

PARTITION PLAT 2024-008
A REPLAT OF LOTS 3 & 4, BLOCK 5
COUNTRY ESTATES
 for
JIM AND PATRICIA COLLARD
 in the
 NE & SE 1/4 OF SECTION 1, T 11 S, R 5 W, W.M.
 BENTON COUNTY, OREGON

JULY 10, 2024

LU-24-019

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
 P.L.S. 099849

*PARTITION PLAT CONSENT AFFIDAVIT
 BY PATRICIA A. COLLARD AND JAMES N.
 COLLARD TRUST RECORDED PER 2024-647758.*

NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE LOT 3 & 4, BLOCK 5,
 OF COUNTRY ESTATES INTO A SINGLE LOT. I FOUND AND HELD THE SAME
 MONUMENTS AS OUR PREVIOUS SURVEY, CS 10853, FOR THE BOUNDARY.

APPROVALS - FILE No. LU-24-019
 ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS
 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2025.

[Signature]
 DIRECTOR,
 BENTON COUNTY DEPARTMENT OF ASSESSMENT

8-21-24
 DATE

[Signature]
 BENTON COUNTY TAX COLLECTOR

8/21/2024
 DATE

[Signature]
 BENTON COUNTY PLANNING OFFICIAL

08/22/24
 DATE

[Signature]
 BENTON COUNTY SURVEYOR

8/28/24
 DATE

RECORDER'S STATEMENT

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 2024-008 IN THE BENTON
 COUNTY DEED RECORDS AS DOCUMENT NUMBER: 2024-647029

ON THIS 28 DAY OF August

2024 AT 2:30 O'CLOCK P.M.

[Signature]
 BENTON COUNTY CLERK

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 THE PROPER
 MONUMENTS DEFINING THE CORNERS OF THIS PARTITION PLAT; THE LAND
 IS DESCRIBED AS FOLLOWS:

LOTS 3 & 4, BLOCK 5, COUNTRY ESTATES, SP 0005-068, OF THE BENTON
 COUNTY PLAT RECORDS.

DECLARATION

KNOW ALL BY THESE PRESENTS THAT JIM AND PATRICIA COLLARD ARE THE
 RECORDED OWNERS OF THE LAND REPRESENTED ON THIS PARTITION PLAT,
 AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS
 CERTIFICATE, AND HAVE CAUSED SAME TO BE SURVEYED AND PLATTED INTO
 THE PARCEL AS SHOWN.

[Signature]
 JIM COLLARD

[Signature]
 PATRICIA COLLARD

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

SIGNED AND ATTESTED BEFORE ME ON THIS 13 DAY OF
 August 2024, BY JIM AND PATRICIA COLLARD.

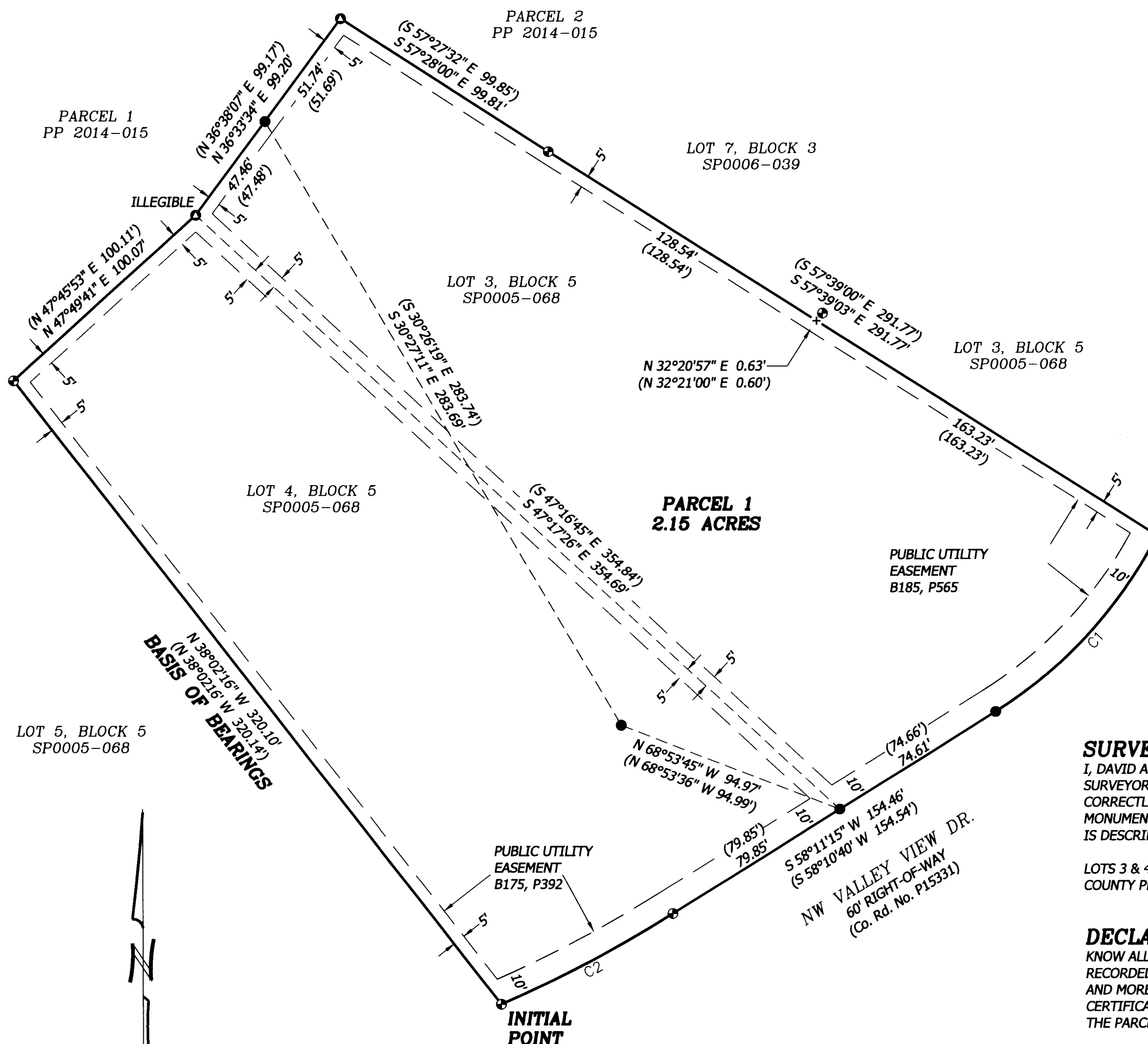
[Signature]
 SIGNATURE OF NOTARY

[Signature]
 PRINTED NAME OF NOTARY

NOTARY PUBLIC - STATE OF OREGON

COMMISSION No. 1027148

MY COMMISSION EXPIRES August 1, 2026 For *[Signature]*



OTHER EASEMENTS

ELECTRICAL LINE RIGHT-OF-WAY EASEMENT PER M-47363 NOT SPECIFIC
 ENOUGH TO PLOT

LEGEND

- ...FOUND 5/8" REBAR WITH RED PLASTIC CAP "NORTHSTAR SURVEYING"; CS 10853
- ...FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "PLS 1050"; PP 2014-015
- ⊙ ...FOUND 5/8" REBAR; COUNTRY ESTATES, SP 0005-068
- () ...RECORD DATA FROM CS 10853

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	182.21'	98.01'	96.83'	S 42°43'29" W	30°49'05"
	(182.21')	(98.00')	(96.82')	(S 42°44'29" W)	(30°48'58")
C2	542.96'	78.81'	78.74'	S 62°16'31" W	8°18'58"
	(542.96')	(78.80')	(78.73')	(S 62°17'34" W)	(8°18'54")

Northstar
 SURVEYING

720 NW 4TH STREET CORVALLIS, OR 97330
 (541) 757-9050 NSTAR #24157; DB ITF; FC MG
 www.northstarsurveying.com