

MINOR LAND PARTITION

FOR

ANDREW GELLATLY

NW 1/4, SW 1/4, SECTION 15; SW 1/4, NW 1/4, SECTION 15, T.12S., R.6W., W.M.
NE 1/4, SE 1/4, SECTION 16, T.12S., R.6W., W.M.
BENTON COUNTY, OREGON
SCALE 1" = 100' APRIL 25, 1981
REF: CS# 6512, 6792, 7127
BEARINGS FROM: 6792

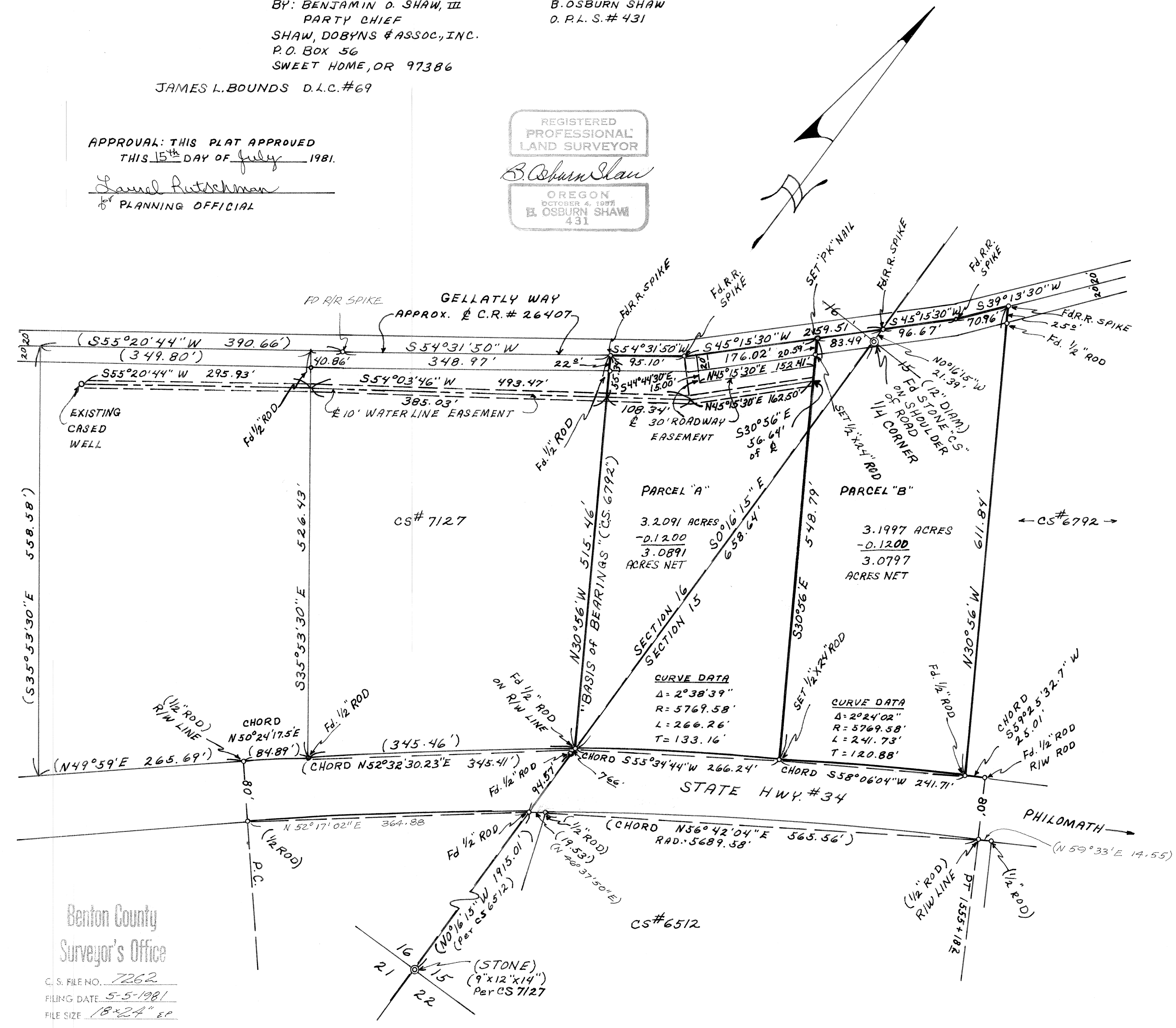
BY: BENJAMIN O. SHAW, III
PARTY CHIEF
SHAW, DOBYNS & ASSOC., INC.
P.O. BOX 56
SWEET HOME, OR 97386

B. OSBURN SHAW
D.P.L.S.# 431

JAMES L. BOUNDS D.L.C.# 69

NARRATIVE:
FOUND RODS AND STONE PER
EXISTING SURVEYS AND DIVIDED
TRACT INTO TWO PARCELS, "A" AND "B"
AS REQUESTED BY ANDREW GELLATLY.
SETTING 1/2" X 24" RODS AS SHOWN.

APPROVAL: THIS PLAT APPROVED
THIS 15th DAY OF July 1981.
Carol Rutschman
PLANNING OFFICIAL



DESCRIPTIONS
PARCEL "A"

BEGINNING AT A POINT IN THE CENTER OF COUNTY ROAD # 26407 (GELLATLY WAY) SAID POINT BEING N0°16'15"W, 21.39 FEET AND S45°15'30"W, 83.49 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, T.12S., R.6W., W.M., BENTON COUNTY, OREGON; RUNNING THENCE S30°56'E, 548.79 FEET TO A HALF INCH ROD ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY #34; THENCE SOUTHWESTERLY ON A 5769.58 FOOT RADIUS CURVE, 266.26 FEET (CHORD S55°34'44"W, 266.24 FEET) TO A HALF INCH ROD ON THE EAST LINE OF SAID SECTION 16; THENCE N30°56'W, 515.46 FEET TO THE CENTER OF SAID COUNTY ROAD #26407; THENCE ALONG THE CENTER OF SAID COUNTY ROAD, N54°31'50"E, 95.10 FEET; THENCE N45°15'30"E, 176.02 FEET TO THE POINT OF BEGINNING.

ALSO A 10.00 FOOT WIDE EASEMENT FOR A WATER LINE, BEING 5.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH BEARS N0°16'15"W, 21.39 FEET AND S45°15'30"W, 259.51 FEET AND S54°31'50"W, 95.10 FEET AND S30°56'E, 55.34 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, T.12S., R.6W., W.M., BENTON COUNTY, OREGON; RUNNING THENCE S54°03'46"W, 385.03 FEET; THENCE S55°20'44"W, 295.93 FEET TO AN EXISTING CASED WELL.

ALSO SUBJECT TO A 30.00 FOOT WIDE ROADWAY EASEMENT BEING 15.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF (GELLATLY WAY) COUNTY ROAD # 26407, WHICH BEARS N0°16'15"W, 21.39 FEET AND S45°15'30"W, 244.51 FEET AND S44°44'30"E, 20.00 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, T.12S., R.6W., W.M., BENTON COUNTY, OREGON; RUNNING THENCE S44°44'30"E, 15.00 FEET; THENCE N45°15'30"E, 152.41 FEET TO THE SOUTHWESTERLY LINE OF PARCEL "B".

ALSO SUBJECT TO A 10.00 FOOT WIDE EASEMENT FOR A WATER LINE, BEING 5.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH BEARS N0°16'15"W, 21.39 FEET AND S45°15'30"W, 83.49 FEET AND S30°56'E, 56.64 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, T.12S., R.6W., W.M., BENTON COUNTY, OREGON; RUNNING THENCE S45°15'30"W, 162.50 FEET; THENCE S44°03'46"W, 108.34 FEET TO THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL.

ALSO SUBJECT TO THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING IN COUNTY ROADS. CONTAINING 3.2091 ACRES.

PARCEL "B"

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SECTION 15, T.12S., R.6W., W.M., BENTON COUNTY, OREGON AND BENTON COUNTY ROAD # 26407 (GELLATLY WAY) SAID POINT OF INTERSECTION BEING N0°16'15"W, 21.39 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; RUNNING THENCE N45°15'30"E, ALONG SAID COUNTY ROAD, 96.67 FEET; THENCE N39°13'30"E, 70.96 FEET; THENCE S30°56'E, 611.84 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY #34; THENCE SOUTHWESTERLY ON A 5769.58 FOOT RADIUS CURVE, 241.73 FEET (CHORD S58°06'04"W, 241.71 FEET) TO A HALF INCH ROD; THENCE N30°56'W, 548.79 FEET TO THE CENTER OF SAID COUNTY ROAD # 26407; THENCE N45°15'30"E, ALONG THE CENTER OF SAID COUNTY ROAD, 83.49 FEET TO THE POINT OF BEGINNING.

ALSO A 10.00 FOOT WIDE EASEMENT FOR A WATER LINE, BEING 5.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH BEARS N0°16'15"W, 21.39 FEET AND S45°15'30"W, 83.49 FEET AND S30°56'E, 56.64 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, T.12S., R.6W., W.M., BENTON COUNTY, OREGON; RUNNING THENCE S45°15'30"W, 162.50 FEET; THENCE S54°03'46"W, 493.37 FEET; THENCE S55°20'44"W, 295.93 FEET TO AN EXISTING CASED WELL.

ALSO A 30.00 FOOT WIDE ROADWAY EASEMENT BEING 15.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF (GELLATLY WAY) COUNTY ROAD #26407, WHICH BEARS N0°16'15"W, 21.39 FEET AND S45°15'30"W, 244.51 FEET AND S44°44'30"E, 20.00 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, T.12S., R.6W., W.M., BENTON COUNTY, OREGON; RUNNING THENCE S44°44'30"E, 15.00 FEET; THENCE N45°15'30"E, 152.41 FEET TO THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL.

ALSO SUBJECT TO THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING IN COUNTY ROADS. CONTAINING 3.1997 ACRES.

Benton County
Surveyor's Office
C.S. FILE NO. 7262
FILING DATE 5-5-1981
FILE SIZE 18x24" EP

MINOR PARTITION

REVISED
CS # 07262

ANDREW GELLATLY

NW 1/4, SW 1/4, SECTION 15; SW 1/4, NW 1/4, SECTION 15, T.12S., R.6W., W.M.
NE 1/4, SE 1/4, SECTION 16, T.12S., R.6W., W.M.
BENTON COUNTY, OREGON
SCALE 1" = 100' APRIL 25, 1981
REF: CS # 6512, 6792, 7127 REVISED: JULY 29, 1981
BEARINGS FROM: 6792

BY: BENJAMIN O. SHAW, II
PARTY CHIEF
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P.O. BOX 56
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B. OSBURN SHAW
O.P.L.S. # 431

NARRATIVE:

FOUND RODS AND STONE PER
EXISTING SURVEYS AND DIVIDED
TRACT INTO TWO PARCELS, 'A' AND 'B'
AS REQUESTED BY ANDREW GELLATLY.
SETTING 1/2" X 24" RODS AS SHOWN.

REVISION:

REDRAWN, LEAVING ROADWAY
AND WATER EASEMENTS OFF,
JULY 29, 1981, AS REQUESTED
BY ANDREW GELLATLY.

DESCRIPTIONS

PARCEL "A"

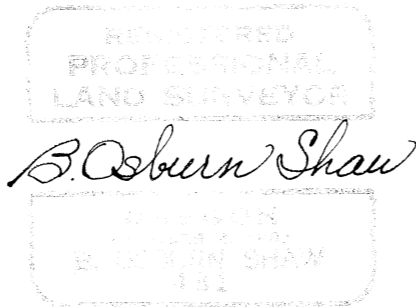
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SOUTHEAST QUARTER OF SECTION 16, T.12S., R.6W., W.M., BENTON
COUNTY, OREGON; RUNNING THENCE S30°56'E, 548.79 FEET TO A HALF
INCH ROD ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE
HIGHWAY #34; THENCE SOUTHWESTERLY ON A 5769.58 FOOT RADIUS
CURVE, 266.26 FEET (CHORD S55°34'44"W, 266.24 FEET) TO A HALF
INCH ROD ON THE EAST LINE OF SAID SECTION 16; THENCE N30°56'W,
515.46 FEET TO THE CENTER OF SAID COUNTY ROAD #26407; THENCE
ALONG THE CENTER OF SAID COUNTY ROAD, N54°31'50"E, 95.10 FEET;
THENCE N45°15'30"E, 176.02 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THAT PORTION OF THE ABOVE DESCRIBED PROPERTY
LYING IN COUNTY ROADS.
CONTAINING 3.2091 ACRES.

PARCEL "B"

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF
SECTION 15, T.12S., R.6W., W.M., BENTON COUNTY, OREGON AND BENTON
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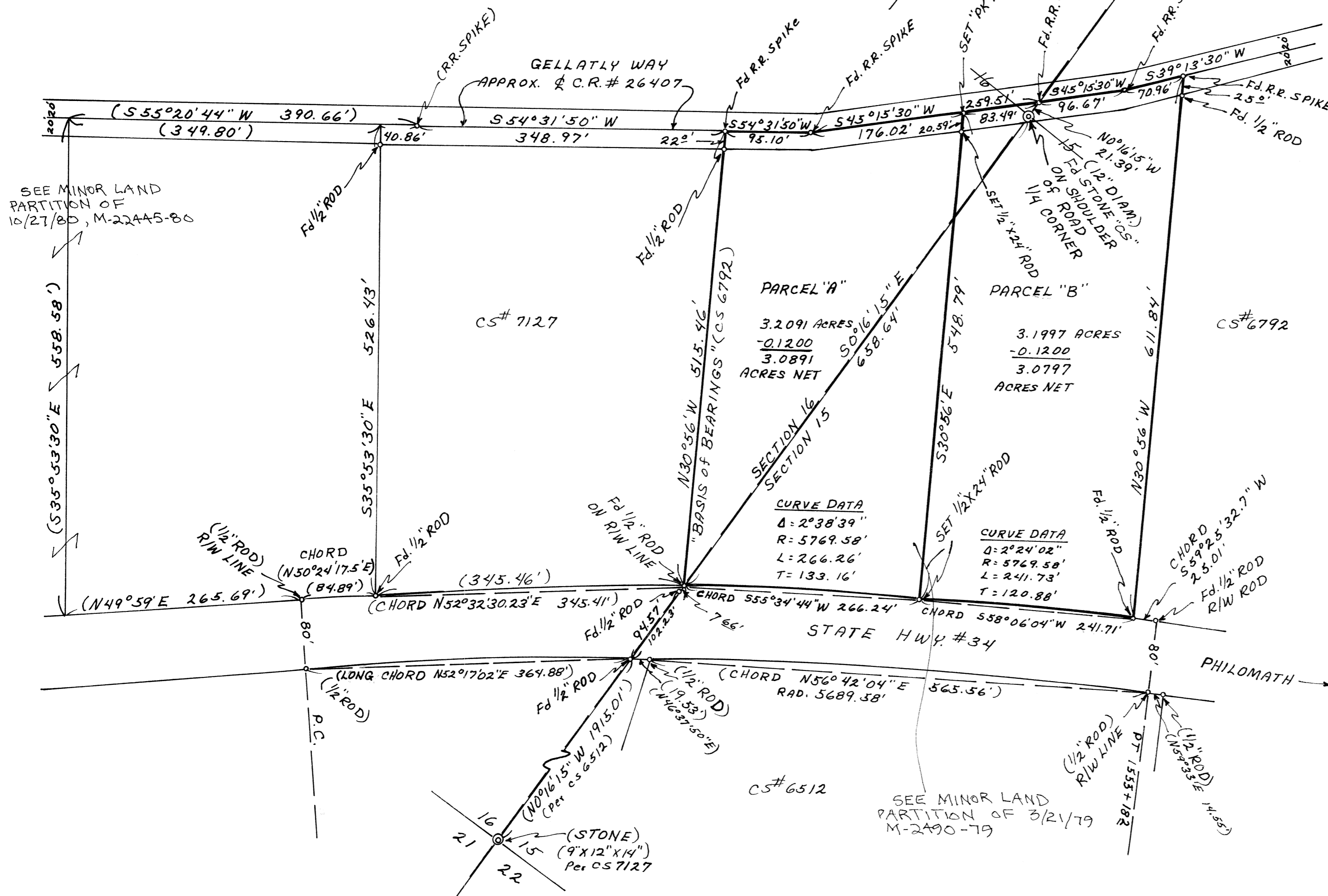
SUBJECT TO THAT PORTION OF THE ABOVE DESCRIBED PROPERTY
LYING IN COUNTY ROADS.
CONTAINING 3.1997 ACRES.



APPROVAL: THIS PLAT APPROVED
THIS 12TH DAY OF AUGUST 1981.

THIS APPROVAL
SUPERCEDES MLP
SIGNED ON 7/15/81,
C.S. 7262

James L. Bounds
PLANNING OFFICIAL



Benton County
Surveyor's Office
C.S. FILE NO. 7262-A
FILING DATE 8-20-1981
FILE SIZE 18.11