

PARTITION PLAT 2020 - 002

A REPLAT PARCEL 3, PARTITION PLAT 2019-010

for MICHAEL D. & ROBIN L. GALLOWAY

in the NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON January 13, 2020

CASE NO. LU-19-080

APPROVALS

Signature of Benton County Planning Official dated 1/21/2020

Signature of Benton County Surveyor dated 1/21/2020

ASSESSOR'S STATEMENT

All taxes, fees, assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2020.

Signature of Benton County Tax Collector

Signature of Director, Benton County Department of Assessment dated 1/17/2020

RECORDER'S STATEMENT

State of Oregon ) s.s. County of Benton )

I hereby certify that this partition plat was received and duly recorded by me as Plat No. 2020 - 002, on this 21st day of January, 2020, at 11:22 o'clock AM, Target Sheet recorded in Deed Records Document Number 2020 - 590714.

Signature of Benton County Clerk

DECLARATION

Know all persons by these presents that Michael Dale Galloway, Trustee of the Michael Dale Galloway Trust, Robin Lewis Galloway, Trustee of the Robin Lewis Galloway Living Trust are the owners of the tracts of land described 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.

Signature of Michael Dale Galloway Trustee dated 1-16-20

Signature of Robin Lewis Galloway Trustee dated 1/16/20

ACKNOWLEDGEMENT

STATE OF OREGON ) COUNTY OF Benton ) s.s.

Signed and attested before me on this 16 day of January, 2020 by Michael D. Galloway & Robin L. Galloway

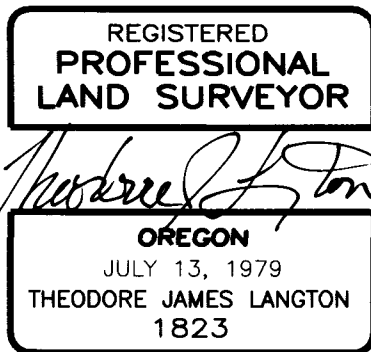
Signature of Notary

Printed name of Notary: Cassandra M. Mulkey

Notary Public - State of Oregon

Commission No. 952816

My Commission Expires 08/07/2020



THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT

SURVEYOR'S CERTIFICATE

I, Theodore James Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I have correctly surveyed and have found or set proper monuments for the lands represented on the attached Partition Plat, the boundary of which is described as follows:

All of Parcel 2 as conveyed to the Michael Dale Galloway Trust dated January 30, 2017 and the Robin Lewis Galloway Living Trust dated March 3, 1998 per Instrument No. 2019-584383, Benton County Deed Records, TOGETHER WITH Parcel 3, Partition Plat 2019-010, per instrument No. 2019-584999, said Deed Records, all being more particularly described as follows:

Beginning at a 5/8" iron rod at the southwest corner of said Parcel 3 of Partition Plat 2019-010; thence along the west line of said parcel 3, N 00°24'00"E 656.10 feet to a 1/2" iron pipe at the northwest corner thereof; thence along the Parcel 3 north line, S 89°42'55"E 614.84 feet to a 1/2" pipe at the northeast corner thereof; thence along the Parcel 3 east line, S 00°13'21"W 523.24 feet to a 3/4" pipe on the westerly right-of-way line of Public Road No. P26201 (Mary's River Estates Road); thence along said right-of-way line, S 57°26'09"W 41.81 feet to a 5/8" iron rod; thence continuing along said right-of-way line, S 38°43'25"W 361.10 feet to a 5/8" iron rod; S 04°43'36"W 3.53' feet to a 5/8" iron rod; thence leaving said right-of-way line, along the Parcel 3 South line, N 61°34'01"W 215.00 feet to a 5/8" iron rod; thence N 65°38'14"E 183.21 feet to the point of beginning.

NARRATIVE

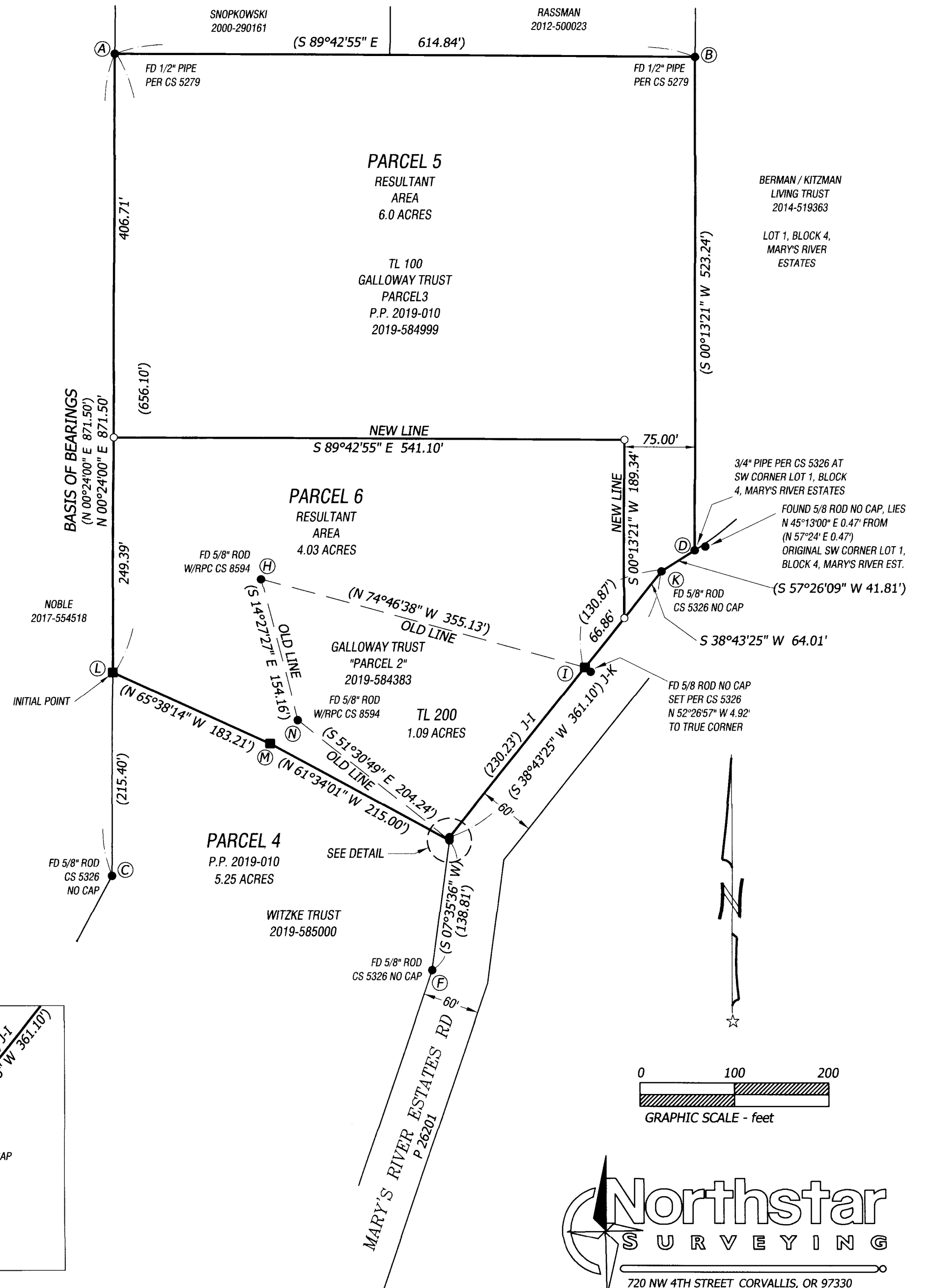
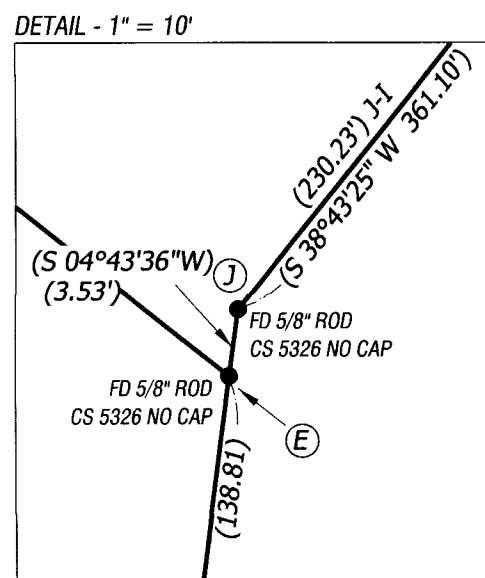
The purpose of this survey was to adjust the common line between Parcel 3 of Partition Plat 2019-010, and Deed Parcel 2 as described on 2019-584383. Monuments (A) and (B) were set in 1972 per CS 5279, and held as the NW and NE corners of the same property that the Galloway's now own per 2019-584383. Monuments (C) through (H), (J) and (K) were all placed on said Galloway boundary per CS 5326. Said monuments all fit the previous deed and survey record nicely. Monument (D) at the SW corner of Lot 1, Block 4, Mary's River Estates was set on the intersection of the west line of the Egan DLC with the northerly R/W line of Mary's River Estates Road per CS 5326. I also found and tied the original 5/8" iron rod at the SW corner of said Lot 1, which was also tied by said CS 5326.

EASEMENTS NOT SHOWN (NO SPECIFIC LOCATION GIVEN)

- Easement (per Book 93, Page 405) for electric and telephone lines in favor of Pacific Power and Telegraph Company.
- Easement (per M-237849-97) for electrical, telephone, and related transmission and distribution lines in favor of Consumers Power, Inc.
- Easement (per M-36674) for electrical, telephone, and related transmission and distribution lines in favor of Consumers Power, Inc.

LEGEND

- ..... FOUND MONUMENT AS NOTED
..... FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING" PER P.P. 2019-10
..... SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING"
( ) ..... MEASURED AND RECORD DATA PER P.P. 2019-010
FD ..... FOUND; PP ..... PARTITION PLAT
RPC ..... RED PLASTIC CAP STAMPED "NORTHSTAR PLS 1823"
YPC ..... YELLOW PLASTIC CAP STAMPED "LS 1084"



Northstar SURVEYING logo and contact information: 720 NW 4TH STREET CORVALLIS, OR 97330 (541) 757-9050 FAX (541) 757-7578 www.northstarsurveying.com

PARTITION PLAT 2020 - 002

A REPLAT PARCEL 3, PARTITION PLAT 2019-010

for MICHAEL D. & ROBIN L. GALLOWAY

in the NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON January 13, 2020 CASE NO. LU-19-080

APPROVALS

Signature of Benton County Planning Official dated 1/21/2020

Signature of Benton County Surveyor dated 1/21/2020

ASSESSOR'S STATEMENT

All taxes, fees, assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2020.

Signature of Benton County Tax Collector

Signature of Director, Benton County Department of Assessment dated 1/17/2020

RECORDER'S STATEMENT

State of Oregon ) s.s. County of Benton )

I hereby certify that this partition plat was received and duly recorded by me as Plat No. 2020 - 002 on this 21st day of January, 2020, at 11:22 o'clock AM, Target Sheet recorded in Deed Records Document Number 2020 - 590714.

Signature of Benton County Clerk

DECLARATION

Know all persons by these presents that Michael Dale Galloway, Trustee of the Michael Dale Galloway Trust, Robin Lewis Galloway, Trustee of the Robin Lewis Galloway Living Trust are the owners of the tracts of land described 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.

Signature of Michael Dale Galloway, Trustee dated 1-16-20

Signature of Robin Lewis Galloway, Trustee dated 1/16/20

ACKNOWLEDGEMENT

STATE OF OREGON ) COUNTY OF Benton )

Signed and attested before me on this 16 day of January, 2020 by Michael D. Galloway & Robin L. Galloway

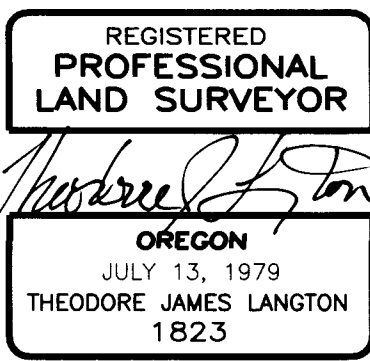
Signature of Notary

Printed name of Notary: Cassandra M. Mulkey

Notary Public - State of Oregon

Commission No. 952816

My Commission Expires 08/07/2020



THIS MAP IS AN EXACT COPY OF THE ORIGINAL PLAT

SURVEYOR'S CERTIFICATE

I, Theodore James Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I have correctly surveyed and have found or set proper monuments for the lands represented on the attached Partition Plat, the boundary of which is described as follows:

All of Parcel 2 as conveyed to the Michael Dale Galloway Trust dated January 30, 2017 and the Robin Lewis Galloway Living Trust dated March 3, 1998 per Instrument No. 2019-584383, Benton County Deed Records, TOGETHER WITH Parcel 3, Partition Plat 2019-010, per instrument No. 2019-584999, said Deed Records, all being more particularly described as follows:

Beginning at a 5/8" iron rod at the southwest corner of said Parcel 3 of Partition Plat 2019-010; thence along the west line of said parcel 3, N 00°24'00"E 656.10 feet to a 1/2" iron pipe at the northwest corner thereof; thence along the Parcel 3 north line, S 89°42'55"E 614.84 feet to a 1/2" pipe at the northeast corner thereof; thence along the Parcel 3 east line, S 00°13'21"W 523.24 feet to a 3/4" pipe on the westerly right-of-way line of Public Road No. P26201 (Mary's River Estates Road); thence along said right-of-way line, S 57°26'09"W 41.81 feet to a 5/8" iron rod; thence continuing along said right-of-way line, S 38°43'25"W 361.10 feet to a 5/8" iron rod; S 04°43'36"W 3.53' feet to a 5/8" iron rod; thence leaving said right-of-way line, along the Parcel 3 South line, N 61°34'01"W 215.00 feet to a 5/8" iron rod; thence N 65°38'14"E 183.21 feet to the point of beginning.

NARRATIVE

The purpose of this survey was to adjust the common line between Parcel 3 of Partition Plat 2019-010, and Deed Parcel 2 as described on 2019-584383. Monuments (A) and (B) were set in 1972 per CS 5279, and held as the NW and NE corners of the same property that the Galloway's now own per 2019-584383. Monuments (C) through (H), (J) and (K) were all placed on said Galloway boundary per CS 5326. Said monuments all fit the previous deed and survey record nicely. Monument (D) at the SW corner of Lot 1, Block 4, Mary's River Estates was set on the intersection of the west line of the Egan DLC with the northerly R/W line of Mary's River Estates Road per CS 5326. I also found and tied the original 5/8" iron rod at the SW corner of said Lot 1, which was also tied by said CS 5326.

EASEMENTS NOT SHOWN (NO SPECIFIC LOCATION GIVEN)

- Easement (per Book 93, Page 405) for electric and telephone lines in favor of Pacific Power and Telegraph Company.
- Easement (per M-237849-97) for electrical, telephone, and related transmission and distribution lines in favor of Consumers Power, Inc.
- Easement (per M-36674) for electrical, telephone, and related transmission and distribution lines in favor of Consumers Power, Inc.

LEGEND

- .... FOUND MONUMENT AS NOTED
■ .... FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING" PER P.P. 2019-10
○ .... SET 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING"
( ) .... MEASURED AND RECORD DATA PER P.P. 2019-010
FD .... FOUND; PP .... PARTITION PLAT
RPC .... RED PLASTIC CAP STAMPED "NORTHSTAR PLS 1823"
YPC .... YELLOW PLASTIC CAP STAMPED "LS 1084"

