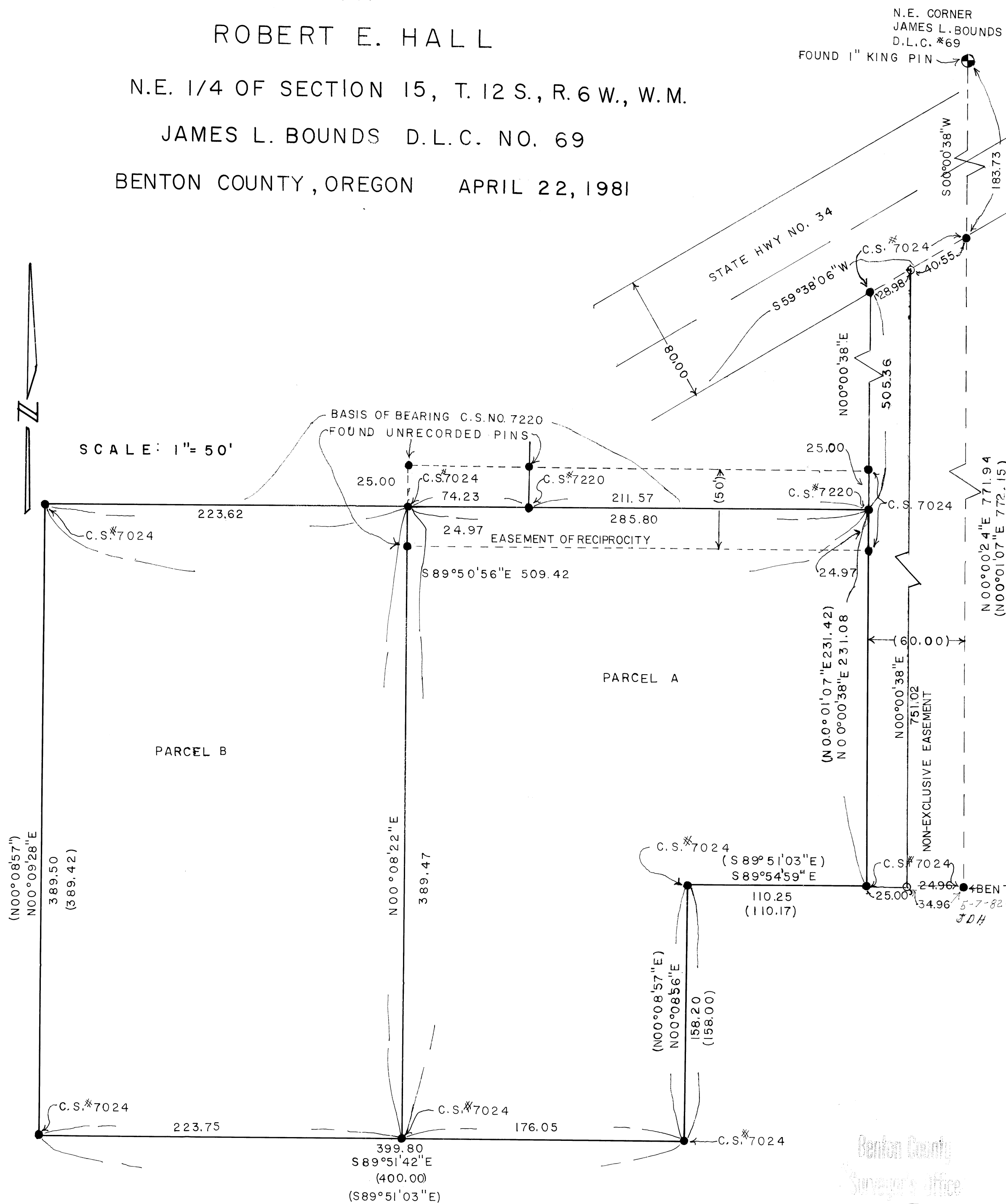


MINOR LAND PARTITION
FOR
ROBERT E. HALL

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 APRIL 22, 1981



PARENT PARCEL - TAX LOT 100

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 $0^{\circ}00'38''$ 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 $59^{\circ}38'06''$ 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 $0^{\circ}00'38''$ WEST 505.36 FEET TO A 5/8" IRON ROD; THENCE NORTH $89^{\circ}50'56''$ WEST 509.42 FEET TO A 5/8" IRON ROD; THENCE SOUTH $0^{\circ}09'28''$ WEST 389.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH $89^{\circ}51'42''$ EAST 399.80 FEET TO A 5/8" IRON ROD; THENCE NORTH $0^{\circ}08'56''$ EAST 158.20 FEET TO A 5/8" IRON ROD; THENCE SOUTH $89^{\circ}54'59''$ EAST 110.25 FEET TO A 5/8" IRON ROD; THENCE SOUTH $89^{\circ}54'59''$ EAST 25.00 FEET TO A 5/8" IRON ROD; THENCE NORTH $0^{\circ}00'38''$ EAST 751.02 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 34; THENCE SOUTH $59^{\circ}38'06''$ WEST 28.98 FEET ALONG THE 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, CONTAINING 4.58 ACRES
M-15233-80
J.D.H. 11-15-82

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 $0^{\circ}00'38''$ 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 $59^{\circ}38'06''$ 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 $0^{\circ}00'38''$ WEST 505.36 FEET TO A 5/8" IRON ROD; THENCE NORTH $89^{\circ}50'56''$ WEST 285.80 FEET TO A 5/8" IRON ROD; THENCE SOUTH $0^{\circ}08'22''$ WEST 389.47 FEET TO A 5/8" IRON ROD; THENCE SOUTH $89^{\circ}51'42''$ EAST 176.05 FEET TO A 5/8" IRON ROD; THENCE NORTH $0^{\circ}08'56''$ EAST 158.20 FEET TO A 5/8" IRON ROD; THENCE SOUTH $89^{\circ}54'59''$ EAST 110.25 FEET TO A 5/8" IRON ROD; THENCE SOUTH $89^{\circ}54'59''$ EAST 25.00 FEET TO A 5/8" IRON ROD; THENCE NORTH $0^{\circ}00'38''$ EAST 751.02 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 34; THENCE SOUTH $59^{\circ}38'06''$ WEST 28.98 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 34 TO THE TRUE POINT OF BEGINNING. 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, CONTAINING 2.58 ACRES
M-15233-80
J.D.H. 11-15-82

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 $0^{\circ}00'38''$ WEST ALONG A LINE BETWEEN SAID NORTHEAST CORNER OF THE JAMES L. BOUNDS D.L.C. NO. 69 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 $59^{\circ}38'06''$ WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 34, 69.53 FEET TO A 5/8" IRON ROD; THENCE SOUTH $0^{\circ}00'38''$ WEST 505.36 FEET TO A 5/8" IRON ROD; THENCE NORTH $89^{\circ}50'56''$ WEST 285.80 FEET TO A 5/8" IRON ROD; THENCE SOUTH $0^{\circ}09'28''$ WEST 389.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH $89^{\circ}51'42''$ EAST 223.75 FEET TO A 5/8" IRON ROD; THENCE NORTH $0^{\circ}08'22''$ EAST 389.47 FEET TO A 5/8" IRON ROD WHICH IS THE TRUE POINT OF BEGINNING; 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, CONTAINING 2.00 ACRES
M-15233-80
J.D.H. 11-15-82

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

REGISTERED PROFESSIONAL LAND SURVEYOR
John O. Howell
OREGON
JULY 18, 1930
JOHN D. HOWELL
1901

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

Benton County
Surveyor's Office
7256
APPROVED 4-22-1981
18x24" 10

MINOR LAND PARTITION APPROVED
Nicholas Chase 12-15-82
PLANNING OFFICIAL DATE

LEGEND
○ SET 5/8" X 30" IRON ROD
● FOUND 5/8" IRON ROD
UNLESS OTHERWISE NOTED
() RECORD INFORMATION