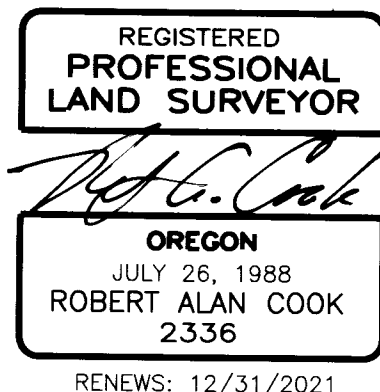


PARTITION PLAT No. 2020-014
 A REPLAT OF LOT 12, BLOCK 6
 FIRST ADDITION TO ADAIR MEADOWS
 FOR
ALICIA WARD-SATEY
and PEDRO SATEY
 IN THE
 NE 1/4 OF SECTION 30
 T 10 S, R 4 W, W.M.
 CITY OF ADAIR VILLAGE
 BENTON COUNTY, OREGON

AUGUST 2, 2019



LEGEND

-Found Monument: 1/2" rod from First Addition to Adair Meadows, or as noted with a 5/8 rod per same source.
-Set Monument: 5/8" x 30" rebar with red plastic cap stamped "NORTHSTAR SURVEYING".
- +Computed position, nothing found or set.

Data of, or computed from, the following:
 () ... 1st Addition to Adair Meadows
 < > ... Partition Plat No. 2008-34

NARRATIVE

The purpose of this survey was to find monuments at my client's boundary corners and divide the lot down the mid-wall between the units of the duplex. I found the three corners of the lot as shown. I called the NE corner off a smudge to fit the curve but held it for the lot line. I calculated the SE corner by proportion as shown and set the new monuments in line with the inside wall.

EASEMENTS

There is a 10 foot wide blanket utility easement, 5 feet on each side of centerline, over all community utilities existing at the date of the original plat in April, 1973. No specific location given. Nothing was obvious on the site.

An Easement to Benton-Lincoln Electric Cooperative, for transmission and distribution of electricity per Book 98, Pages 467, 475 and 476 and Book 130, Page 508, exact location unspecified.

An Easement to the City of Albany (Adair Village) for the construction, operation, maintenance, and repair or removal of existing water or sanitary sewer lines as per M-41152, Benton County Records, exact location not specified.

An Easement to Pacific Telephone and Telegraph Company per Book 168, Page 341.

DECLARATION

Know all persons by these presents that Alicia P. Ward-Satey and Pedro A. Satey 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.

Alicia P. Ward-Satey
 Alicia P. Ward-Satey / *Pedro A. Satey*
 Pedro A. Satey

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

Signed and attested before me on this 23 day of September, 2020, by Alicia P. Ward-Satey and Pedro A. Satey.

Cassandra M. Mulkey signature of Notary
 Cassandra M. Mulkey printed name of Notary

Notary Public - State of Oregon
 Commission No. 1002249
 My Commission Expires 07/26/2024

SURVEYOR'S CERTIFICATE

I, Robert Alan Cook, a Registered Professional Land Surveyor in the State of Oregon, hereby declare that I have correctly surveyed and have found or set proper monuments defining only the corners of this Partition Plat. The land is described as follows:

LOT 12, BLOCK 6, FIRST ADDITION TO ADAIR MEADOWS, BENTON COUNTY, OREGON. (PLAT VOLUME 8, PAGE 3)

APPROVALS

[Signature] 9/03/20
 City Administrator date
 City of Adair Village

[Signature] 11-20-20
 Benton County Surveyor date

All Taxes, Fees, Assessments and other charges as provided by ORS 92.095 have been paid through June 30, 2021.

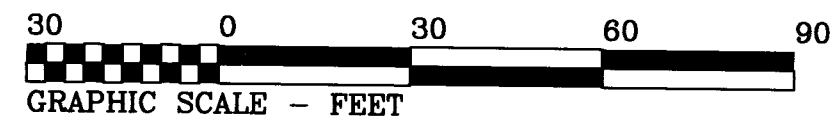
FOR *[Signature]* 11/16/2020
 Director, Benton County Dept. of Assessment date

for *[Signature]* 11-16-2020
 Director, Benton County Tax Collector 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 2020-014 in the Benton County Deed Records as Document No. 2020-603727 on this 20th day of November, 2020, at 9:02 o'clock AM

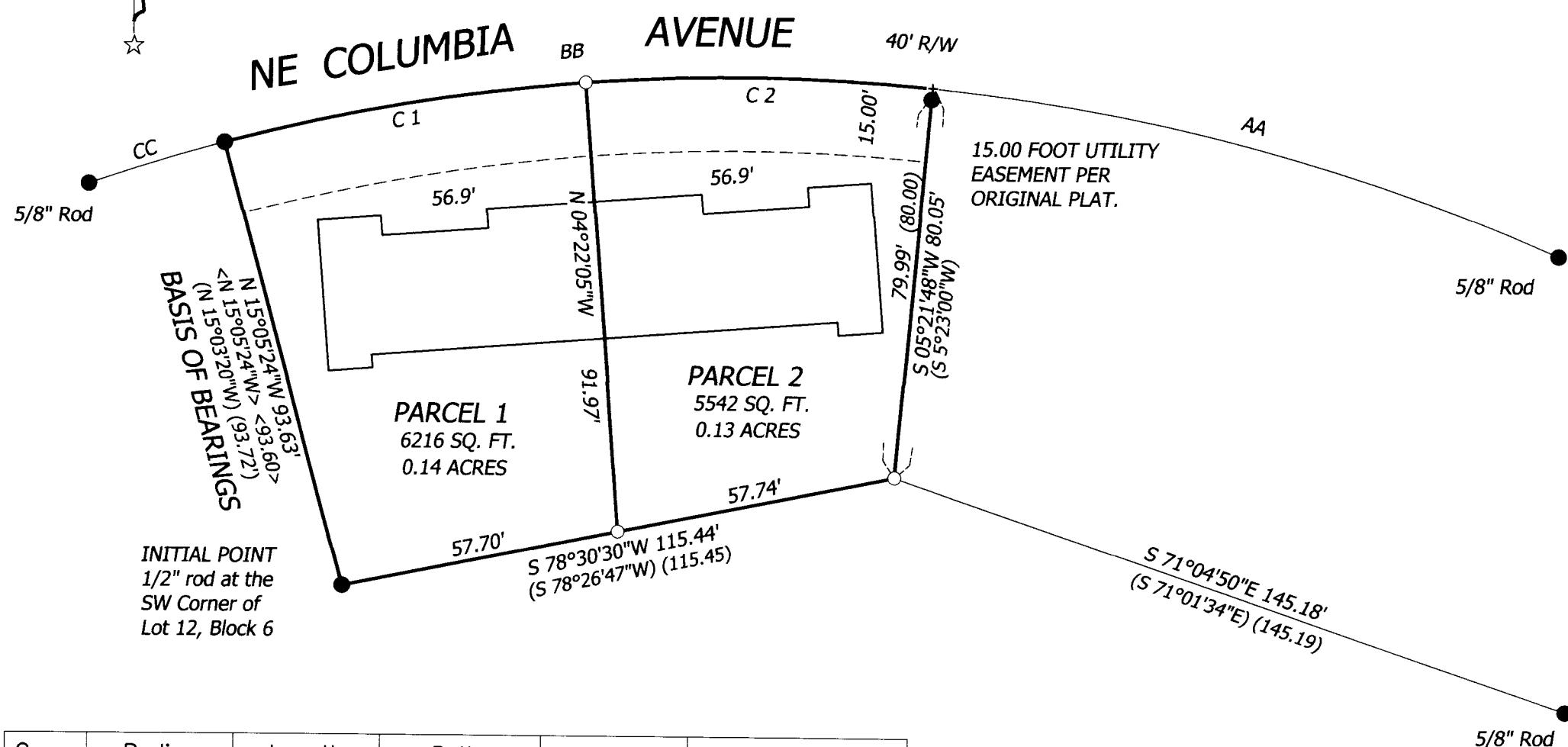
[Signature]
 Benton County Clerk



THIS IS AN EXACT COPY OF THE ORIGINAL PLAT



720 NW 4TH ST. CORVALLIS, OR 97330
 EMAIL: bcook@northstarsurveying.com
 (541) 757-9050 PROJECT No. 19209



Curve	Radius	Length	Delta	Chord	Chord Bear.
AA	410.00'	133.07'	18°35'44"	132.48'	S 75°19'49" E
	(410.00')	(133.15')	(18°36'24")	(132.56')	(S 75°18'48" E)
BB	410.00'	146.28'	20°26'31"	145.50'	N 85°09'04" E
	(410.00')	(146.26')	(20°26'20")	(145.48')	(N 85°09'50" E)
CC	410.00'	29.01'	4°03'15"	29.01'	N 72°54'11" E
	(410.00')	(28.93')	(4°02'36")	(28.93')	(N 72°55'22" E)
C 1	410.00'	75.12'	10°29'51"	75.01'	N 80°10'44" E
C 2	410.00'	71.16'	9°56'40"	71.07'	S 89°36'01" E