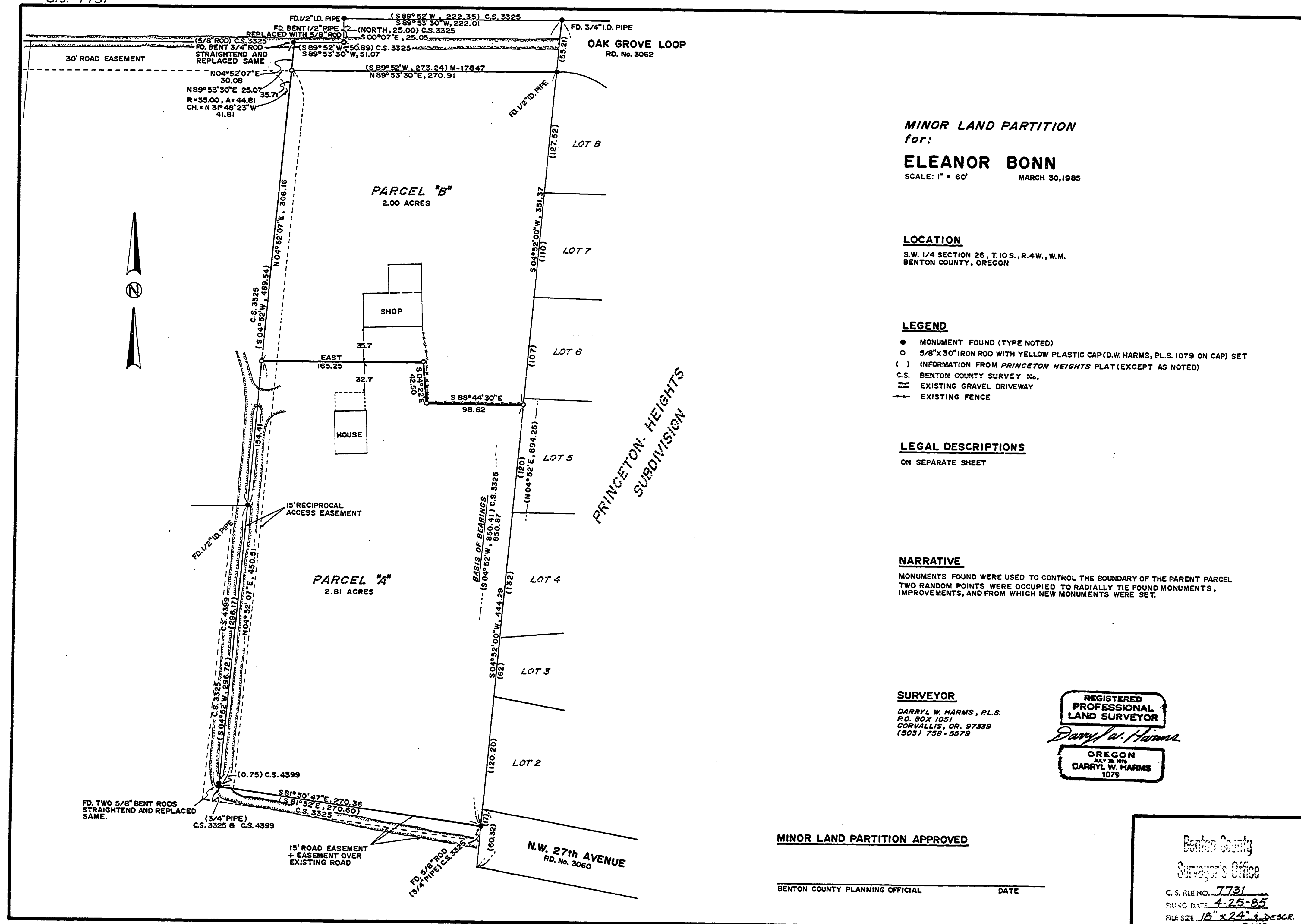


7731

7731

C.S. 7731



**MINOR LAND PARTITION**  
for:  
**ELEANOR BONN**  
SCALE: 1" = 60'      MARCH 30, 1985

**LOCATION**  
S.W. 1/4 SECTION 26, T.10S., R.4W., W.M.  
BENTON COUNTY, OREGON

**LEGEND**

- MONUMENT FOUND (TYPE NOTED)
- 5/8"x30" IRON ROD WITH YELLOW PLASTIC CAP (D.W. HARMS, P.L.S. 1079 ON CAP) SET
- ( ) INFORMATION FROM PRINCETON HEIGHTS PLAT (EXCEPT AS NOTED)
- C.S. BENTON COUNTY SURVEY No.
- ≡ EXISTING GRAVEL DRIVEWAY
- - - EXISTING FENCE

**LEGAL DESCRIPTIONS**  
ON SEPARATE SHEET

**NARRATIVE**  
MONUMENTS FOUND WERE USED TO CONTROL THE BOUNDARY OF THE PARENT PARCEL. TWO RANDOM POINTS WERE OCCUPIED TO RADIALY TIE FOUND MONUMENTS, IMPROVEMENTS, AND FROM WHICH NEW MONUMENTS WERE SET.

**SURVEYOR**  
DARRYL W. HARMS, P.L.S.  
P.O. BOX 1051  
CORVALLIS, OR. 97339  
(503) 756-3379

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Darryl W. Harms*  
OREGON  
DARRYL W. HARMS  
1079

**MINOR LAND PARTITION APPROVED**

BENTON COUNTY PLANNING OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

Benton County  
Surveyor's Office  
C.S. FILE NO. 7731  
FILING DATE: 4-25-85  
FILE SIZE 16" x 24" + desc.  
P.M.D.

MINOR LAND PARTITION  
 FOR:  
 ELEANORE BONN  
 IN  
 SOUTHWEST 1/4, SECTION 26  
 T. 10 S., R. 4 W., W.M.  
 BENTON COUNTY, OREGON  
 MARCH 30, 1985

## LEGAL DESCRIPTION: PARCEL "A"

BEGINNING AT A 5/8" IRON ROD ON THE EAST LINE OF AND SOUTH  $04^{\circ}52'$  WEST 351.37 FEET FROM THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DANIEL F. BONN AND ELEANORE I. BONN, HUSBAND AND WIFE, BY DEED RECORDED ON MICROFILM DEED NO. M-66020, DEED RECORDS OF BENTON COUNTY, OREGON, SAID 5/8" IRON ROD ALSO BEING SOUTH  $04^{\circ}52'$  WEST 351.37 FEET FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 5, PRINCETON HEIGHTS SUBDIVISION, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE SOUTH  $04^{\circ}52'$  WEST 444.29 FEET TO THE SOUTHEAST CORNER OF SAID BONN TRACT; THENCE NORTH  $81^{\circ}50'47''$  WEST 270.26 FEET TO THE SOUTHWEST CORNER OF SAID BONN TRACT; THENCE NORTH  $04^{\circ}52'07''$  EAST, ALONG THE WEST LINE OF SAID BONN TRACT, 450.51 FEET TO A 5/8" IRON ROD; THENCE EAST 165.25 FEET TO A 5/8" IRON ROD; THENCE SOUTH  $04^{\circ}22'$  EAST 42.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH  $89^{\circ}44'30''$  EAST 98.62 FEET TO THE POINT OF BEGINNING. CONTAINING 2.81 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION: PARCEL "B"

BEGINNING AT A 5/8" IRON ROD ON THE EAST LINE OF AND SOUTH  $04^{\circ}52'$  WEST 351.37 FEET FROM THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DANIEL F. BONN AND ELEANORE I. BONN, HUSBAND AND WIFE, BY DEED RECORDED ON MICROFILM DEED No. M-66020, DEED RECORDS OF BENTON COUNTY, OREGON, SAID 5/8" IRON ROD ALSO BEING SOUTH  $04^{\circ}52'$  WEST 351.37 FEET FROM THE NORTHWEST CORNER OF LOT 8, BLOCK 5, PRINCETON HEIGHTS SUBDIVISION, A SUBDIVISION OF RECORD IN BENTON COUNTY, OREGON; THENCE NORTH  $89^{\circ}44'20''$  WEST 98.62 FEET TO A 5/8" IRON ROD; THENCE NORTH  $04^{\circ}22'$  WEST 42.50 FEET TO A 5/8" IRON ROD; THENCE WEST 165.25 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF SAID BONN TRACT; THENCE NORTH  $04^{\circ}52'07''$  EAST 306.16 FEET TO THE NORTHWEST CORNER OF SAID BONN TRACT; THENCE NORTH  $89^{\circ}53'30''$  EAST 270.91 FEET TO THE NORTHEAST CORNER OF SAID BONN TRACT; THENCE SOUTH  $04^{\circ}52'$  WEST 351.37 FEET TO THE POINT OF BEGINNING. CONTAINING 2.00 ACRES, MORE OR LESS.

## LEGAL DESCRIPTION: ACCESS EASEMENTS

EXISTING ROAD EASEMENTS AS DESCRIBED IN MICROFILM DEED No. M-66020 :

"AN EASEMENT FOR ROAD PURPOSES 15 FEET IN WIDTH, THE NORTH LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT (M-66020); THENCE SOUTH  $81^{\circ}52'$  EAST TO THE COUNTY ROAD."

"AN EASEMENT OVER EXISTING ROADWAY ON THE SOUTH LINE OF ABOVE DESCRIBED PROPERTY (M-66020) TO THE COUNTY ROAD.

## ADDITIONAL ACCESS EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DANIEL F. BONN AND ELEANORE I. BONN, HUSBAND AND WIFE, BY DEED RECORDED ON MICROFILM DEED No. M-66020, DEED RECORDS OF BENTON COUNTY, OREGON; THENCE NORTH  $04^{\circ}52'07''$  EAST, ALONG THE WEST LINE OF SAID BONN TRACT 720.96 FEET; THENCE ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS NORTH  $31^{\circ}48'23''$  WEST 41.81 FEET) 44.81 FEET TO THE SOUTH LINE OF A 30 FOOT WIDE STRIP OF LAND RESERVED FOR ROAD PURPOSES AS DESCRIBED IN BOOK 176, PAGE 561, BENTON COUNTY DEED RECORDS; THENCE NORTH  $89^{\circ}53'30''$  EAST, ALONG SAID SOUTH LINE, 25.07 FEET TO THE NORTHWEST CORNER OF SAID BONN TRACT; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH  $17^{\circ}55'04''$  EAST 38.73 FEET) 39.77 FEET; THENCE SOUTH  $04^{\circ}52'07''$  WEST 721.82 FEET TO THE SOUTH LINE OF SAID BONN TRACT; THENCE NORTH  $81^{\circ}50'47''$  WEST 15.02 FEET TO THE POINT OF BEGINNING.