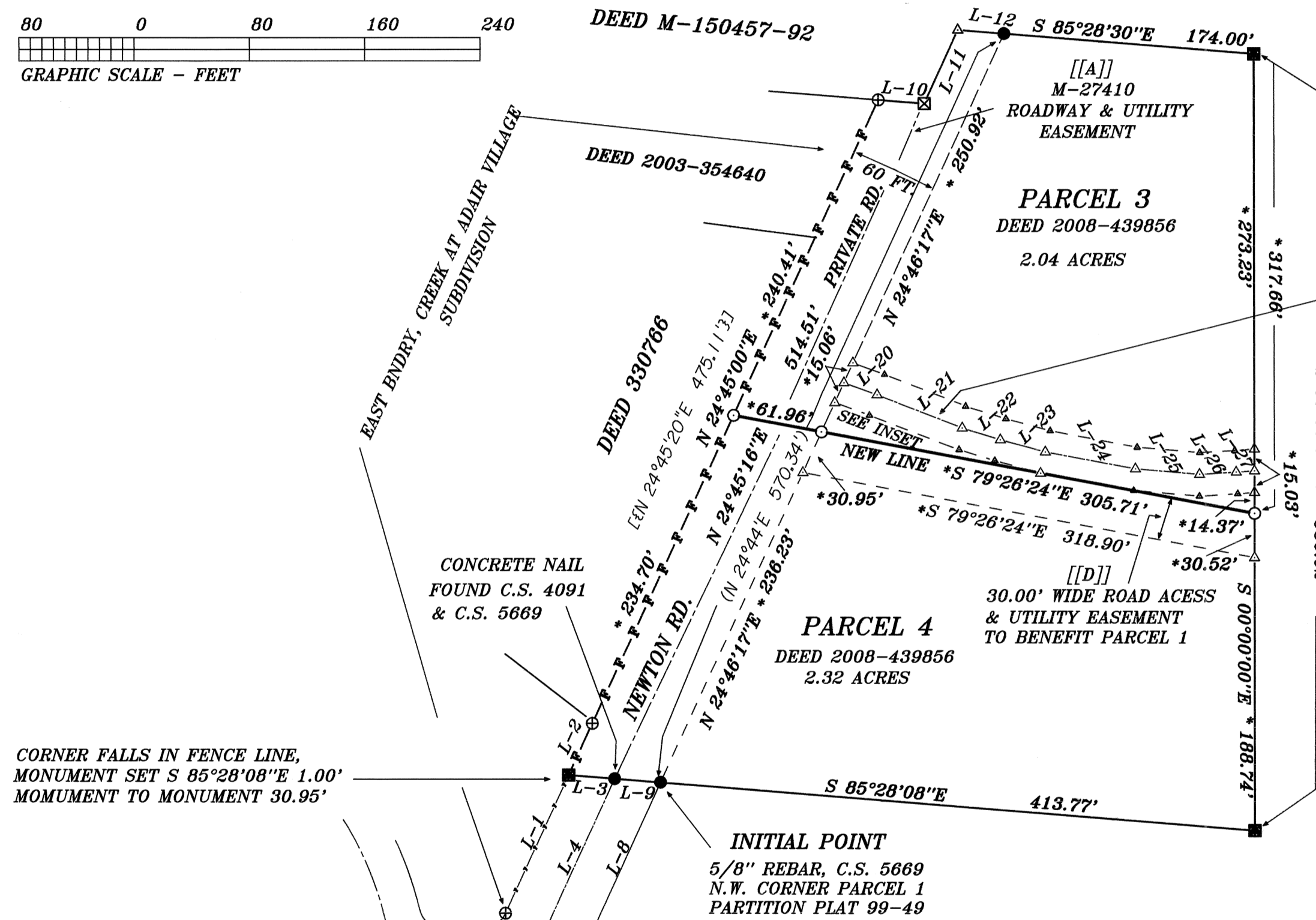
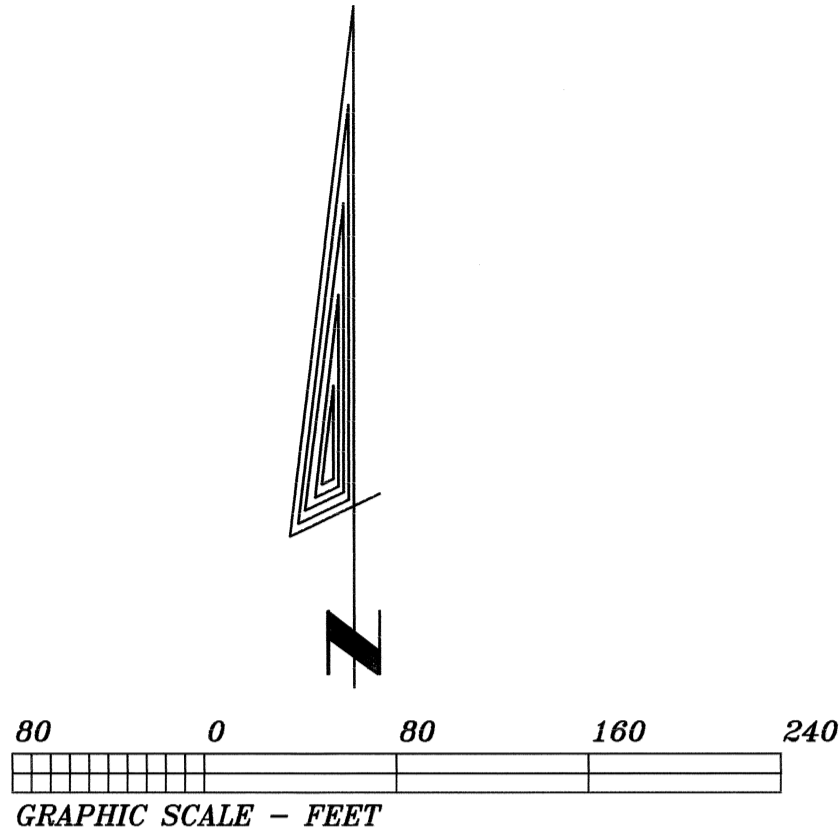


PARTITION PLAT NO. 2011-002  
 FOR **YOUR CHATEAU L.L.C. & ARLYN T. HANSEN**  
 A REPLAT OF PARCEL 2, PARTITION PLAT 2007-25  
 IN THE S.E. 1/4 SEC. 19, S.W. 1/4 SEC. 20,  
 N.W. 1/4 SEC. 29, AND THE N.E. 1/4 SEC. 30  
 TOWNSHIP 10 SOUTH, RANGE 4 WEST, W.M.  
 BENTON COUNTY, OREGON  
 APRIL 10, 2011



CORNER FALLS IN FENCE LINE,  
 MONUMENT SET S 85°28'08"E 1.00'  
 MOMUMENT TO MONUMENT 30.95'

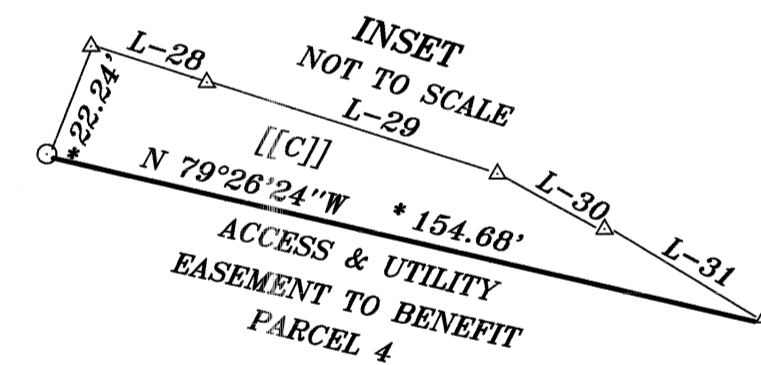
INITIAL POINT  
 5/8" REBAR, C.S. 5669  
 N.W. CORNER PARCEL 1  
 PARTITION PLAT 99-49

- F-F-F- 6 FOOT HIGH CYCLONE FENCE ALONG PROPERTY LINE
- { } RECORD CREEKSIDE AT ADAIR VILLAGE PHASE 3
- { } RECORD C.S. 5669
- ( ) RECORD C.S. 4091
- [ ] RECORD PARTITION PLAT 99-49
- FOUND 1" IRON PIPE FLUSH WITH GROUND, C.S. 4091 UNLESS OTHERWISE NOTED
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 1050"
- ▲ COMPUTED POSITION

I hereby certify this to be a true and exact copy of the original plat  
*L.W. Hunnemuller*  
 L.W. Hunnemuller

[[B]]  
 CENTERLINE EXISTING 30.00' WIDE ROAD ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 1, CREATED ON THIS PLAT TO BENEFIT PARCEL 4

PARCEL 1 PARTITION PLAT NO. 2007-25  
 DEED 2006-413548



LEGEND

- ☒ ALUMINUM CAP MARKED "MULTI/TECH ENG"
- ⊕ RED OR YELLOW PLASTIC CAP ON 5/8" REBAR, MARKED "MULTI/TECH ENG", CREEKSIDE AT ADAIR VILLAGE PHASE 3
- YELLOW PLASTIC CAP ON 5/8" REBAR MARKED "PLS 1050" PARTITION PLAT 2007-25
- \* ALL BEARINGS AND DISTANCES ARE THE SAME AS PARTITION PLAT NO. 2007-25 UNLESS NOTED AS SHOWN
- [[A]] TYPICAL, SEE DECLARATION ON PAGE 2

COURSE	BEARING	DISTANCE
	{N 24°45'20"E	144.26{}
L-1	N 24°44'32"E	104.92'
L-2	N 24°44'32"E	39.38'
L-3	S 85°28'08"E	31.95'
L-4	{N 24°44'E	126.20{}
L-5	S 24°43'33"W	126.17'
L-6	S 24°43'33"W	31.31'
	N 79°21'00"W	914' ±
	{N 76°12'24"W	30.59{}
L-7	S 76°08'20"E	30.56'
L-8	{N 24°45'11"E	131.43{}
	N 24°43'01"E	131.44'
L-9	{N 85°29'W	31.97{}
	N 85°28'08"W	31.96'
L-10	{S 89°29'25"E	32.01{}
	S 85°29'36"E	32.00'
L-11	N 24°45'16"E	55.87'
	(S 85°29'E	31.97')
L-12	S 85°28'30"E	32.14'
L-20	S 70°11'02"E	24.44'
L-21	S 68°56'36"E	63.40'
L-22	S 72°55'29"E	27.54'
L-23	S 74°56'01"E	32.39'
L-24	S 79°28'02"E	63.52'
L-25	S 85°13'03"E	44.72'
L-26	N 86°26'00"E	25.40'
L-27	N 86°12'02"E	12.82'
L-28	S 70°11'02"E	25.58'
L-29	S 68°56'36"E	66.03'
L-30	S 72°56'42"E	25.81'
L-31	S 74°56'01"E	32.98'

SURVEYED BY:  
 L. W. HUNNEMULLER  
 3055 N.E. LANCASTER  
 CORVALLIS, OR 97330  
 PHONE: (541) 757-7614

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*L.W. Hunnemuller*  
 OREGON  
 AUGUST 22, 1975  
 L. W. HUNNEMULLER  
 1050  
 Renewal Date 6/30/2011

PARTITION PLAT NO. 2011-002

FOR **YOUR CHATEAU L.L.C. & ARLYN T. HANSEN**

A REPLAT OF PARCEL 2, PARTITION PLAT 2007-25  
IN THE S.E. 1/4 OF SEC. 19, S.W. 1/4 OF SEC. 20,  
N.W. 1/4 SEC. 29, & AND THE N.E. 1/4 SEC. 30  
TOWNSHIP 10 SOUTH, RANGE 4 WEST, W.M.

BENTON COUNTY, OREGON

APRIL 10, 2011

**NARRATIVE**

**Purpose:**  
The purpose of this plat is to depict the newly created parcels 3 and 4 and to satisfy the requirements of the HANSEN/MOORE LAND PARTITION TENTATIVE PLAN REQUEST City of Adair Village, Benton County, Oregon.

**Control:**  
The control for this plat is PARTITION PLAT 2007-25, CREEKSIDE AT ADAIR VILLAGE PHASE 3 Subdivision, C.S. 9510, PARTITION PLAT 99-49, C.S. 5669, C.S. 4091, and the respective deeds. All the found monuments shown were held as control for this plat.

**SURVEYOR'S CERTIFICATE**

I, L.W. Hunnemuller, a Registered Land Surveyor in the State of Oregon hereby depose and say that I have correctly surveyed and marked with proper monuments the lands represented on the attached Partition Plat, the exterior boundary of which is described as follows:  
Parcel 2 Partition Plat Number 2007-25 in the name of Nathaniel T. and Kim E. Taylor and described in Deed Number 2008-439856 both on file in the Benton County Deed Records, and being in the Southeast 1/4 of Section 19, the Southwest 1/4 of Section 20, the Northwest 1/4 of Section 29, and the Northeast 1/4 of Section 30, Township 10 South, Range 4 West, Willamette Meridian. Benton County, Oregon.

**EXISTING EASEMENTS**

The following easements of record on the parent parcel are listed by Deed reference only as their exact location cannot be determined.

1. For right of way in favor of Benton-Lincoln Electric Corp. Inc., Book 98 Page 443.
2. For Electric power, transmission and telephone lines, sewer and roadway in favor of The United States of America, Book 127 Page 62.
3. For reservation of mineral rights in favor of The United States of America, Book 127, Page 62.
4. For electric and telephone transmission and distribution lines in favor of Consumers Power Inc., Book 201 Page 279.
5. A roadway and utilities easement along Newton road as shown in common with others, M 27410.

**THE FOLLOWING EASEMENTS ARE SHOWN ON PARTITION PLAT 2007-25**

1. For the use, repair and maintenance of a well and water line on and across Parcel 1 for the benefit of Parcel 2. The cost of maintaining the well is the joint responsibility of the owners of each of the benefited properties. The construction and maintenance of the line carrying the water from the well along with its entire appurtenance is the responsibility of Parcel 2, the benefiting property.
2. For the construction, repair, use, and maintenance of an individual water-carried on-site sewage disposal system shown as a drain field easement, on and across Parcel 1 for the benefit of parcel 2. The Grantors (Parcel 1), for themselves and their heirs, successors, and assigns, agree to and with the grantees that the above-described property of the grantors shall not be used for any purpose detrimental to said system or contrary to laws and rules of governmental agencies applicable or related to said system.
3. A 30.00 foot wide road access and utility easement across Parcel 2, Partition Plat 2007-25 for the benefit of Parcel 1 Partition Plat 2007-25.

I hereby certify this to be a true and exact copy of the original plat

L.W. Hunnemuller  
L.W. Hunnemuller

**DECLARATION**

Know all persons by these present that Michael D. Moore Managing Member of YOUR Chateau L.L.C. an Oregon limited liability company and Arlyn T. Hansen are the owners of record of the lands represented on this partition map and more particularly described in the surveyor's certificate and have caused the same to be surveyed and platted into parcels as shown on this plat.

**New Easements and Conditions created on this plat as shown:**  
A 30 foot wide road access and utility easement across Parcel 3 for the benefit of Parcel 4 as shown.

A road access and utility easement as shown in the Southwest corner of Parcel 3 for the benefit of Parcel 4.

[[A]] The Newton road easement on Parcels 3& 4 shall be converted to a Public Right-of-way if and when requested by the City of Adair Village.

[[B]], [[C]], [[D]] shall be converted to a Public Right-of-way if and when requested by the City of Adair Village.

[[D]] A 30 foot wide easement road access and utility easement contiguous with the ones on Parcel 3 to accommodate the City's 60-foot Public Street Right-of-way Standard to access Parcel 1 when annexed.

Access to Parcels 3 and 4 should occur from the internal access and utility easements from said Parcels

Michael D. Moore  
Michael D. Moore Managing Member  
YOUR Chateau L.L.C.

Arlyn T. Hansen  
Arlyn T. Hansen

SURVEYED BY:  
L. W. HUNNEMULLER  
3055 N.E. LANCASTER  
CORVALLIS, OR 97330  
PHONE: (541) 757-7614

**ACKNOWLEDGMENT**

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

This is to certify that on this 2nd day of May, 2011, before me, a Notary Public for the State of Oregon, in the County of Benton, did personally appear Michael D. Moore, Managing Member of YOUR Chateau an Oregon limited liability company and Arlyn T. Hansen are the persons described in, and who executed the above instrument, and acknowledged to me that they executed the same freely and voluntarily.

Shelley Bevine  
NOTARY SIGNATURE

COMMISSION NO. 417343

Shelley Bevine  
NOTARY PUBLIC (OREGON) print

MY COMMISSION EXPIRES June 15, 2011

**TAXES**

All taxes, fees, assessments, and other charges as provided by ORS 92.095 have been paid through June 30, 2011

By: Jami Woodward 5-4-11  
Director, Benton County Dept. Of Assessment Date

By: Irish Shallow 5-4-11  
Director, Benton County Dept. Of Finance Date

**APPROVALS**

Approved this 28th day of April, 2011  
A.L. Est  
City of Adair Village Administrator

Approved this 4th day of MAY, 2011  
Joe Gmadi  
Benton County Surveyor

**RECORDING**

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

I hereby certify that this Partition Plat was recieved and duly recorded by me as Partition Plat 2011-002 in the Benton County Deed Records as document number 2011-478265 on this 4 day of May 2011 at 10:19 O'clock a.m.

By: RLW  
for Benton County Clerk

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

L.W. Hunnemuller  
OREGON  
AUGUST 22, 1975  
L. W. HUNNEMULLER  
1050  
Renewal Date 6/30/2011

PARTITION PLAT NO. 2011-002

FOR **YOUR CHATEAU L.L.C. & ARLYN T. HANSEN**

A REPLAT OF PARCEL 2, PARTITION PLAT 2007-25

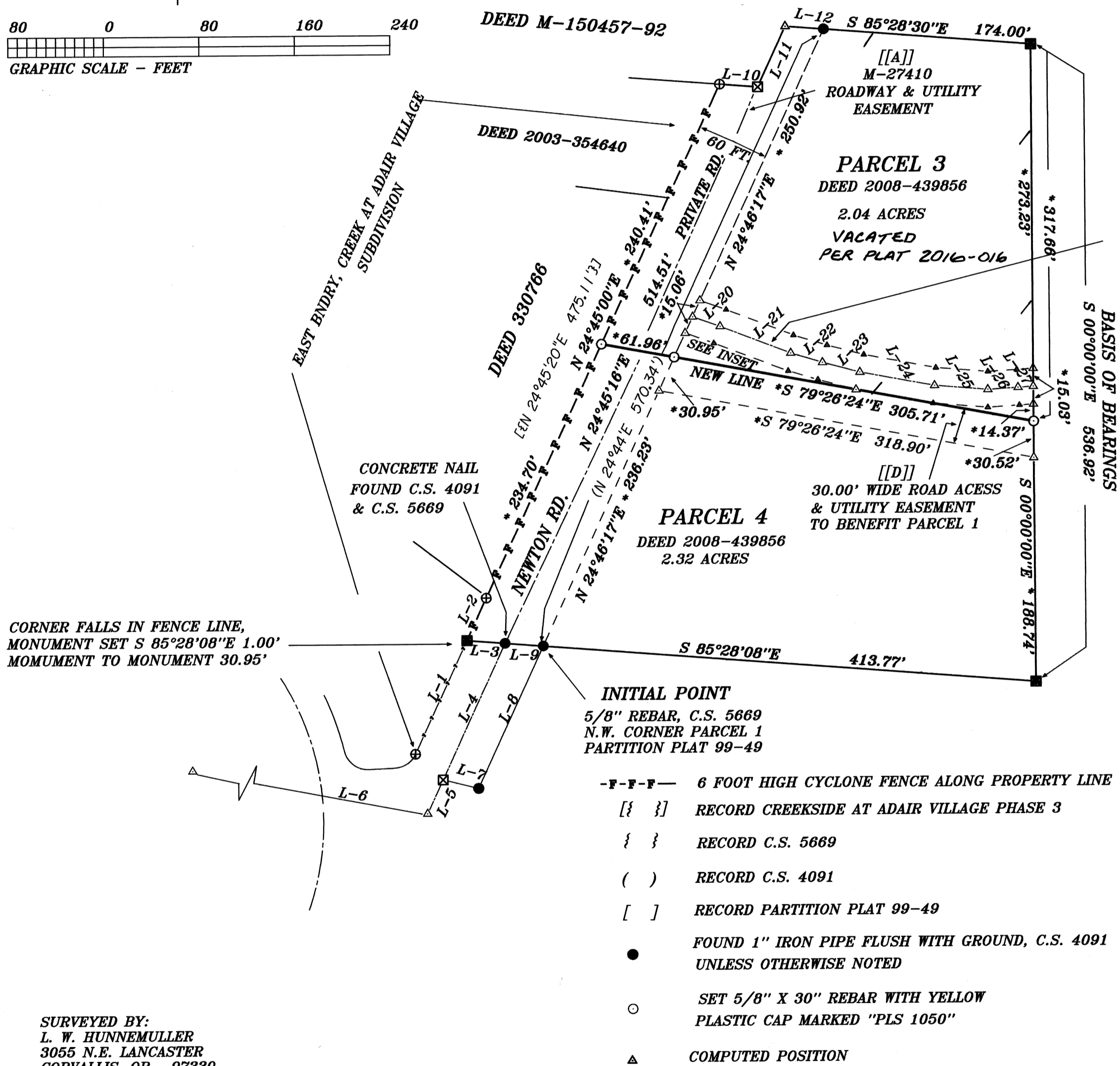
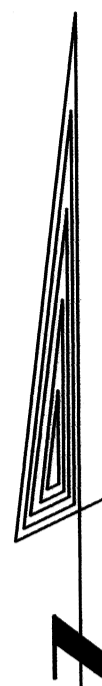
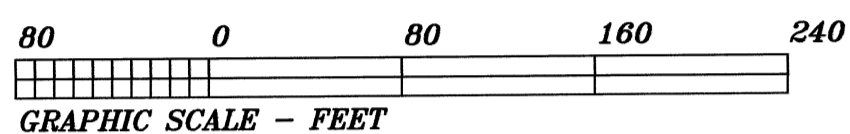
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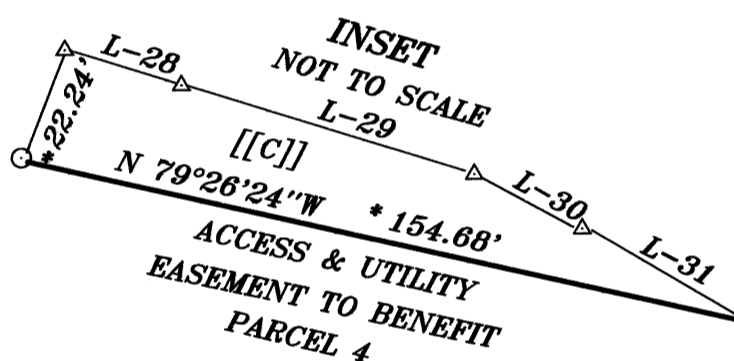
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*L.W. Hunnemuller*  
L.W. Hunnemuller

[[B]]  
CENTERLINE EXISTING 30.00' WIDE  
ROAD ACCESS & UTILITY EASEMENT  
TO BENEFIT PARCEL 1, CREATED ON  
THIS PLAT TO BENEFIT PARCEL 4

PARCEL 1 PARTITION  
PLAT NO. 2007-25  
DEED 2006-413548



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