

**NARRATIVE**

The purpose of this survey is to partition Lot 11, Block 9, Plat of the FIRST ADDITION TO ADAIR MEADOWS per the City of Adair Village Notice of Decision dated March 1, 2005. This partition creates a zero lot-line division of the existing duplex on Lot 11.

Basis of Bearings is the west line of Lots 10 and 11, FIRST ADDITION TO ADAIR MEADOWS between found monuments at the southwest corner of Lot 11 at "A" (reestablished in 1999 in CS 9477) and the original northwest corner of Lot 10 at "B", N 18°38'42" E per the Plat of the FIRST ADDITION TO ADAIR MEADOWS. I was unable to find the original monument at the northwest corner of Lot 11 and reestablished it's position by proportion.

The zero lot-line was established by transferring the center of stud location of the common wall inside the duplex to the outside wall on the south side of the duplex, and transferring the inside common wallboard location to the outside on the north side of the duplex and applying the measured offset from the center of studs to the face of the wallboard. The line between these two points was then projected to the south and north property lines and monumented.

**REFERENCES:**

Plat of FIRST ADDITION TO ADAIR MEADOWS, Plat of CASTLE LANDS (M-292756-00), and Plat of CASTLE LANDS - REPLAT (M329272-02) CS 9477, CS 9510.  
BCDR: Book 98, page 476; Book 168, page 341; Book 130, page 508; M-41090 (1973); M-41152 (1973); 2005-380379

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	850.21'	10°14'20"	151.94'	N84°26'09"W	151.73'
C2	20.00'	92°30'34"	32.29'	N44°01'52"E	28.90'
C3	850.21'	6°06'44"	90.70'	N82°22'22"W	90.66'
C4	850.21'	4°07'36"	61.23'	N87°29'32"W	61.22'
(C1	850.21'	10°13'33"	151.74'	N84°21'37"W	151.54')R1
(C2	20.00'	92°45'42"	32.38'	N44°08'45"E	28.96')R1



**SURVEYOR'S CERTIFICATE**

I, Tyler B. Parsons, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that April 9, 2005, 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 11, Block 9, FIRST ADDITION TO ADAIR MEADOWS, Benton County, Oregon

- Easements of Record and Conditions/Restrictions from Land America Lawyers Title Co, Order 3990042873, dated May 4, 2005:  
 2. Easement to Benton-Lincoln Electric Cooperative, Book 98, page 476, electric transmission-distribution lines, 76.5 acres in Sec 30, T10S, R4W, East side of Hwy 99, 4 feet wide. Does not appear to affect this property.  
 Also, Book 98 Page 467. Along streets and roads, exact location unspecified.  
 Also, Book 98 Page 475. Does not appear to affect this property.  
 3. Easement to Benton Lincoln Electric Cooperative, Electrical Services, Book 168, page 341, 12KV power line. Does not appear to be on this property.  
 Grant of Right of Way to Pacific Telephone & Telegraph for a dial central office, Book 168, page 341. Does not appear to affect this property.  
 4. Reservation of electrical distribution (20' wide) , water, sanitary sewer and telephone system, M-41152 (1973). No specific location cited.  
 6. Easement for electric distribution system for USA (20' wide). M-41152 (1973). Affects 1973 existing lines.  
 7. Easement to the City of Albany for existing water and sanitary sewer lines (20' wide), M-41152 (1973). Exact location not stated.  
 8. Easement to discharge storm drain water into existing system, M-41152 (1973). Exact location not stated.  
 Also, Twenty foot roadway easement, Book 59 Page 8. Does not appear to affect this property.  
 9. Conditions, restrictions and/or setbacks on plat of FIRST ADDITION TO ADAIR MEADOWS.  
 10. Utility easements shown on the Plat of the FIRST ADDITION TO ADAIR MEADOWS. Shown on this plat.  
 11. Covenants, conditions, restrictions, easements and/or setbacks contained in M-40178 (1973)

**LEGEND**

- Found monument, 1/2" iron rod, no cap, Plat of FIRST ADDITION TO ADAIR MEADOWS, unless noted.
- Set 5/8"x30" iron rod with yellow plastic cap marked "PARSONS PLS 1918".
- ( ) Information of Record
- R1 - PLAT OF 1ST ADDITION TO ADAIR MEADOWS
- R2 - CS 9744
- R3 - PLAT OF CASTLE LANDS
- IR Iron rod
- NC No Cap
- YPC Yellow Plastic Cap
- RPC Red Plastic Cap
- OPC Orange Plastic Cap
- UNK Unknown origin
- BCDR Benton County Deed Records

PARTITION PLAT No. 2005- 19  
 for  
**GARY GRASS**  
 A REPLAT OF LOT 11, BLOCK 9, PLAT OF THE  
 FIRST ADDITION TO ADAIR MEADOWS  
 IN THE  
 NE 1/4 SECTION 30, T 10 S, R 4 W, W.M.  
 CITY OF ADAIR VILLAGE  
 BENTON COUNTY, OREGON  
 APRIL 13, 2005

**DECLARATION**

Know all men by these presents that GARY GRASS is the recorded owner 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 surveyed and partitioned into parcels. Existing utility easements are to remain.

Tyler B. Parsons  
 Gary Grass

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
 ) SS  
 COUNTY OF BENTON )  
 This is to certify that on this 27<sup>th</sup> day of May, 2005, before me, a Notary Public for said State and County, did personally appear GARY GRASS, who, being duly sworn, did say that he is the identical person named in the foregoing instrument and who acknowledged that he executed the same freely and voluntarily.

W. Carl )  
 Notary Signature ) Commission No. A350450  
W. Carl )  
 Notary Public-OREGON (Printed) ) My Commission Expires October 1, 2005

**APPROVALS**

APPROVED Debra Huntman 6/15/05  
 Chair, Adair Village Planning Commission Date  
 APPROVED Ray Wilco 6-16-05  
 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 2004-2005 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 16<sup>th</sup> day of June, 2005.

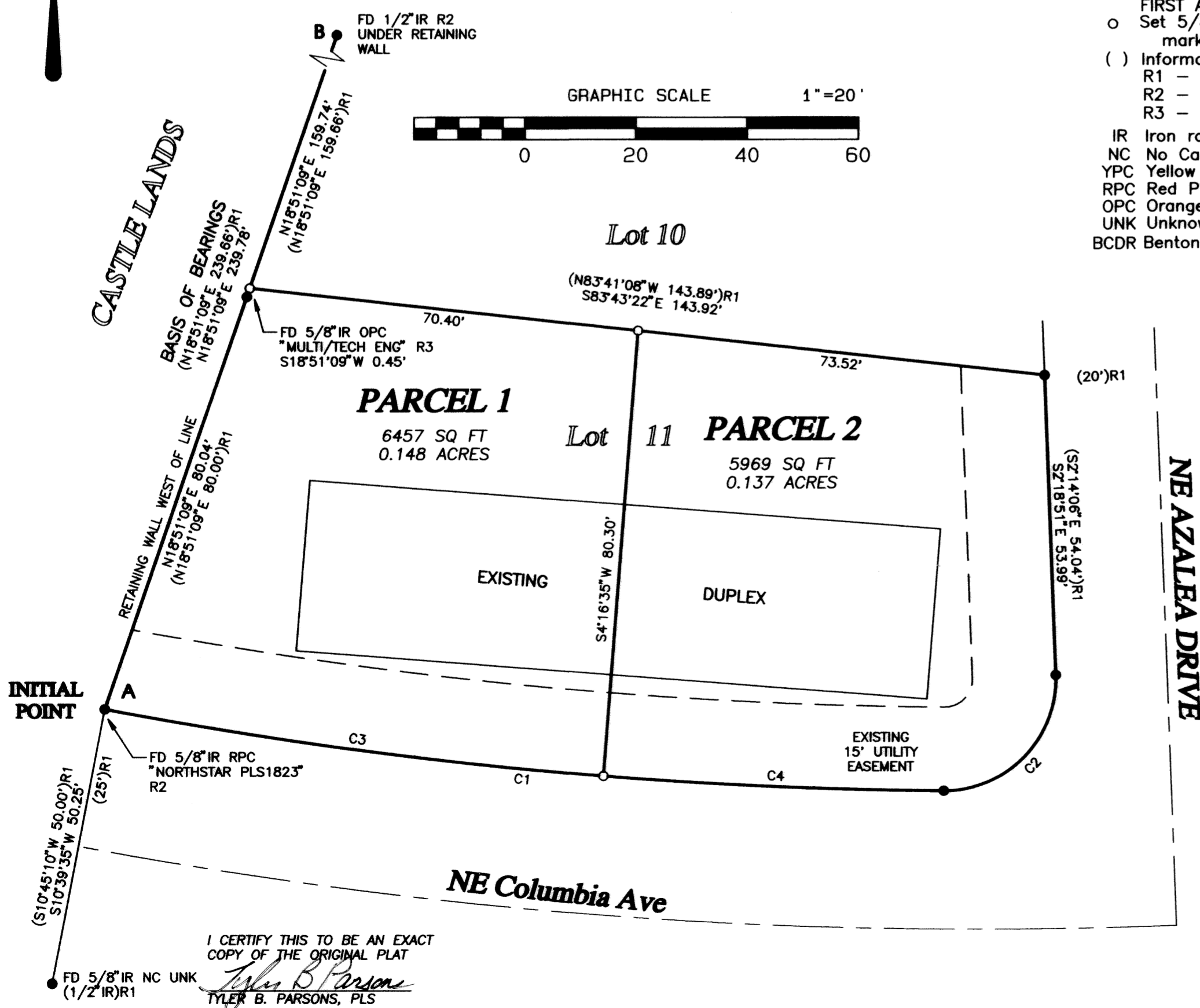
Tami Woodward  
 for Director, Benton County Dept. of Assessment Date

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, 2005.

Velda Holseth  
 for Director, Benton County Dept of Finance  
 Auditing, and Tax Collection

**RECORDING**

STATE OF OREGON )  
 ) SS  
 COUNTY OF BENTON )  
 I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2005- 19 in Benton County Deed Records 2005-386900 on this 16<sup>th</sup> day of June, 2005 at 3:00 o'clock PM.  
 by W. Carl  
 Benton County Clerk  
 Sr. Deputy Clerk



I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT  
Tyler B. Parsons  
 TYLER B. PARSONS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
Tyler B. Parsons  
 OREGON  
 JULY 18, 1980  
 TYLER B. PARSONS  
 1918  
 EXP: 12/31/2006

PARSONS SURVEYING  
 1915 S.E. Stone Street  
 Corvallis, OR 97333  
 (503) 752-7515  
 Project No. 0508

FILE: \\tyler\parsons\0508\0508\0508part1.dwg  
 PLOT: 4/13/05 10:52:00 AM