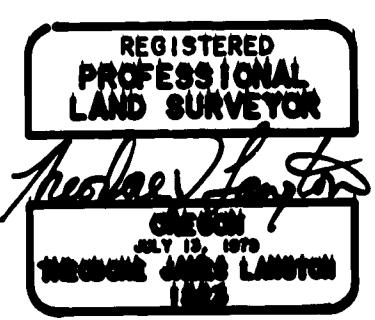


**LEGEND**

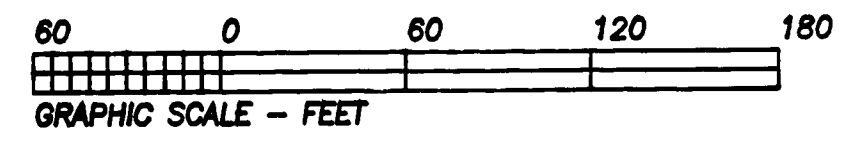
- .....Found monument: 5/8" Iron rod unless otherwise noted.
- .....Found monument: 1/2" (I.D.) Pipe.
- .....Set monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- {.....Record data from the plat of ADAIR MEADOWS.
- [....." " " M-38910-82, Benton County Deed Records (BCDR).
- [....." " " CS 3078.
- <>....." " " "Exhibit A", Book 168, Page 341, BCDR.
- YPC.....Yellow Plastic Cap.



**NORTHSTAR SURVEYING, INC.**  
402 N.W. 5th Street  
Corvallis, Oregon 97330  
Phone: 503-757-9050

PARTITION PLAT NO. 93-19  
for  
**RICHARD A. and CAROLYN M. EDER**  
in  
NE 1/4 SECTION 30, T10S, R4W, W.M.  
CITY OF ADAIR VILLAGE  
BENTON COUNTY, OREGON

MARCH 9, 1993  
SHEET 1 OF 2



D-E N 84°45'27"E 151.49  
{ N 84°43'30"E } {151.35}  
E-F S 0°44'16"E 150.00  
{ S 4°46'E } {150.00}

CURVE	RADIUS	ARC	DELTA	CHORD	BRG & DIS
A-B	240.30	64.48	15°22'12"	S 2°23'49"W	64.2
	(240.30)	(64.51)	(15°22'56")	(S 2°27'16"W	64.2
I-H	45.00	77.13	98°12'23"	S 54°20'30"E	68.2
	[45.00]	[77.09]	-----	[N 54°20'25"W	68.2

Intr. & Powerline with Road R/W = 30.75' from Rod at P.C.

Access Esmt per Bk 168, Pg 341

PORTION OF TL 200 TRANSFERRED TO TL 100 PER M-163422-93 = 8,434 Sq Ft

Access & Utilities Esmt per M-145706-92

5/8" Rod YPC "RE WILSON 1923" (40.00)

Set Lead Plug in conc. with 3/4" Brass Washer "PLS 1823"

Intr. & Powerline with R/W = 11.49' from set Mon. at Intr. of Road R/Ws. Centerline of Existing Powerlines = @ 50' Util. Easement per plat of ADAIR MEADOWS.

I hereby certify that this tracing is an exact copy of the original plat.  
*Theodore J. Larson*  
4/23/93

R = 375.00 (375.00)  
L = 121.01 (121.06)  
Δ = 18°29'18" (18°29'50")  
LC = N 4°10'17"E 120.48 (N 3°58'55"E) (120.54)

**PARCEL 1**  
4.48 Acres

**PARCEL 8**  
1.17 Acres

**PARCEL 3**  
17,312 Sq Ft

758.47' S 84°44'00"W 933.31' (S 84°44'00"W) (933.36)

**AVENUE Co. Rd. 04701**

**NARRATIVE**

This partition divides Tax Lot 200, Map 10-4-30AC, into 3 Parcels. Prior to the partition the property lines between Tls 200 and 100 were adjusted per M-163482-93, Benton County Deed Records. Part of TL 200 was conveyed to TL 100 to increase TL 100 out to the R/W lines. The original boundary of TL 100 was somewhat in question. The tract was leased to Pacific Telephone and Telegraph by the United States Air Force per Lease No. DA(S)45-108-ENG-600 in September, 1959. I was unable to obtain a copy of that document. I pieced together what I feel was the intended tract from several documents: CS 3078, Book 168, Page 341, Benton County Deed Records (BCDR), and M-145706-92, BCDR. The Assessor's Map drawing supports my approach. I found 3 monuments from CS 3078. I accepted the NE monument as the NE corner of the Lease Area and computed the SE corner of the Lease Area by distance-distance intersection from the NE and SW monuments. I then computed the NW corner of the Lease Area 101.35 feet from the NE corner, and the SW Lease Area corner 100.00 feet from the SE corner. The resulting configuration fit the phone company improvements nicely as shown.

I computed TL 201 with data from M-38910-82, beginning with the slight angle point on the east line at (G). I held the deed record distance 133.22 feet from the found rod at the SE corner of Lot 6, Block 1, ADAIR MEADOWS. I intersected that distance with a line parallel to Laurel Drive, which began on the north R/W of Arnold Avenue 120.00 feet westerly of the intersection of this north R/W with the west R/W of Laurel Drive. I computed the south line of TL 201 by holding record deed distance and making the line parallel to Arnold Avenue. The NW corner was set on the south line of Block 1, ADAIR MEADOWS, at the record distance from the SE corner of Lot 6. The west line was then computed by holding the record interior angle and distance from said NW corner. I then held the record radius and computed the radius point and the curve by distance-distance intersection.

I computed all curves along the rest of the property holding record radii from the found monuments and computing the radius point by distance-distance intersection.

I hereby certify that this tracing is an exact copy of the original plat.  
*Theodore J. Langton*  
 4/23/93

PARTITION PLAT NO. 93-19  
 for  
**RICHARD A. and CAROLYN M. EDER**  
 in  
 NE 1/4 SECTION 30, T10S, R4W, W.M.  
 CITY OF ADAIR VILLAGE  
 BENTON COUNTY, OREGON  
 MARCH 9, 1993  
 SHEET 2 OF 2

**SURVEYOR'S CERTIFICATE**

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I have correctly surveyed and marked with proper monuments the land represented on this partition plat, the boundary of which is described as follows:

A tract of land in the Northeast Quarter of Section 30, T10S, R4W, W.M., Benton County, Oregon, being more specifically described as follows:

Beginning at a 5/8" iron rod at the Southwest corner of Lot 4, Block 1, ADAIR MEADOWS, a subdivision in the City of Adair Village, said County and State; thence along the south line of said Block, N 74°18'48"E 298.91 feet to a 5/8" iron rod at the Northwest corner of the tract conveyed to Dennis L. and Sandra G. DeMers per M-38910-82, Benton County Deed Records; thence along the boundary of said DeMers tract on the following courses: S 13°24'27"E 69.36 feet to a 5/8" iron rod; thence on the arc of a 45.00 foot radius curve left (Long Chord = S 54°20'30"E 68.03 feet) 77.13 feet to a 5/8" iron rod; thence N 84°44'00"E 105.00 feet to a 5/8" iron rod at the southeast corner of said Demers tract; thence along the east line of said Demers tract N 5°12'07"W 13.00 feet to a 5/8" iron rod; thence N 0°37'05"W 133.22 feet to a 5/8" iron rod at the Northeast corner thereof, being also the Southwest corner of Lot 7, Block 1, ADAIR MEADOWS; thence leaving said Demers tract along the south line of said Lot 7, S 82°34'36"E 120.77 feet to a 5/8" iron rod at the Southeast corner thereof, being on the westerly right-of-way line of NE Laurel Drive; thence along said right-of-way line on the arc of a 240.30 foot radius curve left (Long Chord = S 2°23'49"W 64.27 feet) 64.46 feet to a 5/8" iron rod; thence continuing along said right-of-way line S 5°12'07"E 68.06 feet to a 5/8" iron rod at the northeast corner of that tract conveyed to John L. Fox per M-163482-93, said deed records; thence leaving said right-of-way line along the north line of said Fox tract, S 84°45'27"W 135.00 feet to a 5/8" iron rod at the northwest corner thereof; thence along the west line of said Fox tract S 5°15'13"E 174.47 feet to a 5/8" iron rod on the northerly right-of-way line of County Road No. 04701 (NE Arnold Avenue); thence along said right-of-way line S 84° 44'00"W 758.47 feet to a 3/4" iron rod at the intersection with the easterly right-of-way line of NE William R. Carr Street; thence along said easterly right-of-way line on the arc of a 20.00 foot radius curve right (Long Chord = N 50°15'55"W 28.27 feet) 31.40 feet to a 5/8" rod; thence continuing along said NE William R. Carr Street right-of-way line as follows: N 5°13'29"W 44.43 feet to a 5/8" iron rod; thence on the arc of a 375.00 foot radius curve right (Long Chord = N 4°10' 17"E 120.48 feet) 121.01 feet to a 5/8" iron rod; thence N 13°09'47"E 379.32 feet to a 5/8" iron rod; thence on the arc of a 1296.57 foot radius curve right (Long Chord = N 15°07'40"E 85.05 feet) 85.07 feet to a 5/8" iron rod; thence N 16°58'03"E 122.68 feet to a 5/8" iron rod at the intersection with the southerly right-of-way line of NE Laurel Drive; thence leaving the William R. Carr Street right-of-way line, along the right-of-way line of said NE Laurel Drive, on the arc of a 20.00 foot radius curve right (Long Chord = N 61°47'15"E 28.15 feet) 31.22 feet to a 5/8" iron rod; thence S 73°26'26"E 51.15 feet to a 1/2" iron rod at the northwest corner of Lot 1, said Block 1; thence leaving said right-of-way line along the westerly and southerly boundary of said Block 1 as follows: S 12°07'08"W 290.07 feet to a 5/8" iron rod; thence S 16°56'45"E 177.53 feet to a 1/2" iron rod; thence S 76°49'54"E 100.00 feet to the point of beginning.

**DECLARATION**

Know all people by these presents that Richard A. Eder and Carolyn M. Eder are the recorded owners of the lands represented on this partition plat and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be partitioned and surveyed into parcels as shown on the annexed map.

There are no water rights appurtenant to this property.

We hereby create the utility easment along the south line of Parcels 1 and 2, for the mutual benefit of Parcels 1, 2 and 3.

We hereby create the utility and drainage easement along the south line of Parcel 3 for the benefit of Parcel 2 and 3.

We hereby create the utility easement along the east line of Parcel 3 for the benefit of Parcels 1 and 2 and 3.

*Richard A. Eder*  
 Richard A. Eder  
*Carolyn M. Eder*  
 Carolyn M. Eder

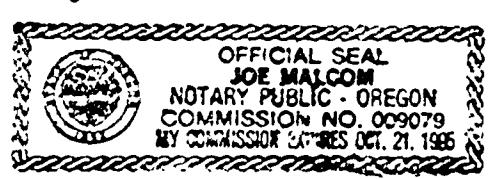
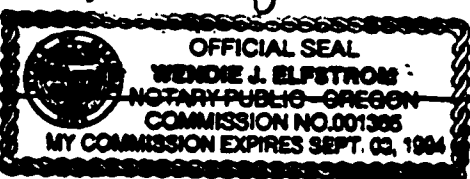
**ACKNOWLEDGEMENT**

STATE OF OREGON )  
 ) S.S.  
 COUNTY OF ~~Marion~~ )

This is to certify that on this 28<sup>1ST</sup> day of April<sup>MAY</sup>, 1993, before me, a Notary Public in and for said State and County, did personally appear Richard A. Eder and Carolyn M. Eder, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and acknowledged to me that they executed said instrument freely and voluntarily.

*Wardie S. Johnson*  
 Notary Public

*Joe Malcom*



**EASEMENTS**

Easements, indeterminate as to location, which may affect the parent parcel have been recorded by the following documents:

- Book 98, Page 467: Electrical Transmission Line.
- Book 98, Page 475: Electrical Transmission Line.
- Book 98, Page 476: Electrical Transmission Line.
- Book 130, Page 508: Electrical Transmission Line.
- M-41152: Water and Sanitary Sewer Lines.

**APPROVALS**

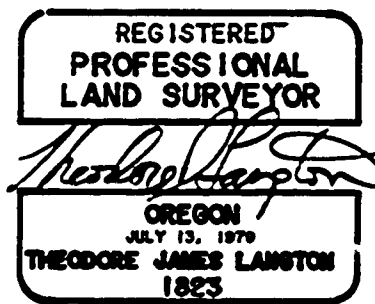
APPROVED *William J. Harkness* 4/26/93  
 Chairman of Planning Commission date  
 City of Adair Village

APPROVED *Ray Wilson* 5-6-93  
 FOR Benton County Surveyor date

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

I hereby certify that the attached partition plat was received and duly recorded by me in the Benton County Records Book of Partition Plats as Plat No. 93-19 on this 07 day of May, 1993, at 7:42 o'clock am.

by *Joe Malcom*  
 Benton County Clerk



EXPIRES 12-31-93  
**NORTHSTAR SURVEYING, INC.**  
 402 N.W. 5th Street  
 Corvallis, Oregon 97330  
 Phone: 503-757-9050

93-19

**NARRATIVE**

This partition divides Tax Lot 200, Map 10-4-30AC, into 3 Parcels. Prior to the partition the property lines between TLs 200 and 100 were adjusted per M-163482-93, Benton County Deed Records. Part of TL 200 was conveyed to TL 100 to increase TL 100 out to the R/W lines. The original boundary of TL 100 was somewhat in question. The tract was leased to Pacific Telephone and Telegraph by the United States Air Force per Lease No. DA(S)45-108-ENG-600 in September, 1959. I was unable to obtain a copy of that document. I pieced together what I feel was the intended tract from several documents: CS 3078, Book 168, Page 341, Benton County Deed Records (BCDR), and M-145706-92, BCDR. The Assessor's Map drawing supports my approach. I found 3 monuments from CS 3078. I accepted the NE monument as the NE corner of the Lease Area and computed the SE corner of the Lease Area by distance-distance intersection from the NE and SW monuments. I then computed the NW corner of the Lease Area 101.35 feet from the NE corner, and the SW Lease Area corner 100.00 feet from the SE corner. The resulting configuration fit the phone company improvements nicely as shown.

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**SURVEYOR'S CERTIFICATE**

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I hereby certify that this tracing is an exact copy of the original plat.

*Theodore J. Langton*  
4/23/93

**DECLARATION**

Know all people by these presents that Richard A. Eder and Carolyn M. Eder are the recorded owners of the lands represented on this partition plat and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be partitioned and surveyed into parcels as shown on the annexed map.

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*Richard A. Eder*  
~~Richard A. Eder~~  
Richard A. Eder

*Carolyn M. Eder*  
Carolyn M. Eder

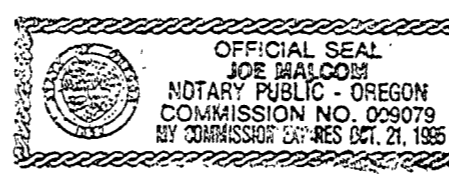
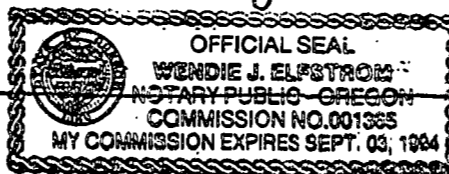
**ACKNOWLEDGEMENT**

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

This is to certify that on this 15<sup>th</sup> day of MAY, 1993, before me, a Notary Public in and for said State and County, did personally appear Richard A. Eder and Carolyn M. Eder, who being duly sworn, did say that they are the identical persons named in the foregoing instrument, and acknowledged to me that they executed said instrument freely and voluntarily.

*Wendie J. Elfstrom*  
Notary Public

*Joe Malcolm*



**EASEMENTS**

Easements, indeterminate as to location, which may affect the parent parcel have been recorded by the following documents:

- Book 98, Page 467: Electrical Transmission Line.
- Book 98, Page 475: Electrical Transmission Line.
- Book 98, Page 476: Electrical Transmission Line.
- Book 130, Page 508: Electrical Transmission Line.
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PARTITION PLAT NO. 93-19  
for  
**RICHARD A. and CAROLYN M. EDER**  
in  
NE 1/4 SECTION 30, T10S, R4W, W.M.  
CITY OF ADAIR VILLAGE  
BENTON COUNTY, OREGON

MARCH 9, 1993  
SHEET 2 OF 2

**APPROVALS**

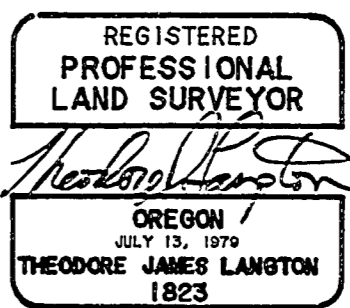
APPROVED *William D. Hockema* 4/26/93  
Chairman of Planning Commission date  
City of Adair Village

APPROVED *Ray Wilson* 5-6-93  
For Benton County Surveyor date

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

I hereby certify that the attached partition plat was received and duly recorded by me in the Benton County Records Book of Partition Plats as Plat No. 93-19 on this 17 day of May, 1993, at 7:42 o'clock PM.

by *Joe Malcolm*  
Benton County Clerk



EXPIRES 12-31-93  
**NORTHSTAR SURVEYING, INC.**  
402 N.W. 5th Street  
Corvallis, Oregon 97330  
Phone: 503-757-9050

93-19

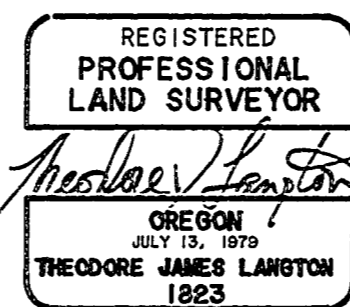
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BENTON COUNTY, OREGON

MARCH 9, 1993

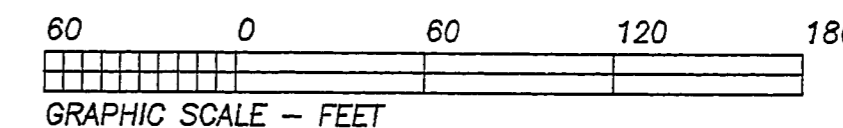
SHEET 1 OF 2

**LEGEND**

- ⊙.....Found monument: 5/8" iron rod unless otherwise noted.
- .....Found monument: 1/2" (I.D.) Pipe.
- .....Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- ( ).....Record data from the plat of ADAIR MEADOWS.
- { }....." " " M-38910-82, Benton County Deed Records (BCDR).
- [ ]....." " " CS 3078.
- < >....." " " "Exhibit A", Book 168, Page 341, BCDR.
- YPC.....Yellow Plastic Cap.



**NORTHSTAR SURVEYING, INC.**  
402 N.W. 5th Street  
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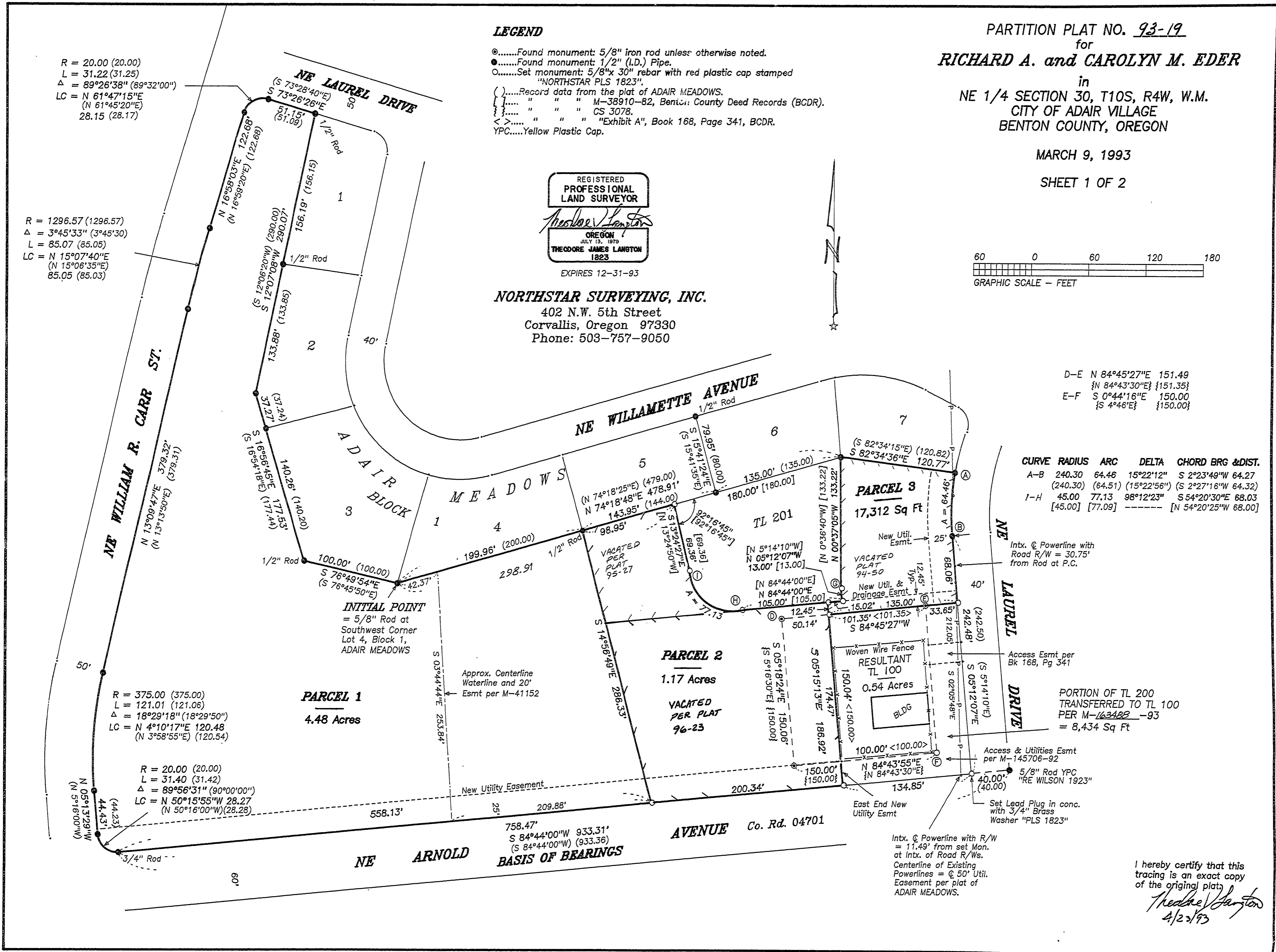


R = 20.00 (20.00)  
L = 31.22 (31.25)  
Δ = 89°26'38" (89°32'00")  
LC = N 61°47'15"E  
(N 61°45'20"E)  
28.15 (28.17)

R = 1296.57 (1296.57)  
Δ = 3°45'33" (3°45'30")  
L = 85.07 (85.05)  
LC = N 15°07'40"E  
(N 15°06'35"E)  
85.05 (85.03)

R = 375.00 (375.00)  
L = 121.01 (121.06)  
Δ = 18°29'18" (18°29'50")  
LC = N 4°10'17"E 120.48  
(N 3°58'55"E) (120.54)

R = 20.00 (20.00)  
L = 31.40 (31.42)  
Δ = 89°56'31" (90°00'00")  
LC = N 50°15'55"W 28.27  
(N 50°16'00"W) (28.28)



D-E N 84°45'27"E 151.49  
{ N 84°43'30"E } 151.35  
E-F S 0°44'16"E 150.00  
{ S 4°46'E } 150.00

CURVE	RADIUS	ARC	DELTA	CHORD	BRG & DIST.
A-B	240.30	64.46	15°22'12"	S 2°23'49"W	64.27 (240.30) (64.51) (15°22'56")
I-H	45.00	77.13	98°12'23"	S 54°20'30"E	68.03 [45.00] [77.09] [-----] [N 54°20'25"W 68.00]

Intr. @ Powerline with Road R/W = 30.75' from Rod at P.C.

Access Esmt per Bk 168, Pg 341

PORTION OF TL 200 TRANSFERRED TO TL 100 PER M-163422-93 = 8,434 Sq Ft

Access & Utilities Esmt per M-145706-92

Intr. @ Powerline with R/W = 11.49' from set Mon. at Intr. of Road R/Ws. Centerline of Existing Powerlines = @ 50' Util. Easement per plat of ADAIR MEADOWS.

I hereby certify that this tracing is an exact copy of the original plat.  
*Theodore James Langton*  
4/23/93

PARTITION PLAT NO. 93-19

for  
**RICHARD A. and CAROLYN M. EDER**

in  
NE 1/4 SECTION 30, T10S, R4W, W.M.  
CITY OF ADAIR VILLAGE  
BENTON COUNTY, OREGON

MARCH 9, 1993

SHEET 1 OF 2

**LEGEND**

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- [ ]....." " " M-38910-82, Benton County Deed Records (BCDR).
- { }....." " " CS 3078.
- <>....." " " "Exhibit A", Book 168, Page 341, BCDR.
- YPC.....Yellow Plastic Cap.

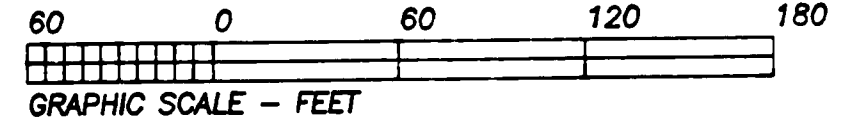
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Theodore James Lawton*

OREGON  
JULY 15, 1978  
THEODORE JAMES LAWTON  
1822

EXPIRES 12-31-93

**NORTHSTAR SURVEYING, INC.**  
402 N.W. 5th Street  
Corvallis, Oregon 97330  
Phone: 503-757-9050

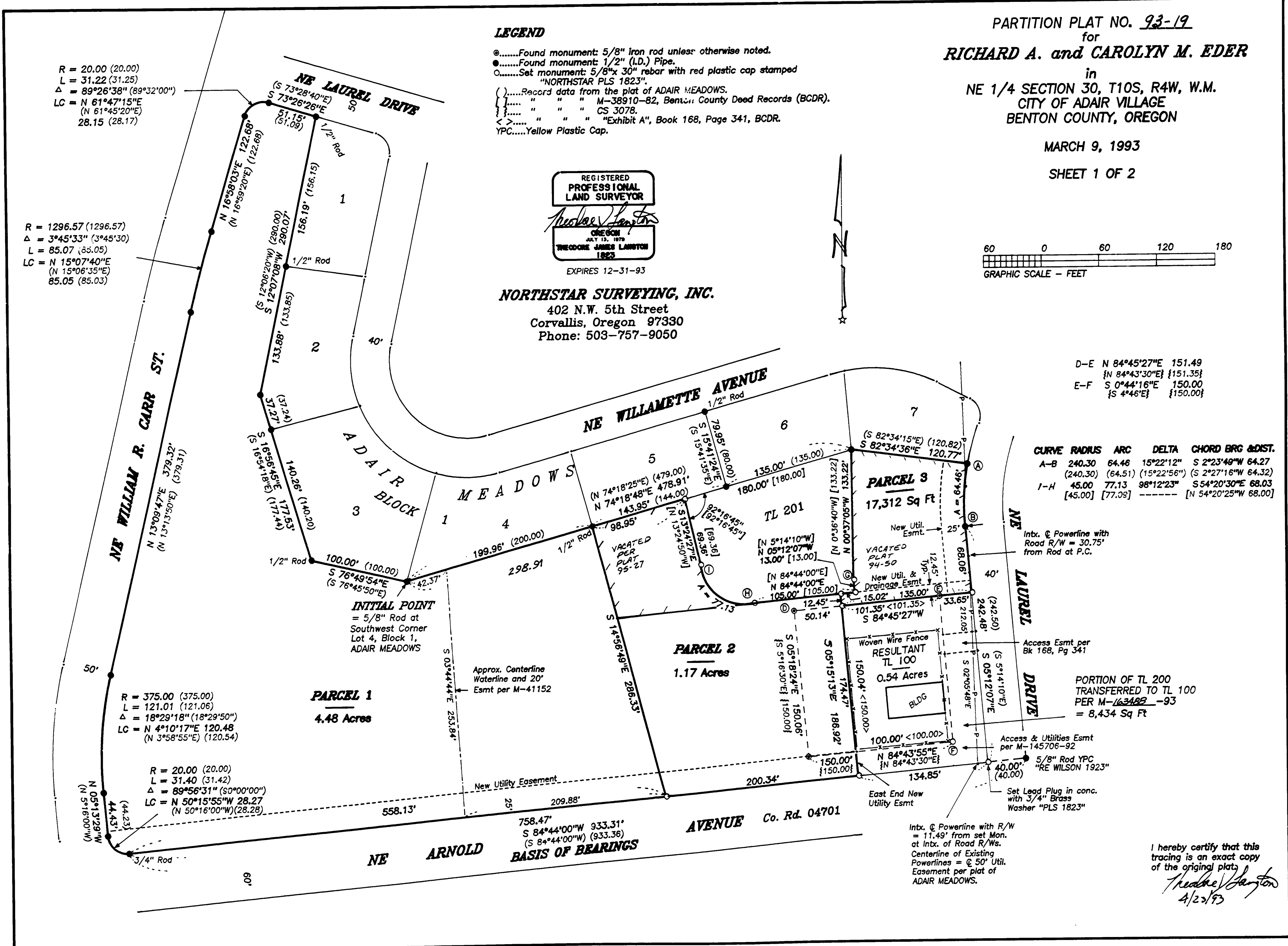


R = 20.00 (20.00)  
L = 31.22 (31.25)  
Δ = 89°26'38" (89°32'00")  
LC = N 61°47'15"E  
(N 61°45'20"E)  
28.15 (28.17)

R = 1296.57 (1296.57)  
Δ = 3°45'33" (3°45'30")  
L = 85.07 (85.05)  
LC = N 15°07'40"E  
(N 15°06'35"E)  
85.05 (85.03)

D-E N 84°45'27"E 151.49  
{ N 84°43'30"E } {151.35}  
E-F S 0°44'16"E 150.00  
{ S 4°46'E } {150.00}

CURVE	RADIUS	ARC	DELTA	CHORD	BRG & DIST.
A-B	240.30	64.46	15°22'12"	S 2°23'49"W	64.27
	(240.30)	(64.51)	(15°22'56")	(S 2°27'16"W	64.32)
I-H	45.00	77.13	98°12'23"	S 54°20'30"E	68.03
	[45.00]	[77.09]	-----	[N 54°20'25"W	68.00]



PORTION OF TL 200  
TRANSFERRED TO TL 100  
PER M-163482-93  
= 8,434 Sq Ft

Intr. @ Powerline with R/W  
= 11.49' from set Mon.  
at Intr. of Road R/Ws.  
Centerline of Existing  
Powerlines = @ 50' Util.  
Easement per plat of  
ADAIR MEADOWS.

I hereby certify that this  
tracing is an exact copy  
of the original plat.

*Theodore James Lawton*  
4/23/93

DRAWING NUMBER  
**93-19**

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR

DRAWING NUMBER  
**1 of 2**

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR

DRAWING NUMBER  
**1 of 2**

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR

DRAWING NUMBER  
**93-19**

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR

93-19

