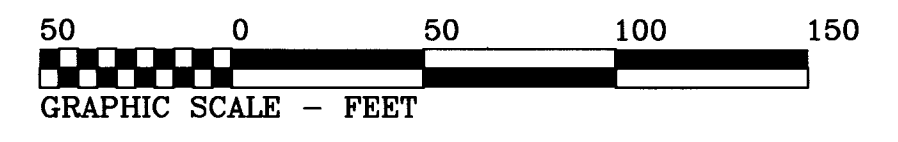
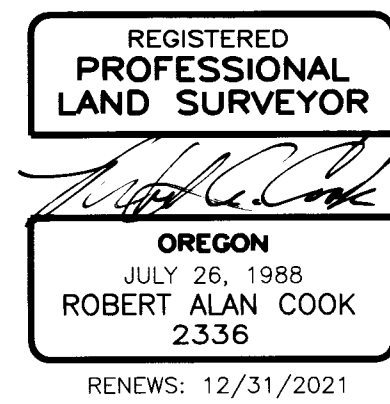


PARTITION PLAT No. 2020 - 019 FOR SRO ENTERPRISES, INC IN THE SOUTHEAST 1/4 OF SECTION 34 T 12 S, R 5 W, W.M. AND THE NORTHEAST 1/4 OF SECTION 3 T 13 S, R 5 W, W.M. BENTON COUNTY, OREGON

SEPTEMBER 9, 2020

FILE No. LU-20-010



DECLARATION

Know all persons by these presents that SRO Enterprises, Inc., is the recorded owner 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 dedicate the 50.00 foot Access and Public Utility Easement as shown, over Parcels 1 and 2 for the benefit of Parcels 1 and 2.

We hereby dedicate the 10.00 foot Well and Water line Easement as shown over Parcel 2 for the benefit of Parcel 1.

Signature of Mike Robinson, President SRO Enterprises, Inc.

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

Signed and attested before me on this 22 day of October, 2020, by Mike Robinson as President of SRO Enterprises, Inc.

Signature of Notary: Cassandra M. Mulkey, printed name of Notary

Notary Public - State of Oregon Commission No. 1002249 My Commission Expires 7/26/2024

LEGEND

-Found Monument as noted.
OSet Monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING".

Date of, or computed from, the following: () ... CS 9313

NOTE: All monuments found or set are within 1" of the ground surface unless otherwise stated.

NARRATIVE

The purpose of this survey was to divide this property as shown per Benton County File LU-20-010. The monuments bounding this property were all by surveyor Jim Peterson per surveys CS 9561, CS 9313 and Partition Plat 1999-034, and I accepted the positions. The new design is my client's.

SURVEYOR'S CERTIFICATE

I, Robert Alan Cook, 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 SRO Enterprises, Inc., by deed recorded as Document 2019-579074, Benton County Deed Records, said Tract lying in the Northeast Quarter of Section 3, Township 13 South, Range 5 West, Willamette Meridian, AND in the Southeast Quarter of Section 34, Township 12 South, Range 5 West, Willamette Meridian, Benton County, Oregon, and being more specifically described as follows:

Beginning at a 5/8" iron rod at the Northeast corner of Parcel 2, Partition Plat No. 1999-034, Benton County, Oregon, lying on the Westerly right-of-way line of State Highway No. 99W; thence N 86°13'26"W 287.90 feet to a 5/8" iron rod; thence N 36°50'26"W 231.64 feet to a 5/8" iron rod; thence N 00°29'23"W 459.96 feet to a 5/8" iron rod on the South right-of-way line of County Road No. 25260 (Llewellyn Road); thence along said South right-of-way line, N 89°25'18"E 160.04 feet to a 5/8" iron rod; thence S 00°21'59"E 118.93 feet to a 5/8" iron rod; thence S 85°34'54"E 237.57 feet to a 5/8" iron rod; thence S 04°25'06"W 103.00 feet to a 5/8" iron rod; thence S 85°34'57"E 73.64 feet to a 5/8" iron rod on said highway right-of-way line; thence along said highway right-of-way line, S 04°29'51"W 421.60 feet to the point of beginning, containing 5.39 acres, more or less.

APPROVALS FILE LU-20-010

Signatures and dates of Benton County Planning Official, Benton County Surveyor, and Benton County Tax Collector.

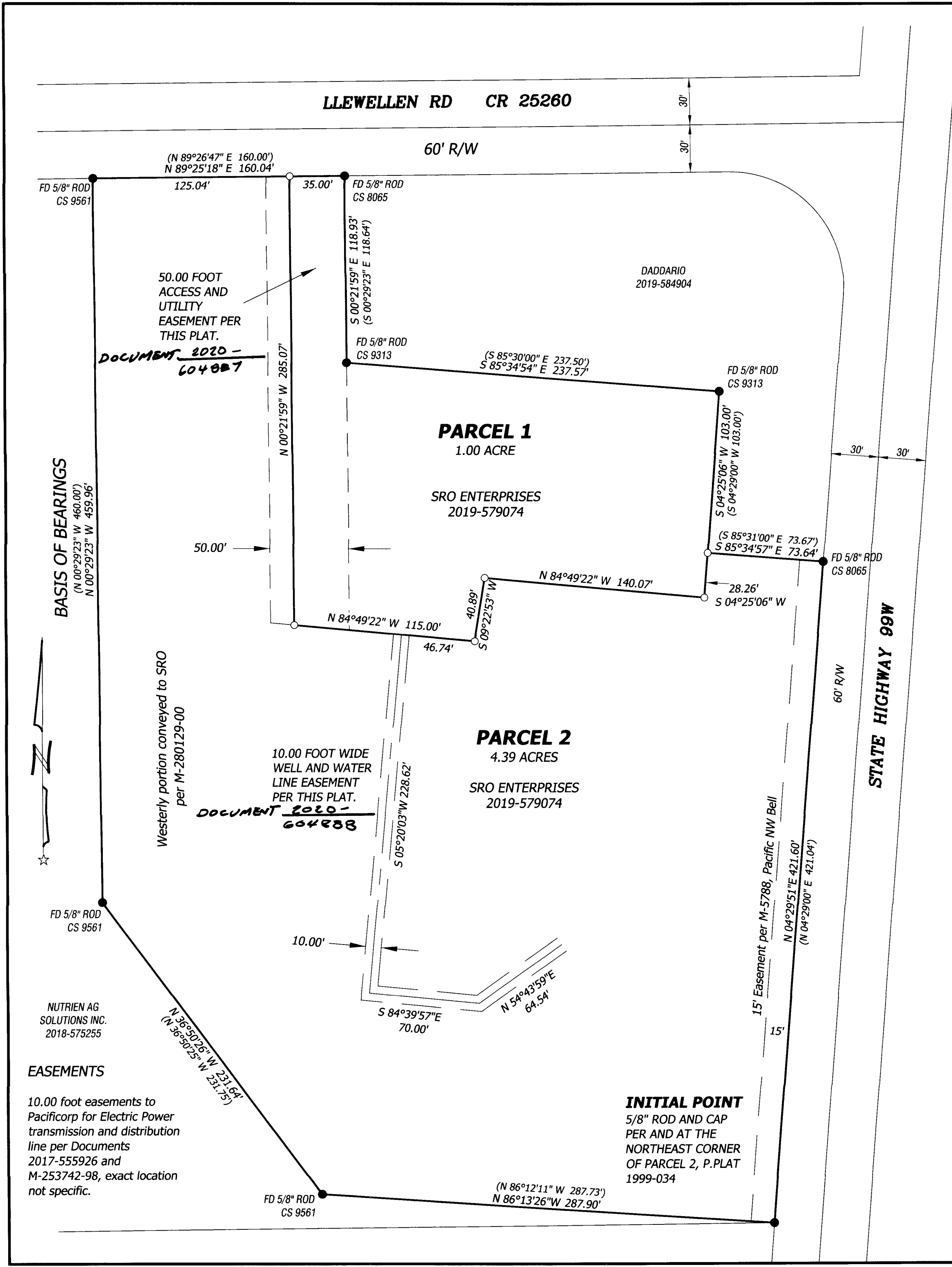
All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2021.

Signatures and dates of Director, Benton County Dept. of Assessment and Benton County Tax Collector.

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 2020-019 in the Benton County Deed Records as Document No. 2020-604826 on this 15th day of Dec., 2020, at 3:30 o'clock P.

Signature of Benton County Clerk



BASIS OF BEARINGS (N 00°29'23" W 460.00' N 00°29'23" W 459.96'

EASEMENTS 10.00 foot easements to PacifiCorp for Electric Power transmission and distribution line per Documents 2017-555926 and M-253742-98, exact location not specific.

INITIAL POINT 5/8" ROD AND CAP PER AND AT THE NORTHEAST CORNER OF PARCEL 2, P.PLAT 1999-034