

PARTITION PLAT NO. 2020-020
 A REPLAT OF
LOT 16 OF PINOT GRIS ESTATES
 FOR KYLE L. AND HOLLY J. DUNNING
 LOCATED IN THE NE 1/4 OF SECTION 13,
 TOWNSHIP 11 SOUTH, RANGE 5 WEST OF
 THE WILLAMETTE MERIDIAN,
 BENTON COUNTY, OREGON
 OCTOBER 14, 2020
 LU-20-017

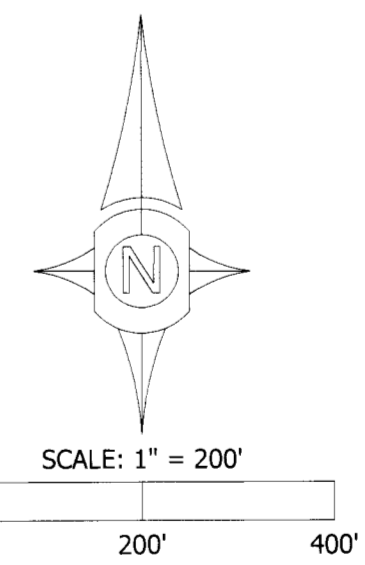
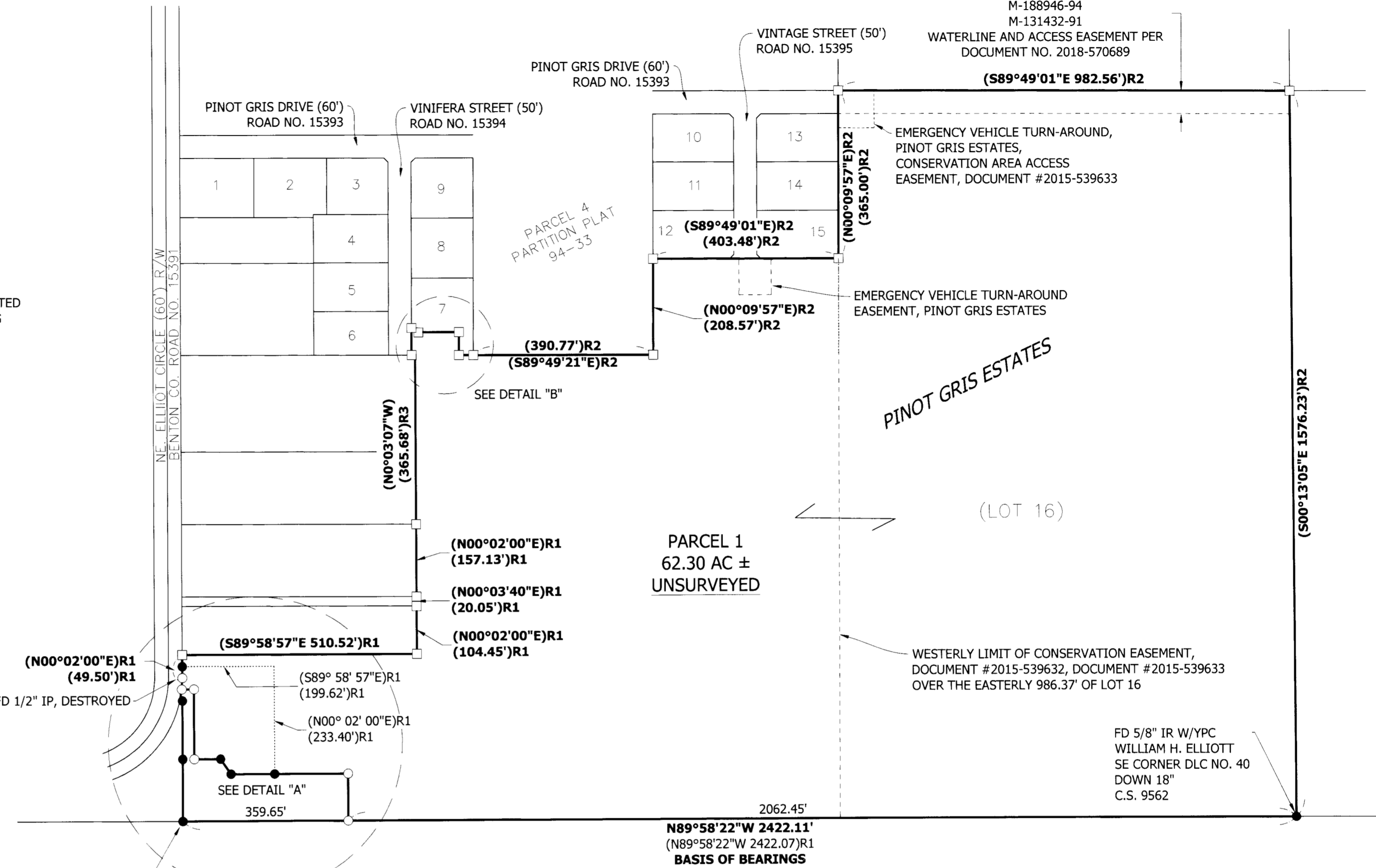
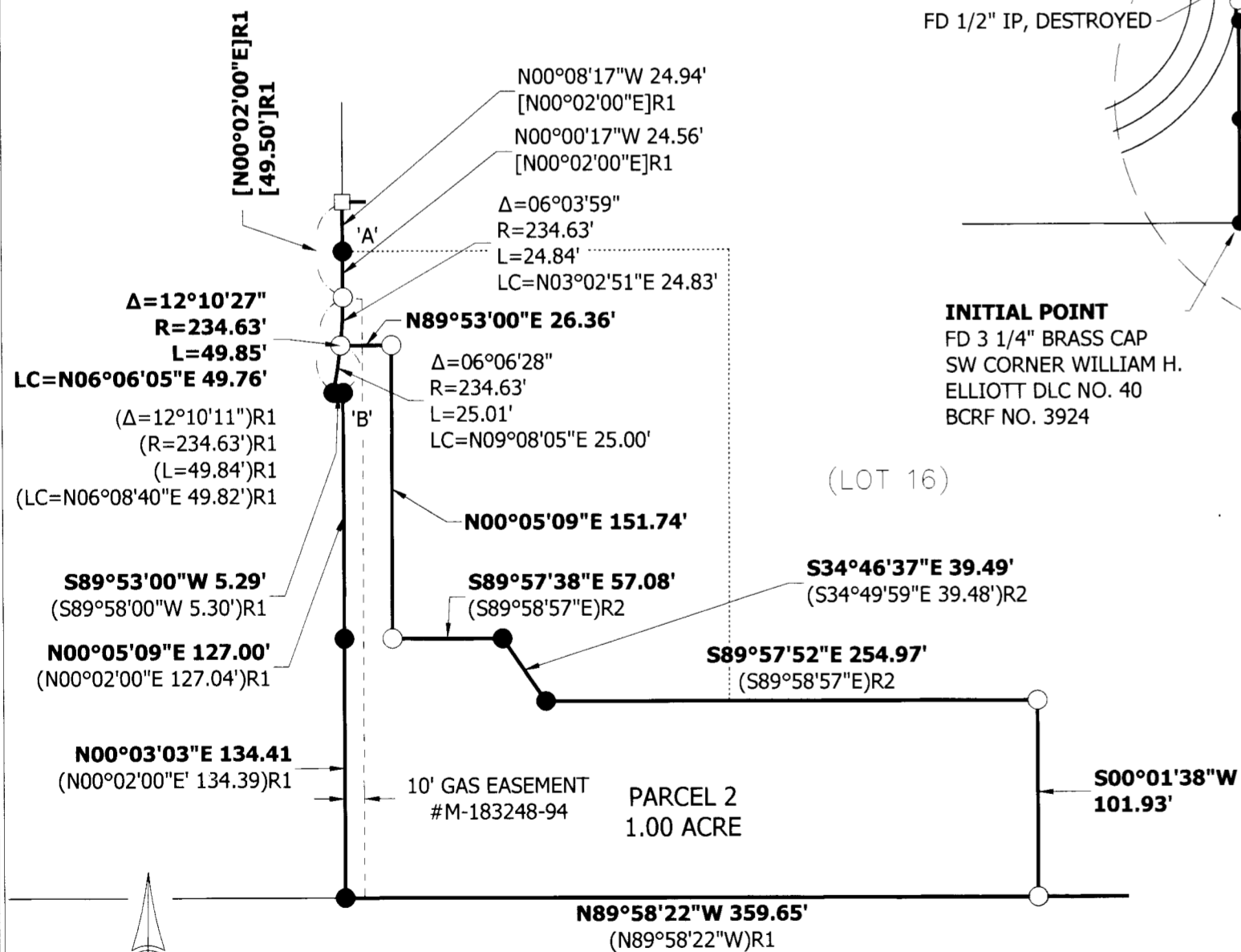
INGRESS - EGRESS EASEMENT PER
 PARTITION PLAT 94-33
 M-188946-94
 M-131432-91
 WATERLINE AND ACCESS EASEMENT PER
 DOCUMENT NO. 2018-570689

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP OR AS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED: UDELL ENG
- CALCULATED, RECORD MONUMENT NOT TIED
- () DATA OF RECORD PER AS NOTED
- [] CALCULATED DATA PER AS NOTED

- BCDR BENTON COUNTY DEED RECORDS
- BCRF BENTON COUNTY CORNER RESTORATION FORM
- BK BOOK
- CS COUNTY SURVEY
- FD FOUND
- IP IRON PIPE
- IR IRON ROD
- PG PAGE
- R1 CS 9562
- R2 BCDR BK 10, PG 32
- R3 CS 9667
- W/YPC WITH YELLOW PLASTIC CAP

REFERENCES:
 CS 9562, CS 9667
 BENTON COUNTY DEED RECORDS BOOK 10, PAGE 32



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Kyle W. Latimer
 KYLE W. LATIMER

REGISTERED
PROFESSIONAL LAND SURVEYOR
Kyle W. Latimer
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2020
 SHEET 1 OF 2

Udell
 ENGINEERING &
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON
 97355
 PH. (541) 451-5125
 FAX (541) 451-1366
 20-271 DUNNING PP

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FOR KYLE L. AND HOLLY J. DUNNING
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OCTOBER 14, 2020
LU-20-017

APPROVALS:

BENTON COUNTY NOTICE OF DECISION LAND USE FILE NO. LD-20-017:
WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF
THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR
RESPECTIVE OFFICES.

Greg Venet
PLANNING OFFICIAL,
BENTON COUNTY COMMUNITY DEVELOPMENT DEPT.
12/17/2020
DATE

J. Spauld
BENTON COUNTY SURVEYOR
12/17/2020
DATE

RECORDER'S STATEMENT:

STATE OF OREGON }
COUNTY OF BENTON } SS

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY
RECORDED BY ME AS PARTITION PLAT 2020-020 IN BENTON
COUNTY RECORDS DOCUMENT NO. 2020-605050, ON THIS 17th DAY
OF December, 2020, AT 2:32 o'clock PM.

M
BENTON COUNTY CLERK

ASSESSOR'S STATEMENT:

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

Director, Benton County Department of Assessment
12-16-2020
DATE

Debbie Brown
DIRECTOR, BENTON COUNTY TAX COLLECTOR
12/16/2020
DATE

I HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF THE ORIGINAL PLAT.

Kyle W. Latimer
KYLE W. LATIMER

REGISTERED
PROFESSIONAL
LAND SURVEYOR
KYLE W. LATIMER
OREGON
JUNE 12, 2013
#80442
EXPIRES 12-31-2020
SHEET 2 OF 2

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NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN THE LAND DESCRIBED AS
THE '1 ACRE REMAINDER' AND 'LOT 16' OF THE SUBDIVISION PLAT PINOT GRIS ESTATES. OUR CLIENT,
THE DUNNINGS, ARE OWNERS OF BOTH PROPERTIES. THE 1 ACRE AREA WILL REMAIN 1 ACRE AND IS
BEING RECONFIGURED WHILE MAINTAINING 25 FEET OF PUBLIC ROAD FRONTAGE ON NE ELLIOTT
CIRCLE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE WILLIAM H. ELLIOTT DONATION LAND CLAIM NO.
40, PER THE 'PINOT GRIS ESTATES' PLAT (SUBDIVISION RECORD BOOK 10, PAGE 32)

BOUNDARY DETERMINATION

FOUND MONUMENTS AND RECORD DATA PER THE PINOT GRIS ESTATES PLAT WAS HELD TO ESTABLISH
THE BOUNDARY OF LOT 16 AND THE 1 ACRE REMAINDER. MONUMENTS MARKING THE SOUTH LINE OF
THE THE ELLIOTT DLC NO. 40 WERE USED TO SET A NEW MONUMENT ON THE SOUTH BOUNDARY OF
LOT 16. THE NE ELLIOTT CIRCLE RIGHT OF WAY WAS RETRACED USING THE RECORD RADIUS, THE
FOUND 1/2" IRON PIPE AND RECORD PLAT DISTANCE OF 24.50 FEET SOUTHERLY (BEARING 'A' TO 'B')
OF THE NORTHWEST CORNER OF THE '1.00 ACRE REMAINDER' TO ESTABLISH THE DESTROYED P.C.
MONUMENT.

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT KYLE L. DUNNING AND HOLLY J. DUNNING, ARE THE OWNERS OF THE
LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS WITH
EASEMENT AS SHOWN AND DESCRIBED HEREON.

Kyle L. Dunning

Holly J. Dunning

ACKNOWLEDGMENT:

STATE OF Idaho
COUNTY OF Canyon SS
THIS IS TO CERTIFY THAT ON THIS 25th DAY OF November, 2020, BEFORE ME A
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KYLE L.
DUNNING AND HOLLY J. DUNNING NAMED IN ABOVE CAPACITY AND WHO EXECUTED THE
FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME
FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Cari Heck
NOTARY SIGNATURE
CARI HECK
NOTARY PUBLIC - OREGON IDAHO
(PRINT NAME) CARI HECK
COMMISSION NO. 37142
MY COMMISSION EXPIRES 11/2/2025

SURVEYOR'S CERTIFICATE

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS
OR DEPICTED PER RECORD SURVEY DATA, THE LANDS REPRESENTED HEREON PER ORS 92, THE
EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 3 1/4" BRASS CAP MARKING THE SOUTHWEST CORNER OF THE WILLIAM H.
ELLIOTT DONATION LAND CLAIM, NO. 40, IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 11 SOUTH, RANGE 5 WEST; THENCE NORTH 0°03'03" EAST 134.41 FEET TO A 5/8" IRON
ROD; THENCE NORTH 0°05'09" EAST 127.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°53'00"
WEST 5.29 FEET TO A 5/8" IRON ROD ON THE EAST RIGHT OF WAY OF NE ELLIOTT CIRCLE;
THENCE 25.01 FEET ALONG A 234.63 FOOT RADIUS CURVE TO THE LEFT AND ALONG SAID RIGHT
OF WAY, LONG CHORD BEING NORTH 9°08'05" EAST 25.00 FEET, TO A 5/8" IRON ROD; THENCE
CONTINUING 24.84 FEET ALONG A 234.63 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD
BEING NORTH 3°02'51" EAST 24.83 FEET, TO A 5/8" IRON ROD; THENCE NORTH 0°00'17" WEST
24.56 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°08'17" WEST 24.94 FEET; THENCE LEAVING
SAID RIGHT OF WAY SOUTH 89°58'57" EAST 510.52 FEET; THENCE NORTH 0°02'00" EAST 104.45
FEET; THENCE NORTH 0°03'40" EAST 20.05 FEET; THENCE NORTH 0°02'00" EAST 157.13 FEET;
THENCE SOUTH 89°49'21" EAST 45.13 FEET; THENCE NORTH 0°02'00" EAST 365.68 FEET; THENCE
NORTH 89°49'21" WEST 53.22 FEET; THENCE NORTH 0°07'44" EAST 59.01 FEET; THENCE SOUTH
44°50'48" EAST 12.75 FEET; THENCE SOUTH 89°49'21" EAST 94.22 FEET; THENCE SOUTH 0°09'07"
WEST 50.00 FEET; THENCE SOUTH 89°49'21" EAST 31.37 FEET; THENCE SOUTH 89°49'21" EAST
390.77 FEET; THENCE NORTH 0°09'57" EAST 208.57 FEET; THENCE SOUTH 89°49'01" EAST 403.48
FEET; THENCE NORTH 0°09'57" EAST 365.00 FEET TO THE NORTH LINE OF LOT 16, PINOT GRIS
ESTATES; THENCE SOUTH 89°49'01" EAST 982.56 FEET TO THE NORTHEAST CORNER OF SAID LOT
16; THENCE SOUTH 0°13'05" EAST 1576.23 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16;
THENCE NORTH 89°58'22" WEST 2422.11 FEET TO THE POINT OF BEGINNING.

7.55

EASEMENTS OF RECORD * 0°03'07" WEST

- 1. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE EASEMENT GRANTED TO
BENTON-LINCOLN ELECTRIC COOPERATIVE, INC. RECORDED MARCH 8, 1961 AS BOOK 176,
PAGE 532. LOCATION NOT SPECIFIED IN DOCUMENT
2. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE EASEMENT GRANTED TO
BENTON-LINCOLN ELECTRIC COOPERATIVE, INC. RECORDED MARCH 8, 1961 AS BOOK 176,
PAGE 541. LOCATION NOT SPECIFIED IN DOCUMENT
3. ELECTRIC POLE AND ANCHOR EASEMENT GRANTED TO PACIFIC POWER AND LIGHT
COMPANY, RECORDED JUNE 22, 1970 AS DOCUMENT NO. M-19109. LOCATION NOT
SPECIFIED IN DOCUMENT
4. ELECTRICAL AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINE EASEMENT
GRANTED TO CONSUMERS POWER, INC., RECORDED AUGUST 18, 1976 AS DOCUMENT NO.
M-69251. EXACT LOCATION NOT SPECIFIED IN DOCUMENT.
5. A GAS PIPELINE EASEMENT GRANTED TO NORTHWEST NATURAL GAS COMPANY,
RECORDED APRIL 29, 1994 AS DOCUMENT NO. M-183248-94. DEPICTED HEREON.
6. INGRESS/EGRESS EASEMENT GRANTED TO BENTON COUNTY, RECORDED AUGUST 22, 1994
AS DOCUMENT NO. M-188946-94. DEPICTED HEREON
7. GREENBELT LAND TRUST CONSERVATION EASEMENT, RECORDED DECEMBER 28, 2015 AS
DOCUMENT NO. 2015-539632. DEPICTED HEREON
8. ACCESS TO GREENBELT LAND TRUST CONSERVATION EASEMENT AREA, RECORDED
DECEMBER 28, 2015 AS DOCUMENT NO. 2015-539633. DEPICTED HEREON
9. A 50' ACCESS AND WATERLINE EASEMENT, RECORDED MAY 31, 2018 AS DOCUMENT NO.
2018-570689. DEPICTED HEREON.
10. A WELL AND WATER SYSTEM AGREEMENT RECORDED JULY 13, 2004 AS DOCUMENT NO.
2004-370641 AND AMENDED BY DOCUMENT NO. 2020-59104, RECORDED ON JANUARY 29,
2020. INSUFFICIENT DESCRIPTION TO PLOT.
11. ACCESS EASEMENT GRANTED TO KYLE AND HOLLY DUNNING, RECORDED JANUARY 29,
2020 AS DOCUMENT NO. 2020-591046. BURDENS ADJOINING PROPERTY TO SOUTH.
12. WELL AND WATER SYSTEM EASEMENT, RECORDED JANUARY 29, 2020 AS DOCUMENT NO.
2020-591047. INSUFFICIENT DESCRIPTION TO PLOT.