

PIONEER VILLAGE III

A SUBDIVISION IN Sections 28 & 29, T.12S., R.6 W., W.M., BENTON COUNTY, OREGON

Scale: 1" = 200'

Surveyed September, 1973

SURVEYOR'S AFFIDAVIT

State of Oregon)
County of Benton) SS

I, NICK A. YINGER, Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that during September, 1973 I did accurately survey and subdivide into lots and tracts the lands represented on the attached map of PIONEER VILLAGE III, the boundaries of which are described as follows:

Beginning at the initial point, a 2" x 36" Galvanized Iron Pipe set 6" below the surface of the ground at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 28, Township 12 South, Range 6 West, Willamette Meridian, Benton County, Oregon; thence N89°56'53"W along the Northerly line of said 1/16 Sect. 1212.65 feet; thence S32°30'46"W to a point that is S00°11'W 163.20 feet from the Northwest Corner of said 1/16 Sect., a distance of 193.42 feet; thence S32°15'00"W 503.96 feet to the center of Greasy Creek; thence following said creek centerline along the following courses and distances in succession: S10°29'29"W 205.64 feet; S30°39'02"W 313.85 feet; S82°14'05"W 222.04 feet; S42°16'25"W 148.66 feet; S82°24'19"W 151.33 feet; S19°39'14"W 148.66 feet; S53°07'48"W 150.00 feet; N79°52'31"W 284.43 feet; S24°54'17"W 308.71 feet; S07°58'11"E 252.44 feet; S13°04'10"E 287.45 feet; S81°52'12"E 212.13 feet; S08°48'07"W 125.08 feet to the most Westerly corner of Common Area Tract "A", Pioneer Village I; thence along the Northerly line of said tract the following courses and distances in succession: S76°45'34"E 355.68 feet; N72°22'30"E 149.97 feet; N26°15'48"E 389.14 feet; N78°09'00"E 225.39 feet to the most Westerly corner of Common Area Tract "B", Pioneer Village II; thence along the Northerly line of said tract the following courses and distances in succession: N30°16'30"W 264.21 feet; N47°47'05"E 224.71 feet; N73°38'35"E 144.51 feet; S19°33'37"E 50.08 feet; S63°50'53"E 250.16 feet; N50°59'17"E 101.67 feet; N82°56'32"E 105.80 feet; East 330.00 feet; S07°27'51"W 310.08 feet; S69°30'00"E 78.73 feet; thence leaving said Northerly line and along the arc of a 380.00 feet radius curve to the right (chord bears N48°03'10"E 82.16 feet) a distance of 82.32 feet; thence N54°15'33"E 320.00 feet; thence along the arc of a 800.00 feet radius curve to the left (chord bears N40°53'18"E 370.00 feet) a distance of 373.38 feet; thence along the arc of a 600.00 feet radius curve to the right (chord bears N38°01'27"E 218.82 feet) a distance of 220.04 feet to a point on the East line of the Southwest 1/4 of the Northwest 1/4 of said Sect. 28; thence along said East line N00°04'26"E 1306.51 feet to the place of beginning, said parcel containing 86.3 acres more or less.

I further depose and say that the attached map is a true and correct representation of the lots and blocks as marked on the ground by 5/8" x 30" steel rods at all lot corners, points of curvature and boundary line changes of direction, and that said Initial Point is located N0°11'49"E 1331.37 feet and S89°56'53"E 1316.05 feet from a stone set at the SW Corner of the NW 1/4 of said Township.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

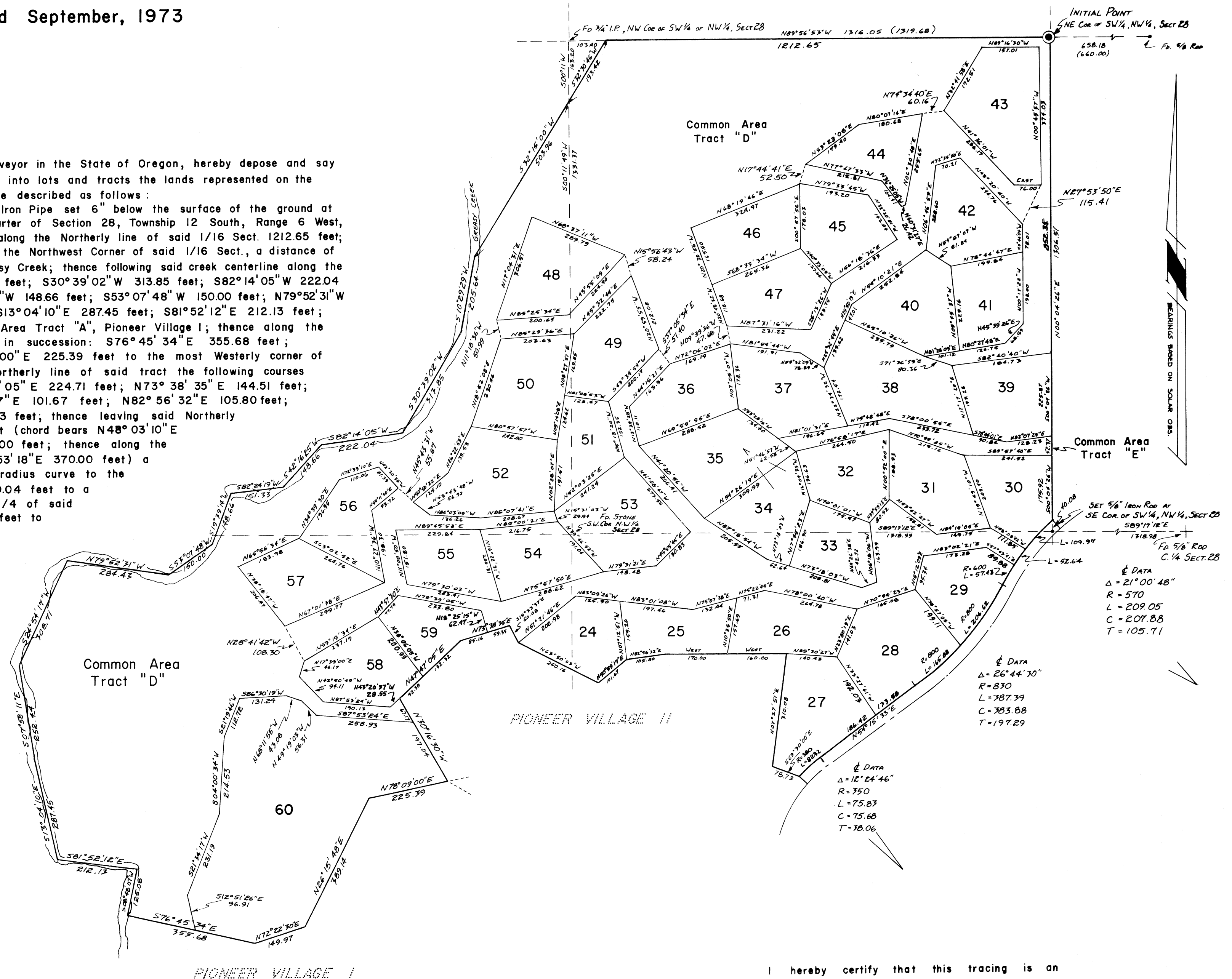
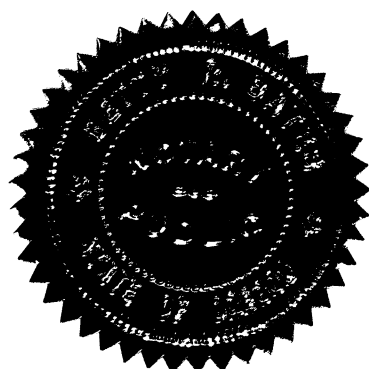
Nick A. Yinger

OREGON
JULY 12, 1968
NICK A. YINGER
876

Subscribed and sworn to before me this 24th day of September, 1973.

Betty B. Bates
Notary Public for Oregon

My commission expires 8-17-77



I hereby certify that this tracing is an exact copy of the original plat.

Nick A. Yinger
NICK A. YINGER

PIONEER VILLAGE III

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, John Stewart, John Koester, Robert Behrens and Jean Behrens, husband and wife, H. Elroy Lee and Marjorie Lee, husband and wife, and Mid-Willamette Lbr. Corp., an Oregon corporation, are the owners of the lands represented on the annexed map and more particularly described in the Surveyor's Certificate hereunto attached and have caused said lands to be surveyed and platted into lots and tracts as shown on the annexed map and to be dedicated "PIONEER VILLAGE III" subject to the Declaration of Covenants and Restrictions for Pioneer Village Owners Association Inc. recorded as instrument No. _____, Benton County Microfilm Records. No other dedication to the public, either expressed or implied, is made by this instrument.

John Stewart
John Stewart

H. Elroy Lee
H. Elroy Lee

Robert Behrens
Robert Behrens

Norman Sapp
Mid-Willamette Lbr. Corp.

John Koester
John Koester

Marjorie Lee
Marjorie Lee

Jean Behrens by Robert Behrens
her attorney-in-fact
Jean Behrens
by Robert Behrens, her attorney-in-fact

Delma Larson
Mid-Willamette Lbr. Corp.

ACKNOWLEDGEMENT

State of Oregon)
County of Benton) SS

This is to certify that on this 3rd day of October, 1973 before me, a notary public for the State of Oregon, in the County of Benton, did personally appear John Stewart, John Koester, Robert Behrens, H. Elroy Lee and Marjorie S. Lee, husband and wife, who are known to me to be the identical persons described in and who executed the above instrument and acknowledged to me that they executed the same freely and voluntarily.

Peter I. Sambrino
Notary Public for Oregon

My commission expires 1/25/76

State of Oregon)
County of Benton) SS

This is to certify that on this 26th day of September, 1973 before me, a notary public for the State of Oregon, in the County of Benton, did personally appear Robert Behrens, who, being sworn, stated that he is the attorney-in-fact for Jean Behrens, and that he executed the foregoing instrument by authority of and in behalf of said Jean Behrens, and he acknowledged said instrument to be his act.

Peter I. Sambrino
Notary Public for Oregon

My commission expires 1/25/76

State of Oregon)
County of Benton) SS

This is to certify that on this 29th day of October, 1973 before me, a notary public for the State of Oregon, in the County of Benton, did personally appear Norman Sapp, President and Delma Larson, Secretary of Mid-Willamette Lbr. Corp. the corporation named in the foregoing instrument, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and they acknowledged thier signatures to be the free act and deed of said corporation.

Martin J. Hoffman
Notary Public for Oregon

My commission expires 10/27/76

APPROVALS

Richard W. Lail
Benton County Surveyor

James A. Lurveyport
Benton County Planning Commission

James E. Blain
Benton County Engineer

Charles L. Anderson
Benton County Tax Collector

Charles L. Anderson 7/23/74
Benton County Assessor

Melvin S. Howland
Benton County Commissioner (Chairman)

Larry Callahan
Benton County Commissioner

Jeanette Simmsville
Benton County Commissioner

Filed for record this _____ day of _____, 1973

Benton County Clerk

Each building site will be subject to individual evaluation as to suitability for subsurface sewage disposal.

Noel B. Rawls
Noel B. Rawls, Health Officer

PIONEER VILLAGE III

A SUBDIVISION IN Sections 28 & 29, T.12 S., R.6 W., W.M., BENTON COUNTY, OREGON

Scale: 1" = 200'

Surveyed September, 1973

SURVEYOR'S AFFIDAVIT

State of Oregon)
County of Benton) SS

I, NICK A. YINGER, Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that during September, 1973 I did accurately survey and subdivide into lots and tracts the lands represented on the attached map of PIONEER VILLAGE III, the boundaries of which are described as follows:

Beginning at the initial point, a 2" x 36" Galvanized Iron Pipe set 6" below the surface of the ground at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 28, Township 12 South, Range 6 West, Willamette Meridian, Benton County, Oregon; thence N89°56'53"W along the Northerly line of said 1/16 Sect. 1212.65 feet; thence S32°30'46"W to a point that is S00°11'W 163.20 feet from the Northwest Corner of said 1/16 Sect., a distance of 193.42 feet; thence S32°15'00"W 503.96 feet to the center of Greasy Creek; thence following said creek centerline along the following courses and distances in succession: S10°29'29"W 205.64 feet; S30°39'02"W 313.85 feet; S82°14'05"W 222.04 feet; S42°16'25"W 148.66 feet; S82°24'19"W 151.33 feet; S19°39'14"W 148.66 feet; S53°07'48"W 150.00 feet; N79°52'31"W 284.43 feet; S24°54'17"W 308.71 feet; S07°58'11"E 252.44 feet; S13°04'10"E 287.45 feet; S81°52'12"E 212.13 feet; S08°48'07"W 125.08 feet to the most Westerly corner of Common Area Tract "A", Pioneer Village I; thence along the Northerly line of said tract the following courses and distances in succession: S76°45'34"E 355.68 feet; N72°22'30"E 149.97 feet; N26°15'48"E 389.14 feet; N78°09'00"E 225.39 feet to the most Westerly corner of Common Area Tract "B", Pioneer Village II; thence along the Northerly line of said tract the following courses and distances in succession: N30°16'30"W 264.21 feet; N47°47'05"E 224.71 feet; N73°38'35"E 144.51 feet; S19°33'37"E 50.08 feet; S63°50'53"E 250.16 feet; N50°59'17"E 101.67 feet; N82°56'32"E 105.80 feet; East 330.00 feet; S07°27'51"W 310.08 feet; S69°30'00"E 78.73 feet; thence leaving said Northerly line and along the arc of a 380.00 feet radius curve to the right (chord bears N40°03'10"E 82.16 feet) a distance of 82.32 feet; thence N54°15'33"E 320.00 feet; thence along the arc of a 800.00 feet radius curve to the left (chord bears N40°53'18"E 370.00 feet) a distance of 373.38 feet; thence along the arc of a 600.00 feet radius curve to the right (chord bears N38°01'27"E 218.82 feet) a distance of 220.04 feet to a point on the East line of the Southwest 1/4 of the Northwest 1/4 of said Sect. 28; thence along said East line N00°04'26"E 1306.51 feet to the place of beginning, said parcel containing 86.3 acres more or less.

I further depose and say that the attached map is a true and correct representation of the lots and blocks as marked on the ground by 5/8" x 30" steel rods at all lot corners, points of curvature and boundary line changes of direction and that said Initial Point is located N0°11'49"E 1331.37 feet and S89°56'53"E 1316.05 feet from a stone set at the SW Corner of the NW 1/4 of said Township.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick A. Yinger

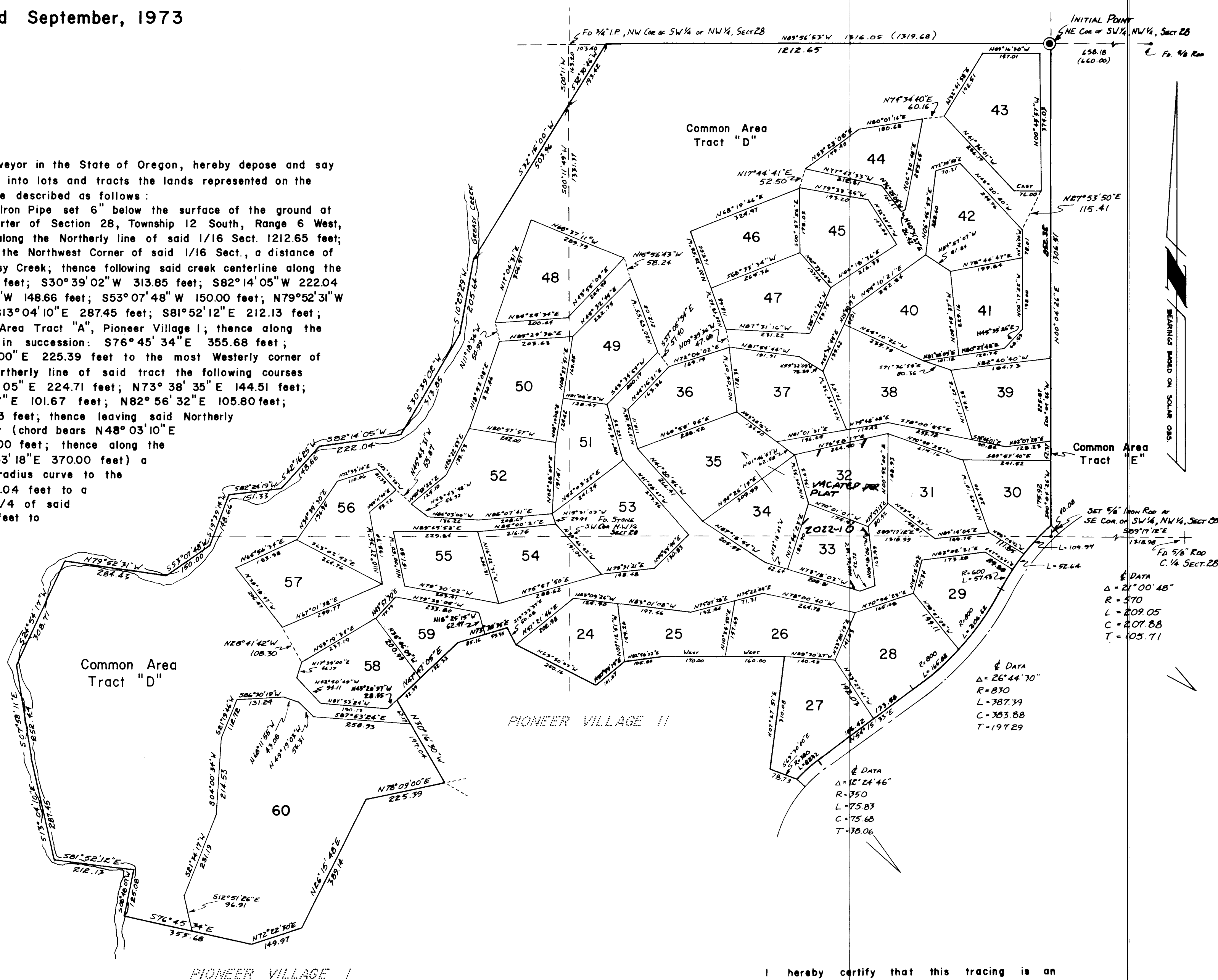
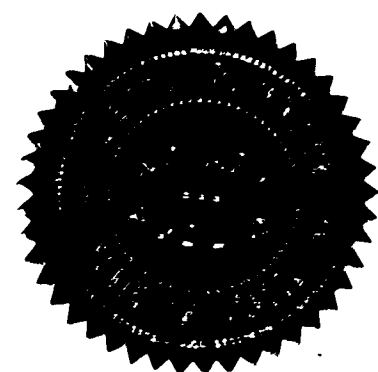
OREGON
JULY 12, 1968
NICK A. YINGER
876

Subscribed and sworn to before me this 24th day of September 1973.

Betty B. Bates

Notary Public for Oregon

My commission expires 8-17-77



I hereby certify that this tracing is an exact copy of the original plat.

Nick A. Yinger
NICK A. YINGER