

**PARTITION PLAT NO. 2023-011**  
 for  
**JOHN BULLARD RAY DUNN AND  
 CHRISTINE HANNELORE BERLIN DUNN  
 TRUST**

in the  
 NW 1/4 OF SECTION 21  
 T 11 S, R 5 W, W.M.  
 BENTON COUNTY, OREGON

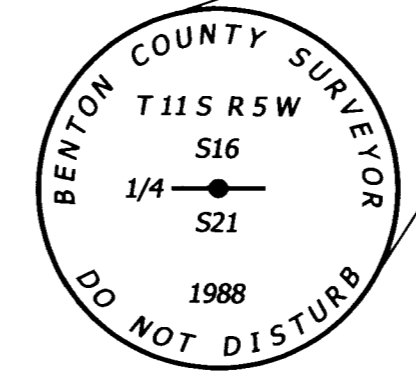
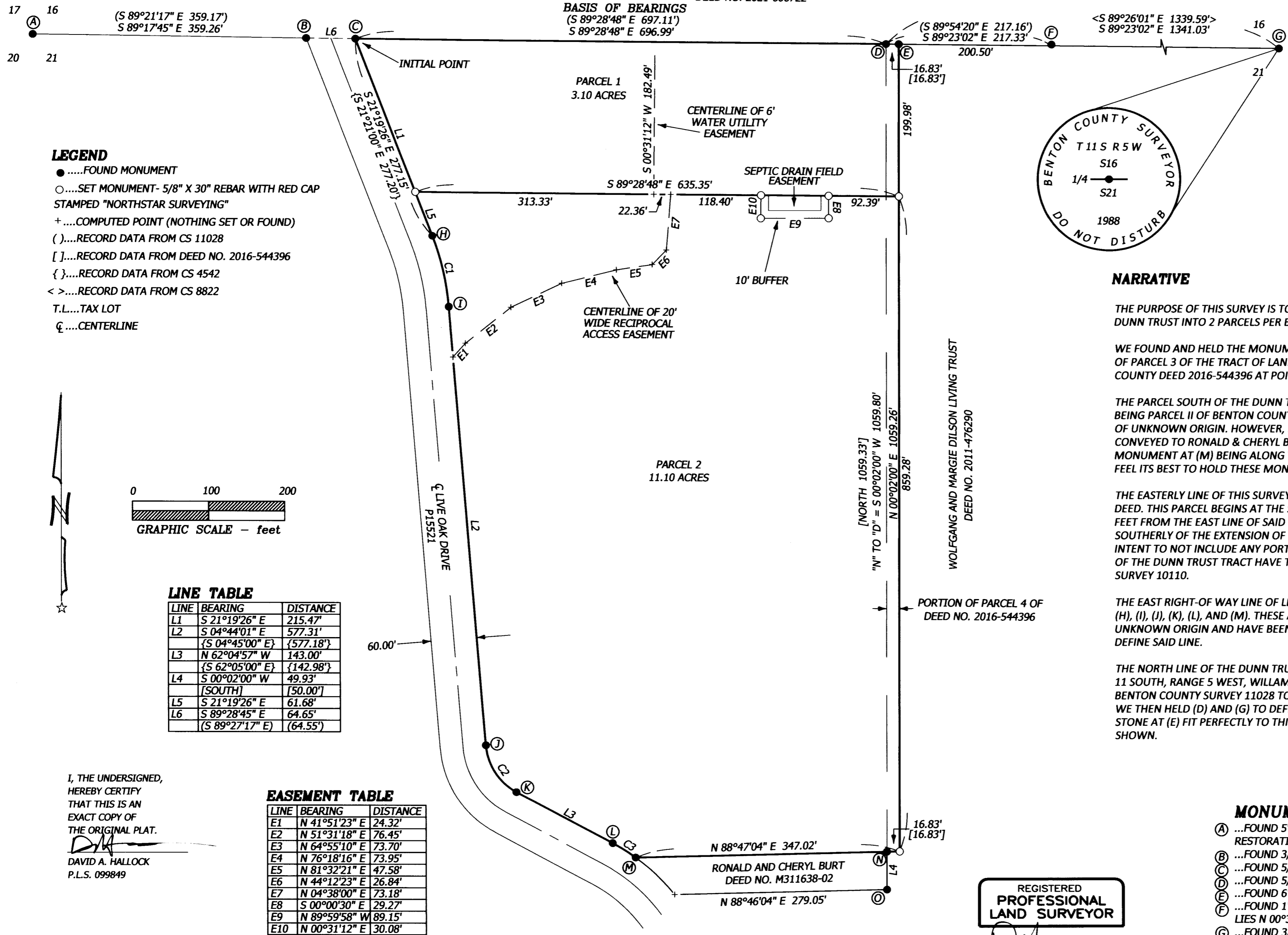
JUNE 15, 2023

LAND USE FILE NO. LU-23-005

**SHEET 1 OF 2**

ELIZABETH B. JONES  
 DEED NO. 2021-606722

**BASIS OF BEARINGS**  
 (S 89°28'48" E 697.11')  
 S 89°28'48" E 696.99'



**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE TRACTS OF LAND AS CONVEYED TO JOHN BULLARD RAY DUNN TRUST INTO 2 PARCELS PER BENTON COUNTY LAND USE CASE No. LU-23-005 AS SHOWN HEREON.

WE FOUND AND HELD THE MONUMENTS PER BENTON COUNTY SURVEY 4542 TO DEFINE THE EAST LINE OF PARCEL 3 OF THE TRACT OF LAND AS CONVEYED TO JOHN BULLARD RAY DUNN TRUST, PER BENTON COUNTY DEED 2016-544396 AT POINT (D) AND (O).

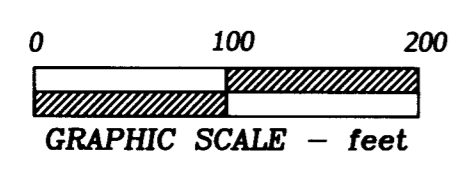
THE PARCEL SOUTH OF THE DUNN TRUST TRACT WAS ORIGINALLY OWNED BY THE DUNN TRUST AS BEING PARCEL II OF BENTON COUNTY DEED 2016-544396, WE FOUND THE MONUMENT AT (N) WHICH IS OF UNKNOWN ORIGIN. HOWEVER, IT APPEARS TO BE HELD AS THE NORTH LINE OF THAT TRACT AS CONVEYED TO RONALD & CHERYL BURT, PER BENTON COUNTY DEED 2002-311638, TOGETHER WITH THE MONUMENT AT (M) BEING ALONG THE EAST RIGHT-OF-WAY LINE OF LIVE OAK DRIVE. THEREFORE, I FEEL ITS BEST TO HOLD THESE MONUMENTS TO DEFINE THE SOUTH LINE OF THE DUNN TRUST TRACT.

THE EASTERLY LINE OF THIS SURVEY RUNS ALONG THE EAST LINE OF PARCEL 4 OF THE DUNN TRUST DEED. THIS PARCEL BEGINS AT THE STONE FOUND PER (E) AND RUNS PARALLEL AT A DISTANCE OF 16.83 FEET FROM THE EAST LINE OF SAID PARCEL 3 OF SAID DUNN TRUST TRACT. SAID PARCEL 4 CONTINUES SOUTHERLY OF THE EXTENSION OF THE SOUTH LINE OF SAID PARCEL 3. HOWEVER, IT IS THE CLIENT'S INTENT TO NOT INCLUDE ANY PORTION OF THIS PARCEL AS IT APPEARS LAND OWNERS TO THE SOUTH OF THE DUNN TRUST TRACT HAVE TAKEN CLAIM TO THAT LAND AS SHOWN IN BENTON COUNTY SURVEY 10110.

THE EAST RIGHT-OF-WAY LINE OF LIVE OAK WAS ESTABLISHED BY HOLDING THE MONUMENTS AT (C), (H), (I), (J), (K), (L), AND (M). THESE APPEAR IN COUNTY SURVEYS 5436, 11028, AND 6844. THEY ARE OF UNKNOWN ORIGIN AND HAVE BEEN HELD TO DEFINE THE RIGHT-OF-WAY. I HELD THEM AS WELL TO DEFINE SAID LINE.

THE NORTH LINE OF THE DUNN TRUST TRACT FALL ALONG THE NORTH LINE OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN. WE HELD THE MONUMENT AT (C) AND (D) AS PER BENTON COUNTY SURVEY 11028 TO DEFINE THE LINE FOR THIS PORTION OF THE DUNN TRUST TRACT, WE THEN HELD (D) AND (G) TO DEFINE THE REMAINDER OF THE DUNN TRUST TRACT NORTH LINE. THE STONE AT (E) FIT PERFECTLY TO THIS LINE. THE MONUMENT AT (F) FELL SLIGHTLY OFF THE LINE AS SHOWN.

- LEGEND**
- .....FOUND MONUMENT
  - .....SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
  - +.....COMPUTED POINT (NOTHING SET OR FOUND)
  - ( ).....RECORD DATA FROM CS 11028
  - [ ].....RECORD DATA FROM DEED NO. 2016-544396
  - { }.....RECORD DATA FROM CS 4542
  - < >.....RECORD DATA FROM CS 8822
  - T.L.....TAX LOT
  - ☉.....CENTERLINE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 21°19'26" E	215.47'
L2	S 04°44'01" E	577.31'
	{S 04°45'00" E}	{577.18'}
L3	N 62°04'57" W	143.00'
	{S 62°05'00" E}	{142.98'}
L4	S 00°02'00" W	49.93'
	{SOUTH}	{50.00'}
L5	S 21°19'26" E	61.68'
L6	S 89°28'45" E	64.65'
	{S 89°27'17" E}	{64.55'}

**EASEMENT TABLE**

LINE	BEARING	DISTANCE
E1	N 41°51'23" E	24.32'
E2	N 51°31'18" E	76.45'
E3	N 64°55'10" E	73.70'
E4	N 76°18'16" E	73.95'
E5	N 81°32'21" E	47.58'
E6	N 44°12'23" E	26.84'
E7	N 04°38'00" E	73.18'
E8	S 00°00'30" E	29.27'
E9	N 89°59'58" W	89.15'
E10	N 00°31'12" E	30.08'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	95.66'	331.56'	16°31'49"	N 12°57'59" W	95.33'
	{96.06'}	{331.57'}	{16°35'57"}	{N 13°02'41" W}	{95.72'}
C2	76.02'	76.10'	57°14'07"	S 33°12'40" E	72.90'
	{76.15'}	{76.10'}	{57°20'11"}	{S 33°24'59" E}	{73.02'}
C3	35.53'	259.17'	7°51'17"	N 58°04'58" W	35.50'

I, THE UNDERSIGNED,  
 HEREBY CERTIFY  
 THAT THIS IS AN  
 EXACT COPY OF  
 THE ORIGINAL PLAT.  
 DAVID A. HALLOCK  
 P.L.S. 099849

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
 DAVID A. HALLOCK  
 099849  
 RENEWS: 06/30/2025

**MONUMENT TABLE**

- (A) ...FOUND 5" X 8" X 20" STONE 0.3' ABOVE SURFACE PER OREGON CORNER RESTORATION FORM NO. 115300400
- (B) ...FOUND 3/4" REBAR WITHOUT CAP FLUSH WITH SURFACE UNKNOWN ORIGIN
- (C) ...FOUND 5/8" REBAR WITHOUT CAP 0.3' ABOVE SURFACE PER CS 5774
- (D) ...FOUND 5/8" REBAR WITHOUT CAP 0.2' ABOVE SURFACE PER CS G11500009
- (E) ...FOUND 6" X 7" X 17" STONE 0.3' BELOW SURFACE PER CS G11500009
- (F) ...FOUND 1" PIPE WITHOUT CAP FLUSH WITH SURFACE PER CS 4863 - MON LIES N 00°36'58" E 1.52' OF TRUE POSITION
- (G) ...FOUND 3/4" PIPE WITH 3-1/2" BRASS CAP 0.1' ABOVE SURFACE PER OREGON CORNER RESTORATION FORM 115340400
- (H) ...FOUND 3/4" ROD WITHOUT CAP 0.1' BELOW SURFACE UNKNOWN ORIGIN
- (I) ...FOUND 3/4" ROD WITHOUT CAP 0.2' BELOW SURFACE UNKNOWN ORIGIN
- (J) ...FOUND 3/4" ROD WITHOUT CAP 0.1' BELOW SURFACE UNKNOWN ORIGIN
- (K) ...FOUND 3/4" ROD WITHOUT CAP FLUSH WITH SURFACE UNKNOWN ORIGIN
- (L) ...FOUND 3/4" ROD WITHOUT CAP 0.7' BELOW SURFACE UNKNOWN ORIGIN
- (M) ...FOUND 5/8" ROD WITHOUT CAP 0.1' ABOVE SURFACE UNKNOWN ORIGIN
- (N) ...FOUND 3/4" ROD WITHOUT CAP 0.3' ABOVE SURFACE UNKNOWN ORIGIN
- (O) ...FOUND 1" PIPE WITHOUT CAP 0.2' BELOW SURFACE PER DEED NO. 2016-544396

**Northstar  
 SURVEYING**  
 720 NW 4TH STREET CORVALLIS, OR 97330  
 (541) 757-9050 FAX (541) 757-7578  
 www.northstarsurveying.com  
 NSTAR JOB# 22178

2023-011

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for  
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in the  
NW 1/4 OF SECTION 21  
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BENTON COUNTY, OREGON

JUNE 15, 2023

LAND USE FILE NO. LU-23-005

**SHEET 2 OF 2**

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT THE JOHN BULLARD RAY DUNN AND CHRISTINE HANNELORE BERLIN DUNN, TRUSTEES OF THE JOHN BULLARD RAY DUNN TRUST DATED MAY 16, 2016 AND CHRISTINE HANNELORE BERLIN DUNN AND JOHN BULLARD RAY DUNN, TRUSTEES OF THE CHRISTINE HANNELORE BERLIN DUNN TRUST DATED MAY 16, 2016 IS THE RECORDED OWNER 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 CREATE THE 6' WIDE WATER UTILITY EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREON.

WE HEREBY CREATE THE 20' WIDE RECIPROCAL ACCESS EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AND 2 AS SHOWN HEREON.

WE HEREBY CREATE THE SEPTIC DRAIN FIELD EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AS SHOWN HEREON.

Christine Dunn  
CHRISTINE DUNN, TRUSTEE

Christine Dunn as POA for John Dunn  
JOHN DUNN, TRUSTEE

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

SIGNED AND ATTESTED BEFORE ME ON THIS 29 DAY OF

JUNE, 2023, BY JOHN AND CHRISTINE DUNN AS TRUSTEES OF THE JOHN BULLARD RAY DUNN AND CHRISTINE HANNELORE BERLIN DUNN TRUST

Ann Schloesser  
SIGNATURE OF NOTARY

Rica Schloesser  
PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON  
COMMISSION NO. 1027148  
MY COMMISSION EXPIRES August 1, 2026

**SURVEYOR'S CERTIFICATE**

I, DAVID ANDREW HALLOCK, 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:

ALL OF PARCEL 3 AND A PORTION OF PARCEL 4 OF THAT TRACT OF LAND AS CONVEYED TO JOHN BULLARD RAY DUNN TRUST, PER BENTON COUNTY DEED INSTRUMENT NO. 2016-544396, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A 5/8" IRON ROD AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF LIVE OAK DRIVE (60-FOOT WIDE) WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE ALONG SAID NORTH LINE OF SECTION 21 S 89°28'48" E 696.99 FEET TO A 5/8" IRON ROD; THENCE S 89°23'02" 16.83 FEET TO A 6" X 7" X 17" STONE, BEING THE NORTHEAST CORNER OF PARCEL 4 OF SAID DUNN TRUST TRACT; THENCE ALONG THE EAST LINE OF SAID PARCEL 4 S 00°02'00" W 1059.26 FEET TO A 5/8" IRON ROD AT A POINT OF EXTENSION OF THE SOUTH LINE OF PARCEL 3 OF SAID DUNN TRUST TRACT; THENCE ALONG SAID EXTENSION AND SOUTH LINE OF SAID PARCEL 3 S 88°47'04" W 347.02 FEET TO A 5/8" IRON ROD AT THE EAST RIGHT OF WAY OF LIVE OAK DRIVE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE THE FOLLOWING 6 COURSES:  
ALONG A 259.17' RADIUS CURVING TO THE LEFT (CHORD BEARS N 58°04'58" W 35.50 FEET) WITH AN ARC LENGTH OF 35.53 FEET TO A 3/4" IRON ROD; THENCE N 62°04'57" W 143.00 FEET TO A 3/4" IRON ROD; THENCE ALONG A 76.10' RADIUS CURVING TO THE RIGHT (CHORD BEARS N 33°12'40" W 72.90 FEET) WITH AN ARC LENGTH OF 76.02 TO A 3/4" IRON ROD; THENCE N 04°44'01" W 577.31 FEET TO A 3/4" ROD; THENCE ALONG A 331.56' RADIUS CURVING TO THE LEFT (CHORD BEARS N 12°57'59" W 95.33 FEET) WITH AN ARC LENGTH OF 95.66 FEET TO A 3/4" IRON ROD; THENCE N 21°18'50" W 277.13 FEET BACK THE POINT OF BEGINNING.

**APPROVALS** FILE NO. LU-23-005  
[Signature] 07/05/2023  
BENTON COUNTY PLANNING OFFICIAL DATE

[Signature] 7/6/2023  
BENTON COUNTY SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, ~~2023~~ 2024

[Signature] 7/16/2023  
DIRECTOR, BENTON COUNTY DEPT. OF ASSESSMENT DATE 07-06-2023  
[Signature] 06/30/2023  
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 2023-011 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2023-03940, ON THIS 6<sup>th</sup> DAY OF July, 2023, AT 2:03 O'CLOCK P.M.

for [Signature]  
BY [Signature]  
BENTON COUNTY CLERK

I, THE UNDERSIGNED,  
HEREBY CERTIFY  
THAT THIS IS AN  
EXACT COPY OF  
THE ORIGINAL PLAT.  
[Signature]  
DAVID A. HALLOCK  
P.L.S. 099849

**TITLE REPORT EASEMENTS**

TITLE REPORT DATED MAY 2, 2013

EXCEPTION 3: A 12' WIDE EASEMENT IN FAVOR OF CONSUMERS POWER, INC. FOR ELECTRIC AND TELEPHONE TRANSMISSION LINES PER M-72738, BENTON COUNTY DEED RECORDS. NOT PLOTTED DUE TO NON-SPECIFIC LOCATION.

EASEMENT NOTE:

FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL WATER-CARRIED ON-SITE SEWAGE DISPOSAL SYSTEM (HEREINAFTER CALLED "SYSTEM") APPURTENANT TO THE ABOVE-DESCRIBED PROPERTY OF GRANTEEES.

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE TO AND WITH THE GRANTEEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT THE ABOVE-DESCRIBED PROPERTY OF THE GRANTORS 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.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]

OREGON  
JANUARY 10, 2023  
DAVID ANDREW HALLOCK  
099849

RENEWS: 06/30/2025

