

MINOR LAND PARTITION
FOR
CURTIS K. WOODARD

N.E. 1/4 OF SECTION 15, T. 12 S., R. 6 W., W. M.
JAMES L. BOUNDS D.L.C. NO. 69
BENTON COUNTY, OREGON FEBRUARY 27, 1981

Benton County
Surveyor's Office
C.S. FILE NO. 7220 1
FILING DATE 3-3-1981
FILE SIZE 18" x 24" 28

PARENT PARCEL - TAX LOT 102

THAT PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED BY AND DESCRIBED IN M-7965 MICROFILM RECORDS OF BENTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON KING PIN FD. AT THE NORTHEAST CORNER OF THE JAMES L. BOUNDS DONATION LAND CLAIM NO. 69, TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON; THENCE SOUTH 0°00'38" WEST ALONG A LINE BETWEEN SAID NORTHEAST CORNER OF THE JAMES L. BOUNDS D.L.C. AND THE SOUTHWEST CORNER OF THE ALFRED HENSON D.L.C. NO. 67 OF SAID TOWNSHIP AND RANGE, 183.73 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 59°38'06" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE, THE 80 FOOT WIDE STATE HIGHWAY NO. 34 RIGHT-OF-WAY, 69.53 FEET TO A 5/8 INCH IRON ROD SET AT THE TRUE POINT OF BEGINNING; THENCE RUNNING SOUTH 59°38'06" WEST ALONG SAID HIGHWAY RIGHT-OF-WAY LINE 590.11 FEET TO A 3/4 INCH IRON ROD AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY AND DESCRIBED IN BOOK 132, PAGE 287, BENTON COUNTY DEED RECORDS, SAID COUNTY AND STATE; THENCE SOUTH 0°06'02" WEST ALONG THE EAST LINE OF SAID TRACT (BOOK 132; PAGE 287), 205.71 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°50'56" EAST AT RIGHT ANGLES TO THE LAST MENTIONED EAST LINE, 509.42 FEET TO A 5/8 INCH IRON ROD SET 60 FEET WEST OF THE ABOVE MENTIONED LINE, BETWEEN SAID DONATION LAND CLAIM CORNERS; THENCE NORTH 0°00'38" EAST PARALLEL TO AND 60 FEET WEST OF SAID DONATION LAND CLAIM LINE, 505.36 FEET TO THE POINT OF BEGINNING, CONTAINING 4.16 ACRES.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ALL ROAD AND UTILITY PURPOSES OVER A 60 FOOT WIDE STRIP OF LAND DESCRIBED IN M-20756-80 MICROFILM RECORDS OF BENTON COUNTY, OREGON.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT OF RECIPROCITY FOR ALL ROAD AND UTILITY PURPOSES OVER A 50 FOOT WIDE STRIP OF LAND DESCRIBED IN M-20756-80 MICROFILM RECORDS OF BENTON COUNTY, OREGON.

PARCEL A

BEGINNING AT A 1" IRON KING PIN FD. AT THE NORTHEAST CORNER OF THE JAMES L. BOUNDS DONATION LAND CLAIM NO. 69, TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON; THENCE SOUTH 0°00'38" WEST ALONG A LINE BETWEEN SAID NORTHEAST CORNER OF THE JAMES L. BOUNDS D.L.C. AND THE SOUTHWEST CORNER OF THE ALFRED HENSON D.L.C. NO. 67 OF SAID TOWNSHIP AND RANGE, 183.73 FEET TO A 5/8" IRON ROD; THENCE SOUTH 59°38'06" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 34 313.74 FEET TO A 5/8" IRON ROD WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 59°38'06" WEST 345.90 FEET TO A 3/4" IRON ROD AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY AND DESCRIBED IN BOOK 132, PAGE 287, BENTON COUNTY DEED RECORDS, SAID COUNTY AND STATE; THENCE SOUTH 0°06'02" WEST ALONG SAID TRACT (BOOK 132, PAGE 287), 205.71 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°50'56" EAST 297.85 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°08'46" EAST 381.32 FEET TO THE POINT OF TRUE BEGINNING. CONTAINING 2.01 ACRES.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ALL ROAD AND UTILITY PURPOSES OVER A 60 FOOT WIDE STRIP OF LAND DESCRIBED IN M-20756-80 MICROFILM RECORDS OF BENTON COUNTY, OREGON.

TOGETHER WITH & SUBJECT TO A NON-EXCLUSIVE EASEMENT OF RECIPROCITY FOR ALL ROAD & UTILITY PURPOSES OVER A 50 FOOT WIDE STRIP OF LAND DESCRIBED IN M-20756-80 MICROFILM RECORDS OF BENTON COUNTY, OREGON.

PARCEL B

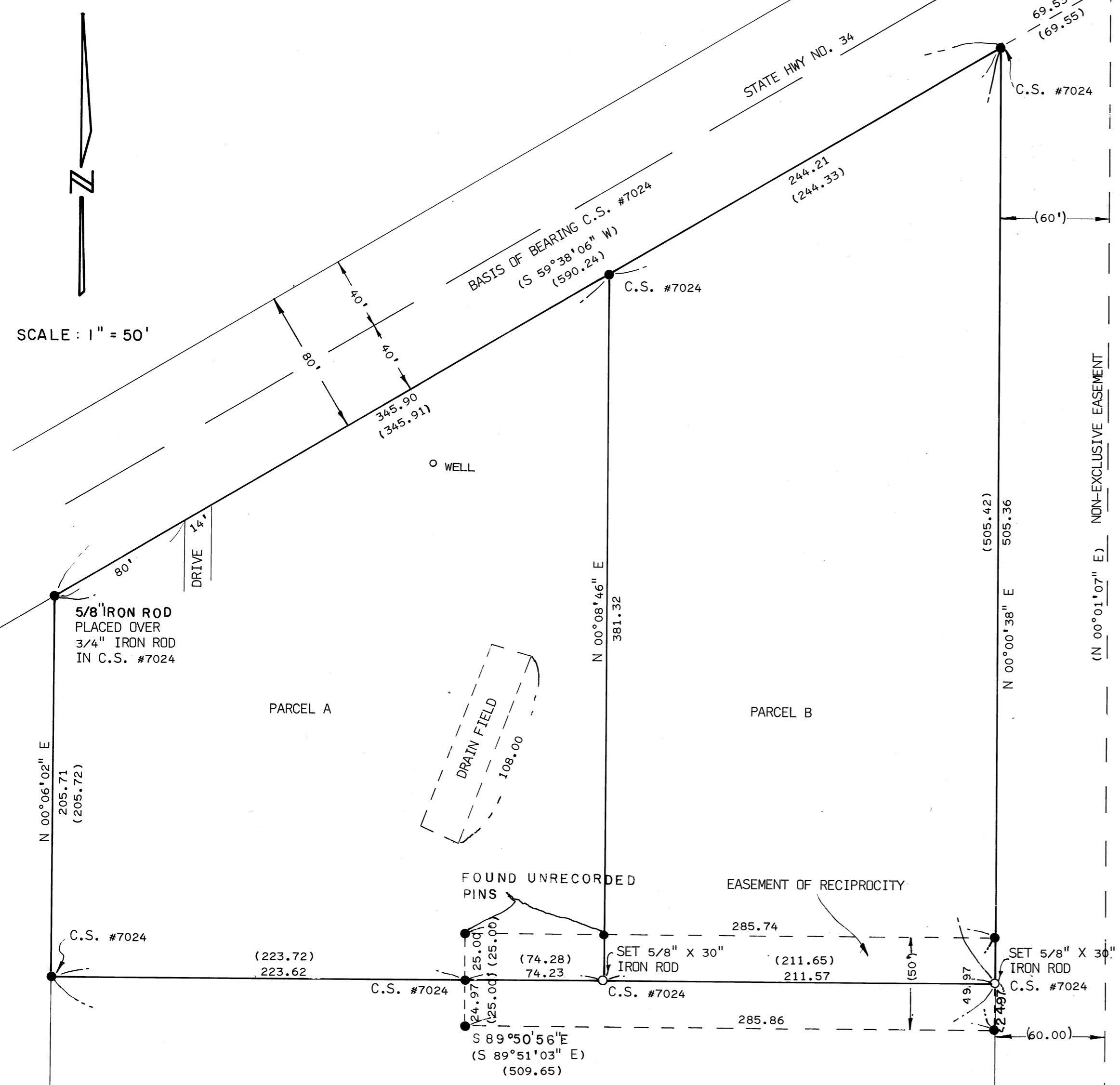
BEGINNING AT A 1" IRON KING PIN FD. AT THE NORTHEAST CORNER OF THE JAMES L. BOUNDS DONATION LAND CLAIM NO. 69, TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, OREGON; THENCE SOUTH 0°00'38" WEST ALONG A LINE BETWEEN SAID NORTHEAST CORNER OF THE JAMES L. BOUNDS D.L.C. AND THE SOUTHWEST CORNER OF THE ALFRED HENSON D.L.C. NO. 67 OF SAID TOWNSHIP AND RANGE, 183.73 FEET TO A 5/8" IRON ROD; THENCE SOUTH 59°38'06" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 34 69.53 FEET TO A 5/8" IRON ROD WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 59°38'06" WEST ALONG SAID RIGHT-OF-WAY 244.21 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°50'56" EAST 211.57 FEET TO A 5/8" IRON ROD; THENCE NORTH 0°00'38" EAST 505.36 FEET TO THE POINT OF TRUE BEGINNING. CONTAINING 2.15 ACRES.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ALL ROAD & UTILITY PURPOSES OVER A 60 FOOT WIDE STRIP OF LAND DESCRIBED IN M-20756-80 MICROFILM RECORDS OF BENTON COUNTY, OREGON.

TOGETHER WITH & SUBJECT TO A NON-EXCLUSIVE EASEMENT OF RECIPROCITY FOR ALL ROAD & UTILITY PURPOSES OVER A 50 FOOT WIDE STRIP OF LAND DESCRIBED IN M-20756-80 MICROFILM RECORDS OF BENTON COUNTY, OREGON.

NARRATIVE: THIS SURVEY WAS PERFORMED TO DIVIDE THE PARENT PARCEL INTO TWO PARCELS SHOWING THE LOCATION OF THE EXISTING IMPROVEMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR
John D. Howell



SCALE: 1" = 50'

JOHN D. HOWELL
RT. 1 BOX 15, BLODGETT, OREGON PHONE 453-5401

MINOR LAND PARTITION APPROVED
Cathy Steinhilber 3/27/81
PLANNING OFFICIAL DATE

LEGEND
● FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
() RECORD INFORMATION