

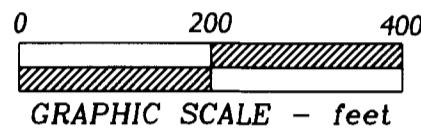
PARTITION PLAT 2021-009
 A REPLAT OF PARCEL 2, PARTITION PLAT 2005-42

for
JOHN GRIMM and
CHARLOTTE LABEREE

in the
 NE 1/4 SECTION 15
 & SE 1/4 SECTION 10
 T 11 S, R 5 W, W.M.
 BENTON COUNTY, OREGON

FEBRUARY 8, 2021
 FILE No. LU-19-047

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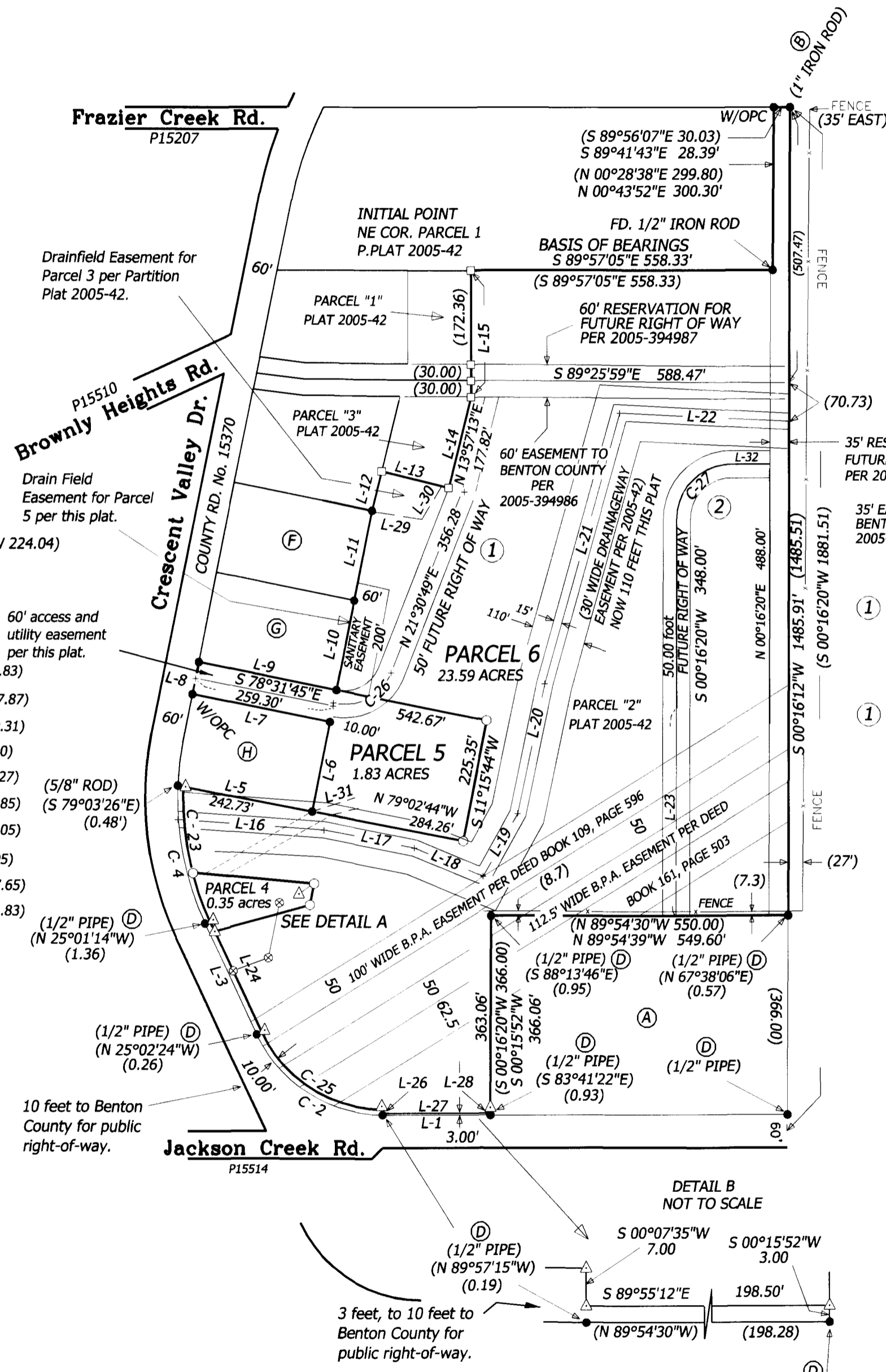


Line/Curve Table

L-1	N 89°55'12"W 198.49' (N 89°54'30"W 198.28)
C-2	DELTA = 64°44'33" (64°53'05") RADIUS = 256.80 (256.80) ARC = 290.18' (290.81) CHORD = N 57°29'53"W 274.97' (N 57°27'58"W 275.52)
L-3	N 25°01'46"W 225.85' (N 25°01'25"W 224.04)
C-4	DELTA = 27°28'44" (27°36'47") RADIUS = 542.86 (542.86) ARC = 260.35' (261.63) CHORD = N 11°08'40"W 257.86' (N 11°13'01"W 259.10)
L-5	S 79°02'43"E 252.84' (S 79°03'26"E 252.83)
L-6	N 11°27'59"E 167.91' (N 11°29'22"E 167.87)
L-7	N 78°31'44"W 259.27' (N 78°31'13"W 259.31)
L-8	N 11°30'18"E 60.00' (N 11°31'14"E 60.00)
L-9	S 78°31'45"E 259.34' (S 78°31'25"E 259.27)
L-10	N 11°25'25"E 167.85' (N 11°26'27"E 167.85)
L-11	N 11°30'12"E 168.08' (N 11°29'19"E 168.05)
L-12	N 13°53'29"E 74.81' (N 13°55'44"E 74.95)
L-13	S 76°05'54"E 127.63' (N 76°04'16"W 127.65)
L-14	N 13°57'13"E 171.89' (S 13°55'44"W 171.83)
L-15	N 00°02'51"W 232.47' (SOUTH 232.35)
L-16	(N 85°47'00"W 270.34)
L-17	(N 78°50"W 170.00)
L-18	(N 67°30"W 138.00)
L-19	(S 29°00"W 132.00)
L-20	(S 11°55"W 244.00)
L-21	(S 15°46"W 516.00)
L-22	(N 87°00"W 313.00)
L-23	N 00°16'20"E 381.45'
L-24	N 25°01'25"W 204.38' <N 25°01'25"W>
L-26	S 00°07'35"W 7.00'
L-27	S 89°55'12"E 198.50'
L-28	S 00°15'52"W 3.00'
L-29	S 81°44'03"E 97.87'
L-30	N 31°00'00"E 68.30'
L-31	N 72°00'00"E 80.00'
L-32	N 89°43'40"W 72.00'

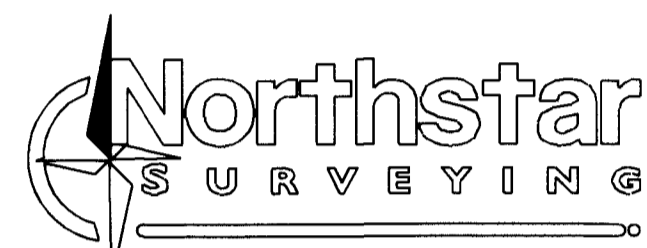
CURVE DATA FOR FUTURE RIGHT-OF-WAY DEDICATIONS

Curve	Radius	Length	Delta	Chord	Chord Bear.
C26	95.00'	132.51'	79°55'19"	122.03'	N 61°30'36" E
C27	100.00	157.08'	90°00'02"	141.42'	S 45°16'20" W



REGISTERED
PROFESSIONAL
LAND SURVEYOR
 OREGON
 JULY 26, 1988
 ROBERT ALAN COOK
 2336
 RENEWS: 12/31/2021

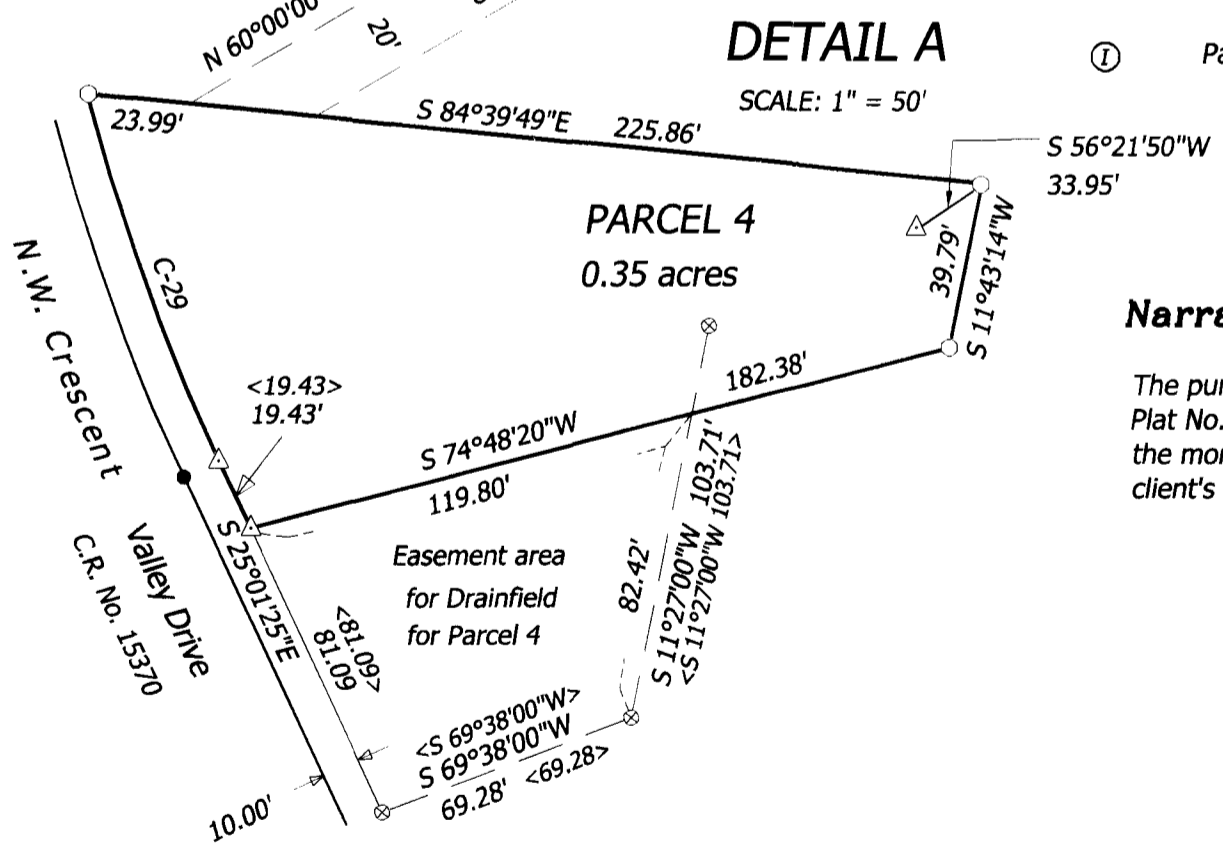
THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.



720 NW 4TH ST. CORVALLIS, OR 97330
 EMAIL: bcook@northstarsurveying.com
 (541) 757-9050 PROJECT No. 18143

- ① RESERVATION FOR FUTURE RIGHT-OF-WAY. 2021-615274
- ② RESERVATION FOR FUTURE RIGHT-OF-WAY. 2021-615274
- ① EASEMENT TO BENTON COUNTY. 2021-615273
- ② EASEMENT TO BENTON COUNTY. 2021-615273

Well Easement Recorded:
2021-615275



CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-23	532.86'	159.40'	17°08'21"	158.80'	S 06°07'57" E
C-25	246.80'	279.57'	64°54'13"	264.86'	S 57°25'19" E
C-29	532.86'	95.99'	10°19'17"	95.86'	N 19°51'46" W

Legend

- FOUND 5/8" IRON ROD, EXCEPT AS NOTED PIPE DIMENSIONS ARE INNER DIAMETER WITH ORANGE PLASTIC CAP STAMPED "DARRYL HARMS, PLS 1079" PER C.S. 10041
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DARRYL HARMS PLS 1079" PER PARTITION PLAT 2005-42
- △ FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DARRYL HARMS PLS 1079" PER CS 10456.
- ⊗ FOUND 5/8" X 30" IRON ROD WITH BLUE PLASTIC CAP STAMPED "DARRYL HARMS PLS 1079" PER CS 10456.
- () RECORD DATA FROM C.S. 10041
- < > RECORD DATA FROM C.S. 10456
- Ⓐ C.S. 2082 & DEED BOOK 134, PAGE 436
- Ⓑ DEED BOOK 140, PAGE 74 & DEED M-51282
- Ⓒ C.S. 4915 & DEED M-23978
- Ⓓ C.S. 5658
- Ⓔ C.S. 6439, DEED M-84336 & DEED M-96319
- Ⓕ C.S. 6439, DEED M-84336 & DEED 10680-79
- Ⓖ C.S. 6649, DEED M-100104 & DEED 34583-81
- Ⓗ C.S. 6649, DEED M-100104 & DEED 68742-85
- ...Set Monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING"
- Ⓘ Partition Plat 2005-42

Narrative

The purpose of this survey was to divide Parcel 2 of Partition Plat No. 2005-42 into the three Parcels as shown. I located the monuments around Parcel 2. The new configuration is my client's design.

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for
**JOHN GRIMM and
CHARLOTTE LABEREE**

in the
NE 1/4 SECTION 15
& SE 1/4 SECTION 10
T 11 S, R 5 W, W.M.
BENTON COUNTY, OREGON

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PAGE 2 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 26, 1988
ROBERT ALAN COOK
2336

RENEWS: 12/31/2021

This is an exact copy of the original plat



720 NW 4TH ST. CORVALLIS, OR 97330
EMAIL: bcook@northstarsurveying.com
(541) 757-9050 PROJECT No. 18143

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:

PARCEL 2, PARTITION PLAT No. 2005-42, BENTON COUNTY, OREGON.

NOTE: Easements and restrictions as shown on Partition Plat No. 2005-42.

CONSENT AFFIDAVIT PER DOCUMENT No.

2021-615270

DECLARATION

Know all persons by these presents that John Grimm and Charlotte Laberee 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 grant the additional drainage way easement as shown hereon.

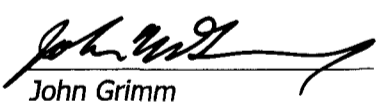
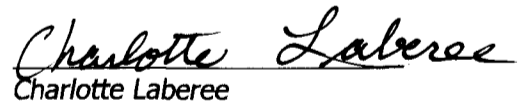
We hereby grant the 60 foot by 200 foot sanitary drain field easement as shown over Parcel 6 for the benefit of Parcel 5.

We hereby grant the drain field easement as shown over Parcel 6 for the benefit of Parcel 4.

We hereby grant the 20 foot wide well and waterline easement over Parcels 5 and 6 for the benefit of Parcels 4, 5 and 6; Maintenance Agreement Recorded as 2021-615275.

We hereby grant the 60 foot wide, then 50 foot wide access and utility easement over Parcel 5 for the benefit of Parcel 6. "Maintenance of driveway shall be according to ORS 105.170-105.185."

We hereby dedicate the 10 feet and 3 feet of even width as shown along Crescent Valley Drive to Benton County for right-of-way.


John Grimm
Charlotte Laberee

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

Signed and attested before me on this 29 day of June, 2021, by John Grimm and Charlotte Laberee.

 signature of Notary

Ashley Emily Lamb printed name of Notary

Notary Public - State of Oregon
Commission No. 1010215
My Commission Expires MARCH 23, 2025

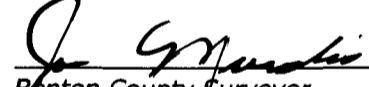
SEPTIC NOTE:

The owner grants the septic easements as shown on the plat including:

"the septic easements for the construction, maintenance, use and repair of an individual water-carried on-site sewage disposal system benefiting Parcel 4 and Parcel 5. Grantors, for themselves and their heirs, successors and assigns, covenant and agree to and with the grantees, their heirs, successors and assigns, that the property designated as drain field and effluent sewer transport lines as depicted as septic easements shown hereon shall not be used for any purpose detrimental to said system or contrary to laws and rules of governmental agencies applicable or related to said system."


APPROVALS


 6/29/2021
Benton County Planning Official date

 6/29/2021
Benton County Surveyor date

 6-29-2021
Chair, Benton County Board of Commissioners date

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

for  6/29/21
by Director, Benton County Dept. of Assessment date

for  06/29/2021
by Director, 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 2021-009 in the Benton County Deed Records as Document No. 2021-615269 on this 30th day of June, 2021, at 9:42 o'clock AM

By: 
Benton County Clerk