

PARTITION PLAT 2016-018
 for
TIM MCGINNIS
 A REPLAT OF PARCEL 1
 PARTITION PLAT No. 93-19
 in
 NE 1/4 SECTION 30, T10S, R4W, W.M.
 CITY OF ADAIR VILLAGE
 BENTON COUNTY, OREGON

OCTOBER 6, 2016

SURVEYOR'S CERTIFICATE

I, David Lee Schlosser Jr., 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:

Parcel 1 of Partition Plat 1993-019, City of Adair Village, Benton County, Oregon.

NARRATIVE

This plat represents a replat of Parcel 1 of Partition Plat 1993-019. I found all of the original monuments around said parcel and all fit nicely. The new corner was established at the request of the client.

APPROVALS

by [Signature] 10/21/16
 City Administrator
 City of Adair Village
 date

by [Signature] 11/01/16
 FOR Benton County Surveyor
 date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2011.

by [Signature] 10-28-16
 Director, Benton County Dept. of Assessment
 date

by [Signature] 10-28-2016
 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 2016-018 in the Benton County Deed Records as Document No. 2016-550720 on this 1st day of November, 2016, at 10:55 o'clock AM.

by: [Signature]
 Benton County Clerk

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-34885-81
 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 McGinnis Commercial Properties, LLC, an Oregon Limited Liability Company is 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.

[Signature]
 Tim McGinnis,
 President, McGinnis Commercial Properties, LLC

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

Signed and attested before me on this 20 day of October, 2016, by Tim McGinnis.

[Signature] signature
Cassandra M. Mulkey printed name

Notary Public - State of Oregon
 Commission No. 952816
 My Commission Expires 08/07/2020

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JUNE 10, 2014
 DAVID LEE SCHLOSSER JR.
 72617

RENEWS: 06/30/2018

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

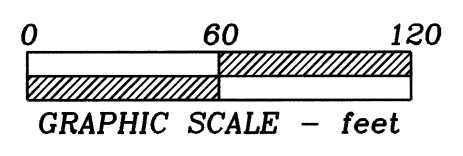
I, THE UNDERSIGNED,
 HEREBY CERTIFY
 THAT THIS IS AN
 EXACT COPY OF
 THE ORIGINAL PLAT.
[Signature]
 DAVID LEE SCHLOSSER, JR.
 P.L.S. 72617

R = 20.00(20.00)
 L = 31.22(31.25)
 Δ = 89°26'38" (89°32'00")
 LC = N 61°47'15"E
 (N 61°45'20"E)
 28.15 (28.17)

R = 1296.57(1296.57)
 Δ = 3°45'33" (3°45'30")
 L = 85.07(85.05)
 LC = N 15°07'40"E
 (N 15°06'35"E)
 85.05 (85.03)

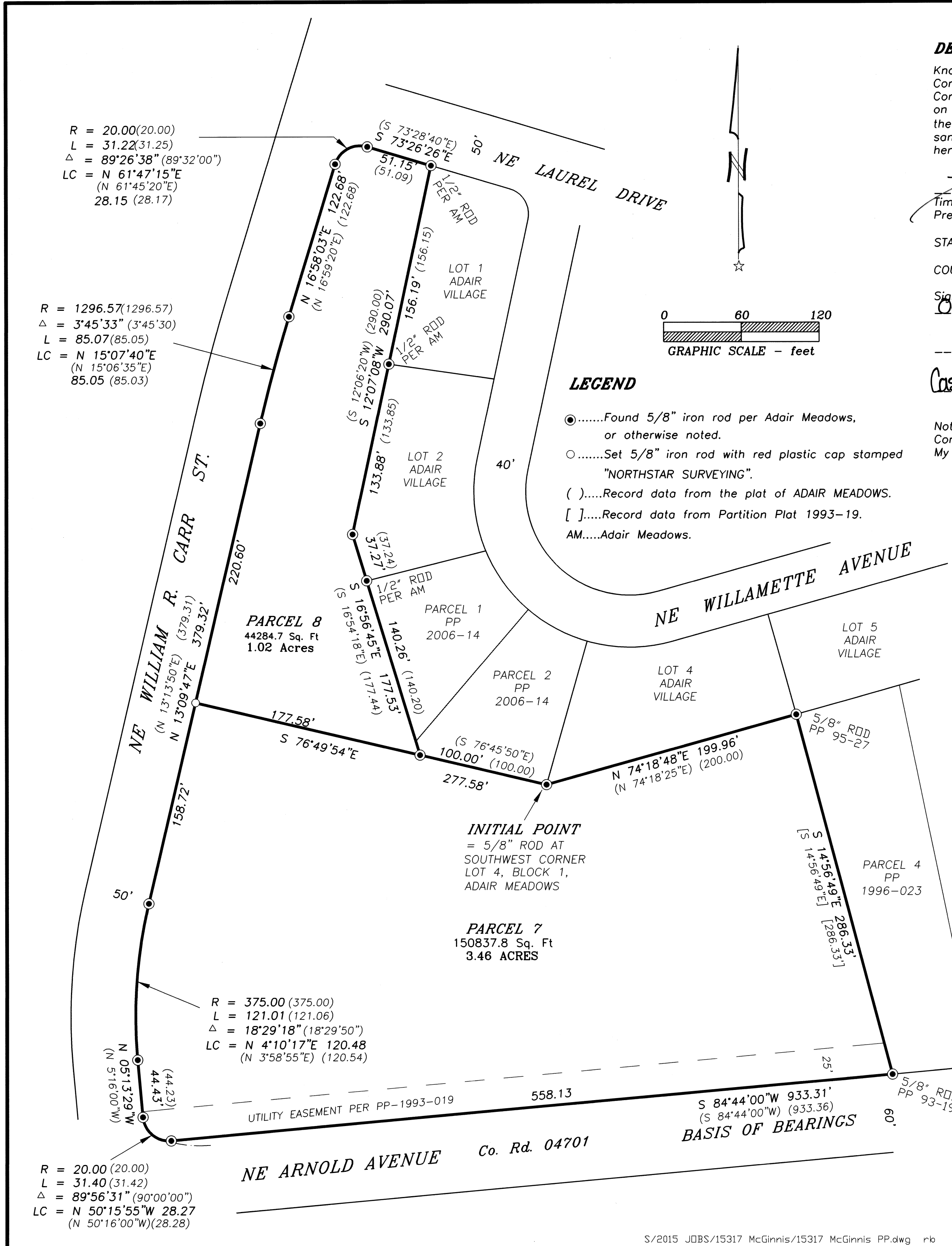
R = 375.00 (375.00)
 L = 121.01 (121.06)
 Δ = 18°29'18" (18°29'50")
 LC = N 4°10'17"E 120.48
 (N 3°58'55"E) (120.54)

R = 20.00 (20.00)
 L = 31.40 (31.42)
 Δ = 89°56'31" (90°00'00")
 LC = N 50°15'55"W 28.27
 (N 50°16'00"W)(28.28)



LEGEND

-Found 5/8" iron rod per Adair Meadows, or otherwise noted.
-Set 5/8" iron rod with red plastic cap stamped "NORTHSTAR SURVEYING".
- ().....Record data from the plat of ADAIR MEADOWS.
- [].....Record data from Partition Plat 1993-19.
- AM.....Adair Meadows.

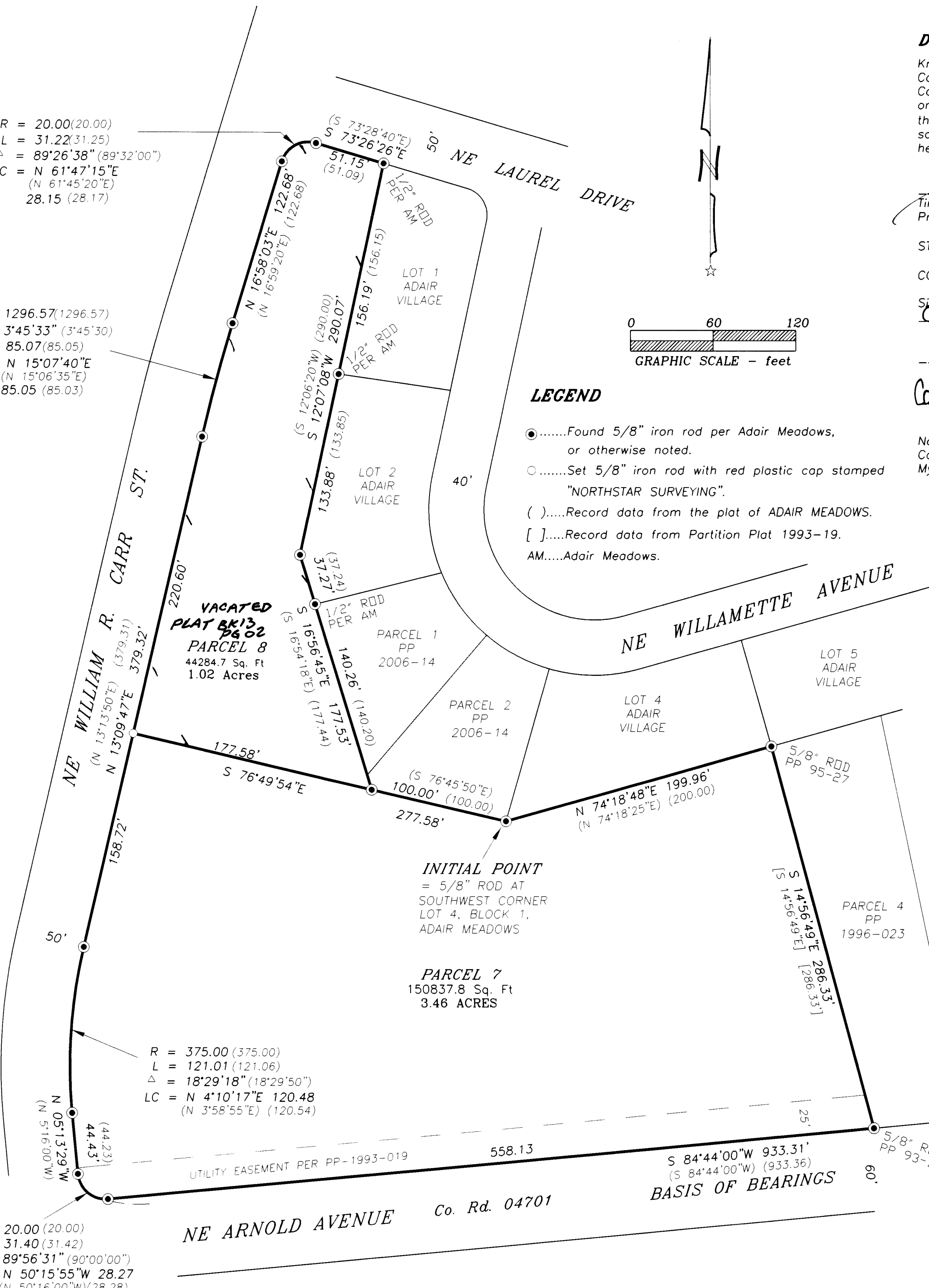


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Tim McGinnis
 Tim McGinnis,
 President, McGinnis Commercial Properties, LLC

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

Signed and attested before me on this 20 day of October, 2016, by Tim McGinnis.

Cassandra M. Mulkey signature
 Cassandra M. Mulkey printed name

Notary Public - State of Oregon
 Commission No. 952816
 My Commission Expires 08/07/2020

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JUNE 10, 2014
 DAVID LEE SCHLOSSER JR.
 72617

RENEWS: 06/30/2018

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

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APPROVALS

J.A. Dan 10/21/16
 City Administrator
 City of Adair Village date
Paul K. Mel 11/01/16
 For Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2011.

by *Sam A.* 10-28-16
 For Director, Benton County Dept. of Assessment date
 by *Debrae Bauer* 10-28-2016
 Director, Benton County Department of Finance, Auditing & Tax Collection date

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

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by: *Tim McGinnis*
 Benton County Clerk

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 DAVID LEE SCHLOSSER, JR.
 P.L.S. 72617

