PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
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95-19
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR

95-19

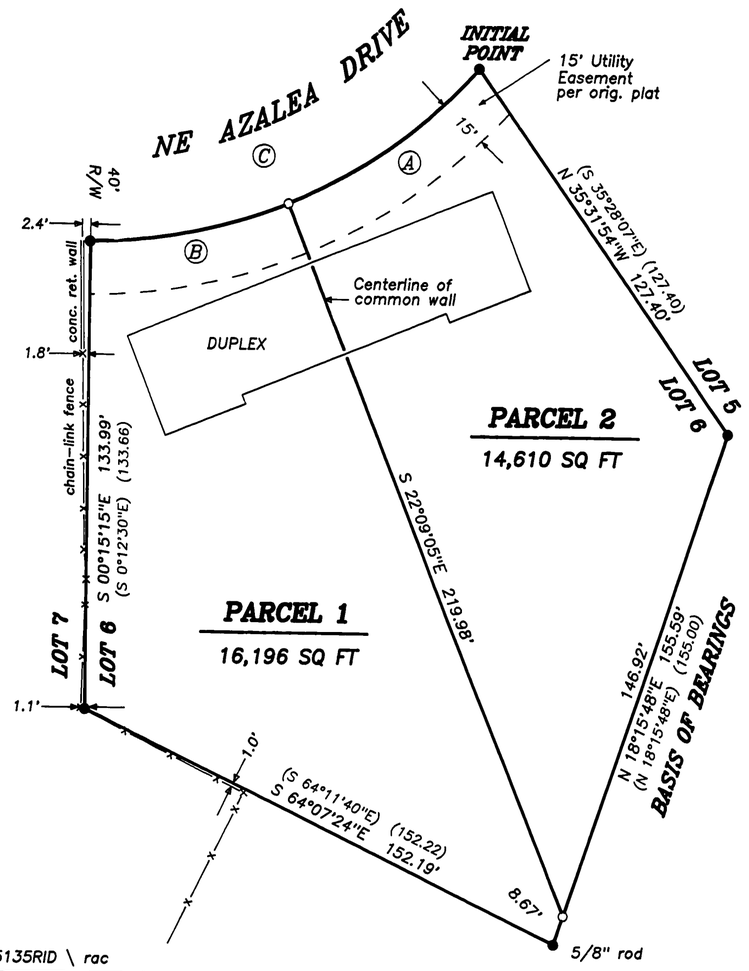
PARTITION PLAT No. 95-19
for
BRIAN and MARCIA RIDPATH

A REPLAT OF
LOT 6, BLOCK 6,
FIRST ADDITION TO ADAIR MEADOWS
NE 1/4 of SECTION 30,
T 10 S, R 4 W, W.M.
CITY OF ADAIR
BENTON COUNTY, OREGON

JUNE 13, 1995

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
A	150.00'	68.23'	26°03'42"	67.64'	S 54°19'07"W
B	150.00'	58.83'	22°28'15"	58.45'	S 78°35'05"W
C	150.00'	127.06'	48°31'57"	123.29'	S 65°33'14"W
	(150.00)	(126.99)	(48°30'24")	(123.23)	(S 65°32'21"W)



95135RID \ rac

NARRATIVE

The purpose of this survey was to divide this lot along the dividing wall inside the duplex shown and extension thereof. All of the original lot corner monuments were located and their positions accepted.

Note: There is a 10 foot blanket utility easement over all community utilities existing at the date of the original plat in April, 1973. We did not see anything obvious on the site.

LEGEND

● .....Found Monument: 1/2" iron rod, or as noted.

○ .....Set Monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".

( )....Data of, or computed from plat of FIRST ADDITION TO ADAIR MEADOWS.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, 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 lying in the Northeast Quarter of Section 30, T10S, R4W, W.M., Adair Village, Benton County, Oregon, being more specifically described as follows:

Lot 6, Block 6, FIRST ADDITION TO ADAIR MEADOWS.

30 0 30 60 90
GRAPHIC SCALE – FEET

N

I HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

Theodore J. Langton
THEODORE J. LANGTON

DECLARATION

Know all men by these presents that Brian K. Ridpath and Marcia A. Ridpath are the recorded owners of the lands represented on the annexed map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon. There are no water rights appurtenant to the property described herein.

Brian K. Ridpath — Marcia A. Ridpath
Brian K. Ridpath — Marcia A. Ridpath

ACKNOWLEDGEMENT

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

Signed or attested before me on this 2nd th day of August, 1995, by Brian K. Ridpath and Marcia A. Ridpath.

Ronald O. Nieman
Notary Public

seal/stamp — OFFICIAL SEAL RONALD O. NIEMAN NOTARY PUBLIC OREGON COMMISSION NO. [illegible] COMMISSION EXPIRES SEPT. [illegible] 1995

APPROVALS

APPROVED Kathleen J. Hackleman 8/3/95
Chairman, Adair Village Planning Commission — date

APPROVED Ray Wilson 8-7-95
FOR Benton County Surveyor — date

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 1995–1996 tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 4th day of August, 1995.

by Pamela K. Grant
Benton County Assessor

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 4th day of August, 1995.

by Clark Ruggles
Benton County Tax Collector

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. 95-19, on this 7 day of August, 1995, at 10:43 o'clock AM.

by Nat A. Burk
Benton County Clerk

REGISTERED PROFESSIONAL LAND SURVEYOR
Theodore J. Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/96

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050