

FOREST SPRINGS ESTATES
SECTION 4, T.11S, R.5W, W.M.
Benton County, Oregon

Scale: 1" = 100' June 1975

- — Set 5/8" rod unless otherwise noted
- — Found 5/8" rod unless otherwise noted
- Designated "No Access" to County Road

CENTERLINE CURVE DATA

1	2
A: 119° 45' 30"	A: 51° 38' 30"
P: 318.31	P: 472.96
T: 459.77	T: 277.24
L: 620.88	L: 516.42
LC: 527.03 ft	LC: 499.12 ft
S 60° 40' 01" E	S 90° 44' 02" E

Based on CS 4:54

FOREST SPRINGS ESTATES

A PLANNED UNIT DEVELOPMENT

NW 1/4 SECTION 4, T.11S., R.5W., WM.
Benton County, Oregon

JUNE 1975

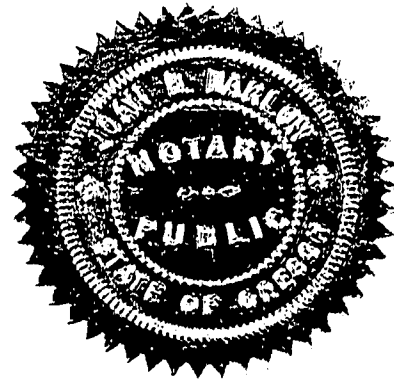
SURVEYORS CERTIFICATE

STATE OF OREGON }
COUNTY OF BENTON } S.S.

I, KENNETH M. WIGHTMAN, being first duly sworn, do say that I have correctly surveyed and marked with proper monuments the lands, as represented on this plat, and that I set a monument indicating the Initial Point of said survey as follows: Set a 2" x 36" galvanized iron pipe 6" below the surface of the ground, said Initial Point lying on the southerly right-of-way of County Road No. 45 and being South 89° 45' 00" East 1360.08 feet and South 0° 44' 00" West a distance of 1742.01 feet from the northwest corner of Section 4 in Township 11 South and Range 5 West of the Willamette Meridian in Benton County, Oregon. The description of the land included in this plat is as follows: Beginning at said Initial Point and running thence South 0° 44' 00" West a distance of 356.93 feet to the northerly right-of-way of County Road No. 37; thence North 71° 02' 00" East along said right-of-way 46.82 feet; thence North 73° 18' 04" East 19.02 feet; thence North 83° 51' 21" East 37.89 feet; thence southeasterly along a 358.31 foot radius curve right 506.27 feet (the long chord of which bears South 60° 15' 20" East 465.19 feet); thence South 70° 13' 19" West 10.00 feet; thence southeasterly along a 348.31 foot radius curve right 150.98 feet (the long chord of which bears South 7° 21' 36" East 149.80 feet); thence South 5° 03' 30" West 248.60 feet; thence southeasterly along a 256.48 foot radius curve left (the long chord of which bears South 7° 06' 52" East 108.16 feet); thence leaving said right-of-way of County Road No. 37 South 89° 40' 39" East 757.08 feet to the northerly right-of-way of County Road No. 37; thence along said right-of-way North 51° 57' 13" East 14.77 feet; thence North 54° 11' 55" East 28.44 feet; thence South 81° 32' 20" East 140.90 feet; thence southeasterly along a 602.96 foot radius curve right 109.12 feet (the long chord of which bears South 86° 31' 45" East 108.97 feet); thence leaving said right-of-way South 89° 40' 39" East 22.90 feet; thence North 10° 47' 41" East along said northerly right-of-way of County Road No. 37 11.26 feet; thence southeasterly along a 617.96 foot radius curve right 50.00 feet (the long chord of which bears South 76° 53' 26" East 49.98 feet); thence leaving said right-of-way of County Road No. 37 South 89° 40' 39" East 321.05 feet to a 1" iron pipe; thence North 1499.30 feet to the southerly right-of-way of County Road No. 45; thence along said right-of-way South 81° 40' 35" West 666.07 feet; thence South 84° 18' 25" West 726.06 feet; thence South 65° 27' 45" West 608.88 feet to the true place of beginning, said tract containing 51.67 acres.

Subscribed and sworn to before me this 20th day of JUNE A.D. 1975.

Jean B Barlow
Notary Public for Oregon
My Commission Expires: 3-28-78



Kenneth M. Wightman
Registered Land Surveyor

Kenneth M. Wightman
Registered Land Surveyor

APPROVALS

This plat was approved by order of the County Commissioners of Benton County, Oregon, made and entered this 22nd day of July A.D. 1975.

Larry Callahan
BENTON COUNTY CHAIRMAN
Board of Commissioners

Debra H. Olson
DIRECTOR, BENTON COUNTY
Dept. of Finance, Auditing & Tax Collecting

This plat was approved this 10th day of July A.D. 1975.

Robert W. Fair
Benton County Surveyor

James E. Blair
Benton County Engineer

This plat was approved this 14th day of July A.D. 1975.

Robert R. Adams
BENTON COUNTY CHAIRMAN
Planning Commission

This plat was approved this 28th day of July A.D. 1975.

James M. Hays
BENTON COUNTY SANITARIAN

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

That we Edward G. King and Mary Elizabeth King, husband and wife, have this day made and hereby make, execute and declare that we have laid out FOREST SPRINGS ESTATES in the County of Benton and State of Oregon consisting of Lots and Parcels of the size, shape and dimensions as shown on this plat.

That the limitations and restrictions as described and set down on microfilm in M-5475 of the Benton County Deed Records and recorded on July 24, 1975 shall constitute covenants to run with the land and shall be binding on all persons claiming under us and for the benefit of, and as a limitation upon all future owners of said land.

That all taxes and assessments against said property have been paid.
That the utility easement as shown elsewhere on this plat shall be considered a part of this dedication.

Edward G. King
Edward G. King

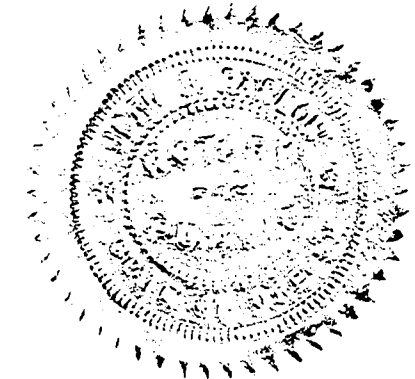
Mary Elizabeth King
Mary Elizabeth King

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF BENTON } S.S.

On this 25th day of JUNE A.D. 1975, personally appeared before me, a Notary Public for and in said County, the within named Edward G. King and Mary Elizabeth King to me known to be the identical persons described in and who executed the foregoing dedication and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Jean B Barlow
Notary Public for Oregon
My Commission Expires 3-28-78



UTILITY EASEMENT

A perpetual easement is reserved for utility installation, maintenance and replacement over and under the ground in the utility strips as shown and marked on this plat. This reservation shall include the right to install and maintain guys and guy anchors along all lot lines where necessary to facilitate standard pole line construction. It shall further include the rights of ingress to and egress from any and all lots in any manner necessary for the purpose of construction, maintenance or removal of utility equipment, provided that the utility using this easement shall restore the property as near as practicable to its condition prior to said installation and maintenance. Maintenance shall include the right to remove trees, limbs of trees, undergrowth or other obstructions that overhang or otherwise endanger utility equipment.

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees, and other charges required by law to be placed on the 1975, 1976 tax roll, which become a lien or will become a lien during this calendar year on this subdivision, but not yet certified to the tax collector for collection have been paid to me on this 23rd day of July, 1975.

Charles L. Anderson
DIRECTOR BENTON COUNTY
Dept. of Assessment

I hereby certify that the within was received and recorded, by me in Benton County Records, Book of Plats in Volume 7 on Page 1, on this 23rd day of July, 1975.

James M. Hays
Benton County Clerk

STATE OF OREGON }
County of Benton } ss.
I hereby certify that the within instrument was received for record
1975 JUL 23 AM 10 38
and recorded in book
on page 1 of Record of
of said county
at my hand and seal of County Clerk
Director of Records & Elections
Benton County
By Jeanette Anderson DEPUTY

