



**Oregon
Farm & Home**
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8575 Hoffman Rd

Paul Terjeson

pterjy@kw.com

503-999-6777

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

kw MID-WILLAMETTE
KELLERWILLIAMS REALTY 

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

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PARCEL MAP

541-497-6514

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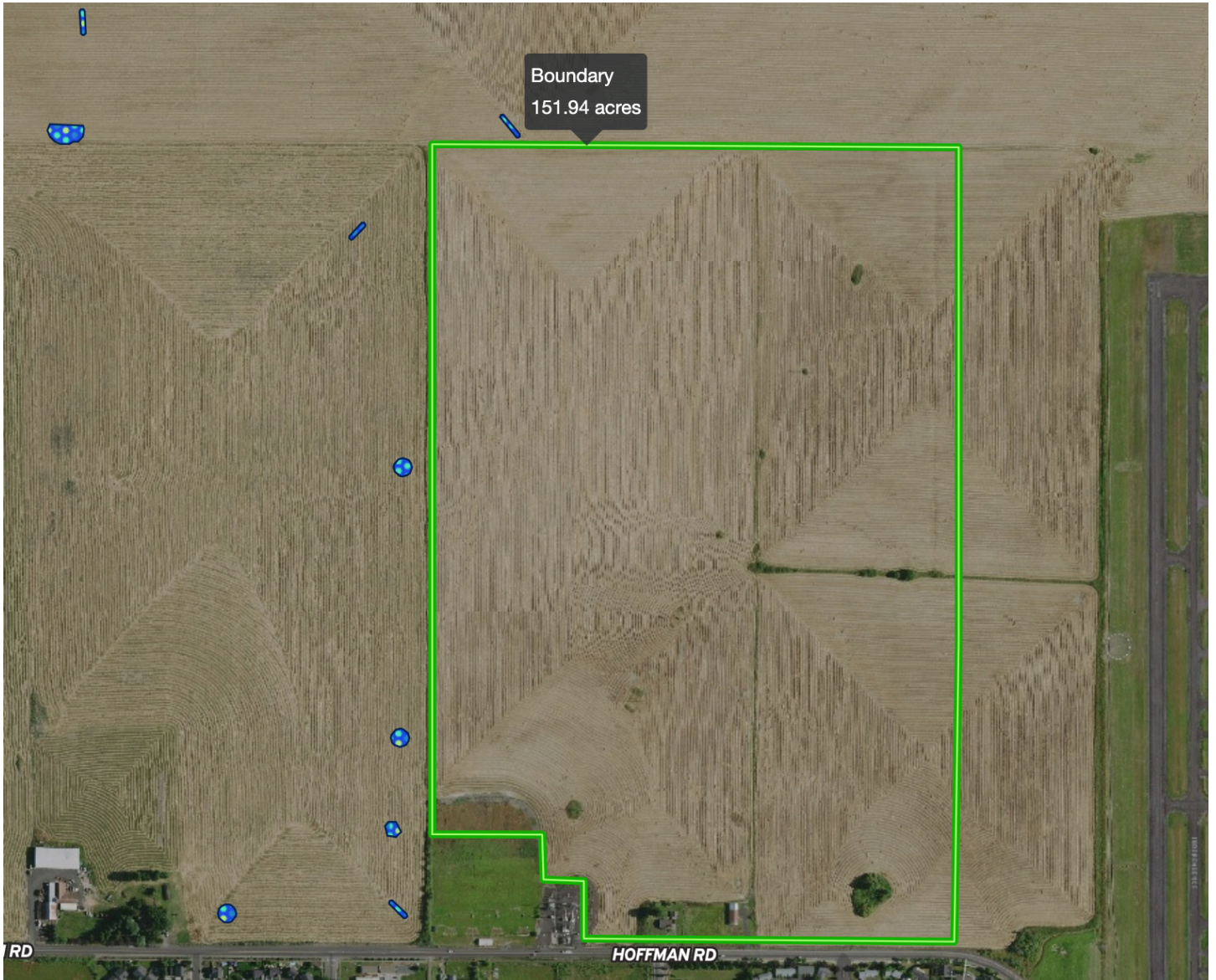
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ZONING MAP

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PARTITION

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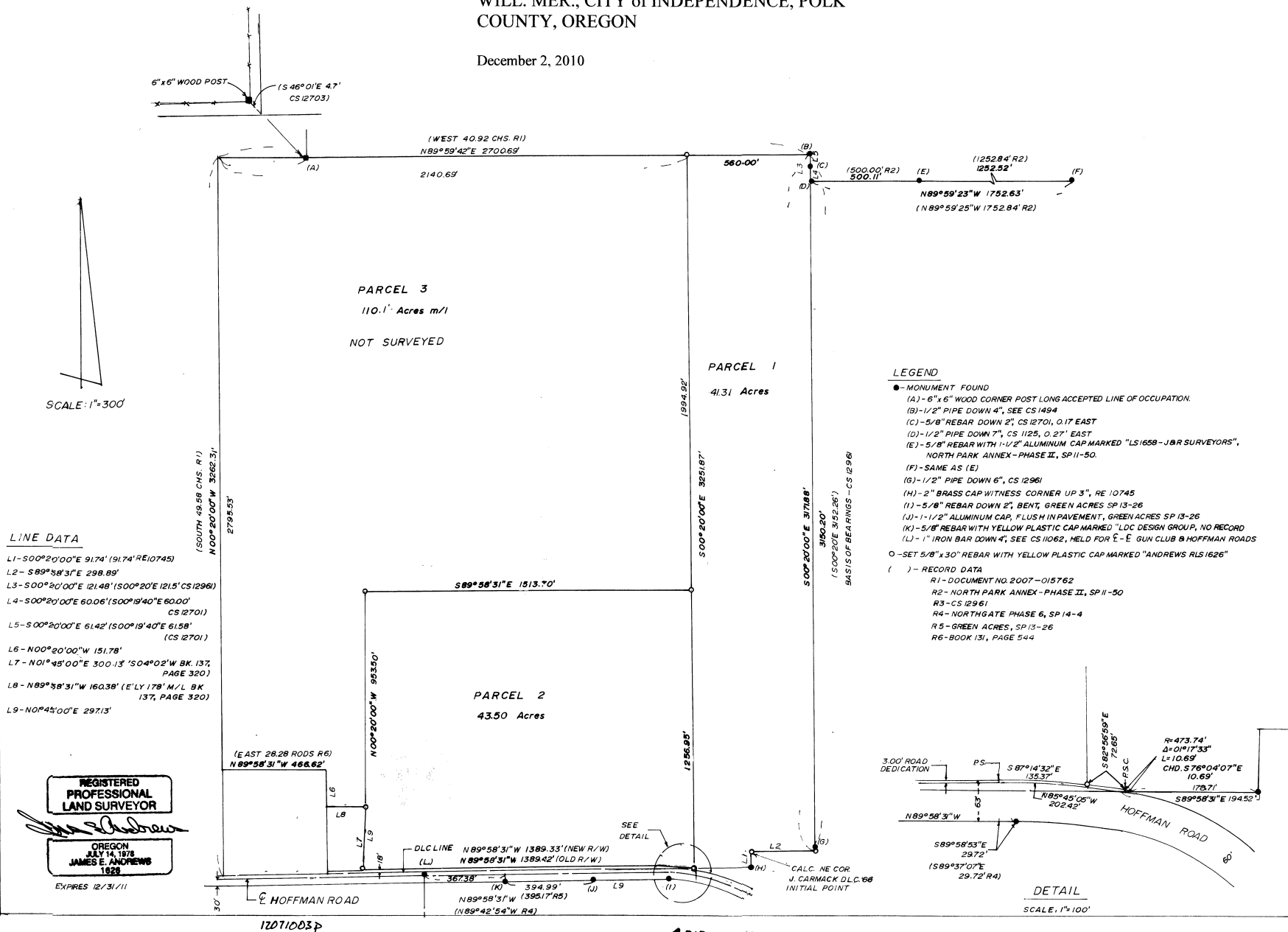
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LAND

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PARTITION PLAT NO. 2011-0016

LOCATED IN: SOUTH HALF, SECTION 17, and
NORTH HALF, SECTION 20, TWP. 8 S, RGE. 4 W.,
WILL. MER., CITY OF INDEPENDENCE, POLK
COUNTY, OREGON

December 2, 2010



Surveyed By:
James Andrews Surveying
P.O. Box 195
1301 S.W. 4th Avenue
Mill City, Oregon 97360
Ph. 503-859-2653

12071003P

PARTITION PLAT NO. 2011-0016

LOCATED IN: SOUTH HALF, SECTION 17, and
NORTH HALF, SECTION 20, TWP. 8 S, RGE. 4 W.,
WILL. MER., CITY OF INDEPENDENCE, POLK
COUNTY, OREGON

December 2, 2010

SURVEYOR'S CERTIFICATE

I, James E. Andrews, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that during the month of December, 2010, I did accurately survey and mark with proper monuments the land represented on the attached map, the boundaries being described as follows:

Beginning at the calculated position of the northeast corner of the Joseph Carmack Donation Land Claim No. 66, in Section 20, Township 8 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; thence South 00° 20' 00" East, 91.74 feet; thence North 89° 58' 31" West, 194.52 feet to a point of non-tangent spiral curve concave southerly on the northerly right of way line of Hoffman Road; thence along the said northerly right of way line, along the said spiral curve, the chord of which bears North 85° 45' 03" West, 202.42 feet to a point of tangency; thence North 89° 58' 31" West, 1389.42 feet to the southeast corner of that tract of land as described in Book 137, Page 320, Polk County Deed Records; thence along the east line of said tract, North 01° 45' 00" East, 300.13 feet to the northeast corner of said tract; thence along the north line of said tract, North 89° 58' 31" West, 160.38 feet to the east line of that tract of land as described in Book 131, Page 544, Polk County Deed Records; thence along the east line of said tract, North 00° 20' 00" West, 151.78 feet to the northeast corner of said tract; thence along the north line of said tract, North 89° 58' 31" West, 466.62 feet to the west line of that tract of land as described in Document No. 2007-015762, Polk County Deed Records; thence along the west line of said tract, North 00° 20' 00" West, 2795.53 feet to the northwest corner of said tract; thence along the north line of said tract, North 89° 59' 42" East, 2700.69 feet to the northeast corner of said tract; thence along the east line of said tract, South 00° 20' 00" East, 3171.88 feet to the southeast corner of the said tract; thence along the south line of said tract, North 89° 58' 31" West, 298.89 feet to the point of beginning. Containing 195.15 acres more or less.

James E. Andrews
James E. Andrews
Registered Professional Land Surveyor No. 1626

DECLARATION

Know all people by these presents that the Gentemann Living Trust and the Carolyn K. Scott Living Trust being the owners of the land described in the Surveyor's Certificate hereon made, and desiring to dispose of the same in parcels, have caused the same to be partitioned and surveyed as shown on the attached map.

We hereby dedicate to the public forever the road dedication as shown hereon.

In witness whereof we set our hand and seal this 27 day of December, 2010.

William Gary Gentemann, Trustee
Gentemann Living Trust
William Gary Gentemann, Trustee

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

On this 27 day of December, 2010, personally appeared before me a Notary Public for Oregon, William Gary Gentemann, Trustee of the Gentemann Living Trust and acknowledged the foregoing instrument to be his voluntary act and deed.

Carolee K. Scott
Notary Signature

Commission No. 413887

Cynthia J. Keown
Notary Public - Oregon
(Print name)

My Commission Expires: January 15th 2011

In witness whereof we set our hand and seal this 28 day of Dec, 2010.

Carolyn K. Scott Living Trust
Carolyn K. Scott, Trustee
Carolyn K. Scott Living Trust
Carolyn K. Scott, Trustee

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On this 28 day of Dec, 2010, personally appeared before me a Notary Public for Oregon, Carolyn K. Scott, Trustee of the Carolyn K. Scott Living Trust and acknowledged the foregoing instrument to be her voluntary act and deed.

Amanda McElwainey
Notary Signature

Commission No. 138431

Amanda McElwainey
Notary Public - Oregon
(Print name)

My Commission Expires: 9-18-2012

THE WITHIN PLAT IS HEREBY APPROVED AND DEDICATION ACCEPTED

Karin Johnson
City Recorder
City of Independence

1-21-11
Date

Cy Otter
Chairperson-Polk County
Board of Commissioner

6-20-11
Date

Ray Marshall
Chairperson, Planning
City of Independence

1-12-11
Date

E. B.
Polk County Surveyor

6/13/11
Date

Roughs Schultz
Polk County Assessor

6/20/11
Date

I hereby certify that all taxes and assessments on the above described property have been paid in full.

thru June 30, 2011

Linda Fox
by Frank Davis
Polk County Tax Collector

6-20-2011
Date

NARRATIVE

The purpose of this survey is to partition the tract of land as shown hereon per City of Independence Planning file MP-01-2010.

The right of way of Hoffman Road was held per monuments found per Plats of Green Acres and Northgate Phase 6. The east line was held from monuments found at (B) and (C). The north line was held from (B) to a point calculated off of the fence corner found at (A) per CS 12703. The west line was held deed distance per Document No. 2007-015762 and parallel to the east line as found monumented.

APPROVED

M. P. O.
Community Development Director

1-7-2011
Date

Surveyed By:
James Andrews Surveying
P.O. Box 195
1301 S.W. 4th Avenue
Mill City, Oregon 97360
Ph. 503-859-2653

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1878
JAMES E. ANDREWS
1626
EXPIRES 12/31/11

STATE OF OREGON)
) SS
COUNTY OF POLK)

I hereby certify that the within instrument was received and duly recorded by me in the

Polk County Records Book of Partition Plats, Volume 2011, Page 16

on this 21 day of June, 2011

Cynthia Williams
Polk County Clerk Deputy

6/21/2011
Date





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SOIL REPORT

541-497-6514

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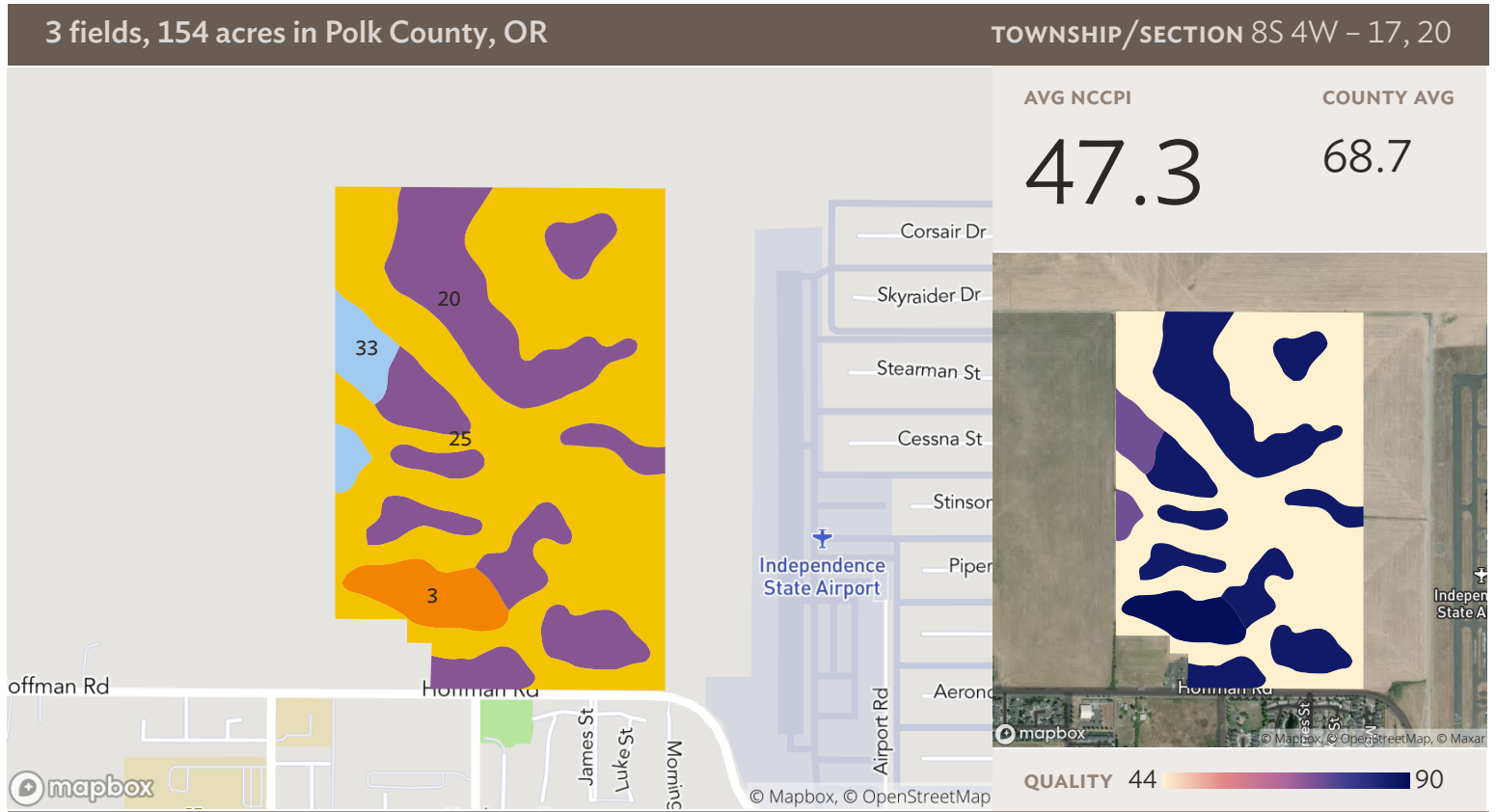
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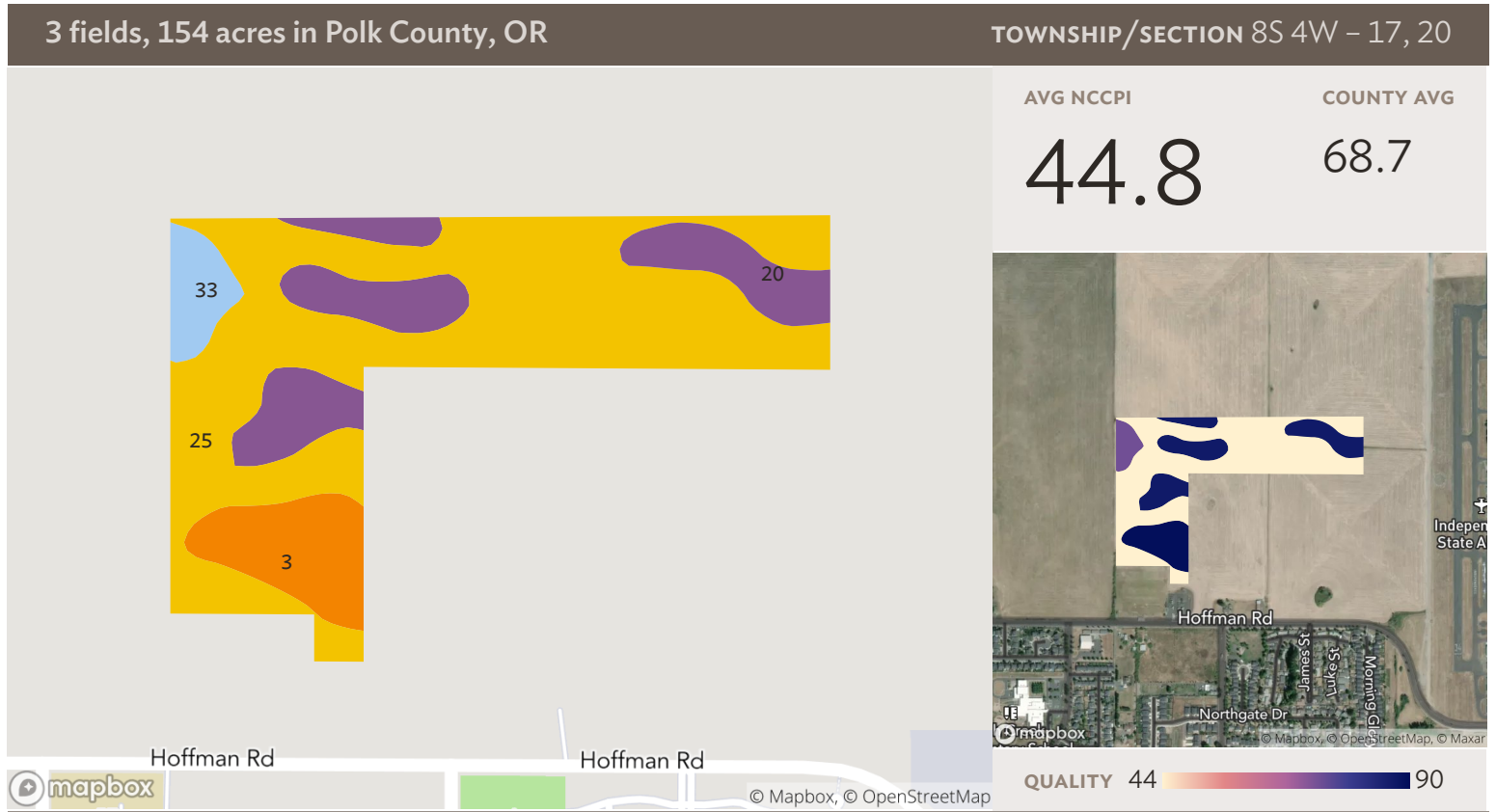


All fields

Source: NRCS Soil Survey

154 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
25	Dayton silt loam	94.22	61.4%	4	23.1
20	Concord silt loam	45.94	29.9%	3	86.8
3	Amity silt loam	7.55	4.9%	2	89.4
33	Holcomb silt loam	5.79	3.8%	3	73.1
153.50					47.3

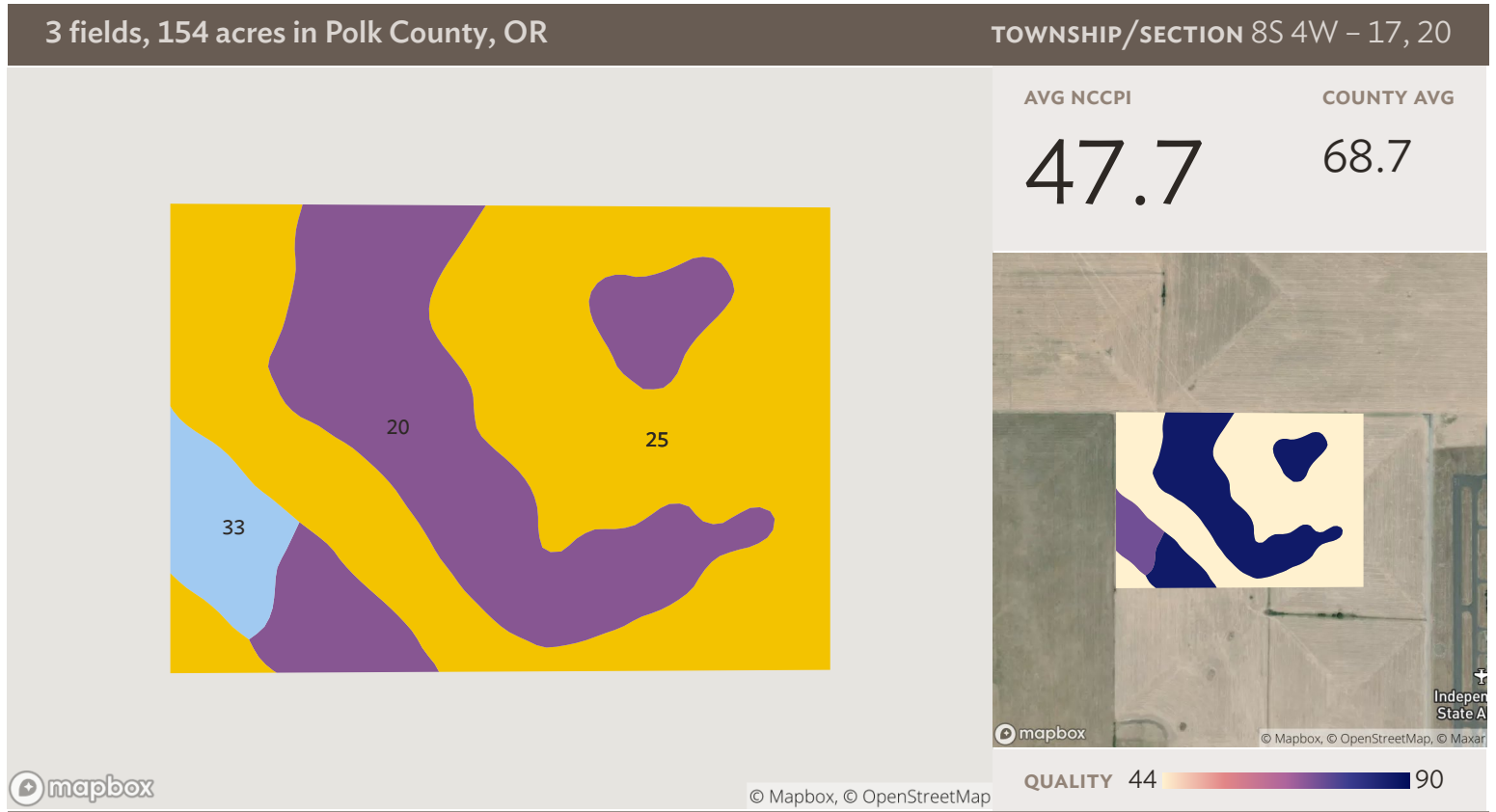


Field 1

Source: NRCS Soil Survey

36 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
25	Dayton silt loam	23.54	65.3%	4	23.1
20	Concord silt loam	7.18	19.9%	3	86.8
3	Amity silt loam	3.71	10.3%	2	89.4
33	Holcomb silt loam	1.62	4.5%	3	73.1
36.04					44.8

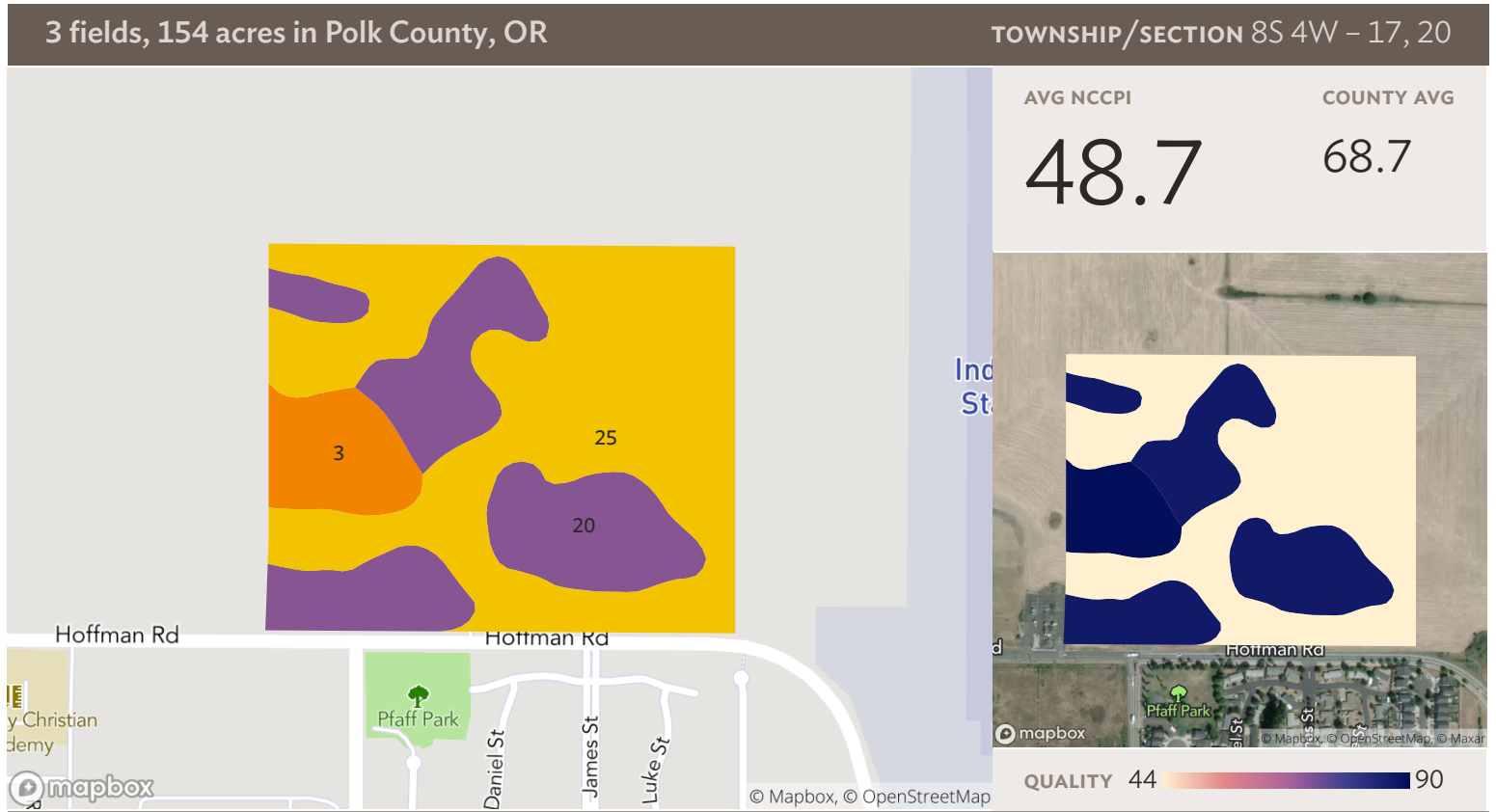


Source: NRCS Soil Survey

Field 2

74 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
25	Dayton silt loam	44.53	60.2%	4	23.1
20	Concord silt loam	25.30	34.2%	3	86.8
33	Holcomb silt loam	4.17	5.6%	3	73.1
		74.00			47.7



Field 3

Source: NRCS Soil Survey

43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
25	Dayton silt loam	26.14	60.2%	4	23.1
20	Concord silt loam	13.47	31.0%	3	86.8
3	Amity silt loam	3.85	8.9%	2	89.4
43.46					48.7



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WETLANDS

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NORTH



Study Area: 84.6 acres



Potential Wetland Areas: 46 acres