

2000-04

SURVEYOR'S CERTIFICATE

I, TYLER B. PARSONS, a Registered Professional Land Surveyor in the State of Oregon hereby say that on December 21, 1999, I correctly surveyed and marked with proper monuments the lands represented on the attached partition plat, the boundary of which is described as follows:

Lot 4, Block 2, Adair Meadows Subdivision, City of Adair Village, Benton County, Oregon.

NARRATIVE

The purpose of this survey is to partition that property described in the deed recorded as . The partition application was approved by the City of Adair on October 25, 1999

Basis of Bearings is south line of Lot 4 between the found 5/8" iron rods shown, N74°18'25"E from the Plat of Adair Meadows.

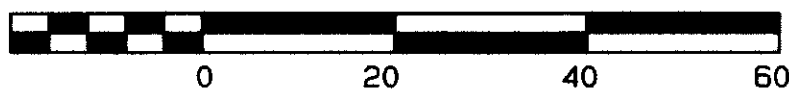
Survey was by closed loop random traverse tying to found controlling monuments. No monument was found at the northeast corner of Lot 4; it was likely destroyed during installation or maintenance of the fences along the property lines. The position of this corner was reestablished by distance-distance intersections of the adjacent property lines, and meaning the resulting northings and eastings. The resulting property line distances agree very closely with the record from the Plat of Adair Meadows.

Existing easements are per Key Title Company Report No 10-30504, dated December 30, 1999. Some cited easements appear to pertain to other properties, as noted.

Equipment used: Topcon GTS4 2" total electronic station.

References:
Plat of Adair Meadows
M-184348-94, Benton County Deed Records.

GRAPHIC SCALE 1"=20'



LEGEND

- Found 5/8" iron rod, no cap, unless noted.
- Set 5/8"x30" iron rod with yellow plastic cap marked PARSONS, PLS 1918.
- () Information of Record - Plat of Adair Meadows
- IR Iron Rod
- X- Fence (board)

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Tyler B. Parsons
TYLER B. PARSONS, PLS 1918

EXISTING EASEMENTS

Utility Easements shown and cited on the Plat of Adair Village
Electric: Book 98 page 467. See Book 86 page 41 for deed. Exact location and width unspecified.
Electric: Book 98 page 475 and 476. Appears to apply to a property owned by H.W and Eva F Schure and The Travelers Insurance Co in the Mark Cahoon DLC No 58, not this property. See Book 99 page 538 for deed. Exact location unspecified.
Electric: Book 130 page 508. In-place 12.4KV double circuit power line and other equipment. Exact location and width unspecified
Communications: Book 168 page 341. An easement over Consumer's Power easement (Book 130 page 508) for a central dial office at the corner of NE Arnold Ave and NE Laurel Drive. Does not appear to directly affect this property.
Water & Sanitary: M-41152 (1973) A 20 foot wide easement centered on existing water and sanitary lines.
Storm: M-41152 (1973) A 20 foot wide easement centered on existing storm drain lines.

PARTITION PLAT No. 2000-04

PARTITION PLAT for RICHARD V. SHAW TRUST & ALICE L. SHAW TRUST

A REPLAT OF LOT 4, BLOCK 2, ADAIR MEADOWS IN THE NE 1/4, SEC 30, T 10 S, R 4 W, W.M. CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON

PARSONS SURVEYING
1915 S.E. Stone Street
Corvallis, OR 97333
(541) 752-7515

SCALE: 1" = 20'
DATE: 12/21/1999
DRAWN: TBP
PROJECT: 9958
DRAWING: 9958.PRO

DECLARATION

Know all men by these presents that Richard V. Shaw and Alice L Shaw, as Trustees of the Richard V. Shaw Trust, executed May 10, 1994, and Richard V. Shaw and Alice L. Shaw as Trustees of the Alice L. Shaw Trust, executed May 10, 1994, 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 the same to be partitioned and surveyed into parcels as shown on the annexed map.

Richard V. Shaw
Richard V. Shaw

Alice L. Shaw
Alice L. Shaw

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF BENTON)SS

This is to certify that on this 21 day of January, 2000, before me, a Notary Public for said State and County, did personally appear Richard V. Shaw and Alice L. Shaw, Trustees of the Richard V. Shaw Trust and the Alice L. Shaw Trust, who, being duly sworn, did say that they are the identical persons described in the above instrument and that they executed the same freely and voluntarily as Trustees of the respective Trusts.

Yerri Rau
NOTARY PUBLIC

APPROVALS

Approved: *[Signature]* 9 Feb 2000
Chair, City of Adair Village Planning Commission Date

Approved: *Ray Wilson* 3-10-2000
Benton County Surveyor Date

I hereby certify that pursuant to ORS. 92.095, all ad valorem taxes, fees and other charges required by law to be placed on the 1999/2000 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 28 day of February, 2000

By: *[Signature]*
Director, Benton County Dept. of Assessment

I hereby certify that all ad valorem taxes and other charges required by law to be placed on the tax roll which have become a lien on this partition that are now due and payable have been paid to the date of June 30, 2000

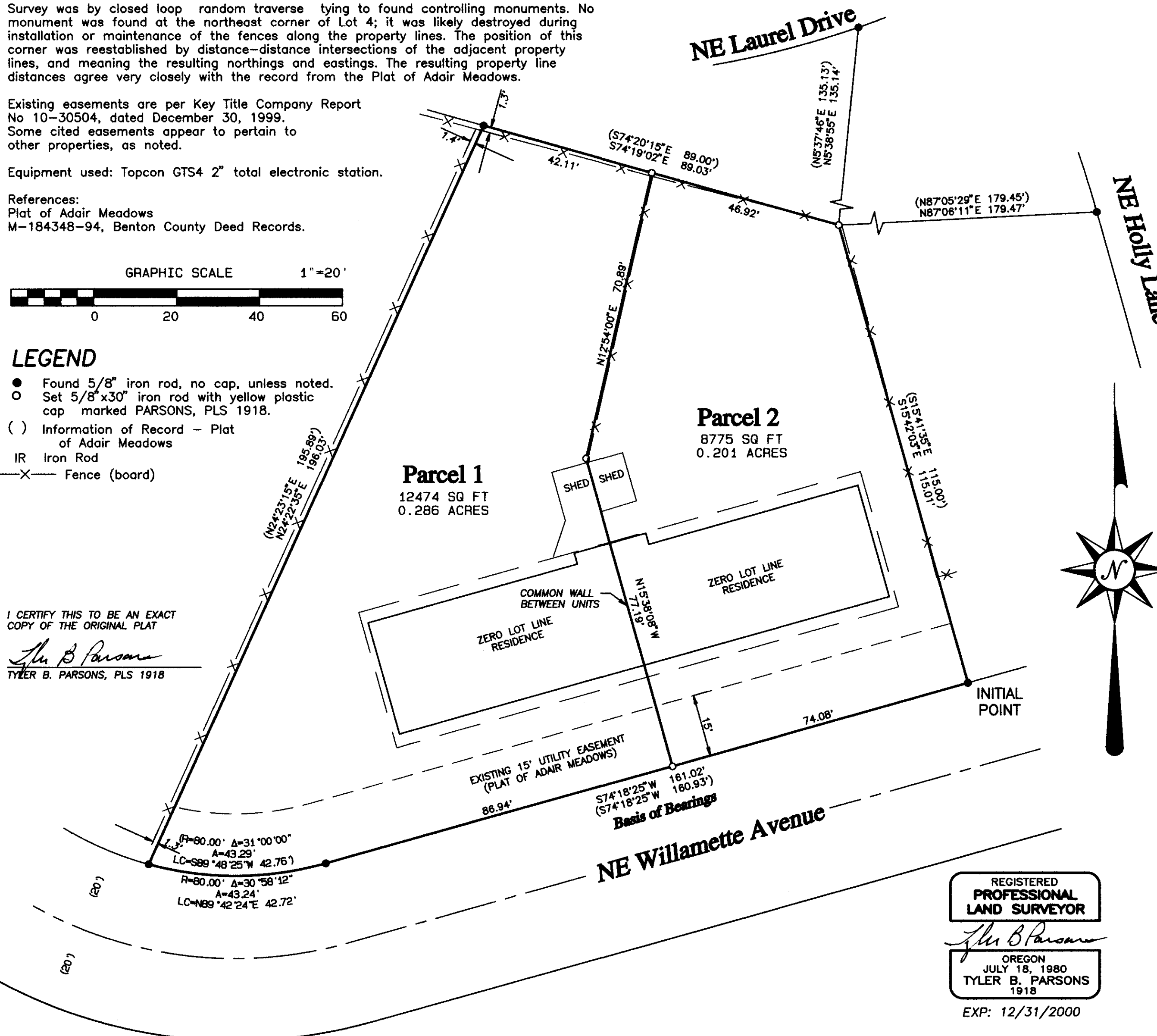
for By: *[Signature]*
Director, Benton County Dept of Finance Auditing, and Tax Collection

RECORDING

STATE OF OREGON)
COUNTY OF BENTON)SS

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2000-04 in Benton County Deed Records M-281095 on this 10 day of MARCH, 2000 at 3:02 pm o'clock.

By: *[Signature]*
Benton County Clerk Senior Deputy Clerk



REGISTERED PROFESSIONAL LAND SURVEYOR
Tyler B. Parsons
OREGON
JULY 18, 1980
TYLER B. PARSONS
1918
EXP: 12/31/2000