

PARTITION PLAT No. 2021-018

for JAMES A. COLEY & DONNA A. COLEY IN THE ARNOLD FULLER D.L.C. No. 38 SE 1/4 OF SECTION 2 NE 1/4 OF SECTION 11 T 11 S, R 5 W, W.M. BENTON COUNTY, OREGON

OCTOBER 25, 2021 LU 21-034

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT JAMES A. COLEY AND DONNA A. COLEY, TRUSTEES OF THE COLEY REVOCABLE LIVING TRUST, 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 DEDICATE A 5.00' WATERLINE EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON

James A. Coley 11-27-2021 DONNA A. COLEY, TRUSTEE
Donna A. Coley 11-22-2021 DONNA A. COLEY, TRUSTEE

APPROVALS:

AUTHORIZATION NO.: LU 21-034 12/7/2021 BENTON COUNTY PLANNING OFFICIAL DATE

12/8/2021 BENTON COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID IN FULL TO 06/30/2022

12/07/2021 BENTON COUNTY TAX COLLECTOR DATE
12/07/2021 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

SURVEY NARRATIVE

THIS SURVEY IS THE RESULT OF, AND IS IN COMPLIANCE WITH, THE CONDITIONS OF APPROVAL FOR BENTON COUNTY LAND PARTITION CASE No. 21-034. IT REPRESENTS THE PARTITION OF THAT TRACT OF LAND CONVEYED TO JAMES A. COLEY & DONNA A. COLEY, THROUGH INSTRUMENT No. 2019-586051 OF BENTON COUNTY DEED RECORDS, INTO THE TWO PARCEL CONFIGURATION SHOWN HEREON.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS FROM A 5/8" IRON ROD AT (A), TO A 5/8" IRON ROD AT (C), HAVING A BEARING OF NORTH 89°49'48" WEST, AS PER CS 10603.

BOUNDARY DETERMINATION:

RECORD MONUMENTS SET PER CS 10603 WERE LOCATED IN THE FIELD, AND THEY WERE FOUND TO BE IN GOOD POSITION/CONDITION. THESE MONUMENTS WERE HELD FOR THE PARENT BOUNDARY AS THEY REFLECTED RECORD INFORMATION NICELY. NEW MONUMENTS WERE SET IN THE LOCATIONS NOTED HEREON IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL SET FORTH IN BENTON COUNTY LAND PARTITION CASE No. 21-034, AND PER OUR CLIENT'S REQUEST.

SURVEYOR'S CERTIFICATE

I, DAVID LEE SCHLOSSER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY SAY THAT I HAVE CORRECTLY SURVEYED AND FOUND OR SET PROPER MONUMENTS AT THE TRUE CORNERS OF THE LAND REPRESENTED AS PARCEL 1 & 2 ON THIS PLAT, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EAST SIDE OF A 60-FOOT WIDE ROADWAY, SAID ROD BEING NORTH 2651.20 FEET AND EAST 881.61 FEET FROM THE NORTHWEST CORNER OF THE A. N. LOCKE D.L.C. NO. 41 IN TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE SOUTH 11°13'47" WEST 50.90 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°48'58" EAST 260.02 FEET TO A 5/8" IRON ROD; THENCE SOUTH 10°52'35" WEST 346.15 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF PARCEL 1, PARTITION PLAT 1995-018; THENCE ALONG SAID NORTH LINE, SOUTH 89°52'58" EAST 488.23 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 1 AND ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 88, PAGE 281, BENTON COUNTY DEED RECORDS; THENCE NORTH ALONG THE SAID EAST LINE OF SAID BOOK 88, PAGE 281, NORTH 00°07'44" WEST 389.69 FEET TO A POINT WHICH BEARS SOUTH 89°49'48" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89°49'48" WEST 672.15 FEET TO THE POINT OF BEGINNING; CONTAINING 4.32 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD AND THOSE CREATED HEREON.

EASEMENTS OF RECORD

PER FIRST AMERICAN TITLE REPORT No. 7109-3841698, THE FOLLOWING ITEMS ARE NOT EXPLICIT IN THEIR LOCATION, AND ARE THEREFOR NOT PLOTTED:

ITEM 4 - RIGHT OF WAY EASMENT TO CONSUMERS POWER, INC, DATED JULY 21, 1958; BOOK 164, PAGE 489

ITEM 5 - RIGHT OF WAY EASMENT TO CONSUMERS POWER, INC, DATED JULY 21, 1958; BOOK 164, PAGE 490

ITEM 6 - RIGHT OF WAY EASMENT TO CONSUMERS POWER, INC, DATED NOVEMBER 14, 1960; BOOK 175, PAGE 373

ACKNOWLEDGEMENT

STATE OF OREGON WASHINGTON S.S. COUNTY OF BENTON CLALLAM

SIGNED AND ATTESTED BEFORE ME ON THIS 22nd DAY OF NOVEMBER, 2021, BY JAMES A. COLEY & DONNA A. COLEY

Zachary Brandon SIGNATURE OF NOTARY

ZACHARY BRANDON PRINTED NAME OF NOTARY NOTARY PUBLIC - STATE OF OREGON WASHINGTON

COMMISSION NO. 20118470

MY COMMISSION EXPIRES 27 Oct 2024

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)
EXISTING WATER WELL
RECORD DATA PER, OR CALCULATED FROM, CS 10603
D.L.C...DONATION LAND CLAIM
R.O.W...RIGHT OF WAY
T.L...TAX LOT

MONUMENT TABLE

- FOUND 5/8" REBAR WITHOUT CAP, 0.2' BELOW SURFACE, PER CS 3238
FOUND 5/8" REBAR WITHOUT CAP, 1.0' ABOVE SURFACE, PER CS 6743
FOUND 1/2" REBAR WITHOUT CAP, 0.1' BELOW SURFACE, PER CS 3238
FOUND 5/8" REBAR WITHOUT CAP, 0.1' ABOVE SURFACE, PER CS 7219
FOUND 5/8" REBAR WITH RANGE PLASTIC CAP "CTC LS 56399", FLUSH WITH SURFACE, PER CS 10603
FOUND 5/8" REBAR WITH RANGE PLASTIC CAP "CTC LS 56399", FLUSH WITH SURFACE, PER CS 10603
FOUND 5/8" REBAR WITH RANGE PLASTIC CAP "CTC LS 56399", FLUSH WITH SURFACE, PER CS 10603

