

PARTITION PLAT 2018-021 for ANGELA MARIA HAHN AND TRACY KINGSTON HAHN in the SE 1/4 of SECTION 22 T 11 S, R 7 W, W.M. BENTON COUNTY, OREGON MARCH 9, 2018 FILE No. LU-17-091

LEGEND

-FOUND 5/8" ROD WITH YELLOW CAP PER CS 8718 UNLESS OTHERWISE NOTED
○.....SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYNG"
⊕.....3-1/4" BRASS CAP 1/4 CORNER TO SECTIONS 22 & 23 PER RESTORATION No. 117500340R2
⊙.....EXISTING WELLS
().....RECORD DATA FROM CS 8718
[].....RECORD DATA FROM PP#2017-021
FD.....FOUND
P.P.PARTITION PLAT
R.O.W....RIGHT-OF-WAY
CL.....CENTER LINE
ESMT....EASEMENT
EL.....EASEMENT LINE

LINE TABLE

Table with 3 columns: LINE, BEARING, DIST.
L1 S00°06'12"W 24.92'
L2 S20°05'27"E 72.92'
L3 S69°14'19"E 5.75'

CURVE TABLE

Table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH
C1 37.18', 27.50', 77°27'48", S 18°48'58" W, 34.41'

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 1, 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:

COMMENCING 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 N 89°41'57"W 300.19 FEET TO A 5/8" IRON ROD AS SHOWN ON BENTON COUNTY SURVEY 8718, BEING THE POINT OF BEGINNING, THENCE N 89°41'23"W 331.64 FEET TO A 5/8" IRON ROD; THENCE S 00°06'12" W 24.92 FEET TO A 5/8" IRON ROD; THENCE N 89°42'57" W 186.99 FEET TO A 5/8" IRON ROD; THENCE S 57°39'36" W 170.05 FEET TO A 5/8" IRON ROD; THENCE ALONG AN ARC WITH A RADIUS OF 27.50 FEET LEFT (CHORD BEARS S 18°48'58" W 34.41 FEET) 37.18 FEET TO A 5/8" IRON ROD; THENCE S 20°05'27" E 72.92 FEET TO A 5/8" IRON ROD; THENCE ALONG AN ARC WITH A RADIUS OF 57.50 FEET LEFT (CHORD BEARS S 45°06'35" E 48.41 FEET) 49.97 FEET TO A 5/8" IRON ROD; THENCE S 69°14'19" E 5.75 FEET TO A 5/8" IRON ROD; THENCE ALONG AN ARC WITH A RADIUS OF 62.50 FEET RIGHT (CHORD BEARS S 37°51'55" E 66.71 FEET) 70.37 FEET TO A 5/8" IRON ROD; THENCE S 50°54'13" E 846.74 FEET TO 5/8" IRON ROD LYING ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD #17482 (PORTER ROAD); THENCE ALONG SAID RIGHT-OF-WAY LINE N 63°53'08" E 221.10 FEET TO A 5/8" IRON ROD; THENCE N 21°15'53" W 793.83 FEET TO THE POINT OF BEGINNING;

CONTAINING 9.98 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE LAND DESCRIBED ABOVE AND AS SHOWN HEREON INTO 2 PARCELS PER OUR CLIENTS' REQUEST AS PER BENTON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE FILE No. LU-17-091.

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 LINE.

I FOUND AND HELD THE 5/8" IRON RODS MARKING THE REMAINDER CORNERS OF TRACT 3 AS SHOWN ON 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 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 CREATE A 20' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 2, ACROSS PARCEL 1 AS SHOWN HEREON.

Signatures of Angela Maria Hahn and Tracy Kingston Hahn.

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

SIGNED AND ATTESTED BEFORE ME ON THIS 12th DAY OF

June, 2018, BY ANGELA MARIA HAHN AND TRACY KINGSTON HAHN

Signature of Cassandra M. Mulkey.

Cassandra M. Mulkey PRINTED NAME

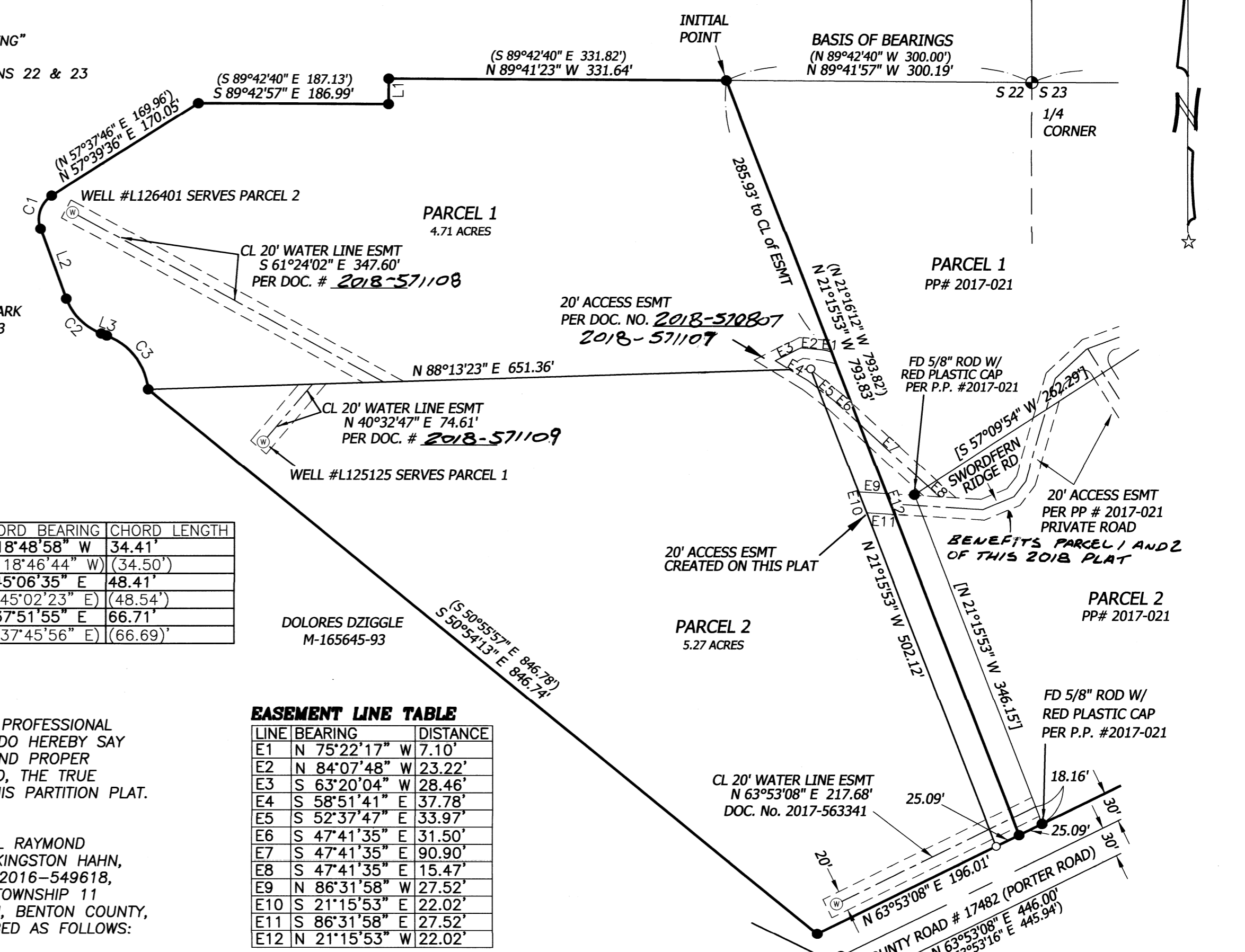
NOTARY PUBLIC - STATE OF OREGON

COMMISSION NO. 952816

MY COMMISSION EXPIRES 08/07/2020

NOTE OF EASEMENTS

A NON-SPECIFIC EASEMENT TO CONSUMERS POWER, INC. FOR THE INSTALLATION AND MAINTENANCE OF ELECTRICAL, COMMUNICATION, AND RELATED TRANSMISSION AND DISTRIBUTION LINES. SAID EASEMENT IS 6 FEET ON EACH SIDE OF THE CENTER LINE OF SAID UTILITIES NOT LOCATED HEREON, PER INSTRUMENT NO. 2017-562115 OF BENTON COUNTY DEED RECORDS.



EASEMENT LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE
E1 N 75°22'17" W 7.10'
E2 N 84°07'48" W 23.22'
E3 S 63°20'04" W 28.46'

APPROVALS FOR FILE NO. LU-17-091

Signatures and dates for Benton County Planning Official and Surveyor.

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

Signatures and dates for Director of Assessment and Director of Tax Collector.

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 2018-021 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2018-57105 ON THIS 14th DAY OF June, 2018, AT 9:11 O'CLOCK AM.

Signature of Benton County Clerk.

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 OREGON JUNE 10, 2014 DAVID LEE SCHLOSSER JR. 72617 RENEWS: 06/30/2022

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