

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found or set proper monuments at the corners of the land represented on this Partition Plat. The land is described as follows:

A tract of land in the Northwest Quarter of Section 12, T 11 S, R 5 W, W.M., Benton County, Oregon, said tract being a portion of Parcel 1 of Partition Plat 2005-03 and being more specifically described as follows:

Beginning at a 5/8" iron rod at the southeast corner of said Parcel 1 on the northerly right-of-way line of County Road 15360 (NW Lewisburg Road); thence along said right-of-way line, N 89°50'30"W 819.52 feet to a 5/8" iron rod on the easterly right-of-way line of NW Kinsey Way; thence along said easterly right-of-way line, N 06°05'00"E 21.86 feet; thence continuing along said right-of-way line on the arc of a 75.00 radius curve right (chord bears N 26°58'06"E 53.48 feet) 54.68 feet; thence N 47°51'16"E 241.75 feet to a 5/8" iron rod at the most westerly northwest corner of Parcel 3 of said Partition Plat; thence along the west line of said Parcel 3, S 42°08'44"E 111.76 feet to a 5/8" iron rod; thence S 00°09'30"W 108.60 feet to a 5/8" iron rod at the southwest corner of said Parcel 3; thence S 89°50'30"E 138.10 feet to a 5/8" iron rod at the southeast corner thereof; thence N 00°09'30"E 248.46 feet to a 5/8" iron rod at the northeast corner of Parcel 2 of said Partition Plat; thence N 89°50'30"W 150.45 feet to a 5/8" iron rod at the northwest corner thereof at an angle point in the right-of-way line of said Kinsey Way; thence along said right-of-way line, N 42°08'44"W 50.00 feet; thence S 47°51'16"W 326.75 feet; thence along the arc of a 125.00 foot radius curve left (chord bears S 26°58'06"W 89.13 feet) 91.13 feet; thence S 06°05'00"W 27.05 feet to the intersection of said right-of-way line with the northerly right-of-way line of said County Road 15360; thence along said County Road right-of-way line N 89°50'30"W 217.87 feet to a 5/8" iron rod; thence leaving said right-of-way line N 00°10'09"E 494.56 feet to a 5/8" iron rod; thence N 89°49'51"W 50.72 feet to a 5/8" iron rod; thence N 00°10'09"E 40.00 feet to a 5/8" iron rod; thence S 89°49'51"E 119.50 feet to a 5/8" iron rod; thence N 00°10'09"E 538.73 feet to a 5/8" iron rod; thence N 89°49'51"W 218.78 feet to a 5/8" iron rod on the west line of said Parcel 1; thence N 00°10'09"E 315.04 feet to a 1-1/4" iron pipe at the northwest corner of said Parcel 1; thence S 89°50'32"E 1243.57 feet to a 7/8" iron shaft at the northeast corner thereof; thence S 00°24'48"W 1388.38 feet to the point of beginning.

LEGEND

-Found monument: 5/8" rod with red plastic cap set per Partition Plat 2005-03 or CS 10082, unless otherwise noted.
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ⊕.....Set monument: 1/2"x 24" rebar with yellow plastic cap stamped "N.STAR PLS 1823."
- A.S.U.E...Access, Storm Drain and Utilities Easement
- BS.....Barrier Strip (for access control) to Benton County (1 foot wide)
- E.P.E...Effluent Pipeline Easement
- S.D.E...Septic Drainfield Easement
- S.M.E...Slope Maintenance Easement
- U.E.....Utilities Easement (Public and Private Utilities)
- WC.....Witness Corner
- *.....Denotes easement created by Partition Plat 2005-03.

NOTE: Pipe dimension is inside diameter.

NARRATIVE

This plat is the result of Benton County Community Development Dept. File No. LU09-075. It represents the second phase of a series partition - the replatting of a portion of Parcel 1 of Partition Plat 2005-03.

I surveyed and platted Partition Plat 2005-03. In November, 2005, per CS 10082, I did a property line adjustment survey which transferred 4.50 acres from Parcel 1 to the adjacent property to the west. I used the same field survey control network for those surveys as for this present project. Thus the boundary data I show on this plat is identical to those previous surveys.

DECLARATION

Know all persons by these presents that ~~The Kinsey Bass Green Trust~~ ^{Green Community Development, LLC} ~~Kinsey Bass Green, Trustee~~ is the recorded owner of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be platted and surveyed into Parcels as shown on this plat.

I hereby create the Septic Drainfield ^{and Effluent Pipeline} Easement as shown on Parcel 5 for the benefit of Parcel 4.

I hereby grant to Parcel 4 the Well and Waterline Easement as shown on Parcel 5, originally created on Partition Plat 2005-03.

I hereby create the Access, Storm Drain and Utilities Easement as shown on Parcels 4 and 5 for the benefit of ~~the~~ ^{Parcels 4 & 5 and Parcels 2 & 3} Parcels. ~~4 & 5 and Parcels 2 & 3~~ ^{Partition Plat 2005-03}

I hereby create the Storm Drain Easement as shown on Parcel 5 for the benefit of ~~the~~ ^{Parcels 4 & 5 and Parcels 2 & 3} Parcels. ~~4 & 5 and Parcels 2 & 3~~ ^{Partition Plat 2005-03}

These easements shall include the right of access for construction, use, maintenance and repair.

Kinsey Bass Green
Kinsey Bass Green, ~~Trustee~~ ^{Dwight}
~~The Kinsey Bass Green Trust~~

Kinsey Bass Green, ~~Trustee~~ ^{Dwight}
~~The Kinsey Bass Green Trust~~

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

Signed and attested before me on this 18th day of December, 2009, by Kinsey Bass Green as ~~Trustee of the~~ ^{owner of} ~~Kinsey Bass Green Trust~~ ^{Green Community Development, LLC}.

Linda K. Vehrs signature
Linda K. Vehrs printed name

Notary Public - Oregon
Commission No. 435018
My Commission Expires Dec. 19, 2012

PARTITION PLAT 2009-25

A REPLAT OF A PORTION OF PARCEL 1
PARTITION PLAT 2005-03

for
~~THE KINSEY BASS GREEN TRUST~~

in
NW 1/4 SECTION 12
T 11 S, R 5 W, W.M.
BENTON COUNTY, OREGON

NOVEMBER 21, 2007

SHEET 3 OF 3

THIS DRAWING IS AN EXACT
COPY OF THE ORIGINAL PLAT.

APPROVALS

Cree Verret 12/30/2009
Benton County Planning Official date

J. Maudin 12-31-09
For Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2010.

by *Lami Woodward* 12-21-09
Director, Benton County Dept. of Assessment date

by *Irish Shallow* 12-22-09
Director, Benton County Department of Finance, Auditing & Tax Collection date

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

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2009-25 in the Benton County Deed Records as Document No. 2009-466687 on this 21st day of December, 2009, at 9:31 o'clock AM.

by *Kathleen Horning*
For Benton County Clerk Senior Deputy Clerk

REGISTERED
PROFESSIONAL
LAND SURVEYOR

W. L. Lauer

OREGON
JULY 21, 1992
W. L. LAUER
2558

RENEWS 12/31/2010

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050