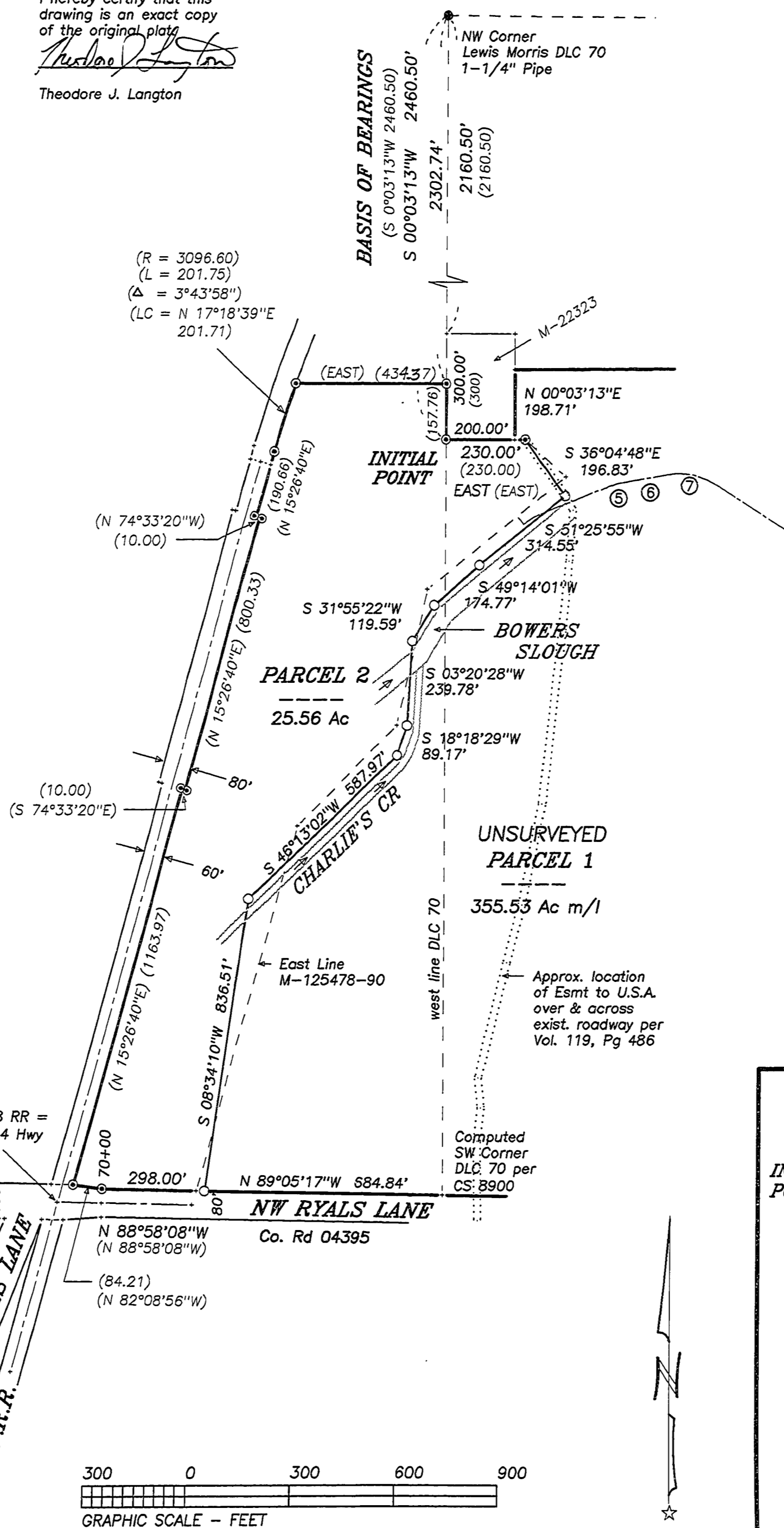


I hereby certify that this drawing is an exact copy of the original plat.  
*Theodore J. Langton*  
 Theodore J. Langton



PARTITION PLAT NO. 97-37  
 for  
**KENNETH and ELEETA HILDERBRAND**  
 and the **CITY OF ADAIR VILLAGE**  
 in  
 SW 1/4 SEC. 21, W 1/2 SEC 28,  
 N 1/2 and SW 1/4 SEC 29, T10S, R4W, W.M.  
 BENTON COUNTY, OREGON  
 MARCH 17, 1997  
 SHEET 1 OF 2

**LEGEND**

- .....Found monument as noted.
- ⊙.....Found N\* monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- .....Set N\* monument as described above.
- ( ).....Record data from CS 8900.
- (D).....Data taken or computed from Book 119, Page 486, Benton County Deed Records (BCDR).
- .....Computed position - nothing found or set.

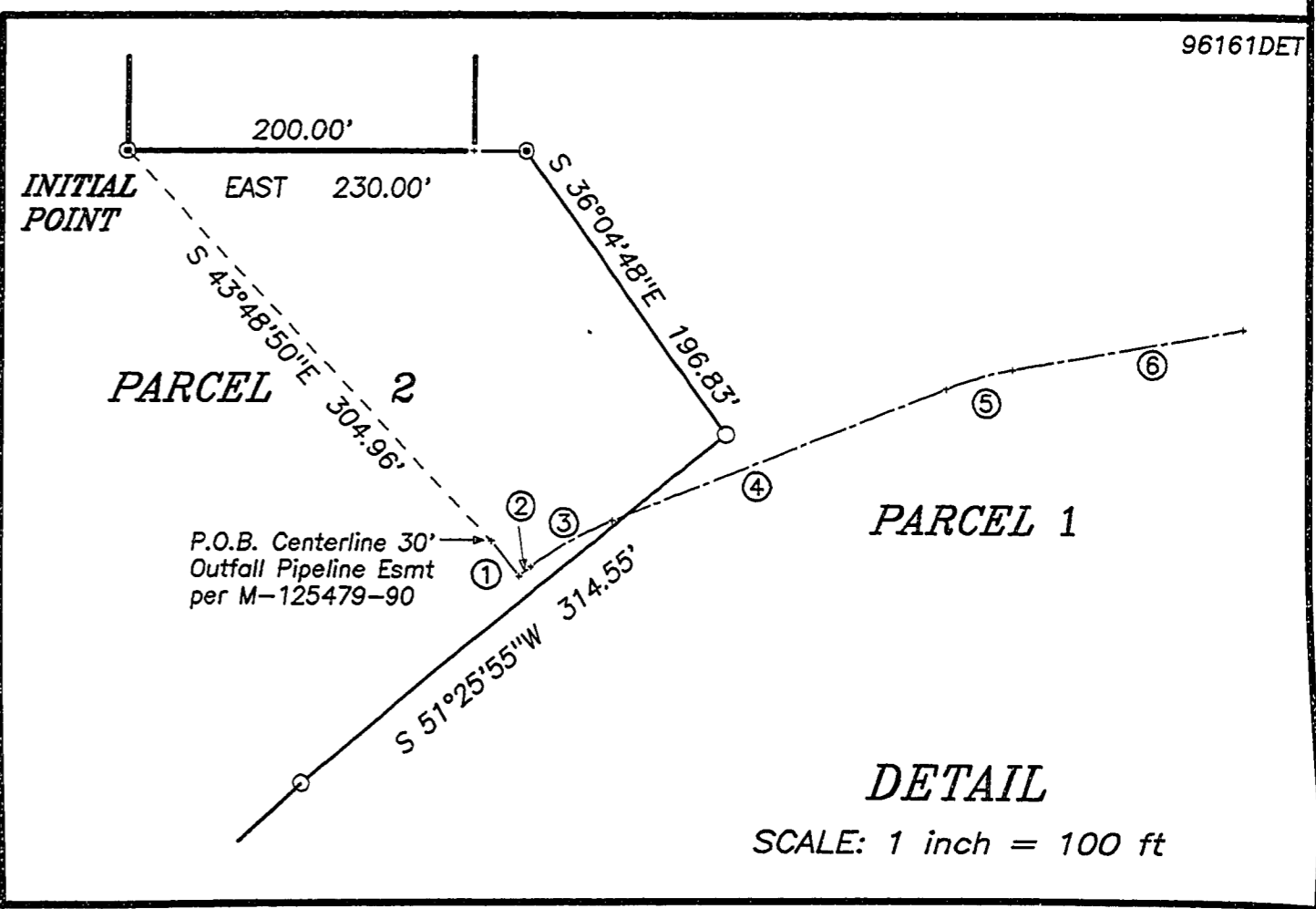
**NARRATIVE**

This Partition Plat is the result of Benton County Development Department File No. LD-97-2.

In November, 1994, per CS 8900, I monumented the corners of the tract of land described in M-125478-90. That document transferred the tract from Kenneth and Eleeta Hilderbrand to the City of Adair Village. The City had applied for a Partition in 1989 but had never completed all of the required conditions of approval. They did, however, purchase the property as stated above, and built a water treatment facility on the site. When I finally surveyed the deed tract in 1994 the Hilderbrands were alarmed at where the monuments ended up and have finally agreed with the City on this adjusted location. Since the partition was never properly completed the County Planners have decided to file this partition plat now to accomplish the desired division.

The boundary data for the portion of the Parent Tract east of the west line of DLC 70 was taken from Book 119, Page 486, BCDR. The area of Parcel 1 was computed from Assessor's values.

NOTE: There are no Geodetic Survey Monuments within 0.5 mi. of this project.



**OUTFALL PIPELINE EASEMENT COURSES**

COURSE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1				25.00'	S 38°37'00"E
2				8.68'	N 53°00'00"E
3	200.00'	54.11'	15°30'00"	53.94'	N 60°45'00"E
4				205.19'	N 68°30'00"E
5	200.00'	40.14'	11°30'00"	40.08'	N 74°15'00"E
6				134.15'	N 80°00'00"E
7	200.00'	146.61'	42°00'00"	143.35'	S 79°00'00"E
8				472.40'	S 58°00'00"E
9	200.00'	136.14'	39°00'00"	133.52'	S 77°30'00"E
10				277.22'	N 83°00'00"E
11	200.00'	172.79'	49°30'00"	167.46'	S 72°15'00"E
12				91.08'	S 47°30'00"E
13	200.00'	101.23'	29°00'00"	100.15'	S 62°00'00"E
14				503.74'	S 76°30'00"E
15	200.00'	48.87'	14°00'00"	48.75'	S 83°30'00"E
16				263.59'	N 89°30'00"E
17	200.00'	155.33'	44°30'00"	151.46'	S 68°15'00"E
18				2154.22'	S 46°00'00"E

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Theodore J. Langton*  
 OREGON  
 JULY 13, 1979  
 THEODORE JAMES LANGTON  
 1823  
 Renewal Date 12/31/98

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

**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 marked with proper monuments the boundary of Parcel 2 as represented on this partition plat. I did not monument the remaining corners of Parcel 1. The boundary of the tract being partitioned is described as follows:

A tract of land in the Southwest Quarter of Section 21, the West Half of Section 28 and All Quarters of Section 29, T10S, R4W, W.M., Benton County, Oregon, said tract being more particularly described as follows:

Beginning at a 5/8" iron rod at the Southwest corner of that tract quitclaimed to Owen Cook per M-22323, Benton County Deed Records, lying on the west line of the Lewis Morris DLC No. 70, S 0°03'13"W 2460.50 feet from a 1-1/4" iron pipe at the northwest corner thereof; thence EAST 200.00 feet to the southeast corner of said Cook tract; thence along the east line of said Cook tract N 0°03'13"E 198.71 feet to the north line of the tract conveyed to Kenneth S. and Eleeta M. Hilderbrand per Book 119, Page 486, said Deed Records; thence along the Hilderbrand boundary as follows: EAST 2427.63 feet; thence NORTH 2260.50 feet; thence EAST 1918.46 feet to the northeast corner thereof; thence SOUTH 4599.54 feet to the southeast corner thereof; thence WEST 4546.08 feet to the southwest corner of said Hilderbrand tract; thence N 89°05'17"W 684.84 feet to a 5/8" iron rod; thence N 88°58'08"W 298.00 feet to a 5/8" iron rod; thence N 82°08'56"W 84.21 to a 5/8" iron rod on the easterly right-of-way line of the Southern Pacific Railroad; thence along said Railroad right-of-way line N 15°26'40"E 1163.97 feet to a 5/8" iron rod; thence S 74°33'20"E 10.00 feet to a 5/8" iron rod; thence N 15°26'40"E 800.33 feet to a 5/8" iron rod; thence N 74°33'20"W 10.00 feet to a 5/8" iron rod; thence N 15°26'40"E 190.66 feet to a 5/8" iron rod; thence along the arc of a 3096.60 foot radius curve right (long chord bears N 17°18'39"E 201.71 feet) 201.75 feet to a 5/8" iron rod at the northwest corner of the tract conveyed to the City of Adair Village per M-125478-90, said Deed Records; thence along the north line of said Adair Village tract EAST 434.37 feet to the west line of said Lewis Morris DLC; thence S 0°03'13"W 157.76 feet to the point of beginning.

SAVE AND EXCEPT any portion of the above described tract which falls within the rights-of-way of public roads.

**DECLARATION**

Know all men by these presents that Kenneth S. Hilderbrand, Eleeta M. Hilderbrand and the City of Adair Village, an Oregon Municipal Corporation, are the recorded owners of the lands represented on the attached 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.

*Kenneth S. Hilderbrand*  
Kenneth S. Hilderbrand  
*Wanda Tobiasen*  
Wanda Tobiasen  
City Administrator  
City of Adair Village

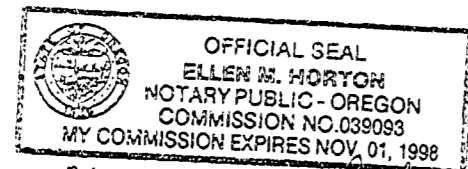
*Eleeta M. Hilderbrand*  
Eleeta M. Hilderbrand

**ACKNOWLEDGEMENT**

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

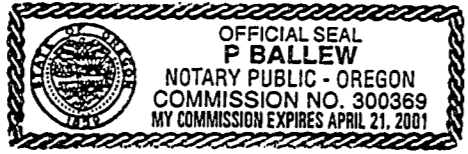
Signed or attested before me on this 23th day of May, 1997, by Kenneth S. Hilderbrand and Eleeta M. Hilderbrand.

*Eileen M. Hester*  
Notary Public



Signed or attested before me on this 20th day of May, 1997, by Wanda Tobiasen as City Administrator of the City of Adair Village.

*P. Balles*  
Notary Public



**EASEMENTS**

The property described hereon is subject to easements which are not described specifically enough to plot. These easements are listed below.

Easements to United States of America for roadways, telephone lines, electric transmission lines and water mains as located August 29, 1947, per Book 119, Page 486.

Easement to Kenneth and Eleeta Hilderbrand for access to the Southern Pacific Railroad per M-125478-90.

**RESERVATIONS**

Rights reserved by the United States of America to materials essential to the production of fissionable materials per Book 123, Page 791.

Oil and Gas Lease assigned to American Quasar Petroleum Company of New Mexico per M-38888-82.

**APPROVALS**

*[Signature]* 6/23/97  
Chairperson, Adair Village Planning Commission

*Wurt Schneider* 22 OCTOBER 1997  
Benton County Planning Official

*James E. Blain* 10/22/97  
Benton County Surveyor

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 1997-1998 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 2<sup>nd</sup> day of OCTOBER, 1997.

*Ken E. Varrett* ACTING ASSESSOR  
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 2<sup>nd</sup> day of October, 1997.

*Maury H. Oley*  
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. 97-31, on this 23<sup>RD</sup> day of OCTOBER, 1997, at 1:52 o'clock pm.

*[Signature]*  
Benton County Clerk  
sr. Deputy Clerk

PARTITION PLAT NO. 97-31

for

**KENNETH and ELEETA HILDERBRAND  
and the CITY OF ADAIR VILLAGE**

in

SW 1/4 SEC. 21, W 1/2 SEC 28,  
N 1/2 and SW 1/4 SEC 29, T10S, R4W, W.M.

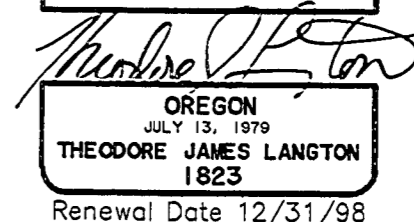
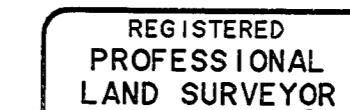
BENTON COUNTY, OREGON

MARCH 17, 1997

SHEET 2 OF 2

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

*Theodore J. Langton*  
Theodore J. Langton



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