

PARTITION PLAT 2025-019
FOR
FRANKLIN-CLARKSON TIMBER CO, LLC

A REPLAT OF A PORTION OF
PARCEL 3, PARTITION PLAT 2006-049
IN THE
THE SW 1/4 & SE 1/4 OF SECTION 24 AND ALL OF
SECTION 25; T 11 S, R 7 W, W.M.
AND THE SW 1/4 OF SECTION 19,
AND THE NE 1/4, NW 1/4 & SW 1/4 OF SECTION 30;
T 11 S, R 6 W, W.M.

BENTON COUNTY, OREGON
SEPTEMBER 15, 2025
LU-25-021

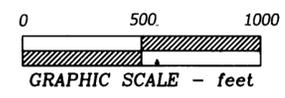
PAGE 1 OF 2

I, THE UNDERSIGNED,
HEREBY CERTIFY
THAT THIS IS AN
EXACT COPY OF
THE ORIGINAL PLAT.
DA
DAVID ANDREW HALLOCK
P.L.S. 099849

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

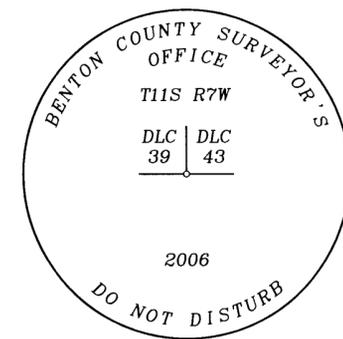
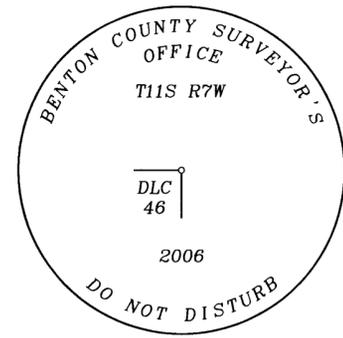
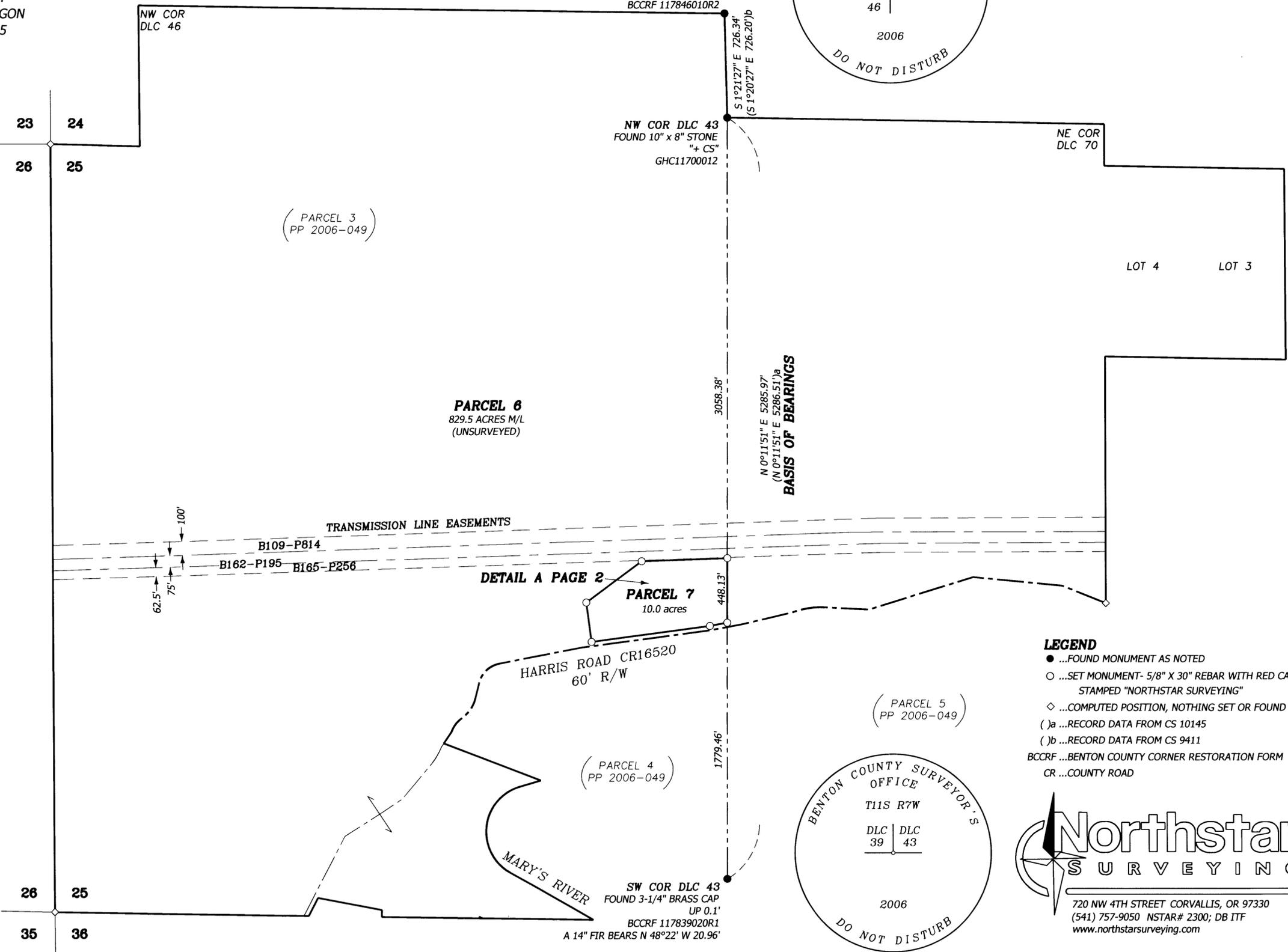
OREGON
JANUARY 10, 2023
DAVID ANDREW HALLOCK
099849

RENEWS: 06/30/2027



UN-PLOTTABLE EASEMENTS

- M-84152 - ELECTRICAL & TELEPHONE LINES
- 2004-363717 - COMMUNICATIONS LINES
- 2004-363718 - COMMUNICATIONS LINES
- BOOK 175, PAGE 618 - UTILITIES
- M-17470 - UTILITIES
- M-68686 - UNDERGROUND UTILITIES
- M-51126-83 - ELECTRICAL & TELEPHONE LINES
- M-97346-88 - ROAD CONSTRUCTION
- M-237837-97 - TRANSMISSION LINES
- 2009-451313 - UNDERGROUND UTILITIES
- 2011-480915 - ACCESS ROAD



- LEGEND**
- ...FOUND MONUMENT AS NOTED
 - ...SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
 - ◇ ...COMPUTED POSITION, NOTHING SET OR FOUND
 - ()a ...RECORD DATA FROM CS 10145
 - ()b ...RECORD DATA FROM CS 9411
 - BCCRF ...BENTON COUNTY CORNER RESTORATION FORM
 - CR ...COUNTY ROAD

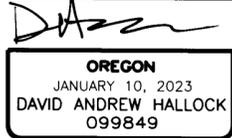
Northstar
SURVEYING

720 NW 4TH STREET CORVALLIS, OR 97330
(541) 757-9050 NSTAR# 2300; DB ITF
www.northstarsurveying.com

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BENTON COUNTY, OREGON
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PAGE 2 OF 2



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DAVID ANDREW HALLOCK
P.L.S. 099849

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SET THE MONUMENTS DEFINING THE CORNERS OF THE 10.0 ACRES PARCEL. I FOUND AND HELD THE MONUMENTS AT THE NORTHEAST CORNER OF DLC No. 46 & AT THE SOUTHWEST CORNER OF DLC No. 43 TO DEFINE THE EAST LINE OF PARCEL 7. I TIED THE CENTER OF HARRIS ROAD AND OFFSET 30.00 FEET TO DEFINE THE NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF PARCEL 7, AND HELD 10.0 ACRES TO CALCULATE THE REMAINING PARCEL 7 CORNERS. PARCEL 6 IS WELL OVER 10 ACRES AND WAS NOT SURVEYED.

SURVEYOR'S CERTIFICATE

I, DAVID HALLOCK, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND FOUND OR SET THE PROPER MONUMENTS DEFINING THE CORNERS OF THIS PARTITION PLAT; THE LAND IS DESCRIBED AS FOLLOWS:

"PARCELS 14 AND 15" OF THOSE TRACTS OF LAND AS CONVEYED TO FRANKLIN-CLARKSON TIMBER CO, LLC PER INST. No. 2016-551185 OF THE BENTON COUNTY DEED RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARTITION PLAT 2006-049 OF THE BENTON COUNTY PLAT RECORDS.

SAVING AND EXCEPTING THAT PORTION OF SAID PARCEL 3 DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, SAID ROD LYING N 89°40'28" W 273.00 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 25 AND 36; THENCE ALONG SAID SECTION LINE, N 89°40'28" W 510.10 FEET TO A 5/8" IRON ROD AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 16520 (HARRIS ROAD); THENCE ALONG SAID RIGHT-OF-WAY LINE, N 26°27'32" E 142.74 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S 79°45'46" E 454.01 FEET TO A 5/8" IRON ROD; THENCE S 00°19'32" W 50.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- ...FOUND MONUMENT AS NOTED
- ...SET MONUMENT- 5/8" X 30" REBAR WITH RED CAP STAMPED "NORTHSTAR SURVEYING"
- ◇ ...COMPUTED POSITION, NOTHING SET OR FOUND
- ()a ...RECORD DATA FROM CS 10145
- ()b ...RECORD DATA FROM CS 9411
- CR ...COUNTY ROAD

DECLARATION

KNOW ALL BY THESE PRESENTS THAT FRANKLIN-CLARKSON TIMBER CO, LLC IS THE RECORDED OWNER OF THE LAND REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAME TO BE PLATTED AND SURVEYED INTO THE PARCELS AS SHOWN.

[Signature]
AUTHORIZED AGENT,
FRANKLIN CLARKSON TIMBER CO, LLC

10/15/2025
DATE

Jeremy Ferris
PRINTED NAME

STATE OF OREGON)
COUNTY OF Multnomah) S.S.

SIGNED AND ATTESTED BEFORE ME ON THIS 15th DAY OF October
2025, BY Jeremy Ferris

Jill Anderson SIGNATURE OF NOTARY

Jill Anderson PRINTED NAME OF NOTARY

NOTARY PUBLIC - OREGON
COMMISSION No. 1058980
MY COMMISSION EXPIRES May, 11, 2029

APPROVALS

[Signature]
BENTON COUNTY PLANNING OFFICIAL

10/23/25
DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2026.

[Signature]
FOR DIRECTOR,
BENTON COUNTY DEPARTMENT OF ASSESSMENT

11/6/2025
DATE

[Signature]
BENTON COUNTY TAX COLLECTOR

11/06/2025
DATE

[Signature]
BENTON COUNTY SURVEYOR

11-06-2025
DATE

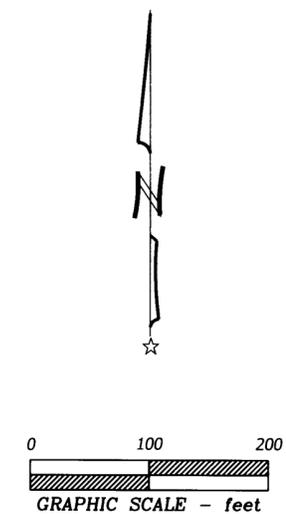
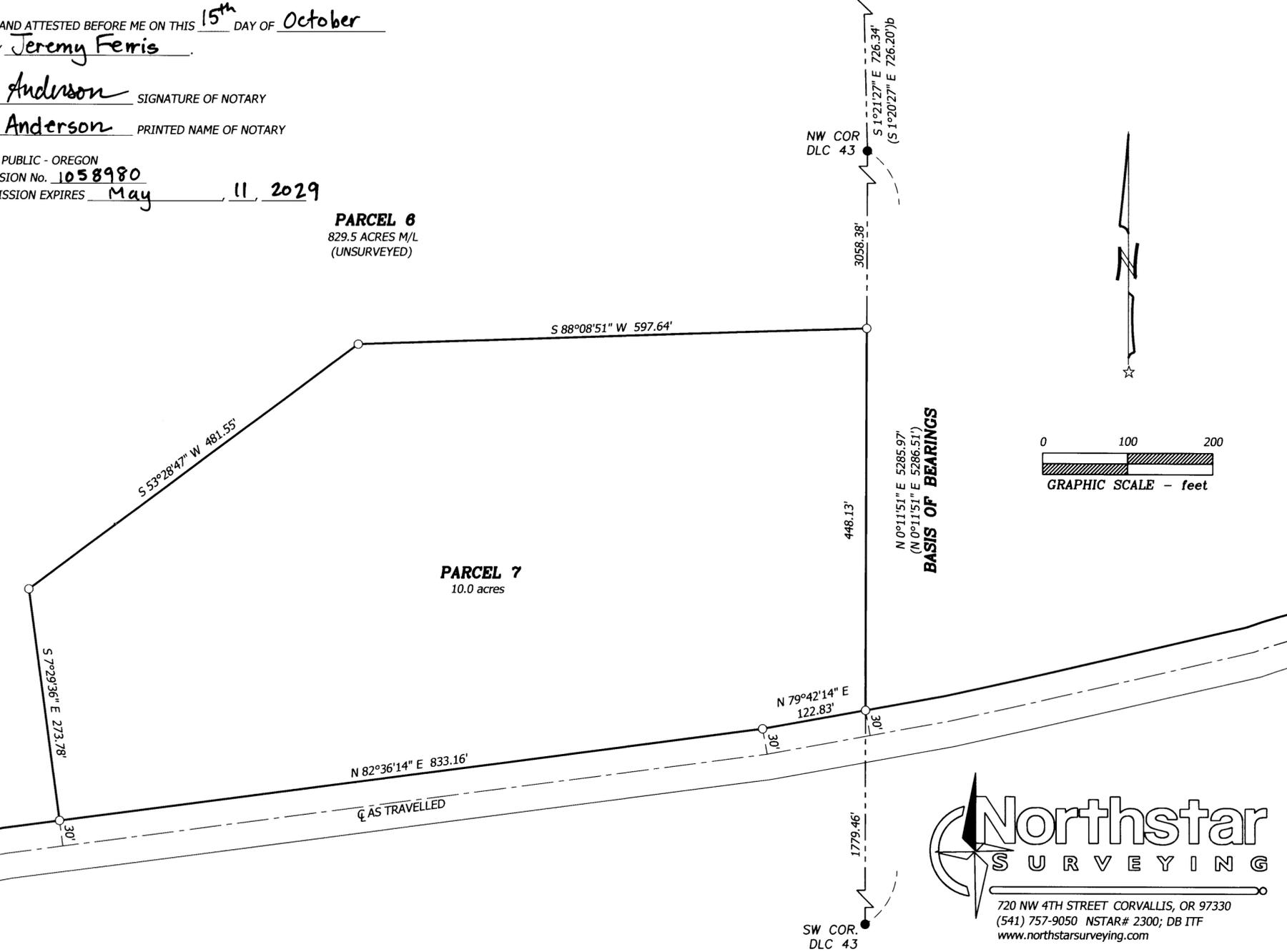
RECORDING

STATE OF OREGON)
COUNTY OF BENTON) S.S.

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME AS PARTITION PLAT 2025-019 IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT No. 2025-657450 ON THIS 20th DAY OF November, 2025 AT 3:10 O'CLOCK P.M.

[Signature]
BENTON COUNTY CLERK

INITIAL POINT
NE COR DLC 46



Northstar
SURVEYING

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