

LEGEND:

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
- () RECORD DATA; SEE "RECORD REFERENCE LIST"
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- Y.P.C. YELLOW PLASTIC CAP
- C.R. COUNTY ROAD
- C.S. COUNTY SURVEY
- P.P. PARTITION PLAT
- X - EXISTING FENCE LINE
- 50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- A RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"

FOUND MONUMENT LIST:

- 50 FOUND 3/4" I.P. (A); HELD
- 52 FOUND 1/2" I.R. (A); HELD; FENCE CORNER IS S20°51'09"E 14.92'
- 53 FOUND 1/2" I.R. (A); HELD; FENCE CORNER IS S22°18'13"E 17.12'
- 54 FOUND 1/2" I.R. (A); HELD

RECORD REFERENCE LIST:

- (A) "FIR VIEW HOMES" SUBDIVISION

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS PARTITION IS TO CONSOLIDATE LOT 6 AND LOT 21 OF THE "FIR VIEW HOMES" SUBDIVISION INTO ONE PARCEL.

BOUNDARY DETERMINATION:

FOUND MONUMENTS OF RECORD WERE HELD TO ESTABLISH THE BOUNDARY AS SHOWN ON THE MAP.

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 PARCEL IS LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 3/4 INCH PIPE AT THE SOUTHEAST CORNER OF LOT 21 OF "FIR VIEW HOMES", A SUBDIVISION RECORDED IN BENTON COUNTY, OREGON; THENCE NORTH 24°48'30" WEST 440.09 FEET TO A 1/2 INCH ROD AT THE NORTHEAST CORNER OF LOT 6 OF SAID "FIR VIEW HOMES"; THENCE SOUTH 65°18'38" WEST 109.99 FEET TO A 1/2 INCH ROD AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 24°46'27" EAST 440.08 FEET TO A 1/2 INCH ROD AT THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 65°18'48" EAST 110.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.11 ACRES MORE OR LESS

TITLE REPORT / EASEMENT NOTES:

A TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER No. 7089-4027264, DATED FEBRUARY 22, 2023.

THE FOLLOWING EASEMENT MAY AFFECT THE PLATTED PROPERTY BUT CANNOT BE LOCATED BY DESCRIPTION:

- 1) ELECTRICAL TRANSMISSION + DISTRIBUTION LINE EASEMENT IN FAVOR OF MOUNTAIN STATES POWER COMPANY AS RECORDED IN BOOK 86, PAGES 197 + 198, DATED MARCH 27, 1933 IN BENTON COUNTY DEED RECORDS.

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT THE DARREN AND SHANNON PAGE REVOCABLE LIVING TRUST IS THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN, IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

BY: [Signature] DATE: 04-03-23

DARREN J. PAGE, TRUSTEE OF THE DARREN AND SHANNON PAGE REVOCABLE LIVING TRUST

BY: [Signature] DATE: 4/3/23

SHANNON R. PAGE, TRUSTEE OF THE DARREN AND SHANNON PAGE REVOCABLE LIVING TRUST

ACKNOWLEDGMENT:

STATE OF OREGON } s.s.
COUNTY OF Benton }

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF April, 2023, BEFORE ME, A NOTARY PUBLIC FOR AND IN SAID STATE AND COUNTY, PERSONALLY APPEARED THE WITHIN NAMED DARREN J. PAGE AND SHANNON R. PAGE AS TRUSTEES OF THE DARREN AND SHANNON PAGE REVOCABLE LIVING TRUST, WHO, BEING DULY SWORN, DID SAY THAT THEY ARE THE PERSONS NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

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

BY: Tichelle Staten
NOTARY PUBLIC FOR OREGON (PRINTED)

MY COMMISSION EXPIRES: July 5 2025

MY COMMISSION No.: 1013950

Date: 3/23/2023 Time: 8:25
Scale: 1"=1(P.S)
File: dwg\2022\22-211\22-211-replat.dwg (George)

PARTITION PLAT No. 2023-004
A RE-PLAT OF LOT 6 + LOT 21 OF THE
"FIR VIEW HOMES" SUBDIVISION

FOR
DARREN PAGE
LOCATED IN THE
NW 1/4 SEC. 23, T. 10 S., R. 4 W., W.M.
IN
BENTON COUNTY, OREGON
JANUARY 31, 2023

BENTON COUNTY PLANNING CASE No. LU-22-52

APPROVALS: LU-22-52

[Signature]
BENTON COUNTY PLANNING OFFICIAL

4/4/2023
DATE

[Signature]
BENTON COUNTY SURVEYOR

4/14/2023
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, 2023.

BY: [Signature]
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

4-11-2023
DATE

BY: [Signature]
DIRECTOR, BENTON COUNTY TAX COLLECTOR

4-14-2023
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. 2023-004, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2023-635964, ON THIS 14th DAY OF April, 2023, AT 10:30 O'CLOCK A.M.

BY: [Signature]
BENTON COUNTY CLERK

REGISTERED PROFESSIONAL LAND SURVEYOR

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

Renewal: 12/31/23

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

[Signature]
JOE J. COTA P.L.S. 58561

K & D

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