

NARRATIVE

THIS PLAT IS THE RESULT OF, AND IS IN COMPLIANCE WITH, THE CONDITIONS OF APPROVAL FOR BENTON COUNTY PLANNING DIVISION CASES LU-20-032 (PROPERTY LINE ADJUSTMENT) & LU-19-063 (PARTITION). IT EFFECTS THE MOVEMENT OF THE EAST LINE OF PROPERTY 2 AS SHOWN HEREON, AND THE PARTITION OF THE RESULTING SCOTT TRACT, INTO TWO PARCELS AS SHOWN HEREON.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS PLAT IS FROM A FOUND 1/2" PIPE AT (C) TO A FOUND 1/2" PIPE AT (E), HAVING A BEARING OF S. 12°12'00" W. AS SHOWN ON CS 3763.

BOUNDARY DETERMINATION:
RECORD MONUMENTS SET PER CS 3763 WERE FOUND AT (C), (D), (E), & (F). THESE WERE FOUND TO BE IN GOOD CONDITION AND POSITION, VERIFIED BY MONUMENTS FOUND AT (A) & (B), AND THUS WERE HELD. THE NORTHWEST CORNER OF THE SUBJECT PROPERTY WAS CALCULATED HOLDING (C) & (D), AND EXTENDING THE LINE WEST TO THE INTERSECTION OF THE SOUTHERN PACIFIC RAILROAD, WHICH WAS CALCULATED UTILIZING MONUMENTS AT (A) & (F). MONUMENTS WERE SET IN ACCORDANCE OF SAID BENTON COUNTY PLANNING CASES, AS WELL AS PER OUR CLIENT'S WISHES.

NOTE: AN EASEMENT GRANTED TO PACIFICORP PER DOCUMENT NO. 2014-526472 EXISTS ACROSS THE PROPERTY. SAID EASEMENT IS NON-SPECIFIC IN LOCATION, THEREFORE IT IS NOT SHOWN ON THIS PLAT

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND HAVE FOUND OR SET PROPER MONUMENTS DEFINING ONLY THE CORNERS OF THIS PARTITION PLAT. THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT LAND CONVEYED TO JIRL E. & JEAN P. SCOTT, BY DEED RECORDED AS DOCUMENT No. 2020-602898, BENTON COUNTY DEED RECORDS, SAID TRACT LYING IN SECTION 10, TOWNSHIP 13 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, IN BENTON COUNTY, OREGON, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" REBAR LYING ON THE SOUTH RIGHT OF WAY LINE OF GREENBERRY ROAD, BEING N. 81°42'47" W. 18.00 FEET FROM A 1/2" PIPE LYING AT THE NORTHEAST CORNER OF SAID RADKE TRACT; THENCE S. 10°08'24" W. 499.61 FEET TO A 1/2" PIPE AT THE RADKE SOUTHWEST CORNER; THENCE N. 81°48'36" W. 277.84 FEET TO A 1" PIPE LYING ON THE EAST RIGHT OF WAY LINE OF THE FORMERLY SOUTHERN PACIFIC RAILROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N. 05°34'26" E. 500.37 FEET TO A 5/8" REBAR LYING AT THE INTERSECTION OF SAID EAST LINE OF FORMER RAILROAD AND THE SOUTH LINE OF GREENBERRY ROAD; THENCE ALONG SAID SOUTH LINE OF GREENBERRY ROAD, S. 81°42'47" E. 317.68 FEET TO THE POINT OF BEGINNING, CONTAINING 3.41 ACRES, MORE OR LESS.

APPROVALS

BENTON COUNTY CASE LU-19-063 & LU-20-032

[Signature] 11-3-2020
BENTON COUNTY PLANNING OFFICIAL DATE

[Signature] 11-3-2020
BENTON COUNTY SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2021.

BY *[Signature]* 11-3-2020
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE

BY *[Signature]* 11-3-2020
BENTON COUNTY TAX COLLECTOR DATE

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 2020-013, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2020-602895, ON THIS 4th DAY OF NOVEMBER, 2020 AT 11:06 am O'CLOCK M.

BY *[Signature]*
BENTON COUNTY CLERK

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JIRL E. SCOTT & JEAN P. SCOTT, ARE THE RECORDED OWNERS OF THE LAND REPRESENTED ON THIS PARTITION PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON.

WE HEREBY CREATE A RECIPROCAL ACCESS EASEMENT ACROSS PARCELS 1 & 2 AS SHOWN ON THIS PLAT, FOR THE BENEFIT OF BOTH PARCELS.

WE HEREBY CREATE A 5.00' WIDE WATERLINE EASEMENT ACROSS PARCEL 1 AS SHOWN ON THIS PLAT, FOR THE BENEFIT OF PARCEL 2.

Jirl E. Scott by Jean P. Scott as attorney in fact 10-26-2020
JIRL E. SCOTT DATE

Jean P. Scott 10-26-2020
JEAN P. SCOTT DATE

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

SIGNED AND ATTESTED BEFORE ME ON THIS 26 DAY OF October, 2020 BY Jean P. Scott as Attorney in fact for Jirl E. Scott

[Signature] SIGNATURE OF NOTARY

Cassandra M. Mulkey PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON
COMMISSION NO. 1002249
MY COMMISSION EXPIRES 7/26/2024



I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
DAVID LEE SCHLOSSER JR.
P.L.S. 72617

PARTITION PLAT No. 2020 - 013
and
PROPERTY LINE ADJUSTMENT
for
JIRL E. & JEAN P. SCOTT
EDWARD & JANET RADKE
in the
SE 1/4 & NE 1/4 OF SECTION 10,
T 13 S, R 5 W, W.M.
BENTON COUNTY, OREGON

May 28, 2020
LU-19-063 & LU-20-032

MONUMENT TABLE

- (A) ...FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "BENTON COUNTY SURVEYOR", 0.2' BELOW SURFACE, PER CS 10765
- (B) ...FOUND 5/8" REBAR WITHOUT CAP, 0.1' BELOW SURFACE, PER CS 10765
- (C) ...FOUND 1/2" PIPE, 1.0' BELOW SURFACE, PER CS 3763
- (D) ...FOUND 1" PIPE, 0.2' ABOVE SURFACE, PER CS 3763
- (E) ...FOUND 1/2" PIPE, 0.2' BELOW SURFACE, PER CS 3763
- (F) ...FOUND 1" PIPE, 1.0' BELOW SURFACE, PER CS 3763
- (G) ...FOUND 3-1/4" ALUMINUM DISK IN MONUMENT BOX IN CENTER OF GREENBERRY ROAD, NE CORNER OF GEO L. BOONE DLC 42, PER RE 135842010R2

LEGEND

- ...FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- ...SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
- △ ...COMPUTED POINT (NOTHING SET OR FOUND)
- (ja) ...RECORD DATA FROM CS 3763
- (jb) ...RECORD DATA FROM CS 10765

LINE TABLE

LINE	BEARING	DISTANCE
L2	N 55°04'43" E	122.31'
L1	S 83°05'17" E	9.83'
L3	N 05°57'14" E	79.51'
L4	N 26°04'04" W	67.06'
L5	S 81°42'47" E	518.42'
L6	N 81°48'36" W	569.70'
	(N 81°47'00" W)ja	(569.70')a
L7	S 81°42'47" E	18.00'

