

C.S. 25572

PARTITION PLAT No. 2012-49

A REPLAT OF PARCELS 1 AND 2 OF PARTITION PLAT 1997-02 AND THAT PROPERTY DESCRIBED IN LINN COUNTY DEED RECORDS MF VOLUME 465-349 AND MF VOLUME 171-529, BEING LOCATED IN SECTION 31 OF TOWNSHIP 11 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON

FOR: BETASEED, INC.

DATE: OCTOBER 26, 2012

SHEET 1 OF 2

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS PARTITION PLAT IS TO MEET THE REQUIREMENTS OF THE LINN COUNTY PLANNING AND BUILDING DEPARTMENT CASE FILE NUMBER PD12-0134.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE LINE BETWEEN MONUMENTS FOUND ON THE HIGHWAY 99 EAST RIGHT-OF-WAY PER PARTITION PLAT 1997-02.

BOUNDARY DETERMINATION

THE MONUMENTS FOUND ALONG THE WEST AND EAST LINES OF PARTITION PLAT 1997-02 WERE HELD FOR THE WEST AND EAST LINES OF THIS PLAT. THE SOUTH LINE WAS DETERMINED BY HOLDING THE FOUND IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 2 OF SAID PARTITION AND THE PROPORTIONAL MEASUREMENT FROM THE SOUTHEAST CORNER OF PARCEL 3 OF SAID PARTITION. THE NORTH LINE WAS THEN DETERMINED BY HOLDING A LINE 10.00 FEET SOUTH OF THE SECTION LINE. THE NORTHWEST CORNER WAS DETERMINED BY HOLDING THE HIGHWAY CENTERLINE REFERENCE MONUMENTS AND THE STATIONS AND OFFSETS PROVIDED IN LINN COUNTY DEED RECORD VOLUME 594, PAGE 354.

L#	Bearing	Length
L1	N 74°53'03" W	39.26'
L2	N 89°30'07" W	36.00'

LEGEND

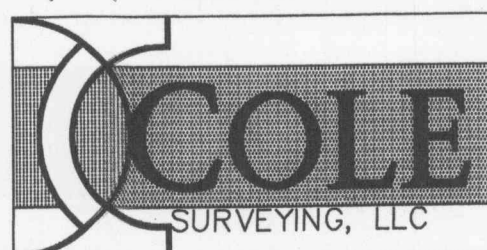
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND 5/8" IRON ROD WITH YPC MARKED "LS 501" PER PARTITION PLAT 1997-02, C.S. 21785, UNLESS OTHERWISE NOTED
- FOUND 3" O.S.H.D. BRASS CAP
- △ CALCULATED POINT
- IR IRON ROD
- FD FOUND
- YPC YELLOW PLASTIC CAP
- ALC ALUMINUM CAP
- LCDR LINN COUNTY DEED RECORD
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY
- C.S. LINN COUNTY SURVEY
- [] RECORD INFORMATION AS PER PARTITION PLAT 1997-02, C.S. 21785
- () RECORD INFORMATION AS PER
 - ① C.S. 15539
 - ② C.S. 10646
 - ③ LCDR MF VOLUME 172, PAGE 384
 - ④ LCDR MF VOLUME 594, PAGE 354

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SEP 12 2018

OWRD

BRIAN SCOTT SAILOR, P.L.S.
COLE SURVEYING, LLC
6765 S.W. PHILOMATH BLVD.
CORVALLIS, OREGON 97333
(541) 929-5500



I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

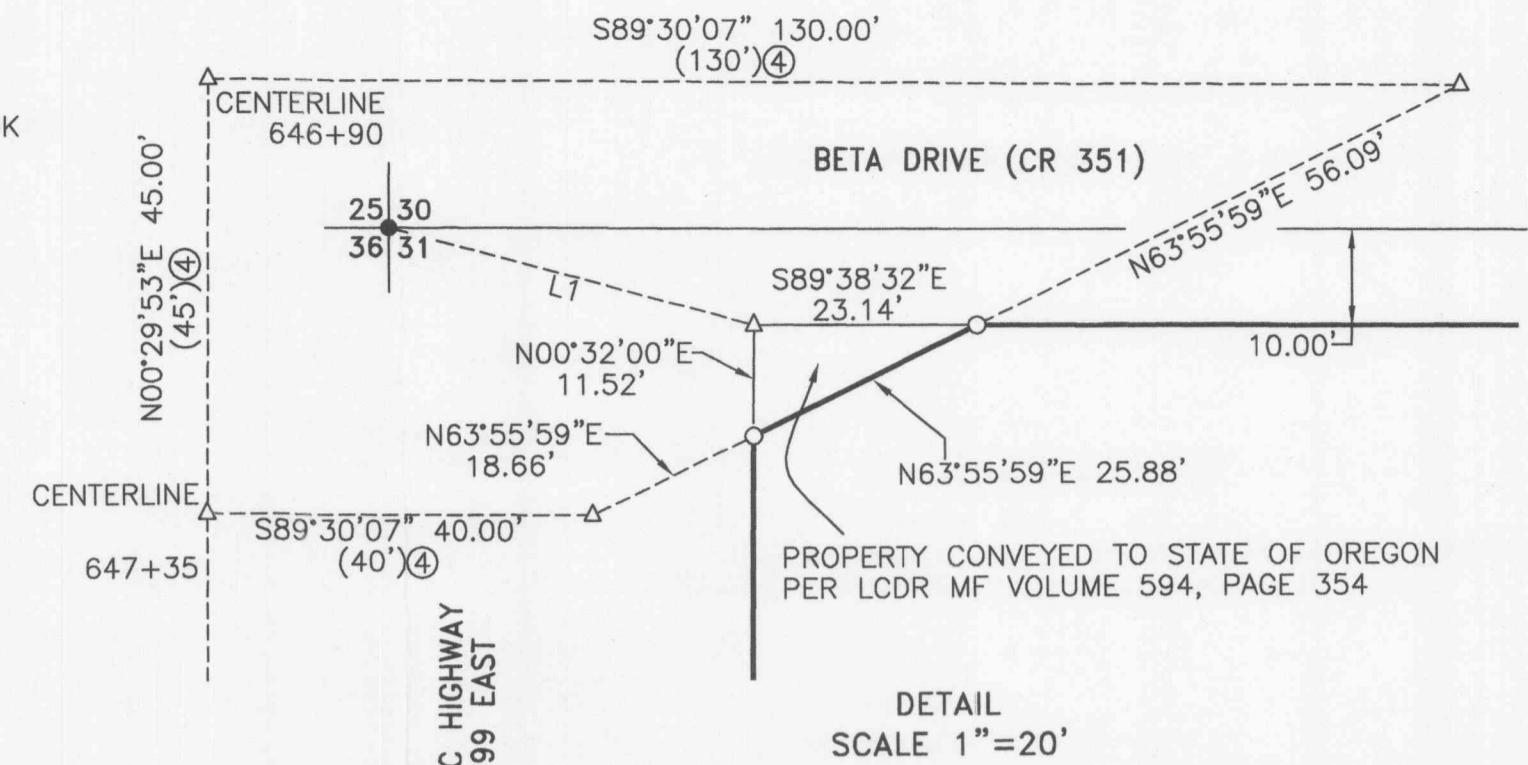
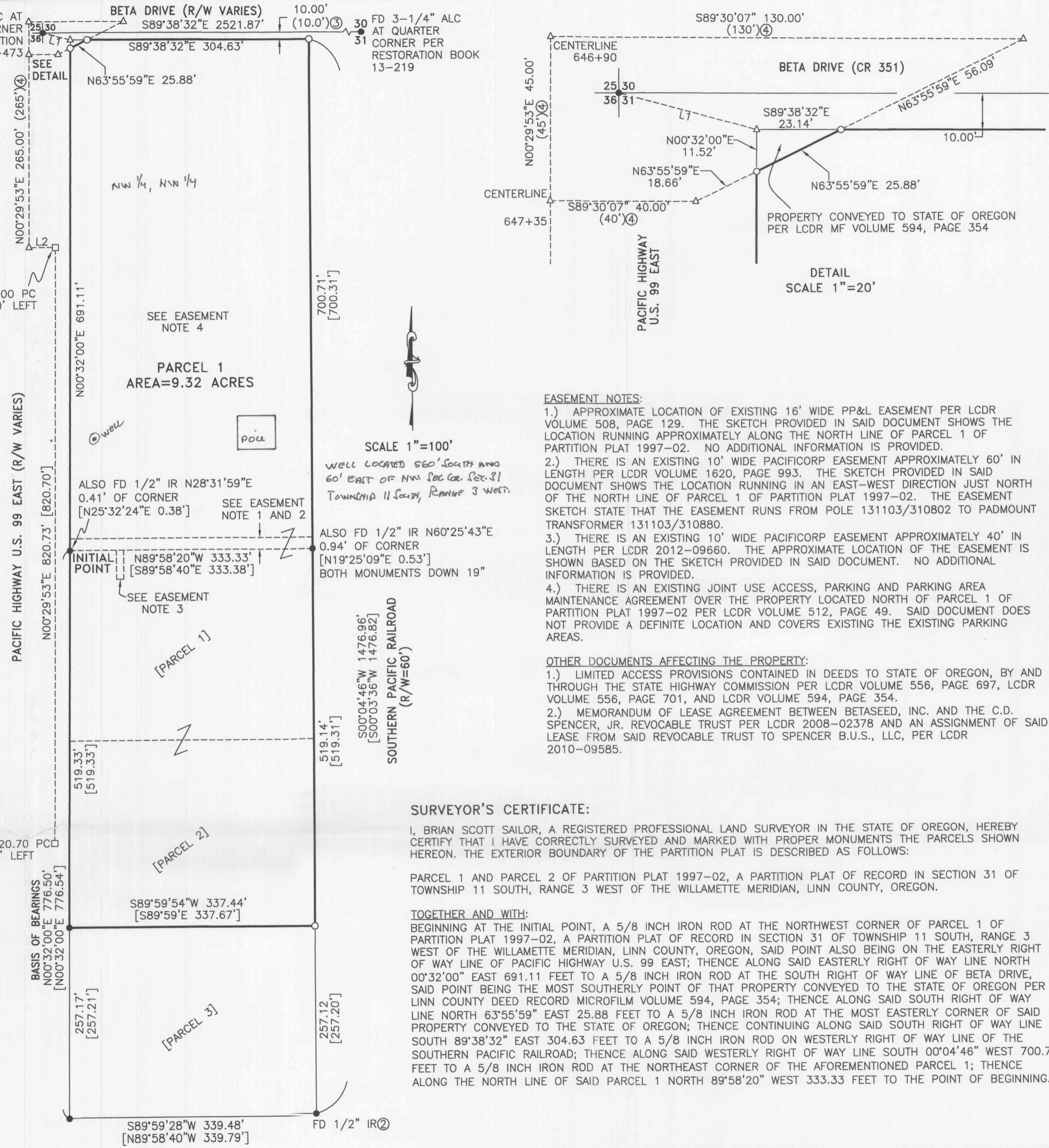
BRIAN SCOTT SAILOR, P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/14

FD 2" ALC AT SECTION CORNER PER RESTORATION BOOK 13-473
BETA DRIVE (R/W VARIES)
S89°38'32"E 2521.87'
10.00'
FD 3-1/4" ALC AT QUARTER CORNER PER RESTORATION BOOK 13-219



EASEMENT NOTES:

- 1.) APPROXIMATE LOCATION OF EXISTING 16' WIDE PP&L EASEMENT PER LCDR VOLUME 508, PAGE 129. THE SKETCH PROVIDED IN SAID DOCUMENT SHOWS THE LOCATION RUNNING APPROXIMATELY ALONG THE NORTH LINE OF PARCEL 1 OF PARTITION PLAT 1997-02. NO ADDITIONAL INFORMATION IS PROVIDED.
- 2.) THERE IS AN EXISTING 10' WIDE PACIFICORP EASEMENT APPROXIMATELY 60' IN LENGTH PER LCDR VOLUME 1620, PAGE 993. THE SKETCH PROVIDED IN SAID DOCUMENT SHOWS THE LOCATION RUNNING IN AN EAST-WEST DIRECTION JUST NORTH OF THE NORTH LINE OF PARCEL 1 OF PARTITION PLAT 1997-02. THE EASEMENT SKETCH STATE THAT THE EASEMENT RUNS FROM POLE 131103/310802 TO PADMOUNT TRANSFORMER 131103/310880.
- 3.) THERE IS AN EXISTING 10' WIDE PACIFICORP EASEMENT APPROXIMATELY 40' IN LENGTH PER LCDR 2012-09660. THE APPROXIMATE LOCATION OF THE EASEMENT IS SHOWN BASED ON THE SKETCH PROVIDED IN SAID DOCUMENT. NO ADDITIONAL INFORMATION IS PROVIDED.
- 4.) THERE IS AN EXISTING JOINT USE ACCESS, PARKING AND PARKING AREA MAINTENANCE AGREEMENT OVER THE PROPERTY LOCATED NORTH OF PARCEL 1 OF PARTITION PLAT 1997-02 PER LCDR VOLUME 512, PAGE 49. SAID DOCUMENT DOES NOT PROVIDE A DEFINITE LOCATION AND COVERS EXISTING THE EXISTING PARKING AREAS.

OTHER DOCUMENTS AFFECTING THE PROPERTY:

- 1.) LIMITED ACCESS PROVISIONS CONTAINED IN DEEDS TO STATE OF OREGON, BY AND THROUGH THE STATE HIGHWAY COMMISSION PER LCDR VOLUME 556, PAGE 697, LCDR VOLUME 556, PAGE 701, AND LCDR VOLUME 594, PAGE 354.
- 2.) MEMORANDUM OF LEASE AGREEMENT BETWEEN BETASEED, INC. AND THE C.D. SPENCER, JR. REVOCABLE TRUST PER LCDR 2008-02378 AND AN ASSIGNMENT OF SAID LEASE FROM SAID REVOCABLE TRUST TO SPENCER B.U.S., LLC, PER LCDR 2010-09585.

SURVEYOR'S CERTIFICATE:

I, BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PARTITION PLAT IS DESCRIBED AS FOLLOWS:

PARCEL 1 AND PARCEL 2 OF PARTITION PLAT 1997-02, A PARTITION PLAT OF RECORD IN SECTION 31 OF TOWNSHIP 11 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON.

TOGETHER AND WITH:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 1997-02, A PARTITION PLAT OF RECORD IN SECTION 31 OF TOWNSHIP 11 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF PACIFIC HIGHWAY U.S. 99 EAST; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 00°32'00" EAST 691.11 FEET TO A 5/8 INCH IRON ROD AT THE SOUTH RIGHT OF WAY LINE OF BETA DRIVE, SAID POINT BEING THE MOST SOUTHERLY POINT OF THAT PROPERTY CONVEYED TO THE STATE OF OREGON PER LINN COUNTY DEED RECORD MICROFILM VOLUME 594, PAGE 354; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 63°55'59" EAST 25.88 FEET TO A 5/8 INCH IRON ROD AT THE MOST EASTERLY CORNER OF SAID PROPERTY CONVEYED TO THE STATE OF OREGON; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°38'32" EAST 304.63 FEET TO A 5/8 INCH IRON ROD ON WESTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 00°04'46" WEST 700.71 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF THE AFOREMENTIONED PARCEL 1; THENCE ALONG THE NORTH LINE OF SAID PARCEL 1 NORTH 89°58'20" WEST 333.33 FEET TO THE POINT OF BEGINNING.

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PARTITION PLAT No. 2012-49

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FOR: BETA SEED, INC.

DATE: OCTOBER 26, 2012

SHEET 2 OF 2

APPROVALS:

PLANNING CASE FILE NUMBER PD12-0134.

APPROVED Robert Wheeler 11/27/12
DIRECTOR, LINN COUNTY PLANNING AND BUILDING DEPARTMENT DATE

APPROVED Charles W. Gibbs 11-28-12
LINN COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES ON THE WITHIN DESCRIBED PROPERTY ARE PAID AS OF THE 28TH DAY OF NOVEMBER, 2012.

BY: Mark Norkko BY (OS), DEPUTY
LINN COUNTY ASSESSOR/TAX COLLECTOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT BETASEED, INC., A MINNESOTA CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN.

BY: Jennifer Habbestad
AS: Jennifer Habbestad, Project Manager
FOR BETASEED, INC., A MINNESOTA CORPORATION

ACKNOWLEDGMENTS:

STATE OF OREGON }
COUNTY OF Benton } SS

THIS IS TO CERTIFY THAT ON THIS 21ST DAY OF November, 2012, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR Jennifer Habbestad AS Project Manager OF BETASEED, INC., A MINNESOTA CORPORATION, AND WHO, BEING FIRST DULY SWORN, EXECUTED THE FOREGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS/HER OWN FREE ACT AND DEED.

Nancy Edwards
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES: 18 Aug 2015
MY COMMISSION NUMBER: 441915

Nancy R. Edwards
PRINTED NAME

RECORDING:

STATE OF OREGON }
COUNTY OF LINN } SS

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD BOOK OF PARTITION PLATS AS PLAT No. 2012-49 ON THIS 28TH DAY OF November, 2012, AT 9:58 O'CLOCK AM, TARGET SHEET RECORDED IN DOCUMENT No. 2012-18283.

BY: Christine Acker, Deputy
STEVE DRUCKENMILLER, LINN COUNTY CLERK

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SEP 12 2018

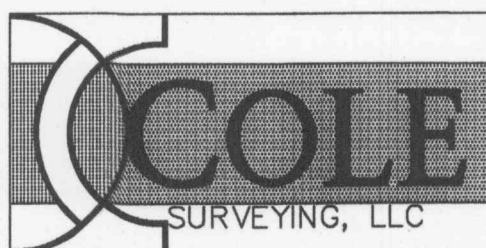
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