

PARTITION PLAT No. 2024- 05
 FOR
KENNETH + SUZANNE DUDA
 LOCATED IN THE
 SW 1/4 SEC. 23, T. 10 S., R. 4 W., W.M.
 IN THE
BENTON COUNTY, OREGON
 MARCH 14, 2024

BENTON COUNTY PLANNING FILE No. LU-23-052

FOUND MONUMENT LIST:

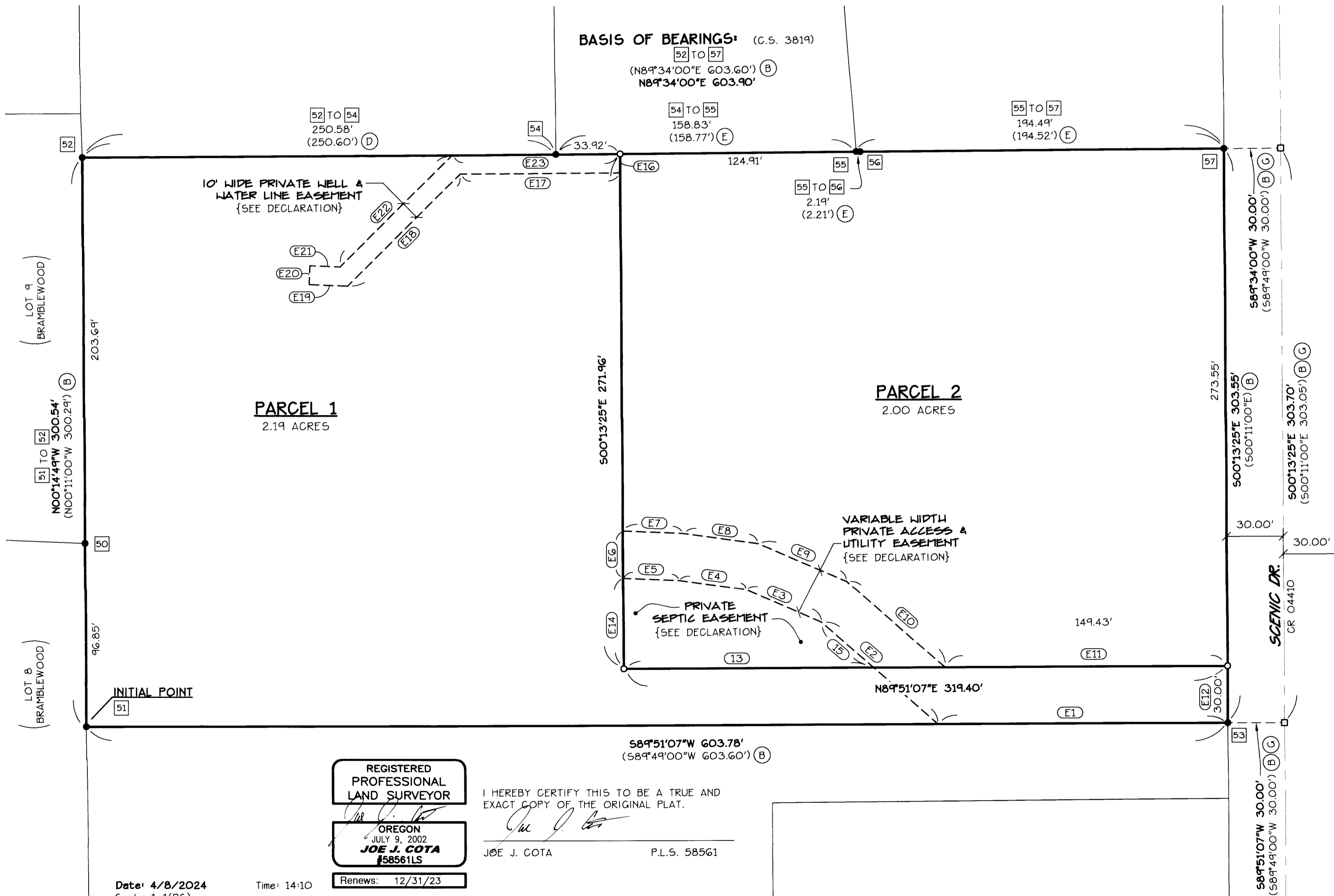
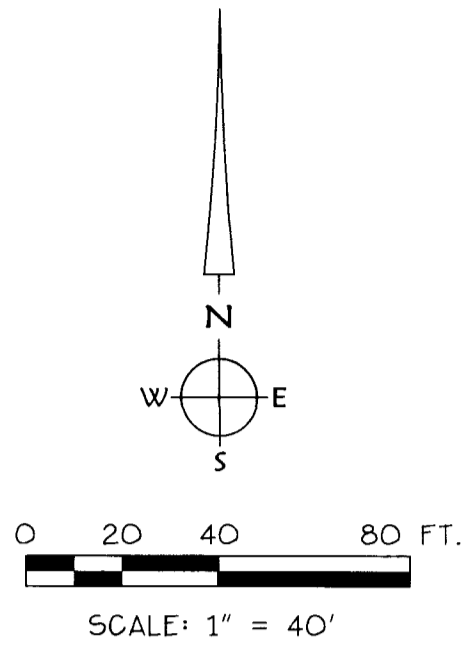
- 50 FOUND 5/8" I.R. (F); NO CAP; FLUSH; NORTHEAST CORNER OF LOT 8, BRAMBLEWOOD; ON LINE
- 51 **INITIAL POINT**
FOUND 5/8" I.R. (B); W/ 1/2" I.P. GUARD STAKE ALONGSIDE; FLUSH; HELD
- 52 FOUND 5/8" I.R. (A); W/ 1/2" I.P. GUARD STAKE ALONGSIDE; FLUSH; HELD
- 53 FOUND 5/8" I.R. (B); NO CAP; BENT, STRAIGHTENED, RESET IN SPIN; HELD
- 54 FOUND 5/8" I.R. (D); W/RPC STAMPED "NORTHSTAR PLS 1823"; FLUSH; ON LINE
- 55 FOUND 5/8" I.R. (E); W/BPC STAMPED "DARRYL HARMS, PLS 1079; FLUSH; ON LINE
- 56 FOUND 5/8" I.R. (C); NO CAP; FLUSH; ON LINE
- 57 FOUND 5/8" I.R. (A); NO CAP; FLUSH; HELD

RECORD REFERENCE LIST:

- (A) C.S. 3662
- (B) C.S. 3819
- (C) C.S. 4870
- (D) C.S. 8952
- (E) C.S. 10759
- (F) SPO008-051
BRAMBLEWOOD SUBDIVISION
- (G) DEED REF. No. M325662-02

LEGEND:

- FOUND MONUMENT, AS NOTED; SEE "FOUND MONUMENT LIST"
- SET 5/8" X 30" ROD W/YPC MARKED: "K+D ENGR. LS 58561"
- () RECORD DATA
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- CR COUNTY ROAD
- C.S. COUNTY SURVEY
- 50 FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- (A) RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- (E1) EASEMENT DATA REFERENCE; SEE "EASEMENT DATA LIST"



EASEMENT DATA LIST:

ACCESS + UTILITY EASEMENT

- (E1) S89°51'07"W 153.55'
- (E2) N48°47'34"W 81.97'
- (E3) N66°36'16"W 43.58'
- (E4) N82°10'58"W 35.39'
- (E5) N87°29'57"W 29.78'
- (E6) N00°13'25"W 25.03'
- (E7) S87°29'57"E 32.13'
- (E8) S82°10'58"E 39.97'
- (E9) S66°36'16"E 50.92'
- (E10) S48°47'43"E 68.88'
- (E11) N89°51'07"E 149.43'
- (E12) S00°13'25"E 30.00'

SEPTIC EASEMENT

- (E13) S89°51'07"W 132.13'
- (E14) N00°13'25"W 47.85'
- (E5) S87°29'57"E 29.78'
- (E4) S82°10'58"E 35.39'
- (E3) S66°36'16"E 43.58'
- (E15) S48°47'34"E 36.57'

WELL + WATER LINE EASEMENT

- (E16) S00°13'25"E 10.00'
- (E17) S89°34'00"W 84.64'
- (E18) S45°15'31"W 84.14'
- (E19) N87°37'41"W 20.37'
- (E20) N02°22'19"E 10.00'
- (E21) S87°37'41"E 16.01'
- (E22) N45°15'31"E 83.85'
- (E23) N89°34'00"E 88.75'

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 9, 2002
JOE J. COTA
 #58561LS

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

JOE J. COTA P.L.S. 58561

Date: 4/8/2024 Time: 14:10

Scale: 1=1(P5)
 File: dwg\2024\24-32\24-32_mlp.dwg (George)

Renews: 12/31/23



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

NARRATIVE:

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN APPROVED LAND PARTITION PER BENTON COUNTY FILE No. LU-23-052

BOUNDARY DETERMINATION:

THE FOUND MONUMENTS AND SET MONUMENTS WERE HELD TO ESTABLISH THE BOUNDARY AS SHOWN ON THE MAP.

SURVEYOR'S CERTIFICATE:

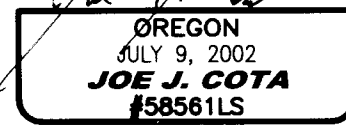
I, JOE J. COTA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY SURVEYED THE LANDS AS REPRESENTED AND HAVE FOUND A PROPER MONUMENT TO INDICATE THE INITIAL POINT AND HAVE ACCURATELY DESCRIBED THE LAND UPON WHICH THE PARCELS ARE LAID OUT AS FOLLOWS:

BEGINNING AT THE INITIAL POINT A 5/8 INCH ROD THAT IS SOUTH 00°14'49" EAST 96.85 FEET OF THE NORTHEAST CORNER OF LOT 8 OF "BRAMBLEWOOD", A SUBDIVISION RECORDED IN BENTON COUNTY, OREGON; THENCE NORTH 00°14'49" WEST 300.54 FEET TO A 5/8 INCH ROD; THENCE NORTH 89°34'00" EAST 603.90 FEET TO A 5/8 INCH ROD ON THE WEST RIGHT-OF-WAY LINE OF SCENIC DRIVE; THENCE SOUTH 00°13'25" EAST, ALONG SAID RIGHT-OF-WAY LINE, 303.55 FEET TO A 5/8 INCH ROD; THENCE SOUTH 89°51'07" WEST 603.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.19 ACRES MORE OR LESS



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



JOE J. COTA P.L.S. 58561

Renews: 12/31/23

DECLARATION:

LET ALL PERSONS BY THESE PRESENTS KNOW THAT KENNETH J. DUDA AND SUZANNE E. DUDA 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.

- A) THE FOLLOWING PRIVATE EASEMENTS ARE BEING GRANTED FOR THE FOLLOWING PURPOSES AND ARE SUBJECT TO THE "PRIVATE EASEMENT STATEMENT" SHOWN ON THIS SHEET:
 - 1) A VARIABLE WIDTH PRIVATE ACCESS AND UTILITY EASEMENT OVER PARCELS 1 + 2 FOR THE BENEFIT OF PARCEL 1 + 2 FOR ACCESS AND UTILITIES.
 - 2) A 10.00' WIDE PRIVATE WELL AND WATER LINE EASEMENT OVER PARCEL 1 FOR THE BENEFIT OF PARCEL 2 FOR WATER SERVICE.
- B) THE FOLLOWING PRIVATE EASEMENT IS BEING GRANTED FOR THE FOLLOWING PURPOSE AND IS SUBJECT TO THE "PRIVATE SEPTIC DRAINFIELD + SEWER PIPE STATEMENT" SHOWN ON THIS SHEET:
 - 3) A VARIABLE WIDTH PRIVATE SEPTIC DRAINFIELD EASEMENT OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1 FOR SEPTIC SYSTEM.

BY: Kenneth J. Duda DATE: 4/24/24
KENNETH J. DUDA, OWNER

BY: Suzanne E. Duda DATE: 4/24/24
SUZANNE E. DUDA, OWNER

PARTITION PLAT No. 2024- 05

FOR

KENNETH + SUZANNE DUDA

LOCATED IN THE

SW 1/4 SEC. 23, T. 10 S., R. 4 W., W.M.

IN THE

BENTON COUNTY, OREGON

MARCH 14, 2024

BENTON COUNTY PLANNING FILE No. LU-23-052

APPROVALS:

[Signature] DATE: 05/21/24
BENTON COUNTY PLANNING OFFICIAL

[Signature] DATE: 5/23/24
BENTON COUNTY SURVEYOR

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, 2024.

BY: [Signature] DATE: 5/1/2024
DIRECTOR, BENTON COUNTY DEPARTMENT OF ASSESSMENT

BY: [Signature] DATE: 05/01/2024
BENTON COUNTY TAX COLLECTOR

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. 2024-05, IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER _____, ON THIS 23 DAY OF May, 2024, AT 4:27 O'CLOCK P.M.

BY: [Signature]
BENTON COUNTY CLERK