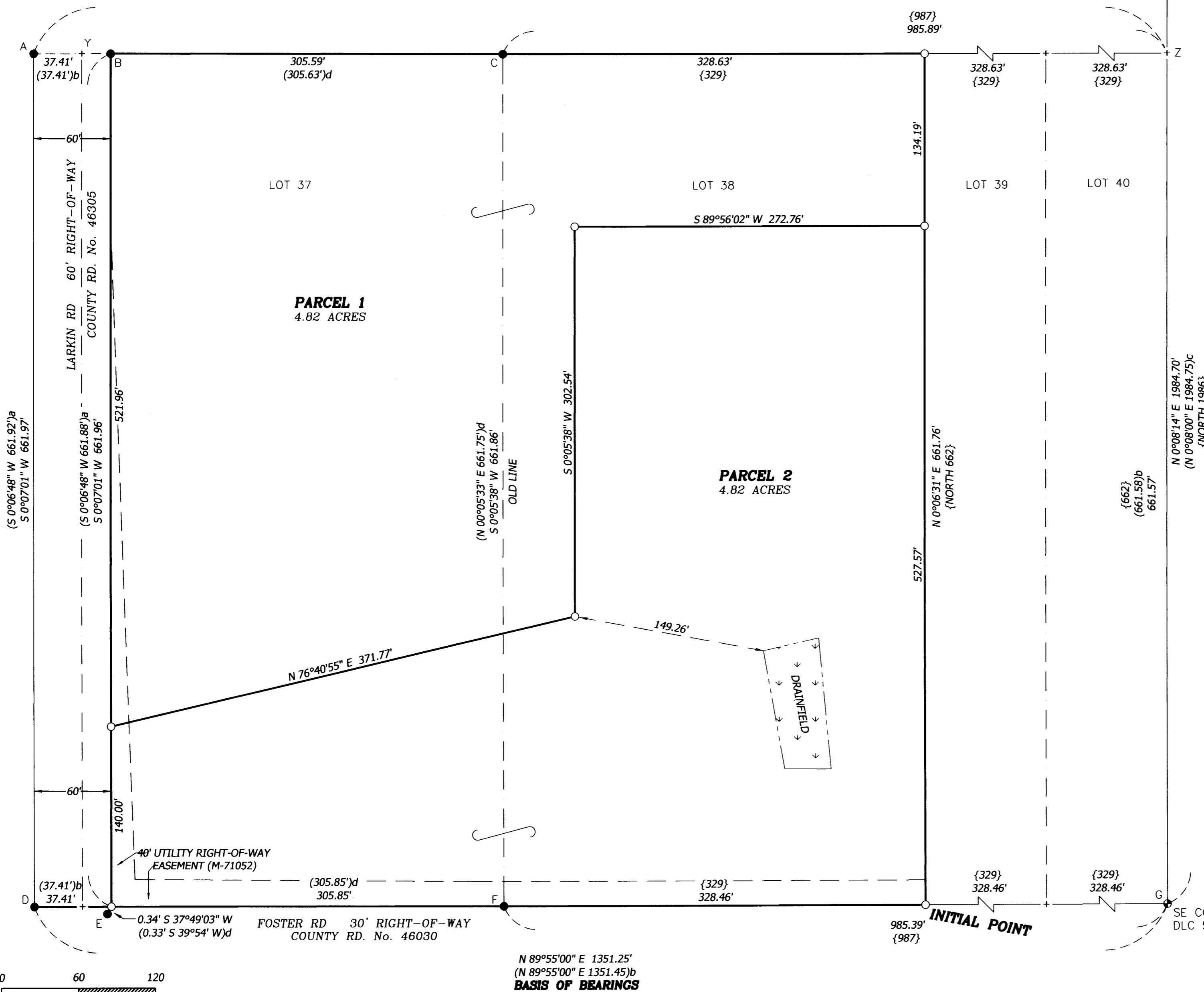


A TO Z = S 89°56'02" W 1351.48' \*S 89°56'35" E 1349.49\*  
Y TO Z = S 89°56'02" W 1314.07' {N 89°48' W 1316}



**PARTITION PLAT 2024-06**  
**A REPLAT OF LOTS 37 & 38,**  
**ALPINE ORCHARD TRACTS**

for  
**ROBERT BATEMAN**

in the  
LEE McCAIN DLC No. 51,  
SE 1/4 SECTION 23 & SW 1/4 SECTION 24  
T 14 S, R 6 W, W.M.  
BENTON COUNTY, OREGON

SEPTEMBER 25, 2023

LU-23-0016

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 10, 2023  
DAVID ANDREW HALLOCK  
099849

RENEWS: 06/30/2025

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

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A LINE ADJUSTMENT PER BENTON COUNTY COMMUNITY DEVELOPMENT FILE No. LU-23-0016; BEING BETWEEN THOSE TRACTS OF LAND CONVEYED TO THE BATEMAN FAMILY TRUST PER DEED INST. No. 2020-597240 & 2020-602472 IN THE BENTON COUNTY DEED RECORDS. I HELD THE PROPORTIONATE DISTANCE AS SHOWN BETWEEN G & H TO CALCULATE Z, THE NW CORNER OF LOT 40. I HELD A, B, C, & Z FOR THE NORTH LINE OF LOTS 37, 38, 39, AND 40. I THEN HELD THE PROPORTIONATE DISTANCE AS SHOWN BETWEEN C & Z TO CALCULATE THE NE CORNER OF LOT 38, AND SET A 5/8" REBAR. I HELD D, F, & G FOR THE SOUTH LINE OF LOTS 37, 38, 39, & 40. I HELD THE PROPORTIONATE DISTANCE BETWEEN F & G AS SHOWN TO CALCULATE THE SE CORNER OF LOT 38, AND SET A 5/8" REBAR. I HELD A & D FOR THE WEST RIGHT-OF-WAY OF LARKIN RD. I HELD A LINE FROM B AND PARALLEL TO SAID WEST RIGHT-OF-WAY TO CALCULATE THE EAST RIGHT-OF-WAY OF LARKIN RD AND SET A 5/8" REBAR AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY AND SAID SOUTH LINE. BEING THE WEST LINE OF PARCELS 1 & 2. THE NEW LINES WERE DETERMINED BY MY CLIENT'S REQUEST; HOLDING EQUAL ACREAGE FOR BOTH PROPERTIES.

**LEGEND**

- ...FOUND MONUMENT AS NOTED IN POINT TABLE
- ...SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
- + ...COMPUTED POSITION, NOTHING SET OR FOUND
- ⊙ ...FOUND BENTON COUNTY BRASS CAP AS NOTED IN POINT TABLE
- ( )a ...RECORD DATA FROM CS 10155
- ( )b ...RECORD DATA FROM CS 7075
- ( )c ...RECORD DATA FROM CS 6124-A
- ( )d ...RECORD DATA FROM CS 10464
- { } ...RECORD DATA FROM SP0003-12, ALPINE ORCHARD TRACTS
- \*\* ...COMPUTED RECORD DATA DERIVED FROM CS 7075 & CS 6124-A

**POINT TABLE**

- A ...FOUND 5/8" REBAR W/ RPC "NORTHSTAR PLS 1823", CS 10115
- B ...FOUND 5/8" REBAR, CS 6124A
- C ...FOUND 5/8" REBAR, CS 6124A
- D ...FOUND 3/4" REBAR, HELD BY CS 10464, CS 10155, CS 7075, CS 6124A
- E ...FOUND 3/4" REBAR, SHOWN ON CS 10464, CS 10155, CS 7075, CS 6124A
- F ...FOUND 5/8" REBAR W/ YPC "SPRINGER LS1102", CS 10464
- G ...FOUND 3 1/4" BRASS CAP, PER BCCRF 1468409010R1
- H ...FOUND 3 1/4" BRASS CAP IN MONUMENT BOX, PER BCCRF 146840040R2
- Z ...PROPORTIONED COMPUTED POSITION OF THE NE CORNER LOT 40, SP0003-12

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 10, 2023  
DAVID ANDREW HALLOCK  
099849

RENEWS: 06/30/2025

I, THE UNDERSIGNED,  
HEREBY CERTIFY  
THAT THIS IS AN  
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THE ORIGINAL PLAT.  
*[Signature]*  
DAVID ANDREW HALLOCK  
P.L.S. 099849

**PARTITION PLAT 2024 - 06**  
**A REPLAT OF LOTS 37 & 38,**  
**ALPINE ORCHARD TRACTS**

for  
**ROBERT BATEMAN**  
in the  
LEE McCAIN DLC No. 51,  
SE 1/4 SECTION 23 & SW 1/4 SECTION 24  
T 14 S, R 6 W, W.M.  
BENTON COUNTY, OREGON

SEPTEMBER 25, 2023

LU-23-0016

**SURVEYOR'S CERTIFICATE**

I, DAVID ANDREW HALLOCK A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY FOUND AND/OR SET THE PROPER MONUMENTS DEFINING THE BOUNDARIES OF THIS PARTITION PLAT; THE LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR AT THE SOUTHEAST CORNER OF LOT 38, ALPINE ORCHARD TRACTS, ALSO LYING 656.92 FEET S 89°55'00" W OF A 3 1/4" BENTON COUNTY BRASS CAP AT THE SOUTHEAST CORNER OF THE LEE McCAIN DLC No. 51; THENCE ALONG THE EAST LINE OF SAID LOT 38, N 00°06'31" E 661.76 FEET TO A 5/8" REBAR AT THE NORTHEAST CORNER OF LOT 38; THENCE ALONG THE NORTH LINES OF LOTS 37 & 38, SAID ALPINE ORCHARD TRACTS, S 89°56'02" W 634.22 FEET TO A 5/8" REBAR LYING ON THE EAST RIGHT-OF-WAY LINE OF LARKIN ROAD (COUNTY ROAD No. 46305;); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S 00°07'01" W 661.96 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 37, ALSO BEING THE NORTH LINE OF FOSTER ROAD (COUNTY ROAD No. 46030,); SAID POINT LYING 0.34 FEET N 37°49'03" E FROM A 3/4" REBAR; THENCE ALONG THE SOUTH LINES OF SAID LOTS 37 & 38 AND SAID NORTH RIGHT-OF-WAY LINE, N 89°55'00" E 634.31 FEET TO THE POINT OF BEGINNING.

**DECLARATION**

KNOW ALL BY THESE PRESENTS THAT ROBERT E. BATEMAN AND WANDA J. BATEMAN, TRUSTEES OF THE BATEMAN FAMILY TRUST, ARE THE RECORDED OWNERS OF THE LAND ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAME TO PLATTED INTO PARCELS AS SHOWN.

*[Signature]*  
ROBERT E. BATEMAN

6-17-24  
DATE

*[Signature]*  
WANDA J. BATEMAN

6-17-24  
DATE

SIGNED AND ATTESTED BEFORE ME BY ROBERT E. BATEMAN AND WANDA J. BATEMAN,  
ON THIS 17, DAY OF June, 2023.

STATE OF OREGON )  
                          )SS  
COUNTY OF BENTON )

NOTARY PUBLIC STATE OF OREGON

COMMISSION No. 162748

MY COMMISSION EXPIRES August, 1, 2026

**APPROVALS**

FILE No. LU-23-0016

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

BY: *[Signature]*  
BENTON COUNTY TAX COLLECTOR

06/20/2024  
DATE

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

6/20/2024  
DATE

*[Signature]*  
BENTON COUNTY PLANNING OFFICIAL

06/20/24  
DATE

*[Signature]*  
BENTON COUNTY SURVEYOR

6/21/24  
DATE

STATE OF OREGON )  
                          )SS  
COUNTY OF BENTON )

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2024 - 06 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENTS NUMBER 2024 - 645061 ON THIS 21, DAY OF JUNE, 2024 AT 10:20 O'CLOCK AM.

*[Signature]*  
BENTON COUNTY CLERK

6.21.2024  
DATE



720 NW 4TH STREET CORVALLIS, OR 97330  
(541) 757-9050  
www.northstarsurveying.com