

DRAWING NUMBER
2009-21
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

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PARTITION PLAT 2009-21

A REPLAT OF LOT 10, BLOCK 6
FIRST ADDITION TO ADAIR MEADOWS
for

**HANG-KWANG LUH
& YING DENG**

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 set per plat of FIRST ADDITION TO ADAIR MEADOWS. 5/8" iron rod unless otherwise noted.
-Set monument - 5/8"x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING"
- ().....Record data from plat of FIRST ADDITION TO ADAIR MEADOWS
- PAE..Public Access Easement.
- U.E...Utilities Easement

NARRATIVE

This plat represents a replat of Lot 10 of Block 6, FIRST ADDITION TO ADAIR MEADOWS. I found all of the original Lot corner monuments. I computed the partition line to be parallel to the east wall of the existing duplex, with the north end being the found curve point monument on Columbia Ave. I computed the radius points of the street rights-of-way curves by distance-distance intersection from the found curve point monuments, holding the plat record radii. I discovered that the existing paved sidewalk from Columbia Avenue to "Parcel C" encroaches onto Lot 10. This Plat creates a Public Access Easement to protect the public's right to use the sidewalk. I located the 50 ft-wide Utility Easement based on ties to power poles.

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

S:\DATA\2009\OBS\09070\wll\092409

SURVEYOR'S CERTIFICATE

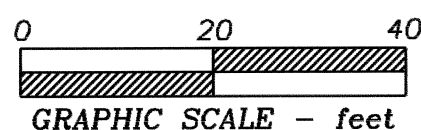
I, William L. Lauer, a Registered Professional Land Surveyor in the State of Oregon, do hereby say that I have correctly surveyed and found proper monuments at the corners of the land represented on this Partition Plat. The land is described as follows:

Lot 10 of Block 6, FIRST ADDITION TO ADAIR MEADOWS, City of Adair Village, Benton County, Oregon.

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
Book 130, Page 508

M-41152 (Instrument No. 31844) refers to easements to the City of Albany for existing water and sewer lines. The easements are too vague to plot and the utility locate service found no community water and sewer lines on the property.



DECLARATION

Know all persons by these presents that Hang-Kwang Luh and Ying Deng are the recorded owners of the land represented on this Partition Plat, and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into Parcels as shown hereon.

We hereby create the Public Access Easement as shown on Parcel 1.

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

STATE OF OREGON)
COUNTY OF BENTON)

Signed and attested before me on this 30th day of September, 2009, by Hang-Kwang Luh and Ying Deng.

Linda K. Vehrs signature
Linda K. Vehrs printed name

Notary Public - State of Oregon
Commission No. 435918
My Commission Expires Dec. 9, 2011

APPROVALS

Don Lyle Sept. 30, 2009
City Administrator date
City of Adair Village
Joe Maudin Oct. 12, 2009
for 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 *Jami Woodruff* 10-9-09
Director, Benton County Dept. of Assessment date
by *Irish Shallows for* 10-09-09
Director, Benton County Department of Finance, Auditing & Tax Collection date

STATE OF OREGON)
COUNTY OF BENTON)

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2009-21 in the Benton County Deed Records as Document No. 2009-457854 on this 12th day of October, 2009, at 1:35 o'clock pm.

by: *W. L. Lauer*
Benton County Clerk
s.c. *Deputy Clerk*

Curve	Radius	Length	Delta	Chord
C1	350.00' (350.00)	94.93' (95.02)	15°32'24" (15°33'20")	S 73°43'25" E 94.64' (S 73°47'16" E 94.73)
C2	20.00' (20.00)	31.31' (31.42)	89°42'27" (90°00'00")	S 36°31'53" E 28.21' (S 36°33'56" E 28.28)

