

PARTITION PLAT 2024-002

for
JASON & AKASH K. JOHNSON
REPLAT OF A PORTION PARCEL 1
PP 2004-036

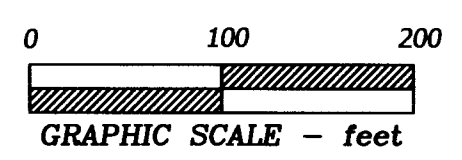
in the
NE 1/4 OF SECTION 11
T 15 S, R 5 W, W.M.
BENTON COUNTY, OREGON

JANUARY 5, 2024
FILE #LU 23-026

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David Lee Schlosser
OREGON
JUNE 10, 2014
DAVID LEE SCHLOSSER JR.
72617

RENEWS: 06/30/2024



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT TRACT OF LAND AS CONVEYED TO JASON DAVID JOHNSON & AKASH KUMARI JOHNSON IN DEED DOCUMENT No. 2023-640952, BENTON COUNTY DEED RECORDS, INTO THE THREE PARCELS AS SHOWN HEREON.

I FOUND AND HELD ALL MONUMENTS DEFINING THE PARENT BOUNDARY OF PARCEL 1 PER PARTITION PLAT 2004-36. THEY ALL FIT NICELY WITH EACH OTHER AS SHOWN HEREON.

MONUMENTS "I", "G" AND "C" WERE SET PER CS 11141 BY NORTHSTAR SURVEYING FOR A PROPERTY LINE ADJUSTMENT. WE HELD THESE MONUMENTS FOR THE NEW LINES CREATED FOR THE JOHNSON AND AUSTIN TRACTS.

I, THE UNDERSIGNED,
HEREBY CERTIFY
THAT THIS IS AN
EXACT COPY OF
THE ORIGINAL PLAT.
David Lee Schlosser
DAVID LEE SCHLOSSER
P.L.S. 72617

SURVEYOR'S CERTIFICATE

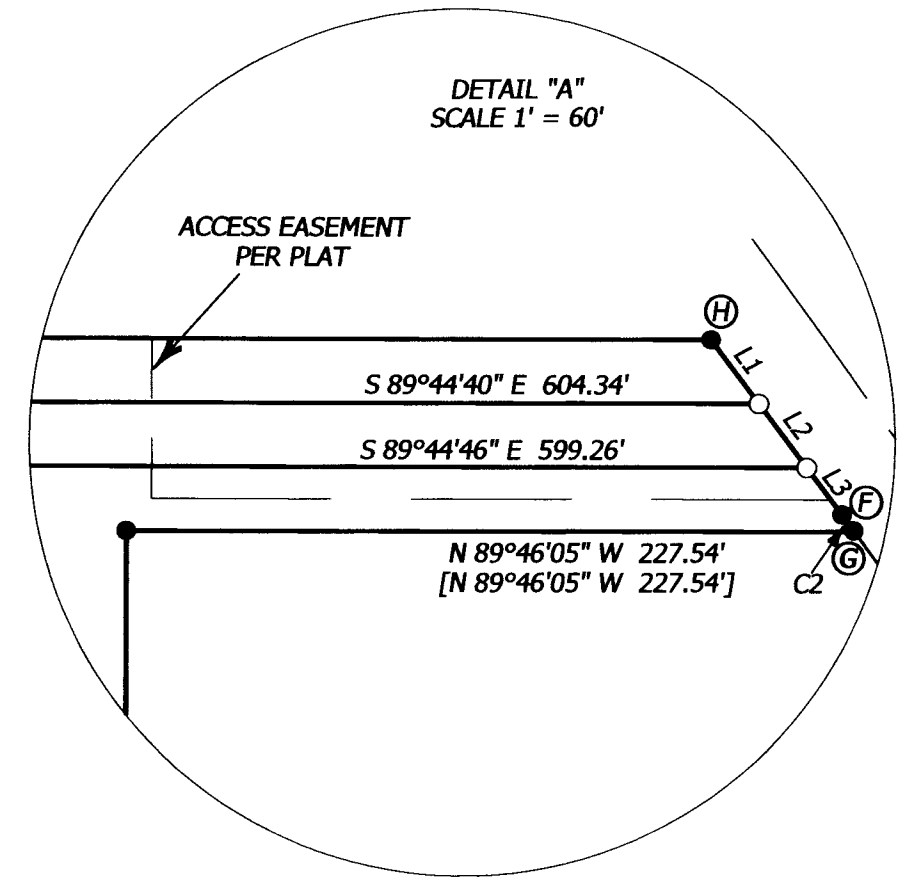
I, DAVID LEE SCHLOSSER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DECLARE THAT I HAVE CORRECTLY SURVEYED AND HAVE FOUND OR SET PROPER MONUMENTS DEFINING ONLY THE CORNERS OF THIS PARTITION PLAT. THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT LAND CONVEYED TO JASON DAVID JOHNSON AND AKASH KUMARI JOHNSON, BY DEED RECORDED AS DOCUMENT 2023-640952, BENTON COUNTY DEED RECORDS, SAID TRACT LYING IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR AT THE NORTHWEST CORNER OF PARCEL 1 PER PARTITION PLAT 2004-36; THENCE ALONG THE NORTH LINE OF SAID PARCEL S 89°44'34" E 1055.91 FEET TO A 5/8" REBAR AT THE NORTHEAST CORNER OF SAID PARCEL ALSO BEING THE WEST RIGHT-OF-WAY OF HIGHWAY 99 WEST (60 FEET WIDE); THENCE LEAVING NORTH LINE OF SAID PARCEL AND ALONG SAID WEST RIGHT-OF-WAY S 36°40'56" E 74.45 FEET TO A 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A 2834.79' RADIUS CURVING TO THE RIGHT (CHORD BEARS S 36°34'44" E 0.55 FEET) WITH AN ARC LENGTH OF 0.55 FEET TO A 5/8" REBAR AT THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LAWRENCE Q. AUSTIN AND ESTELLA R. AUSTIN PER BENTON COUNTY DEED INSTRUMENT NO. 2023-640951; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE NORTH LINE OF SAID AUSTIN TRACT N 89°46'05" W 227.54' TO A 5/8" REBAR AT THE NORTHWEST CORNER OF SAID AUSTIN TRACT; THENCE LEAVING THE SAID NORTH LINE AND ALONG THE WEST LINE OF SAID AUSTIN TRACT S 00°14'47" W 271.18 FEET TO A 5/8" REBAR AT THE SOUTHWEST CORNER OF THE AUSTIN TRACT, THENCE LEAVING SAID AUSTIN TRACT AND ALONG THE SOUTH LINE OF THE JOHNSON TRACT N 89°44'57" W 871.79 FEET TO A 5/8" REBAR AT THE SOUTHWEST CORNER OF SAID JOHNSON TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID JOHNSON TRACT N 00°02'12" W 331.32 FEET BACK TO THE POINT OF BEGINNING.

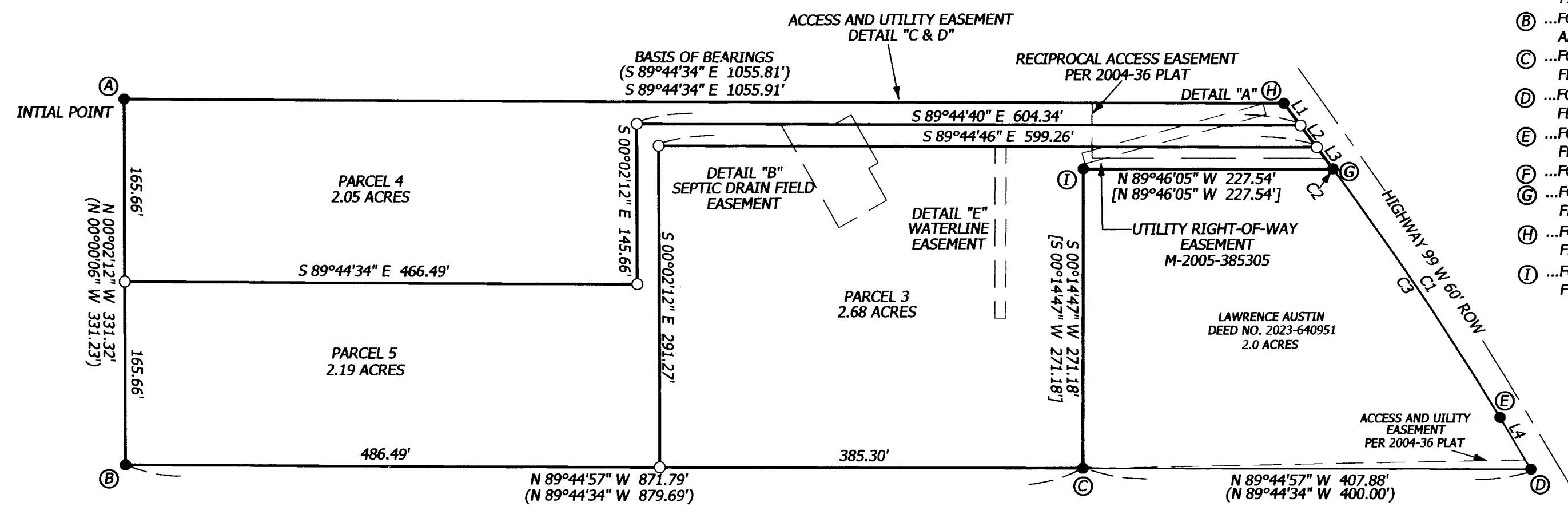
LEGEND

-FOUND MONUMENT AS NOTED IN MONUMENT TABLE
-SET MONUMENT- 5/8" X 30" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING"
- ().....RECORD DATA FROM PARTITION PLAT 2004-36
- [].....RECORD DATA PER CS 11141



MONUMENT TABLE

- (A) ...FOUND 5/8" REBAR WITHOUT CAP 0.4' BELOW SURFACE AS SHOWN ON P.P. 2004-36 PARTITION PLAT 2004-36
- (B) ...FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 1084" 0.1' ABOVE SURFACE PER PARTITION PLAT 2004-36
- (C) ...FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING" FLUSH WITH SURFACE PER CS 11141
- (D) ...FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 1084" FLUSH WITH SURFACE PER PARTITION PLAT 2004-36
- (E) ...FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 1084" FLUSH WITH SURFACE PER PARTITION PLAT 2004-36
- (F) ...FOUND 5/8" REBAR WITHOUT CAP FLUSH WITH SURFACE PER PARTITION PLAT 2004-36
- (G) ...FOUND 5/8" REBAR RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING" FLUSH WITH SURFACE PER CS 11141
- (H) ...FOUND 5/8" REBAR WITH SMASHED YELLOW PLASTIC CAP - CAP IS ILLEGIBLE FLUSH WITH SURFACE PER PARTITION PLAT 2004-36
- (I) ...FOUND 5/8" REBAR RED PLASTIC CAP STAMPED "NORTHSTAR SURVEYING" FLUSH WITH SURFACE PER CS 11141



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 36°40'56" E	25.00'
L2	S 36°40'56" E	25.00'
L3	S 36°40'56" E	24.45'
L4	S 31°04'38" E	54.46'
	(S 31°05'18" E)	(54.38')

EASEMENTS OF RECORD

TITLE REPORT DATED DECEMBER 13TH, 2023

EXCEPTION 2: RIGHT-OF-WAY EASEMENT IN FAVOR OF OREGON AND CALIFORNIA RAILROAD COMPANY. PER BOOK 46, PAGE 216 BENTON COUNTY DEED OF RECORDS. NOT PLOTTED DUE TO NON-SPECIFIC LOCATION.

EXCEPTION 6: A 10' WIDE UTILITY RIGHT-OF-WAY EASEMENT IN FAVOR OF PACIFIC CORP, INC. PER M 2005-385305 BENTON COUNTY MICROFILM OF RECORDS.

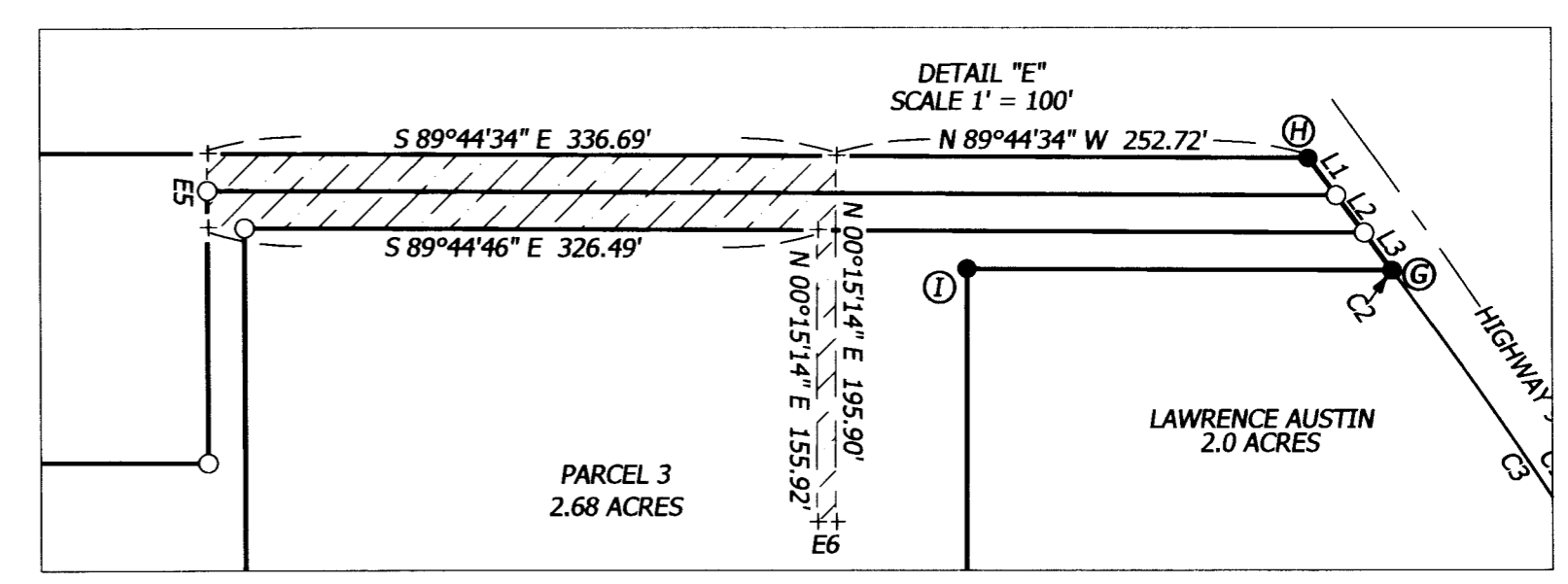
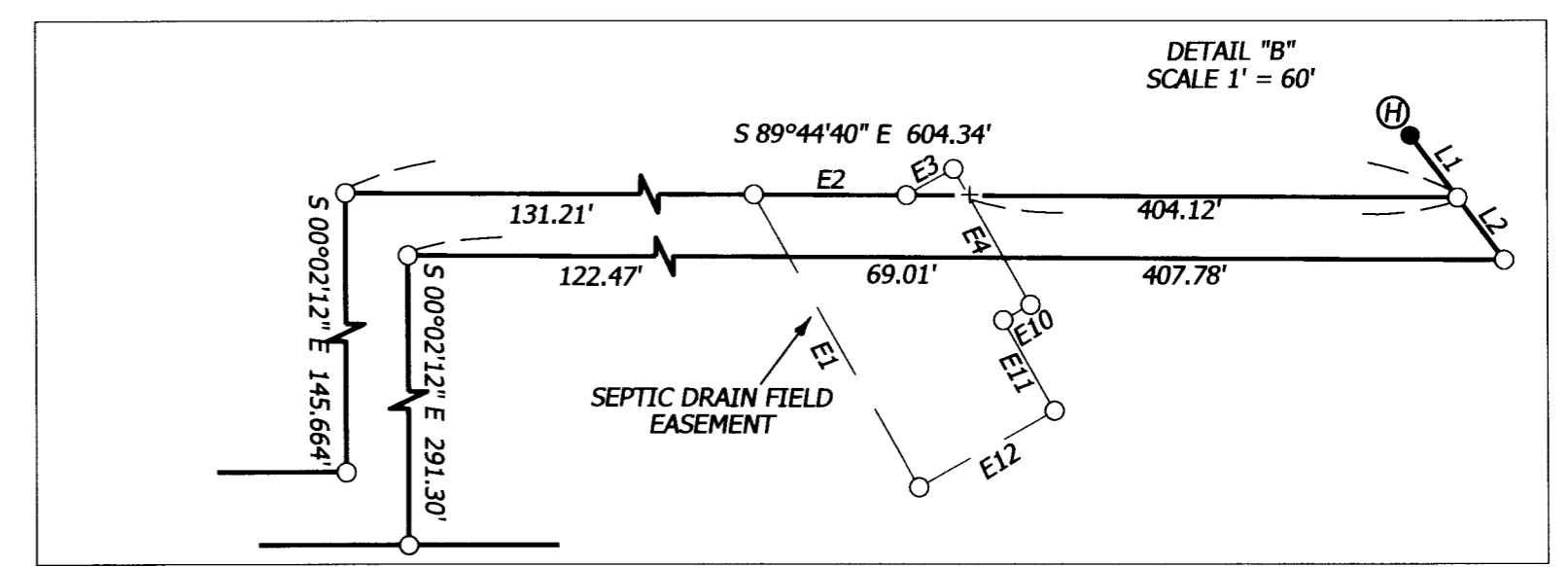
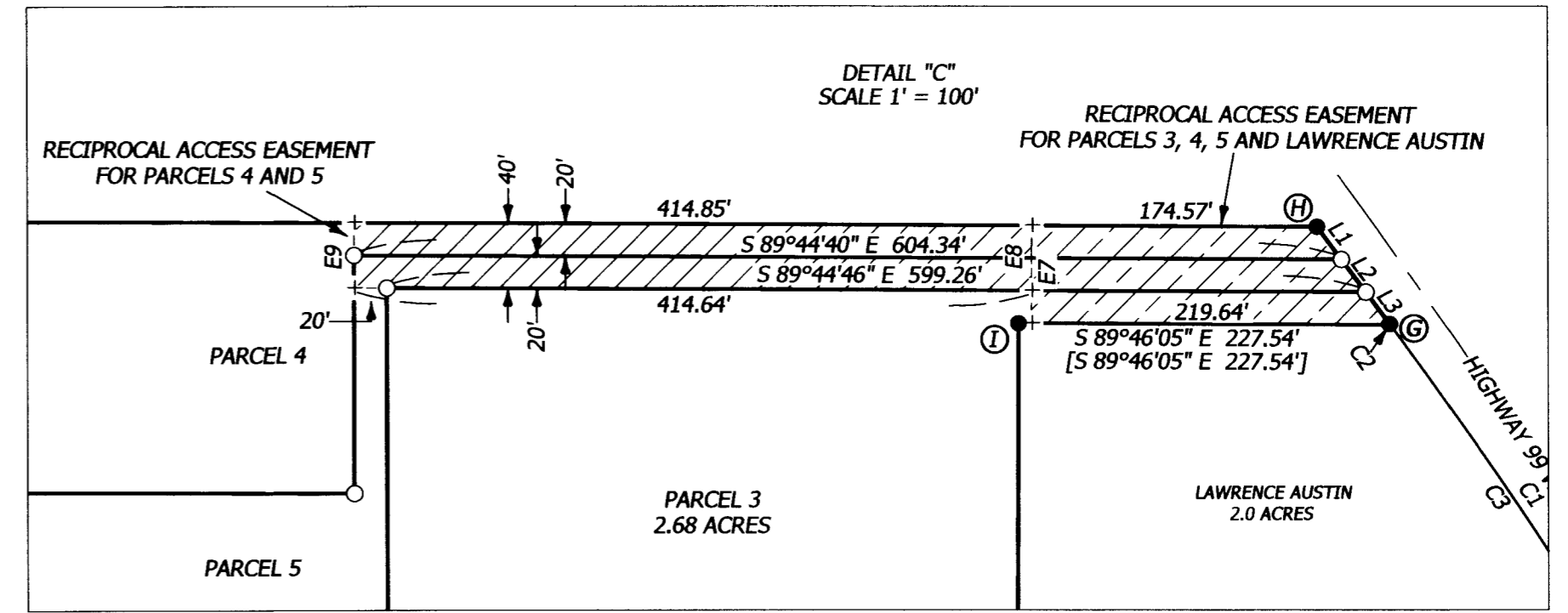
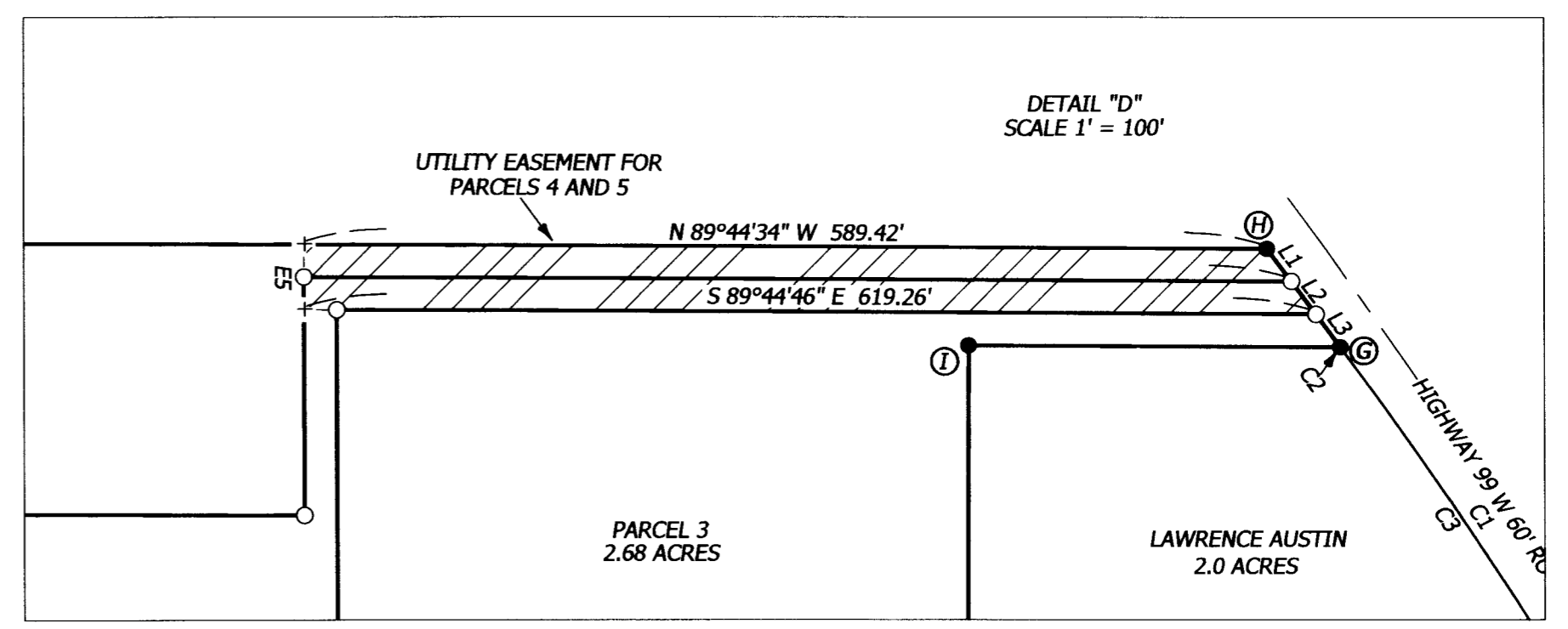
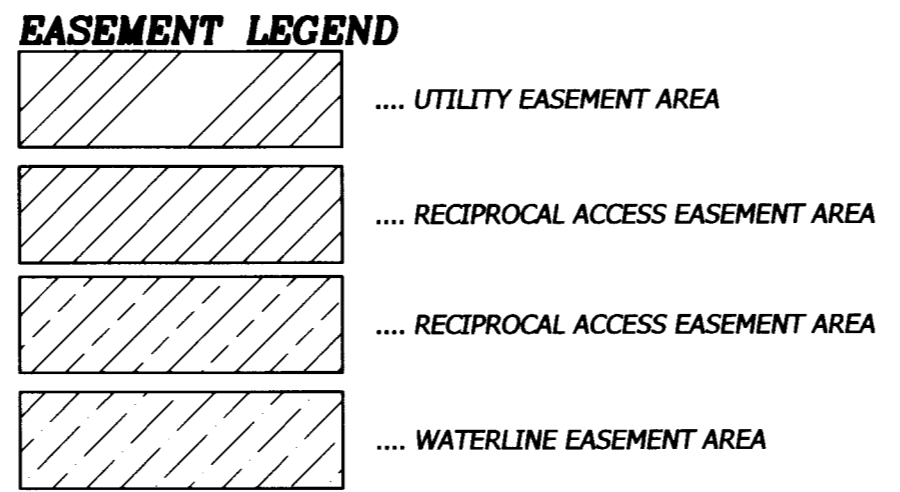
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	271.99'	2834.79'	5°29'50"	N 33°50'09" W	271.88'
	(272.12')	2834.79'	(5°30'00")	(N 33°50'18" W)	(272.02')
C2	0.55'	2834.79'	0°00'40"	S 36°34'44" E	0.55'
C3	271.44'	2834.79'	5°29'10"	S 33°49'49" E	271.33'

Northstar
SURVEYING

720 NW 4TH STREET CORVALLIS, OR 97330
(541) 757-9050 FAX (541) 757-7578
www.northstarsurveying.com
NSTAR JOB# 23062 JOHNSON

PARTITION PLAT 2024-002
 for
JASON & AKASH K. JOHNSON
REPLAT OF A PORTION PARCEL 1
PP 2004-036
 in the
 NE 1/4 OF SECTION 11
 T 15 S, R 5 W, W.M.
 BENTON COUNTY, OREGON
 JANUARY 5, 2024
 FILE #LU 23-026



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JASON DAVID JOHNSON AND AKASH KUMARI JOHNSON, 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 CREATE THE UTILITY EASEMENT ACROSS PARCELS 4 AND 5 FOR THE BENEFIT OF PARCELS 4 AND 5

WE HEREBY CREATE THE WATER LINE EASEMENT ACROSS PARCELS 3, 4 AND 5 FOR THE BENEFIT OF PARCELS 4 AND 5 AS SHOWN HEREON.

WE HEREBY CREATE THE RECIPROCAL ACCESS EASEMENT ACROSS PARCELS 3, 4 AND 5 FOR THE BENEFIT OF PARCELS 3, 4, 5 AND LAWRENCE AUSTIN DEED NO. 2023-640951 AS SHOWN HEREON.

WE HEREBY CREATE THE RECIPROCAL ACCESS EASEMENT ACROSS PARCELS 4 AND 5 FOR THE BENEFIT OF PARCELS 4 AND 5 AS SHOWN HEREON.


WE HEREBY CREATE THE SEPTIC DRAIN FIELD EASEMENT ACROSS PARCELS 3, 4 AND 5 FOR THE BENEFIT OF PARCEL 3 AS SHOWN HEREON.


 JASON DAVID JOHNSON, OWNER


 AKASH KUMARI JOHNSON, OWNER

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

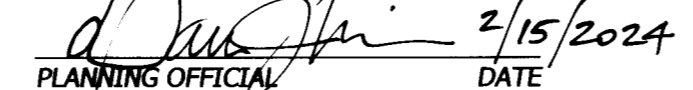
SIGNED AND ATTESTED BEFORE ME ON THIS 23 DAY OF January, 2024, BY JASON DAVID JOHNSON AND AKASH KUMARI JOHNSON

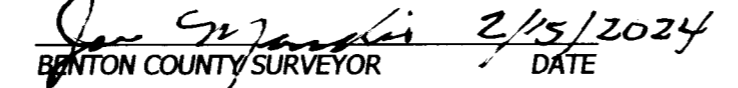
 SIGNATURE OF NOTARY
 Cierra Schlosser PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON
 COMMISSION NO. 1039160

MY COMMISSION EXPIRES July 24th 2027

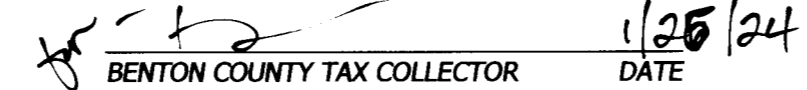
APPROVALS FILE NO. LU-23-026

 2/15/2024
 PLANNING OFFICIAL DATE
 BENTON COUNTY

 2/15/2024
 BENTON COUNTY SURVEYOR DATE


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

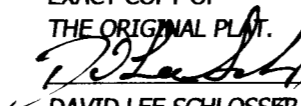
 1/25/2024
 DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT DATE

 1/25/24
 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 2024-002 IN BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 2024-612914 ON THIS 15 DAY OF February, 2024 AT 9:59 O'CLOCK A.M.


 BENTON COUNTY CLERK

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

 DAVID LEE SCHLOSSER
 P.L.S. 72617

EASEMENT TABLE

LINE	BEARING	DISTANCE
E1	N 29°20'57" W	107.69'
E2	S 89°44'40" E	49.05'
E3	N 60°39'03" E	17.36'
E4	S 29°20'57" E	50.00'
E5	S 00°02'12" E	40.00'
E6	N 89°44'46" W	10.00'
E7	S 00°15'26" W	60.04'
E8	S 00°15'26" W	39.98'
E9	S 00°02'12" E	40.00'
E10	N 60°39'03" E	10.00'
E11	N 29°20'57" W	33.46'
E12	N 69°39'03" E	50.00'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JUNE 10, 2014
 DAVID LEE SCHLOSSER JR.
 72617

RENEWS: 06/30/2024

