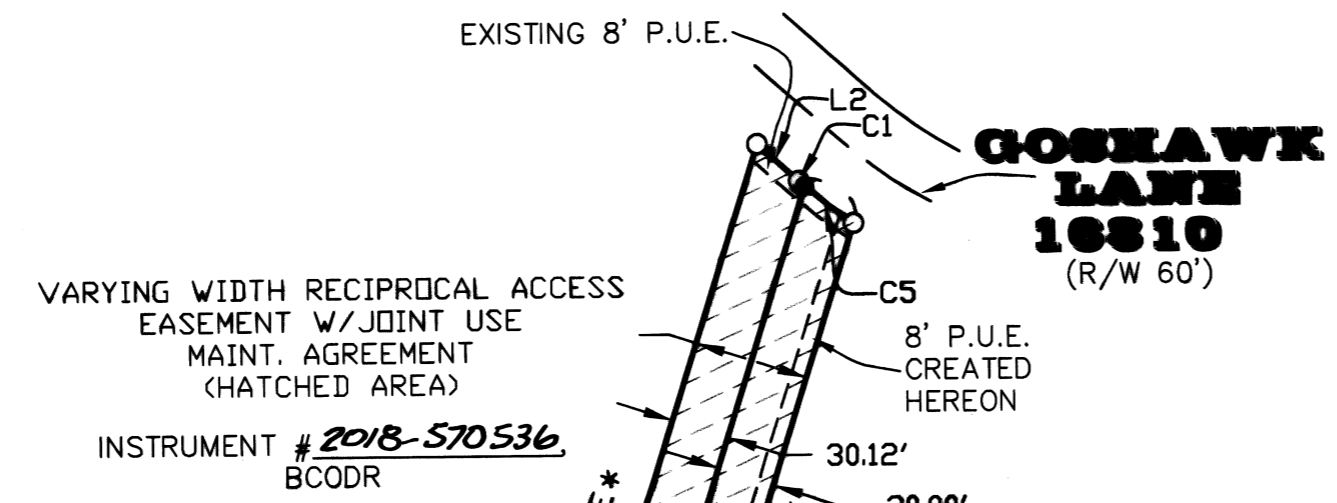
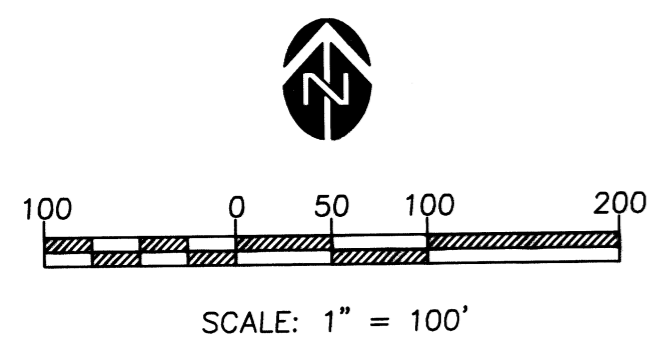


# PARTITION PLAT 2018-019

## A REPLAT OF PARCEL 5, PARTITION PLAT 2016-020



### EXACT COPY STATEMENT

I, MICHAEL P. SCHULZE, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

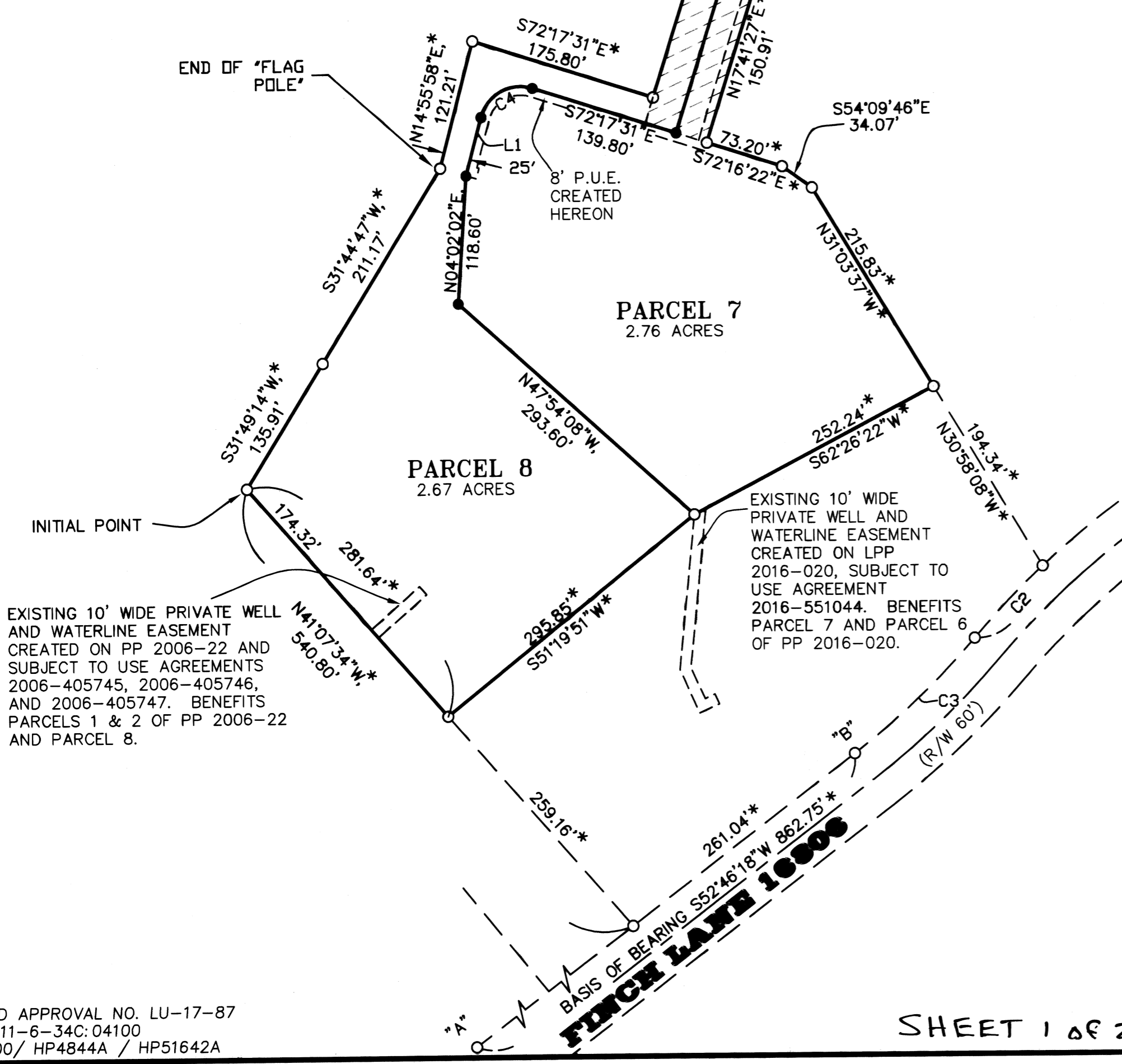
### LEGEND

- FOUND 5/8" REBAR WITH RED PLASTIC MARKED "GEOMAX" CAP PER PARTITION PLAT 2016-020
- SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED "GEOMAX, INC."
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- BRG BEARING
- BCODR BENTON COUNTY DEED RECORDS
- PP PARTITION PLAT

### REFERENCES

\* RECORD AND MEASURED SAME DATA AS PER PARTITION PLAT 2016-020

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N14°55'58"E	55.89'
L2	N48°35'06"W*	28.87'*



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	4.02'	280.00'	S48°56'46"E	4.02'
C2	92.00'*	795.51'*	S43°56'47"W*	91.95'*
C3	154.86'*	730.93'*	N46°42'08"E*	154.57'*
C4	61.53'*	38.00'*	S61°19'14"W*	55.03'*
C5	31.88'	280.00'	N52°37'10"W	31.86'

REGISTERED PROFESSIONAL LAND SURVEYOR

*Michael P. Schulze*

ORREGON  
NOVEMBER 30, 2007  
MICHAEL P. SCHULZE  
71827

EXP. DATE: 6-30-18

**PARTITION PLAT FOR WREN HILL DEVELOPMENT**  
SW1/4, SEC. 34,  
T11S, R6W, W.M.,  
BENTON COUNTY, OREGON

T.L. 11-06-34C:04100

**Geomax** INC.

ENGINEERING, LAND SURVEYING, BUILDING DESIGN  
806 N. NINTH STREET, COTTAGE GROVE, OREGON 97424  
TELEPHONE- (541) 942-0126 FAX- (541) 942-7935

JOB NO.: Q153      DRAWN: M.P.S.      CHECKED: M.P.S.

DATE: 02/21/18      REV.

LAND APPROVAL NO. LU-17-87  
T.L. 11-6-34C:04100  
HP500/ HP4844A / HP51642A

SHEET 1 OF 2

Q153\_REPLAT.dwg

# PARTITION PLAT 2018- 019 A REPLAT OF PARCEL 5, PARTITION PLAT 2016-020

### APPROVALS

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095 ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES HAVE BEEN PAID TO ME THROUGH June 30, 2018.

BY Jamie Ray 5/17/18  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT

BY Debbi Bauer 05/17/2018  
DIRECTOR, BENTON COUNTY TAX COLLECTOR

FILE NUMBER LU-17-087

Tony Lewis (for Greg Verret) 5/25/18  
BENTON COUNTY PLANNING OFFICIAL DATE

Jim Gandy 5-25-18  
BENTON COUNTY SURVEYOR DATE

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

I HEREBY CERTIFY THAT THIS PARTITION WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2018- 019 IN BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2018- 510635, ON THIS 25<sup>th</sup> DAY OF May, 2018, AT 2:00 O'CLOCK, pm.  
BY: MS  
BENTON COUNTY CLERK

### SURVEYOR'S CERTIFICATE

I, MICHAEL P. SCHULZE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I CORRECTLY PERFORMED THE SURVEY, AND MARKED WITH PROPER MONUMENTS THE HEREIN DESCRIBED PARCELS OF LAND AND PLATTED SAME AS SHOWN HEREON PURSUANT TO ORS CHAPTERS 92 AND 209, AS AMENDED, AND THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN SECTION 34 TOWNSHIP 11 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 5 OF PARTITION PLAT 2016-020, BENTON COUNTY OREGON PARTITION PLAT RECORDS.

Michael P. Schulze  
MICHAEL P. SCHULZE

### OWNER'S DECLARATION

KNOW ALL MEN THAT WREN HILL DEVELOPMENT L.L.C. IS THE OWNER OF THE LAND DESCRIBED HEREON AND DID CAUSE THE SAME TO BE PARTITIONED AND PLATTED ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92, AS AMENDED, AND GRANTS THE EASEMENTS AS SHOWN ALONG WITH THE NOTES.

D.L. Rue  
DOUG RUE, MEMBER  
WREN HILL DEVELOPMENT LLC

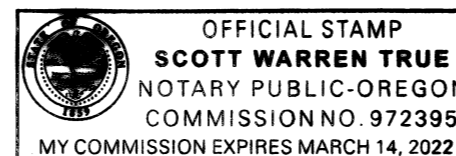
### ACKNOWLEDGMENTS

STATE OF OREGON }  
COUNTY OF LANE } S.S.

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED DOUG RUE, MEMBER, WREN HILL DEVELOPMENT L.L.C., WHO IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

ACKNOWLEDGED BEFORE ME ON THIS 16<sup>th</sup> DAY OF

May 2018



Scott W. True  
NOTARY PUBLIC FOR THE STATE OF OREGON  
COMMISSION NUMBER: 972395  
MY COMMISSION EXPIRES: March 14, 2022

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A TWO PARCEL PARTITION OF THOSE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

THE BASIS OF BEARINGS IS THAT LINE BETWEEN FOUND MONUMENTS "A" & "B" PER PP 2016-020.

ALL MONUMENTS ESTABLISHING THE EXTERNAL BOUNDARY OF THE PROPERTY WERE FOUND AND HELD.

THE PARTITION LINES WERE PLACED PER CLIENT REQUEST.

THE INITIAL POINT IS A 5/8" X 30" REBAR WITH RED PLASTIC CAP FOUND AT THE WESTERN MOST CORNER OF PARCEL 5 OF LAND PARTITION PLAT 2016-020, BCODR.

### OWNERS & PARTITIONERS

WREN HILL DEVELOPMENT LLC  
P.O. BOX 37  
MONROE, OREGON 97456

### CONDITIONS COVENANTS & RESTRICTIONS

SEE DOC. No. M-26118-81 BCODR  
SEE DOC. No. 2004-372630 BCODR  
SEE DOC. No. 2005-392626 BCODR  
SEE DOC. No. 2005-392628 BCODR  
SEE DOC. No. 2011-478105 BCODR  
SEE DOC. No. 2011-482447 BCODR

### EXACT COPY STATEMENT

I, MICHAEL P. SCHULZE, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

### WELL & WATERLINE EASEMENTS

PARCEL 7 BENEFITS FROM THE EXISTING 10 FOOT WIDE PRIVATE WELL AND WATERLINE EASEMENT LOCATED ON PARCEL 6 OF PP 2016-020. THIS EASEMENT IS SUBJECT TO THE DECLARATION OF WELL AND WATER USE AGREEMENT RECORDED AS INSTRUMENT #2016-551044, BCODR. PARCEL 7 IS THE SOLE SUCCESSOR AND INTEREST OF THIS EASEMENT THAT BENEFITS THE PARENT PARCEL 5 OF LPP 2016-020 AND PARCEL 6 OF PP 2016-020.

PARCEL 8 IS ENCUMBERED BY THE EXISTING 10 FOOT WIDE PRIVATE WELL AND WATERLINE EASEMENT CREATED PER PP 2006-22. THIS EASEMENT IS SUBJECT TO THE MAINTENANCE AGREEMENT FOR WATER LINE AND WELL RECORDED AS INSTRUMENTS #2006-405745, 2006-405746, & 2006-405747, BCODR.

### ZONING

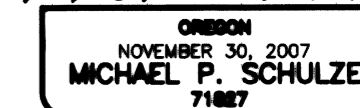
RR-2

### SURVEY REFERENCES

LAND PARTITION PLAT #2016-020 BENTON COUNTY OREGON PARTITION PLAT RECORDS



Michael P. Schulze



EXP. DATE: 6-30-18

PARTITION PLAT FOR WREN HILL DEVELOPMENT SW1/4, SEC. 34, T11S, R6W, W.M., BENTON COUNTY, OREGON  
T.L. 11-06-34C: 04100

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