

PARTITION PLAT No. 2018-018
 A PARTITION PLAT + RECORD OF SURVEY
 FOR

RODNEY J. + BARBARA S. KELLER

LOCATED IN
 WILLIAM J. JOHNSON DONATION LAND CLAIM No. 63
 SE 1/4 SEC. 27, T. 10 S., R. 4 W., W.M.

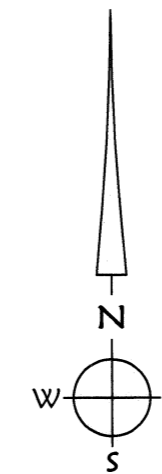
IN THE
BENTON COUNTY, OREGON

APRIL 27, 2018

BENTON COUNTY FILE No. LU-17-028

LEGEND:

- FOUND SURVEY MONUMENT, SEE FOUND MONUMENT REFERENCE DATA
- SET 5/8" x 30" IRON ROD W/YPC STAMPED: "K+D ENGR. PLS 58561".
- ⊙ SET 5/8" x 30" IRON ROD W/ 2" ALUMINUM CAP STAMPED: "K+D ENGR. PLS 58561".
- () RECORD DATA, SEE RECORD REFERENCE LIST
- FUE FRANCHISE UTILITY EASEMENT
- YPC YELLOW PLASTIC CAP
- M.F. MICROFILM (BENTON COUNTY RECORDS)
- D.N. DOCUMENT NUMBER (BENTON COUNTY RECORDS)
- C.S. COUNTY SURVEY
- GHC GALLOWAY HARD COPY
- I.R. IRON ROD
- R-O-W RIGHT-OF-WAY
- FD. FOUND
- L1 LINE REFERENCE, SEE "LINE REFERENCE LIST"
- C1 CURVE REFERENCE, SEE "CURVE REFERENCE TABLE"
- 1 FOUND MONUMENT REFERENCE, SEE "FOUND MONUMENT REFERENCE DATA."
- (A) SURVEY REFERENCE, SEE "RECORD REFERENCE LIST"



SCALE: 1" = 50'

LINE REFERENCE LIST:

- L1 58°58'30"W 25.16'
- L2 58°58'30"W 25.00'
- L3 58°58'30"W 25.00' (N89°31'57"W 25.00') (C)
- L4 N00°04'39"W 31.77'
- L5 S00°04'39"W 31.79' (S00°27'31"W 31.60') (C)
- L6 S00°04'39"W 31.81'
- L7 N00°02'04"W 138.75'
- L8 N00°02'04"W 55.25'
- L9 N00°02'04"W 83.50'
- L10 S42°51'51"E 31.71'
- L11 N8°58'30"E 27.63'
- L12 S00°01'30"E 32.00'
- L13 58°58'30"W 39.03'

*NOTE: L1 IS TO SW COR. OF PARCEL 1.
 L3 IS TO THE R-O-W CORNER

RECORD REFERENCE LIST:

- (A) C.S. 4857
- (B) C.S. 8331
- (C) "STONE RIDGE ESTATES" SUBDIVISION
- (D) PARTITION PLAT 2001-24
- (X) SOURCE UNKNOWN

FOUND MONUMENT REFERENCE DATA:

- 50 FD. 5/8" I.R. (C) W/ YPC MARKED "K+D ENGR. LS 1630", IN ASPHALT CONCRETE. **HELD.**
- 51 FD. 5/8" I.R. (C) W/ YPC MARKED "K+D ENGR. LS 1630", DESTROYED BY CONSTRUCTION. **HELD.**
- 52 FD. 5/8" I.R. (C) W/ YPC MARKED "K+D ENGR. LS 1630", LEANING NORTHWESTERLY, N50°44'20"E 0.38' OF TRUE CORNER, DESTROYED BY CONSTRUCTION.
- 53 FD. 5/8" I.R. (C) W/ YPC MARKED "K+D ENGR. LS 1630", DESTROYED BY CONSTRUCTION. **HELD.**
- 54 FD. 5/8" I.R. (C) W/ YPC MARKED "K+D ENGR. LS 1630", HELD TO ESTABLISH RIGHT-OF-WAY LINE. S00°04'39"W 0.17' OF PROPERTY LINE. DESTROYED BY CONSTRUCTION. SET NEW PROPERTY CORNER ON LINE.
- 55 FD. 5/8" I.R. (A); SE COR. PARCEL 2 OF P.P. 2001-24 0.4' EASTERLY OF FENCE POST. HELD FOR SOUTHWEST CORNER OF THE PARENT TRACT. 58°58'30"W 0.16' OF THE R-O-W CORNER.
- 56 FD. 5/8" I.R. (B) IN FENCE LINE. **HELD.**
- 57 FD. STONE (D) W/ "X" MARKING. 1' SOUTH AND 3' EAST OF FENCE CORNER. **HELD.**
- 58 FD. 5/8" I.R. (C) W/ YPC MARKED "LS 501". **HELD.**
- 59 FD. BOLT (X) MONUMENT SHOWN AS FD. IN C.S. 4857. S89°40'33"W 0.13' FROM LINE.
- 60 FD. 1" I.P. (X) MONUMENT SHOWN AS FD. 1 1/4" I.P. IN C.S. 4857. **HELD.**
- 61 FD. 5/8" I.R. (D) W/ YPC MARKED "K+D ENGR. LS 1630", N89°57'56"E 0.18' OF LINE.
- 62 FD. 5/8" I.R. (C) W/ YPC MARKED "LS 501". **HELD.**

CURVE REFERENCE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	SOURCE
C1	27.75'	75.00'	N49°05'24"W	27.59'	21°11'48"	
C2	40.15' (40.15')	100.00' (100.00')	S48°09'13"E (S47°31'50"E)	39.88' (39.88')	23°00'13" (23°00'17")	(C)
C3	64.87'	125.00'	S44°46'57"E	64.15'	29°44'09"	
C4	181.77'	175.00'	N29°46'33"W	173.71'	59°30'46"	
C5	155.75' (155.75')	150.00' (150.00')	S29°46'26"E (S29°17'14"E)	148.85' (148.85')	59°29'36" (59°29'29")	(C)
C6	129.74'	125.00'	S29°46'20"E	124.00'	59°28'13"	
C7	53.84'	60.00'	S72°29'38"W	52.05'	51°25'00"	
C8	28.50'	60.00'	S84°35'41"W	28.23'	27°12'53"	
C9	25.34'	60.00'	S58°53'11"W	25.16'	24°12'07"	
C10	171.26'	50.00'	N45°01'06"W	99.00'	196°14'49"	

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 9, 2002
JOE J. COTA
 #58561LS

Renewal: 12/31/19

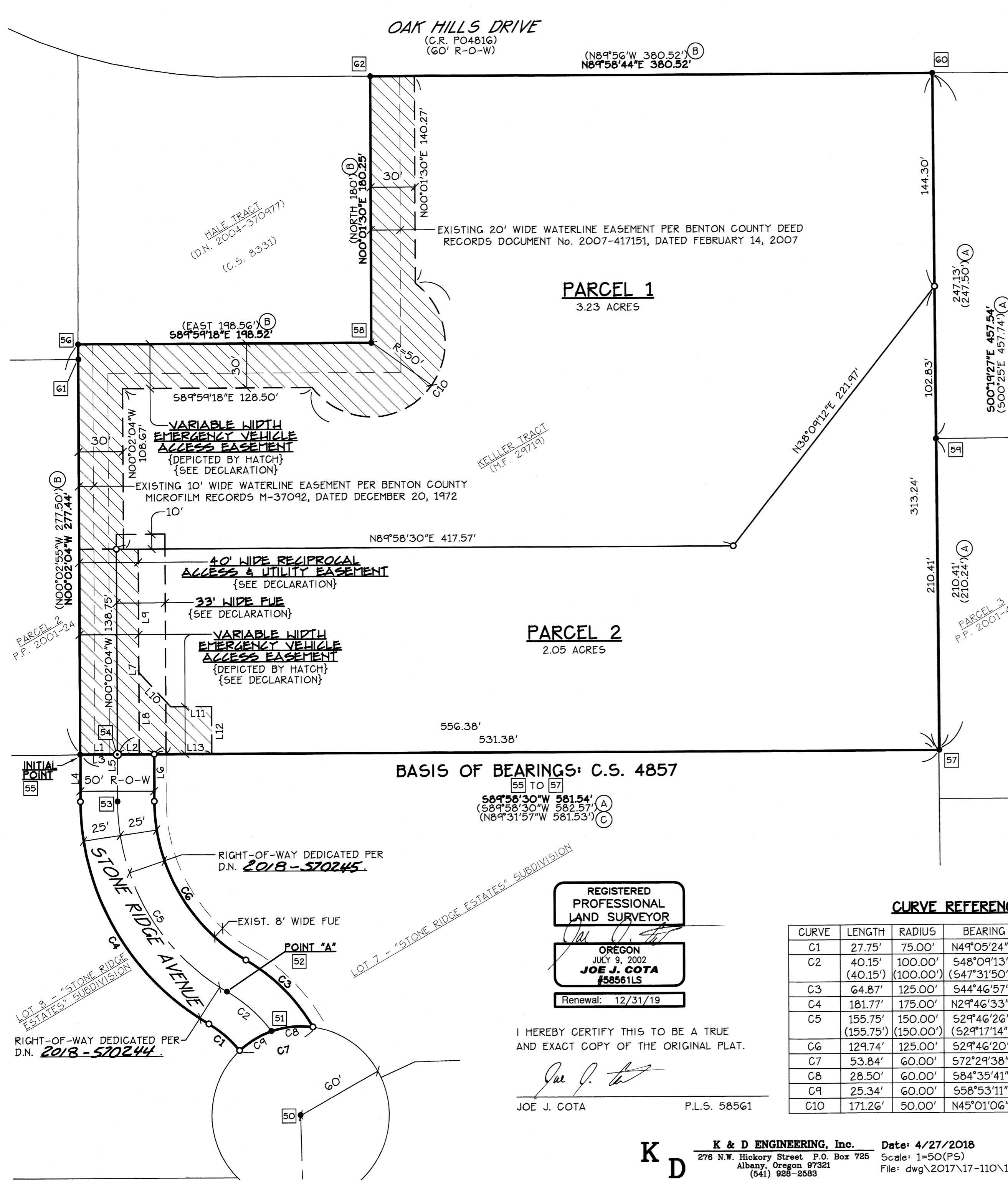
I HEREBY CERTIFY THIS TO BE A TRUE
 AND EXACT COPY OF THE ORIGINAL PLAT.

Joe J. Cota
 JOE J. COTA P.L.S. 58561

K D

K & D ENGINEERING, Inc.
 276 N.W. Hickory Street P.O. Box 725
 Albany, Oregon 97321
 (541) 928-2583

Date: 4/27/2018 Time: 15:37
 Scale: 1=50(FS)
 File: dwg\2017\17-110\17-110-mp.dwg (lan)



BASIS OF BEARINGS: C.S. 4857

58°58'30"W 581.54' (A)
 58°58'30"W 582.57' (C)
 (N89°31'57"W 581.53')

INITIAL POINT
 55

STONE RIDGE AVENUE
 RIGHT-OF-WAY DEDICATED PER D.N. 2018-570244

EXIST. 8' WIDE FUE
 RIGHT-OF-WAY DEDICATED PER D.N. 2018-570245

LOT 7 - "STONE RIDGE ESTATES" SUBDIVISION

LOT 8 - "STONE RIDGE ESTATES" SUBDIVISION

HALF TRACT
 (D.N. 2004-370977)
 (C.S. 8331)

KELLER TRACT
 (M.F. 29719)

PARCEL 1
 3.23 ACRES

PARCEL 2
 2.05 ACRES

EXISTING 20' WIDE WATERLINE EASEMENT PER BENTON COUNTY DEED RECORDS DOCUMENT No. 2007-417151, DATED FEBRUARY 14, 2007

EXISTING 10' WIDE WATERLINE EASEMENT PER BENTON COUNTY MICROFILM RECORDS M-37092, DATED DECEMBER 20, 1972

VARIABLE WIDTH EMERGENCY VEHICLE ACCESS EASEMENT {DEPICTED BY HATCH} {SEE DECLARATION}

40' WIDE RECIPROCAL ACCESS & UTILITY EASEMENT {SEE DECLARATION}

33' WIDE FUE {SEE DECLARATION}

VARIABLE WIDTH EMERGENCY VEHICLE ACCESS EASEMENT {DEPICTED BY HATCH} {SEE DECLARATION}

(EAST 198.56') (B)
 S89°59'18"E 198.52'

(N89°56'W 380.52') (B)
 N89°58'44"E 380.52'

144.30'

247.13' (247.50') (A)

S00°19'27"E 457.54' (500°25'E 457.74') (A)

102.83'

313.24'

210.41' (210.24') (A)

PARCEL 3
 P.P. 2001-43

(NORTH 180') (B)
 N00°01'30"E 180.25'

30'

N00°01'30"E 140.27'

(EAST 198.56') (B)
 S89°59'18"E 198.52'

58°59'18"E 128.50'

30'

N00°02'04"W 108.67'

10'

N8°58'30"E 417.57'

556.38'
 531.38'

50' R-O-W

25'

25'

66'

65'

64'

63'

62'

61'

60'

59'

58'

57'

56'

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17'

16'

15'

14'

13'

12'

11'

10'

9'

8'

7'

6'

5'

4'

3'

2'

1'

0'

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED PARTITION PLAT PER BENTON COUNTY FILE No. LU-17-028 AND TO MONUMENT THE RIGHT-OF-WAY OF A PORTION OF STONE RIDGE AVENUE DEDICATED BY DOCUMENTS 2018-570244 AND 2018-570245

BOUNDARY DETERMINATION:

FOUND MONUMENTS, AND RECORD DATA WERE HELD TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY, AS SHOWN ON THE MAP.

FOUND MONUMENTS, AND RECORD DATA PER "STONE RIDGE ESTATES" WERE HELD TO ESTABLISH THE BOUNDARY OF THE STONE RIDGE AVENUE RIGHT-OF-WAY, AS SHOWN ON THE MAP AND FURTHER DESCRIBED BELOW:

THE FOUND MONUMENT AT [50] WAS HELD TO ESTABLISH THE CENTER OF THE 60' RADIUS CUL-DE-SAC.

THE FOUND MONUMENT AT [52] WAS DISTURBED AND LEANING, POINT "A" WAS CALCULATED AT A RECORD DISTANCE-DISTANCE INTERSECTION FROM [51] AND [53].

THE CENTERLINE OF THE RIGHT-OF-WAY WAS ESTABLISHED BY HOLDING [51], POINT "A", [53] AND [54] ALONG WITH THE RECORD RADIUS FOR THE CURVES THEN OFFSET 25' EASTERLY AND WESTERLY TO ESTABLISH THE OUTSIDE BOUNDARY OF THE RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE:

I, JOE J. COTA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCEL IS LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH ROD AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NUMBER 2001-24, A PARTITION OF RECORD IN BENTON COUNTY, OREGON; THENCE NORTH 00°02'04" WEST 277.44 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89°59'18" EAST 198.52 FEET TO A 5/8 INCH ROD; THENCE NORTH 00°01'30" EAST 180.25 FEET TO A 5/8 INCH ROD ON THE SOUTH RIGHT-OF-WAY LINE OF NW OAK HILLS DRIVE (COUNTY ROAD P04816); THENCE ALONG SAID RIGHT-OF-WAY, NORTH 89°58'44" EAST 380.52 FEET TO A 1 INCH IRON PIPE; THENCE SOUTH 00°19'27" EAST 457.54 FEET TO A STONE WITH AN "X" MARKING; THENCE SOUTH 89°58'30" WEST 581.54 FEET TO THE POINT OF BEGINNING. CONTAINING 5.27 ACRES OF LAND, MORE OR LESS.



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

Joe J. Cota
JOE J. COTA P.L.S. 58561

PRIVATE EASEMENT STATEMENT:

THE PRIVATE EASEMENTS BEING CREATED BY THIS PLAT ARE FOR THE PURPOSE AND BENEFIT AS EXPRESSED IN THE DECLARATION SHOWN HEREON. THESE PRIVATE EASEMENTS SHALL RUN WITH THE PARCELS UPON WHICH THEY ARE LOCATED. THE OWNERS OF THE PARCEL BENEFITING FROM THE PRIVATE EASEMENTS SHOWN HEREON SHALL MAINTAIN ALL IMPROVEMENTS ASSOCIATED WITH SAID EASEMENTS PROVIDED THAT ANY DISTURBANCE CREATED BY SAID MAINTENANCE SHALL BE CORRECTED AND THE LAND RESTORED AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID MAINTENANCE. THE BENEFITING OWNERS OF THE SAID PRIVATE EASEMENTS SHALL BE ENTIRELY RESPONSIBLE FOR THE MAINTENANCE COST ASSOCIATED WITH THAT SPECIFIC EASEMENT.

FRANCHISE UTILITY EASEMENT STATEMENT:

A PERPETUAL EASEMENT IS RESERVED FOR FRANCHISE UTILITY PURPOSES AS INDICATED IN THE DECLARATION AND SHOWN ON THE PLAT. FOR PURPOSES OF THIS STATEMENT, FRANCHISE UTILITIES ARE DEFINED AS POWER, GAS, TELEPHONE, CABLE TELEVISION, AND ANY OTHER UTILITIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OR COUNTY. THE FRANCHISE UTILITY EASEMENT SHALL BE FOR THE INSTALLATION, AND FOR MAINTENANCE AND REPLACEMENT OVER AND UNDER THE GROUND. THIS RESERVATION SHALL INCLUDE THE RIGHT TO INGRESS AND EGRESS FROM ANY AND ALL FRANCHISE UTILITY EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF THE FRANCHISE UTILITY PROVIDED THAT, UNDER THE TERMS OF THE FRANCHISE AGREEMENT, THE UTILITY SERVICE USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS PRACTICAL TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT RODNEY J. KELLER AND BARBARA S. KELLER ARE THE OWNERS OF THE LANDS REPRESENTED ON THIS PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

- A) THE FOLLOWING FRANCHISE UTILITY EASEMENT IS BEING GRANTED TO THE FRANCHISE UTILITY COMPANIES. THIS EASEMENT IS SUBJECT TO THE TERMS OF THE "FRANCHISE UTILITY EASEMENT STATEMENT" SHOWN ON THIS SHEET.
1) A 33' WIDE FRANCHISE UTILITY EASEMENT ALONG WESTERLY 33' OF PARCEL 2 AND OVER A 10'x33' PORTION OF PARCEL 1 AS SHOWN ON THE MAP.
B) THE FOLLOWING PRIVATE EASEMENT IS BEING GRANTED FOR THE FOLLOWING PURPOSES AND IS SUBJECT TO THE "PRIVATE EASEMENT STATEMENT" SHOWN ON THIS SHEET:
1) A 33' WIDE FRANCHISE UTILITY EASEMENT ALONG WESTERLY 33' OF PARCEL 2 AND OVER A 10'x33' PORTION OF PARCEL 1 AS SHOWN ON THE MAP.
2) A 40' WIDE RECIPROCAL ACCESS EASEMENT ALONG THE FLAG PORTION OF PARCEL 1 IN THE SOUTHWEST PORTION OF PARCEL 1 AND ALONG THE WESTERLY PORTION OF PARCEL 2 AS SHOWN ON THE MAP.
C) THE FOLLOWING PUBLIC EASEMENT IS BEING GRANTED TO BENTON COUNTY FOR THE STATED PURPOSE.
1) A VARIABLE WIDTH EMERGENCY VEHICLE ACCESS EASEMENT ALONG THE WESTERLY PORTION OF PARCELS 1 AND 2 AS SHOWN ON THE MAP.

BY: *Rodney Keller* 5-1-18
RODNEY J. KELLER, OWNER DATE
BY: *Barbara S Keller* 5/1/18
BARBARA S. KELLER, OWNER DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Benton } S.S.

THIS IS TO CERTIFY THAT ON THIS 1st DAY OF May, 2018, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED RODNEY J. KELLER AND BARBARA S. KELLER, AS OWNERS OF SAID LAND, WHO, BEING DULY SWORN, DID SAY THAT THEY ARE THE PERSONS NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BY: *Lori A. Stutzman*
NOTARY PUBLIC FOR OREGON (SIGNATURE)
BY: *Lori A. Stutzman*
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: January 18, 2020
MY COMMISSION No.: 946249

FRANCHISE UTILITY EASEMENT STATEMENT:

PER TITLE REPORT ORDER NUMBER 7109-3023532 DATED MARCH 1, 2018, PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY BUT COULD NOT BE PLOTTED:

- AN EASEMENT IN FAVOR OF MOUNTAIN STATES POWER COMPANY PER BENTON COUNTY DEED RECORDS BOOK 85, PAGE 211, DATED DECEMBER 1, 1931 MAY AFFECT THE SUBJECT PROEPERTY BUT THE DESCRIPTION IS NOT SPECIFIC ENOUGH TO PLOT ON THE MAP.
AN EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY PER BENTON COUNTY MICROFILM DEED RECORDS M-24719, DATED MAY 26, 1971 MAY AFFECT THE SUBJECT PROEPERTY BUT THE DESCRIPTION IS NOT SPECIFIC ENOUGH TO PLOT ON THE MAP.

C.S.
PARTITION PLAT No. 2018-018
A PARTITION PLAT + RECORD OF SURVEY
FOR

RODNEY J. + BARBARA S. KELLER

LOCATED IN
WILLIAM J. JOHNSON DONATION LAND CLAIM No. 63
SE 1/4 SEC. 27, T. 10 S., R. 4 W., W.M.

IN THE
BENTON COUNTY, OREGON

APRIL 27, 2018

BENTON COUNTY FILE No. LU-17-028

APPROVALS:

Gary Kerret 5/18/2018
BENTON COUNTY PLANNING OFFICIAL DATE
Joe Mandis 5-21-2018
BENTON COUNTY SURVEYOR DATE

ASSESSOR/TAX COLLECTOR STATEMENT:

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

BY: *Lami Long* 5/4/18
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE
BY: *For Debbie Bauer* 05/04/2018
BENTON COUNTY TAX COLLECTOR DATE

RECORDER'S STATEMENT:

STATE OF OREGON }
COUNTY OF BENTON } S.S.

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS PARTITION PLAT No. 2018-018, DOCUMENT No. 2018-570312 ON THIS 21st DAY OF May, 2018, AT 9:32 O'CLOCK A.M.;

For *[Signature]*
BY: FOR BENTON COUNTY CLERK