

**NARRATIVE**

The purpose of this survey is to partition Lot 13, Block 6, FIRST ADDITION TO ADAIR MEADOWS per the City of Adair Village Notice of Decision dated September 3, 2008. This partition creates a zero lot-line division of the existing duplex on Lot 13. The applicable vesting deed to the Sharps is recorded as 2004-362532, Deed Records of Benton County.

Basis of Bearings is the south line of Lot 13, Block 6, FIRST ADDITION TO ADAIR MEADOWS between found 1/2" iron rods at the southeast and southwest corners, S 78°26'47" W per the plat.

All monuments of Lot 13 were found as described and fit reasonably with original record. The zero lot-line was established by transferring the inside wall locations on the north and south sides of the duplex to the outside wall and marking the midpoint between them. The line between these two points was then projected to the south and north property lines and monumented. Due to previous experience with underground utilities in this subdivision, I set a 1-1/2" brass cap in the concrete sidewalk offset 2.00 feet from the true northeast corner of Parcel 1 and in line with the line between the Parcels.

Monuments set September 9, 2008.

**REFERENCES:**

Plat of First Addition to Adair Meadows.  
BCDR: Book 98 Page 467, Book 98 Page 475; Book 98 Page 476, Book 130 Page 508, Book 168 Page 341, M-40178 (1973), M-41090 (1973), M-41152 (1973), 2004-362532.

**LEGEND**

- Found monument as noted.
- Set 5/8"x30" iron rod with yellow plastic cap marked "PARSONS PLS 1918"
- ∅ Set a 1-1/2" brass cap marked "PLS 1918"
- ( ) Information of Record, Plat of First Addition to Adair Meadows

BCDR Benton County Deed Records

① Corner Note

—X— Fence Line (Approximate)

**SURVEYOR'S CERTIFICATE**

I, Tyler B. Parsons, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that on September 9, 2008, 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 13, Block 6, FIRST ADDITION TO ADAIR MEADOWS, Benton County, Oregon.

**Subject to:**

1. Easements as delineated or dedicated on the plat of FIRST ADDITION TO ADAIR MEADOWS.
2. An easement to Benton-Lincoln Electric Cooperative, Inc., Book 98, page 476, for 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, (Exact location unspecified.)
3. An easement to Benton-Lincoln Electric Cooperative, Inc. for construction of electric transmission or distribution lines, Book 130 Page 508. (Exact location unspecified.)
4. A grant of Right of Way to Pacific Telephone & Telegraph, Book 168, page 341, over power line easements in Book 130 Page 508.
5. Covenants, conditions and restrictions, easements and/or setbacks contained in M-40178 (1973).
6. An Air Force lease to Pacific Telephone & Telegraph Co. at NW corner of Laurel Drive and Florence Nightingale Ave (now NW Arnold Ave). M-41152, (Does not appear to affect this property.)
7. Bylaws of the Adair Meadows Homeowner's Association, M-41090 (1973).
8. A perpetual easement 20 feet wide to the City of Albany for water and sanitary sewer lines, M-41152 (1973). (Exact location not stated.)
8. An easement for joint use by others to discharge storm drain water into the existing storm drain system, M-41152 (1973). (Exact location not stated.)
9. Other reservations, conditions, and easements noted in M-41152 (1973).

PARTITION PLAT No. 2008-34

for **JAMES SHARP & JOLEANE M. SHARP**

A REPLAT OF LOT 13, BLOCK 6, 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 September 10, 2008

**DECLARATION**

Know all men by these presents that JAMES SHARP and JOLEANE M. SHARP 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 surveyed and partitioned into parcels. Existing utility easements are to remain.

*James Sharp*  
James Sharp

*Joleane M. Sharp*  
Joleane M. Sharp

**ACKNOWLEDGEMENT**

STATE OF OREGON )

COUNTY OF BENTON ) SS

This is to certify that on this 19<sup>th</sup> day of September, 2008, before me, a Notary Public for said State and County, did personally appear James Sharp and Joleane M. Sharp, who, being duly sworn, did say that they are the identical persons named in the foregoing instrument and who acknowledged that they executed the same freely and voluntarily.

*Karen M. Richardson*  
Notary Signature  
*Karen M. Richardson*  
Notary Public-OREGON (Printed)

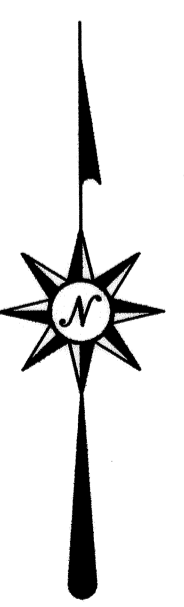
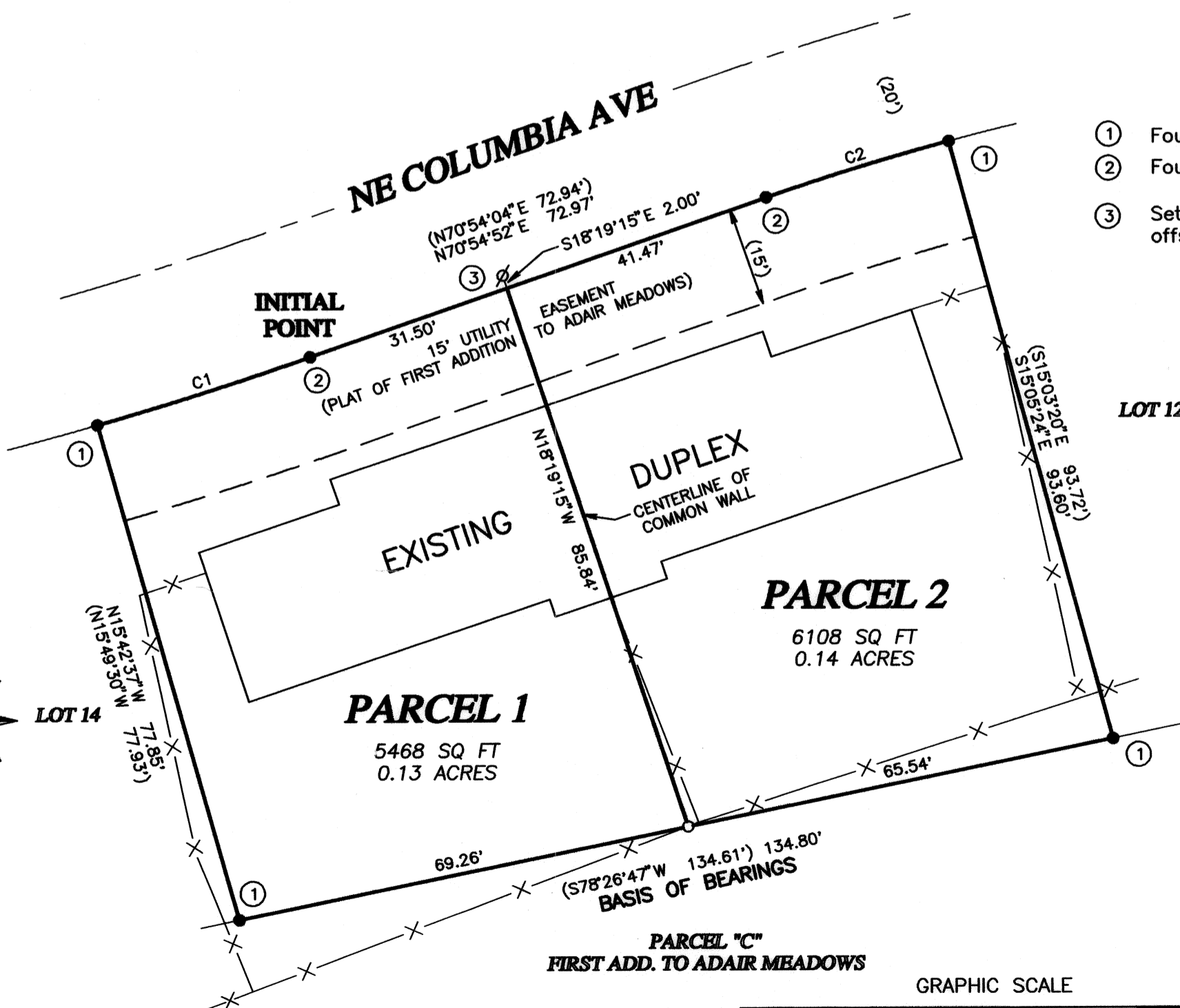
418929  
Commission No.  
August 10, 2011  
My Commission Expires

**CURVE TABLE**

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	591.04'	3°16'12"	33.73'	N72°32'23"E	33.73'
C2	410.00'	4°02'23"	28.91'	N73°00'09"E	28.90'
(C1)	591.04'	3°16'26"	33.77'	N72°32'17"E	33.77'
(C2)	410.00'	4°02'36"	28.93'	N72°55'22"E	28.93'

**Corner Notes**

- ① Found 1/2" iron rod (First Addition to Adair Meadows)
- ② Found 5/8" iron rod (First Addition to Adair Meadows)
- ③ Set a 1-1/2" brass cap in drill hole in sidewalk, offset 2 feet to the true corner.



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: 12/31/2008

PARSONS SURVEYING  
1915 S.E. Stone Street  
Corvallis, OR 97333  
(541) 752-7515  
Project No. 0810

**APPROVALS**

APPROVED *Ad B. [Signature]* December 18, 2008  
Administrator, City of Adair Village Date

APPROVED *Ray Wilson* 12-30-08  
Benton County Surveyor Date

All taxes, fees, assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2009.

By: *Deena Sparks* 12/24/08  
Director, Benton County Dept. of Assessment Date

By: *[Signature]* 12-24-08  
Director, Benton County Dept of Finance Auditing, and Tax Collection Date

**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 2008-34 in Benton County Deed Records as document no. 2008-445458 on this 30 day of December, 2008 at 3:27 o'clock P.M.

By: *[Signature]*  
Benton County Clerk