

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED: UDELL ENG
- CALCULATED POINT
- () DATA OF RECORD AS NOTED
- [] CALCULATED DATA
- C.S. COUNTY SURVEY
- CH CHAINS
- D1 BENTON COUNTY DEED M-26200-81
- D2 BENTON COUNTY DEED DOCUMENT NO. 2011-479663
- D3 BENTON COUNTY DEED DOCUMENT NO. 2003-346086
- GLO BLM PUBLIC LAND SURVEY SYSTEM PLAT
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- W/ RPC WITH RED PLASTIC CAP
- W/ YPC WITH YELLOW PLASTIC CAP

REFERENCE SURVEYS: C.S. 3754, C.S. 7768, C.S. 9434, C.S. 10031.

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT GEORGE E. SHROYER, JR AND MARY ANN SHROYER ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS WITH A PRIVATE ACCESS EASEMENT BENEFITTING PARCEL 1, AS SHOWN AND DESCRIBED HEREON.

George E. Shroyer, Jr 10/8/21
 DATE
 GEORGE E. SHROYER, JR

Mary Ann Shroyer 10/8/21
 DATE
 MARY ANN SHROYER

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 THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH RED PLASTIC CAP ON THE SOUTH RIGHT OF WAY OF CHAPEL DR. (C.R. 26463) WHICH BEARS SOUTH 89°48'20" WEST 854.88 FEET, SOUTH 89°50'06" WEST 474.99 FEET AND SOUTH 40°05'53" EAST 39.05 FEET FROM THE NORTHEAST CORNER OF ELDRIDGE HARTLESS DLC NO. 51; THENCE LEAVING SAID SOUTH RIGHT OF WAY SOUTH 0°40'04" EAST 142.67 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°26'28" WEST 104.72 FEET TO A 5/8" BRASS WASHER IN LEAD; THENCE NORTH 73°02'31" WEST 453.21 FEET; THENCE NORTH 0°39'51" WEST 10.00 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 89°50'38" WEST 795.78 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY SOUTH 0°01'00" WEST TO THE CENTERLINE OF MARY'S RIVER; THENCE ALONG SAID CENTERLINE SOUTHEASTERLY TO THE WEST LINE OF THE LAND DESCRIBED IN BENTON COUNTY DEED NO. 2003-346086, SAID WEST LINE BEING PARALLEL TO THE EAST LINE OF SAID DLC NO. 51; THENCE ALONG SAID WEST LINE OF DEED NO. 2003-346086 NORTH 0°42'58" WEST TO A 5/8" IRON ROD WHICH BEARS SOUTH 0°42'58" EAST 328.00 FEET FROM THE NORTH LINE OF SAID DLC NO. 51; THENCE SOUTH 89°50'29" WEST 128.30 FEET; THENCE NORTH 1°27'52" WEST 298.11 FEET TO A 5/8" IRON ROD ON SAID SOUTH RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 89°50'06" WEST 295.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 56.53 ACRES MORE OR LESS.

ACKNOWLEDGMENT:

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

Kyle W. Latimer
 KYLE W. LATIMER

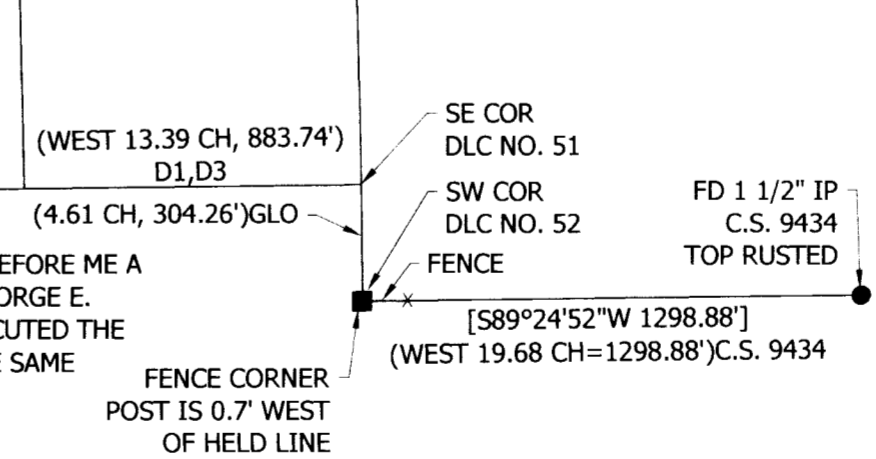
STATE OF Oregon }
 COUNTY OF Benton } SS

THIS IS TO CERTIFY THAT ON THIS 8th DAY OF October, 2021, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGE E. SHROYER, JR AND MARY ANN SHROYER 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.

Dorinda Ray
 NOTARY SIGNATURE

Linda Ray
 NOTARY PUBLIC OREGON
 (PRINT NAME)

COMMISSION NO. 993032
 MY COMMISSION EXPIRES October 28, 2023



PARTITION PLAT NO. 2021-013

FOR GEORGE, JR AND MARY ANN SHROYER

A PORTION OF ELDRIDGE HARTLESS DLC NO. 51

IN THE NE 1/4 SEC. 13, T. 12 S., R. 6 W., W.M.

BENTON COUNTY, OREGON

SEPTEMBER 23, 2021

NOTICE OF DECISION LU-21-008, LU-21-009

APPROVALS:

BENTON COUNTY NOTICE OF DECISION LAND USE FILE NO. LU-21-008 AND LU-21-009: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Greg Kemet 10/8/2021
 PLANNING OFFICIAL, DATE
 BENTON COUNTY COMMUNITY DEVELOPMENT DEPT.

Jan Cassardie 10/8/2021
 BENTON COUNTY SURVEYOR 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 2021- 013 IN BENTON COUNTY RECORDS DOCUMENT NO. 2021- 619782, ON THIS 8 DAY OF Oct., 2021, AT 2:17 O'CLOCK P.

By: *Jan Cassardie*
 BENTON COUNTY CLERK

ASSESSOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH June 30th, 2022.

Crystal Flowers 10/08/2021
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

Debbie Brown 10/08/2021
 DIRECTOR, BENTON COUNTY TAX COLLECTOR DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LAND DESCRIBED IN BENTON COUNTY DEED DOCUMENT M-26200-81 AND M-38181 UNDER THE SAME OWNERSHIP, PER BENTON COUNTY NOTICE OF DECISION LAND USE FILE NO. LU-21-008 AND APPROVED BY BENTON COUNTY MEASURE 49 PARTITION LU-21-009.

THE MAJORITY OF THE SUBJECT BOUNDARY WAS NOT FIELD SURVEYED HERE. ONLY MEASUREMENTS REQUIRED TO RETRACE THE CHAPEL DRIVE RIGHT OF WAY AND THE EAST BOUNDARY, WERE MADE. THE EAST LINE, WHERE IT IS COMMON WITH THE LAND DESCRIBED IN DEED DOCUMENT NO. 2011-479663, WAS RETRACED BY HOLDING THE MONUMENTS SET BY C.S. 3754. THE SOUTHERLY PORTION OF THE EAST LINE WAS RETRACED BY HOLDING SUBJECT DEED DISTANCE FROM THE REMONUMENTED NORTHEAST CORNER OF THE HARTLESS DLC NO. 51 AND THE CALCULATED SOUTHEAST CORNER OF THE SAME DLC. THAT SOUTHEAST CORNER WAS CALCULATED USING THE DISTANCE FROM THE PIPE NOTED IN C.S. 9434, 19.68 CHAINS TO THE EAST.

CHAPEL DRIVE RIGHT OF WAY WAS ESTABLISHED BY ACCEPTING THE TWO CENTERLINE MONUMENTS, AS SHOWN.

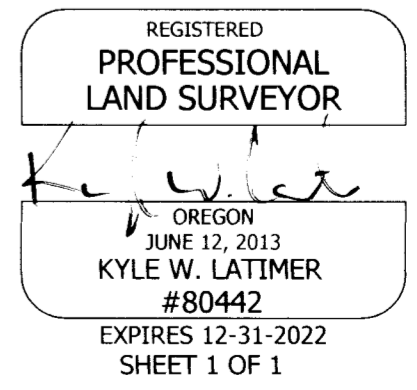
THE SOUTH AND WEST BOUNDARY OF PARCEL 1 WAS ESTABLISHED PER THE OWNER'S DIRECTION TO CREATE A 2 ACRE PARCEL, AS PERMITTED.

THE BASIS OF BEARING WAS HELD PER COUNTY SURVEY 10031

EASEMENTS OF RECORD:

A TITLE REPORT PREPARED BY TICOR TITLE COMPANY OF OREGON, ORDER NO. 471821111848 REVEALED THE FOLLOWING EASEMENTS OF RECORD:

- RIGHT OF WAY EASEMENT, GRANTED TO MOUNTAIN STATES POWER COMPANY, RECORDING DATE JULY 7, 1950 IN BOOK 131, PAGE 511. *INSUFFICIENT INFORMATION TO ACCURATELY DEPICT*
- ACCESS EASEMENT, RECORDING DATE MARCH 4, 1981 IN DOCUMENT M-26200-81. *AFFECTS PARCEL 2 AS SHOWN*
- WELL AND WATERLINE EASEMENT, RECORDING DATE JUNE 27, 2005 IN DOCUMENT 2005-387664. *AFFECTS PARCEL 2 AS SHOWN*



Udell

ENGINEERING & LAND SURVEYING, LLC

63 EAST ASH ST. LEBANON, OREGON 97355

PH. (541) 451-5125

FAX (541) 451-1366

21-014 SHROYER PP GSR