

PARTITION PLAT No. 2023-007

FOR  
NORTHWEST CUSTOM  
CONSTRUCTION, INC.

LOCATED IN THE  
JOHN J. HASKINS D.L.C. No. 71 IN THE  
SW 1/4 SEC. 23 + NW 1/4 SEC. 26,  
T. 10 S., R. 4 W., W.M.

IN  
BENTON COUNTY, OREGON

FEBRUARY 6, 2023

BENTON COUNTY FILE No. LU-22-043

LEGEND:

- FOUND MONUMENT, AS NOTED, SEE "FOUND MONUMENT LIST"
- SET 5/8" X 30" ROD W/YPC MARKED "K+D ENGR. LS 58561"
- CALCULATED POINT BASED ON RECORD DATA
- { } MEASURED SAME AS RECORD PER C.S. 10983
- ( ) RECORD DATA; SEE "RECORD REFERENCE LIST"
- [ ] CALCULATED DATA
- FD. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE (INSIDE DIAMETER)
- YPC YELLOW PLASTIC GAP
- C.S. COUNTY SURVEY
- ⑤ FOUND MONUMENT REFERENCE; SEE "FOUND MONUMENT LIST"
- Ⓐ RECORD SURVEY REFERENCE; SEE "RECORD REFERENCE LIST"
- ◇ EASEMENT LINE REFERENCE; SEE "EASEMENT LINE LIST"

FOUND MONUMENT LIST:

- ⑤ POINT "E" FOUND 3/4" I.R. Ⓐ; HELD
- ⑤1 POINT "C" FOUND 5/8" I.R. Ⓒ; HELD
- ⑤4 POINT "B" FOUND 3/4" I.R. Ⓐ; HELD
- ⑤5 FOUND 1/2" I.P. Ⓒ; BENT, TIED SPIN. HELD AS SOUTHWEST CORNER OF LOT 16, BLOCK 2 OF PAMELA ACRES SUBDIVISION.
- ⑤8 POINT "A" FOUND 3/4" I.R. (5/8" I.R.) Ⓒ; HELD
- ⑤9 POINT "D" FOUND 5/8" I.R. Ⓒ; HELD
- ⑦0 POINT "D" FOUND 5/8" I.R. (5/8" I.R.) Ⓒ; HELD
- ③01 FOUND 5/8" I.R. Ⓐ; W/YPC STAMPED "K+D ENGR. LS 58561"; HELD
- ③02 FOUND 5/8" I.R. Ⓐ; W/YPC STAMPED "K+D ENGR. LS 58561"; HELD

RECORD REFERENCE LIST:

- Ⓐ C.S. 10983
- Ⓑ C.S. 2267
- Ⓒ C.S. 6457
- Ⓓ C.S. 3653
- Ⓔ SPOOOG-085, PAMELA ACRES SUBDIVISION

ACCESS + UTILITY EASEMENT LINE LIST:

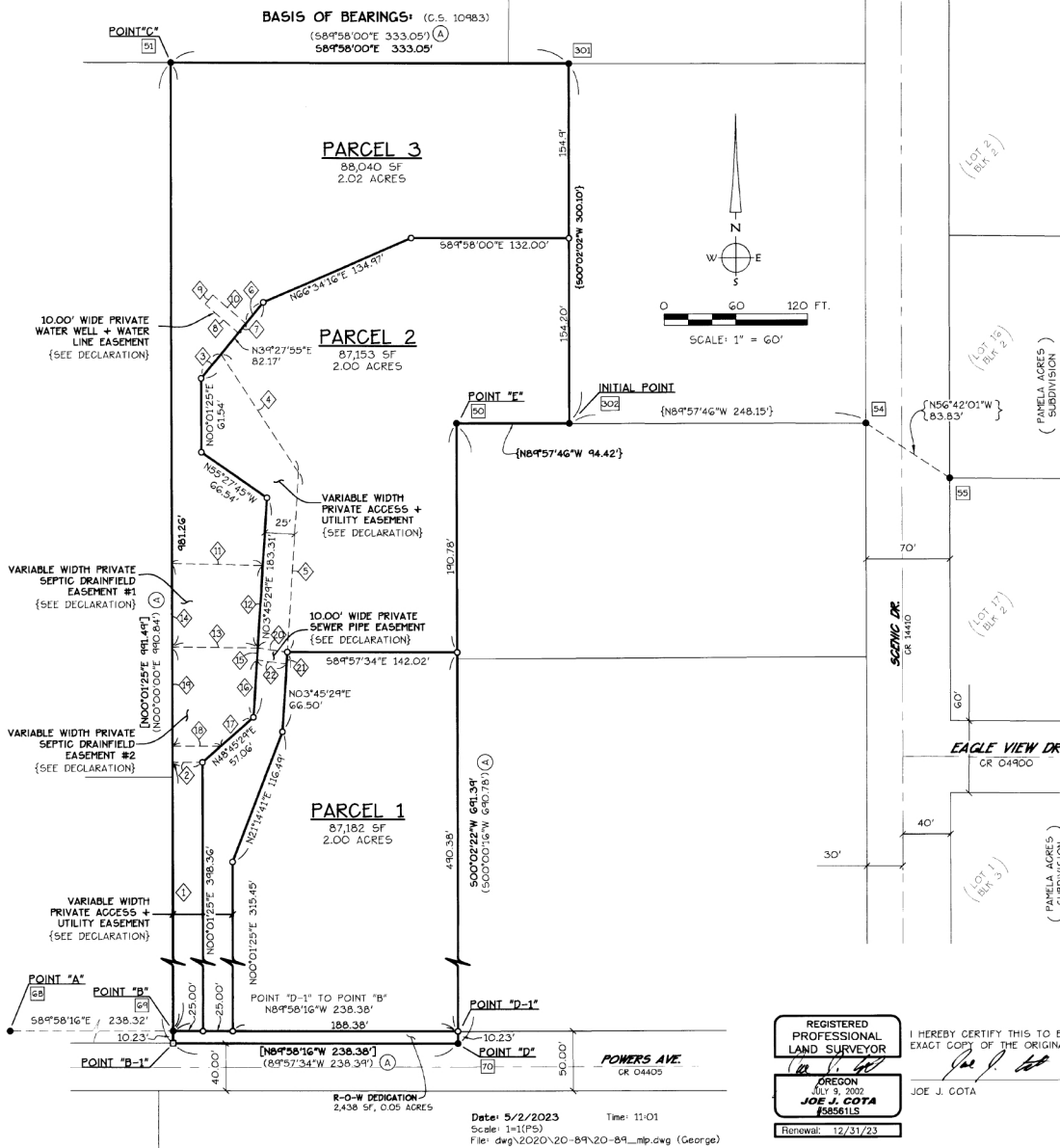
- ◇ 100°01'25"E 398.35'
- ◇ N90°00'00"E 25.00'
- ◇ N3°27'55"E 26.36'
- ◇ S33°10'32"E 117.81'
- ◇ S03°45'29"W 149.86'

WELL + WATER LINE EASEMENT LINE LIST:

- ◇ S3°27'55"W 22.97'
- ◇ S3°27'55"W 10.00'
- ◇ N4°13'22"W 36.63'
- ◇ N40°46'30"E 10.00'
- ◇ S4°13'22"E 36.40'

SEPTIC DRAINFIELD EASEMENT LINE LIST:

- ◇ 588°39'01"E 76.18'
- ◇ S03°45'29"W 69.83'
- ◇ N8°28'05"W 71.67'
- ◇ N00°01'25"E 69.83'
- ◇ S03°45'29"W 10.03'
- ◇ S03°45'29"W 47.99'
- ◇ S48°45'29"W 36.47'
- ◇ N90°00'00"W 40.48'
- ◇ N00°01'25"E 82.60'
- ◇ S81°57'45"E 25.07'
- ◇ S03°45'29"W 10.03'
- ◇ N81°57'45"W 25.07'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JOE J. COTA  
58561LS  
Renewal: 12/31/23

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

JOE J. COTA P.L.S. 58561

K & D

K & D ENGINEERING, Inc.  
276 N.W. Hickory Street, P.O. Box 785  
Albany, Oregon 97321  
(541) 928-2883

SHEET 1 OF 2

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.