donation Land Claim No. 49; thence North 89°23' West 4224.86' (64.013 chains) to a stone, now a 3-1/4" Brass Disk, set at Southwest corner of said claim; thence South 0°26' West 2298.32' (34.823 chains) to a 1-1/2 inch pipe on East line of Claim No. 59, which point is the true point of beginning; thence South 89°54' East 355.08' (5.38 chains); thence along the center of a slough North 30° East 180 feet; thence North 89°54' West to a point which is North 0°26' East of the true point of beginning; thence South 0°26' West to the true point of beginning in Benton County, Oregon.

Together with the North twenty feet of even width of the following described land, to-wit: Beginning at a point on the East line of the Donation Land Claim of Nimrod O'Kelly, Claim #59 in Township 13 South, Range 5 West of the Willamette Meridian in Oregon, that is 1276.44' (19.34 chains) North from the Southeast corner of said Claim and run thence North 1363.56' (20.66 chains); thence West to the "State Road"; thence Southwesterly along said "State Road" to the Northwest corner of a certain tract of land deeded by John Rickard and wife to G.R. Taylor and Martha A. Taylor by deed recorded in book #44 at Page 370, Deed Records of Deed of Benton County, Oregon; thence East along the North line of said land so deeded to G.R. Taylor and Martha A. Taylor to the place of beginning, containing 1.5 acres, more or less, in Benton County, Oregon, Subject to the right of Hubbard Farms, Inc., to use the described property for ingress and egress.

NARRATIVE

This survey is the result of Benton County Community Development Department File Number LU-17-063. It represents a Partition into two parcels for that tract of land conveyed to Robert K. Hilles and Sally L. Hilles by Benton County Deed No. M261690-99.

The parent parcel was not surveyed due to it not being required, and the boundary shown is only a visual representation of the intended parcels. Monuments A-G were tied to create a rough orientation of the parcel location. Using the deed we computed the parent parcel for Hilles. The measured bearings for these lines do not represent field measurements, they only represent the calculated bearing as rotated against the State Plane Coordinate System line. The only measured lines were L1-L8, L17-L29, and C1-C8 to create a 20' ingress/egress access easement and to find the centerline of the slough.

Per our client's instructions, the centerline of the slough was held as the new property line.

The configuration of the new parcels was agreed upon by the current landowner and approved by the County.

DECLARATION

Know all persons by these presents that Robert K. Hilles and Sally L. Hilles, husband and wife, 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.

Robert K. Hilles
 Robert K. Hilles

Sally L. Hilles
 Sally L. Hilles

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

Signed and attested before me on this 8th day of January, 2018, by Robert K. Hilles and Sally L. Hilles.

Cassandra M. Mulkey signature

Cassandra M. Mulkey printed name

Notary Public - Oregon
 Commission No. 952816
 My Commission Expires 08-07-2020

I, THE UNDERSIGNED,
 HEREBY CERTIFY
 THAT THIS IS AN
 EXACT COPY OF
 THE ORIGINAL PLAT.
David Lee Schlosser Jr.
 DAVID LEE SCHLOSSER JR.
 P.L.S. 72617



APPROVALS FOR FILE NO. LU 17-063

Conrad Venet
 Benton County Planning Official
 date 1/25/2018

J. Manda
 Benton County Surveyor
 date 1-29-2018

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30th, 2018

by Lami Gray
 Director, Benton County Dept. of Assessment
 date 1-10-18

by Dulrah Bauer
 Director, Benton County Department of
 Finance, Auditing & Tax Collection
 date 01-18-2018

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 2018-003 in the Benton County Deed Records as Document No. 2018-566512, on this 29th day of January, 2018, at 9:27 o'clock A.M.

by David Lee Schlosser Jr.
 Benton County Clerk

NOTES CORRESPONDING TO TITLE EXCEPTIONS

EASEMENTS AND AGREEMENTS OF RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER No. 7109-2963877 DATED NOVEMBER 2, 2017.

- ITEM NO. 4 BOOK 94, PAGE 85 MOUNTAIN STATES POWER COMPANY; NOT PLOTTED
- ITEM NO. 5 DOC. NO. M-18676 CONSUMERS POWER, INC.; NOT PLOTTED
- ITEM NO. 7 DOC. NO. M-90641-87 HUBBARD FARMS, INC FOR PLACING OF ELECTRIC CABLES AND/ OR PIPES NEEDED TO RUN IRRIGATION PUMPS AND/OR CARRY WATER OVER A PORTION OF PARCEL 1. NOT PLOTTED
- ITEM NO. 8 DOC. NO. M-91864-87 CONSUMERS POWER, INC. NOT PLOTTED
- ITEM NO. 9 DOC. NO. M-285342-00 CONSUMERS POWER, INC. NOT PLOTTED
- ITEM NO. 10 DOC. NO. 2003-351053 COVENANT NOT PLOTTED
- ITEM NO. 11 DOC. NO. 2005-387662 COVENANT NOT PLOTTED
- ITEM NO. 12 DOC. NO. 2011-483999 MONROE TELEPHONE COMPANY NOT PLOTTED

THE IMPROVEMENTS WITHIN THESE EASEMENTS ARE TYPICAL IMPROVEMENTS THAT YOU WOULD SEE ON SITE BASED ON USE FOR SAID EASEMENTS.

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