

2005-30

PARTITION PLAT 2005-30

A REPLAT OF LOT 1, BLOCK 8,
FIRST ADDN TO ADAIR MEADOWS

for
**HANG-KWANG LUH
and YING DENG**

in
NE 1/4 SECTION 30
T 10 S, R 4 W, W.M.
CITY OF ADAIR VILLAGE
BENTON COUNTY, OREGON

AUGUST 5, 2005

THIS DRAWING IS AN EXACT
COPY OF THE ORIGINAL PLAT

LEGEND

-Found monument: 5/8" iron rod per plat of FIRST ADDITION TO ADAIR MEADOWS.
-Set monument: 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR PLS 1823."
- ().....Record data 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, hereby declare that I have correctly surveyed and marked with proper monuments the boundary of the land represented on this partition plat. The boundary is described as follows:

Lot 1, Block 8, FIRST ADDITION TO ADAIR MEADOWS, in the Northeast Quarter of Section 30, T 10 S, R 4 W, W.M., Benton County, Oregon.

APPROVALS

James Minard August 29, 2005
City Administrator, Adair Village date

Ray Wilson 9-8-05
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 2005-2006 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 6th day of September, 2005.

by Douglas Hilbert
Director, Benton County Dept. of Assessment

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 6th day of September, 2005.

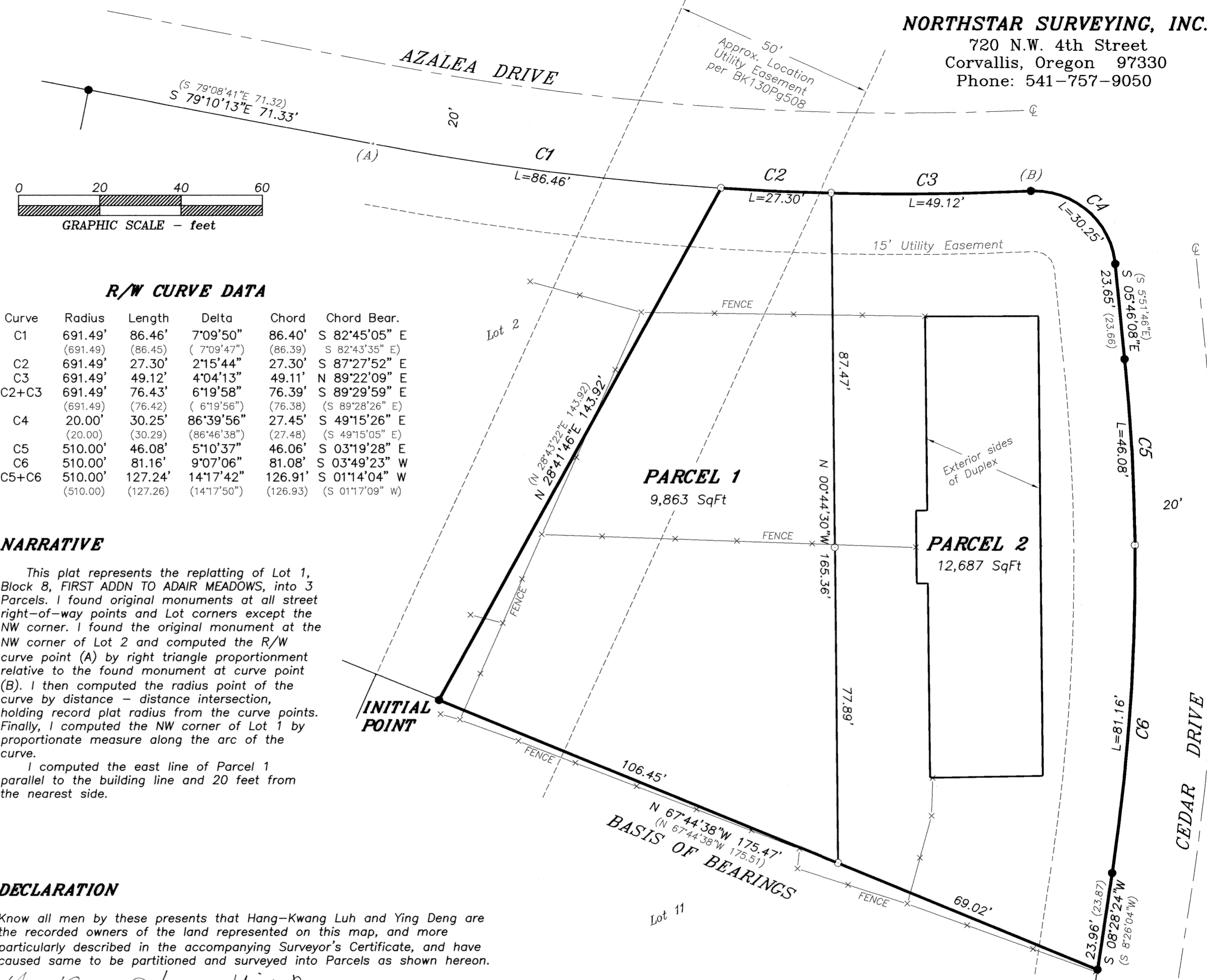
by Velda Holbeth
Director, Benton County Dept. of Finance, Auditing & Tax Collection

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

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2005-30 in Benton County Deed Records as Document No. 2005-391690 on this 6th day of September, 2005, at 3:14 o'clock pm.

by [Signature]
Benton County Clerk

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



R/W CURVE DATA

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	691.49' (691.49)	86.46' (86.45)	7°09'50" (7°09'47")	86.40' (86.39)	S 82°45'05" E (S 82°43'35" E)
C2	691.49'	27.30'	2°15'44"	27.30'	S 87°27'52" E
C3	691.49'	49.12'	4°04'13"	49.11'	N 89°22'09" E
C2+C3	691.49' (691.49)	76.43' (76.42)	6°19'58" (6°19'56")	76.39' (76.38)	S 89°29'59" E (S 89°28'26" E)
C4	20.00' (20.00)	30.25' (30.29)	86°39'56" (86°46'38")	27.45' (27.48)	S 49°15'26" E (S 49°15'05" E)
C5	510.00'	46.08'	5°10'37"	46.06'	S 03°19'28" E
C6	510.00'	81.16'	9°07'06"	81.08'	S 03°49'23" W
C5+C6	510.00' (510.00)	127.24' (127.26)	14°17'42" (14°17'50")	126.91' (126.93)	S 01°14'04" W (S 01°17'09" W)

NARRATIVE

This plat represents the replatting of Lot 1, Block 8, FIRST ADDN TO ADAIR MEADOWS, into 3 Parcels. I found original monuments at all street right-of-way points and Lot corners except the NW corner. I found the original monument at the NW corner of Lot 2 and computed the R/W curve point (A) by right triangle proportionment relative to the found monument at curve point (B). I then computed the radius point of the curve by distance - distance intersection, holding record plat radius from the curve points. Finally, I computed the NW corner of Lot 1 by proportionate measure along the arc of the curve.

I computed the east line of Parcel 1 parallel to the building line and 20 feet from the nearest side.

DECLARATION

Know all men by these presents that Hang-Kwang Luh and Ying Deng are the recorded owners of the land represented on this 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.

Hangkwang Luh Ying Deng
Hang-Kwang Luh Ying Deng

State of Oregon)
) s.s.
County of Benton)

Signed or attested before me on this 29th day of August, 2005, by Hang-Kwang Luh and Ying Deng.

Cinda K Vehrs
Notary public for Oregon

Cinda K Vehrs
Printed Name

Commission No. 387829
My commission expires Dec 18, 2008

EASEMENTS OF RECORD

The following easements are recorded encumbrances on the property but are too vague to plot:
Electric Transmission Line Easement to Benton-Lincoln Cooperative, Inc. per Book 98, Page 467
Electric Transmission Line Easement to Benton-Lincoln Cooperative, Inc. per Book 98, Page 475 & 476.
Water, Sanitary Sewer, Storm Drain and Electrical Distribution Line Easements created and/or referred to in M-41152-73.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore J. Langton

OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
Renewal Date 12/31/2006

2005-30

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APPROVALS

James Minard August 27, 2005
City Administrator, Adair Village date

Ray Wilson 9-8-05
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 2005-2006 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 6th day of September, 2005.

by *Douglas Hilbert*
Director, Benton County Dept. of Assessment

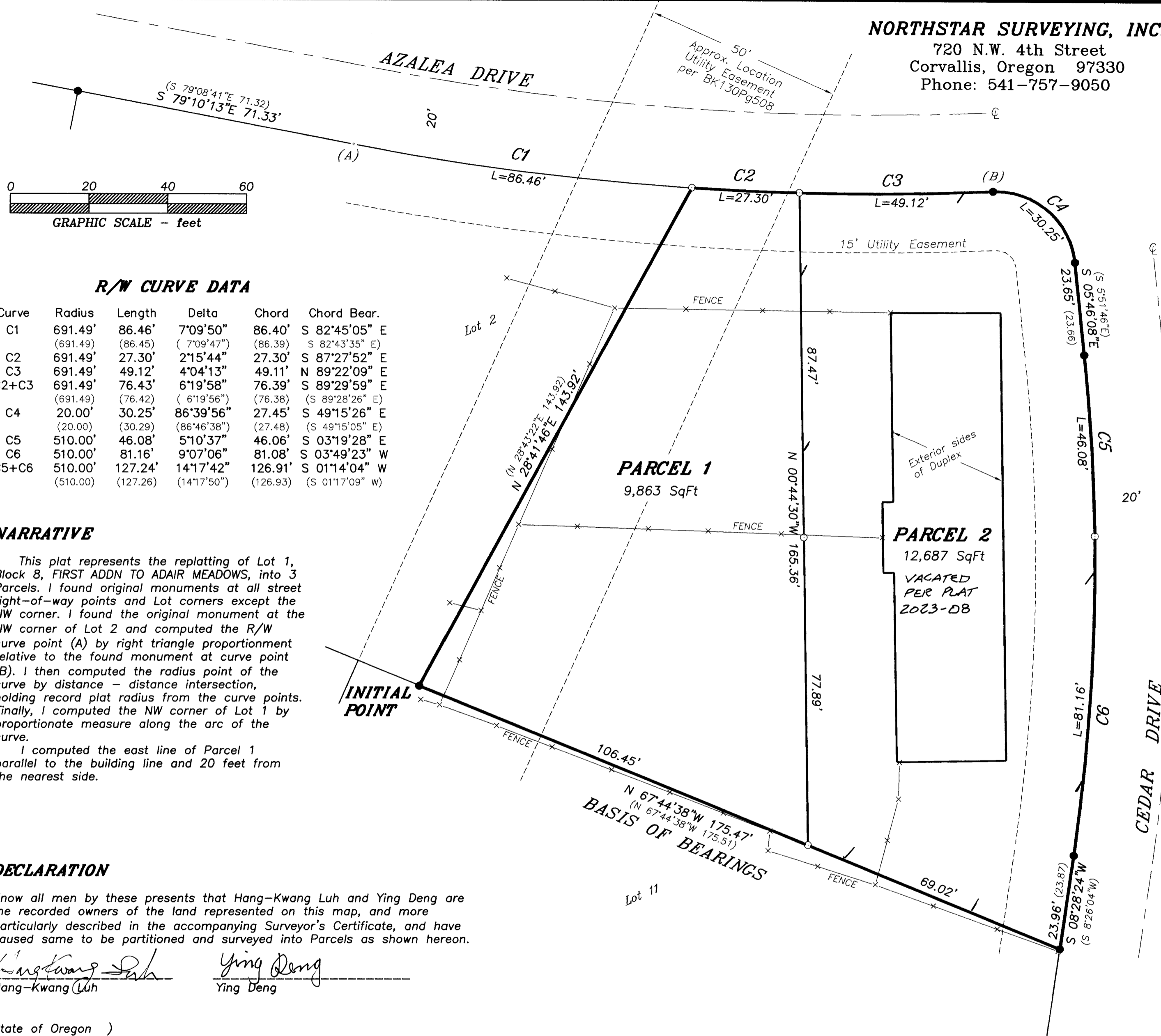
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by *Velda Hilbert*
For Director, Benton County Dept. of Finance, Auditing & Tax Collection

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S.S.
COUNTY OF BENTON)

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by *[Signature]*
Benton County Clerk



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Hang-Kwang Luh *Ying Deng*
Hang-Kwang Luh Ying Deng

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s.s.
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Linda K Vehrs
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