DRAWING NUMBER 2009-20
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

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PARTITION PLAT 2009-20

A REPLAT OF LOT 5, BLOCK 9
and A PORTION OF TRACT "D"
FIRST ADDITION TO ADAIR MEADOWS

for

LINDA EDWARDS

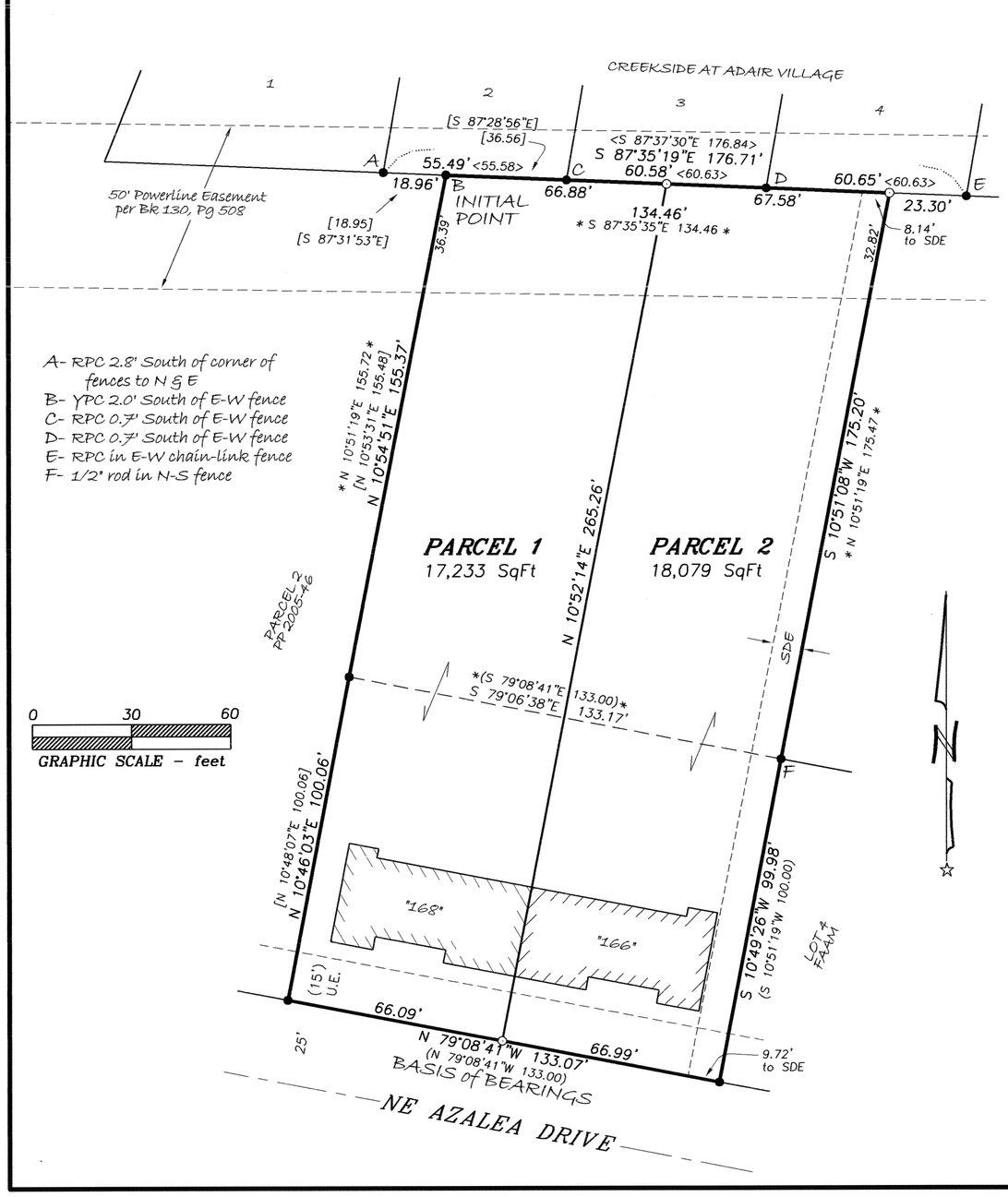
in

NE QUARTER of SECTION 30
T 10 S, R 4 W, W.M.
CITY OF ADAIR VILLAGE
BENTON COUNTY, OREGON

SEPTEMBER 8, 2009

LEGEND

●.....Found monument – 1/2" iron rod set per plat of FIRST ADDITION TO ADAIR MEADOWS, unles otherwise noted.
RPC...Red Plastic Cap on 5/8" iron rod set per Plat of CREEKSIDE AT ADAIR VILLAGE.
YPC...Yellow Plastic Cap on 5/8" iron rod set per Partition Plat 2005-46.
⊙.....Set monument – 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING"
( )....Record data from plat of FIRST ADDITION TO ADAIR MEADOWS (FAAM).
[ ]....Record data from Partition Plat 2005-46.
< >.. " " " Plat of CREEKSIDE AT ADAIR VILLAGE.
**.... " " " Deed – Doc.2003-342705, Benton County Deed Records.
SDE....Storm Drain Easement.
U.E...Utilities Easement



NARRATIVE

My client owns Lot 5 and a portion of Parcel "D" of Block 9, FIRST ADDITION TO ADAIR MEADOWS. This plat represents a replat of the Lot and combination with that portion of "Parcel "D"" conveyed to my client per Document 2003-342705. The dividing line is a projection of the centerline of the firewall between the existing units ("166" and "168" NE Azalea Drive).

I found all 4 of the original Lot corner monuments and the NE corner of Parcel 2 of Partition Plat 2005-46. That corner of Parcel 2 is the NW corner of my client's portion of Parcel "D." The Partition Plat indicates that the NE corner of Parcel 2 not exactly on line with the monuments at the SE and SW corners of Lot 2, CREEKSIDE AT ADAIR VILLAGE, but my measurements show that it is on the line between the Lot 2 monuments and those for Lots 3 and 4. The south line of CREEKSIDE AT ADAIR VILLAGE is the north line of Parcel "D" of Block 9, FIRST ADDITION TO ADAIR MEADOWS. I computed the NE deed corner at the deed distance 134.46 feet from the NW corner.

I computed the power line easement based on ties to power poles (at the centerline). I computed the Storm Drain Easement based on ties to locate service marks, giving 7.5 ft of width on the west side of the pipeline.

SURVEYOR'S CERTIFICATE

I, William L. Lauer, a Registered Professional Land Surveyor in the State of Oregon, do hereby say that I have correctly surveyed and found or set proper monuments at the corners of the land represented on this Partition Plat. The land is described as follows:

Beginning at a 5/8" iron rod at the Northeast corner of Parcel 2 of Partition Plat 2005-46, said rod being the Northwest corner of the tract described as Parcel 2 conveyed to Linda Edwards Per Document 2003-342705, Benton County Deed records, and lying on the north line of Parcel "D" of FIRST ADDITION TO ADAIR MEADOWS; Thence along the line common to said Edwards tract and said Parcel "D," S 87°35' 19"E 134.46 feet to a 5/8" iron rod at the Northeast corner of said Edwards tract; thence S 10°51'08"W 175.20 feet to a 1/2" iron rod at the Southeast corner of said Edwards tract, also being the Northeast corner of Lot 5, Block 9, FIRST ADDITION TO ADAIR MEADOWS; Thence S 10°49'26"W 99.98 feet to a 1/2" iron rod at the Southeast corner of said Lot; Thence N 79°08'41"W 133.07 feet to a 1/2" iron rod at the Southwest corner of said Lot; Thence N 10°46'03"E 100.06 feet to the Northwest corner thereof, also being the Southwest corner of said Edwards tract; Thence N 10°54'51"E 155.37 feet to the point of beginning.

DECLARATION

Know all persons by these presents that Linda J. Edwards is the recorded owner of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into Parcels as shown hereon.

I hereby grant the Storm Drain Easement, as shown hereon, to the City of Adair Village

Linda J. Edwards

Linda J. Edwards

STATE OF OREGON)
s.s.
COUNTY OF BENTON)

Signed and attested before me on this 5th day of October, 2009, by Linda J. Edwards.

Linda K Vehrs signature

Linda K. Vehrs printed name

Notary Public – State of Oregon
Commission No. 435018
My Commission Expires Dec. 19, 2012

EASEMENTS of RECORD

The following documents created easements in favor of Benton-Lincoln Electric Cooperative for Electric Transmission or Distribution Lines or Systems. These easements may encumber the property but are too vaguely described to plot:
Book 98, Page 467
Book 98, Page 475
Book 98, Page 476
M-41152, recorded in June, 1973, refers to the above easements and creates an easement "...for storm drain lines...ten feet on each side of of the centerline of the existing storm drain line..." The locate service stated that the storm line on the east side of the Lot is old but did not know whether it was in place at the time the document was executed. Since the City required that an easement be created for the Storm Drain I am assuming that this line was not in place in June, 1973.

APPROVALS

Dan Latt 10-5-2009
City Administrator date
City of Adair Village

FOR Jim Mardis 10-12-2009
Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2010.

by Tami Woodward 10-8-09
Director, Benton County Dept. of Assessment date

by Trish Shallow for 10-08-09
Director, Benton County Department of Finance, Auditing & Tax Collection date

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 2009-20 in the Benton County Deed Records as Document No.2009-457852 on this 12th day of OCTOBER, 2009, at 1:26 o'clock pm.

by: _____
Benton County Clerk
Sr. Deputy Clerk

THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR
W L Lauer
OREGON
JULY 21, 1992
W. L. LAUER
2558
RENEWS 12/31/2010

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

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