

PARTITION PLAT No. 2022-2016
 A REPLAT OF PARCEL 5 OF
 PARTITION PLAT 2009-25

FOR
VERN ESPLIN

LOCATED IN THE
 NW 1/4 SEC. 12, T. 11 S., R. 5 W., W.M.

IN
BENTON COUNTY, OREGON

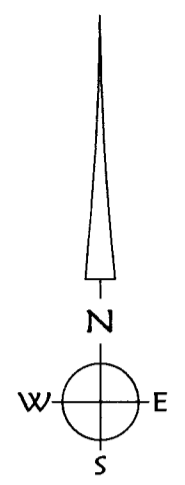
JUNE 10, 2021

BENTON COUNTY CASE No. LU-20-069

EASEMENTS OF RECORD:

EASEMENTS PER PARTITION PLAT 2005-03 AND 2009-25 AND TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 7109-3763226, DATED JUNE 15, 2021. LISTED BY TITLE REPORT ITEM NUMBER OR AS NOTED.

- △ 40.00' WIDE POWER EASEMENT PER DOC. No. M-160744-93.
- △ VARIABLE WIDTH SEPTIC DRAINFIELD (S.D.E.) AND 10.00' WIDE EFFLUENT PIPE (E.P.E.) EASEMENTS PER PARTITION PLAT 2005-03 AND 2009-25.
- △ 10.00' WIDE WATER LINE AND WELL EASEMENT PER PARTITION PLAT 2005-03 AND DOCUMENT No. 2009-460688
- △ 25.00' WIDE EASEMENT FOR ACCESS, STORM DRAIN AND UTILITIES (A.S.U.E.) PER PARTITION PLAT 2005-03 AND 2009-25.
- △ 20.00' WIDE STORM DRAIN EASEMENTS PER PARTITION PLAT 2005-03 AND 2009-25.
- △ 10.00' WIDE EASEMENT FOR EFFLUENT PIPE (E.P.E.) TO DOCUMENT No. 2012-498902.
- △ 7.00' WIDE PUBLIC UTILITY EASEMENT PER PARTITION PLAT 2005-03.
- △ 5.00' WIDE SLOPE MAINTENANCE EASEMENT PER PARTITION PLAT 2005-03.
- △ 60.50' WIDE EASEMENT + RESERVATION TO BENTON COUNTY FOR FUTURE ROAD DEDICATION PER DOC. No. 2005-380460 AND DOC. No. 2005-380459.
- △ 10.00' WIDE UTILITY EASEMENT PER PARTITION PLAT 2005-03 AND 2009-25.



SCALE: 1" = 100'

SHEET INDEX:

- PARTITION PLAT MAP SHEET 1 OF 3
- PARCEL 1 DETAIL SHEET 2 OF 3
- DECLARATION + APPROVALS SHEET 3 OF 3

LINE DATA TABLE:

LINE	DESCRIPTION	9	10	11	12	13	14	15	16
1	500°24'28"W 137.09' (500°24'28"W 137.08') (A)	{N89°50'30"W 150.45'}	N42°09'07"W 50.01 (N42°09'07"W 50.00') (C)	{N42°08'44"W 94.87'}	{558°14'30"W 90.64'}	{549°42'30"W 95.89'}	{542°08'44"E 114.32'}	{547°51'16"W 141.75'}	{506°05'00"W 27.05'}
2	500°24'28"W 87.65' (500°24'28"W 87.65') (A)								
3	N89°58'26"E 79.99' (589°58'54"E 79.99') (A)								
4	{N06°05'00"E 21.86'}								
5	{542°08'44"E 111.76'}								
6	{500°09'30"W 108.60'}								
7	{589°50'30"E 138.10'}								
8	{N00°09'30"E 248.47'}								

CURVE DATA TABLE:

CURVE	RADIUS	LENGTH	CHORD	DELTA	SOURCE
1	75.00' (75.00')	54.68' (54.68')	N26°58'09"E 53.48' (N26°58'06"E 53.48')	41°46'20" (41°46'16")	(B)
2	125.00' (125.00')	91.13' (91.13')	S26°58'09"W 89.13' (S26°58'06"W 89.13')	41°46'20" (41°46'16")	(B)

LEGEND:

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST" SHOWN ON SHEET 2 OF THIS PLAT
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- CALCULATED POINT FROM RECORD DATA
- [] CALCULATED FROM RECORD DATA
- { } RECORD DATA PER P.P. 2009-25
- () RECORD DATA PER C.S. 10994 OR AS NOTED; SEE "RECORD REFERENCE LIST"
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- BPC BLUE PLASTIC CAP
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- C.S. COUNTY SURVEY
- P.P. PARTITION PLAT
- 50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST" SHOWN ON SHEET 2 OF THIS PLAT
- (1) CURVE DATA; SEE "CURVE DATA TABLE"
- (1) LINE DATA; SEE "LINE DATA TABLE"

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 9, 2002
JOE J. COTA
 #58561LS

Renewal: 12/31/21

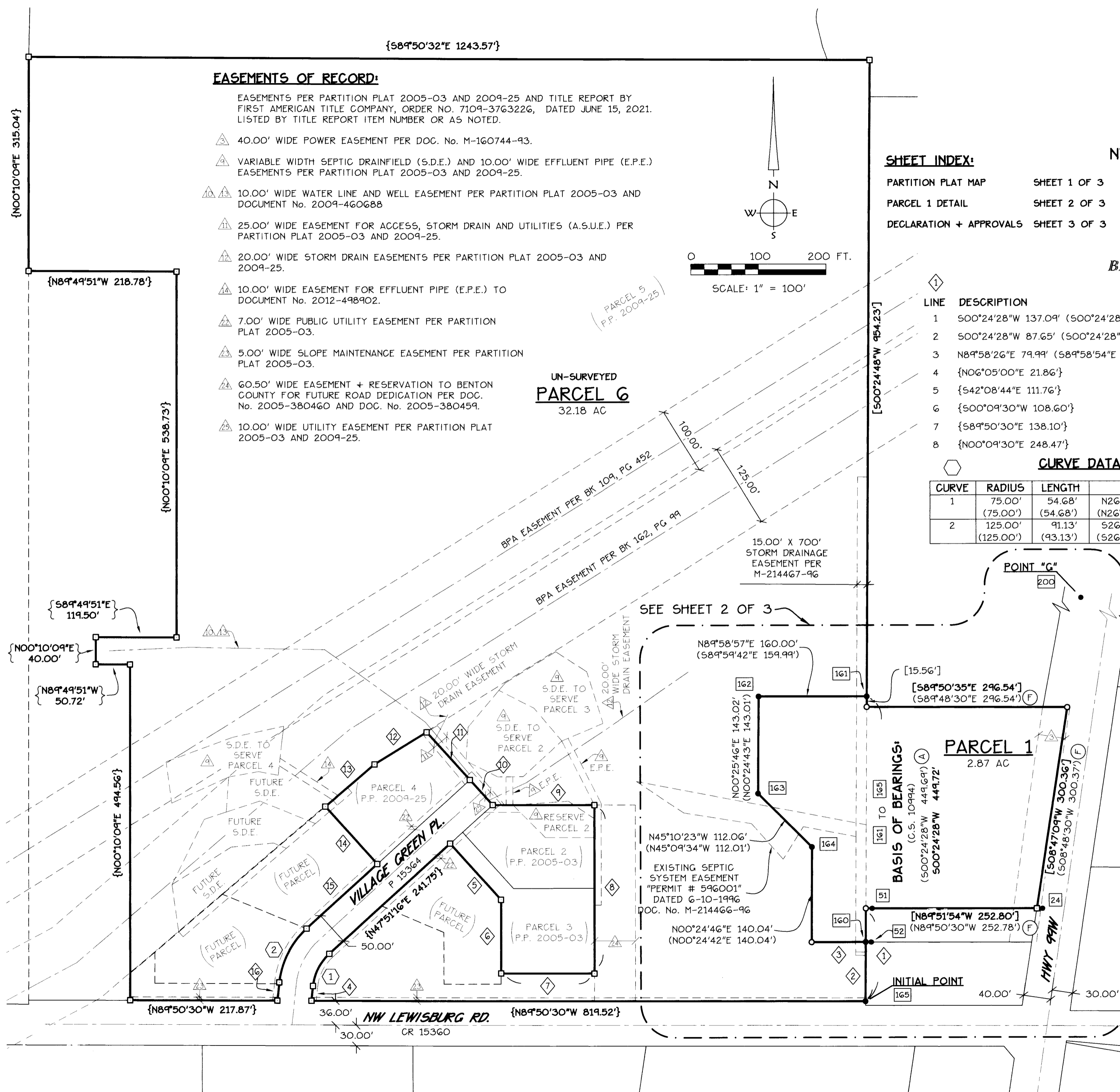
I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

SURVEYOR P.L.S. 58561



K & D ENGINEERING, Inc.
 276 N.W. Hickory Street P.O. Box 725
 Albany, Oregon 97321
 (541) 928-2583

Date: 7/15/2021 Time: 12:54
 Scale: 1"=100'
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UN-SURVEYED
PARCEL 6
32.18 AC

FOUND MONUMENT LIST:

- | | |
|--|--|
| <p>[24] POINT "C"
FOUND 1" BRASS DISC (D); W/BPC MARKED "BLUEDOT GROUP"; HELD TO ESTABLISH E-W BOUNDARY LINE; STA 346+93.53, 39.90' RT, S89°52'06"E 0.10 FROM TRUE CORNER</p> <p>[51] POINT "F"
FOUND 1/2" I.P. (F); HELD TO ESTABLISH E-W BOUNDARY LINE; S89°52'06"E 0.93' FROM TRUE CORNER</p> <p>[52] FOUND 1/2" I.P. (E); S89°14'28"E 0.59' FROM [160]</p> <p>[160] POINT "E"
FOUND 5/8" I.R. (A); W/RPC STAMPED "NORTHSTAR SURVEYING"; HELD</p> <p>[161] POINT "B"
FOUND 5/8" I.R. (A); W/RPC STAMPED "NORTHSTAR SURVEYING"; HELD</p> | <p>[162] FOUND 5/8" I.R. (A); W/RPC STAMPED "NORTHSTAR SURVEYING"; HELD</p> <p>[163] FOUND 5/8" I.R. (A); W/RPC STAMPED "NORTHSTAR SURVEYING"; HELD</p> <p>[164] POINT "D"
FOUND 5/8" I.R. (A); W/RPC STAMPED "NORTHSTAR SURVEYING"; HELD</p> <p>[165] POINT "A"
INITIAL POINT
FOUND 5/8" I.R. (A); W/RPC STAMPED "NORTHSTAR SURVEYING"; HELD</p> <p>[200] POINT "C"
FOUND 5/8" I.R. (A); W/BPC MARKED "BLUEDOT GROUP"; STA: 342+26.12, 44.26' RT; HELD</p> <p>[210] FOUND 5/8" I.R. (A); W/BPC MARKED "BLUEDOT GROUP"; STA: 345+82.97, 36.58' RT; HELD</p> |
|--|--|

PARTITION PLAT No. 2022-006
A REPLAT OF PARCEL 5 OF
PARTITION PLAT 2009-25

FOR
VERN ESPLIN
LOCATED IN THE
NW 1/4 SEC. 12, T. 11 S., R. 5 W., W.M.
IN
BENTON COUNTY, OREGON
JUNE 10, 2021

BENTON COUNTY CASE No. LU-20-069

RECORD REFERENCE LIST:

- | | |
|-----|----------------------------|
| (A) | C.S. 10994 |
| (B) | PARTITION PLAT NO. 2009-25 |
| (C) | PARTITION PLAT NO. 2005-03 |
| (D) | C.S. 10530 |
| (E) | C.S. 4017 |
| (F) | DEED REF. 2015-533419 |

LEGEND:

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- CALCULATED POINT FROM RECORD DATA
- [] CALCULATED FROM RECORD DATA
- { } RECORD DATA PER P.P. 2009-25
- () RECORD DATA PER C.S. 10994 OR AS NOTED; SEE "RECORD REFERENCE LIST"
- I.R. IRON ROD
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- C.S. COUNTY SURVEY
- P.P. PARTITION PLAT
- [50] FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- (1) CURVE DATA; SEE "CURVE DATA TABLE"
- (1) LINE DATA; SEE "LINE DATA TABLE"

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Joe J. Cota
OREGON
JULY 9, 2002
JOE J. COTA
#58561LS
Renewal: 12/31/21

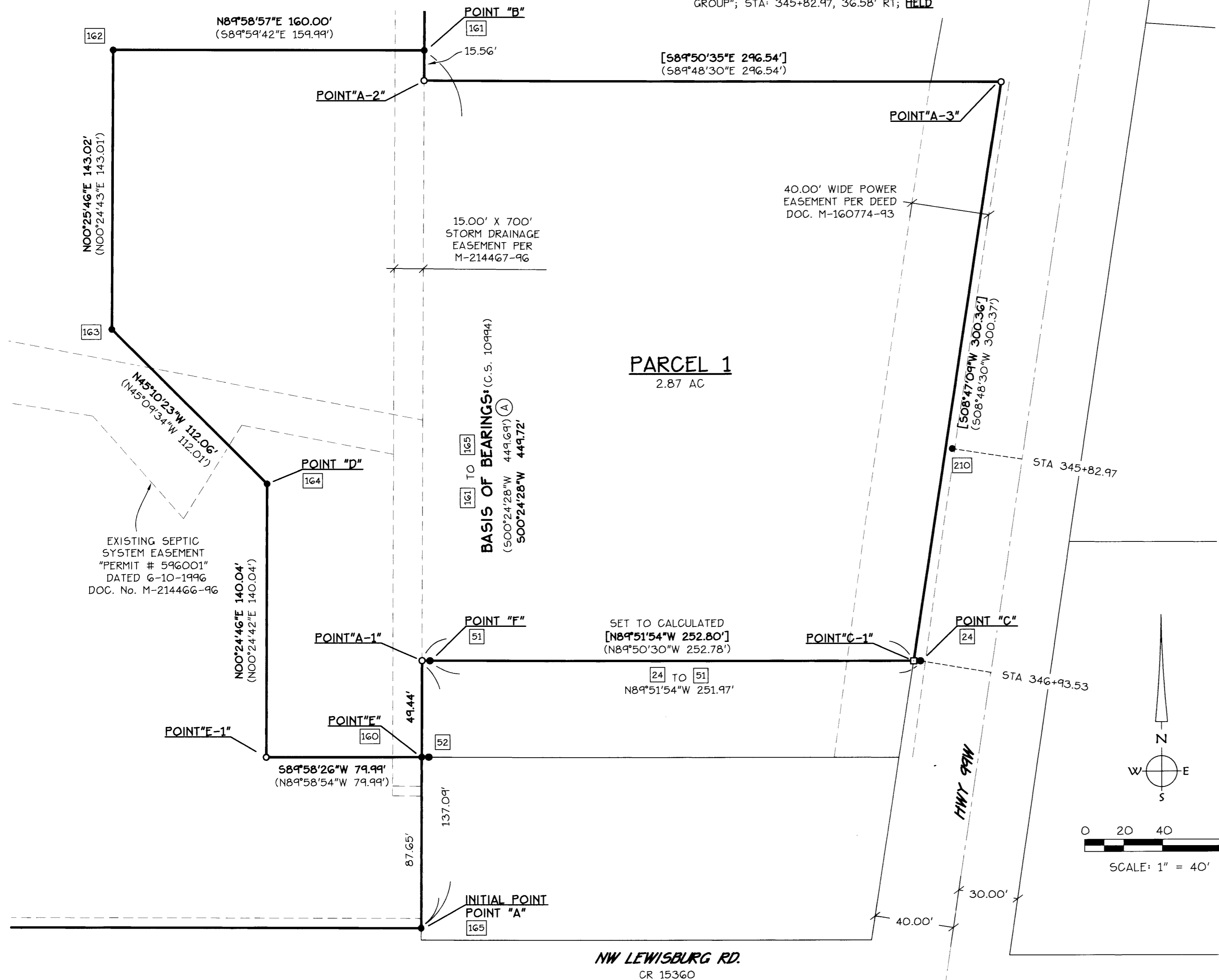
I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
Joe J. Cota
SURVEYOR P.L.S. 58561

K & D

K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583

Date: 7/15/2021 Time: 12:54
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SHEET 2 OF 3



NW LEWISBURG RD.
CR 15360

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED PROPERTY LINE ADJUSTMENT PER BENTON COUNTY CASE FILE LU-20-069

BOUNDARY DETERMINATION:

THE FOUND MONUMENTS WERE HELD TO ESTABLISH THE BOUNDARY AS SHOWN ON THE MAP AND FURTHER DESCRIBED BELOW.

HIGHWAY 99W RIGHT-OF-WAY

THE RECORD STATION AND OFFSET OF POINT "C" AND POINT "G" WERE HELD TO ESTABLISH THE CENTERLINE OF HWY 99W PER COUNTY SURVEY # 10530. THE WEST RIGHT-OF-WAY LINE WAS ESTABLISHED AT RIGHT ANGLES AND 40.00 FEET WESTERLY OF THE CENTERLINE.

POINT "A-1"

POINT "A-1" WAS SET AT THE INTERSECTION OF THE LINE ESTABLISHED BY POINTS "A" AND "B" WITH THE PROJECTION OF LINE ESTABLISHED BY POINT "C" AND "F".

POINT "A-2"

POINT "A-2" WAS SET ON THE LINE ESTABLISHED BY POINTS "A-1" AND "B" AT THE RECORD DEED DISTANCE 297.07 FEET NORTHERLY OF POINT "A-1" PER STATUTORY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2015-533419.

POINT "A-3"

POINT "A-3" WAS SET AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HWY 99W WITH A LINE ESTABLISHED BY HOLDING POINT "A-2" AND TURNING THE RECORD ANGLE FROM THE LINE ESTABLISHED BY POINTS "A-1" AND "A-2" PER STATUTORY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2015-533419.

POINT "C-1"

POINT "C-1" WAS CALCULATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF HWY 99W WITH THE LINE ESTABLISHED BY POINTS "C" AND "F".

POINT "E-1"

POINT "E-1" WAS SET AT A DISTANCE - DISTANCE INTERSECTION HOLDING RECORD DISTANCES FROM POINTS "E" AND "D" PER COUNTY SURVEY # 10994.

SURVEYOR'S CERTIFICATE:

I, JOE J. COTA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE LAND UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8 INCH ROD AT THE SOUTHEAST CORNER OF PARCEL 5 OF PARTITION PLAT 2009-25, A PARTITION RECORDED IN BENTON COUNTY, OREGON; THENCE NORTH 89°50'30" WEST 819.52 FEET; THENCE NORTH 06°05'00" EAST 21.86 FEET; THENCE ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING NORTH 26°58'09" EAST 53.48 FEET) A DISTANCE OF 54.68 FEET; THENCE NORTH 47°51'16" EAST 241.74 FEET; THENCE SOUTH 42°08'44" EAST 111.76 FEET; THENCE SOUTH 00°09'30" WEST 108.60 FEET; THENCE SOUTH 89°50'30" EAST 138.10 FEET; THENCE NORTH 00°09'30" EAST 248.47 FEET; THENCE NORTH 89°50'30" WEST 150.45 FEET; NORTH 42°09'07" WEST 50.01 THENCE NORTH 42°08'44" WEST 94.87 FEET; THENCE SOUTH 58°14'30" WEST 90.64 FEET; THENCE SOUTH 49°42'30" WEST 95.89 FEET; THENCE SOUTH 42°08'44" EAST 114.32 FEET; THENCE SOUTH 47°51'16" WEST 141.75 FEET; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING SOUTH 26°58'09" WEST 89.13 FEET) A DISTANCE OF 91.13 FEET; THENCE SOUTH 06°05'00" WEST 27.05 FEET; THENCE NORTH 89°50'30" WEST 217.87 FEET; THENCE NORTH 00°10'09" EAST 494.56 FEET; THENCE NORTH 89°49'51" WEST 50.72 FEET; THENCE NORTH 00°10'09" EAST 40.00 FEET; THENCE SOUTH 89°49'51" EAST 119.50 FEET; THENCE NORTH 00°10'09" EAST 538.73 FEET; THENCE NORTH 89°49'51" WEST 218.78 FEET; THENCE NORTH 00°10'09" EAST 315.04 FEET; THENCE SOUTH 89°50'32" EAST 1243.57 FEET; THENCE SOUTH 00°24'48" WEST 954.23 FEET; THENCE SOUTH 89°50'35" EAST 296.54 FEET; THENCE SOUTH 08°47'09" WEST 300.37 FEET; THENCE NORTH 89°51'54" WEST 252.80 FEET; THENCE SOUTH 00°24'28" WEST 137.09 FEET TO THE POINT OF BEGINNING. CONTAINING 35.05 ACRES MORE OR LESS



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

SURVEYOR P.L.S. 58561

AFFIDAVIT OF CONSENT:

THE AFFIDAVIT OF CONSENT FOR TRUST DEED RECORDED IN THE BENTON COUNTY, OREGON DEED RECORDS AS DOCUMENT NO. 2018-576912 HAS BEEN RECORDED AS DOCUMENT NO. N/A

Date: 7/15/2021 Time: 12:54
Scale: 1"=1(P5)
File: dwg\2015\15-188-B\15-188b-mp.dwg (George)

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT GREEN COMMUNITY DEVELOPMENT, LLC AN OREGON LIMITED LIABILITY COMPANY AND VP REAL ESTATE INVESTMENT SERVICES, LLC AN OREGON LIMITED LIABILITY COMPANY ARE THE OWNERS OF THE LANDS REPRESENTED ON THIS PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

BY: [Signature] DATE: 23 July 2021
KINSEY BASS GREEN, AS OWNER OF GREEN COMMUNITY DEVELOPMENT, LLC

BY: [Signature] DATE: 7-25-21
VERNON LEWIS ESPLIN, AS MEMBER OF VP REAL ESTATE INVESTMENT SERVICES, LLC

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Benton } S.S.

THIS IS TO CERTIFY THAT ON THIS 23rd DAY OF July, 2021, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED KINSEY BASS GREEN, AS OWNER OF GREEN COMMUNITY DEVELOPMENT, LLC, WHO, BEING DULY SWORN, DID SAY THAT HE/SHE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED.

BY: [Signature]
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: Kessa Ra'Lee McBride
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: June 02, 2024

MY COMMISSION No.: 999834

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF Benton } S.S.

THIS IS TO CERTIFY THAT ON THIS 23rd DAY OF July, 2021, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED VERNON LEWIS ESPLIN, AS MEMBER OF VP REAL ESTATE INVESTMENT SERVICES, LLC, WHO, BEING DULY SWORN, DID SAY THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BY: [Signature]
NOTARY PUBLIC FOR OREGON (SIGNATURE)

BY: Lori Ann Stutzman
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: December 23, 2023

MY COMMISSION No.: 994247

TITLE REPORT / EASEMENT NOTES:

A TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER No. 7109-3763226, DATED JUNE 15, 2021. THE FOLLOWING EASEMENT MAY AFFECT THE PLATTED PROPERTY BUT CANNOT BE LOCATED BY DESCRIPTION, LISTED BY EXCEPTION ITEM NUMBER:

- 2) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR RIGHT-OF-WAY INFAVOR OF CLIFTON C. KASTER AND MABEL KASTER PER DEED RECORD BOOK 158, PAGE 502 DATED MARCH 1, 1957 AS RECORDED IN BENTON COUNTY DEED RECORDS.
- 4) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR SERVICE LINES AND FIXTURES IN FAVOR OF THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION PER DEED RECORD 2010-471279 DATED SEPTEMBER 17, 2010 AS RECORDED IN BENTON COUNTY DEED RECORDS

PARTITION PLAT No. 2022-006
A REPLAT OF PARCEL 5 OF
PARTITION PLAT 2009-25

FOR
VERN ESPLIN
LOCATED IN THE
NW 1/4 SEC. 12, T. 11 S., R. 5 W., W.M.
IN
BENTON COUNTY, OREGON
JUNE 10, 2021

BENTON COUNTY CASE No. LU-20-069

APPROVALS:

[Signature] 8/24/2021
BENTON COUNTY PLANNING OFFICIAL DATE

[Signature] 5/18/2022
BENTON COUNTY SURVEYOR DATE

TAX COLLECTOR'S AND ASSESSOR'S STATEMENT:

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

FOR BY: [Signature] 8/9/2021
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

BY: [Signature] 05/09/2021
BENTON COUNTY TAX COLLECTOR DATE

RECORDER'S STATEMENT:

STATE OF OREGON }
COUNTY OF BENTON } S.S.

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT No. 2022-006, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2022-621585, ON THIS 18th DAY OF May, 2022 AT 9:09 O'CLOCK A.M.

BY: [Signature]
BENTON COUNTY CLERK

K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583