

PARTITION PLAT



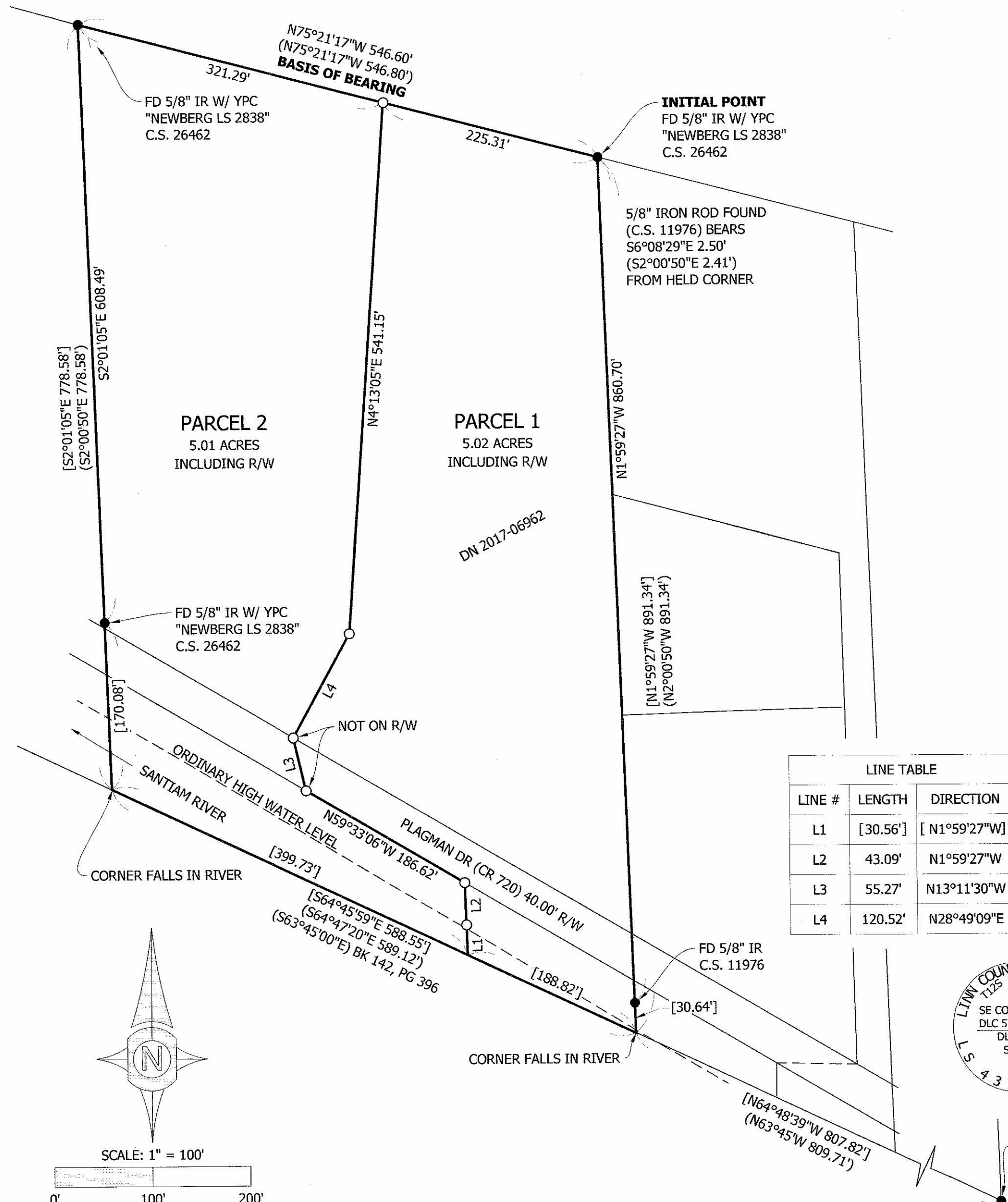
NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

C.S. 27230

PARTITION PLAT NO. 2022-45
FOR ERIC M AND LAURA R POND
IN THE JOHN A. AMBLER DLC NO. 57,
LOCATED IN THE SE 1/4 SEC. 20, NE 1/4 SEC. 29,
T. 12 S., R. 1 W., W.M.,
LINN COUNTY, OREGON
NOTICE OF DECISION FILE NO. PLN-2021-00663
MARCH 04, 2022

LEGEND

- MONUMENT FOUND FLUSH OR AS NOTED
- MONUMENT SET 5/8"x30" IR WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG."
- () DATA OF RECORD PER C.S. 26462 OR AS NOTED
- [] CALCULATED DATA
- DN LINN COUNTY DEED DOCUMENT NUMBER
- FD FOUND
- IR IRON ROD
- R/W RIGHT-OF-WAY
- YPC YELLOW PLASTIC CAP
- BOUNDARY LINE
- LOT LINE
- APPROXIMATE RIVER LINE



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE LAND DESCRIBED IN LINN COUNTY DEED DOCUMENT 2017-06962 INTO TWO PARCELS AS SHOWN PER OUR CLIENT'S REQUEST.

THE NORTH LINE WAS ESTABLISHED BY HOLDING THE NOTED FOUND 5/8" IRON RODS PER LINN COUNTY SURVEY 26462.

THE EAST LINE WAS ESTABLISHED BY HOLDING THE NOTED FOUND 5/8" IRON ROD PER LINN COUNTY SURVEY 26462 AND 5/8" IRON ROD PER LINN COUNTY SURVEY 11976. THIS LINE WAS THEN EXTENDED THE RECORD DISTANCE PER C.S. 26462, FROM THE NORTHEAST CORNER.

THE WEST LINE WAS ESTABLISHED BY HOLDING THE NOTED FOUND 5/8" IRON RODS PER LINN COUNTY SURVEY 26462. THIS LINE WAS THEN EXTENDED THE RECORD DISTANCE PER C.S. 26462, FROM THE NORTHWEST CORNER.

THE SOUTH LINE WAS ESTABLISHED BY CALCULATING THE BEARING AND DISTANCE BETWEEN THE ESTABLISHED EAST AND WEST LINES.

THE BASIS OF BEARING WAS ESTABLISHED BY FOUND AND HELD MONUMENTS PER C.S. 26462.

EASEMENTS OF RECORD

A PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY TICOR TITLE COMPANY NO. 471822116857 DATED MARCH 15, 2022 REVEALED THE FOLLOWING EASEMENTS OF RECORD:

1. AN EASEMENT GRANTED TO BENTON-LINCOLN ELECTRIC COOPERATIVE, INC. FOR ELECTRIC TRANSMISSION LINES AND DISTRIBUTION SYSTEM, BOOK 286, PAGE 87, LINN COUNTY DEED RECORDS DATED JUNE 11, 1962. *INSUFFICIENT DESCRIPTION TO PLOT.*
2. AN EASEMENT GRANTED TO CONSUMERS POWER, INC FOR ELECTRIC AND TELEPHONE TRANSMISSION LINES AND DISTRIBUTION SYSTEM, BOOK 310, PAGE 595, LINN COUNTY DEED RECORDS DATED JUNE 18, 1965. *DOES NOT APPEAR TO AFFECT THE PROPERTY.*
3. A 12 FOOT WIDE EASEMENT GRANTED TO CONSUMERS POWER, INC FOR ELECTRIC AND TELEPHONE TRANSMISSION LINES AND DISTRIBUTION SYSTEM, VOLUME 221, PAGE 433, LINN COUNTY DEED RECORDS DATED DECEMBER 26, 1978. *INSUFFICIENT DATA TO PLOT. EASEMENT APPEARS TO AFFECT THE SOUTHERN PORTION OF PARCEL 1.*

SURVEYOR'S CERTIFICATE

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH BEARS NORTH 64°48'39" WEST 807.82 FEET AND NORTH 1°59'27" WEST 891.34 FEET FROM THE SOUTHEAST CORNER OF THE JOHN A. AMBLER DLC NO. 57, TOWNSHIP 12 SOUTH RANGE 1 WEST, WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; THENCE NORTH 75°21'17" WEST 546.60 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 02°01'05" EAST 778.58 FEET TO A POINT WHICH IS WITNESSED BY A 5/8 IRON ROD THAT BEARS NORTH 02°01'05" WEST 170.08 FEET; THENCE SOUTH 64°45'59" EAST 588.55 FEET TO A POINT WHICH IS WITNESSED BY A 5/8 INCH IRON ROD THAT BEARS NORTH 01°59'27" WEST 30.64 FEET; THENCE NORTH 01°59'27" WEST 891.34 FEET TO THE POINT OF BEGINNING. EXCEPTING ALL THAT PORTION WITHIN THE PUBLIC RIGHT OF WAY.

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Kyle W. Latimer
KYLE W. LATIMER

APPROVALS:

LINN COUNTY NOTICE OF DECISION PLN-2021-00663 WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Debra Sals
LINN COUNTY PLANNING AND BUILDING DEPARTMENT
5-10-22
DATE

Mon J. Coney
LINN COUNTY SURVEYOR
5-10-22
DATE

RECORDER'S STATEMENT:

STATE OF OREGON } SS
COUNTY OF LINN }

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD OF PARTITION PLATS AS PLAT NO. 2022-45, ON THIS 10TH DAY OF MAY, 2022, AT 3:02 O'CLOCK PM, TARGET SHEET RECORDED IN DEED RECORDS DOCUMENT NO. 2022-8547

STEVE DRUCKENMILLER BY: Sam M. Miller DEPUTY CLERK
LINN COUNTY CLERK

ASSESSOR'S STATEMENT:

TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN PAID AS OF THE 10TH DAY OF MAY, 2022.

Christopher Bonn DEPUTY
LINN COUNTY TAX COLLECTOR/ASSESSOR

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT ERIC M. POND AND LAURA R. POND ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN AND DESCRIBED HEREON.

Eric M. Pond
5/4/22
DATE

Laura R. Pond
5/4/22
DATE

ACKNOWLEDGMENT:

STATE OF OR } SS
COUNTY OF Linn }

THIS IS TO CERTIFY THAT ON THIS 4TH DAY OF MAY, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ERIC M. POND AND LAURA R. POND, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Amanda Albert
NOTARY SIGNATURE

Amanda Albert
NOTARY PUBLIC - OREGON
(PRINT NAME)

COMMISSION NO. 1004109
MY COMMISSION EXPIRES September 20th, 2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR
K. W. Latimer
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2022

SHEET 1 OF 1

Udell
ENGINEERING &
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON
97355
PH. (541) 451-5125
FAX (541) 451-1366
22-059 POND PLAGMAN PP AWJ