

RAINTREE ESTATES

IN N. 1/2 SECTION 2, Arnold Fuller D.L.C. No. 38
Township 11, South; Range 5, West; Willamette Meridian
BENTON COUNTY, OREGON
October 29, 1980



SURVEYOR'S CERTIFICATE

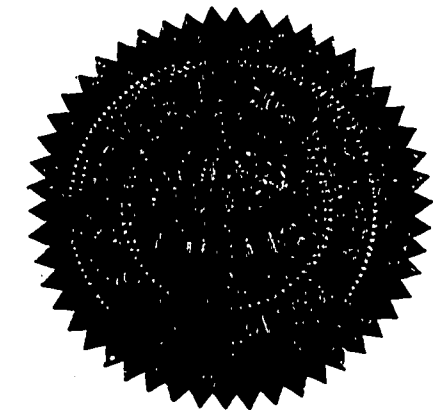
State of Oregon ss.
County of Benton
I, David K. Bateman, being first duly sworn, say that I have correctly surveyed and marked with proper monuments the lands as represented on this plat, the boundary of which is described as follows:
Beginning at a 2" galvanized iron pipe set at the Northwest corner of the Arnold Fuller Donation Land Claim No. 38 in Township 11 South and Range 5 West of the Willamette Meridian in Benton County, Oregon; and running thence North 88°27'30" East along the North line of said claim a distance of 1244.20 feet to a 5/8" iron rod; thence South 00°11'15" West 1363.73 feet to a 5/8" iron rod; thence North 88°27'40" East 822.33 feet to a 5/8" iron rod on the Westerly right-of-way of County Road No. 15035; thence South 00°07'55" West 60.02 feet to a 5/8" iron rod; thence leaving said Right-of-Way South 88°27'40" West 822.33 feet to a 5/8" iron rod; thence South 00°11'15" West 90.29 feet to a 1" iron pipe, thence South 00°11'15" West 102.55 feet to a 5/8" iron rod; thence South 88°27'40" West 0.92 feet to a 1" iron pipe, on the Northerly right-of-way of County Road No. 15301; thence North 30°18'45" West 78.34 feet to a 5/8" iron rod; thence 190.05 feet along a 330.00 foot radius curve left (the long chord of which bears North 46°48'40" West 187.44 feet) to a 5/8" iron rod; thence North 63°18'35" West 123.58 feet to a 5/8" iron rod; thence South 26°51'30" West 60.36 feet to a 5/8" iron rod; thence leaving said right-of-way South 47°53'45" West 311.10 feet to a 5/8" iron rod; thence North 63°20'45" West 62.76 feet to a 5/8" iron rod; thence North 63°02'35" West 315.77 feet to a 5/8" iron rod; thence North 00°08'10" West 173.29 feet to a 5/8" iron rod; thence North 80°54'40" West 362.61 feet to a 5/8" iron rod on the West line of said D.L.C.; thence North 00°09'10" East 1192.30 feet to the place of beginning. Containing 41.55 Acres.



David K. Bateman
David K. Bateman, P.L.S.

Subscribed and sworn to before me on this
4th day of December A.D. 1980.

Dorinda S. Coakley
Notary Public for Oregon
My Commission Expires 10-12-81



EASEMENTS

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. It shall further include the rights of ingress and egress from 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 nearly as practicable to its condition prior to said installation or maintenance. Maintenance shall include the right to remove trees, limbs of trees, undergrowth or other obstructions that overhang or otherwise endanger utility equipment.

NARRATIVE

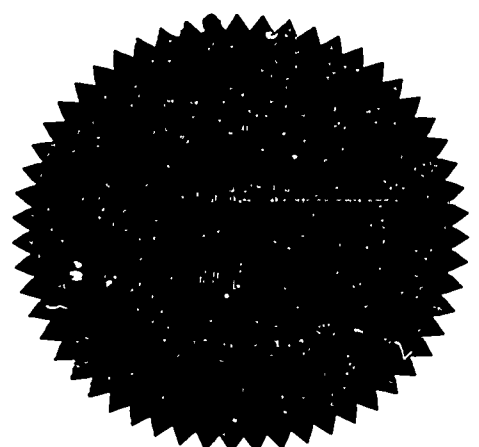
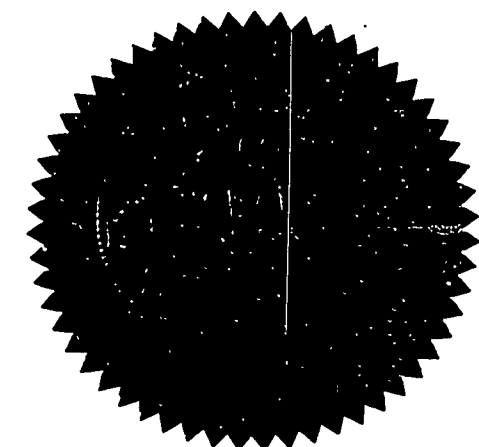
The boundaries for this subdivision were based on a survey for MOUNTAIN VIEW TERRACE, INCORPORATED, and filed as CS 7102 in the Benton County Surveyors Office. Monuments shown as set in CS 6907 were found and held as initial points for the descriptions for the sanitary drainfield easements. The exact location of the easements are correctly represented on this plat and have been altered from those shown in CS 6907.
The final road and lot layout differ slightly from that which was preliminarily approved. Prior to our firm becoming involved with this project all of the lot corners and points of curvature in the road had been set and marked with 5/8" Iron Rods, to the preliminary design. This survey work was never recorded. During the course of construction some of these extraneous rods were destroyed and we have attempted to remove the rest. Care should be exercised when determining property corner location such that the proper monument is utilized. All property corners set in this subdivision are 5/8" x 30" long iron rods with plastic caps attached to the top marked "PLS 1068".
The sanitary sewer easement centerlines are dimensioned from their point of origin in the lot to the first junction box in the drainfield.



NOTARY ACKNOWLEDGEMENT

State of Oregon ss.
County of Benton
On this 3rd day of December A.D. 1980, personally appeared before me, a Notary Public for and in said county, the within named Gerald E. Fox, who being duly sworn did say that he is the President of MOUNTAIN VIEW TERRACE, Incorporated and that the seal affixed to this instrument is the corporate seal of said corporation, and acknowledged to me that he executed the foregoing dedication freely and voluntarily for the uses and purposes therein named.

Gerald E. Fox
Gerald E. Fox, President



Janelle K. Archer
Notary Public for Oregon
My Commission Expires 8-11-81
I certify this to be a true copy of the original plat.
David K. Bateman

APPROVALS

This plat is approved and the roads accepted into the County Road System by order of the County Board of Commissioners, Benton County, Oregon, made and entered this 24th day of December A.D. 1980.

Larry Callahan
Benton County Commissioner, Chairman

Dale H. Schrode
Benton County Commissioner

Benton County Commissioner

This plat approved this 24th day of December A.D. 1980, Planning Commission, Benton County, Oregon

James Karin
Chairman

This plat approved this 23rd day of December A.D. 1980.

Charles L. Anderson
Assessor

Ken Smith R.S.
Sanitarian

Judith E. Blinn
Director of Public Works and County Surveyor

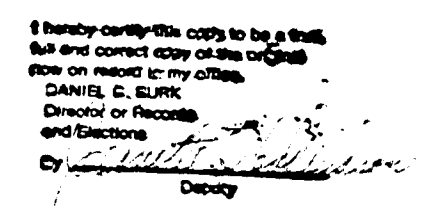
I hereby certify that all taxes and assessments on the within property are paid as of this 30th day of June, 1981 A.D. 1980.

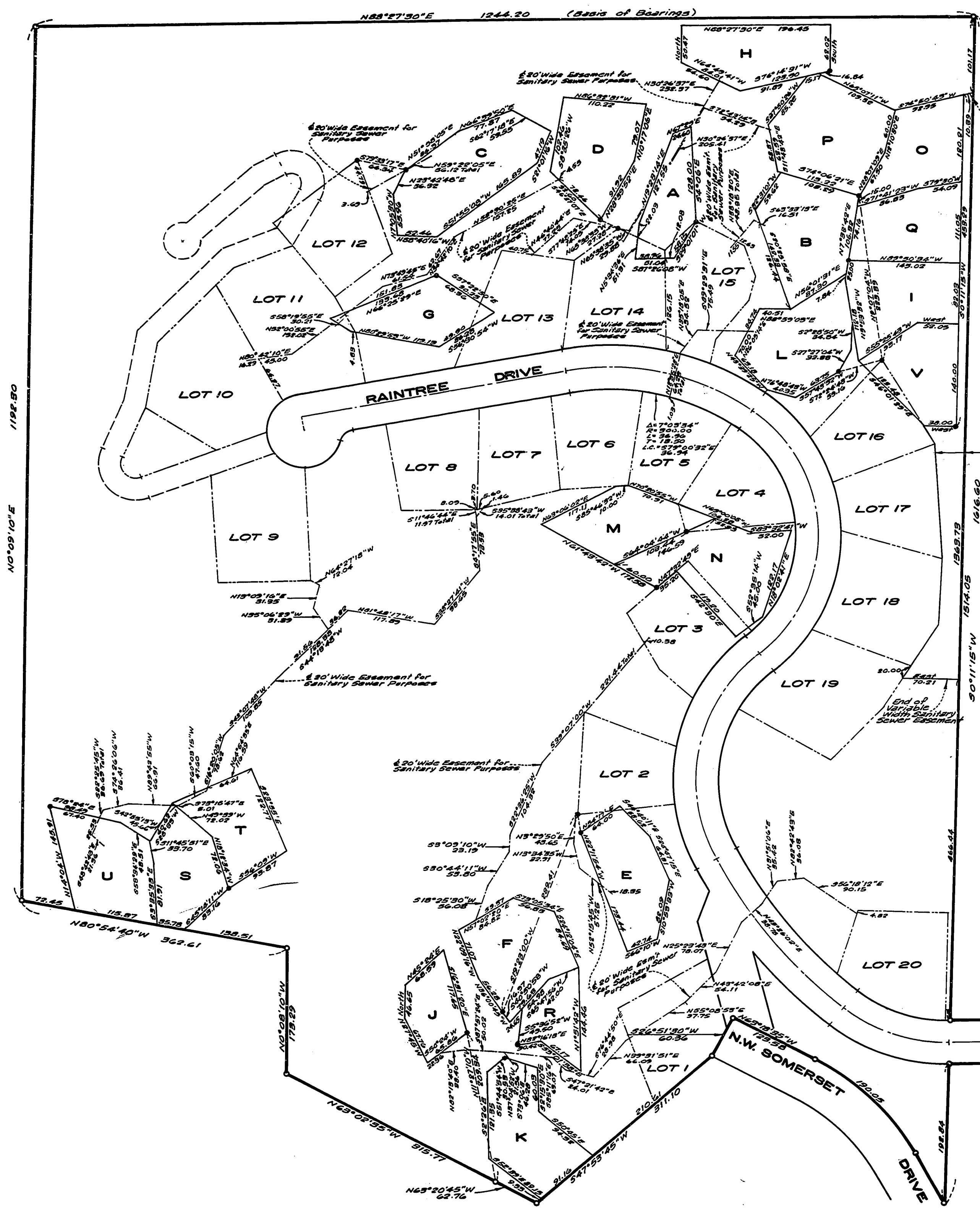
Jean K. Middleburg Chief Tax Deputy
Benton County Tax Collector
for Clark Ruggles, Director 12-23-80

State of Oregon ss.
County of Benton
I hereby certify that the within was received and duly recorded by me in Benton County Records, Book of Plats, Volume 8, Page 113, on this 26th day of December A.D. 1980, at 10:04 o'clock A.M.

Daniel L. Burk
Benton County Clerk

Jessette Hendrickson
Deputy





RAINTREE ESTATES
IN N. 1/2 SECTION 2, Arnold Fuller D.L.C. No.38
Township 11, South; Range 5, West; Willamette Meridian
BENTON COUNTY, OREGON
Scale - 1"=100'
October 29, 1980
SHEET 3 of 3

SUBSURFACE SEWAGE DISPOSAL FIELDS & EFFLUENT SEWER EASEMENTS

- Indicates 3/8" Iron Rods found per CS 6907
- Indicates property corner location for this plat

Lot Number	Drainfield Letter
1	K
2	E
3	F
4	N
5	L
6	M
7	T
8	S
9	U
10	D
11	G
12	C
13	H
14	P #A
15	B
16	V
17	I
18	Q
19	O
20	J & R

* indicates drainfields that are gravity feed. Others will have to be pumped.

I certify this to be a true copy of the original plat.

David K. Bateman

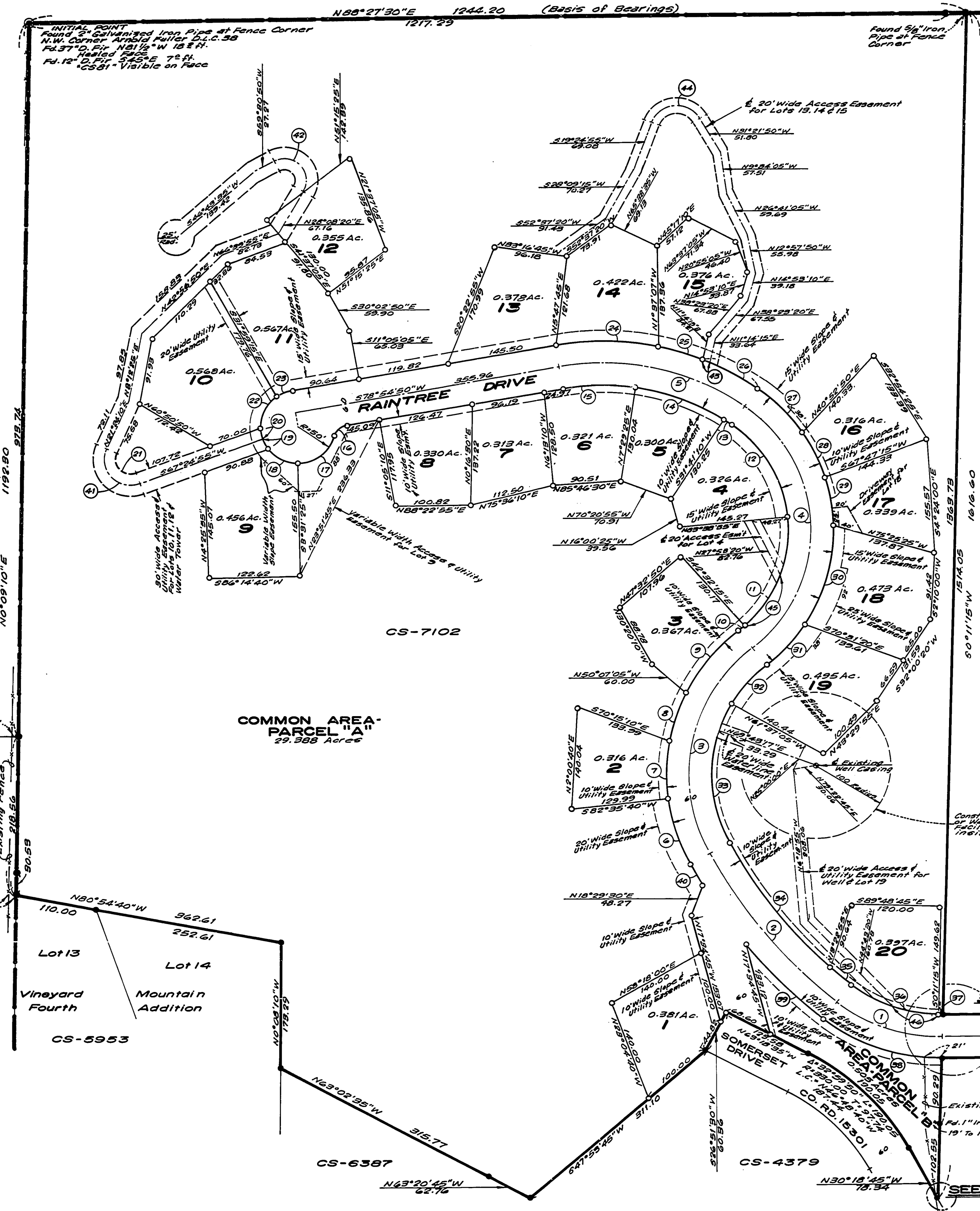
REGISTERED PROFESSIONAL LAND SURVEYOR

David K. Bateman

OREGON
JULY 30, 1916
DAVID K. BATEMAN
1068

Based on CS 7103

N.W. MOUNTAIN VIEW DRIVE



RAINTREE ESTATES
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Scale - 1"=100'
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SHEET 2 of 3

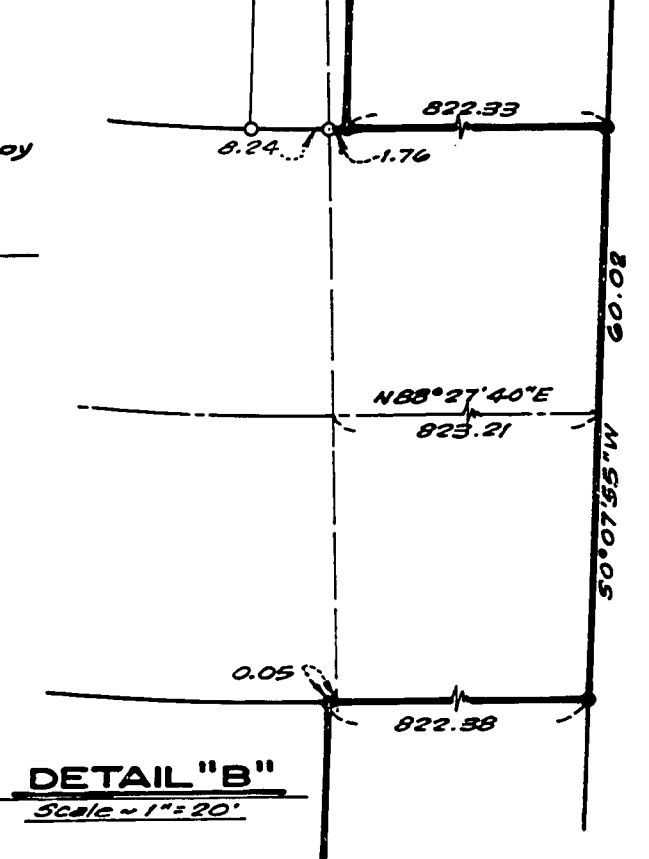
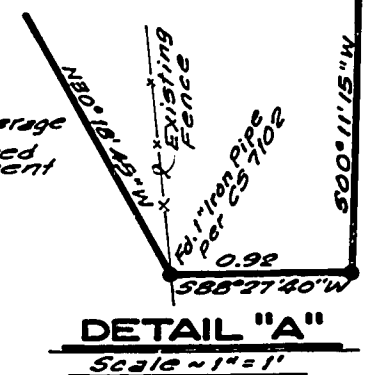
CURVE DATA					
No.	Delta	Rad.	Length	Tan.	Long Chord Bearing & Dist.
1	38°42'41"	220.00	148.64	77.28	N72°10'55"W 145.83
2	23°45'16"	650.00	269.49	136.71	N45°56'55"W 267.56
3	30°23'58"	220.00	308.71	185.91	N11°47'40"E 284.00
4	107°11'50"	220.00	383.54	278.04	N41°16'15"W 390.00
5	45°12'57"	330.00	260.42	137.42	N78°28'40"W 253.72
6	21°39'11"	250.00	24.48	47.81	N18°14'45"W 29.92
7	17°46'26"	250.00	78.28	39.44	N1°33'05"E 77.90
8	15°45'45"	250.00	68.77	34.10	N18°24'10"E 68.56
9	35°02'39"	250.00	109.28	55.52	N38°48'20"E 108.41
10	3°48'44"	175.00	11.64	5.82	N49°25'15"E 11.64
11	55°50'19"	175.00	164.44	88.86	N20°35'45"E 158.40
12	28°39'46"	175.00	151.35	80.76	N31°05'50"W 145.98
13	24°31'48"	300.00	19.25	0.82	N67°08'05"W 19.25
14	24°08'21"	300.00	126.39	64.15	N70°28'10"W 125.40
15	18°32'48"	200.00	97.11	48.98	S88°11'15"W 96.68
16	64°37'23"	20.00	22.56	12.65	S44°36'10"W 21.38
17	72°11'06"	50.00	62.99	36.45	S50°23'05"W 58.91
18	51°17'44"	50.00	44.76	24.01	N67°52'30"W 49.28
19	17°34'15"	50.00	15.39	7.75	N39°26'35"W 15.27
20	17°22'18"	50.00	15.16	7.64	N15°58'20"W 15.10
21	133°39'12"	20.00	46.77	47.10	N65°35'19"W 34.95
22	61°57'54"	50.00	64.07	30.02	N62°41'30"E 51.87
23	24°14'41"	50.00	21.16	10.74	S66°47'55"W 21.00
24	22°04'52"	260.00	138.74	70.24	N89°57'20"E 137.88
25	3°53'16"	260.00	64.13	31.14	S74°03'35"E 62.05
26	18°14'48"	260.00	83.23	41.80	S62°29'35"E 83.05
27	20°59'37"	235.00	84.75	42.83	S45°32'25"E 84.28
28	16°55'19"	235.00	68.04	34.26	S26°54'55"E 67.80
29	16°22'49"	235.00	67.18	33.82	S10°25'50"E 66.96
30	34°30'10"	235.00	141.50	78.97	S15°00'35"W 139.58
31	19°04'04"	235.00	78.21	39.47	S41°47'40"W 77.85
32	20°33'10"	190.00	60.16	30.45	S41°05'05"W 61.79
33	53°50'48"	190.00	198.42	102.30	S0°51'05"W 189.54
34	20°19'54"	220.00	220.01	111.17	S59°14'15"E 218.80
35	3°25'29"	220.00	37.04	18.53	S51°04'55"E 37.05
36	36°13'31"	190.00	120.13	62.15	S70°36'20"E 118.14
37	2°29'09"	190.00	8.24	4.12	N89°42'20"E 8.24
38	38°42'41"	250.00	168.91	87.82	N72°10'55"W 165.72
39	12°44'18"	250.00	121.18	75.90	N46°19'25"W 150.87
40	24°30'59"	250.00	29.85	14.93	N80°19'40"W 29.85
41	133°59'18"	35.00	81.25	82.43	N46°35'30"W 64.43
42	148°57'51"	30.00	77.82	106.82	N46°10'25"W 57.76
43	1°37'07"	240.00	10.17	5.09	S68°18'25"E 10.17
44	123°13'12"	35.00	78.34	78.74	S64°01'30"W 63.34
45	27°44'11"	175.00	84.72	48.21	N39°38'50"E 83.89
46	18°57'14"	190.00	63.85	31.72	N79°34'30"W 63.87

REGISTERED PROFESSIONAL LAND SURVEYOR
David K. Bateman
CR 10000
DAVID K. BATEMAN
1088

● Found 3/8" Iron Rod, per CS-7102, unless otherwise indicated.
○ Indicates 3/8" x 30" Long Iron Rod set, with plastic cap marked PLS 1068

M-91949

I certify this to be a true copy of the original plat.
David K. Bateman



Construction of Sewerage or Waste Disposal Facilities Prohibited Inside Well Easement

SEE DETAIL "B"

SEE DETAIL "A"

CS-4513

NO°09'10"E

Lot 10

Lot 13
Vineyard Fourth

Lot 14
Mountain Addition

CS-5953

CS-6387

CS-4379

N.W. MOUNTAIN VIEW DRIVE
CO. RD. 180215